

CONDITION APPRAISALS PARK NEW HAVEN FACILITIES FY 2021

**AIR RIGHTS PARKING GARAGE
UNDER AIR RIGHTS SURFACE PARKING LOT
CROWN STREET PARKING GARAGE
TEMPLE MEDICAL PARKING GARAGE
TEMPLE STREET PARKING GARAGE
UNION STATION PARKING GARAGE
UNION STATION BUILDING
270 STATE STREET PARKING GARAGE**

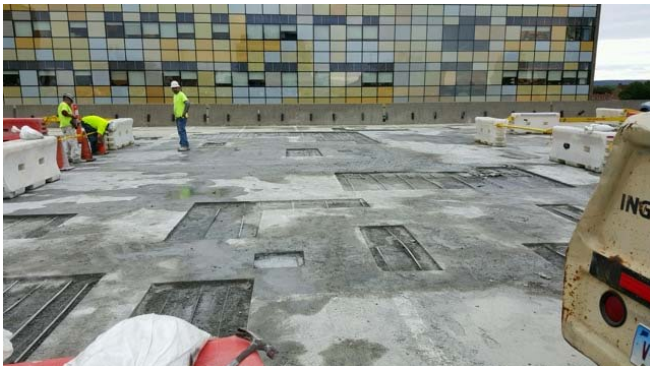
DESMAN
Design Management

**PREPARED BY: DESMAN
JUNE 21, 2021**



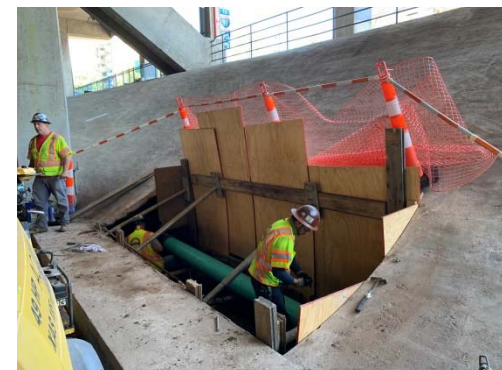
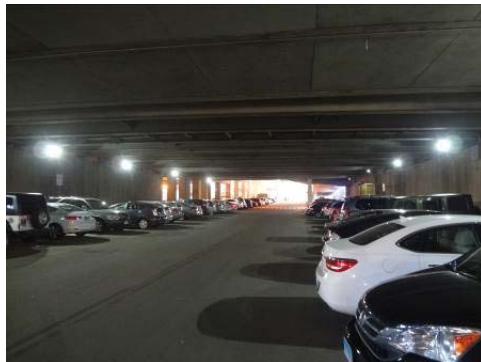
AIR RIGHTS PARKING GARAGE

Date of Completion:	1982														
Age of Structure:	38 years														
Type of Structure:	Cast-in-Place Post-Tensioned Concrete														
Work planned for 2021:	Concrete repairs & waterproofing, lighting improvements														
5-Year Projection Highlights:	<table> <tr> <td>Concrete Repairs & Waterproofing:</td><td>\$3,680,100</td></tr> <tr> <td>Architectural Enhancements:</td><td>\$2,579,550</td></tr> <tr> <td>Mechanical & Electrical Repairs:</td><td>\$1,434,050</td></tr> <tr> <td>Elevator Upgrades & Improvements:</td><td>\$2,783,850</td></tr> <tr> <td>PARCs Renewal & Replacement:</td><td>\$1,313,700</td></tr> <tr> <td>Security:</td><td>\$3,733,750</td></tr> <tr> <td>Miscellaneous:</td><td>\$2,837,760</td></tr> </table>	Concrete Repairs & Waterproofing:	\$3,680,100	Architectural Enhancements:	\$2,579,550	Mechanical & Electrical Repairs:	\$1,434,050	Elevator Upgrades & Improvements:	\$2,783,850	PARCs Renewal & Replacement:	\$1,313,700	Security:	\$3,733,750	Miscellaneous:	\$2,837,760
Concrete Repairs & Waterproofing:	\$3,680,100														
Architectural Enhancements:	\$2,579,550														
Mechanical & Electrical Repairs:	\$1,434,050														
Elevator Upgrades & Improvements:	\$2,783,850														
PARCs Renewal & Replacement:	\$1,313,700														
Security:	\$3,733,750														
Miscellaneous:	\$2,837,760														
Total Projected Cost for 2022:	\$3,040,500														
Total 5-Year Projection:	\$18,362,650														



UNDER AIR RIGHTS GARAGE SURFACE PARKING LOT

Type of Structure:	Bituminous Concrete Pavement	
Converted to Parking:	October 1, 1988	
Work planned for 2021:	Lighting improvements	
5-Year Projection Highlights:	Bituminous concrete Repair:	\$7,250
	Mechanical & Electrical Repairs:	\$7,250
	PARCs Renewal & Replacement	\$81,200
Total Projected Cost for 2022:	\$0	
Total 5-Year Projection:	\$95,700	



