

**Planning & Engineering NHPA Board Report**  
**October 19, 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. 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 – the City has determined that the MLK exit ramp will not be closed under Downtown Crossing Phase 3 and the bulk of this project has been cancelled. There may be a need to relocate some parking access and revenue control equipment and extend the equipment curbing for the MLK entrance but the extent is not yet known.
3. 270 State Street Repairs – The bid due date has been extended by two weeks at the request of the City; bids are due October 28. The work mainly includes concrete repairs, waterproofing, plumbing/drainage system improvements, storefront and miscellaneous metal repairs, and elevator/stair tower roof replacement. A Zoom teleconference with minority business contractors was conducted on September 24, 2020 through the Minority Construction Council.
4. 270 State Street Garage / 9<sup>th</sup> Square Courtyard Site Improvements – the 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. An amendment to the easements is required - Legal Counsel is handling.
5. Air Rights Garage – Repairs. The contract for Project #20-002 was awarded to low bidder Frank Capasso & Sons, Inc. Awaiting approval from the Commission on Equal Opportunities before issuing the notice to proceed with construction.
6. Air Rights Garage – work is nearing completion on the new rooftop awnings and stair repairs as part of Project #12-002. Waterproofing membrane repairs part of Project #13-002 are complete.
7. Air Rights Garage / Dedicated YNHH Parking on Levels 6 and 8 – work to isolate these levels is being performed as part of ARG project #12-002. A new parking layout with added handicapped spaces was prepared and it is being striped. The shop drawings from the PARCS contractor were reviewed.

8. Air Rights Garage - Security System Maintenance Services – the existing service agreement is on a month-to-month basis. An RFP for a renewal contract is being prepared. Our engineering consulting team is providing required support services.

9. Air Rights Garage – Water Leak in Pizza Restaurant. Water leak is repaired with new waterproofing material on the main entrance ramp above. Work involved the temporary closure and detour of the ramp.

10. Under Air Rights Garage / Electric Vehicle Charging Stations – the work to install four new electric vehicle charging station has commenced.

11. Union Station Amtrak Ticket Window Modifications – Amtrak claimed it is exempt from State historic preservation review. CTDOT and State Historic Preservation Office disagreed, provided jurisdictional back-up, and Amtrak relented. A pre-construction meeting was held on-site on September 3. Amtrak and its contractor are in process of supplying required information such as bonds and other start-up information.

12. Union Station Exterior Concrete Sidewalk and Driveway Repairs – work is complete in repairing portions of the decorative-finish concrete sidewalk and driveway.

13. Union Station - Mechanical Car Stacker System Feasibility Study – at the request of CTDOT, the feasibility for mechanical car stacking equipment on the east surface lot for Union Station has been studied. Draft report is being reviewed.

14. Union Station / Maintenance Shop HVAC Replacement – the HVAC system which services the maintenance shop is not functioning and is being replaced. A change order to Project #18-014 was issued in the amount of \$12,600. Work is progressing.

15. Union Station - Subway Restaurant Renovations – Subway plans extensive renovations. Their design drawings have been reviewed with comments forwarded to the tenant.

16. 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. Town Green responded and some minor edits have been made. Agreement to be signed after garage repairs in the area are complete.

17. Professional Construction Program Management Services – the Request for Proposal documents are being drafted.

18. Sale of Surplus Rolling Stock – bids for the sale of some surplus trucks, autos, trailers and a power sweeper, which are in poor or junk condition, are due on November 10, 2020.

19. Temple Medical Garage / Office UV HVAC Protection System – An ultra-violet sanitizing system for airborne viruses is being installed as part of the HVAC system. Work in process nearing completion.

20. Elevator and Escalator Modernization and Service – The current elevator and escalator service agreement is now on a month-to-month basis and needs to be renewed. NHPA also has plans to modernize elevators at Air Rights Garage, Temple Street Garage, Temple Medical Garage and 270 State Street. The base service agreement is over \$100,000 per year and the estimated capital cost for the modernization/construction is approximately \$8.5 Million. Procurement proposals from elevator companies to provide the preventative maintenance, testing, repair and emergency call-back services as well as to modernize the elevators are recommended. In order to prepare the specialized procurement documents, the services of our professional design consultants are required. Prepared Board motion and draft professional services agreement.

21. Audit Update on Capital Projects for period ending 6/30/2020 – Prepared update on status of various capital projects and discussed with auditors. See attached.