

**Planning & Engineering NHPA Board Report**  
**January 24, 2022**  
**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 but currently shut down for the winter. 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 – All work is substantially complete. Project closeout is in progress.
4. 270 State Street / Electric Vehicle Charging Stations – One dual electric vehicle charging station will soon be operational at the facility. This will bring the total, system-wide number of EV station spaces to 43.
5. 270 State Street / DECD Grant Application – Assisted in the preparation of a grant application involving Four Million Dollars to accomplish repairs and improvements including concrete and waterproofing, architectural, elevators, electrical, and mechanical items.
6. Air Rights Garage / Concrete Repairs and Waterproofing – Work is currently shut down for the winter season.
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 – 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 Consultant is updating its draft report reflecting review comments and is including some cost information.

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. Air Rights Garage / Additional Handicapped Parking Spaces – At the request of Yale University, and as discussed at the MAC meeting, three additional handicapped spaces have been added to the supply. Work is complete.
11. 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 damaged railing has been replaced.
12. Air Rights Garage / DECD Grant Application – Assisted in the start of a grant application to accomplish repairs and improvements including concrete and waterproofing, architectural, elevators, electrical, and mechanical items, as well as commercial space infill of vacant street frontage.
13. Air Rights Garage / Impact of 101 College Street Development – The next phase of traffic detours will soon occur. This will involve closing the north service road tunnel and having two-way traffic in the south service road tunnel. This impacts entry and exit to the Air Rights Garage and the Under-Air Rights Garage parking area, as well as the truck loading docks. An on-site meeting with the Developer, City and YNHH was held on January 21, 2022 to review the proposed detour plan.
14. 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, 2021 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.
15. Temple Street Garage / Repair of Damaged Parapet Wall – The notice to proceed with construction has been issued effective March 15, 2022.
16. Temple Street Garage / Flood Protection of Crown Street Basement Ramp – There was a flash flood in summer 2021 which caused the storm and sanitary sewers on Crown Street near Temple Street to overflow. Much of the overflowing water ran down the Temple Street Garage entrance ramp to the basement, flooding the basement and damaging the elevators. Our insurance carrier has requested that we take preventative measures for any future re-occurrence. As we successfully performed at the MLK exit, we will install an easily removable

wooden “dam” at the top of the ramp. A purchase order to install the dam was recently issued.

17. Temple Street Garage / Impact of Downtown Crossing Phase 4 – The City has recently renewed design of its Phase 4 for Downtown Crossing project. They are progressing the design to 70% and then stopping as they await funding to complete the design and then bid and construct the work. This project will impact the exit at MLK which will be permanently closed but other garage driveway ramps will be made reversible lanes to enhance operational flexibility to accommodate traffic flow needs. A meeting to get an update on this project with the City and its consultants was held on January 19, 2022.
18. 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.
19. Union Station / Platform Stairway Accent Lights Study – The professional services to conduct a study of the platform stairway accent light fixtures is substantially complete. Some remedial work has been completed.
20. 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.
21. 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. Awaiting CTDOT approval of the plan. CTDOT is also considering a stand-alone, prefabricated unit on the street level.
22. 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.
23. Union Station / Master Lease – The next steering committee meeting with State, City and NHPA representatives is scheduled for January 26, 2022.
24. Union Station / East Lot and West Lot Planning with CTDOT – The feasibility study for an above-grade parking structure with transportation related services on ground level in the west lot, and a below-grade parking structure to accommodate a building development structure on top in the east lot is in progress. Additionally, drafting of proposal documents and outreach to potential developers is in progress. A teleconference with invited experts from across the nation and interested parties is scheduled for January 25, 2022. The next subcommittee meeting with State, City and NHPA representatives is scheduled for February 15, 2022.

25. 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 progress report was presented and discussed with CTDOT on November 8, 2021.
26. Union Station / Replace 3 Rooftop Air Conditioning Units – The three new units are being manufactured. The contract to install the equipment has been signed and technical submittals are in progress.
27. Union Station / 5G Digital Connectivity Pilot Program – An initial discussion with a service provider was held on October 26, 2021. No recent activity.
28. Union Station / Underground Passageway Brass Door Replacement Study – The hinges for the existing brass doors at the base of the escalator and at head of the underground passageway have deteriorated over their 37-year life of continual use. Numerous repairs have been made over the years but they are reaching the point of no repair. Best options for door replacement are being considered.
29. 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.
30. Elm-Orange Lot / Installation of EV Charging Stations – Originally planned for the Orange-George lot, at request of City the focus for a number of rapid-charge EV stations and storage batteries and storage batteries will instead be pursued at the Elm-Orange lot.
31. George Street Lot / Skateboard Park and UI Storage Batteries – The land survey work is complete. A draft layout including the existing skateboard structure, the proposed children’s educational “traffic garden,” and UI’s proposed storage batteries was prepared. Some alternative layouts are being considered.
32. State Street / Bicycle and Pedestrian Path – Now that State Street Rail Station has been added to the Union Station campus, it has been requested to consider some improvements to the travel path and connection for bicyclists and pedestrians on State Street. Some preliminary design/planning work will involve consideration to establish a new two-way bicycle and

pedestrian path on the easterly side of State Street North, from Water Street to Crown Street, where the existing sidewalk terminates.

33. Sale of Surplus Rolling Stock – Public bids for the for the sale of surplus rolling stock including a truck, an auto, a security cart, and two power sweepers, which are in poor or junk condition, were opened on December 21, 2021. Three bids were received. One bidder had the highest price for the truck and the security cart, for a total of \$1,060. Another had the highest price for the auto, for a total of \$750. No one bid on the two junk power sweepers, which will be sold for scrap value.

JMS / 01-21-2022



## 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
<b>Capital Projects</b>											
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	\$ -	\$ -
22-017: 270 State Street- Install EV Charging Stations #	\$ 18,400	\$ -	\$ 18,400	100.0%	\$ 18,400	100.0%	\$ -	0.0%	\$ -	\$ -	\$ -
22-018: ARG- Repair Exterior Railings*	\$ 21,900	\$ 13,000	\$ 8,900	40.6%	\$ 21,900	100.0%	\$ 13,000	59.4%	\$ 13,000	\$ -	\$ -
22-019: TSG- Water Barrier at Entry #	\$ 2,295	\$ -	\$ 2,295	100.0%	\$ 2,295	100.0%	\$ 2,295	100.0%	\$ 2,295	\$ -	\$ -
<b>Total:</b>	\$ 5,780,234	\$ 2,476,610	\$ 1,238,458	21.4%	\$ 2,044,646	35.4%	\$1,731,813	30.0%	\$ 1,048,432	\$ 667,397	0.0%

<b>New Haven Participation:</b>	\$ 1,238,458	<b>New Haven Participation</b>	21.4%	<b>MBE Participation</b>	18.1%
<b>All SBE Participation:</b>	\$ 2,044,646	<b>All SBE Participation</b>	35.4%	<b>WBE Participation</b>	11.5%
<b>MBE, WBE &amp; DisBe Participation:</b>	\$ 1,731,813	<b>MBE, WBE &amp; DisBe Participation</b>	30.0%	<b>DisBe Participation</b>	0.0%

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