CROWN STREET PARKING GARAGE

Date of Completion:	1971												
Age of Structure:	49 years												
Type of Structure:	Single precast tees with cast-in-place topping												
Work planned for 2021:	Concrete repairs & waterproofing, lighting improvements												
5-Year Projection Highlights:	<table><tr><td>Concrete Repairs & Waterproofing:</td><td>\$1,035,300</td></tr><tr><td>Architectural Enhancements:</td><td>\$1,322,400</td></tr><tr><td>Mechanical & Electrical Repairs:</td><td>\$24,650</td></tr><tr><td>Elevators:</td><td>\$13,050</td></tr><tr><td>PARCs Renewal & Replacement:</td><td>\$429,200</td></tr><tr><td>Other:</td><td>\$535,050</td></tr></table>	Concrete Repairs & Waterproofing:	\$1,035,300	Architectural Enhancements:	\$1,322,400	Mechanical & Electrical Repairs:	\$24,650	Elevators:	\$13,050	PARCs Renewal & Replacement:	\$429,200	Other:	\$535,050
Concrete Repairs & Waterproofing:	\$1,035,300												
Architectural Enhancements:	\$1,322,400												
Mechanical & Electrical Repairs:	\$24,650												
Elevators:	\$13,050												
PARCs Renewal & Replacement:	\$429,200												
Other:	\$535,050												
Total Projected Cost for 2021:	\$4,350												
Total 5-Year Projection:	\$3,359,650												



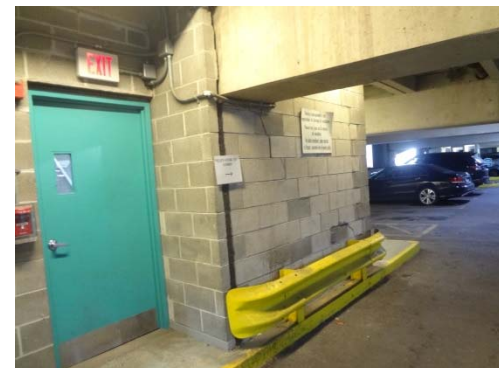
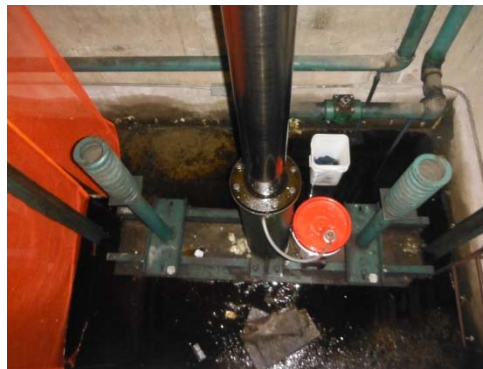
TEMPLE MEDICAL PARKING GARAGE

Date of Completion: 1977
Age of Structure: 43 years
Type of Structure: Precast concrete joists and beams with cast-in-place concrete slab

Work planned for 2021: Concrete repairs & waterproofing, lighting improvements, elevator modernization

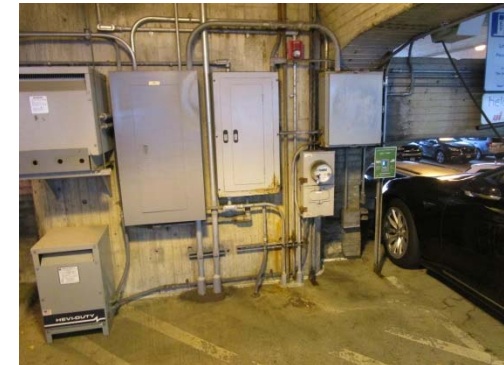
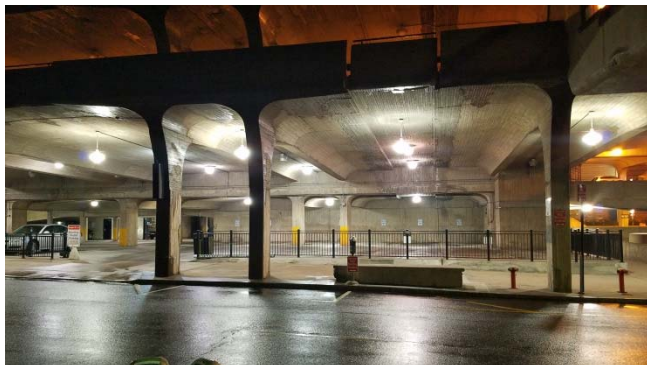
5-Year Projection Highlights:	Concrete Repairs & Waterproofing:	\$1,200,600
	Architectural Enhancements:	\$1,597,900
	Mechanical & Electrical Repairs:	\$507,500
	Elevator:	\$8,700
	PARCs Renewal & Replacement:	\$429,200
	Other:	\$263,90

