

Planning & Engineering NHPA Board Report
March 15, 2021
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1. Community Subcontractor Utilization Program - Proposed revisions to NHPA's subcontractor utilization program for construction projects have been drafted for Board approval.
2. State Grant for Crown, Temple and Temple Medical Garages – Four bids for Project #17-006, concrete repairs and waterproofing at Crown Street Garage and Temple Street Garage, were received on March 1, 2021. The low bid was submitted by Frank Capasso & Sons, Inc. of Northford in the amount of \$5,374,421. A Board Motion was prepared for acceptance of this bid.
3. Elevator and Escalator Modernization and Service – The 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 procurement documents are being prepared.
4. 270 State Street Repairs – The construction contract was signed and the notice to proceed was issued for an effective start date of April 12, 2021. The work mainly includes concrete repairs, waterproofing, plumbing/drainage system improvements, storefront and miscellaneous metal repairs, and elevator/stair tower roof replacement.
5. Air Rights Garage / Concrete Repairs and Waterproofing – The contractor performed some work before the winter shutdown and will resume work in the spring.
6. Air Rights Garage / Improvements – Work is nearly complete for Project #12-002 and will resume in the spring.
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 / Under ARG City Storm Water Retention System – The City Engineering Department is exploring the possibility of installing large underground 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. Awaiting additional information from the City.

9. Professional Construction Program Management Services – Six proposals were received on February 10, 2021. The proposals were reviewed and a Board Motion to award the contract to Turner Construction Company was prepared.
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. This project has been priced and is awaiting a purchase order.
11. 101 College Street Development – The 100% design submission for the 101 College Street development was received and is being reviewed, particularly for elements affecting Air Rights Garage and Temple Medical Garage. In a related matter, the Developer’s consultant provided a set of Maintenance and Protection of Traffic Plans for review. These plans affect traffic at our Air Rights Garage as well as under ARG areas, which includes CMHC parkers and YNHH truck loading dock. Preliminary review comments were provided. A teleconference to discuss this matter will be arranged by the Developer.
12. Temple Medical Garage / Common Elements – A teleconference with representatives of Temple MOB (Winstanley) was held on February 2, 2021 to discuss the so-called “Common Elements” in the multi-use structure housing the NHPA Temple Medical Garage, and the private lower level parking area and upper level commercial space owned by Temple MOB. A site visit is scheduled for March 16 to view the Common Elements.
13. Temple Medical Garage / Impact of Construction Work at 40-60 Temple Medical Office Buildings – The new owner plans some repairs involving their medical office building, which is adjacent to the Temple Medical Garage, as well as the cross over connection from the building to the garage. Their work will impact our garage and will require construction coordination with NHPA.
14. Temple Medical Garage / Security System Survey Update – the Common Elements Committee requested an update of the circa 2015 security study and consider priorities to accomplish security enhancements consistent with available funds. A draft contract proposal is being reviewed.
15. 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 is being 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.

16. 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 pre-construction meeting with Amtrak, CTDOT and NHPA was conducted on March 4, 2021. This project is progressing towards a construction start at the end of this month.
17. 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.
18. 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.
19. Union Station / Dunkin Donuts Electrical Work – The tenant plans to perform some electrical improvements. Additional requested information from tenant’s contractor was reviewed and approved. Awaiting required insurance certificate before authorizing work to proceed.
20. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The notice to proceed with construction for concrete repairs, waterproofing, and trench drain repairs was issued for an effective start date of May 17, 2021.
21. Union Station / Master Lease Negotiations – participated in staff’s extensive review and discussion of proposed terms and conditions.
22. Union Station / East Lot and West Lot Planning with CTDOT – A progress subcommittee meeting with State, City and NHPA representatives was held on February 23, at which time a number of potential pathways for future development were discussed. Monthly progress meetings are scheduled to continue the discussions.
23. Union Station / Interior Space Improvements Planning with CTDOT – As requested by the subcommittee represented by the State, City and NHPA, a professional service agreement with our on-call design team was authorized to organize and advance the list of proposed interior improvements. The focus is on first floor and basement but also includes the second floor and west end lot as practical. There are many studies, ideas, suggestions and options for the various components including conversion of selected office space to retail use, creation of “vanilla box” space for near-future tenant development, need for public restrooms, freight elevators/deliveries, circulation/signage/wayfinding, and evaluate capacity and needs for the electrical and mechanical systems infrastructure, along with amenities in the lobby such as restaurant seating, info kiosk, remove storefronts, extend merchandise displays, etc. The study will list and categorize the various items, consider options, refine ideas as needed, identify and evaluate benefits and constraints, prioritize the improvements, and associate a preliminary, pre-design cost for each. A “kick-off” meeting with the consultant team and the subcommittee members was conducted on March 9, 2021.

24. Union Station / Underground Passageway Emergency Floor Tile Repair – A section of floor tile became loose from what appears to be due to water leakage from the track area above. Repairs to the floor tiles are complete.
25. Condition Survey Reports – the annual condition survey reports are being drafted. The draft pre-design, conceptual cost estimates were reviewed with the CFO in preparation of the annual capital budget.

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