

Planning & Engineering NHPA Board Report
April 19, 2021
James M. Staniewicz, P.E., Chief Engineer

1. State Grant for Crown, Temple and Temple Medical Garages – The State Department of Economic and Community Development (DECD) as well as the State Commission on Human Rights and Opportunities (CHRO) have approved the award of the construction contract for Project #17-006, concrete repairs and waterproofing at Crown Street Garage and Temple Street Garage, to the low bidder, Frank Capasso & Sons, Inc. in the amount of \$5,374,421. Low bidder is working on providing required award documents such as insurance and bonds, as well as seeking approval by the City Commission on Equal Opportunities.
2. 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 \$9 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.
3. 270 State Street Repairs – Construction started April 12, 2021. Work is taking place on the roof level for concrete repairs and street level for drainage system improvements.
4. Air Rights Garage / Concrete Repairs and Waterproofing – The contractor performed some work before the winter shutdown and will resume work towards the end of April.
5. Air Rights Garage / Improvements – EV charging station work has been added to Project #12-002.
6. 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.
7. 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.
8. Professional Construction Program Management Services – The professional services contract is in process of being signed.

9. 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. The change orders to accomplish the work have been approved.
10. 101 College Street Development – The 100% design submission for the 101 College Street development was 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.
11. 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 was conducted on March 16, 2021 to view the Common Elements. A budget review was held on April 15, 2021.
12. 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. There is also work on their upper level commercial space atop our garage. Their work will impact our garage and will require construction coordination with NHPA.
13. 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. The professional services contract has been authorized to proceed on April 13, 2021.
14. Union Station / Platform Stairway Accent Lights Study – The professional services 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.
15. 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 meeting to review product samples is scheduled for April 19, 2021.
16. 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. Conceptual design is being reviewed.

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’s electrical contractor performed the repairs.
19. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The construction work for concrete repairs, waterproofing, and trench drain repairs is expected to start on or about May 17, 2021.
20. Union Station / Master Lease Negotiations – participated in staff’s extensive review and discussion of proposed terms and conditions.
21. Union Station / East Lot and West Lot Planning with CTDOT – A progress subcommittee meeting with State, City and NHPA representatives was held on April 15, 2021 at which time sample documents and plans to develop requests for qualifications and interest from potential developers were discussed.
22. 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. The consultants are preparing their initial matrix of the various items of study.
23. Condition Survey Reports – The annual condition survey reports have been drafted and reviewed. The final reports are being prepared.

24. Temple Street Garage / Explosion in Adjacent Tunnel – On March 17, 2021, a large explosion was heard and felt at the Temple Street Garage. It was soon discovered that the explosion took place in the adjacent Church Street Underground Tunnel. An acetylene tank on a work truck parked in the tunnel near the Gateway Community College loading dock exploded. The truck had substantial damage and parts were strewn about the area. Fortunately, no one was injured. The area was checked for possible damage to our garage. The structural support wall in the tunnel for the college garage above the explosion area is separate from and adjacent to the Temple Street Garage. There was no apparent / significant related structural damage to this support wall nor to our garage in the vicinity of the explosion.

