

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

1. State Grant for Crown, Temple and Temple Medical Garages – Project #17-006, concrete and waterproofing repairs at Crown Street Garage and Temple Street Garage, is in progress. Current work activities 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 nearing completion on concrete repairs, waterproofing, drainage system, and miscellaneous improvements. The painting of fire standpipes included in the FY21/22 capital budget was accomplished as an add to this project.
4. 270 State Street / Create Gated Opening in the North Exterior Walkway – At the request of Executive Director, a price is being obtained to convert a section of fence to a gated opening in the exterior pedestrian walkway along the north side of the Garage, to allow for continuous passage from State Street to Orange Street, via the adjacent BC Ninth Square LLC property.
5. Air Rights Garage / Concrete Repairs and Waterproofing – Current work is mainly focusing on roof level repairs, correcting some drainage issues on lower levels, and overhead patching in underspace.
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 / 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, to prevent freezing on the walkway and provide greater comfort for Hospital patrons.

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. Their design will need to be carefully analyzed to ensure there is no significant adverse impact to the structure. The City soon plans to first perform some core borings of the soil to study its characteristics. They have provided the required insurance certificate from their contractor.
9. 101 College Street Development –The temporary truck driveway under ARG is complete and the first phase of closing the south service road and making the north service road two-way traffic is in operation.
10. Temple Street Garage / Deteriorated George Street Bridge Girder –The City Engineering Department reported a deteriorated girder within the plane of the Garage and below the George Street Bridge, which is connected to and passes through the Garage. The girder appears to primarily support the bridge. The deterioration appears to be caused by a leaking expansion joint on the street, which the City maintains. City claims it is our responsibility to repair the girder and NHPA believes the repair is the responsibility of the City. A meeting with the City Engineers was held on July 15 to discuss this matter. NHPA provided copies it has of the original construction. Our legal counsel is checking to see if there are any legal documents relating to maintenance of the bridge components.
11. 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.
12. 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 is currently in progress.
13. Union Station / Amtrak Ticket Window Modifications – Amtrak plans to modify the ticket window area to enhance ADA accessibility. Amtrak has commenced work, starting with interior repairs before addressing the main waiting room stonework modifications.
14. Union Station / Second Floor East Family Restroom & Lactation Area – A lactation area in the former 2<sup>nd</sup> floor lunch room, coupled with use of the 2<sup>nd</sup> floor east restrooms, is being advanced. Some work will be performed in-house and some with outside contractors. Awaiting JAC review of the plan.
15. 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.

16. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The construction work for concrete repairs, waterproofing, and trench drain repairs is nearing completion.
17. Union Station / Master Lease Negotiations – participated in staff’s continued review and discussion of proposed terms and conditions. The next steering committee meeting with State, City and NHPA representatives is July 28, 2021.
18. 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.
19. 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 recently provided an updated draft report for review.

JMS / 07-16-2021