



September 27, 2022

NOTICE OF MEETING

A Meeting of the New Haven Union Station Partnership Operations Committee for Union Station Transportation Center will be held on Wednesday, September 28, 2022 at 2:00 PM via Zoom teleconference and in person at New Haven Union Station Transportation Center, Conference Room A, 4th Floor West.

The Agenda for this meeting is attached.



**UNION STATION
PARTNERSHIP
NEW HAVEN**

**AGENDA
NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE
MEETING
September 28, 2022
2:00 PM
ZOOM WEBINAR**

Dear Operations Committee Members:

You are invited to a Zoom webinar that will also be held in person at Union Station, Conference Room A, 4th Floor West.

Topic: OPERATIONS COMMITTEE MEETING

Time: September 28, 2022 2:00 PM Eastern Time (US and Canada)

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

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I. CALL TO ORDER

II. PUBLIC COMMENT

Please notify Fortunata Houde (fhoude@nhparking.com) in advance if you have a desire to speak during the Public Comment section or on a specific agenda item.

Please Note: This will be a remote meeting. Any member of the public may request, in writing, a physical location and any electronic equipment necessary to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the same opportunities to provide comment or otherwise participate in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment, the committee is not required to adjourn or postpone the meeting. Access can be from anywhere by an electronic device that has Zoom program at the address provided above in the Agenda Notice or by phone at the number set forth above in the Agenda Notice.

III. APPROVAL OF THE MINUTES

- Approval of Minutes from the August 22, 2022 Operations Committee Meeting
- Approval of the Minutes from the August 15, 2022 JAC Meeting

IV. APPROVAL OF CONTRACTS AND PLANS

- Enabling Plan and Draft Tenant Relocations – *presented by Desman and Svigals + Partners*
- Union Station Partnership Brand and Interior Wayfinding – *presented by Desman and MERJE*
- Placemaking, Marketing, and Web Support – *presented by the Mascola group*

V. OPERATIONS REPORT

- Monthly Reports
- Monthly Security Meeting

VI. FINANCIAL REPORT

- Monthly Report
- Tweed New Haven - *Update*

VII. CAPITAL REPORT

- Capital Projects - *Update*

VIII. NEW BUSINESS

- Campus Safety/Security – *Discussion Topic*

IX. OLD BUSINESS

- Daily Reporting
- Brokerage RFP – *Comments before Release*
- RFI – *Comments before Release*
- Undomiciled Activity – *Discussion Topic*
- New Revenue Initiatives – *Discussion Topic*

X. EXECUTIVE SESSION

- Not Anticipated to be Utilized

XI. ADJOURNMENT/SITE TOUR

**MINUTES FROM THE UNION STATION PARTNERSHIP OPERATIONS
COMMITTEE
MEETING OF AUGUST 22, 2022**

PRESENT:

REPRESENTING CDOT: Mr. Jankovich, Mr. Bordiere, Mr. Bergeron, Ms. Cordero, Attorney Bartek

**REPRESENTING CITY OF
NEW HAVEN:** Mr. Piscitelli, Mr. Aysola, Mr. Eyzaguirre

REPRESENTING NHPA: Mr. Hausladen, Mr. Parry, Mr. Seholm, Mr. Staniewicz, Attorney Merin

I. CALL TO ORDER

Mr. Hausladen called the meeting to order at 3:07 PM.

II. PUBLIC COMMENT

Mr. Hausladen said there have not been any requests from the public to speak.

III. APPROVAL OF THE MINUTES

Mr. Hausladen asked for all to review the Minutes of the July 25, 2022 meeting for any exceptions or further discussion. Hearing none, Mr. Eyzaguirre moved to approve, and Mr. Bordiere seconded. A vote was taken:

Mr. Aysola	Approved
Mr. Bergeron	Approved
Mr. Bordiere	Approved
Mr. Eyzaguirre	Approved

The Minutes were unanimously approved as written.

IV. MOTIONS

•STATE OF GOOD REPAIR PROJECTS – PARK NEW HAVEN/DESMAN

Mr. Hausladen said with the start of the new fiscal year we will be able to move forward with some of the projects detailed on the list that was distributed. Mr. Staniewicz reviewed the list of *state of good repair* projects that was broken out between Union Station Building and Union Station Garage. The following key points were made.

-State of Good Repair Projects Total of \$8.9 Million and Mr. Seholm said the available cash transferred over to the City was \$6.9 million that results in an approximate \$2 million shortfall to be able to cover all the projects presented.

-Mr. Staniewicz said after internal discussion it was concluded that all projects should be advanced now with the exception of the architectural repairs and improvements. This project could be included with certain elements in the enabling plan.

Mr. Piscitelli thanked everyone for their efforts and said this is a starting point. He suggested the following:

- Initiate design on the projects which would be ready to go this year before we look for other sources of funding; and don't delete the architectural repairs just yet;
- Look at design and permitting phases by the next meeting that would help us manage the budget;
- Focus on the first group of projects and the expectation will be to keep these projects moving forward.

-Mr. Seholm explained how dollars were set aside. The larger projects listed have been carried over from prior approval by the JAC. Funds for these projects were reserved but not encumbered. With authorization from the OC, funds related for a project would be reserved. Once a contract is signed, the funds would be encumbered.

-Mr. Bordiere asked if these projects are reflected in the Desman report for 2022. Mr. Staniewicz said the Desman Report for this year outlined the work to be done for this fiscal year ending June 2023. Those projects were grouped into bid packages. Additional discussion was held on the projects included. Mr. Bordiere wanted to confirm his understanding that none of this work will get done prior to the spring of 2023. Mr. Staniewicz said yes.

Mr. Bordiere said he was totally in agreement with the state of good repair projects. He is looking to have a strategic balance on how to address them, work toward new initiatives, and how to get these pieces to come together with timing and funding. Mr. Hausladen said NHPA is working on an enabling plan to present at the September meeting to be able to talk through how best to achieve the renovation of the Station and expansion of retail using the cash on hand for state of good repair projects.

Mr. Jankovich said the projects sound good, and he appreciates the tremendous amount of work that is being done to get the projects started. He strongly emphasized he would like the investment of the State and City to be visible and see projects in construction next year. CDOT wants to see more done in the shorter term so those projects are out of the way for the bigger capital investment commitment that is coming.

Mr. Hausladen thanked Mr. Jankovich and Mr. Piscitelli and will proceed as they have directed.

Mr. Bordiere said he had a concern on exhausting funds, and he asked Mr. Bergeron if he was prepared to approve a Motion. Mr. Bergeron said before he can approve a Motion, he would like to see a short-term plan with a schedule that could be presented to the executive team. He could authorize moving forward with design. Mr. Staniewicz said authorizing design now would be key to be able to move some projects in the spring. Additional information will be forwarded to the OC on design costs to receive authorization to move forward with design contracts. Mr. Bergeron said he is comfortable with that. Mr. Hausladen said we can approve by e-mail, and it was agreed.

-Mr. Hausladen noted next steps:

-Start with state of good repairs;

-Working on an enabling plan to bring to interior improvements subcommittee and plan to bring to Operations Committee in September;

-Invite the Merje team to present the wayfinding package and to finalize the brand logo.

Mr. Jankovich said he would like the wayfinding project to get out the door as soon as possible. Mr. Staniewicz said the consultant needs clear direction as to which option to design, and then go out to bid. Mr. Bordiere asked if this could be a spring project. Mr. Staniewicz said possibly.

-Mr. Hausladen said we will work through the subcommittees to further these concepts and amend our recommendations for state of good repairs to add wayfinding and develop a staging process on how to proceed with other projects needed.

-Marketing Proposal to Help Operations at Union Station: The OC was asked to provide comments/feedback to the proposal they received within the next two weeks. The overall goal of the proposal is to position the real estate work at Union Station Building to help support the work that will be ongoing.

V. OPERATIONS REPORT

Mr. Parry provided an overview of activity in Operations.

•**Occupancy:** July occupancy increased very slightly from June, and the garage did not have to be closed. Sporting events are generating the most traffic.

•**Security/Incidents:** Medical assistance required/provided for various issues is still trending as the most populated category. Details are included in his report.

•**Transfer of the Operation of the State Street Station to the Parking Authority:** All life safety contracts, etc. have been transferred to NHPA and are in effect. Phones have been transferred to the City of New Haven account. Elevators are in full operation; however, Schindler is waiting on parts for some improvements/upgrades they suggested be done. No issues have been reported.

NHPA will be bringing in an outside vendor for one time to do some initial landscaping improvements at State Street and Union Stations. After that our maintenance team will follow up on the design scheme that was put in place.

VI. FINANCIAL REPORT

•Consolidated Results

Mr. Seholm presented the first consolidated report prepared under the new partnership that included revenue and expenses at USB, USG as well as State Street Station (new component). Net Operating Income actual was \$48,484 and \$90,837 better than loss budgeted. This was driven by both total parking revenue coming in better than budget and total expenses coming in under budget.

•Union Station Building Results

-Net Operating Income was \$31,322 better than the loss that was budget.

Total actual revenue for the month was \$124,441 that was \$1,209 less than budget. CPIU NE was used for budget.

Total Personnel Expenses were \$12,430 less than Budget

Big drivers were administrative salary being less than budget driven by the night supervisor position not yet hired; Maintenance ST due to an open shift that was offset by maintenance OT to cover open shifts; and Security ST was \$5,495 below budget due to the noon to 8:00 PM shift temporarily relocated to the Temple Street Garage.

Total Operating Expenses were \$20,102 less than Budget

Utilities, repairs and maintenance costs, and supplies all came in lower than budget.

Total Expenses were \$32,531 less than budget.

•State Street Station

-Net Operating Income: A loss of \$11,217 was budgeted, and there was an actual loss of \$18,550 that was \$7,333 more than the loss anticipated.

-Revenue: No revenue was budgeted or accrued.

-Total Personnel Expenses came in close to budget for the first month - \$495 less than budget.

-Total Operating Expenses were \$7,828 over for the month driven by two categories: repairs and maintenance placeholder and some lighting expenses and costs for supplies needed to stock the station.

-Total Expenses were \$7,333 over budget.

•Union Station Garage

Net Operating Income was \$65,822 better than budget for the month and helped support the balance of the transportation center.

-Total Revenue was \$54,401 better than budget driven by the return of transients. The Authority will be working with the Operations Committee to determine a new target point for the number of monthly permits that can be put in as we are approaching 425 – full capacity.

Revenue from the Tweed Agreement is included in the transient parking revenue. There were 279 transactions for a total of \$18,034. Average stay was just over six days for \$64 per transaction. The garage retains \$9,017 and \$9,017 goes to Tweed toward their responsibility for the shuttle costs.

-Total Personnel Expenses were \$6,919 less than budget driven by Cashiers ST, Maintenance and Security with open shifts that had sufficient coverage.

-Total Operating Expenses were \$4,502 less than budget due to lower repairs and maintenance costs and other miscellaneous items including a lift rental that was not procured.

-Total Expenses were \$11,421 better than budget.

Mr. Bordiere asked about the administrative expense budget coming in right at budget. Mr. Seholm said it is based on personnel, and once we have July to look back on it will be adjusted at all locations.

•Financial presentation going forward: Mr. Seholm said unless there are any objections, going forward he will send out a brief summary of the smaller variances by location, cover the consolidated results as a whole at the meeting, and be open to questions.

VII. CAPITAL REPORT

Mr. Staniewicz provided updates on the capital projects.

•New Rooftop Air Conditioning Units: This project was completed on schedule. Minor punch list items and close out remain.

•Fluorescent bulbs and lenses in the tunnel have been changed out to state-of-the-art LED bulbs. Mr. Hausladen screen shared a photo of the results before and after where a significant improvement was evident. Discounted pricing was achieved by taking advantage of energy rebates.

VIII. NEW BUSINESS

•USTC DAILY REPORT

Mr. Bordiere said he preferred the report be done showing statistics for each day separately with maintenance work orders summarized in a monthly report. The occupancy report is good.

•CAMPUS SAFETY AND SECURITY

Mr. Bordiere said there is a real need for safety and security at the Station and looks to the City for their consideration and assistance. Mr. Hausladen said a meeting was held with NHPA, CTDOT, Amtrak and Metro PD and NHPD. NHPA will continue to follow-up with them in regard to jurisdiction issues, guidance on how to handle the undomiciled, and their support of NHPA personnel. Mr. Bordiere concurred and recommended that NHPA start with NHPD and then circle back with other law entities present at the station and make sure we are on the same

page. Mr. Hausladen said he appreciates the direction. The Parking Authority will go back to NHPD and start working on a jurisdictional matrix and questions on operations.

Mr. Eyzaguirre said he agrees there are challenging issues at the Station. We all want to make sure we communicate with agencies who provide services for the undomiciled and that the services agencies are providing are adequate to meet the need presented.

Mr. Hausladen suggested bringing in a service provider/social worker, with a small contract, that reports to NHPA to give folks the services they may need and help us to determine how best to move forward. Mr. Hausladen will explore this idea further.

IX. OLD BUSINESS

•**Request for Information – Outreach to stakeholders for East Lot and West Lot Development:** A draft RFI was reshared, and Mr. Hausladen asked the Operations Committee to provide their comments by Friday if at all possible prior to its release. The purpose of the RFI is to serve as public notice of the stakeholder interviews and invite questions and comments on the proposed development of the two lots.

•**Brokerage Request for Proposals:** Mr. Bordiere asked what the next steps are in the re-release of the brokerage RFP, and is it ready. Mr. Staniewicz said he will be putting together the draft RFP documents and forwarding them to the Operations Committee for review. The RFP will ask for qualifications, what services would be provided, cost and schedule. It would be a combination of what we did for real estate services last time with the new requirements of the State etc. included. Mr. Bordiere said we need more information on how it would all play out. Draft proposal documents will be circulated for review once drafted.

ITEMS TO NOTE:

- Due to time constraints, it was agreed to reschedule the walkthrough of the Station.
- The September Meeting will be rescheduled due to the religious holiday.

X. EXECUTIVE SESSION – not needed

XI. ADJOURNMENT

Mr. Bordiere moved to adjourn, and Mr. Eyzaguirre seconded the Motion. A vote was taken.

Mr. Aysola	Approved
Mr. Bergeron	Approved
Mr. Bordiere	Approved
Mr. Eyzaguirre	Approved

The meeting was adjourned at 4:40 PM.

MINUTES OF THE AUGUST 15, 2022 JOINT ADVISORY COMMITTEE
Wrap-up Meeting
FOR UNION STATION TRANSPORTATION CENTER

Present from CDOT: Mr. Jankovich, Mr. Bordiere, Ms. Cordero,

Present from NHPA: Mr. Hausladen, Mr. Parry, Mr. Seholm, Mr. Staniewicz, Mr. Zdru

Present from City of New Haven: Mr. Eyzaguirre, Mr. Aysola

Guest: Mr. Zannis from Turner Construction

Mr. Hausladen was the Moderator and opened the meeting at 1:30 PM.

APPROVAL OF THE MINUTES

Mr. Hausladen asked if there were any exceptions or further discussion on the Minutes from the June 22, 2022 meeting. Hearing none he called for approval. Mr. Bordiere moved to accept the Minutes, and Mr. Hausladen seconded. The Minutes were approved as written.

CHIEF FINANCIAL OFFICER'S REPORT

Mr. Seholm presented financial results for June and said overall there has been significant improvement over last year.

Actual year-to-date net operating income is \$205,048 FY 2022 driven by the substantial increase in transient income. Last year NOI was negative (\$1,660,318). *Note: Operating income excludes the contribution of COVID funds.*

Consolidated Results: For the month of June Consolidated revenue came in \$207,542 better than budget.

-Total personnel expenses were \$4,566 less than budget.

-Total operating expenses were \$6,225 over budget and drove total expenses to be \$1,659 worse than budget.

-NOI was \$205,883 better than the loss that was anticipated.

Union Station Building Results: Total Revenue was \$4,148 better than budget. Rental income was slightly better and is consistent - the CPI is slightly higher than budget.

-Total Personnel Expenses were \$1,816 better than budget. Most lines came within \$5,000 of budget. Security ST continued to be under due to the noon to 8:00 PM shift transferred to another location.

-Total Operating Expenses were \$9,568 over budget. Utilities were worse than budget at 10.5 cents per kilowatt hour compared to 8.4 cents in December. Supplies were \$4,710 over budget due to some higher cost cleaning supplies needed; however, YTD for 12 months supplies were \$22,840 below budget. With the exception of trash removal, other expenses were slightly under budget.

-NOI for the building came in \$3,603 worse than budget for the month; however, significantly better YTD.

Union Station Garage Results: Total revenue was \$203,394 better than budget and results continue to be strong with the significant return of transient parkers. Volume is up 90% over last year and 11% over last month.

Total personnel expenses were \$2,750 less than budget with most lines within \$1,000 of budget. Several cashier shifts were not needed and a few shifts were covered by cashiers at a lower pay level. Total benefits were under budget with very little sick time taken

Total operating expenses were \$3,343 less than budget driven by the following. Utilities are \$1,000 worse due to cost increases that were noted for the building. Repairs and maintenance costs were \$1,096 over budget due to some additional miscellaneous purchases for repairs. Bank Fees \$4,108 under budget and this corresponds to the activity.

NOI for the month was **\$209,486 better than the loss that was budgeted.** Actual YTD financial results for the garage came in \$1,496,152 that was \$2.2 million better than the loss that was budgeted and \$2,030,750 better than last year.

Discussion followed on the amount that could be transferred to capital. Mr. Seholm asked if CTDOT would like the audited results presented to them prior to the JAC acceptance of the amount transferred to capital. Mr. Bordiere asked him to schedule a half-hour meeting to present the audited results for CTDOT to endorse the amount that is suggested to be transferred.

Tweed Agreement: Mr. Seholm said to date there was just over \$18,000 in validations to be split between Tweed Airport and the State. The average stay for parkers was just over five days. He will have detailed information to present to the Operations Committee on August 22, 2022.

Capital Funds: Mr. Seholm reported on the operations and capital fund balances ending June 30, 2022 that were transferred to the City.

Mr. Bordiere wanted to confirm there is \$6 million unencumbered for capital funds. Mr. Seholm said yes. Mr. Bordiere asked for planning purposes and recognizing that projects have been deferred due to lack of funds, is it anticipated that some projects that were tabled will be recommended to move forward. Mr. Hausladen said yes, recommendations will be made to the Operations Committee at the August 22, 2022 meeting.

Mr. Bordiere asked if Desman is still on target to deliver recommendations to the interior planning subcommittee. Mr. Hausladen said yes.

Mr. Aysola joined the meeting.

CAPITAL PROJECTS UPDATE

Mr. Zannis presented an update on capital projects.

•Building Electrical 15-003B: New LED fixtures have been installed in the tunnel handrails. This project is ready to go into the close out phase.

•Amtrak Ticket Window ADA Modifications: Mr. Zannis received word that Amtrak has a new contractor and is ready to return to work on this project. Mr. Zannis apprised them of the information required, insurance etc. that is needed from them prior to their starting.

•**Three New Roof-Top Air Conditioning Units:** Commissioning is complete. The project will be closed out pending the resolution of a few issues.

•**MTA Tenant Improvements:** Mr. Zannis met with the contractor for this project and reviewed with them the logistics for work they are planning including painting, re-carpeting and installing new ceiling tile.

•**Amtrak Ticket Machine Project:** Discussion was held on Amtrak's request to reconsider the new additional insurance requirement and waiver of subrogation for this project. Mr. Bordiere said Amtrak indicated that the contract in place would be subject to project cost increases due to the new insurance requirements and asked if we could accept the former levels. Discussion followed and Mr. Hausladen said he will get the insurance request of \$1,000,000 down to \$500,000.

•**State of Good Repair Projects:** Mr. Staniewicz presented the initial list of state of good repair projects. He said Desman noted the following projects including: a significant amount of concrete and waterproofing for the garage; for the building painting of exterior windows, brass doors need repair and exterior painting in front of the Station. The architectural project will also be included - tile and stone work. The manufacturer of the tile has been located and a good match was found that has been approved by the State Historic Preservation Office. Projects are in various stages of design and will be advanced to the Operations Committee.

Mr. Bordiere said from a partnership perspective we are doing great work with Desman and should be able to put out a press release related to the initial improvements and new projects planned. He is anxious to see Desman's package on the interior improvements.

Mr. Hausladen said he hopes to see votes at the Operations Committee for design and construction of projects.

OPERATIONS

Occupancy: Mr. Parry reported the average number of parkers for June was 742 that is slightly higher than May and the highest number of parkers seen to date. This indicates people are returning; however, we have not reached consistent, maximum capacity yet.

In regard to Length of Stay, for week days the high point is mid-day and prior to COVID the garage was filled by 9:00 AM or earlier.

The valet will continue to be suspended until the volume warrants it to resume.

Security/Incidents: Mr. Parry reported issues with disorderly conduct and the undomiciled are increasing, and there appears to be inconsistent communication with rail police and NHPD on how to address their behavior.

Mr. Bordiere asked about the outcome of the meeting held with representatives from rail PD and NHPD. Mr. Parry said the different views of those represented were discussed, and confusion on who is the first point of contact Metro PD or Amtrak has not been resolved in addition to what is acceptable behavior, etc. It was agreed when rail police start duty they will report their presence to the Facility Manager. Mr. Jankovich said he heard from his staff that a lot more work and decisions need to be made on jurisdictions, etc. Mr. Parry concurred and said frequent meetings will be held, and Metro PD will be preparing monthly reports.

Mr. Bordiere emphasized that CDOT feels strongly that the Authority consider filling the Director of Security Position and discussion followed. He would like this as a topic to be further discussed at the Operations Committee. Mr.

Hausladen said he hears the concern, and he has some questions on police powers, division of labor between Amtrak and Metro North Police and what is acceptable behavior in the station etc. that need to be resolved.

Mr. Bordiere recommended training for the safety of NHPA staff and patrons in the Station when dealing with the undomiciled.

ADJOURNMENT

Mr. Hausladen asked if there were any other items for discussion. Hearing none he moved to adjourn and Mr. Bordiere seconded. The meeting was adjourned at 2:37 PM.



New Haven Union Station
Conceptual Plan Advancement Activities
September 2022

Brokerage Services

- Submitted for review the draft Proposal Documents for Real Estate Advisor Services.

East Lot:

- PDD Zoning Application - In process with City and NHPA preparation of PDD application. Needs supporting traffic study by NHPA; study being negotiated.
- Stakeholder Interviews – Report is complete. Video statements from City and State are in process. Next step is to issue videos and results for additional public comments on website and by placing legal ad in local newspapers.
- Request for Interest/Request for Proposals for private development – to be prepared for release in winter 2022/2023 after zoning is in place.