JMS / 04-16-2021



Park New Haven Capital Projects Community Participation Report



Capital Projects	Contract Value	Subcontracts Value	New Haven Participation	HA-Owned Participation	AA-Owned Participation	W-Owned Participation	HA Participation per Contract Value	HA Participation per Subcontract Value	AA Participation per Contract Value	AA Participation per Subcontract Value	W Participation per Contract Value	W Participation per Subcontract Value	M/WBE Participation per Subcontract Value
08-016B: General Repairs and Improvements*	\$ 2,323,390	\$ 418,002	\$ 180,652	\$ -	\$ 25,247	\$ 86,317	0.0%	0.0%	1.1%	6.0%	3.7%	20.6%	26.7%
08-016C: Union Station Garage Electrical Improvements*	\$ 507,400	\$ 4,890	\$ -	\$ -	\$ 4,890	\$ -	0.0%	0.0%	1.0%	100.0%	0.0%	0.0%	100.0%
08-016E: Union Station Bathrooms Renovations*	\$ 395,100	\$ 162,298	\$ -	\$ -	\$ 6,914	\$ 78,487	0.0%	0.0%	1.7%	4.3%	19.9%	48.4%	52.6%
08-017: CSG, TSG, TMG Repairs/Improvements*	\$ 5,434,010	\$ 2,520,805	\$ 491,590	\$ -	\$ 985,383	\$ -	0.0%	0.0%	18.1%	39.1%	0.0%	0.0%	39.1%
10-005A: Union Station Building Exterior Doors Replacement*	\$ 437,400	\$ 83,625	\$ -	\$ -	\$ -	\$ 83,625	0.0%	0.0%	0.0%	0.0%	19.1%	100.0%	100.0%
10-005B: Union Station Building MEP Repairs & Improvements*	\$ 1,429,500	\$ 578,165	\$ -	\$ -	\$ -	\$ 400,000	0.0%	0.0%	0.0%	0.0%	28.0%	69.2%	69.2%
11-009: ARG New Entrance Ramp from Rt 34W*	\$ 1,450,000	\$ 288,526	\$ -	\$ 15,000	\$ 49,688	\$ 18,437	1.0%	5.2%	3.4%	17.2%	1.3%	6.4%	28.8%
12-002: Miscellaneous Repairs and Improvements at ARG	\$ 2,658,293	\$ 1,290,691	\$ 49,174	\$ -	\$ 443,524	\$ 499,874	0.0%	0.0%	16.7%	34.4%	18.8%	38.7%	73.1%
12-009: Precast Concrete Façade Repairs at USG*	\$ 52,388	\$ 14,456	\$ -	\$ -	\$ 4,250	\$ -	0.0%	0.0%	8.1%	29.4%	0.0%	0.0%	29.4%
13-002: Air Rights Garage Structural Repairs*	\$ 1,615,714	\$ 530,403	\$ 130,200	\$ -	\$ 158,280	\$ -	0.0%	0.0%	9.8%	29.8%	0.0%	0.0%	29.8%
13-006: Sherman Tyler Parking Lot*	\$ 1,208,148	\$ 126,548	\$ 1,081,600	\$ -	\$ -	\$ 38,428	0.0%	0.0%	0.0%	0.0%	3.2%	30.4%	30.4%
13-006A: Sherman Tyler Fencing * #	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ 43,462	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
13-006B: Sherman Tyler Landscaping * #	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 52,000	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
13-007: Crown Street Garage Elevator Upgrades/Installation*	\$ 1,142,787	\$ 149,800	\$ 40,455	\$ -	\$ 70,000	\$ 14,800	0.0%	0.0%	6.1%	46.7%	1.3%	9.9%	56.6%
13-010: Mobile Device Charging Stations at the USTC*	\$ 119,400	\$ 34,000	\$ -	\$ -	\$ 30,000	\$ -	0.0%	0.0%	25.1%	88.2%	0.0%	0.0%	88.2%
13-012: Elevator and Escalator Improvements at PNH Facilities*	\$ 2,650,202	\$ 686,385	\$ 147,985	\$ -	\$ 217,996	\$ 126,363	0.0%	0.0%	8.2%	31.8%	4.8%	18.4%	50.2%
13-013: Air Rights Garage Security System Improvements*	\$ 1,908,721	\$ 77,800	\$ -	\$ -	\$ -	\$ 22,500	0.0%	0.0%	0.0%	0.0%	1.2%	28.9%	28.9%
