

Audit Update on NHPA Capital Projects - 6/30/20 (as updated October 15, 2020)

Air Rights Garage

12-002 nearing completion
15-005 on hold pending review of current work and incorporation of findings
17-002 design complete, project transferred to City
17-003 construction assigned to 12-002
17-004 study complete
18-003 design substantially complete, getting ready to bid
18-010 complete - construction assigned to 12-002
19-022 design complete, project transferred to City
20-002 in contract award phase
20-003 construction assigned to 12-002
20-004 study complete
20-037 draft report being reviewed internally
20-052 design contract recently approved

Administration

13-008 Turner Construction Company Professional Construction Program Management Services - continues in progress

Crown Street Garage

17-006 design substantially complete, State DECD reviewed and had comments on bid procedure and construction contract terms-and-conditions issues. Our attorney is reviewing. State Historic Preservation Office also reviewed and had minor comments, which will be included.
16-007 record drawings to be updated post 17-006
16-033 On hold pending City regulatory review and action
15-004B transferred to 19-006
18-006 study in draft
19-006 design substantially complete. Awaiting decision re 17-006 DECD comments.
20-052 design contract recently approved

Temple Medical Garage

15-004 B transferred to 19-006
18-008 design substantially complete, construction to be bid
19-006 design substantially complete. Awaiting decision re 17-006 DECD comments.
19-020 recent decision to seek RFP from elevator companies for service and modernization. On October Board agenda.
20-004 study complete
20-038 other alternatives included in 16-009
20-052 design contract recently approved

Temple Street Garage

17-006 design substantially complete, State DECD reviewed and had comments on bid procedure and construction contract terms-and-conditions issues. Our attorney is reviewing. State Historic Preservation Office also reviewed and had minor comments, which will be included.
15-004B transferred to 19-006
16-007 record drawings to be updated post 17-006

16-008- Part of 17-006
18-007 part of 17-006
18-009 substantially complete but not yet closed out
18-025 contract allowance funding limit met; no additional funding at this time
18-030 closed out September 2020
19-006 design substantially complete. Awaiting decision re 17-006 DECD comments.
20-004 study complete
20-006 design substantially complete, getting ready to bid for construction
20-011 ongoing planning and coordination - see action item 20-046
20-028 design substantially complete, getting ready to bid for construction
20-046 City recently determined not to eliminate the MLK exit ramp so project is largely not advancing.
Only one small piece might advance - some modifications to the MLK entrance ramp - to be determined.
20-052 design contract recently approved
20-059 investigation work complete

Under Air Rights Garage

18-011 (A) - complete
20-035 installation in progress

Union Station Building

15-003A design complete. Work was put on hold for 100-year anniversary. Now can be put back in queue. Still some SHPO review pending.
15-003B nearing completion. Some recently added work in progress.
15-023 on hold pending NHPA/City/State negotiations
15-003C added to 18-014
18-012 complete September 2020
18-013 complete
18-014 nearing completion. Working on some added work.
18-022 cancelled project due to high cost
18-044 not closed. Some requested additional options continue to be considered
19-014 study in progress
19-032 study drafted and presented. Awaiting decision from City and State on next steps
19-024 substantially complete but still some work to close.
18-011A complete but relates to UARG. Part B is USG and is complete
19-013 cornice repair study in progress. Discussing with SHPO
19-021 complete
19-028 draft is complete. Awaiting review comments by others
20-004 study complete
20-021 Project by Amtrak. NHPA involved as Landlord. Amtrak is in pre-construction phase.
20-023 study complete

Union Station Garage

16-006 design substantially complete. Work was put on hold for 100-year anniversary. Now can be put back in queue. Still some SHPO review pending
15-003D Cancelled by JAC
18-016 design substantially complete. Work was put on hold for 100-year anniversary. Now can be put back in queue. Still some SHPO review pending

19-016 design substantially complete. Work was put on hold for 100-year anniversary. Now can be put back in queue. Still some SHPO review pending

19-021 complete

20-004 study complete

Residential

18-051 complete

270 State Street Garage

19-028 relates to Union Station only. See above.

