

CAPITAL PROJECTS REPORT
James M. Staniewicz, P.E., Chief Engineer
August 24, 2020 Board Meeting

Capital Projects Overview

Planning & Engineering NHPA Board Report
August 24, 2020
James M. Staniewicz, P.E., Chief Engineer

1. State Grant for Crown, Temple and Temple Medical Garages – DECD reviewed the bid documents for Project #17-006, concrete repairs and waterproofing. Their comments are being addressed, many of which are bid procedure and construction contract terms-and-conditions issues. NHPA also submitted applications to the State Historic Preservation Office (SHPO) for project review for the TSG concrete repairs and waterproofing project as well as the TSG lighting replacement and electrical repairs project, as Temple Street Garage is listed on the State’s Historic Resources Inventory. A conference call with SHPO to further discuss this matter was held on Tuesday, July 21. SHPO requires that the selected contractor provide samples of the concrete patches to be produced for their review and approval.
2. Temple Street Garage / Modify Parking Access and Revenue Control System to Accommodate Downtown Crossing Phase 3 Conditions – design is in progress.
3. 270 State Street Repairs – preparation of final design/bid documents is nearing completion.
4. 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 gated fences. One of the proposed gated fences encroaches upon NHPA property and has an impact on our easements. A license agreement is required and has been drafted with legal counsel. A Board motion was prepared for the license agreement approval.
5. Air Rights Garage – Repairs. The bid date was extended to July 30 in order to allow the City Small Business Initiative (SBI) further opportunity to seek MBE interest. An SBI-sponsored project site walk thru was on held July 17. Other significant outreach to MBEs includes placing advertising in the Inner City News, LaVoz, and the New Haven Independent, in addition to the New Haven Register; hosting a Zoom teleconference with MBEs thru the Minority Business Council; and culling the State DAS and City SBI databases for New Haven-based MBEs who may be interested in bidding the scopes of work applicable to this project and contacting them. Six bids were received. The low bid was submitted by Frank Capasso & Sons, Inc., who have successfully worked on a number of NHPA projects in the past. The low bidder has exceeded the minimum goal of 25% MBE/WBE participation. It intends to have an MBE/WBE participation of 34%. A Board motion was prepared for acceptance of the low bid.
6. Air Rights Garage – work is nearing completion on the new rooftop awnings and stair repairs as part of Project #12-002. Some waterproofing membrane repairs will soon commence as part of Project #13-002.
7. Air Rights Garage / Tenant Work – YNHH reports that storefront painting is complete.
8. Air Rights Garage / Dedicated YNHH Parking on Levels 6 and 8 – construction needs have been determined. Reviewed and commented on draft license agreement amendment.

9. Air Rights Garage – Water Leak in Pizza Restaurant. Water leak appears to be related to some garage waterproofing items above, which will be repaired as part of Project #13-002. Work involves the temporary closure and detour of the main entrance ramp.
10. Under Air Rights Garage / Electric Vehicle Charging Stations – the purchase order has been issued for four new electric vehicle charging stations.
11. Union Station Amtrak Ticket Window Modifications – Amtrak claims it is exempt from State historic preservation review. CTDOT and State Historic Preservation Office disagree, and have notified Amtrak of their findings. Project is on hold until the issue is resolved.
12. Union Station – CTtransit Mobile Vending Machines. CTtransit seeks to replace their kiosk at Union Station, which was recently removed this past spring. Working with CTDOT Rails on this project. Requires Union Station Joint Advisory Committee (JAC) approval and a license agreement from NHPA.
13. Crown Street Garage Silo Area Dog Park – Legal Counsel forwarded the draft license agreement to the Town Green Special Services District for their construction, operation and maintenance of a dog park on the ground area within the silo structure. Providing support as needed.
14. Professional Construction Program Management Services – the Request for Proposal documents are being drafted.
15. Annual Condition Surveys – The professional services agreement for this fiscal year’s condition surveys was signed.
16. Sale of Surplus Rolling Stock - working with Operations to prepare and issue bid documents for the sale of some surplus tucks, autos, trailers and a power sweeper which are in poor or junk condition.
17. 200 George Street Upper Level Commercial Space and Basement Parking Condition Assessment – On August 17, representatives of NHPA, our General Legal Counsel and our consulting design professionals met with Fusco representatives to visit the site and discuss the condition of the facility in connection with the consideration of the right-of-first-refusal purchase of the upper level commercial space and basement parking.
18. Union Station / State of Connecticut Vending Machine Replacements - coordinated the rigging and insurance certificates involved with the replacement of the vending machines in the Station, in the Garage and on the train platforms due to a switch in vendors from Coca-Cola to Pepsi. This involved working with Coca-Cola, Pepsi, State Department of Aging and Disability Services/Bureau of Education and Services for the Blind, State DOT/Office of Rails, their riggers and their insurance agents.