13-035: Sidewalk Lighting Improvements at CSG * #	\$ 27,200	\$ -	\$ 27,200	\$ -	\$ 27,200	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
13-041: TSG Overhead Concrete Repairs*	\$ 59,800	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
13-044: Electric Vehicle Charging Stations*	\$ 63,023	\$ -	\$ 63,023	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
14-015: Whalley/Blake Lot Improvements*	\$ 138,450	\$ 1,435	\$ -	\$ -	\$ -	\$ 1,000	0.0%	0.0%	0.0%	0.0%	0.7%	69.7%	69.7%
14-017: State/Trumbull Parking Lot*	\$ 490,122	\$ 263,514	\$ 60,000	\$ 9,600	\$ 58,413	\$ 15,000	2.0%	3.6%	11.9%	0.0%	3.1%	5.7%	31.5%
15-003B: Union Station Building Electrical Improvements	\$ 452,052	\$ 72,710	\$ 379,342	\$ -	\$ -	\$ 50,000	0.0%	0.0%	0.0%	0.0%	11.1%	68.8%	68.8%
15-004: Temple Street Garage Waterproofing Improvements*	\$ 61,480	\$ -	\$ 61,480	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15-007: CSG Elevator Lobby Enhancements*	\$ 136,390	\$ 31,100	\$ 31,100	\$ -	\$ 12,500	\$ -	0.0%	0.0%	9.2%	40.2%	0.0%	0.0%	40.2%
15-018: Granite Square Concrete Repairs*	\$ 29,912	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15-039: Town Green Storage Space at TSG*#+	\$ 5,499	\$ -	\$ 5,499	\$ -	\$ 5,499	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-006: Union Station Garage Exterior Coatings Mock Ups * #	\$ 1,797	\$ -	\$ 1,797	\$ -	\$ 1,797	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-010: TMG Pedestrian Entrance Improvements*	\$ 697,205	\$ 234,255	\$ 102,000	\$ 61,135	\$ 8,000	\$ 18,858	8.8%	26.1%	1.1%	3.4%	2.7%	8.1%	37.6%
16-013: Whalley/Blake Electrical Service Improvements * #	\$ 23,200	\$ -	\$ -	\$ -	\$ 23,200	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
16-022: PNH Office Fit-Out at Temple Medical Garage*	\$ 1,524,500	\$ 750,763	\$ 438,093	\$ -	\$ 167,041	\$ 383,595	0.0%	0.0%	11.0%	22.2%	25.2%	73.3%	73.3%
16-023: GNHTD Bus Shelter Renovations*+	\$ 244,300	\$ 160,009	\$ 55,209	\$ -	\$ 117,271	\$ 22,801	0.0%	0.0%	48.0%	73.3%	9.3%	14.2%	87.5%
17-021: Temple Medical Garage CMU Repair * #	\$ 1,899	\$ -	\$ 1,899	\$ -	\$ 1,899	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
17-028: Union Station Boiler #3 Replacement*	\$ 48,200	\$ -	\$ 48,200	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
18-018: State/Mechanic Parking Lot Improvements*	\$ 53,400	\$ 14,000	\$ 1,400	\$ 1,500	\$ 5,400	\$ 53,400	2.8%	10.7%	10.1%	38.6%	100.0%	0.0%	62.1%
18-030: Repairs to Concrete Light Standard at TSG*	\$ 72,660	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	0.0%	0.0%	2.8%	100.0%	0.0%	0.0%	100.0%
18-034: CSG Commercial Space Exterior Façade Painting * #	\$ 19,844	\$ -	\$ 19,844	\$ -	\$ 19,844	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
18-011 B: Concrete Sidewalk Repairs at USG * #	\$ 18,562	\$ -	\$ 18,562	\$ -	\$ 18,562	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
18-012: Exterior Concrete Sidewalk Repairs at USTC Bldg.*	\$ 62,880	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	0.0%	0.0%	0.0%	0.0%	15.9%	100.0%	100.0%