19-026 complete

20-005 construction bids due October 28

Granite Square Garage

20-004 study complete

PROJECT LISTINGS FROM FYs 2018 - 2021:

CAPITAL PROJECTS LIST FY 2021: (as of October 15, 2020)

21-001 Annual Condition Surveys

21-002 Air Rights Garage - Elevator Modernization

21-003 270 State Street Garage - Elevator Modernization

21-004 Union Station - Platform Stairs Accent Lights Study

21-005 Union Station - CTtransit Mobile Vending Machines

21-006 Sale of Surplus Rolling Stock

21-007 200 George Street Upper Levels Commercial Space and Basement Parking Condition Assessment

21-008 Union Station - State of Connecticut Vending Machine Replacements

21-009 Air Rights Garage - Security System Maintenance Services

21-010 Temple Medical Garage - Office UV HVAC Protection System

21-011 Elevator and Escalator Modernization and Service

21-012 Union Station Garage - Maintenance Shop HVAC Replacement

21-013 Union Station - Subway Renovations

21-014 Union Station - Second Floor East Family Restroom/Lactation Area

21-015 Union Station - CTDOT Security Network Connectivity

CAPITAL PROJECTS LIST FY 2020:

20-001 Annual Condition Surveys

20-002 Air Rights Garage- - Concrete Repairs and Waterproofing

20-003 Air Rights Garage - Roof-top Awning Replacement (assigned to Project 12-002 via change order)

20-004 Elevator Maintenance Audit Reports (ARG, Crown, Granite Square, Temple Medical, Temple Street, USB, USG)

20-005 270 State Street Garage - Repairs & Improvements

20-006 Temple Street Garage - Replacement of Metal Stair System in Basement Corridor

20-007 Under Air Rights Garage - Painting of Standpipe Guards (assigned to Project 12-002 via change order)

20-008 Union Station Building - Construction of Family Restroom

20-009 Union Station Building - Interior and Exterior Signage

20-010 Crown Street Garage - Demolition, Hazardous Materials Abatement and Related Work (may be broken out into different phases)

20-011 Downtown Crossing Phase 3 - Work Affecting Temple Street Garage

20-012 Rt. 34 Parking Garage Feasibility on the Roadway Banks

20-013 Regional Water Authority Meter Upgrades

20-014 Strategic Plan

20-015 Union Station - Metro-North 4th Floor Tenant Improvements

20-016 Orange-Trumbull - Repairs and Improvements

20-017 Crown Street Garage - Elevator Sill Repair

20-018 Union Station - TASI 3rd Floor Sublease, Additional Space

20-019 Air Rights Garage - Water Leak in Pizza Restaurant

20-020 Air Rights garage - Mechanical Repairs in Pizza Restaurant

20-021 Union Station - Amtrak Ticket Window Modifications

20-022 Union Station - Mechanical Car Stacker System Feasibility

- 20-023 Union Station - Evaluate HVAC Systems
- 20-024 Temple Medical Garage - Replace Storefront Windows
- 20-025 Union Station - Lactation Pod
- 20-026 General Counsel Legal Services
- 20-027 Air Rights Garage - Impact of 101 College Street Construction
- 20-028 Temple Street Garage - Repairs to Structure caused by Motor Vehicle Incident
- 20-029 Union Station - Ceiling Water Leak Vicinity of Brass Doors to Tunnel
- 20-030 Temple Street Garage - Hot Pot Restaurant Illuminated Sign
- 20-031 Air Rights Garage - Commercial Space - Project Access Tenant Construction
- 20-032 Temple Street Garage - Otaru Life Safety System
- 20-033 Crown Street Garage - Conceptual Layout of Converting Commercial Space to Parking Use
- 20-034 Under Air Rights Garage - CMHC License Renewal - Amendment #1
- 20-035 Under Air Rights Garage - Electric Vehicle Charging Stations
- 20-036 Crown Street Garage - Commercial Space - Real Estate Broker Representation
- 20-037 Air Rights Garage - Perimeter Enclosures and Related Security Measures Study
- 20-038 Temple Medical Garage - Macerating Toilets for Garage Office
- 20-039 Union Station - Underground Passageway Emergency Floor Tile Repair
- 20-040 Air Rights Garage - Commercial Space Electrical Repairs
- 20-041 Union Station - New Haven County Bar Event
- 20-042 Temple Street Garage - Feasibility of Reopening Basement Level Vehicular Driveway
- 20-043 Air Rights Garage - Emergency Removal of Overhead Loose Concrete
- 20-044 Union Station - Replace Damaged West End Safety Railing
- 20-045 Temple Street Garage - Troubleshoot Water Leak in Otaru Restaurant
- 20-046 Temple Street Garage - Modify Parking Access and Revenue Control System to Accommodate Downtown Crossing Phase III Conditions
- 20-047 Route 34 Area Underground Service Roads - Feasibility of NHPA Jurisdiction