Park New Haven Capital Projects Community Participation Report



Capital Projects	Contract Value	Subcontracts Value	New Haven Participation	HA-Owned Participation	AA-Owned Participation	W-Owned Participation	HA Participation per Contract Value	HA Participation per Subcontract Value	AA Participation per Contract Value	AA Participation per Subcontract Value	W Participation per Contract Value	W Participation per Subcontract Value	M/WBE Participation per Subcontract Value
08-016B: General Repairs and Improvements*	\$ 2,323,390	\$ 418,002	\$ 180,652	\$ -	\$ 25,247	\$ 86,317	0.0%	0.0%	1.1%	6.0%	3.7%	20.6%	26.7%
08-016C: Union Station Garage Electrical Improvements*	\$ 507,400	\$ 4,890	\$ -	\$ -	\$ 4,890	\$ -	0.0%	0.0%	1.0%	100.0%	0.0%	0.0%	100.0%
08-016E: Union Station Bathrooms Renovations*	\$ 395,100	\$ 162,298	\$ -	\$ -	\$ 6,914	\$ 78,487	0.0%	0.0%	1.7%	4.3%	19.9%	48.4%	52.6%
08-017: CSG, TSG, TMG Repairs/Improvements*	\$ 5,434,010	\$ 2,520,805	\$ 491,590	\$ -	\$ 985,383	\$ -	0.0%	0.0%	18.1%	39.1%	0.0%	0.0%	39.1%
10-005A: Union Station Building Exterior Doors Replacement*	\$ 437,400	\$ 83,625	\$ -	\$ -	\$ -	\$ 83,625	0.0%	0.0%	0.0%	0.0%	19.1%	100.0%	100.0%
10-005B: Union Station Building MEP Repairs & Improvements*	\$ 1,429,500	\$ 578,165	\$ -	\$ -	\$ -	\$ 400,000	0.0%	0.0%	0.0%	0.0%	28.0%	69.2%	69.2%
11-009: ARG New Entrance Ramp from Rt 34W*	\$ 1,450,000	\$ 288,526	\$ -	\$ 15,000	\$ 49,688	\$ 18,437	1.0%	5.2%	3.4%	17.2%	1.3%	6.4%	28.8%
12-002: Miscellaneous Repairs and Improvements at ARG	\$ 2,658,293	\$ 1,290,691	\$ 49,174	\$ -	\$ 443,524	\$ 499,874	0.0%	0.0%	16.7%	34.4%	18.8%	38.7%	73.1%
12-009: Precast Concrete Façade Repairs at USG*	\$ 52,388	\$ 14,456	\$ -	\$ -	\$ 4,250	\$ -	0.0%	0.0%	8.1%	29.4%	0.0%	0.0%	29.4%
13-002: Air Rights Garage Structural Repairs	\$ 1,615,714	\$ 530,403	\$ 130,200	\$ -	\$ 158,280	\$ -	0.0%	0.0%	9.8%	29.8%	0.0%	0.0%	29.8%
13-006: Sherman Tyler Parking Lot*	\$ 1,208,148	\$ 126,548	\$ 1,081,600	\$ -	\$ -	\$ 38,428	0.0%	0.0%	0.0%	0.0%	3.2%	30.4%	30.4%
13-006A: Sherman Tyler Fencing * #	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ 43,462	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
13-006B: Sherman Tyler Landscaping * #	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 52,000	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
13-007: Crown Street Garage Elevator Upgrades/Installation*	\$ 1,142,787	\$ 149,800	\$ 40,455	\$ -	\$ 70,000	\$ 14,800	0.0%	0.0%	6.1%	46.7%	1.3%	9.9%	56.6%
13-010: Mobile Device Charging Stations at the USTC*	\$ 119,400	\$ 34,000	\$ -	\$ -	\$ 30,000	\$ -	0.0%	0.0%	25.1%	88.2%	0.0%	0.0%	88.2%
