

Planning & Engineering NHPA Board Report
October 18, 2021
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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. The first concrete pour on the roof was recently made and the design engineer engaged Test-Con Incorporated, a Black American Minority Business Enterprise, to perform the needed material testing. Bid documents are also 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 – Remaining work mainly involves the replacement of the stair/elevator tower roofs and some miscellaneous improvements.
4. Air Rights Garage / Concrete Repairs and Waterproofing – Current work is mainly focusing on Level 2 repairs and overhead patching in under-space. The structural repairs included in this year’s capital budget have been added to the scope of work for this project, as approved by the Board.
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 – The conceptual feasibility study is in progress for modifying the existing skywalk to be fully enclosed and climate-controlled, to prevent freezing on the walkway and provide greater comfort for Hospital patrons. The draft report was presented at the August 24, 2021 MAC meeting.
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. The City hired a contractor to perform some core borings of the soil to study its characteristics.

8. Temple Street Garage / Deteriorated George Street Bridge Girder – The City Engineering Department reported a deteriorated girder within the plane of the Garage but outside of the parking area 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.
9. Temple Street Garage / Repair of Damaged Parapet Wall – Two bids were received on September 23, 2021 to repair damage to the parapet wall on Level 4 caused by a motor vehicle incident. A Board motion was prepared to award the contract to the apparent low bidder.
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. A revised draft report has been distributed for internal review.
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 is currently in progress.
12. Union Station / Amtrak Ticket Window Modifications – Amtrak is modifying the ticket window area to enhance ADA accessibility. They are working on interior repairs before addressing the main waiting room stonework modifications.
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. Awaiting CTDOT approval of the plan. CTDOT is also considering a stand-alone, prefabricated unit on the street level.
14. Union Station Garage / Concrete, Waterproofing and Drainage Repairs – The construction work for concrete repairs, waterproofing, and trench drain repairs is complete. Project closeout is in progress.
15. 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 scheduled for October 20, 2021.
16. Union Station / East Lot and West Lot Planning with CTDOT – NHPA’s on-call consultant team prepared a revised 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 approved the revised proposal. A Board motion has been prepared to approve the design agreement. Meetings with State and City representatives continue to discuss the process for requesting information from prospective developers. A professional service agreement is being developed to assist with the proposal documents and outreach to potential developers. The next subcommittee meeting with State, City and NHPA representatives is scheduled for November 17, 2021.

17. 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. A revised report is being drafted.
18. Union Station / Replace 3 Rooftop Air Conditioning Units – The three new units have been ordered from the factory. Preparation of the public bid documents for the installation of the units is nearing completion.
19. Preventative Maintenance Service for HVAC Equipment – a professional service agreement is being negotiated for the development and preparation of proposal documents for a preventative maintenance program to address the needs of the various HVAC systems at NHPA’s structured facilities.
20. Orange-George Lot / Installation of EV Charging Stations – A professional services agreement is being negotiated for the design in the creation of a number of EV charging stations in this facility. Some will be rapid charge units. The units may possibly be powered by a large UI storage battery in the adjacent lot.
21. George Street Lot / Skateboard Park and UI Storage Batteries – the professional services are underway for the land survey work and environmental study.

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