20-048 101 College Street Development and Land Disposition Agreement

20-049 Air Rights Garage - Commercial Space Exterior Painting

20-050 Air Rights Garage - Extension of Security System Service Agreement

20-051 Brewery Street Parking Lot - Concept

20-052 Upgrade Electric Vehicle Charging System

20-053 Air Rights Garage - Fitness Center Advertising Signage Review

20-054 Union Station - Amtrak Signage Improvements

20-055 Professional Construction Program Management Services

20-056 UARG – City Drainage Improvements

20-057 Crown Street Garage - Silo Area Dog Park

20-058 Air Rights Garage – YMHH Communication Cable Connecting to Level 4 Smilow Entrance

20-059 Temple Street Garage – Conceptual Evaluation of Switching the MLK Entrance and Exit

20-060 270 State Street Garage – 9th Square Courtyard Site Improvements

20-061 Air Rights Garage – Dedicated YNHH Parking Levels 6 & 8

20-062 Air Rights Garage – Water Leak at Pizza Restaurant (2)

CAPITAL PROJECTS LIST FY 2019:

17-006 Crown Street Garage & Temple Street Garage Repairs & Improvements - Additional Allocation from 2019 Budget: \$168,000 [80% TSG, 20% Crown]

18-007 Temple Street Garage Concrete Repairs and Waterproofing - Bid and Construction Phases in 2019 Budget

19-001 Annual Condition Surveys

19-002 Air Rights Garage - Concrete Repairs & Waterproofing

19-003 Air Rights Garage - Misc. Repairs & Improvements

19-004 Air Rights Garage - Signage System Improvements

19-005 Crown Street Garage - Concrete Repairs & Waterproofing

19-006 Crown Street Garage, Temple Street Garage and Temple Medical Garage - Lighting System Improvements

19-007 Temple Medical Garage - Pedestrian Walkway Safety Railing

19-008 Temple Medical Garage - Lighting System Improvements {combined with 19-006}

19-009 Temple Street Garage - Concrete Repairs & Waterproofing

19-010 Temple Street Garage - Metal Stair System Replacement

19-011 {Combined with 19-006}

19-012 Temple Street Garage - Replacement of Elevator Safety Governors

19-013 Union Station Building - Exterior Repairs

19-014 Union Station Building - Roof System Repair, Replacement and Improvements Study

19-015 Union Station Building - Misc. Mechanical/Plumbing Repairs

19-016 Union Station Garage - Decorative Precast Façade Repairs and Waterproofing

19-017 Temple Street Garage - Investigate/Repair Water Leak In Musical Intervention Space

19-018 Union Station - Avis Telecommunication Line Improvements

19-019 Union Station - Hartford Rail Line Video Shoot

19-020 Temple Medical Garage - Elevator Modernization

19-021 Union Station Garage - EV Charging Stations

19-022 Air Rights Garage - Sidewalk Safety Bollards

19-023 Air Rights Garage - Skywalk Banner

19-024 Real Estate Marketing Services for Attracting Retail Tenants at New Haven Union Station

19-025 Union Station - Amtrak Wi-Fi Installation

19-026 270 State Street Parking Garage - Condition Appraisal

19-027 Union Station - Market New Haven Videography

19-028 Union Station - Update Design Criteria for Tenant's Improvements

19-029 Chapel-Olive - Proposed Playground

19-030 ARG Drainage System Modifications by City

19-031 Temple Street Garage- Office Wi-Fi

- 19-032 Union Station - Interior Signage Study
- 19-033 Grand Avenue Parklet Rigging
- 19-034 Union Station - Dunkin Donuts Electrical Repairs
- 19-035 Union Station - TASI Amendment #2
- 19-036 Union Station - Floor Covering in Metro-North Ticket Office
- 19-037 Temple Street Garage - Investigate Sewer Line Stoppage/ Water Leaks
- 19-038 Union Station - Site Projects / Neighborhood Arts Vitality Grant Program
- 19-039 Tower Lane Parking Lot - Acquisition by Randy Salvatore
- 19-040 State-Wall RFP for Cultural/Entertainment Uses
- 19-041 Crown Street Garage - Environmental Abatement of commercial Space
- 19-042 State Street Garage - Licensed Environmental Professional Services
- 19-043 Air Rights Garage Area Traffic Conditions
- 19-044 Union Station - Shoe Shine Stand
- 19-045 Air Rights Garage - Assignment of Pizza Restaurant Sublease
- 19-046 Air Rights Garage- Project Access Office Space Sublease
- 19-047 Union Station - Platform Structural Condition
- 19-048 Union Station - Amtrak Police Locker Rooms on 2nd Floor West
- 19-049 Union Station - Amtrak Police Communications Cable
- 19-050 Comcast Fiber Installation: A-ARG, B-USG, C-TSG, D-CSG
- 19-051 Temple Street Garage - J. Miller Litigation

CAPITAL PROJECTS LIST FY 2018:

- 18-001 – Annual Condition Surveys
- 18-002 Union Station - Underground Passageway Discharge Permit Reapplication
- 18-003 ARG Lighting & Electrical Repairs and Improvements
- 18-004 Elevator Maintenance Audit Report (ARG, Crown, Temple Medical, Temple Street, USB, USG)

- 18-005 Elevator Upgrades and Improvements (ARG, USB)
- 18-006 Crown Street Garage – Study for Silo Enclosure, Protection and Snow/ice Melting Options
- 18-007 Temple Street Garage Concrete Repairs and Waterproofing (funding approved for design only; full design contract to be developed but award authorized for design phase only). {Note: Work including construction of TSG basement waterproofing will be added to 17-006. TSG record drawings are already covered in 16-007.}
- {Note: Crown Street Garage Lighting & Signage Control System Programming, Adjustments and Training will be added to Project #15-004 B.}
- 18-008 Temple Medical Garage Repairs & Improvements
- 18-009 Temple Street Garage MEP Repairs {Note: combines CO system and standpipe repairs}
- 18-010 UARG New Steel Access Stairs
- 18-011 UARG and Union Station Bituminous Concrete Repairs, Drainage Repairs and Concrete Sidewalk Repairs {Include drainage repairs at UARG and concrete sidewalk repairs front of USG, separate from decorative concrete sidewalk repairs} Split into A and B
- 18-012 Union Station Exterior Concrete Sidewalk and Driveway Repairs
- 18-013 Union Station – Underground Passageway Waterproofing Improvements
- 18-014 Union Station- Mechanical Repairs and Improvements
- 18-015 USB Record Drawings and Scanning
- 18-016 USG Repairs and Improvements
- 18-017 201 Orange Street Parking Lot Repairs & Improvements
- 18-018 State-Mechanic Parking Lot Repairs and Improvements
- 18-019 Temple Street Garage Commercial Space - Assess Condition of Concrete
- 18-020 Crown Street Garage – Draft License Agreement for Dumpsters
- 18-021 Chapel-Olive Parking Lot – A-2 Survey
- 18-022 Union Station – Family Restroom in Commercial Space #152
- 18-023 Union Station – Troubleshoot Power Outage
- 18-024 State-Pulaski Parking Lot Improvements
- 18-025 Archive Record Documents at TSG Storage Area

18-026 Temple Street Garage - Emergency Elevator Repairs

18-027 Temple Medical Garage - Comcast Fiber Optic Cable Service

18-028 Boulevard-Washington - Phase I Environmental Site Assessments

18-029 Bike Share License Agreement

18-030 Temple Street Garage - Repairs to Concrete Light Standard

18-031 Union Station Sublease Agreement with CTrails

18-032 Union Station - City Radio Antenna for CCTV

18-033 State-Audubon License Agreement

18-034 Crown Street Garage – Commercial Space Interim Improvements

18-035 State-Wall – Rambling Inn Event License Agreement

18-036 Crown Street Garage – Commercial Space RFP

18-037 Union Station - Retail Development Analysis

18-038 Central Permit Management System RFP

18-039 Immobilization and Towing Management RFP

18-040 Brownfield Area Redevelopment (BAR) Grant Application

18-041 Boulevard-Washington Phase II Environmental Site Assessments

18-042 Union Station - Information Office Sublease

18-043 Union Station - Avis Sublease Assignment

18-044 Union Station - Information Kiosk Improvements

18-045 Union Station - Homeless Donation Meter

18-046 Elm-Orange - Comcast Fiber Installation

18-047 Union Station - Amendment Number 1 to TASI-Alternate Concepts JV Sublease Adding TVMs

18-048 Urban Acts Grant Application

18-049 Union Station - Comcast Fiber Installation

18-050 Insurance Requirements Review and Update

- 18-051 Grand - East Pearl Parking Lot Repairs & Improvements
- 18-052 Union Station - MTA Positive Train Control
- 18-053 Professional Engineering Services for Condition Surveys and On-Call Needs
- 18-054 Crown Street Garage- Repairs to Damage Caused by Automobile Incident
- 18-055 Crown Street Garage - Interim Property Management Action
- 18-056 Shared Autonomous Vehicle Testing Pilot Program
- 18-057 Temple Street Garage - Musical Intervention Event
- 18-058 USB, USG & TSG - Elevator Safety Tests
- 18-059 Temple Street Garage - Commercial Space - KSC Sublease
- 18-060 UARG - Hanes Litigation
- 18-061 State Grant for TSG, Crown and TMG
- 18-062 Insurance Company Loss Prevention Survey and Follow Up with Impacted Tenants
- 18-063 Union Station Building - Investigate Condition of Water