

Planning & Engineering NHPA Board Report
November 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 concrete repairs to the inner ring of the silo and on the roof levels at Crown Street Garage, and repairing decayed concrete in the Temple Street Garage commercial space. 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, in progress.
4. 270 State Street / Electric Vehicle Charging Stations – One dual electric vehicle charging station will soon be installed at the facility. This will bring the total, system-wide number of EV station spaces to 43.
5. Air Rights Garage / Concrete Repairs and Waterproofing – Current work is mainly focusing on Level 2 repairs and overhead patching in under-space.
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 – 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.
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 hired a contractor to perform some core borings of the soil to study its characteristics.

9. Air Rights Garage / Additional Handicapped Parking Spaces – At the request of Yale University, and as discussed at the MAC meeting, three additional handicapped spaces will be added to the supply. Work is in progress.
10. Air Rights Garage / Repair of Damage Caused by Motor Vehicle Incident – Late evening on November 4, 2021, a motor vehicle went out of control and caused damage to a section of railing on street level. The area was temporarily secured and repairs are in process of being made.
11. 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.
12. Temple Street Garage / Repair of Damaged Parapet Wall – The completed contract award documents are in process of being provided by Contractor. On-site work will start next spring.
13. 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.
14. 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 has been completed.
15. Union Station / Amtrak Ticket Window Modifications – Amtrak is modifying the ticket window area to enhance ADA accessibility. They terminated their contractor due to its failure to properly progress the work. Amtrak will select a new contractor.
16. 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.

17. 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.
18. 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 November 18, 2021.
19. Union Station / East Lot and West Lot Planning with CTDOT – The professional service contract has been signed 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. Additionally, a professional service agreement has been signed 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. A subcommittee site visit is scheduled for November 18, 2021.
20. 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. A revised report was presented and discussed with CTDOT on November 8, 2021.
21. Union Station / Underground Passageway Floor Tile Repair – approximately 100 square feet of floor tile was successfully repaired. A New Haven-based, Black American MBE contractor performed the work.
22. Union Station / Replace 3 Rooftop Air Conditioning Units – The three new units are being manufactured. Bids to install the equipment were opened on November 9, 2021. A Board Motion was prepared to award the contract to the apparent low bidder.
23. Union Station / 5G Digital Connectivity Pilot Program – an initial discussion with a service provider was held on October 26, 2021. Awaiting additional information.
24. 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.

25. Orange-George Lot / Installation of EV Charging Stations – A professional services agreement has been signed for the design in the creation of a number of EV charging stations at this facility. Some will be rapid charge units. The units may possibly be powered by a large UI storage battery in the adjacent lot.
26. George Street Lot / Skateboard Park and UI Storage Batteries – the professional services are underway for the land survey work and environmental study.

JMS / 11-16-2021



Community Subcontractor Utilization Program Summary Report PARK New Haven 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	MBE Participation per Contract Value	WBE Participation per Contract Value	DisBe Participation per Contract Value
Capital Projects											
17-006: Repairs & Improve. at TSG and CSG- DECD Grant +	\$ 5,374,421	\$ 2,206,292	\$ 1,015,840	18.9%	\$ 1,800,792.00	33.5%	\$ 1,594,467	29.7%	\$ 969,070	\$ 625,397	\$ -
22-006: Create Gated Opening in 270 State Street Fence*	\$ 1,910	\$ 1,510	\$ 400	20.9%	\$ 1,910	100%	\$ 1,510	79.1%	\$ 1,510	\$ -	\$ -
20-028: TSG- Repairs to Damaged Concrete Parapet	\$ 77,377	\$ 42,000	\$ 10,000	45.7%	\$ 42,000	54.0%	\$ 42,000	54.0%	\$ -	\$ 42,000	\$ -
22-014: Union Station- Emergency Tunnel Floor Tile Repairs #*	\$ 9,541	\$ -	\$ 9,541	100%	\$ 9,541	100%	\$ 9,541	100%	\$ 9,541	\$ -	\$ -
22-010: Union Station- Replacement of (3) RTUs on Bldg. Roof	\$ 274,390	\$ 213,808	\$ 173,082	63%	\$ 147,808	53.9%	\$ 69,000	25.1%	\$ 53,016	\$ -	\$ -
Total:	\$ 5,737,639	\$ 2,463,610	\$ 1,208,863	21.1%	\$ 2,002,051	34.9%	\$1,716,518	29.9%	\$ 1,033,137	\$ 667,397	0.0%

New Haven Participation:	\$ 1,208,863	New Haven Participation	21.1%	MBE Participation	18%
All SBE Participation:	\$ 2,002,051	All SBE Participation	34.9%	WBE Participation	12%
MBE, WBE & DisBe Participation:	\$ 1,716,518	MBE, WBE & DisBe Participation	29.9%	DisBe Participation	0.0%

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