

Planning & Engineering NHPA Board Report
August 30, 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.
4. 270 State Street / Create Gated Opening in the North Exterior Walkway – At the request of Executive Director, a section of fence was converted 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. 270 State Street / Stair Tread Nosing Repair – There are 14 missing or damaged stair tread nosings, which pose a potential tripping hazard and are in need of replacement. Price quotes were obtained and a purchase order was issued for the repairs.
6. Air Rights Garage / Concrete Repairs and Waterproofing – Current work is mainly focusing on Level 6 repairs, some roof level repairs, and overhead patching in underspace.
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 / 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 in progress 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.

9. 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 hired a contractor to perform some core borings of the soil to study its characteristics.
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 completing its staff interviews and 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 is modifying the ticket window area to enhance ADA accessibility. They are 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 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. 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. Tenant will likely hold on renovations pending further info about the new master lease situation.
16. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The construction work for concrete repairs, waterproofing, and trench drain repairs is largely complete; some patching work and punch list remain.

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 August 25, 2021.
18. Union Station / East Lot and West Lot Planning with CTDOT – NHPA’s on-call consultant team prepared a draft 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. CTDOT has reviewed the draft proposal and provided comments, which were further discussed at the August 11 subcommittee meeting. Further conversations with CTDOT will be conducted to fine-tune the scope of services.
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 in 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. A meeting with the subcommittee will be held on August 23, 2021 to discuss this report.
20. Union Station / Replace 3 Rooftop Air Conditioning Units – At the July JAC meeting, it was voted to advance the replacement of three older rooftop air conditioning units as their reliability is problematical. There are a total of six roof top units and three were replaced in 2014. The lead time for fabrication of the units is at least 20 weeks following design and submission / approval of engineering submittals. In order to install the units in time for next year’s cooling season, we propose to have Turner pre-purchase the equipment as they successfully did with the chiller, and we would supply it to the bidder/contractor to install. This will allow the air conditioning to be upgraded prior to next year’s cooling system. If the equipment is not purchased in advance and we wait and have the bidder/contractor order it, the air conditioning will have to wait until after next summer to be completed.

JMS / 08-12-2021



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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Park New Haven Capital Projects Community Subcontractor Utilization Program Summary Report



Capital Projects	Contract Value	Subcontracts Value	New Haven Participation	New Haven Participation per Contract Value	All SBE Participation	All SBE Participation per Contract Value	MBE, WBE & DisBe Participation	MBE, WBE & DisBe Participation per Contract Value	Other MBE & DisBE Participation	Other MBE & DisBe per Contract Value			
17-006: Repairs & Improve. at TSG and CSG- DECD Grant +	\$ 5,374,421	\$ 2,206,292	\$ 1,015,840	18.9%	\$ 1,800,792	33.5%	\$ 1,594,467	29.7%	\$ -	0.0%			
Total:	\$ 5,374,421	\$ 2,206,292	\$ 1,015,840	18.9%	\$ 1,800,792	33.5%	\$1,594,467	29.7%	\$0	0.0%			

New Haven Participation:	\$1,015,840	New Haven Participation per Contract Value:	18.9%
All SBE Participation:	\$1,800,792	All SBE Participation per Contract Value:	33.5%
MBE, WBE & DisBe Participation:	\$1,594,467	MBE, WBE & DisBe Participation per Contract Value:	29.7%

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