West Lot:

- The West Lot will be a public development as multi-modal transportation hub, with above-grade parking of approximately 450 spaces, in keeping with SHPO recommendation for maximum height in relation to Station Building (the balance of 150+/- spaces to be accommodated on privately developed East Lot); public restrooms; enhance pedestrian access to Station; accommodate truck loading and trash removal services for Building; accommodate access to rear of Building and adjacent properties; some street frontage commercial activity for vibrancy – perhaps Greyhound or Avis, for example.
- Needs traffic study; study being negotiated.
- Needs advancement of conceptual design; professional services proposal in process.

Union Avenue Roadway and Streetscape Improvements:

- Advance conceptual design of road diet, bicycle track, shuttle bus pick-up/drop off, taxi staging, streetscape improvements, traffic signal installation and improvements, and exterior wayfinding signage. Approximately \$20 Million cost, which includes work considered public improvements for development.

Interior Building Wayfinding Signage:

- Consultant to present draft wayfinding signage study report to OC at September meeting.
- Need to select Union Station Partnership branded logo.
- Finalize interior wayfinding signage study and select design scheme from available options.
- Advance design to bid documents phase.

Enabling Plan – Phase I:

- Review draft report at September OC meeting.
- Select initial projects for advancement to design stage.

State of Good Repair:

- Review initial list of SOGR items.
- Select initial projects for advancement to design stage.

Convert Front Bay of Parking Garage to Commercial Use and Bicycle Storage:

- Eliminate parking in front bay, street level of Garage.
- Create commercial space towards street, and bicycle storage area in back row.
- Involves modifications to precast façade panels and brick wall to facilitate access.



UNION STATION
PARTNERSHIP
NEW HAVEN

New Haven Union Station – State of Good Repair Capital Items

September 2022

Union Station Building:

Architectural Repairs and Improvements

Work includes such items as plaster ceiling repairs and painting; main lobby refinishing of benches, woodwork, brass; stairwell repairs and refinishing; floor tile repair/replacement; cleaning of limestone walls; cleaning of main waiting room lights and sconces; exterior painting and refinishing of windows, doors, fencing and pylons; stair railing modifications requested by State Fire Marshal. [Note: Opportunity to add some related Enabling Plan - Phase 1 items such as storefront removal and replacement with rolling gates, bench removal, etc. – not included in price.]

Approximate, pre-design/pre-bid cost = **\$2,300,000** (including design, project management, testing, construction and contingencies).

Exterior Terracotta Cornice Repair/Restoration

Work includes repair and restoration of exterior, overhead, perimeter terracotta cornice. Next step is exploration work to examine details of existing conditions needed for design - in process of scheduling.

Approximate, pre-design/pre-bid cost = **\$500,000** (including design, project management, testing, construction and contingencies). Cost estimate to be refined during design.

Ventilation System Study

Study to review existing conditions and consider various options and recommendations for improving and enhancing ventilation system capacity and efficiency.

Budget = **\$37,000**

Union Station Garage:

Structural Repairs

Work includes concrete repairs, waterproofing, stair repairs, line striping, mechanical/plumbing repairs and replacements, and some electrical.

Approximate, pre-design/pre-bid cost = **\$3,350,000** (including design, project management, testing, construction and contingencies).

Precast Façade Repair Work

Work includes repairs and waterproofing of precast façade.

Approximate, pre-design/pre-bid cost = **\$2,000,000** (including design, project management, testing, construction and contingencies).

Exterior Architectural Coating

Work includes patching of deteriorated concrete patches and color matched, waterproofing coating of exterior.

Approximate, pre-design/pre-bid cost = **\$700,000** (including design, project management, testing, construction and contingencies).

TOTAL BUILDING AND GARAGE = \$8,887,000

NEW HAVEN PARKING AUTHORITY
 Union Station Garage
 For Fiscal Year Through August 31, 2022
 (Management Use Only)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE									
Monthly Parking Revenue	41,249	36,547	4,702	31,810	82,717	73,094	9,623	62,220	20,497
Transient Parking Revenue	303,868	235,000	68,868	175,248	593,439	465,000	118,439	351,663	231,776
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0	0	0
Administrative Income	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0
Other Revenue	6	10	(4)	10	3,365	20	3,345	20	3,345
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0
Total Revenue	345,124	271,557	73,567	207,068	689,520	538,114	131,408	413,903	255,617

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	6,375	6,594	219	6,956	13,401	13,287	(114)	13,238	(163)
Cashiers Salaries - Straight-time	379	330	(49)	144	610	665	55	460	(150)
Maintenance Salaries - Straight-time	12,331	14,264	1,933	11,848	24,345	28,722	4,377	24,711	366
Maintenance Salaries - Overtime	442	855	413	271	1,141	1,723	582	536	(805)
Maintenance Salaries - Straight-time	5,332	5,941	609	4,563	10,386	12,750	2,364	9,738	(648)
Maintenance Salaries - Overtime	104	555	451	1,679	252	1,118	866	1,871	1,619
Security Salaries - Straight-time	16,138	17,888	1,690	13,182	33,100	36,044	2,944	28,442	(4,658)
Security Salaries - Overtime	2,103	2,147	44	3,055	33,100	4,326	1,368	5,560	2,602
Benefits	31,939	34,036	2,097	27,954	70,378	72,251	1,873	61,550	(8,828)
Total Personnel	75,205	82,600	7,395	69,652	156,572	170,886	14,314	146,106	(10,466)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	9,134	6,714	(2,420)	5,371	16,289	13,410	(2,879)	11,090	(5,199)
Service Agreements	4,550	3,631	(919)	3,348	9,099	7,262	(1,837)	6,696	(2,403)
Professional Services	935	959	24	695	1,854	1,918	64	1,390	(464)
Repairs and Maintenance	3,857	6,640	2,983	3,335	4,082	10,280	6,198	6,869	2,687
Insurance - Liability	11,663	11,967	304	5,342	23,325	23,934	609	10,694	(12,641)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Liftforms	456	756	300	328	1,007	1,512	505	1,019	12
Tickets and Tags	335	213	(122)	11	564	426	(138)	21	(543)
Supplies	2,819	2,867	48	2,526	4,033	5,128	1,096	3,725	(308)
Bank Fees	4,194	4,150	(44)	1,927	9,003	8,300	(703)	4,865	(4,118)
Contracted Snow Removal	0	0	0	0	0	0	0	0	0
Administrative Expenses	34,451	35,200	749	32,440	69,651	70,400	749	64,225	(5,426)
Valet Expense	0	0	0	0	0	0	0	0	0
Other Expenses	780	760	(20)	708	1,526	3,250	1,724	1,605	79
Total Operating Expenses	72,972	73,857	885	56,031	140,434	145,821	5,387	112,009	(28,425)
Total Expenses	148,177	156,457	8,280	125,683	297,006	316,707	19,701	258,115	(38,891)
NET OPERATING INCOME	196,947	115,100	81,847	81,385	372,514	221,407	151,107	155,788	216,726

NEW HAVEN PARKING AUTHORITY
 State Street Station
 For Fiscal Year Through August 31, 2022
 (Management Use Only)

	CURRENT					YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE										
Monthly Parking Revenue	0	0	0	0	0	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0	0	0	0	0	0
Verification Revenue	0	0	0	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0	0	0	0
Administrative Income	0	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0	0
Other Revenue	0	0	0	0	0	0	0	0	0	0
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0	0
Total Revenue	0	0	0	0	0	0	0	0	0	0

	CURRENT					YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
EXPENSES										
Personnel:										
Administration Salaries - Straight-time	2,128	2,301	173	0	(2,128)	4,207	4,632	425	0	(4,207)
Administration Salaries - Overtime	153	128	(25)	0	(153)	256	258	2	0	(256)
Cashiers Salaries - Straight-time	0	0	0	0	0	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0	0	0	0	0	0
Maintenance Salaries - Straight-time	1,767	1,620	(147)	0	(1,767)	3,283	3,285	(18)	0	(3,283)
Maintenance Salaries - Overtime	(372)	182	534	0	372	42	326	284	0	(42)
Security Salaries - Straight-time	623	472	(151)	0	(623)	1,128	944	(184)	0	(1,128)
Security Salaries - Overtime	(6)	0	6	0	6	(6)	0	6	0	6
Benefits	3,428	3,574	146	0	(3,428)	6,845	7,162	517	0	(6,845)
Total Personnel	7,721	8,257	536	0	(7,721)	15,556	16,587	1,031	0	(15,556)

	CURRENT					YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
Operating:										
Security/Traffic Control	0	0	0	0	0	0	0	0	0	0
Utilities	103	0	(103)	0	(103)	148	0	(148)	0	(148)
Service Agreements	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Repairs and Maintenance	1,552	0	(1,552)	0	(1,552)	7,218	0	(7,218)	0	(7,218)
Insurance - Liability	121	127	6	0	(121)	242	254	12	0	(242)
Building & Land Rental	0	0	0	0	0	0	0	0	0	0
Uniforms	0	20	20	0	0	0	40	40	0	0
Tickets and Tags	0	0	0	0	0	0	0	0	0	0
Supplies	2,288	100	(2,188)	0	(2,288)	4,530	200	(4,330)	0	(4,530)
Bank Fees	0	0	0	0	0	0	0	0	0	0
Contracted Snow Removal	0	0	0	0	0	0	0	0	0	0
Administrative Expenses	5,170	2,640	(2,530)	0	(5,170)	7,810	5,280	(2,530)	0	(7,810)
Valet Expense	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	9,233	2,887	(6,346)	0	(9,233)	19,948	5,774	(14,174)	0	(19,948)
Total Expenses	16,954	11,144	(5,810)	0	(16,954)	35,504	22,361	(13,143)	0	(35,504)
NET OPERATING INCOME	(16,954)	(11,144)	(5,810)	0	(16,954)	(35,504)	(22,361)	(13,143)	0	(35,504)

NEW HAVEN PARKING AUTHORITY
 Union Station Building
 For Fiscal Year Through August 31, 2022
 (Management Use Only)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE									
Monthly Parking Revenue	0	0	0	0	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0	0	0	0	0
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	124,441	125,650	(1,209)	115,088	248,883	251,300	(2,417)	230,177	18,706
Administrative Income	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0
Other Revenue	0	50	(50)	0	0	50	(50)	0	0
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0
Total Revenue	124,441	125,700	(1,259)	115,088	248,883	251,350	(2,467)	230,177	18,706
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	7,434	8,095	661	5,875	13,300	16,276	2,976	11,528	(1,772)
Administration Salaries - Overtime	342	522	180	137	574	1,048	474	389	(185)
Cashiers Salaries - Straight-time	0	0	0	0	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0	0	0	0	0
Maintenance Salaries - Straight-time	21,794	25,471	3,677	21,719	45,270	51,375	6,105	42,575	(2,895)
Maintenance Salaries - Overtime	6,888	2,545	(4,143)	3,013	11,137	5,128	(6,009)	7,293	(3,844)
Security Salaries - Straight-time	15,355	22,474	7,119	16,410	32,672	45,288	12,614	35,602	2,980
Security Salaries - Overtime	2,159	2,697	538	4,419	2,328	5,434	3,106	7,597	5,259
Benefits	49,456	50,610	1,154	45,410	101,424	103,773	2,349	94,580	(6,854)
Total Personnel	103,229	112,414	9,185	96,983	206,705	228,320	21,615	189,584	(7,141)
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	53,464	41,992	(11,472)	33,263	89,536	81,424	(8,112)	66,214	(23,322)
Service Agreements	10,243	6,443	(3,800)	5,687	15,465	12,886	(2,579)	11,525	(3,940)
Professional Services	1,242	2,402	1,160	3,175	2,463	4,804	2,341	5,353	2,890
Repairs and Maintenance	14,955	33,730	18,765	10,906	24,384	54,460	29,876	29,977	5,393
Insurance - Liability	6,525	6,714	189	6,303	13,051	13,428	377	12,606	(445)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	594	985	391	443	1,338	1,970	632	1,832	494
Tickets and Tags	0	0	0	0	0	0	0	0	0
Supplies	6,304	8,330	2,026	5,287	10,970	16,055	5,085	10,086	(872)
Bank Fees	843	300	(543)	215	1,103	600	(503)	437	(666)
Contracted Snow Removal	0	0	0	0	0	0	0	0	0
Administrative Expenses	42,926	50,534	7,608	49,167	93,460	101,068	7,608	94,149	669
Valet Expense	0	0	0	0	0	0	0	0	0
Other Expenses	9,657	10,897	1,240	10,222	20,853	21,794	941	19,701	(1,152)
Total Operating Expenses	146,782	152,327	5,545	124,548	272,823	308,489	35,666	251,892	(20,931)
Total Operating Expenses	249,991	274,741	24,750	221,531	479,528	536,809	57,281	451,456	(28,072)
NET OPERATING INCOME	(125,550)	(149,041)	23,491	(106,443)	(230,645)	(285,459)	54,814	(221,279)	(9,386)

NEW HAVEN PARKING AUTHORITY
 Union Station Consolidated
 For Fiscal Year Through August 31, 2022
 (Management Use Only)

	CURRENT				YEAR-TO-DATE				
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
REVENUE									
Monthly Parking Revenue	41,249	36,547	4,702	31,810	82,717	73,094	9,623	62,220	20,497
Transient Parking Revenue	303,868	235,000	68,868	175,248	583,439	465,000	118,439	351,663	231,776
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	124,441	125,650	(1,209)	115,088	248,883	251,309	(2,417)	230,177	18,706
Administrative Income	0	0	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0	0	0
Other Revenue	6	60	(54)	10	3,365	70	3,295	20	3,345
Revenue Due City of New Haven	0	0	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0	0	0
Total Revenue	489,565	397,257	72,308	322,156	918,403	789,464	128,939	644,080	274,323
EXPENSES									
Personnel:									
Administration Salaries - Straightline	15,937	16,990	1,053	12,831	30,908	34,195	3,287	24,766	(6,142)
Administration Salaries - Overtime	875	980	105	281	1,440	1,971	531	849	(691)
Cashiers Salaries - Straightline	12,331	14,254	1,923	11,848	24,345	28,722	4,377	24,711	366
Cashiers Salaries - Overtime	442	895	413	271	1,141	1,723	582	536	(605)
Maintenance Salaries - Straightline	28,892	33,032	4,140	26,282	58,939	67,390	8,451	52,313	(6,626)
Maintenance Salaries - Overtime	6,421	3,262	(3,159)	4,892	11,431	6,572	(4,859)	9,164	(2,667)
Security Salaries - Straightline	32,176	40,834	8,658	29,592	66,901	82,274	15,373	64,044	(2,857)
Security Salaries - Overtime	4,256	4,844	588	7,474	5,281	9,760	4,479	13,147	7,866
Benefits	84,824	88,220	3,396	73,364	178,447	183,186	4,739	156,140	(22,307)
Total Personnel	186,155	203,271	17,116	166,635	378,833	415,793	36,960	345,670	(33,163)
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	62,701	48,706	(13,995)	38,634	105,973	94,834	(11,139)	77,304	(28,669)
Service Agreements	14,792	10,074	(4,718)	8,935	24,564	20,148	(4,416)	18,221	(6,343)
Professional Services	2,177	3,361	1,184	3,870	4,317	6,722	2,405	6,743	2,426
Repairs and Maintenance	20,174	40,370	20,196	14,241	35,884	64,740	28,856	36,646	762
Insurance - Liability	18,309	18,808	499	11,645	36,619	37,616	997	23,280	(13,329)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	1,049	1,761	712	771	2,345	3,522	1,177	2,851	506
Tickets and Tags	335	213	(122)	11	564	426	(138)	21	(543)
Supplies	11,410	11,297	(113)	7,798	19,534	21,384	1,850	13,823	(5,711)
Bank Fees	5,038	4,450	(588)	2,142	10,106	8,900	(1,206)	5,322	(4,784)
Contracted Snow Removal	0	0	0	0	0	0	0	0	0
Administrative Expenses	82,547	88,374	5,827	81,607	170,921	176,746	5,827	158,374	(12,547)
Valet Expenses	0	0	0	0	0	0	0	0	0
Other Expenses	10,436	11,657	1,221	10,930	22,379	25,044	2,665	21,306	(1,073)
Total Operating Expenses	228,988	239,071	10,103	180,579	433,206	480,034	46,828	383,901	(69,305)
Total Expenses	415,123	442,342	27,219	347,214	812,039	875,877	63,839	709,571	(102,467)
NET OPERATING INCOME	54,442	(45,085)	99,527	(25,059)	106,364	(66,413)	192,777	(65,491)	171,855



INCIDENT STATISTICS BY CATEGORY THRU AUGUST 2022
Details of Each Incident are Attached – Includes Union Station Building and Garage

MONTH	MOTOR VEHICLE BREAK-IN	CAR ACCIDENT MINOR/HIT & RUN	STOLEN AUTO	PERSONAL INJURY/FALL	PROPERTY DAMAGE PNH/Vandalism	PROPERTY DAMAGE PRIVATE	FELONY OR MIS-DEMEANOR CRIME	REQUEST FOR MEDICAL ASSISTANCE/HOMELESS ISSUES	Disorderly Conduct	Stolen Bike	ELEVATOR ENTRAPMENT THAT CAUSED INJURIES	MISC.	TOTAL
JAN	0	2	0	3	0	0	0	10	0	0	0	4 INCLUDES HARASSMENT, ALLEGED THEFT, NHPD CAR TRUNK OPEN, MAINTENANCE (FLOOD) FROM VENT	19
FEB	0	0	0	1	0	0	0	7	3	0	0	0	11
MAR	0	2	0	0	1	0	0	4	3	1 BIKE PARTS	0	1 Theft	12
APRIL	0	1	0	2	0	0	0	8	1	1 Moped	0	0	13
MAY	0	3	0	1	1	0	0	7	6	0	0	1 SISTER JUMPING OVER BROTHER AND 1 FELL AND HIT HEAD	19
JUNE	0	2	0	3	1	0	0	7	3	0	0	3 INCLUDES SMOKING, VAPING, ABANDONED CAR	19
JULY	0	3	0	3	1	0	0	6	2	0	0	2 INCLUDES ABANDONED CAR AND POSSIBLE THEFT	17
AUGUST	0	3	1	3	0	0	0	1	4	1	0	2 INCLUDES ALLEGED THEFT AND ISSUE WITH TAXI DRIVER	15
TOTAL	0	16	1	16	4	0	0	50	22	2	0	13	125



INCIDENTS – UNION STATION BUILDING – August 2022

DATE & TIME	TYPE	DESCRIPTION	POLICE CALLED	MEDICAL ASSISTANCE REQUIRED
8/1 7:45 PM	Alleged Theft	LOCATION: Union News Security was notified by worker at Union News that a soda, two bananas and a bottle of water were taken by a male that entered the store. Security noticed that the male was in front of the building. Amtrak and MTA PD were not available, NHPD was called. The male was in the middle of the road when they arrived. EMS was called and they transported him to the Hospital.	Yes	Yes
8/5 4:45 AM	Disorderly Behavior/ Verbal Threat	LOCATION: USB Lobby While Security was assisting a customer and walking out the front door, he was followed by one of the undomiciled that was in the Station who told Security to watch his back because he didn't like being put out of the Station while it was closed and continued on shouting at Security. Security walked away and then entered the building from the west end, and the man followed him and tried to take Security Officer's picture on his phone. Security felt threatened at this point.	No	No
8/5 4:10 AM	Medical Assistance Required	LOCATION: USB Men's Room Male found unresponsive in the men's restroom – thought to be due to overdose. MOD was notified and 911 was called. NHFD and EMS responded. He was transported to the Hospital.	Yes	Yes
8/7 9:20 PM	Misc. Issue with Taxi Driver	LOCATION: Front of USB Taxi driver refused service to customer for no apparent reason. Customer asked Security to report him.	No	No
8/7 4:30 AM	Sleeping on Bench/ Disorderly Conduct	LOCATION: USB Lobby Security found male sleeping on bench and asked him not to lay down. Male then started yelling at Security. Security called MTAPD who responded and came to talk to him. Male continued to argue with the MTAPD officer then finally left the building.	Yes	No
8/9 9:15 PM	Disorderly Conduct	LOCATION: USB Lobby Male in the building was being hostile with staff and customers in the building. Security asked him to leave and he refused. MTAPD were notified and questioned the male and escorted him off the property.	Yes	No
8/10 10:25 AM	Trip and Fall	LOCATION: Ladies Room USB Security was notified of woman falling on her head in the ladies' room. Security spoke to her and asked her if she wanted medical assistance. She said no and that she would try to get copy of report in a few days.	No	Refused

DATE & TIME	TYPE	LOCATION/ DESCRIPTION	POLICE CALLED	MEDICAL ASSISTANCE REQUIRED
8/16 Midnight to 1:00 AM	Stolen Vehicle & Damaged Property	<u>LOCATION: USB - West End Lot</u> AVIS said a vehicle was stolen from their lot. Security walked over to west lot and saw gate to the lot was tossed aside and mangled. He was then told by Avis staff that a Chevy suburban was driven through the gate and off the premises. Avis did an inventory and found the keys to the suburban were missing. Security called Supervisor who contacted MTAPD to access camera footage and NHPD arrived and took statements.	Yes	No
8/21 1:30 AM	Fall	<u>LOCATION: Front of USB</u> Man was sitting under Union Station sign on concrete wall and fell off and hit his head. Maintenance notified Security, 911 was called and ambulance took him to Hospital.	No	Yes
8/22 4:00 PM	Threatening Behavior	<u>LOCATION: USB Men's Room</u> At 4:00 PM Security was alerted of a situation in the men's room and reported to the area. He located a male with a knife yelling. State Police were at the Station for a non-related training and were unable to assist and asked Security to call NHPD or Rail Police. Security called all and they responded and took the male to the Hospital. No injuries were reported.	Yes	Yes
8/23 12:30 PM	Fall on Escalator	<u>LOCATION: USB Escalator</u> At about 12:30 PM Security received a call regarding a man that fell down the escalator on his way to the train - he was in a wheelchair. He hurt his legs and head. Security asked him if he wanted medical attention and he refused. Another patron helped him into his wheelchair, and he asked Security to take him to the train going to Rhode Island on track 2. He got on the train and left.	No	Refused



NCIDENTS - UNION STATION GARAGE - August 2022

DATE & TIME	TYPE	DESCRIPTION	POLICE CALLED	MEDICAL ASSISTANCE REQUIRED
8-6 8:20 PM	Motor Vehicle Accident - Minor Hit and Run	LOCATION: USG Level 6 Street side When patron returned to vehicle, found damage along door of her vehicle. Patron asked NHPA to fill out a report. There were no cars parked near her when she returned.	Yes	No
8/8	Motor Vehicle Accident - Minor Hit and Run	LOCATION: USG Level 1 When patron returned to vehicle found damage to rear driver's side bumper and called 5917 to report it.	No	No
8-24 8:00 PM	Stolen Bike	LOCATION: Bike Rack Area Woman reported when she went to get her bike it was not where she parked it and her bike lock was broken off.	No	No
8-27 4:45 AM	Motor Vehicle Accident - Minor	LOCATION: USG - Zip Car Area Man picked up zip car and as he was backing up he went into the metal sign and column and shattered the rear windshield. Supervisor came out to speak with him and took photos of the damage.	No	No