13-012: Elevator and Escalator Improvements at PNH Facilities*	\$ 2,650,202	\$ 686,385	\$ 147,985	\$ -	\$ 217,996	\$ 126,363	0.0%	0.0%	8.2%	31.8%	4.8%	18.4%	50.2%
13-013: Air Rights Garage Security System Improvements*	\$ 1,908,721	\$ 77,800	\$ -	\$ -	\$ -	\$ 22,500	0.0%	0.0%	0.0%	0.0%	1.2%	28.9%	28.9%
13-035: Sidewalk Lighting Improvements at CSG * #	\$ 27,200	\$ -	\$ 27,200	\$ -	\$ 27,200	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
13-041: TSG Overhead Concrete Repairs*	\$ 59,800	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
13-044: Electric Vehicle Charging Stations*	\$ 63,023	\$ -	\$ 63,023	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
14-015: Whalley/Blake Lot Improvements*	\$ 138,450	\$ 1,435	\$ -	\$ -	\$ -	\$ 1,000	0.0%	0.0%	0.0%	0.0%	0.7%	69.7%	69.7%
14-017: State/Trumbull Parking Lot*	\$ 490,122	\$ 263,514	\$ 60,000	\$ 9,600	\$ 58,413	\$ 15,000	2.0%	3.6%	11.9%	0.0%	3.1%	5.7%	31.5%
15-003B: Union Station Building Electrical Improvements	\$ 452,052	\$ 72,710	\$ 379,342	\$ -	\$ -	\$ 50,000	0.0%	0.0%	0.0%	0.0%	11.1%	68.8%	68.8%
15-004: Temple Street Garage Waterproofing Improvements*	\$ 61,480	\$ -	\$ 61,480	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15-007: CSG Elevator Lobby Enhancements*	\$ 136,390	\$ 31,100	\$ 31,100	\$ -	\$ 12,500	\$ -	0.0%	0.0%	9.2%	40.2%	0.0%	0.0%	40.2%
15-018: Granite Square Concrete Repairs*	\$ 29,912	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15-039: Town Green Storage Space at TSG*#	\$ 5,499	\$ -	\$ 5,499	\$ -	\$ 5,499	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-006: Union Station Garage Exterior Coatings Mock Ups * #	\$ 1,797	\$ -	\$ 1,797	\$ -	\$ 1,797	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-010: TMG Pedestrian Entrance Improvements*	\$ 697,205	\$ 234,255	\$ 102,000	\$ 61,135	\$ 8,000	\$ 18,858	8.8%	26.1%	1.1%	3.4%	2.7%	8.1%	37.6%
16-013: Whalley/Blake Electrical Service Improvements * #	\$ 23,200	\$ -	\$ -	\$ -	\$ 23,200	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-022: PNH Office Fit Out at Temple Medical Garage*	\$ 1,524,500	\$ 750,763	\$ 438,093	\$ -	\$ 167,041	\$ 383,595	0.0%	0.0%	11.0%	22.2%	25.2%	73.3%	73.3%
16-023: GNHTD Bus Shelter Renovations*	\$ 244,300	\$ 160,009	\$ 55,209	\$ -	\$ 117,271	\$ 22,801	0.0%	0.0%	48.0%	73.3%	9.3%	14.2%	87.5%
17-021: Temple Medical Garage CMU Repair * #	\$ 1,899	\$ -	\$ 1,899	\$ -	\$ 1,899	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
