

Planning & Engineering NHPA Board Report
June 21, 2021
James M. Staniewicz, P.E., Chief Engineer

1. State Grant for Crown, Temple and Temple Medical Garages – A pre-construction meeting for Project #17-006, concrete and waterproofing repairs at Crown Street Garage and Temple Street Garage, was conducted on June 7, 2021. The contract officially started on June 14, 2021. First work will involve Crown Street Garage concrete repairs to the inner ring of the silo and on the roof levels. Bid documents are being prepared for the next State-funded project – Electrical and Lighting Repairs and Improvements at Crown, Temple and Temple-Medical Garages, Project #19-006.
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 – Work is progressing well on concrete repairs, waterproofing and drainage system improvements.
4. Air Rights Garage / Concrete Repairs and Waterproofing – The contractor resumed work on May 17, 2021. Current work is mainly focusing on roof level repairs, correcting some drainage issues on lower levels, and overhead patching in underspace.
5. 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.
6. Air Rights Garage / Enclosure of Skywalk Feasibility Study – As requested by YNHH and approved at the May MAC meeting, a professional services agreement with our on-call consultants is underway for considering the feasibility of modifying the existing skywalk to be fully enclosed and climate-controlled. One of the complaints is that with the existing roof vent, snow gets in the vent and melts, then freezes on the walkway, and to a similar extent wind-blown snow gets in thru the side vents.
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. Their design will need to be carefully analyzed to ensure there is no significant adverse impact to the structure. A Zoom teleconference was held on April 29, 2021 where the City provided an overview of their

proposed improvements. They plan to first perform some core borings of the soil to study its characteristics.

8. Upgrade of Electric Vehicle Charging Station System – New model electric vehicle charging stations have been added at Air Rights Garage and Temple Medical Garage, and existing ones at Crown Street Garage and Temple Street Garage have been be upgraded with the new model. Some signage and pavement markings remain. NHPA now has a total of 41 EV charging stations in its inventory. Use of the chargers is a free service to our patrons.
9. 101 College Street Development – The Declaration of Easements as well as the Maintenance and Protection of Traffic Plans submission for the 101 College Street development were extensively reviewed and discussed, particularly for elements affecting Air Rights Garage and Temple Medical Garage. Work under ARG is soon expected to commence.
10. Temple Medical Garage / Security System Survey Update – The Common Elements Committee requested an update of the circa 2015 security study and to consider priorities to accomplish security enhancements consistent with available funds. The Consultant is preparing its draft report.
11. Union Station / Platform Stairway Accent Lights Study – The professional services to conduct a study of the platform stairway accent light fixtures is nearing completion. Some remedial work will be performed.
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. A meeting to review product samples was held on April 19, 2021. Amtrak plans to start work in early July provided that they complete their submittals.
13. 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. Some work will be performed in-house and some with outside contractors.
14. Union Station / Subway Restaurant Renovations – Subway plans extensive renovations. Their design drawings have been reviewed for a second round with comments forwarded to the tenant. Awaiting reply from tenant.
15. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The construction work for concrete repairs, waterproofing, and trench drain repairs started on June 5, 2021. Trench drain work on the street level has been accomplished to date.
16. Union Station / Master Lease Negotiations – participated in staff’s review and discussion of proposed terms and conditions. The next steering committee meeting with State, City and NHPA representatives is June 29, 2021.

17. Union Station / East Lot and West Lot Planning with CTDOT – NHPA’s on-call consultant team is preparing a proposal to examine the feasibility of an above-grade parking structure with transportation related services on ground level on the west lot, and a below-grade parking structure to accommodate a building development structure on top on the east lot.
18. Union Station / Interior Space Improvements Planning with CTDOT – NHPA’s on-call consultant team continues with its work 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 lists and categorizes the various items, considers options, refines ideas as needed, identifies and evaluates benefits and constraints, and prioritizes the improvements. The consultants’ initial presentation to the subcommittee on May 20, 2021 was well received.
19. Condition Survey Reports – The annual condition survey reports will be presented by the Consultant at the June 21, 2021 Board meeting.

JMS / 06-16-2021



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% |

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|--|-------------|
| 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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