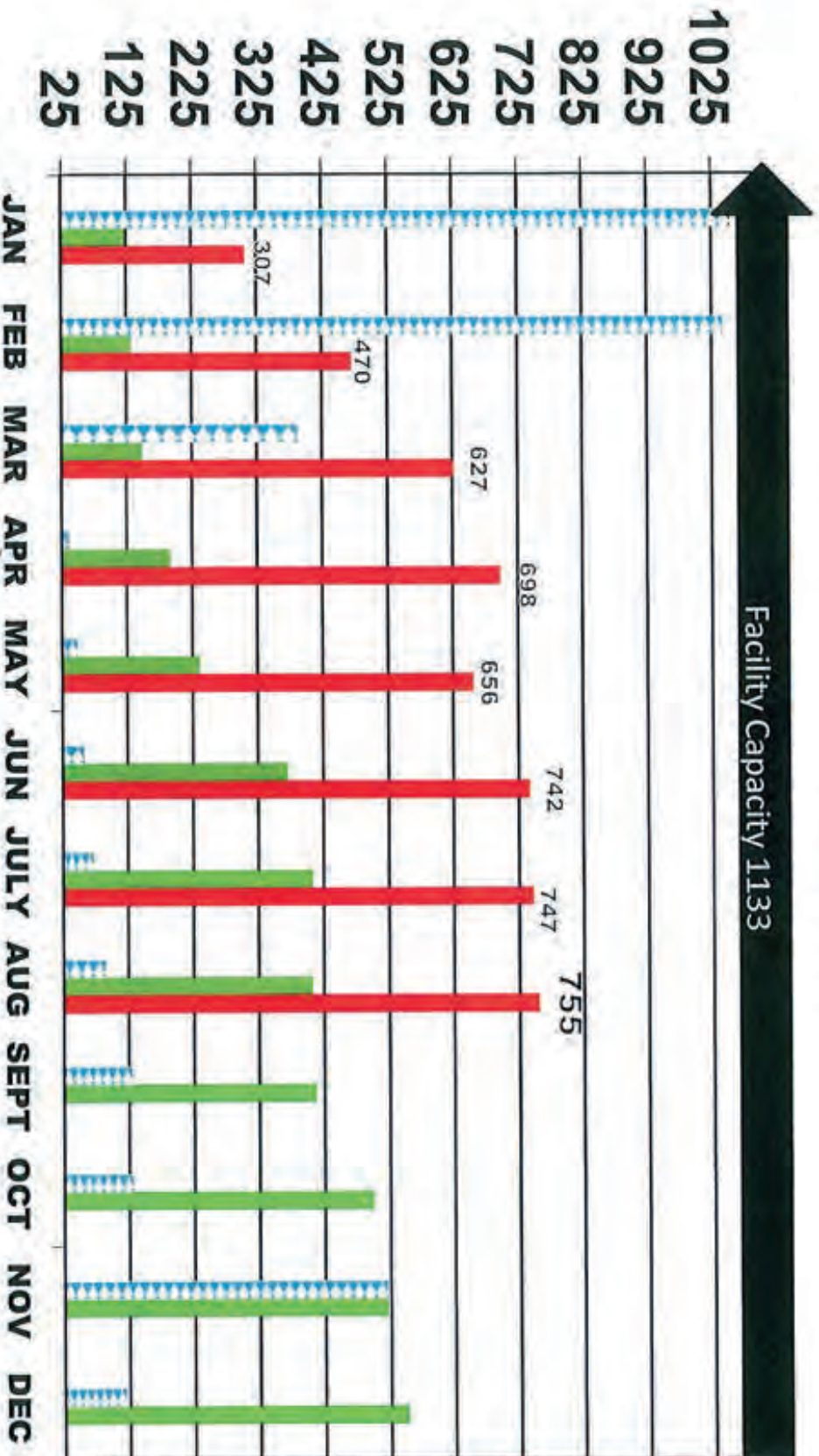
UNION STATION
PARTNERSHIP
NEW HAVEN

Average Occupancy Statistics Union Station Garage

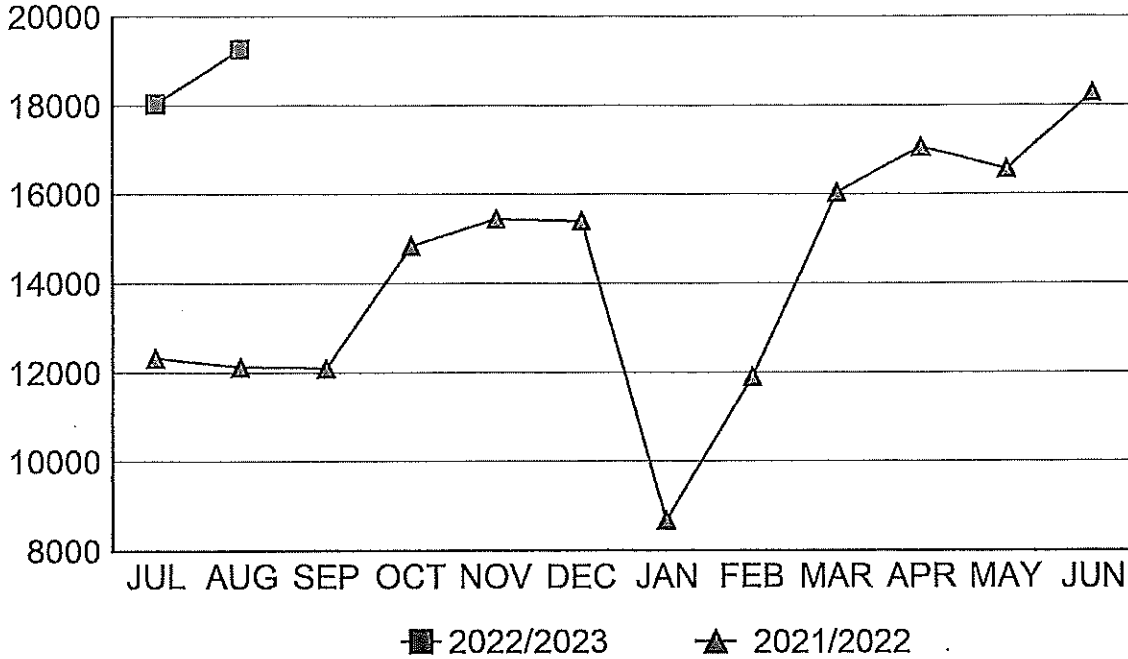
Facility Capacity 1133

Comparison of 2020 through 2022

2020 2021 2022



UNION STATION GARAGE TOTAL CARS PARKED



TOTAL CARS PARKED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2022/ 2023	2021/ 2022	2022/2023	% CHANGE BY MONTH	2021/2022	% CHANGE BY YEAR	2022/2023	2021/2022	% CHANGE
JUL	22	22	18,034	-1%	12,324	46%	18,034	12,324	46%
AUG	23	22	19,266	7%	12,131	59%	37,300	24,455	53%
SEP		22			12,103			36,558	
OCT		21			14,847			51,405	
NOV		22			15,457			66,862	
DEC		23			15,412			82,274	
JAN		21			8,681			90,955	
FEB		20			11,906			102,861	
MAR		23			16,057			118,918	
APR		21			17,075			135,993	
MAY		22			16,576			152,569	
JUN		22			18,285			170,854	
Total	45	261							

UNION STATION GARAGE

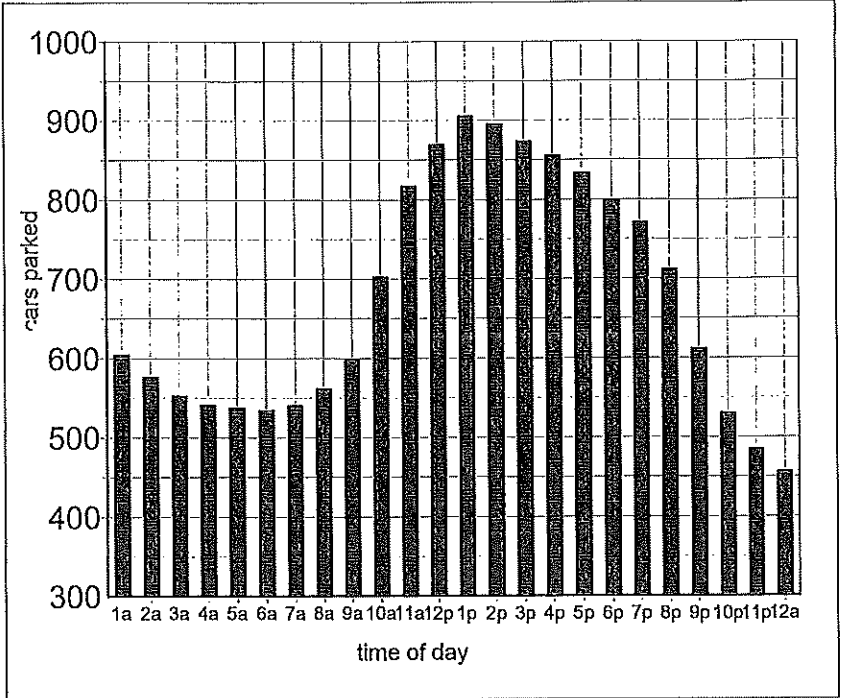
TOTAL TICKETS ISSUED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2022/ 2023	2021/ 2022	2022/2023	% CHANGE BY MONTH	2021/2022	% CHANGE BY YEAR	2022/2023	2021/2022	% CHANGE
JUL	22	22	13,618	-1%	8,757	56%	13,618	8,757	56%
AUG	23	22	14,525	7%	8,496	71%	28,143	17,253	63%
SEP		22			8,278			25,531	
OCT		21			10,683			36,214	
NOV		22			11,417			47,631	
DEC		23			11,485			59,116	
JAN		21			5,003			64,119	
FEB		20			7,957			72,076	
MAR		23			11,324			83,400	
APR		21			12,867			96,267	
MAY		22			12,204			108,471	
JUN		22			13,815			122,286	
Total	45	261							

TOTAL KEYCARDS ENTERED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2022/ 2023	2021/ 2022	2022/2023	% CHANGE BY MONTH	2021/2022	% CHANGE BY YEAR	2022/2023	2021/2022	% CHANGE
JUL	22	22	4,416	-1%	3,567	24%	4,416	3,567	24%
AUG	23	22	4,741	7%	3,635	30%	9,157	7,202	27%
SEP		22			3,825			11,027	
OCT		21			4,164			15,191	
NOV		22			4,040			19,231	
DEC		23			3,927			23,158	
JAN		21			3,678			26,836	
FEB		20			3,949			30,785	
MAR		23			4,733			35,518	
APR		21			4,208			39,726	
MAY		22			4,372			44,098	
JUN		22			4,470			48,568	
Total	45	261							

UNION STATION GARAGE OCCUPANCY REPORT

August 21, 2022
Sunday

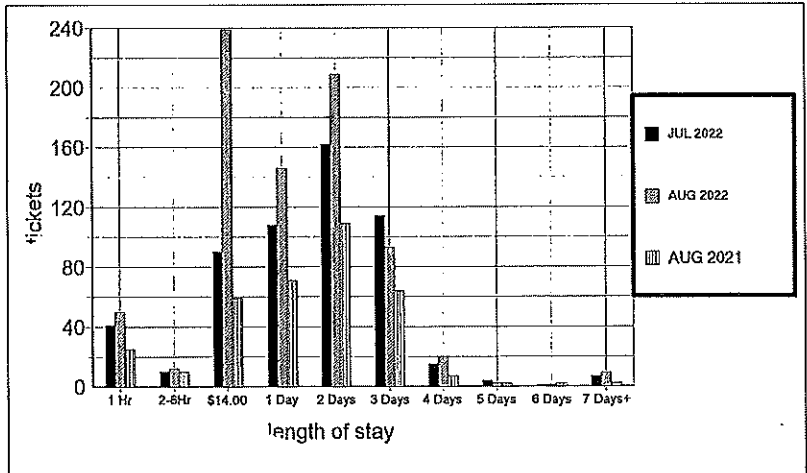
Time of Day	Tickets	Keycards	Total
00:00-1:00a	541	64	605
1:00-2:00a	515	62	577
2:00-3:00a	492	61	553
3:00-4:00a	479	63	542
4:00-5:00a	474	64	538
5:00-6:00a	471	64	535
6:00-7:00a	474	67	541
7:00-8:00a	492	70	562
8:00-9:00a	525	74	599
9:00-10:00a	626	77	703
10:00-11:00a	738	80	818
11:00-12:00p	789	81	870
12:00-1:00p	825	81	906
1:00-2:00p	815	81	896
2:00-3:00p	795	79	874
3:00-4:00p	781	75	856
4:00-5:00p	754	80	834
5:00-6:00p	717	83	800
6:00-7:00p	689	82	771
7:00-8:00p	631	81	712
8:00-9:00p	527	85	612
9:00-10:00p	447	84	531
10:00-11:00p	400	85	485
11:00-12:00a	376	81	457



1133 Available Spaces

Transient Length of Stay

Length of Stay	JUL 2022 # of Tickets	AUG 2022 # of Tickets	AUG 2021 # of Tickets
1 Hr \$2.00	41	50	25
2Hrs - 6 Hrs	10	12	10
\$14.00 Max	90	239	59
1 Day \$16 - \$18.	108	146	71
2 Days \$20 - \$36	162	209	109
3 Days \$38 - \$54	114	93	64
4 Days \$56 - \$72	15	20	7
5 Days \$74 - \$90	4	2	2
6 Days \$92 - \$108	1	1	2
>7 Days > \$110	7	9	2
Total	552	781	351
Avg Ticket =	\$28.96	\$25.77	\$27.92
Revenue	\$15,988.00	\$20,130.00	\$9,802.00

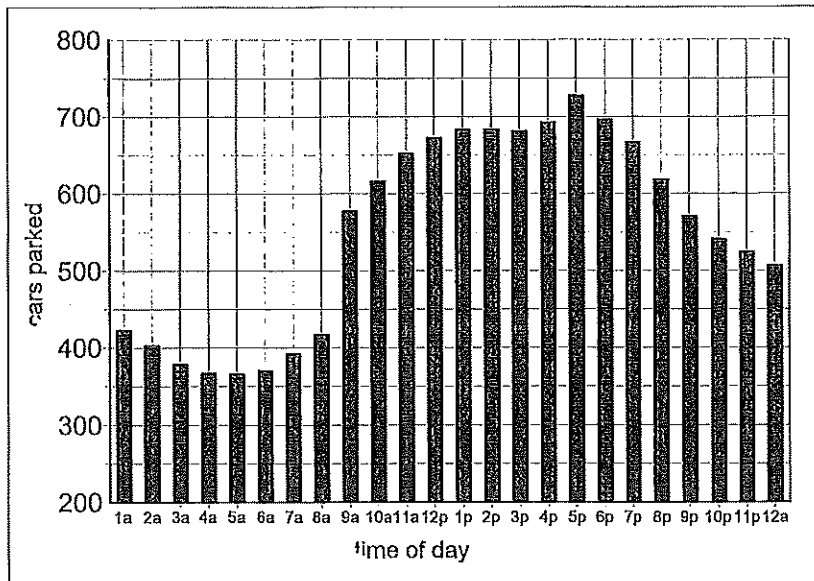


Length of Stay	AUG 2022 # of Tickets	AUG 2022 % of Total
1 Hr \$2.00	50	0.06
2Hrs - 6 Hrs	12	0.02
\$14.00 Max	239	0.31
1 Day \$16 - \$18.	146	0.19
2 Days \$20 - \$36	209	0.27
3 Days \$38 - \$54	93	0.12
4 Days \$56 - \$72	20	0.03
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	1	0.00
7 Days > \$110	9	0.01
Total	781	

UNION STATION GARAGE OCCUPANCY REPORT

August 22, 2022
Monday

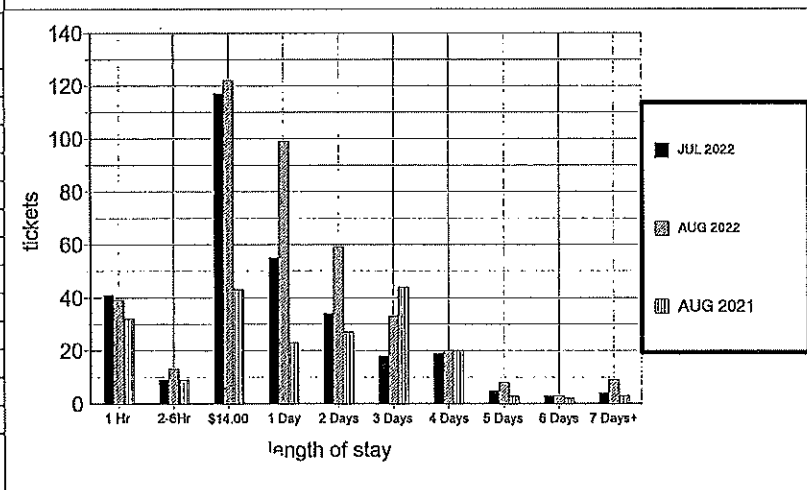
Time of Day	Tickets	Keycards	Total
12:00-1:00a	342	82	424
1:00-2:00a	325	79	404
2:00-3:00a	301	79	380
3:00-4:00a	288	80	368
4:00-5:00a	287	80	367
5:00-6:00a	286	85	371
6:00-7:00a	294	99	393
7:00-8:00a	316	102	418
8:00-9:00a	420	158	578
9:00-10:00a	455	162	617
10:00-11:00a	484	169	653
11:00-12:00p	506	167	673
12:00-1:00p	517	167	684
1:00-2:00p	513	171	684
2:00-3:00p	515	167	682
3:00-4:00p	529	164	693
4:00-5:00p	567	161	728
5:00-6:00p	547	150	697
6:00-7:00p	530	137	667
7:00-8:00p	498	121	619
8:00-9:00p	457	114	571
9:00-10:00p	433	109	542
10:00-11:00p	417	108	525
11:00-12:00a	407	100	507



1133 Available Spaces

Transient Length of Stay

Length of Stay	JUL 2022 # of Tickets	AUG 2022 # of Tickets	AUG 2021 # of Tickets
1 Hr \$2.00	41	39	32
2Hrs - 6 Hrs	9	13	9
\$14.00 Max	117	122	43
1 Day \$16 - \$18.	55	99	23
2 Days \$20 - \$36	34	59	27
3 Days \$38 - \$54	18	33	44
4 Days \$56 - \$72	19	20	20
5 Days \$74 - \$90	5	8	3
6 Days \$92 - \$108	3	3	2
>7 Days > \$110	4	9	3
Total	305	405	206
Avg Ticket =	\$23.92	\$26.84	\$31.74
Revenue	\$7,296.00	\$10,872.00	\$6,538.00

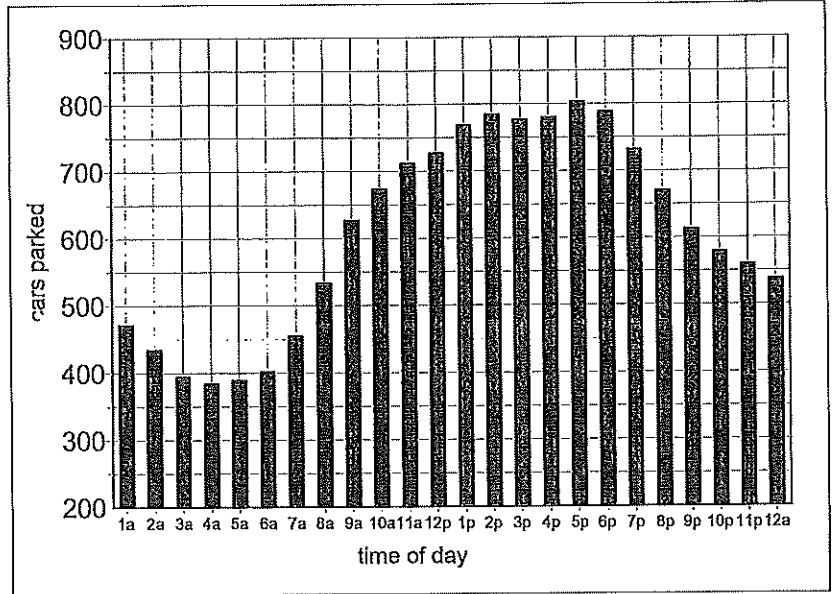


Length of Stay	AUG 2022 # of Tickets	AUG 2022 % of Total
1 Hr \$2.00	39	0.10
2Hrs - 6 Hrs	13	0.03
\$14.00 Max	122	0.30
1 Day \$16 - \$18.	99	0.24
2 Days \$20 - \$36	59	0.15
3 Days \$38 - \$54	33	0.08
4 Days \$56 - \$72	20	0.05
5 Days \$74 - \$90	8	0.02
6 Days \$92 - \$108	3	0.01
7 Days > \$110	9	0.02
Total	405	

UNION STATION GARAGE OCCUPANCY REPORT

August 23, 2022
Tuesday

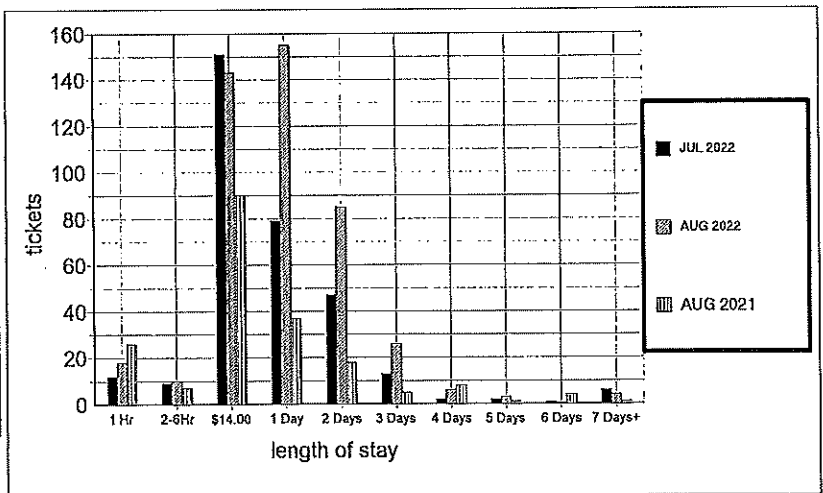
Time of Day	Tickets	Keycards	Total
12:00-1:00a	370	102	472
1:00-2:00a	337	98	435
2:00-3:00a	296	99	395
3:00-4:00a	288	97	385
4:00-5:00a	286	104	390
5:00-6:00a	292	111	403
6:00-7:00a	323	133	456
7:00-8:00a	373	161	534
8:00-9:00a	442	186	628
9:00-10:00a	487	188	675
10:00-11:00a	520	193	713
11:00-12:00p	531	197	728
12:00-1:00p	570	200	770
1:00-2:00p	585	200	785
2:00-3:00p	590	187	777
3:00-4:00p	599	182	781
4:00-5:00p	627	177	804
5:00-6:00p	619	170	789
6:00-7:00p	579	153	732
7:00-8:00p	538	133	671
8:00-9:00p	492	122	614
9:00-10:00p	462	118	580
10:00-11:00p	444	117	561
11:00-12:00a	428	111	539



