CONDITION APPRAISALS
PARK NEW HAVEN FACILITIES
FY 2020

AIR RIGHTS PARKING GARAGE
UNDER AIR RIGHTS SURFACE PARKING LOT
CROWN STREET PARKING GARAGE
TEMPLE MEDICAL PARKING GARAGE
TEMPLE STREET PARKING GARAGE
UNION STATION PARKING GARAGE
UNION STATION BUILDING
270 STATE STREET PARKING GARAGE

PREPARED BY: DESMAN
MAY 26, 2020
**AIR RIGHTS PARKING GARAGE**

**Date of Completion:** 1982  
**Age of Structure:** 38 years  
**Type of Structure:** Cast-in-Place Post-Tensioned Concrete

**Work planned for 2020:** Concrete repairs & waterproofing, lighting improvements

**5-Year Projection Highlights:**
- Concrete Repairs & Waterproofing: $3,564,100
- Architectural Enhancements: $3,031,950
- Mechanical & Electrical Repairs: $1,547,150
- Elevator Upgrades & Improvements: $3,356,750
- PARCs Renewal & Replacement: $1,378,950
- Site Improvements: $337,850
- Miscellaneous: $2,205,450

**Total Projected Cost for 2021:** $3,407,500  
**Total 5-Year Projection:** $19,341,550
## UNDER AIR RIGHTS GARAGE SURFACE PARKING LOT

<table>
<thead>
<tr>
<th>Type of Structure:</th>
<th>Bituminous Concrete Pavement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Converted to Parking:</td>
<td>October 1, 1988</td>
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</tbody>
</table>

**Work planned for 2020:** Lighting improvements, drainage repairs

**5-Year Projection Highlights:**
- Bituminous concrete Repair: $7,250
- Mechanical & Electrical Repairs: $7,250
- PARCs Renewal & Replacement: $85,550

**Total Projected Cost for 2021:** $0

**Total 5-Year Projection:** $100,500
Crown Street Parking Garage

Date of Completion: 1971
Age of Structure: 49 years
Type of Structure: Single precast tees with cast-in-place topping

Work planned for 2020: Concrete repairs & waterproofing, lighting improvements

5-Year Projection Highlights:
- Concrete Repairs & Waterproofing: $233,450
- Architectural Enhancements: $1,322,400
- Mechanical & Electrical Repairs: $24,650
- Elevators: $8,700
- PARCs Renewal & Replacement: $450,950
- Other: $414,700

Total Projected Cost for 2021: $0
Total 5-Year Projection: $2,454,850
TEMPEL MEDICAL PARKING GARAGE

Date of Completion: 1977
Age of Structure: 43 years
Type of Structure: Precast concrete joists and beams with cast-in-place concrete slab

Work planned for 2020: Concrete repairs & waterproofing, lighting improvements, elevator modernization

5-Year Projection Highlights:
- Concrete Repairs & Waterproofing: $524,900
- Architectural Enhancements: $1,597,900
- Mechanical & Electrical Repairs: $304,500
- PARCs Renewal & Replacement: $450,950
- Other: $240,700

Total Projected Cost for 2021: $0
Total 5-Year Projection: $3,118,950
TEMPLE STREET PARKING GARAGE

Date of Completion: 1962
Age of Structure: 58 years
Type of Structure: Conventionally reinforced cast-in-place concrete

Work planned for 2020: Concrete repairs & waterproofing, lighting improvements,

5-Year Projection Highlights:
- Concrete Repairs & Waterproofing: $1,492,050
- Architectural Enhancements: $2,224,300
- Mechanical & Electrical Repairs: $375,550
- PARCs Renewal & Replacement: $450,950
- Elevator Upgrades & Improvements $4,131,050
- Other: $1,393,450

Total Projected Cost for 2021: $0
Total 5-Year Projection: $10,067,350
UNION STATION PARKING GARAGE

Date of Completion: 1988
Age of Structure: 32 years
Type of Structure: Cast-in-place post-tensioned concrete

Work planned for 2020: Concrete repairs & waterproofing

5-Year Projection Highlights:
- Concrete Repairs & Waterproofing: $769,950
- Architectural Enhancements: $1,154,200
- Mechanical & Electrical Repairs: $111,650
- Elevators: $5,800
- PARCs Renewal & Replacement: $626,400
- Other: $213,150

Total Projected Cost for 2021: $0
Total 5-Year Projection: $2,881,150
UNION STATION BUILDING

Date of Completion: 1920, renovated and re-opened in 1985
Age of Structure: 100 years

Work planned for 2020: Architectural repairs, cornice study & roofing study in progress

5-Year Projection Highlights:
- Architectural & Structural Repairs: $3,617,750
- Tunnel Work: $410,350
- Mechanical & Electrical Repairs: $1,943,000
- Elevators: $14,500
- Landscaping & Site Work: $101,500

Total Projected Cost for 2021: $85,550
Total 5-Year Projection: $6,087,100
270 STATE STREET PARKING GARAGE

Date of Completion: 1992
Age of Structure: 28 years
Type of Structure: Double precast tees with cast-in-place washes

Work planned for 2020: Concrete repairs & waterproofing, drainage repairs & improvements

5-Year Projection Highlights:
- Concrete Repairs & Waterproofing: $784,450
- Architectural Improvements: $2,623,050
- Mechanical & Electrical Repairs: $542,336
- Elevators: $1,722,600
- PARCs Renewal & Replacement: $117,450
- Other: $352,350

Total Projected Cost for 2021: $1,763,200
Total 5-Year Projection: $6,142,236
Total 5-Year Cost Projection Share of All Facilities
Approximate Total: $50.2M

Unrestricted Facilities
- TSPG: $10.1M
- TMPG: $3.1M
- CSPG: $2.5M
- 270 State: $6.1m
- UARGSL: $100K
Total: $21.9M

Restricted Facilities
- ARPG: $19.3M
- USB: $6.1M
- USPG: $2.9M
Total: $28.3M