16-009: Misc. MEP Repairs & Improvements @ TSG & TMG *	\$ 183,923	\$ 75,519	\$ 43,819	\$ -	\$ -	\$ 31,700	0.0%	0.0%	0.0%	0.0%	17.2%	42.0%	42.0%
18-009: MEP Repairs & Improvements @ TSG*	\$ 339,000	\$ 87,900	\$ 31,500	\$ -	\$ 31,500	\$ -	0.0%	0.0%	9.3%	35.8%	0.0%	0.0%	35.8%
18-014: Union Station Mechanical Repairs & Improvements *	\$ 267,665	\$ 223,535	\$ 196,130	\$ -	\$ -	\$ 30,470	0.0%	0.0%	0.0%	0.0%	11.4%	13.6%	13.6%
18-013: Union Station Underground Passage Waterproofing * #	\$ 229,115	\$ -	\$ -	\$ -	\$ -	\$ 229,115	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
18-051: Grand-East Pearl Lot Repairs *	\$ 43,920	\$ 4,980	\$ 1,080	\$ -	\$ -	\$ 43,920	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%
18-011 A: Drainage & Pavement Repairs at UARG * #	\$ 69,100	\$ -	\$ 69,100	\$ -	\$ -	\$ -	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20-043: Union Station Tunnel Floor Tile Repairs * #	\$ 5,751	\$ -	\$ 5,751	\$ -	\$ 5,751	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
20-002: Air Rights Garage Repairs	\$ 1,695,153	\$ 511,640	\$ 210,650	\$ -	\$ 174,000	\$ -	0.0%	0.0%	10.3%	34.0%	0.0%	0.0%	34.0%
21-010: Temple Medical Garage PNH Office UV Protection*	\$ 11,400	\$ 8,000	\$ 11,400	\$ -	\$ 8,000	\$ -	0.0%	0.0%	70.2%	100.0%	0.0%	0.0%	100.0%
20-005: 270 State Street Garage Repairs	\$ 659,085	\$ 178,336	\$ 99,731	\$ -	\$ 55,640	\$ -	0.0%	0.0%	8.4%	31.2%	0.0%	0.0%	31.2%
18-016: Misc. Repairs to Union Station Garage	\$ 94,525	\$ 33,384	\$ 14,750	\$ -	\$ -	\$ 15,759	0.0%	0.0%	0.0%	0.0%	16.7%	47.2%	47.2%
21-027: Union Station Tunnel Floor Tile Emergency Repairs * #	\$ 5,009	\$ -	\$ 5,009	\$ -	\$ 5,009	\$ -	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
17-006: Repairs & Improve. at TSG and CSG- DECD Grant	\$ 5,374,421	\$ 2,206,292	\$ 1,015,840	\$ 34,620	\$ 934,450	\$ 625,397	0.6%	1.6%	17.4%	42.4%	11.6%	28.3%	72.3%

* Project Complete
+ Project Funded by Others
M/WBE Self-Performed (not included in 'subcontractor' calcs)

HA = Hispanic-American
AA = African-American
W = Woman



Park New Haven Capital Projects Community Participation Report



Capital Projects	Contract Value	Subcontracts Value	New Haven Participation	HA-Owned Participation	AA-Owned Participation	W-Owned Participation	HA Participation per Contract Value	HA Participation per Subcontract Value	AA Participation per Contract Value	AA Participation per Subcontract Value	W Participation per Contract Value	W Participation per Subcontract Value	M/WBE Participation per Subcontract Value
Total:	\$ 36,638,358	\$ 11,835,767	\$ 5,141,064	\$ 121,855	\$ 3,679,148	\$ 2,995,308	0.3%	1.0%	10.0%	31.1%	8.2%	25.3%	57.4%

Total M/WBE Participation:	\$6,796,311
M/WBE Participation per Total Subcontracts Value:	57.4%
New Haven Participation per Total Contracts Value:	14.0%
M/WBE Participation per Total Contracts Value:	18.5%

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