1133 Available Spaces

Transient Length of Stay

Length of Stay	JUL 2022 # of Tickets	AUG 2022 # of Tickets	AUG 2021 # of Tickets
1 Hr \$2.00	12	18	26
2Hrs - 6 Hrs	9	10	7
\$14.00 Max	151	143	90
1 Day \$16 - \$18.	79	155	37
2 Days \$20 - \$36	47	85	18
3 Days \$38 - \$54	13	26	5
4 Days \$56 - \$72	2	6	8
5 Days \$74 - \$90	2	3	1
6 Days \$92 - \$108	1	0	4
>7 Days > \$110	6	4	1
Total	322	450	197
Avg Ticket =	\$21.73	\$22.02	\$20.07
Revenue	\$6,998.00	\$9,908.00	\$3,954.00

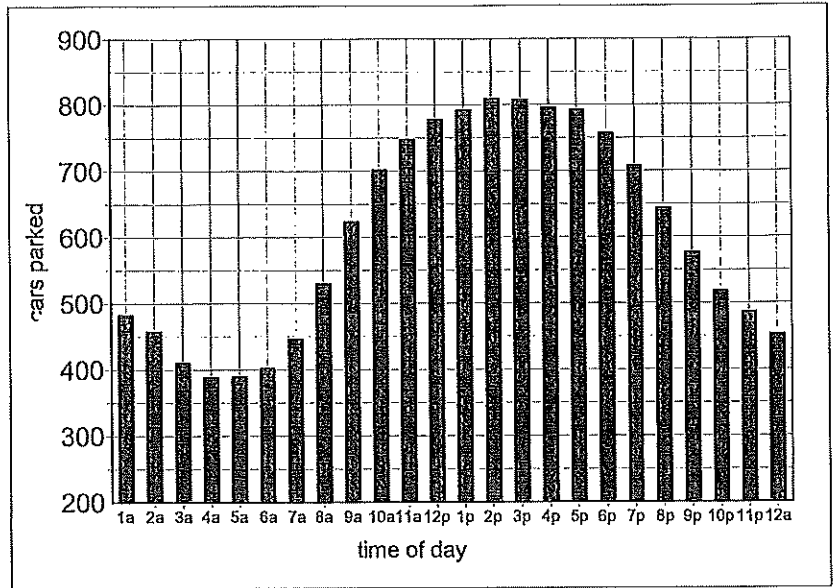


Length of Stay	AUG 2022 # of Tickets	AUG 2022 % of Total
1 Hr \$2.00	18	0.04
2Hrs - 6 Hrs	10	0.02
\$14.00 Max	143	0.32
1 Day \$16 - \$18.	155	0.34
2 Days \$20 - \$36	85	0.19
3 Days \$38 - \$54	26	0.06
4 Days \$56 - \$72	6	0.01
5 Days \$74 - \$90	3	0.01
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	4	0.01
Total	450	

UNION STATION GARAGE OCCUPANCY REPORT

August 24, 2022
Wednesday

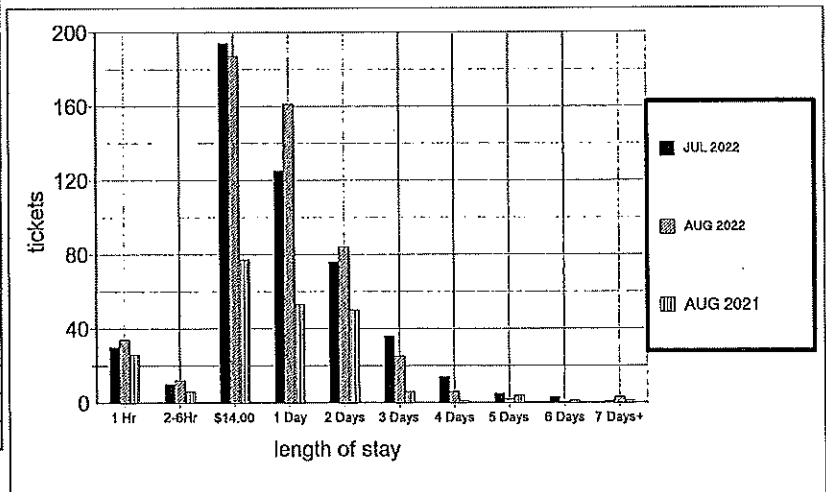
Time of Day	Tickets	Keycards	Total
12:00-1:00a	374	109	483
1:00-2:00a	353	105	458
2:00-3:00a	305	106	411
3:00-4:00a	282	107	389
4:00-5:00a	277	113	390
5:00-6:00a	284	119	403
6:00-7:00a	301	146	447
7:00-8:00a	363	167	530
8:00-9:00a	429	195	624
9:00-10:00a	500	202	702
10:00-11:00a	547	201	748
11:00-12:00p	571	207	778
12:00-1:00p	585	207	792
1:00-2:00p	601	208	809
2:00-3:00p	607	201	808
3:00-4:00p	604	192	796
4:00-5:00p	602	190	792
5:00-6:00p	584	173	757
6:00-7:00p	551	157	708
7:00-8:00p	504	140	644
8:00-9:00p	451	126	577
9:00-10:00p	399	120	519
10:00-11:00p	368	119	487
11:00-12:00a	341	112	453



1133 Available Spaces

Transient Length of Stay

Wednesday	JUL 2022	AUG 2022	AUG 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	30	34	26
2Hrs - 6 Hrs	10	12	6
\$14.00 Max	194	187	77
1 Day \$16 - \$18.	125	161	53
2 Days \$20 - \$36	76	84	50
3 Days \$38 - \$54	36	25	6
4 Days \$56 - \$72	14	6	1
5 Days \$74 - \$90	5	2	4
6 Days \$92 - \$108	3	0	1
>7 Days > \$110	1	3	1
Total	494	514	225
Avg Ticket =	\$22.35	\$20.30	\$20.36
Revenue	\$11,040.00	\$10,434.00	\$4,582.00

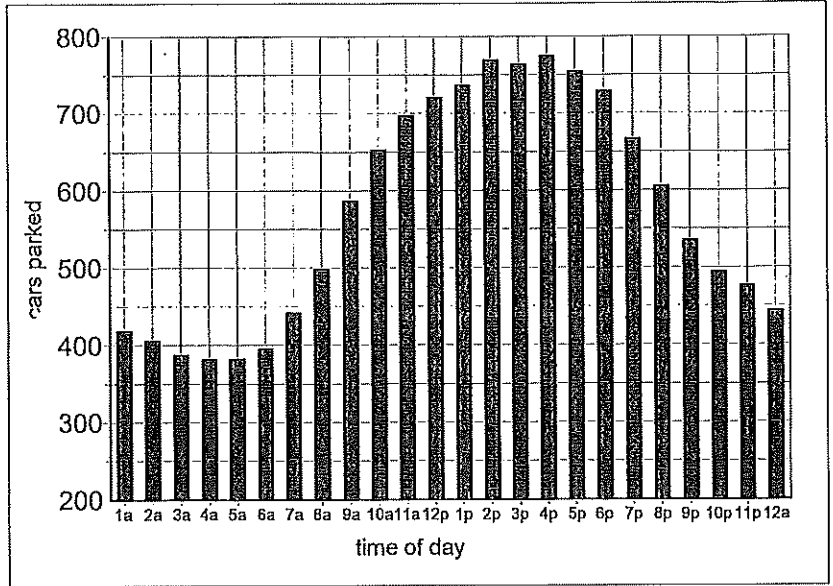


Length of Stay	AUG 2022 # of Tickets	AUG 2022 % of Total
1 Hr \$2.00	34	0.07
2Hrs - 6 Hrs	12	0.02
\$14.00 Max	187	0.36
1 Day \$16 - \$18.	161	0.31
2 Days \$20 - \$36	84	0.16
3 Days \$38 - \$54	25	0.05
4 Days \$56 - \$72	6	0.01
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	3	0.01
Total	514	

UNION STATION GARAGE OCCUPANCY REPORT

August 25, 2022
Thursday

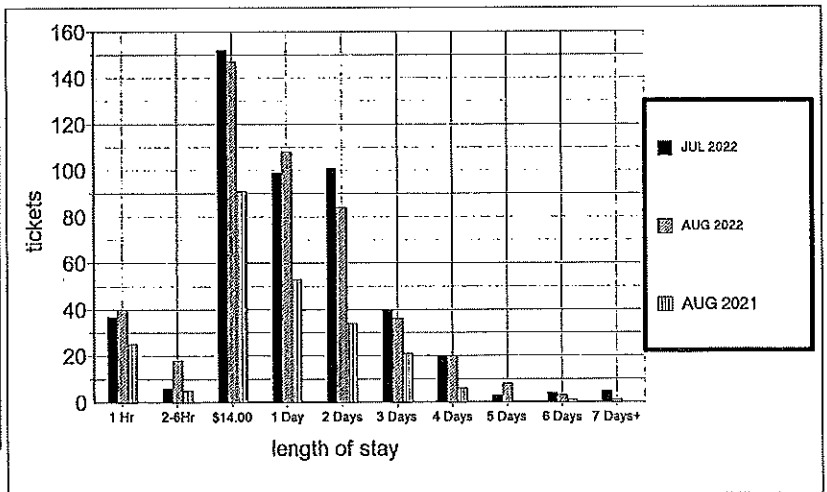
Time of Day	Tickets	Keycards	Total
00:00-1:00a	309	110	419
1:00-2:00a	297	109	406
2:00-3:00a	281	107	388
3:00-4:00a	273	109	382
4:00-5:00a	270	113	383
5:00-6:00a	276	120	396
6:00-7:00a	299	143	442
7:00-8:00a	344	155	499
8:00-9:00a	409	178	587
9:00-10:00a	466	187	653
10:00-11:00a	507	190	697
11:00-12:00p	527	194	721
12:00-1:00p	547	190	737
1:00-2:00p	576	194	770
2:00-3:00p	574	190	764
3:00-4:00p	597	178	775
4:00-5:00p	579	176	755
5:00-6:00p	556	173	729
6:00-7:00p	516	151	667
7:00-8:00p	478	128	606
8:00-9:00p	422	114	536
9:00-10:00p	390	105	495
10:00-11:00p	375	102	477
11:00-12:00a	343	101	444



1133 Available Spaces

Transient Length of Stay

Thursday	JUL 2022	AUG 2022	AUG 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	37	40	25
2Hrs - 6 Hrs	6	18	5
\$14.00 Max	152	147	91
1 Day \$16 - \$18.	99	108	53
2 Days \$20 - \$36	101	84	34
3 Days \$38 - \$54	40	36	21
4 Days \$56 - \$72	20	20	6
5 Days \$74 - \$90	3	8	0
6 Days \$92 - \$108	4	3	1
>7 Days > \$110	5	1	0
Total	467	465	236
Avg Ticket =	\$25.16	\$23.60	\$20.51
Revenue	\$11,750.00	\$10,974.00	\$4,840.00

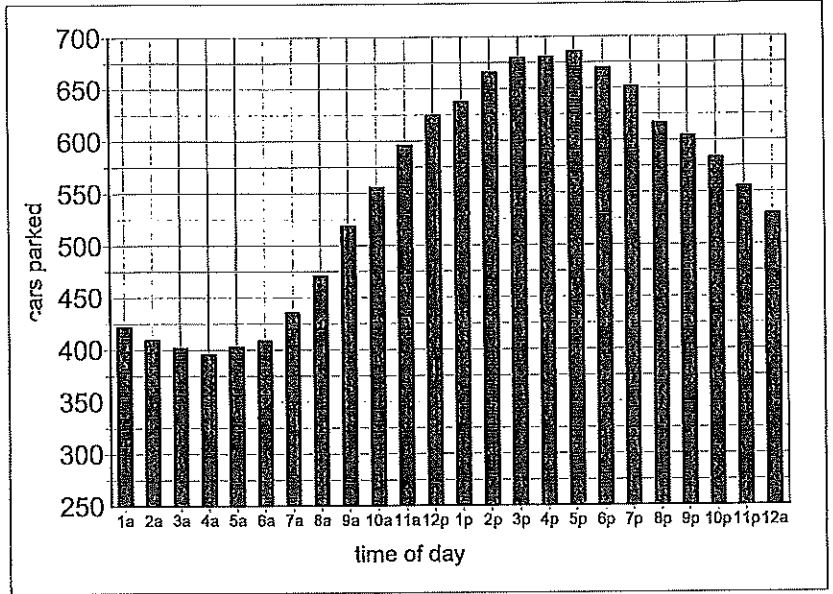


	AUG 2022	AUG 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	40	0.09
2Hrs - 6 Hrs	18	0.04
\$14.00 Max	147	0.32
1 Day \$16 - \$18.	108	0.23
2 Days \$20 - \$36	84	0.18
3 Days \$38 - \$54	36	0.08
4 Days \$56 - \$72	20	0.04
5 Days \$74 - \$90	8	0.02
6 Days \$92 - \$108	3	0.01
7 Days > \$110	1	0.00
Total	465	

UNION STATION GARAGE OCCUPANCY REPORT

August 26, 2022
Friday

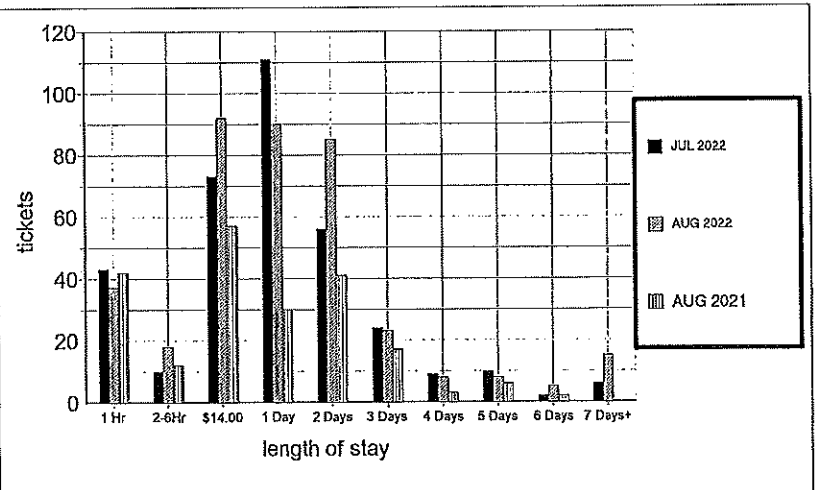
Time of Day	Tickets	Keycards	Total
00:00-1:00a	326	96	422
1:00-2:00a	318	92	410
2:00-3:00a	310	92	402
3:00-4:00a	303	93	396
4:00-5:00a	302	101	403
5:00-6:00a	306	103	409
6:00-7:00a	319	117	436
7:00-8:00a	343	128	471
8:00-9:00a	387	132	519
9:00-10:00a	426	130	556
10:00-11:00a	464	132	596
11:00-12:00p	497	128	625
12:00-1:00p	509	129	638
1:00-2:00p	538	128	666
2:00-3:00p	558	122	680
3:00-4:00p	561	120	681
4:00-5:00p	568	118	686
5:00-6:00p	565	105	670
6:00-7:00p	557	95	652
7:00-8:00p	534	83	617
8:00-9:00p	527	78	605
9:00-10:00p	509	75	584
10:00-11:00p	485	71	556
11:00-12:00a	461	69	530



1133 Available Spaces

Transient Length of Stay

Day	JUL 2022	AUG 2022	AUG 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	43	37	42
2Hrs - 6 Hrs	10	18	12
\$14.00 Max	73	92	57
1 Day \$16 - \$18.	111	90	30
2 Days \$20 - \$36	56	85	41
3 Days \$38 - \$54	24	23	17
4 Days \$56 - \$72	9	8	3
5 Days \$74 - \$90	10	8	6
6 Days \$92 - \$108	2	5	2
>7 Days > \$110	6	15	0
Total	344	381	210
Avg Ticket =	\$25.10	\$28.12	\$21.47
Revenue	\$8,634.00	\$10,714.00	\$4,508.00

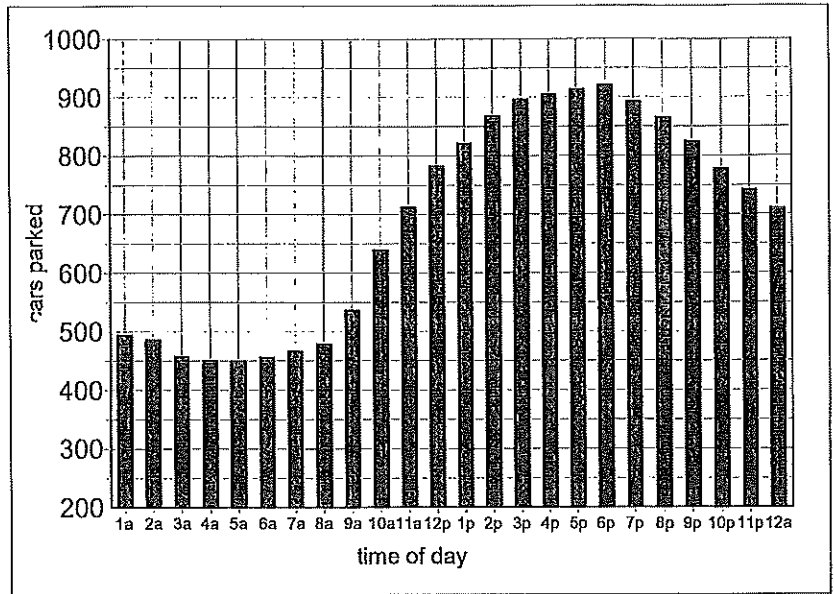


Length of Stay	AUG 2022	AUG 2022
	# of Tickets	% of Total
1 Hr \$2.00	37	0.10
2Hrs - 6 Hrs	18	0.05
\$14.00 Max	92	0.24
1 Day \$16 - \$18.	90	0.24
2 Days \$20 - \$36	85	0.22
3 Days \$38 - \$54	23	0.06
4 Days \$56 - \$72	8	0.02
5 Days \$74 - \$90	8	0.02
6 Days \$92 - \$108	5	0.01
7 Days > \$110	15	0.04
Total	381	

UNION STATION GARAGE OCCUPANCY REPORT

August 27, 2022
Saturday

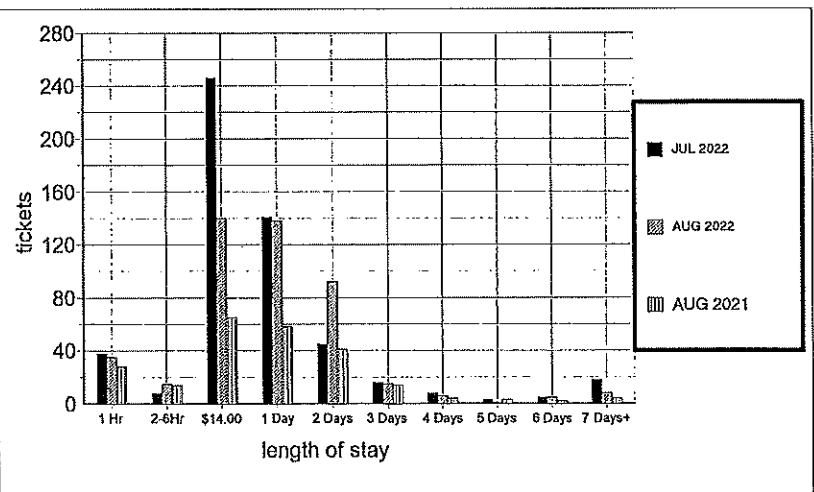
Time of Day	Tickets	Keycards	Total
00:00-1:00a	426	69	495
1:00-2:00a	421	66	487
2:00-3:00a	393	66	459
3:00-4:00a	386	66	452
4:00-5:00a	383	68	451
5:00-6:00a	386	71	457
6:00-7:00a	394	73	467
7:00-8:00a	407	72	479
8:00-9:00a	460	77	537
9:00-10:00a	561	79	640
10:00-11:00a	634	79	713
11:00-12:00p	704	79	783
12:00-1:00p	745	77	822
1:00-2:00p	789	79	868
2:00-3:00p	818	79	897
3:00-4:00p	831	75	906
4:00-5:00p	838	76	914
5:00-6:00p	848	73	921
6:00-7:00p	823	71	894
7:00-8:00p	798	68	866
8:00-9:00p	758	67	825
9:00-10:00p	711	68	779
10:00-11:00p	678	65	743
11:00-12:00a	643	68	711



1133 Available Spaces

Transient Length of Stay

Length of Stay	JUL 2022 # of Tickets	AUG 2022 # of Tickets	AUG 2021 # of Tickets
1 Hr \$2.00	38	35	28
2Hrs - 6 Hrs	8	15	14
\$14.00 Max	246	140	65
1 Day \$16 - \$18.	141	138	58
2 Days \$20 - \$36	45	92	41
3 Days \$38 - \$54	16	15	14
4 Days \$56 - \$72	8	6	4
5 Days \$74 - \$90	3	1	3
6 Days \$92 - \$108	5	5	2
>7 Days > \$110	18	8	4
Total	528	455	233
Avg Ticket =	\$23.16	\$22.94	\$22.73
Revenue	\$12,228.00	\$10,438.00	\$5,296.00



Length of Stay	AUG 2022 # of Tickets	AUG 2022 % of Total
1 Hr \$2.00	35	0.08
2Hrs - 6 Hrs	15	0.03
\$14.00 Max	140	0.31
1 Day \$16 - \$18.	138	0.30
2 Days \$20 - \$36	92	0.20
3 Days \$38 - \$54	15	0.03
4 Days \$56 - \$72	6	0.01
5 Days \$74 - \$90	1	0.00
6 Days \$92 - \$108	5	0.01
>7 Days > \$110	8	0.02
Total	455	