17-028: Union Station Boiler #3 Replacement*	\$ 48,200	\$ -	\$ 48,200	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
18-018: State/Mechanic Parking Lot Improvements*	\$ 53,400	\$ 14,000	\$ 1,400	\$ 1,500	\$ 5,400	\$ 53,400	2.8%	10.7%	10.1%	38.6%	100.0%	0.0%	62.1%
18-030: Repairs to Concrete Light Standard at TSG	\$ 72,660	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	0.0%	0.0%	2.8%	100.0%	0.0%	0.0%	100.0%
18-034: CSG Commercial Space Exterior Façade Painting * #	\$ 19,844	\$ -	\$ 19,844	\$ -	\$ 19,844	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
18-011 B: Concrete Sidewalk Repairs at USG * #	\$ 18,562	\$ -	\$ 18,562	\$ -	\$ 18,562	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
18-012: Exterior Concrete Sidewalk Repairs at USTC Bldg.*	\$ 62,880	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	0.0%	0.0%	0.0%	0.0%	15.9%	100.0%	100.0%
16-009: Misc. MEP Repairs & Improvements @ TSG & TMG *	\$ 183,923	\$ 75,519	\$ 43,819	\$ -	\$ -	\$ 31,700	0.0%	0.0%	0.0%	0.0%	17.2%	42.0%	42.0%
18-009: MEP Repairs & Improvements @ TSG	\$ 339,000	\$ 87,900	\$ 31,500	\$ -	\$ 31,500	\$ -	0.0%	0.0%	9.3%	35.8%	0.0%	0.0%	35.8%
18-014: Union Station Mechanical Repairs & Improvements *	\$ 267,665	\$ 223,535	\$ 196,130	\$ -	\$ -	\$ 30,470	0.0%	0.0%	0.0%	0.0%	11.4%	13.6%	13.6%
013: Union Station Underground Passage Waterproofing * #	\$ 229,115	\$ -	\$ -	\$ -	\$ -	\$ 229,115	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
18-051: Grand-East Pearl Lot Repairs *	\$ 43,920	\$ 4,980	\$ 1,080	\$ -	\$ -	\$ 43,920	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
18-011 A: Drainage & Pavement Repairs at UARG * #	\$ 69,100	\$ -	\$ 69,100	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20-043: Union Station Tunnel Floor Tile Repairs * #	\$ 4,890	\$ -	\$ 4,890	\$ -	\$ 4,890	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
20-002: Air Rights Garage Repairs	\$ 1,695,153	\$ 511,640	\$ 210,650	\$ -	\$ 174,000	\$ -	0.0%	0.0%	10.3%	34.0%	0.0%	0.0%	34.0%
Total:	\$ 30,493,057	\$ 9,409,755	\$ 3,993,473	\$ 87,235	\$ 2,675,188	\$ 2,354,152	0.3%	0.9%	8.8%	28.4%	7.7%	25.0%	54.4%

Minimum M/WBE Subcontractor Participation Required Per NHPA MBE/WBE Subcontractor Utilization Program: 25%

Total M/WBE Participation:	\$5,116,575
M/WBE Participation per Total Subcontracts Value:	54.4%
New Haven Participation per Total Contracts Value:	13.1%
M/WBE Participation per Total Contracts Value:	16.8%

* Project Complete
+ Project Funded by Others
M/WBE Self-Performed (not included in 'subcontractor' calcs)

HA = Hispanic-American
AA = African-American
W = Woman