

Planning & Engineering NHPA Board Report
December 21, 2020
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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 have been 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, women owned business subcontractors and disabled owned business subcontractors to meet the State’s requirements. The responses have been submitted to DECD. 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. I attended a December 3, 2020 webinar hosted by the Minority Construction Council and joined in presentation by State of Connecticut Department of Administrative Services (DAS) representatives regarding DAS prequalification of contractors and Small and Minority Business Enterprise certification, which was very helpful in revising the bid documents for the State Grant.

2. Elevator and Escalator Modernization and Service – The current elevator and escalator service agreement is currently 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 preliminary, pre-design capital cost estimate 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 – The construction contract was awarded to Frank Capasso & Sons, Inc. The work mainly includes concrete repairs, waterproofing, plumbing/drainage system improvements, storefront and miscellaneous metal repairs, and elevator/stair tower roof replacement. The return of award documents from the contractor is in process.

4. Air Rights Garage / Concrete Repairs and Waterproofing – The contractor was given notice to proceed effective November 9, 2020 for Project #20-002. Work was started in November but shut down in early December due to weather conditions. Work will resume in the spring.

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 YNHK Parking on Levels 6 and 8 – Work to isolate these levels is complete and was accomplished on time.

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 was investigated as to cause and correction. Penetrations and electrical junction boxes above the area of the leak were caulked by NHPA’s contractor. Also, the tenant will check and repair their condenser unit drain system as the unit was leaking the water.
9. Air Rights Garage / Under ARG City Storm Water Retention System – The City Engineering Department is exploring the possibility of installing large storm water retention/infiltration tanks under the Air Rights Garage. NHPA provided requested drawings on the foundation and footings for the Garage. Their design will need to be carefully analyzed to ensure there is no significant adverse impact to the structure.
10. Under Air Rights Garage / Electric Vehicle Charging Stations – The work to install four new electric vehicle charging stations is complete, except for pavement markings, to be accomplished in the spring when weather allows.
11. Professional Construction Program Management Services – The Request for Proposal documents are being drafted and will be finalized after the new year.
12. 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. Construction documents are being prepared.
13. Union Station / Platform Stairway Accent Lights Study – The professional services agreement to conduct a study of the platform stairway accent light fixtures, per the approved capital plan, is in progress. 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.
14. 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. A teleconference was held on December 11, 2020 to review status. Awaiting required information such as bonds and other start-up information from Amtrak and its contractor.
15. Union Station / Second Floor East Family Restroom & Lactation Area – A lactation area in the former 2nd floor lunch room, coupled with use of the 2nd floor east restrooms, is being advanced. Design is in progress.
16. Union Station / Maintenance Shop HVAC Replacement – The malfunctioning HVAC system which services the maintenance shop has been replaced.

17. Union Station / Subway Restaurant Renovations – Subway plans extensive renovations. Their design drawings have been reviewed with comments forwarded to the tenant. Awaiting revised documents from tenant.

18. Union Station / Dunkin Donuts Electrical Work – The tenant plans to perform some electrical improvements. Awaiting additional requested information from tenant’s contractor.

19. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – Eight construction bids were received on December 3, 2020. Frank Capasso & Sons, Inc. submitted the low bid. The work includes concrete repairs, waterproofing, and trench drain repairs. A Board motion was prepared for award of the construction contract.

20. Union Station / East Lot and West Lot Planning with CTDOT – A subcommittee meeting with State, City and NHPA representatives was held on December 7, 2020 to discuss various preliminary options to develop these parcels.

21. Union Station / Interior Space Planning with CTDOT – A subcommittee meeting with State, City and NHPA representatives was held on December 7, 2020. Some planning work has been requested of NHPA. A draft scope of services was prepared for review by the subcommittee.

22. Union Station Fire Safety Inspection Issues – The Office of the State Fire Marshal conducted an inspection of the Building and noticed seven items requiring attention. Four were immediately corrected, one is an issue to be addressed by a tenant (MTA needs to remove an excessive amount of stored material from its basement control room), one will be addressed as part of a future capital project (install a fall-arrest system when the roof is replaced), and one is part of an original historic feature (spiral stair railing). A status update was submitted to the Office of the Fire Marshal.

23. George Street / UI Planned Power Outage – The property at 232 George Street, which includes the Temple Medical Garage, as well as several surrounding properties, had electrical power shut down on December 12, 2020 due to a planned outage by UI in order to replace a defective switch. NHPA brought in a generator to power the office, especially the computer which controls the entire parking access and revenue control system. Power was out for approximately 10 hours. No issues.

24. 101 College Street Development – The 100% design submission for the 101 College Street development was received and will be reviewed, particularly for elements affecting Air Rights Garage and Temple Medical Garage.