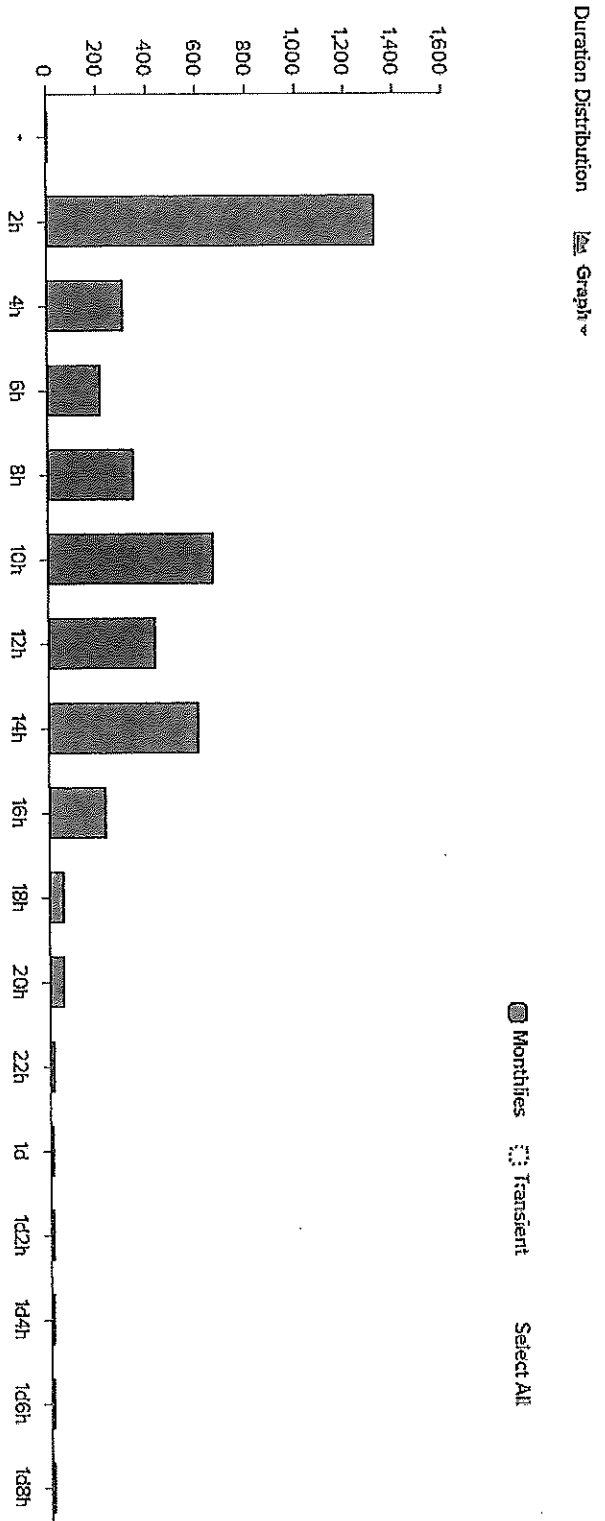
CITY OF NEW HAVEN **New Haven Parking Authority - Union Station Garage**

- OVERVIEW
- OCCUPANCY
- REVENUE
- DURATION
- OVERSELL
- ONLINE RATE SURVEY
- BUDGETS
- % BENCHMARK

Duration

Show duration distribution **Every 2 Hours** on **All Days** entering at **All Hours**
 for **Aug 1, 2022 - Aug 31, 2022** broken down by **User Type**

Compare to Last Year







New Haven Parking Authority - Union Station Garage

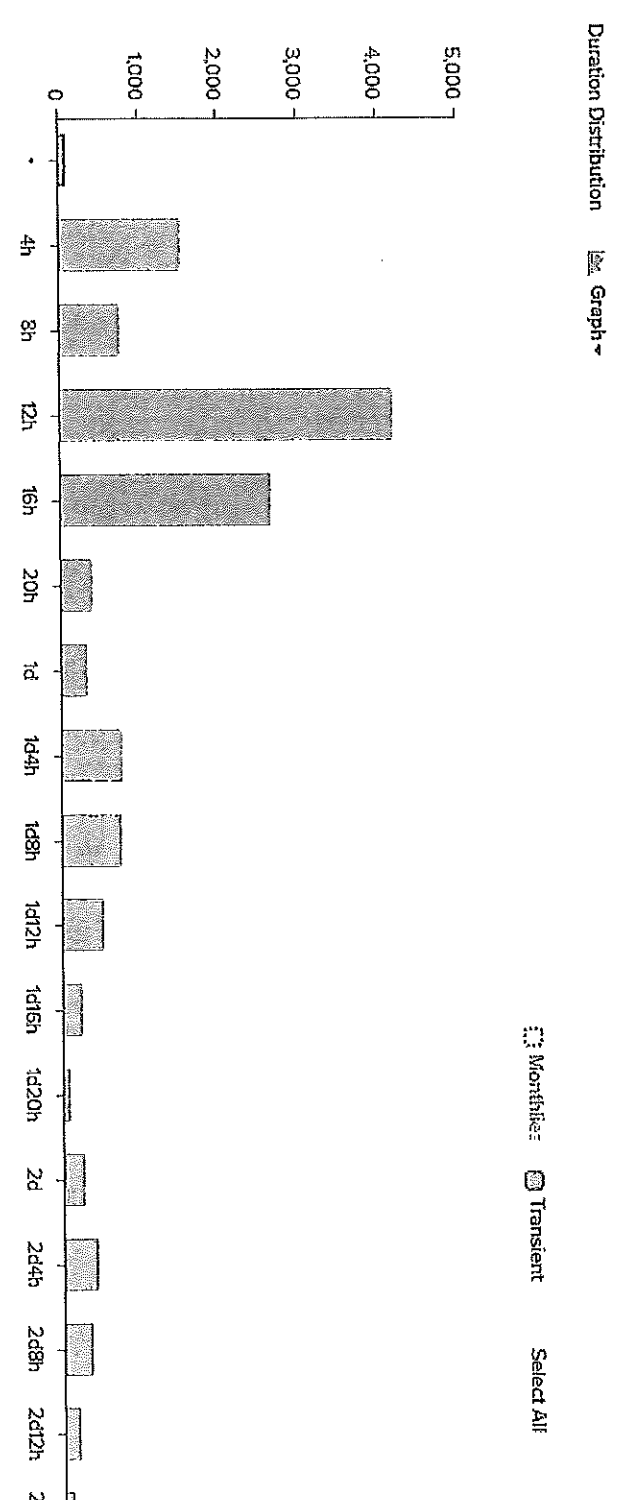
- OVERVIEW
- OCCUPANCY
- REVENUE
- DURATION
- OVERSELL
- ONLINE RATE SURVEY
- BUDGETS
- % BENCHMARK

Duration

Show duration distribution Every 4 Hours on All Days entering at All Hours

for Aug 1, 2022 - Aug 31, 2022 broken down by User Type

Compare to Last Year



New Haven Union Station Campus

Enabling Projects & Tenant Relocations

Evaluation Team

DESIGN

Design Management

175 Capital Blvd.
Suite 402
Rocky Hill, CT 06067
860.563.1117

SVIGALS+ PARTNERS

84 Orange Street
New Haven, CT 06510
203.786.5110

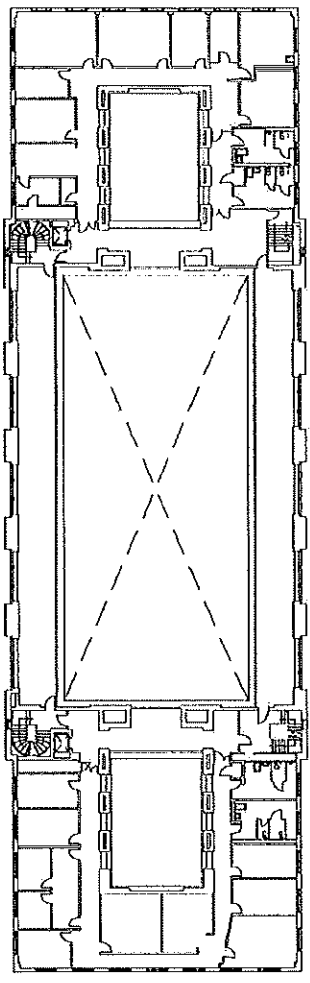
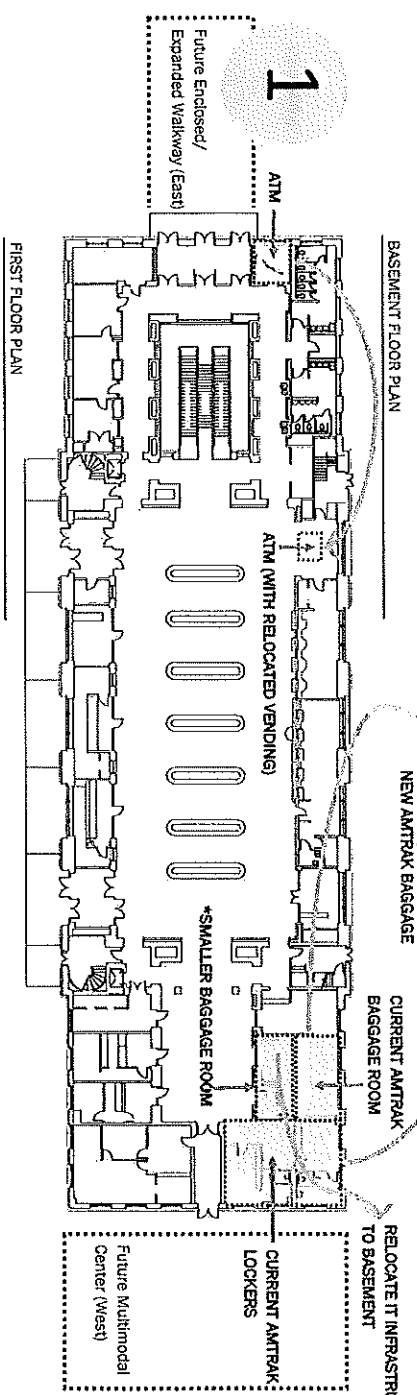
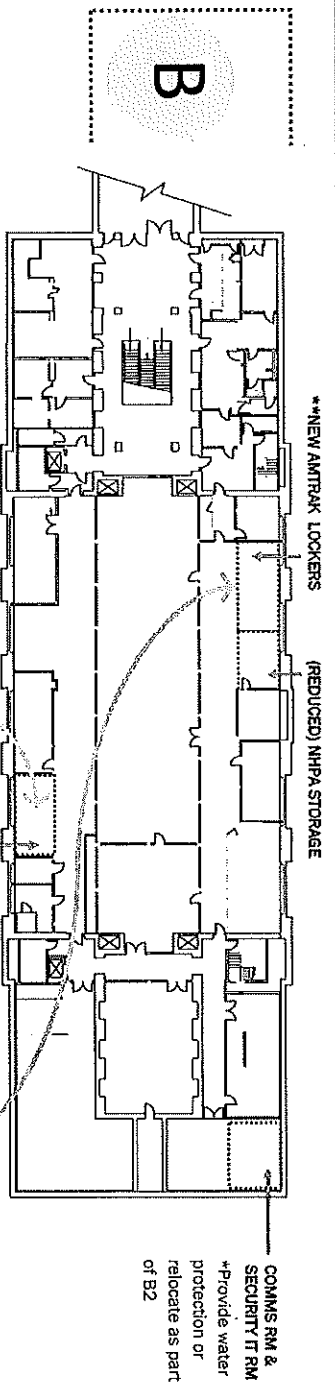
SILVER / PETRUCELLI + ASSOCIATES

3190 Whitney Avenue, Building #2
Hamden, CT 06518
203.230.9007

- + Restrooms & Wellness Projects
- + Amenities & Conveyance Projects
- + Restaurant & Retail Projects
- + State Of Good Repair, Infrastructure, Right Of Way, & Campus Wayfinding Projects
- + Summary & Opinion of Probable Cost
 - + Phase 1 Additional Square Footage
 - + Restrooms & Wellness: 1,665 sf (more than doubles existing restrooms, adds family restroom, & wellness/lactation room)
 - + Amenities & Conveyance: 5,927 sf (includes coworking facility)
 - + Retail & Restaurants: 3,540 sf (includes 1,200 sf patio)

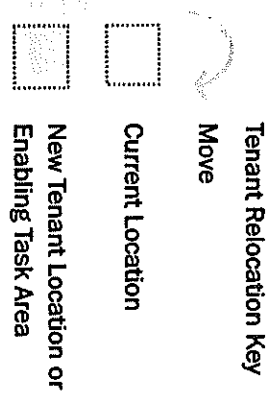
Restrooms & Wellness Room

Enabling Projects and Tenant Relocations



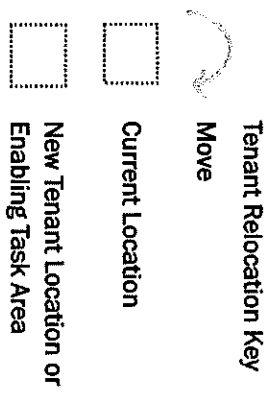
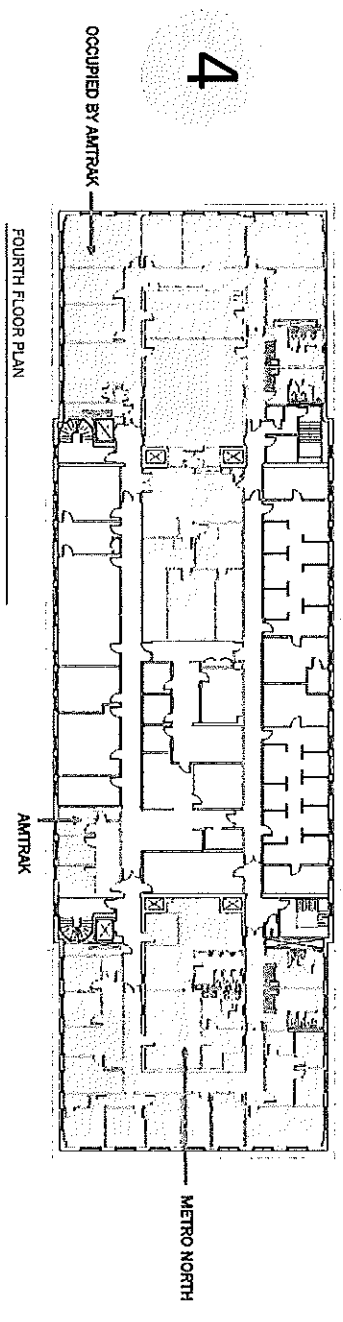
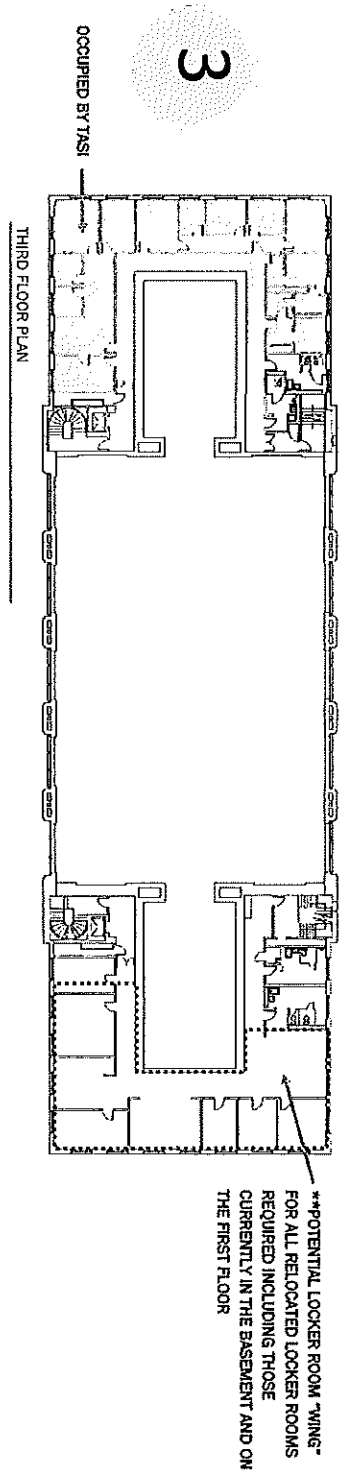
****Prelim. Feasibility Inspection Required for all functions proposed to be relocated to basement.**
 Min 80" clear head height needed—currently MEP equipment is much lower.

If basement locations are not viable, functions will need to be moved to the 3rd or 4th floor.



RESTROOM & WELLNESS
 UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION





RESTROOM & WELLNESS
 UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION

		Tenant Relocations						
Tenant	Use	Current Location		Proposed Location		New	Net	Notes
		Floor	Room(s)	Exg. USF	Floor			
NHPA	Storage	0	005	615	0	005	250	-365 Shrink existing
Amtrak	Employee Lockers	1	120 - 124	992	0	005	490	Can they use the existing unisex restroom in adjacent break room? (no new bathrooms)
Amtrak	Baggage Room	1	119	540	0+1	119 + 015-2.5	560	20 TBD with final Restroom Design
Webster Bank	ATM	1	152	123	1	107	Open	No enclosed room

		Enabling Projects					
Area	Use	Floor	Rooms	Exg. USF	Task	Notes	
							Base Building

Restroom & Wellness Projects

To achieve all identified opportunities, the following tenant relocations and enabling projects are required.

Basement

- Waterproofing / Protection of Comm / IT room or relocation of equipment
- Reduce existing NHPA storage
- Fit Out new Amtrak Locker Rooms (adjacent to existing Amtrak Police Lockers)
- Amtrak baggage storage area (use existing elevator or new freight elevator when available)

First Floor

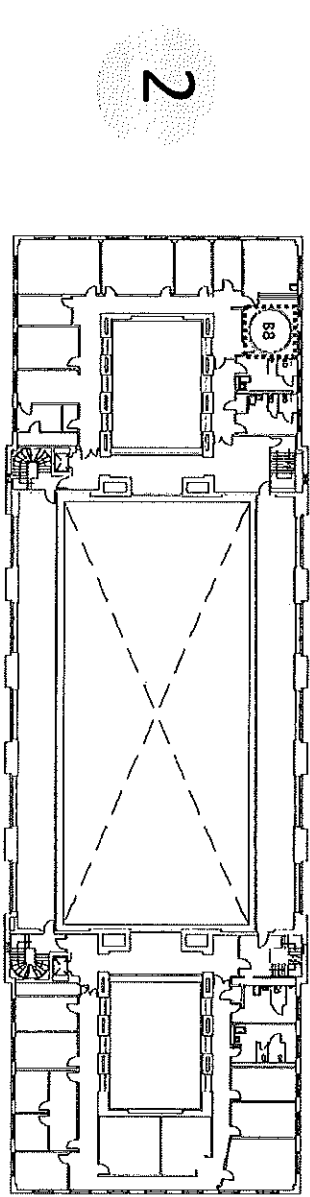
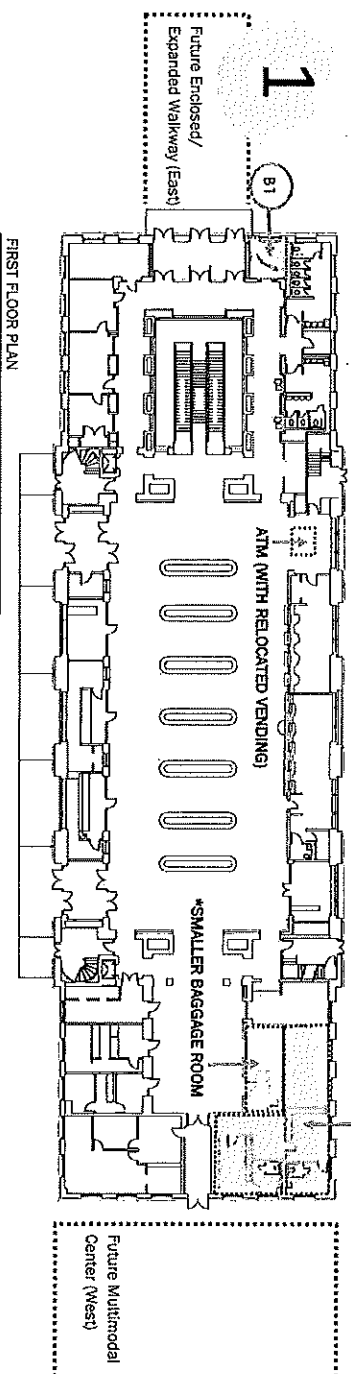
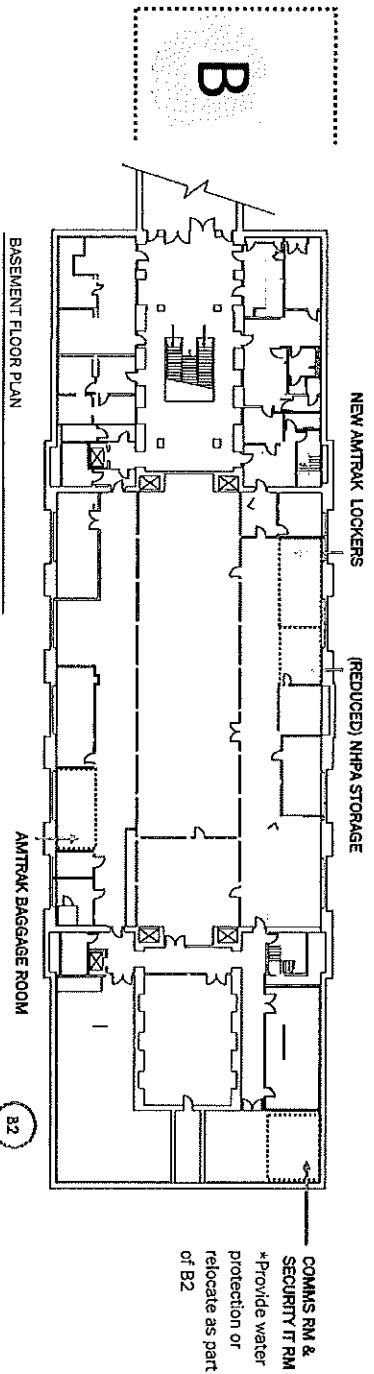
- Relocation of Webster ATM to future vending area
- Relocation of Amtrak employee Lockers to basement as shown. *No new restrooms, use existing in nearby lunch room.
- Reconfigure smaller baggage room. (*Dependent on final restroom design. It may be removed entirely with baggage storage in basement only. Final fixture counts TBD with design.)

Second, Third Floor & Fourth Floors

- None.