Total Projected Cost for 2022: \$2,900
Total 5-Year Projection: \$4,007,800



TEMPLE STREET PARKING GARAGE

Date of Completion:	1962												
Age of Structure:	58 years												
Type of Structure:	Conventionally reinforced cast-in-place concrete												
Work planned for 2021:	Concrete repairs & waterproofing, lighting improvements,												
5-Year Projection Highlights:	<table><tr><td>Concrete Repairs & Waterproofing:</td><td>\$2,978,300</td></tr><tr><td>Architectural Enhancements:</td><td>\$2,234,450</td></tr><tr><td>Mechanical & Electrical Repairs:</td><td>\$955,550</td></tr><tr><td>PARCs Renewal & Replacement:</td><td>\$429,200</td></tr><tr><td>Elevator Upgrades & Improvements</td><td>\$3,939,650</td></tr><tr><td>Other:</td><td>\$1,484,800</td></tr></table>	Concrete Repairs & Waterproofing:	\$2,978,300	Architectural Enhancements:	\$2,234,450	Mechanical & Electrical Repairs:	\$955,550	PARCs Renewal & Replacement:	\$429,200	Elevator Upgrades & Improvements	\$3,939,650	Other:	\$1,484,800
Concrete Repairs & Waterproofing:	\$2,978,300												
Architectural Enhancements:	\$2,234,450												
Mechanical & Electrical Repairs:	\$955,550												
PARCs Renewal & Replacement:	\$429,200												
Elevator Upgrades & Improvements	\$3,939,650												
Other:	\$1,484,800												
Total Projected Cost for 2022:	\$3,928,050												
Total 5-Year Projection:	\$12,021,950												



UNION STATION PARKING GARAGE

Date of Completion: 1988
Age of Structure: 32 years
Type of Structure: Cast-in-place post-tensioned concrete

Work planned for 2021: Concrete repairs & waterproofing,

5-Year Projection Highlights:	Concrete Repairs & Waterproofing:	\$1,792,877
	Architectural Enhancements:	\$1,413,750
	Mechanical & Electrical Repairs:	\$390,050
	Elevators:	\$8,700
	PARCs Renewal & Replacement:	\$597,400
	Other:	\$213,150

Total Projected Cost for 2022: \$1,383,300

Total 5-Year Projection: \$4,415,928



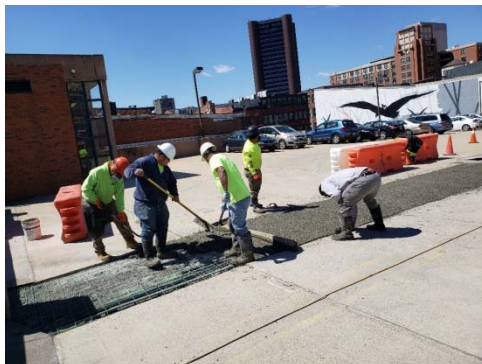
UNION STATION BUILDING

Date of Completion:	1920, renovated and re-opened in 1985		
Age of Structure:	101 years		
Work planned for 2021:	Architectural repairs, cornice study & roofing study in progress		
5-Year Projection Highlights:	Architectural & Structural Repairs:	\$3,948,350	
	Tunnel Work:	\$848,250	
	Mechanical & Electrical Repairs:	\$2,630,300	
	Elevators:	\$21,750	
	Landscaping & Site Work:	\$101,500	
Total Projected Cost for 2022:	\$522,000		
Total 5-Year Projection:	\$7,550,150		



270 STATE STREET PARKING GARAGE

Date of Completion:	1994												
Age of Structure:	27 years												
Type of Structure:	Double precast tees with cast-in-place washes												
Work planned for 2021:	Concrete repairs & waterproofing, drainage repairs & improvements												
5-Year Projection Highlights:	<table><tr><td>Concrete Repairs & Waterproofing:</td><td>\$751,100</td></tr><tr><td>Architectural Improvements:</td><td>\$2,595,500</td></tr><tr><td>Mechanical & Electrical Repairs:</td><td>\$542,336</td></tr><tr><td>Elevators:</td><td>\$8,700</td></tr><tr><td>PARCs Renewal & Replacement:</td><td>\$113,100</td></tr><tr><td>Other:</td><td>\$352,350</td></tr></table>	Concrete Repairs & Waterproofing:	\$751,100	Architectural Improvements:	\$2,595,500	Mechanical & Electrical Repairs:	\$542,336	Elevators:	\$8,700	PARCs Renewal & Replacement:	\$113,100	Other:	\$352,350
Concrete Repairs & Waterproofing:	\$751,100												
Architectural Improvements:	\$2,595,500												
Mechanical & Electrical Repairs:	\$542,336												
Elevators:	\$8,700												
PARCs Renewal & Replacement:	\$113,100												
Other:	\$352,350												
Total Projected Cost for 2022:	\$21,750												
Total 5-Year Projection:	\$4,363,086												



TOTAL 5-YEAR COST PROJECTION SHARE OF ALL FACILITIES

APPROXIMATE TOTAL: \$55.8M

