

Planning & Engineering NHPA Board Report
November 16, 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, with a special focus on small business subcontractors, minority owned business subcontractors and women owned business subcontractors to meet the State’s requirements. 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. 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 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 in value and the estimated capital cost for the modernization/construction is approximately \$8.5 Million. Proposals will be requested from elevator companies to provide the preventative maintenance, testing, repair and emergency call-back services as well as to modernize the designated elevators. The procurements documents are being prepared.
3. 270 State Street Repairs – Seven construction bids were received on October 28, 2020. Frank Capasso & Sons, Inc. submitted the low bid, which is within budget. The work mainly includes concrete repairs, waterproofing, plumbing/drainage system improvements, storefront and miscellaneous metal repairs, and elevator/stair tower roof replacement. A Board motion was prepared for award of the construction contract.
4. Air Rights Garage / Concrete Repairs and Waterproofing – the contractor was given notice to proceed effective November 9, 2020 for Project #20-002.
5. Air Rights Garage / Improvements – work is nearing completion on the new rooftop awnings and stair repairs as part of Project #12-002.
6. Air Rights Garage / Dedicated YNHH Parking on Levels 6 and 8 – work to isolate these levels is being performed. The levels have been restriped to accommodate additional handicapped spaces. The new equipment islands have been constructed, and power and communication conduit have been installed. Also, new concrete bollards are being positioned to cordon off the levels. Our parking revenue equipment service provider will install the new equipment. YNHH has contracted with a sign company to install new required signage.
7. 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.

8. Air Rights Garage / Water Leak in Fitness Center – a water leak in the Fitness Center is being investigated as to cause and correction. Penetrations and electrical junction boxes above the area of the leak will be caulked by NHPA’s contractor. Also, the tenant will check their condenser unit drain system.
9. Under Air Rights Garage Electric Vehicle Charging Stations – the work to install four new electric vehicle charging stations is in progress.
10. Upgrade of Electric Vehicle Charging Station System – new model electric vehicle charging stations will be added at Air Rights Garage and Temple Medical Garage, and existing ones at Crown Street Garage and Temple Street Garage will be upgraded with the new model.
11. Union Station /Platform Stairway Accent Lights Study – the professional services agreement was signed to conduct a study of the platform stairway accent light fixtures, per the approved capital plan. The conduit and wiring behind the stone masonry wall are corroded and inaccessible, and consequently a number of light fixtures are not functioning. The feasibility of repair will be studied in comparison to alternatives of taking light level readings to determine the necessity of the stair accent light fixtures or supplementing the lighting by other methods.
12. Union Station / Amtrak Ticket Window Modifications – Amtrak plans to modify the ticket window area to enhance ADA accessibility. CTDOT, State Historic Preservation Office, and NHPA have provided design review comments. Awaiting required information such as bonds and other start-up information from Amtrak and its contractor.
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. The report is complete.
14. Union Station / Maintenance Shop HVAC Replacement – the HVAC system which services the maintenance shop is not functioning and is being replaced. Awaiting an electric heating coil on back-order to complete the work.
15. Union Station / Subway Restaurant Renovations – Subway plans extensive renovations. Their design drawings have been reviewed with comments forwarded to the tenant.
16. Professional Construction Program Management Services – the Request for Proposal documents are being drafted.
17. Update Standard Form of Service Agreement - the standard form of service agreement was updated in conjunction with Legal Counsel.
18. Sale of Surplus Rolling Stock – on November 10, 2020, two individuals submitted bids for the sale of surplus trucks, autos, trailers and a power sweeper, which are in poor or junk condition. One bidder had the highest price for 4 of the items, for a total of \$590. The other had the highest price for 3 other items, for a total of \$500. No one bid on the junk 1970 power sweeper, which will be sold for scrap value.

19. Temple Medical Garage / Office UV HVAC Protection System – an ultra-violet sanitizing system for airborne viruses was installed as part of the HVAC system.

20. Other - assisted with RFP for computerized accounting system; and review of commercial space leases at 270 State Street Garage.