RESTROOM & WELLNESS

UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



- Opportunities Key**
(Refer to Interior Improvements Document)
- New Tenant Location or Enabling Task Area
 - Opportunity Area from Interior Improvement Study

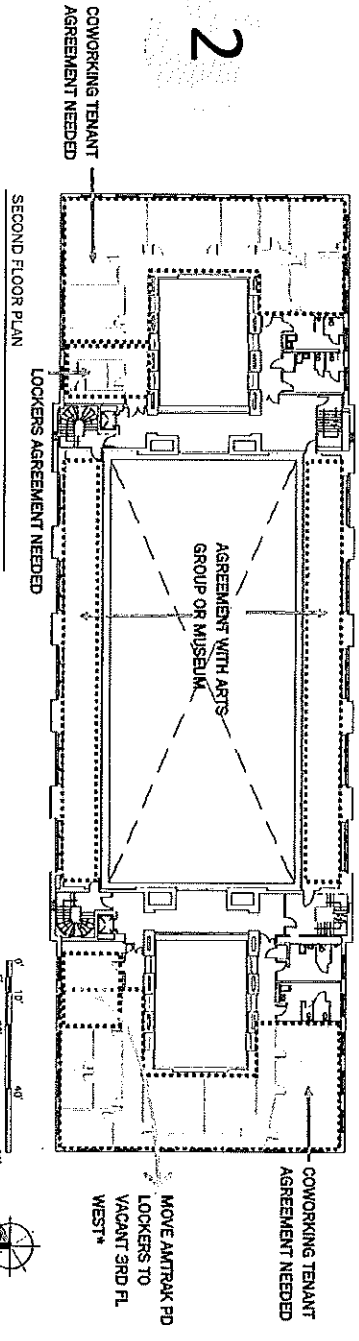
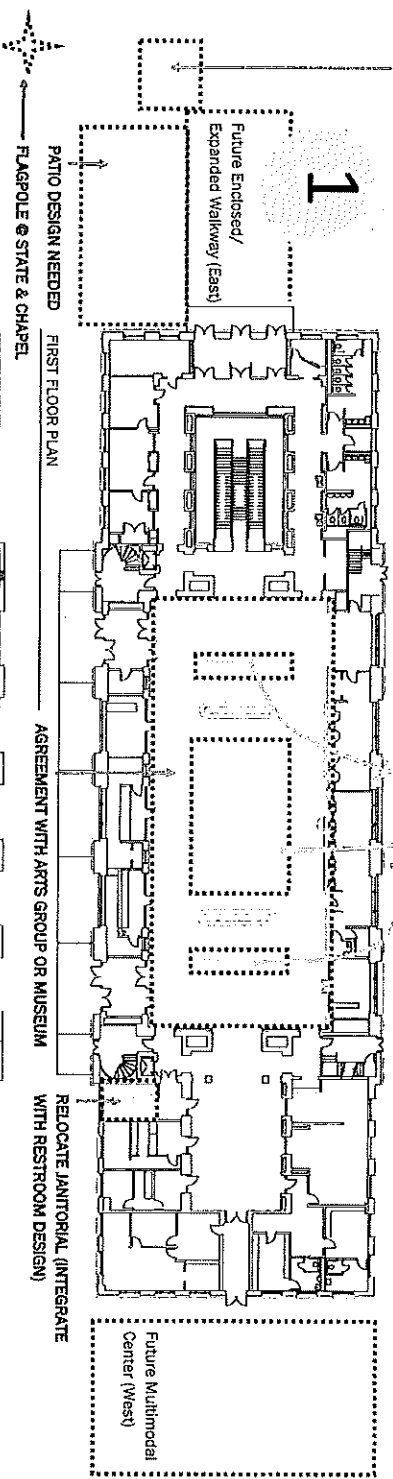
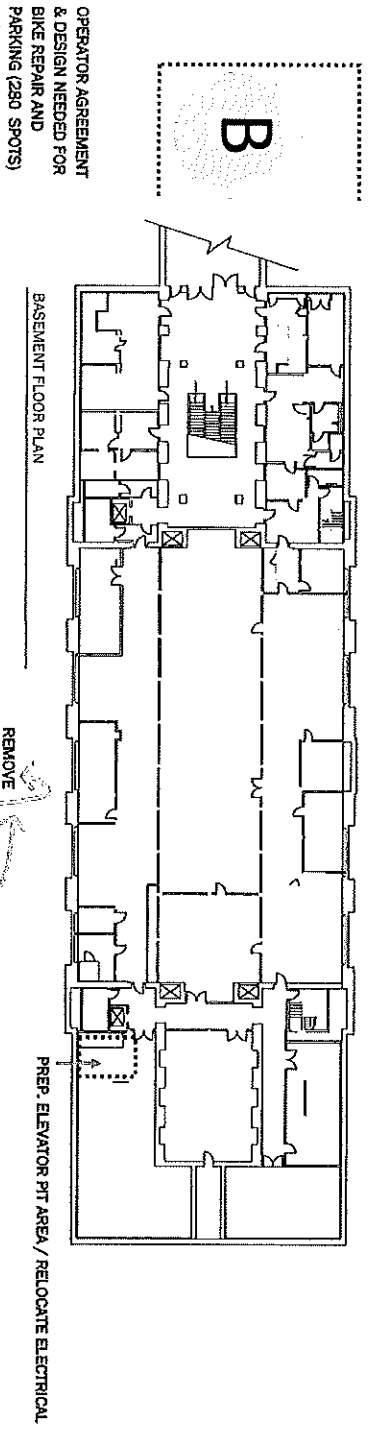
- B1 Family Restroom
- B2 Men's & Women's Restrooms
- B8 Wellness & Lactation Room

RESTROOM & WELLNESS
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION

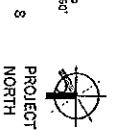


Amenities & Conveyance

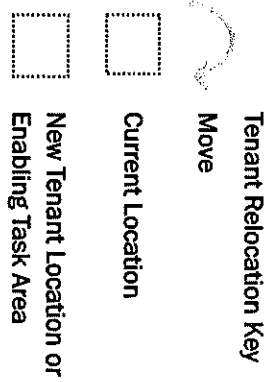
Enabling Projects and Tenant Relocations



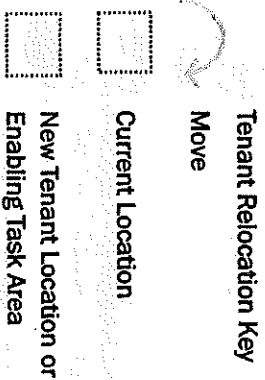
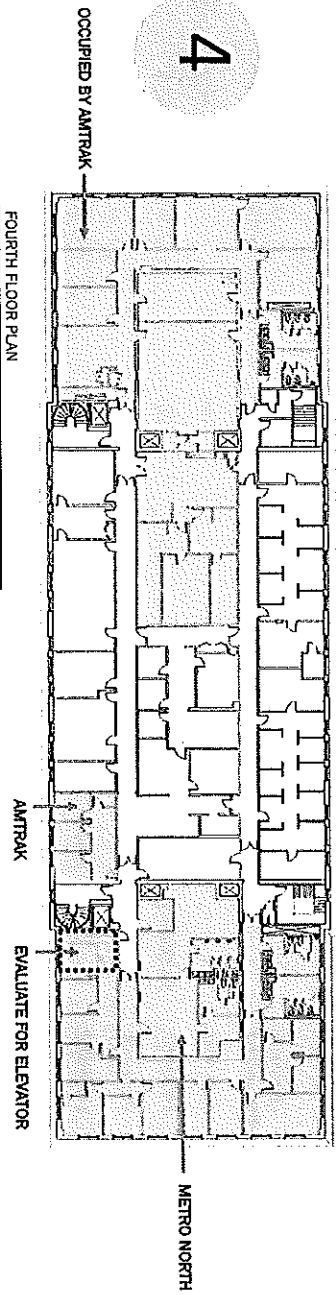
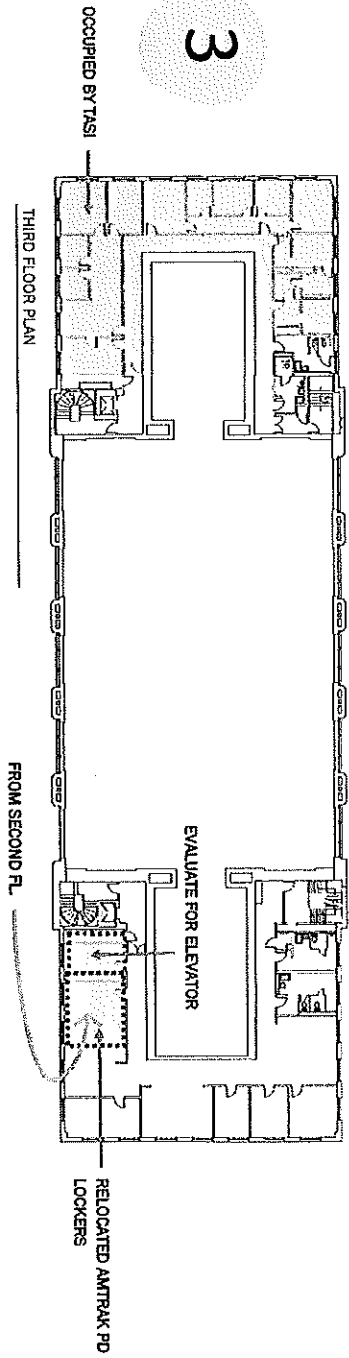
AMENITIES & CONVEYANCE
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



8



*Conceptual design of South Hall & West Lot Garage required; assumption freight elevator is incorporated into design



AMENITIES & CONVEYANCE
 UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



		Tenant Relocations						
		Current Location	Proposed Location					
Tenant	Use	Floor	Room(s)	Exg. USF Floor	Room(s)	New IISF	Net	Notes
Amtrak	Police	2	209-10, 11	412	3	TBD	412	0 Lockers
Metro North	Office	4	413-16, 17	190	n/a	Remove	0	-190 Jift Reduce leased area as needed for Jift

Enabling Projects

Area	Use	Floor	Rooms	Exg. USF	Task	Notes
NW Elevator	New Freight Elevator	0-4	011	270	Feasibility evaluation for freight elevator	Relocation functions on each floor in this zone
Lobby	Café Tables	1	136		Remove center 3 benches	Storage?
Lobby	Info / Help	1	136		Remove end benches (2) total.	Storage?
Lobby	Seasonal Art Install	1	136	7464	Agreement with arts group or contractor	Storage?
Flagpole					Design location & landscape	Provide?
Site (East)	Exterior Patio Flex Area	Outside	n/a	TBD	Design of exterior patio for flex use	Landscaping, hardscaping, lighting & power
Garage (East)	Bike Repair	Garage	n/a	TBD	Establish agreement for operator & design	280 Bike Parking Spaces Needed
Exg. Offices	Coworking	2	All Offices	5768	Establish agreement for tenant & design	west portion may need flexible lease
Exg. Offices	Luggage Lockers	2	203-1&3, 222	233	Establish agreement for vendor or product	Self-service
Balconies	Gallery / Exhibit	2	206, 217	2936	Agreement w/ arts & culture org. or museum Rotating Displays & Local History	
Interiors	Wayfinding	0-4	n/a		Design signage & locations	Cost opinion?

Amenity & Infrastructure Projects

To achieve all identified opportunities to provide improved amenities, the following tenant relocations and enabling projects are required.

General

- Freight lift study (expand existing material lift study).

Basement

- Investigate Pit Location and confirm utility requirements

First Floor & Exterior Site

- Removal of three center benches and end benches
- Design of patio and evaluation of site impacts
- Determine who runs the bike service—tenant or NHPA? Design repair shop in garage. Designate bike parking. Establish agreement and public campaign? (To raise awareness of project for users).
- Agreement with an arts group or committee that will manage schedule, competitions, storage as necessary etc. Contract with art handling company for seasonal install / deminstall.

Second Floor

- Agreement with luggage locker vendor or purchase equipment

- Agreement with arts & culture group or museum & art handling company to manage displays.

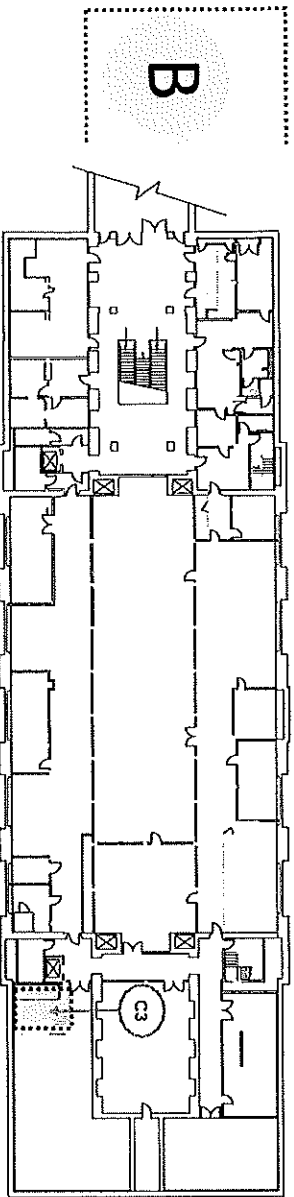
- Relocate Amtrak PD to Third Floor

Third Floor & Fourth Floor

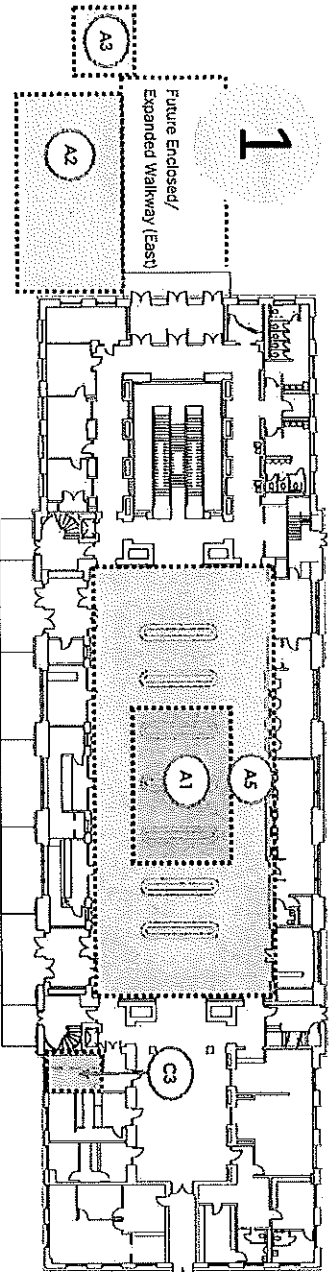
- Space for Amtrak PD (2 offices)
- Reduce Metro North Leased space for Jift.

AMENITIES & CONVEYANCE

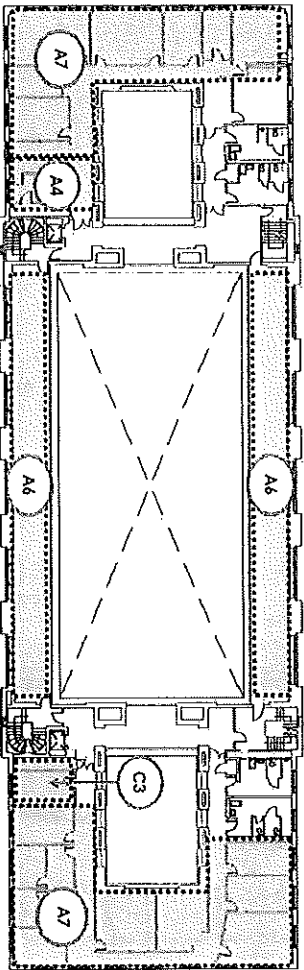
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



11



PROJECT NORTH

AMENITIES & CONVEYANCE
UNION STATION—CAMPUS ENLARGING PROJECTS & TENANT RELOCATION

Opportunities Key

New Tenant Location or Enabling Task Area

Opportunity Area from Interior Improvement Study

A1 Café tables

A2 Outdoor flexible patio

A3 Bike Station

A4 Luggage Lockers

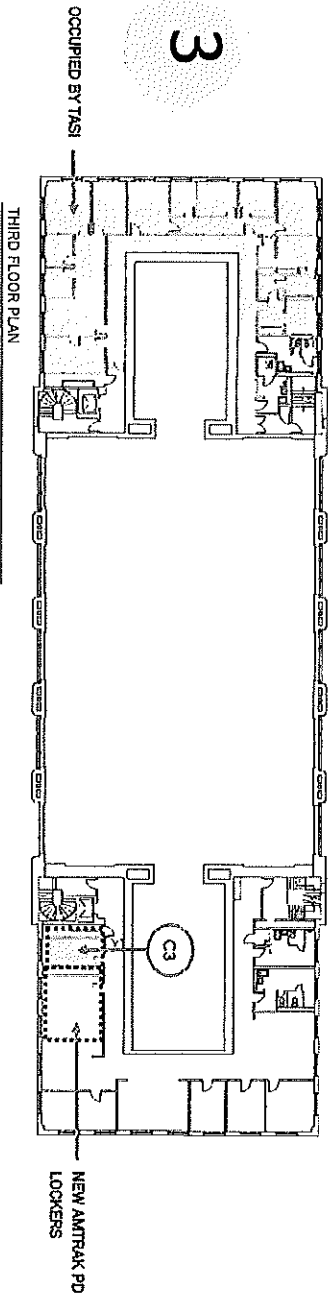
A5 Seasonal Overhead Arts Display

A6 Gallery / Exhibits

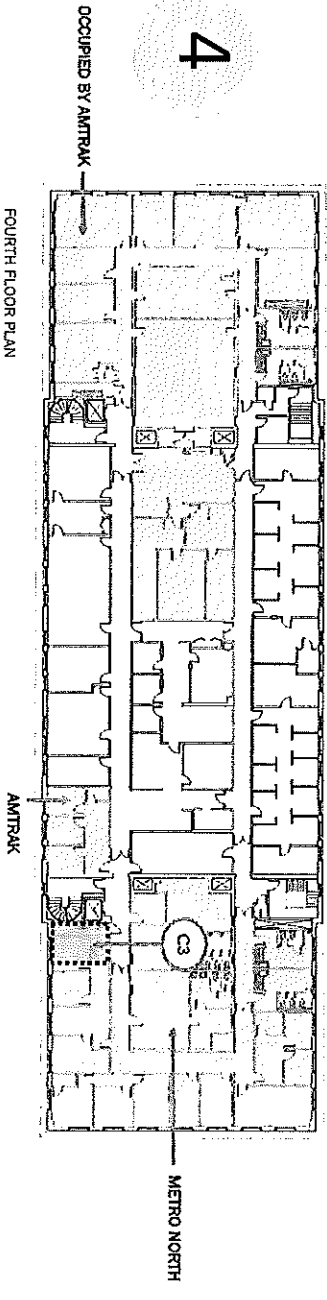
A7 Co-working Space



C3 Freight Elevator

3



4

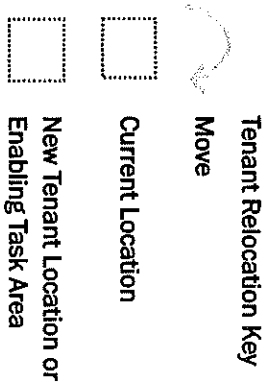
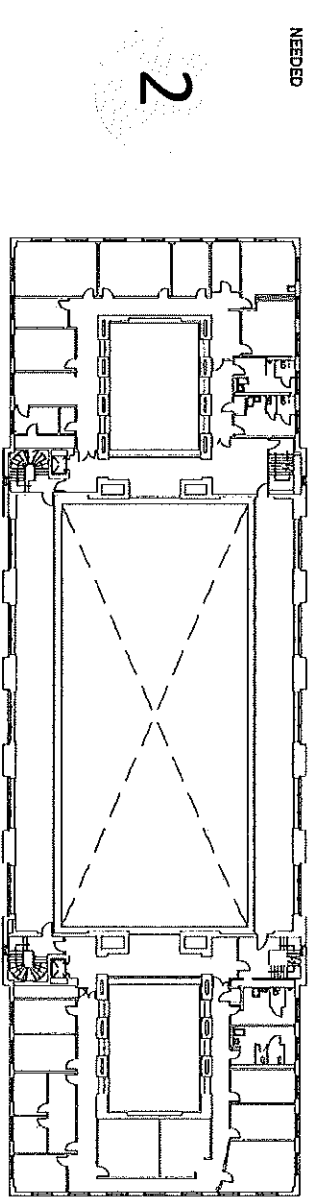
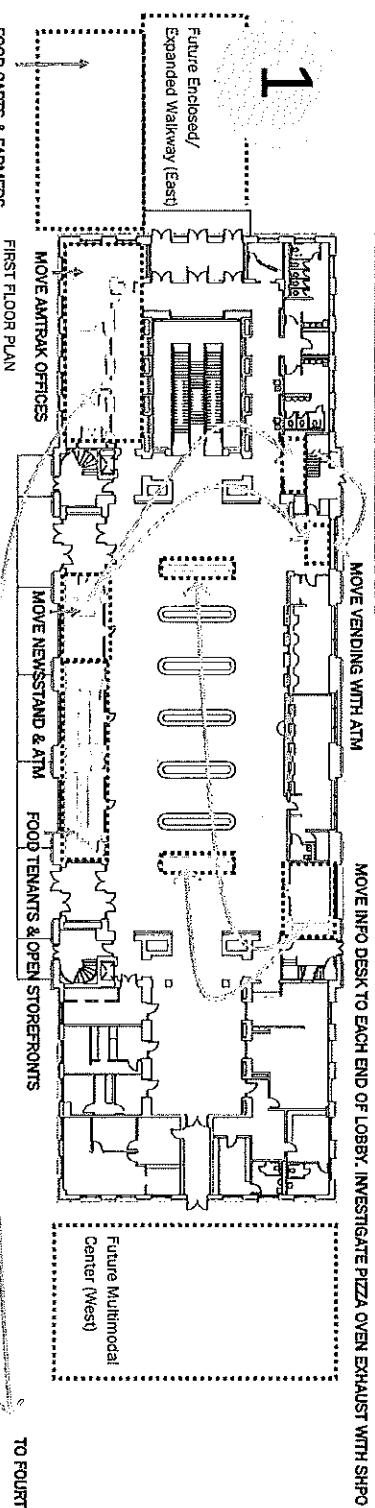
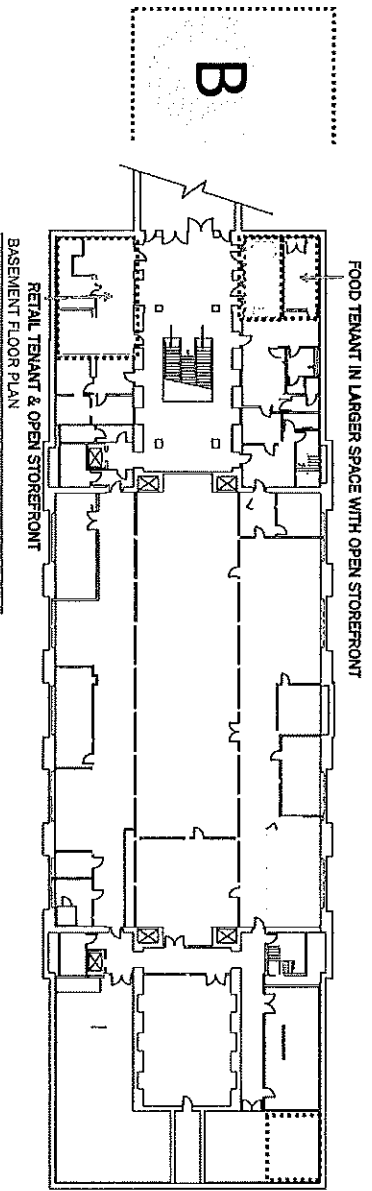


