



CAPITAL PROJECTS REPORT

James M. Staniewicz, P.E., Chief Engineer
June 15, 2020 Board Meeting

OVERVIEW OF CAPITAL PROJECTS
FOR THE MONTH OF JUNE, 2020

Planning & Engineering NHPA Board Report
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1. State Grant for Crown, Temple and Temple Medical Garages – DECD is reviewing the bid documents for Project #17-006, concrete repairs and waterproofing. NHPA recently discovered that Temple Street Garage is listed on the State’s Historic Resources Inventory. As such, this designation requires State Historic Preservation Office review of the Temple Street Garage repairs in association with the State Grant. Applications for project review were submitted for the TSG concrete repairs and waterproofing project as well as the TSG lighting replacement and electrical repairs project.
2. Temple Street Garage / Modify Parking Access and Revenue Control System to Accommodate Downtown Crossing Phase 3 Conditions – design is in progress. However, due to budget limitations, the Downtown Crossing Phase 3 project has been scaled back and the proposed Temple Street Bridge will not be built at this time. This offers an opportunity to evaluate whether an exit onto MLK can be preserved. A proposal to switch the entrance and the exit is being studied.
3. General Counsel Legal Services – the professional services agreement with General Counsel and Deputy General Counsel has been signed by all parties.
4. 270 State Street Repairs – preparation of final design and bid documents are in progress.
5. 270 State Street Garage / 9th Square Courtyard Site Improvements – reviewed plans for proposed improvements involving new paving bricks, minor grade changes, some new landscaping and several new fenced gates. One of the proposed fenced gates encroaches upon NHPA property and has an impact on our easements. Legal Counsel to address further.
6. Air Rights Garage – work continues on the new rooftop awnings, HVAC system repairs and stair repairs. A change order was issued to address additional deterioration in the stairwells. Some waterproofing membrane repairs are scheduled for July.
7. Air Rights Garage / Tenant Work – includes proposed advertising signage by YNHH fitness center, electrical sign repairs, and storefront painting.
8. Air Rights Garage / Dedicated YNHH Parking on Levels 6 and 8 – construction needs are being determined.
9. Under Air Rights Garage / Drainage and Pavement Repairs – the work involves repairs to the four 2000-gallon sand and oil separators for the Garage drainage system, replacing a 24-foot section of underground drainage pipe, raising and resetting a drainage manhole, and some bituminous concrete repairs in the drive lanes and parking areas. Bond Brothers, Inc. of New Haven expects to soon start construction.

10. Under Air Rights Garage / City Drainage Improvements – in preparation for Downtown Crossing Phase 3 improvements, the City performed some advance drainage system modifications. This affected the area near the entrance to Air Rights Garage from the below grade service road and required a shutdown of the entrance ramp in order to perform the drainage work.

11. Under Air Rights Garage / Electric Vehicle Charging Stations – the purchase order has been issued for four new electric vehicle charging stations.

12. Union Station Amtrak Ticket Window Modifications – reviewed final plans and coordinated with CTDOT and State Historic Preservation Office. Awaiting start-up information from Amtrak. A pre-construction meeting will be scheduled.

13. Union Station Boiler Project – a change order was issued for a new safety water-flow meter and alarm to monitor leakage of the heating system.

14. Crown Street Garage Silo Area Dog Park – Legal Counsel is drafting the license agreement with the Town Green Special Services District for their construction, operation and maintenance of a dog park on the ground area within the silo structure.