- Opportunities Key**
 (Refer to Interior Improvements Document)
-  New Tenant Location or Enabling Task Area
 -  Opportunity Area from Interior Improvement Study

AMENITIES & CONVEYANCE
 UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION

Restaurant & Retail

Enabling Projects and Tenant Relocations



SECOND FLOOR PLAN

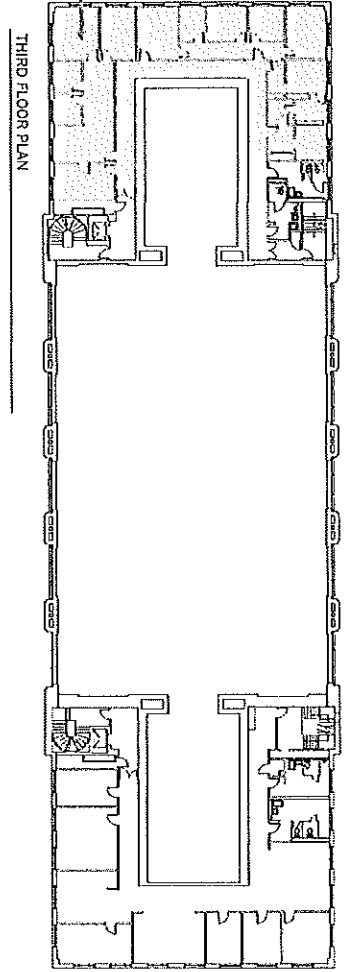


RESTAURANT & RETAIL
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



3

OCCUPIED BY TASI
*Feedback needed
from rail operation for
space needs

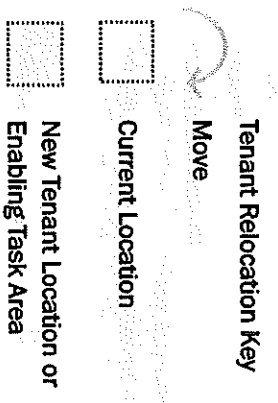
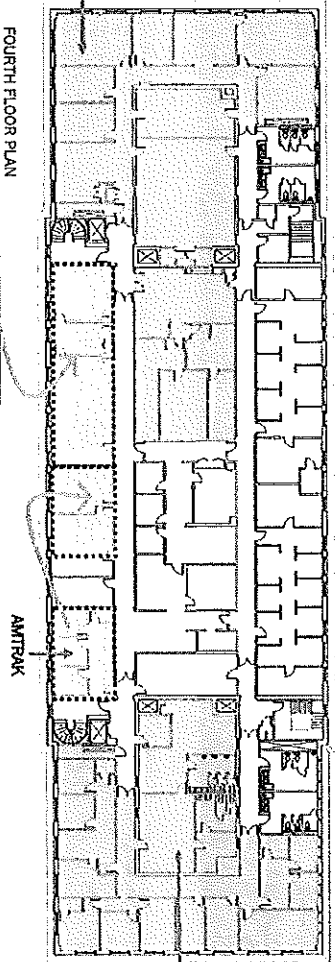


4

OCCUPIED BY AMTRAK

MOVE AMTRAK OFFICES UP FROM
FIRST FLOOR

FOURTH FLOOR PLAN



Tenant Relocations

Tenant	Current Use	Current Location			Proposed Location			Net	Notes
		Floor	Room(s)	Exg. USF	Floor	Room(s)	New USF		
Dunkin	Coffee Shop	0	0018	284	0	001B + 001A-3	567	283	New retail / restaurant lease
Sbarro	Pizza	0	022A, B	880	n/a		0	-880	Remove. New retail use.
Amtrak & Tosi	Info Desks	1	115	225	1	136	TBD		Design Required
?	Vending	1	105	100	1	136	TBD		
?	ATM	1	156	80	1	136	TBD		
Newsstand		1	134	220	1	105	100	-120	Staffed Counter
Dunkin		1	133	390	n/a		390		New retail / restaurant lease
Subway		1	155	300	n/a		300		New retail / restaurant lease
Amtrak	Offices	1	140-143, 149	1537	4	411-14	1177	-360	*includes corridors

Enabling Projects

Area	Future Use	Floor	Rooms	Exg. USF	Task	Notes
Patio	Carts and Market	Outside	n/a		Agreements with vendors	Seasonal
Old Info Desk	New Retail / Restaurant	1	115	225	Investigate options for pizza oven exhaust	Coordinate with SHPO

Restaurant & Retail Projects

To achieve all identified opportunities to provide restaurant & retail spaces, the following tenant relocations and enabling projects are required.

General

- tbd

Basement

- Expand existing coffee shop tenant space and new storefront design. New agreement with local tenant.

First Floor & Exterior Site

- Move info desk out to lobby floor east and west at old end bench locations.
- Investigate pizza oven exhaust
- Move vending to ATM new location K1
- Move newsstand to old vending location
- Open storefronts and get new local tenant agreements for food and retail along south
- Move Amtrak offices up to fourth floor.

Second Floor

- N.A.

Third Floor

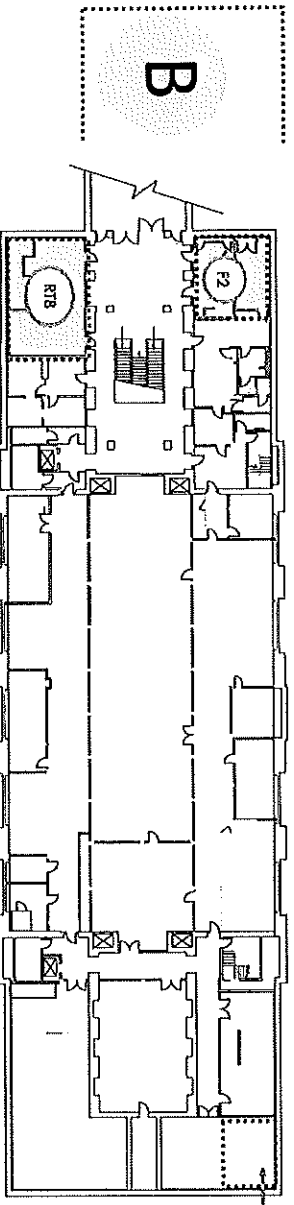
- N.A.

Fourth Floor

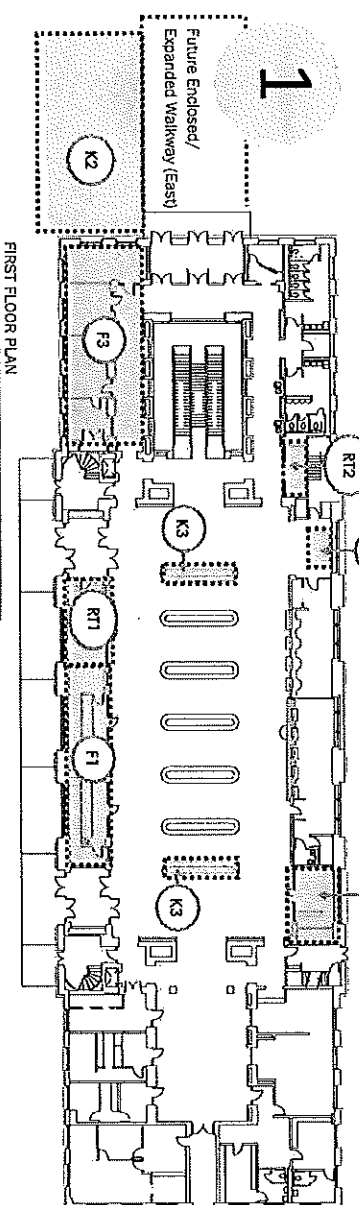
- Fit out New Amtrak offices

RESTAURANT & RETAIL

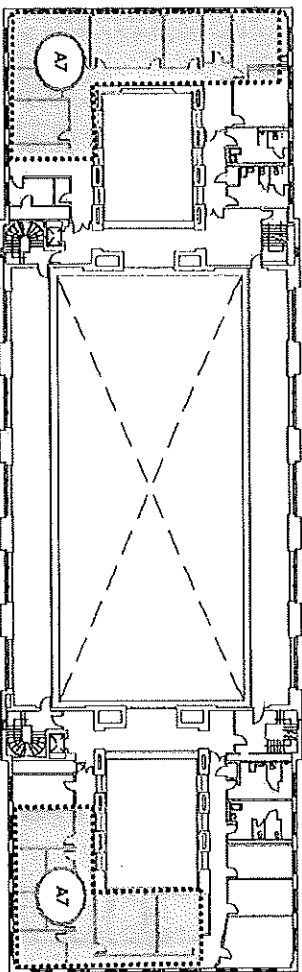
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Comm's Rm & Security / IT Rm
*Provide water protection or relocate as part of B2



Opportunities Key
New Tenant Location or Enabling Task Area



Opportunity Area from Interior Improvement Study



New Storefronts / Food



New Storefront / Coffee



Semi-self service Restaurant



Pizza



New Storefront / Retail



Relocated Newsstand



New Storefront / Retail



Automatic Tickets Vending / ATM



Seasonal Vendors / Food Cart and Farmers Market



Info / Help Desk Options

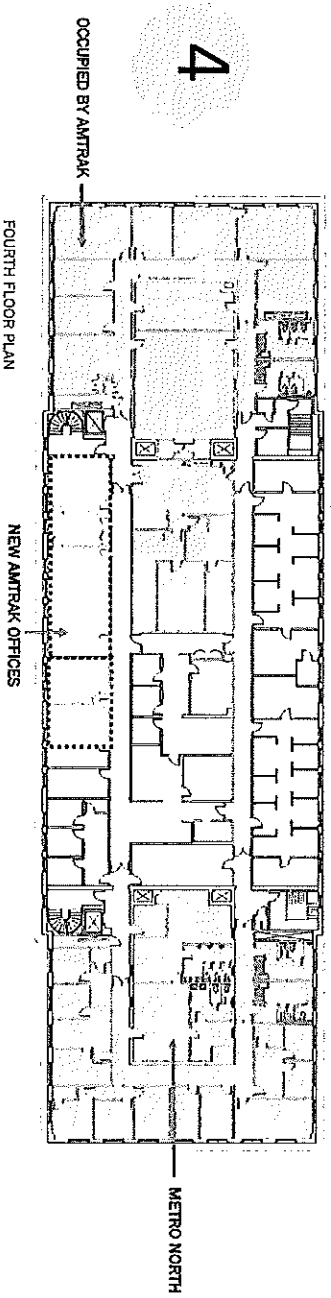
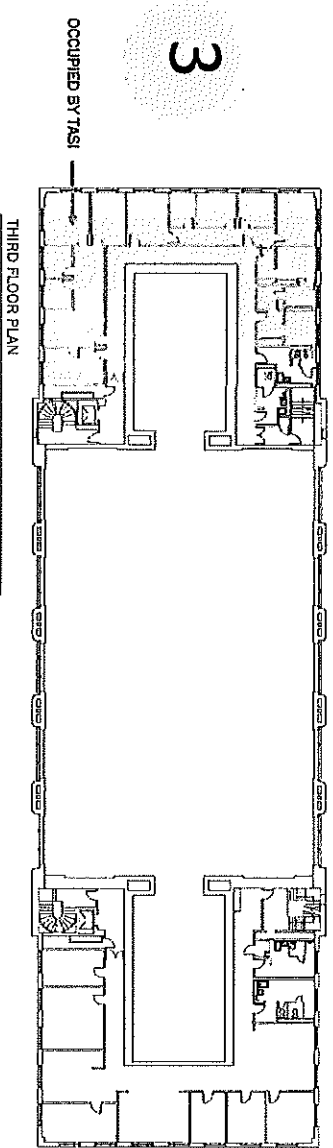




New Coworking Tenant

2

RESTAURANT & RETAIL
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION





- Opportunities Key**
 (Refer to Interior Improvements Document)
-  New Tenant Location or Enabling Task Area
 -  Opportunity Area from Interior Improvement Study



*State of Good Repair, Infrastructure, Right
of Way, & Campus Wayfinding*

Enabling Projects and Tenant Relocations

State of Good Repair Capital Items – August 2022

Conceptual Plan Advancement Activities – August 2022

Union Station Building:

Architectural Repairs and Improvements

Approximate, pre-design/pre-bid cost = **\$2,300,000** (including design, project management, testing, construction and contingencies).

Exterior Terracotta Cornice Repair/Restoration

Approximate, pre-design/pre-bid cost = **\$500,000** (including design, project management, testing, construction and contingencies). Cost estimate to be refined during design.

Ventilation System Study

Budget = **\$37,000**

Union Station Garage:

Structural Repairs

Approximate, pre-design/pre-bid cost = **\$3,350,000** (including design, project management, testing, construction and contingencies).

Precast Façade Repair Work

Approximate, pre-design/pre-bid cost = **\$2,000,000** (including design, project management, testing, construction and contingencies).

Exterior Architectural Coating

Approximate, pre-design/pre-bid cost = **\$700,000** (including design, project management, testing, construction and contingencies).

TOTAL BUILDING AND GARAGE= \$8,887,000

Union Avenue Roadway and Streetscape Improvements:

- Advance conceptual design of road diet, bicycle track, shuttle bus pick-up/drop off, taxi staging, streetscape improvements, traffic signal installation and improvements, and exterior wayfinding signage. Approximately \$20 Million cost, which includes work considered public improvements for development.

Interior Building Wayfinding Signage:

- Need to select Union Station Partnership branded logo.
- Consultant to present draft wayfinding signage study report to OC at September meeting.
- Finalize interior wayfinding signage study and select design scheme from available options.
- Advance design to bid documents.

Convert Front Bay of Parking Garage to Commercial Use and Bicycle Storage:

- Eliminate parking in front bay, street level of Garage.
- Create commercial space towards street, and bicycle storage area in back row.
- Involves modifications to precast façade panels and brick wall to facilitate access.

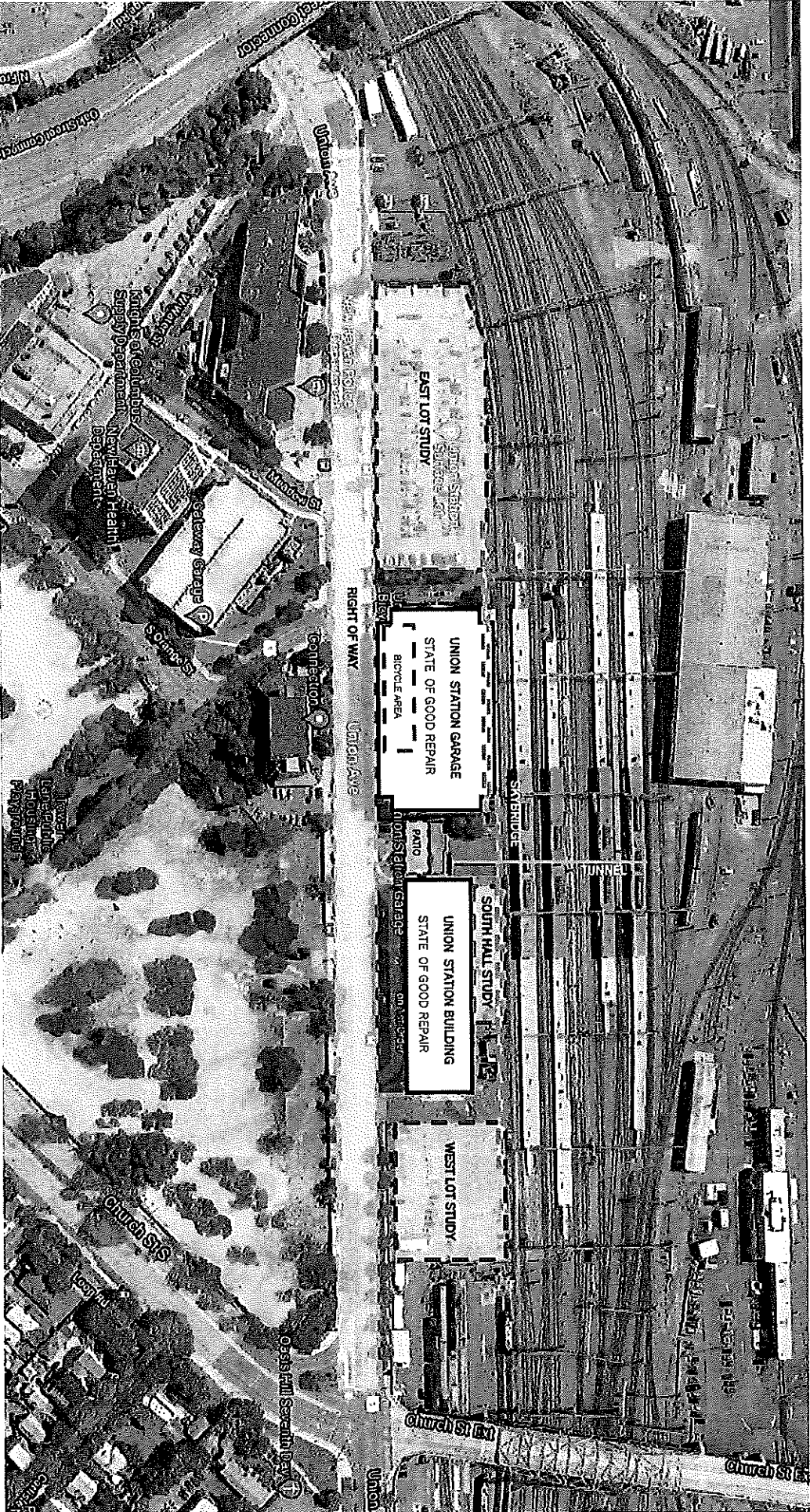
East Lot:

- PDD Zoning Application - In process with City/ preparation of PDD application. Needs supporting traffic study and land survey of parcel by NHPA.
- Complete review of draft scope of services for Brokerage Services.
- Issue RFP for Brokerage Services.
- Stakeholder Interviews - Report is complete. Next step is to issue results for additional public comments on website and by placing legal ad in local newspapers.
- Request for Interest/Request for Proposals for private development - to be prepared for release in winter 2022/2023 after zoning is in place.

West and South Lot:

- Recommendation to isolate development of this lot for public development as multi-modal transportation hub, with above-grade parking of approximately 450 spaces, in keeping with SHPO recommendation for maximum height in relation to Station Building (the balance of 150+/- spaces to be accommodated on privately developed East Lot); public restrooms; enhance pedestrian access to Station; accommodate truck loading and trash removal services for Buildings; accommodate access to rear of Building and adjacent properties; some street frontage commercial activity for vibrancy - perhaps Greyhound or Avis, for example.
- Needs traffic study.
- Needs advancement of conceptual design.
- Community engagement.

STATE OF GOOD REPAIR INFRASTRUCTURE, RIGHT OF WAY & CAMPUS WAYFINDING



Comprehensive Campus Map

STATE OF GOOD REPAIR INFRASTRUCTURE, RIGHT OF WAY & CAMPUS WAYFINDING

UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION

Summary & Opinion of Probable Cost

Enabling Projects and Tenant Relocations

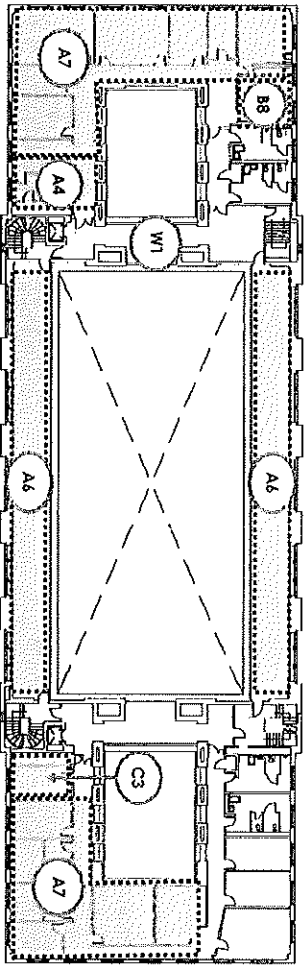
Item Key	Description	Reference Study	Study Date	First Opportunities Opinion of Cont. Cost Including Escalation to 2023 Start	Next Opportunities Opinion of Cont. Cost Including Escalation to 2024 Start	Notes
A1	Restaurant Seating in Main Lobby	Street Sense	2019	\$	337,500	Furniture Only. New proposed area may be slightly larger than originally proposed in 2019 study.
A2	Outdoor Flex Seating	Street Sense	2019	\$	127,373	Furniture Only
A2	Outdoor Patio	Street Sense	2019	\$	212,288	Patio upgrades including reurfacing, new fencing, accessibility upgrades, power, lighting and plantings
A3	Bike Station	100Y Plan	2017	\$	284,000	We assume full build out of space and bike racks are required. Does not include operations, equipment or staff expense.
A4	Luggage Lockers / Self Service	SVigals	2019	\$	62,976	Cost for retail shell only, lockers cost by tenant, rental or mfg. TBD
A5	Decorative & Seasonal Overhead	Street Sense	2019	\$	-	This needs to be programmed to determine costs including fabrication, seasonal storage, install, payments to artists for commissioned work, etc.
A6	Ornaments	SVigals	2021	\$	190,650	Mezzanine Upgrades for gallery use. Refinish existing space. Exhibit design and display not included.
A7	Gallery / Bar Extension	Staff	2019	\$	843,480	Cost for second floor office space shell. FF&E not included.
B1	Coworking Space	SVigals	2019	\$	-	Cost to relocate ATM not included.
B2	New Family Restroom	SVigals	2018	\$	101,250	*Does not include cost for waterproofing or relocation of II/Comm below
B2	New Men's & Women's Restrooms	SVigals	2018	\$	1,417,500	Cost for second floor office space shell. FF&E not included.
B8	Wellness / Lactation Room	SVigals	2018	\$	3,500	Already underway in-house. (Budget for finish upgrades only.)
C3	Freight Elevator	Street Sense	2019	\$	2362,500	Cost [listed in Streetsense report] for a 4+ stop passenger elevator. We will require a 5 stop freight elevator. Expected cost to be similar or slightly more than this.
F1	Remove Stairfronts	Street Sense	2019	\$	1,350,000	Design required to determine actual costs. Range 500K-2M.
F2	Convenience Grab & Go Coffee + Sandwiches - Existing	Street Sense	2019	\$	349,440	Expand existing use - seek local tenant? Upgrade at street front (F1). Plus tenant fit out costs
F3	Canal / Semi-Self Service Restaurant	USA	2017	\$	2,556,000	Station cost before tenant fit-out. Extrapolated from original 1,000 sf range 300K-1M.
F5	Pizza Kitchen	Staff	2019	\$	193,489	Cost for ground floor restaurant shell. Does not include required MEP upgrades.
K1	Retail Kiosk / Ticket Machines	Street Sense	2019	\$	12,800	Cost for machines only. Range 8K-30K.
K2	Retail Kiosk / Seasonal Market	Street Sense	2019	\$	12,800	Cost per kiosk. Rent to tenants who bring their own? Or does the station wish to purchase and lease?
K3	Info Kiosk / Desk	100 Yr.	2019	\$	67,500	Design required to determine actual cost.
R1	Remove Stairfronts + Make Local	Street Sense	2019	\$	-	same work as F1 for retail spaces included in above cost.
R2	Relocation of Newstand	Street Sense	2019	\$	128,000	Minor network of power, lighting and tenant fit out needs.
R8	New Retail / Vanilla Box	Street Sense	2019	\$	291,600	Extrapolated from PSF for "Basement Retail Shell Space" in Street Sense Report
MEP	MEP Upgrade Allowance	General Requirement		\$	1,140,000	Electrical equipment for individual tenant metering and new central cooling plant to meet current / existing loads. Does not include any new infrastructure for restaurant uses.
W1	Wayfinding	Merfe	Draft	\$	1,000,000	ROW work will impact exterior wayfinding program. Development of East and West bays will impact both interior and exterior wayfinding program.
T1	Tenant Relocation & Enabling Projects	General Requirement		\$	719,750	Existing tenants will need to be relocated to other areas of the station. Enabling projects and associated costs TBD. Estimate of \$125/sf of roughly 5758sf of enabling projects.
	Professionally Clean Platform Stairs	General Requirement		\$	8,602	Interior Improvement. Cost TBD by contractor estimate.
	Subtotal			\$	6,796,618	
	Contingency	25%		\$	1,699,155	
	CM Project Mgmt & Engineering Fees	25%		\$	2,123,943	
	Architectural / Design Fees	10%		\$	849,577	
	Total			\$	11,449,293	

Phase 1 Additional Square Footage	25% Contingency/	1,699,155
Restrooms & Wellness: 1,665 sf (more than doubles existing restrooms, adds family restroom, & wellness/lactation room)	25% CM Project Management & Engineering Fees	1,867,618
Amenities & Conveyance: 5,927 sf (includes coworking facility)	10% Architectural Design Fees	747,047
Retail & Restaurants: 3,540 sf (includes 1,200 sf patio)	Total Estimated Costs - excluding tenant fit out	10,065,139

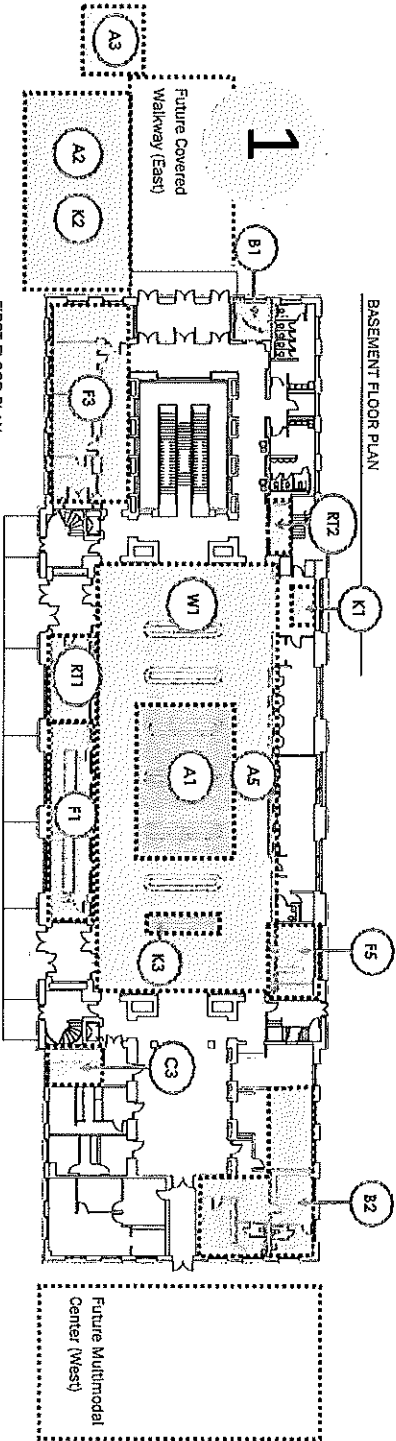
SUMMARY & OPINION OF PROBABLE COST
UNION STATION—CAMPUS ENABLING PROJECTS & TENANT RELOCATION

REFERENCES — ALL OPPORTUNITIES

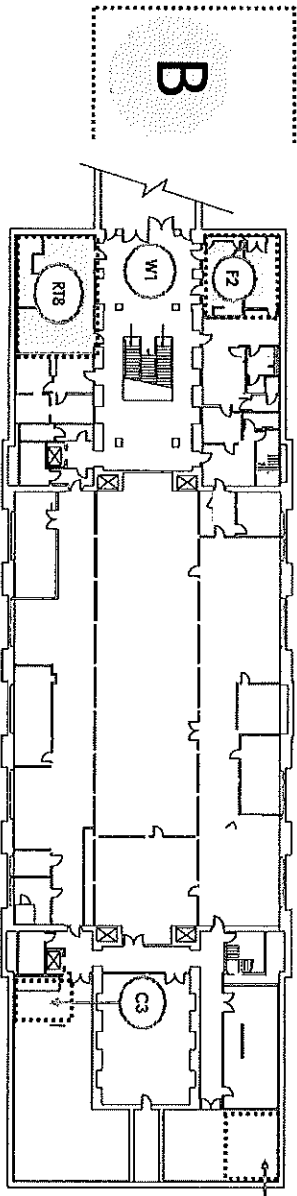
SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



Comm's Rm & Security IT Rm + Provide water protection or relocate as part of B2

Proposed Interior Upgrades Identified Opportunities — Summary (Basement, First + Second Floor)

The items listed on this page represent all recommended options for improvements and are focused mostly on the first floor. Most are able to be accomplished independently, however adjacent areas should be considered together for efficiency in cost, sequencing and reducing disruptions. For example, F3 must be completed before RT8 can begin.

All options are "green" indicating they have a relatively high benefit for both users and operations with the exception of the "orange" option C3, the material lift. This lift is recommended for better function and flow of all existing and proposed retail, restaurant and amenity functions. While it may have significant historic, cost and structural implications, this location is the most feasible and least disruptive to other development ideas within the historic building. Further study is required. Conveyance in future additions and adjacent developments will be required to further improve access. All improvements require wayfinding signage and therefore W1 must be considered for all upgrades.

CAPITAL PROJECTS MASTER SCHEDULE New Haven Union Station



ID	Name	Start	Duration	Start	Finish	Predecessors
1	STATE OF GOOD REVIEWS PROJECTS	6/1/2022	60d	6/1/2022	8/1/2022	
20	INTERIOR WASHINGTONS SIGNAGE	2/1/2023	24d	2/1/2023	2/25/2023	1
21	ESTABLISH PLANNING PHASE 1	1/1/2023	11d	1/1/2023	1/11/2023	
24	EAST LOT DEVELOPMENT	1/1/2023	11d	1/1/2023	1/11/2023	
25	WEST LOT & SOUTH BUILDING DEVELOPMENT	6/1/2022	60d	6/1/2022	8/1/2022	
26	UNION AVENUE ROADWAY & STREETSCAPE IMPROVEMENTS	1/25/2023	15d	1/25/2023	2/9/2023	20, 21, 24
27	CONVERT FRONT BAY OF PARKING GARAGE TO COMMERCIAL USE & REAL ESTATE ADVISOR SERVICES	6/1/2022	60d	6/1/2022	8/1/2022	
28	REAL ESTATE ADVISOR SERVICES	1/1/2023	11d	1/1/2023	1/11/2023	

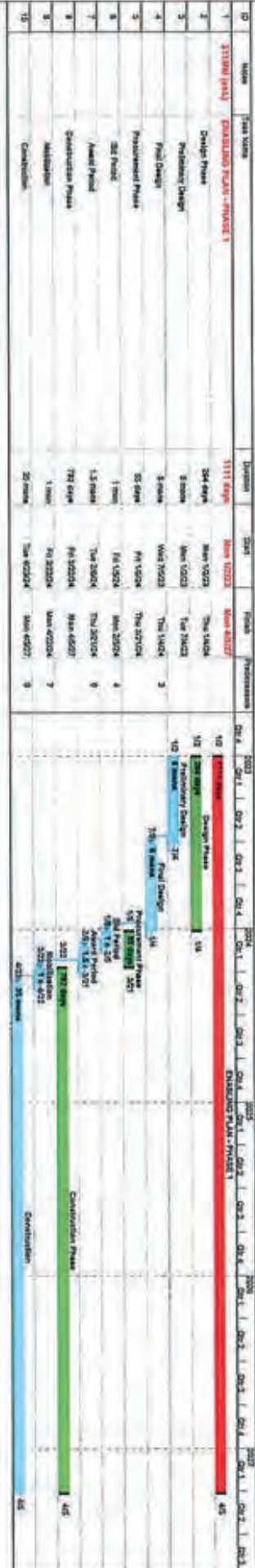


ID	Name	Task Name	Start	Duration	End	Progress	Start	End	Progress
1	STATE OF GOOD REPAIRS PROJECTS	STATE OF GOOD REPAIRS PROJECTS	08/15/2022	48 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
2	STATE OF GOOD REPAIRS PROJECTS	Design Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
3	STATE OF GOOD REPAIRS PROJECTS	Procurement Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
4	STATE OF GOOD REPAIRS PROJECTS	Construction Phase	08/15/2022	32 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
5	STATE OF GOOD REPAIRS PROJECTS	Closeout Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
6	STATE OF GOOD REPAIRS PROJECTS	Design Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
7	STATE OF GOOD REPAIRS PROJECTS	Procurement Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
8	STATE OF GOOD REPAIRS PROJECTS	Construction Phase	08/15/2022	32 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
9	STATE OF GOOD REPAIRS PROJECTS	Closeout Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
10	STATE OF GOOD REPAIRS PROJECTS	Design Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
11	STATE OF GOOD REPAIRS PROJECTS	Procurement Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
12	STATE OF GOOD REPAIRS PROJECTS	Construction Phase	08/15/2022	32 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
13	STATE OF GOOD REPAIRS PROJECTS	Closeout Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
14	STATE OF GOOD REPAIRS PROJECTS	Design Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
15	STATE OF GOOD REPAIRS PROJECTS	Procurement Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
16	STATE OF GOOD REPAIRS PROJECTS	Construction Phase	08/15/2022	32 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
17	STATE OF GOOD REPAIRS PROJECTS	Closeout Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
18	STATE OF GOOD REPAIRS PROJECTS	Design Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
19	STATE OF GOOD REPAIRS PROJECTS	Procurement Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%
20	STATE OF GOOD REPAIRS PROJECTS	Construction Phase	08/15/2022	32 weeks	01/15/2023	100%	08/15/2022	01/15/2023	100%
21	STATE OF GOOD REPAIRS PROJECTS	Closeout Phase	08/15/2022	16 weeks	09/05/2022	100%	08/15/2022	09/05/2022	100%

INTERIOR WAYFINDING SIGNAGE New Haven Union Station



ID	Name	Est. Start	Duration	Start	Finish	Predecessors	CP-3	CP-4	CP-1	CP-2	CP-3	CP-4	CP-1	CP-2
1	11:00 AM #11-003-1010 INTERIOR WAYFINDING SIGNAGE	341 days	Mon 10/17/22	Mon 10/17/22	Tue 4/18/23									
2	Design Phase	132 days	Mon 10/17/22	Mon 10/17/22	Tue 4/18/23		10/17	10/17	10/17	10/17				
3	Select Design Solutions	3 days	Mon 10/17/22	Mon 10/17/22	Mon 10/17/22		10/17	10/17	10/17	10/17				
4	Complete Design	6 weeks	Mon 10/17/22	Tue 4/18/23	Tue 4/18/23		10/17	10/17	10/17	10/17				
5	Procurement Phase	52 days	Wed 4/18/23	Wed 4/18/23	Thu 7/19/23						4/18			
6	Bill Phase Final	1 week	Wed 4/18/23	Thu 5/17/23	Thu 5/17/23						4/18			
7	Award Phase	1.5 weeks	Wed 4/18/23	Thu 5/17/23	Thu 5/17/23						4/18			
8	Construction Phase	194 days	Wed 5/23/23	Wed 5/23/23	Thu 10/24/24							5/23		
9	Installation	1 week	Wed 7/26/23	Thu 8/3/23	Thu 8/3/23							7/26		
10	Commission	6 weeks	Thu 8/3/23	Mon 10/29/24	Mon 10/29/24							8/3		



ID	Name	Start Name	Duration	Start	Finish	Predecessors
1	Total Cost: 150 / Essential Development		1184 days	Mon 11/07/21	Fri 01/15/22	
2	Request for Information / Stakeholder Interview		235 days	Mon 11/08/21	Mon 12/07/21	
3	Concept Review and Sign-off		3 hours	Mon 11/08/21	Wed 09/02/21	
4	Develop OY and Stakeholder		2 hours	Thu 04/02/22	Thu 19/04/22	2
5	RFI General Proc		2 hours	Wed 16/02/22	Mon 12/02/22	4
6	Design		2 hours	Fri 21/02/22	Wed 27/02/22	
7	Request for Proposal		3 hours	Thu 03/03/22	Thu 04/03/22	6
8	Request for Proposal		6 hours	Fri 05/03/22	Mon 11/03/22	7
9	Suggest Developer Agreement		3 hours	Tue 11/03/22	Thu 18/03/22	8
10	Construction		872 days	Wed 21/03/22	Thu 07/03/24	
11	Mobilisation		2 hours	Wed 27/03/24	Mon 04/04/24	8
12	Construction		24 hours	Thu 04/04/24	Thu 07/04/24	11

Page 2



ID	Name	Start Name	Duration	Start	Finish	Predecessors
1	Total Cost: 150 / Essential Development		1184 days	Mon 11/07/21	Fri 01/15/22	
2	Request for Information / Stakeholder Interview		235 days	Mon 11/08/21	Mon 12/07/21	
3	Concept Review and Sign-off		3 hours	Mon 11/08/21	Wed 09/02/21	
4	Develop OY and Stakeholder		2 hours	Thu 04/02/22	Thu 19/04/22	2
5	RFI General Proc		2 hours	Wed 16/02/22	Mon 12/02/22	4
6	Design		2 hours	Fri 21/02/22	Wed 27/02/22	
7	Request for Proposal		3 hours	Thu 03/03/22	Thu 04/03/22	6
8	Request for Proposal		6 hours	Fri 05/03/22	Mon 11/03/22	7
9	Suggest Developer Agreement		3 hours	Tue 11/03/22	Thu 18/03/22	8
10	Construction		872 days	Wed 21/03/22	Thu 07/03/24	
11	Mobilisation		2 hours	Wed 27/03/24	Mon 04/04/24	8
12	Construction		24 hours	Thu 04/04/24	Thu 07/04/24	11



REAL ESTATE ADVISOR SERVICES
New Haven Union Station



ID	Scope	Task Name	Duration	Start	Finish	Predecessors
1	Task Order TBD	REAL ESTATE ADVISOR SERVICES	119 days	Thu 01/22	Wed 01/23	
2		Prepare and Review RFP	1 day	Thu 01/22	Thu 01/22	1
3		Issue RFP and Review Proposals	1.5 weeks	Mon 02/02	Wed 02/02	2
4		Review Proposals and Award / Negotiate Agreement	2.2 weeks	Thu 01/22	Wed 01/22	3
5		Start Procurement Services	9 weeks	Wed 01/22	Wed 01/22	4

ID	Activity	Phase	Duration	Start	Finish	Predecessors	2022	2023	2024	2025	2026	2027
1	WEST LOT & SOUTH BUILDING DEVELOPMENT											
2	Design Phase	234 days	Mar 15/23	Thu 14/24								
3	Conceptual Design	8 weeks	Mar 15/23	Thu 14/23								
4	Project Vision Study, 20% graphic presentation, P&Z	8 weeks	Mar 15/23	Thu 14/23								
5	Final Design	8 weeks	Mar 15/23	Thu 14/23								
6	Procurement Phase	84 days	Fri 5/24	Fri 14/24								
7	2nd Phase	1 year	Fri 5/24	Mon 2/24								
8	Award Phase	2 weeks	Thu 2/24	Fri 4/24								
9	Construction Phase	800 days	Mon 4/24	Fri 10/25								
10	Installation	2 weeks	Mon 4/24	Thu 5/24								
11	Commission	28 weeks	Fri 10/24	Fri 10/26								

CONVERT FRONT BAY OF PARKING GARAGE TO COMMERCIAL USE AND BICYCLE STORAGE New Haven Union Station



ID	Name	Start Date	Duration	Start	Finish	Measurement	0%	20%	40%	60%	80%	100%
1	TRAIL CASE 780 CONVERT FRONT BAY OF PARKING GARAGE TO COMMERCIAL USE AND BICYCLE STORAGE	6/22/2024	6/22/2024	Wed 5/13/24	Thu 5/13/24	1	0%	20%	40%	60%	80%	100%
2	Design Phase	200 days	Wed 5/13/24	Thu 5/13/24	1	0%	20%	40%	60%	80%	100%	
3	Construction Phase	60 days	Wed 5/13/24	Thu 5/13/24	1	0%	20%	40%	60%	80%	100%	
4	Final Design	8 weeks	Fri 5/17/24	Thu 5/23/24	3	0%	20%	40%	60%	80%	100%	
5	Procurement Phase	40 days	Wed 5/13/24	Thu 5/13/24	4	0%	20%	40%	60%	80%	100%	
6	Site Phase	1 week	Wed 5/13/24	Thu 5/13/24	4	0%	20%	40%	60%	80%	100%	
7	Install Phase	2 weeks	Fri 5/17/24	Thu 5/23/24	6	0%	20%	40%	60%	80%	100%	
8	Construction Phase	240 days	Thu 5/16/24	Thu 5/16/24	7	0%	20%	40%	60%	80%	100%	
9	Validation	1 week	Thu 5/16/24	Fri 5/17/24	7	0%	20%	40%	60%	80%	100%	
10	Construction	11 weeks	Mon 5/20/24	Thu 5/23/24	8	0%	20%	40%	60%	80%	100%	

NOTE: General Project Log of Parking Garage, 04-20-2024
 Status: Project suspended as per project manager's request on 5/13/24

Turner Construction Company

ID	Name	Start Date	End Date	Phase	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Union Avenue Roadway and Streetscape Improvements	10/1/2022	10/1/2028	10/1/2028									
2	Design Phase	10/1/2022	10/1/2023	10/1/2023									
3	Preparation Phase	10/1/2023	10/1/2024	10/1/2024									
4	Preparation Phase	10/1/2024	10/1/2025	10/1/2025									
5	Preparation Phase	10/1/2025	10/1/2026	10/1/2026									
6	Preparation Phase	10/1/2026	10/1/2027	10/1/2027									
7	Preparation Phase	10/1/2027	10/1/2028	10/1/2028									
8	Construction Phase	10/1/2028	10/1/2030	10/1/2030									
9	Construction Phase	10/1/2030	10/1/2031	10/1/2031									
10	Construction Phase	10/1/2031	10/1/2032	10/1/2032									
11	Construction Phase	10/1/2032	10/1/2033	10/1/2033									

Union Avenue Roadway and Streetscape Improvements, Oct. 2022-2033
Note: Phases highlighted in red show potential impact on projects

Turner Construction Company

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM

End Date 8/31/2022 11:59:59 PM

Version 14.C NHPA

Date Generated 9/8/2022 10:01:23 PM

Selected Areas : DPMS,USG,COM3

Selected Lanes : (V) System/Lane (V),System/Lane (C),System/Lane (R),System/Lane (R) Inside Entry 1 (U),System/Lane (R) Inside Entry 2 (U),System/Lane (R) Outside Entry 3 (R),System/Lane (R) Outside Entry 4 (R),System/Lane (R) Reverse/Outside Entry (R) 1 off Pav Station Cash 9 (R) 1 ISG Outside Cashier 6 (R) 1 ISG Inside Cashier 7 (7)

For : Cash,Credit,Debit,Void,Refund,Cancel,Short Fee,Cash Refund,Credit Refund,Cash Refund Void,Credit Refund Void,External Payment,Summary Payment

& For Discounts : Tweed \$10 Special Ra

Pay Lane	Op Num	Entry Date	Payment Date	Duration	Rate Key	Disc Keys	Disc Amt	Tax	Net Amt	Tr Num	Entry Lane	Ticket
2	0	7/30/2022 5:46 AM	8/1/2022 3:57 PM	58:11	A	9	\$24.00	\$0.00	\$30.00	5758	1	67017
2	0	7/28/2022 5:07 PM	8/1/2022 4:03 PM	94:56	A	9	\$32.00	\$0.00	\$40.00	5759	1	66737
2	0	7/28/2022 5:29 AM	8/1/2022 4:34 PM	107:05	A	9	\$40.00	\$0.00	\$50.00	5763	1	66498
2	0	7/29/2022 10:34 AM	8/1/2022 5:08 PM	78:34	A	9	\$28.00	\$0.00	\$40.00	5765	3	75338
2	0	7/28/2022 7:48 AM	8/1/2022 6:17 PM	106:29	A	9	\$40.00	\$0.00	\$50.00	5771	1	66581
2	0	7/25/2022 7:56 AM	8/1/2022 6:24 PM	178:28	A	9	\$64.00	\$0.00	\$80.00	5774	3	74551
2	0	7/28/2022 2:42 PM	8/1/2022 10:42 PM	104:00	A	9	\$38.00	\$0.00	\$50.00	5811	1	66697
2	0	7/23/2022 9:26 AM	8/1/2022 10:47 PM	229:21	A	9	\$80.00	\$0.00	\$100.00	5812	1	65452
2	0	7/28/2022 9:25 AM	8/2/2022 12:08 AM	110:43	A	9	\$40.00	\$0.00	\$50.00	5814	3	75172
2	0	7/21/2022 9:07 AM	8/2/2022 2:35 PM	293:28	A	9	\$98.00	\$0.00	\$130.00	5868	1	64969
2	0	7/30/2022 11:11 AM	8/2/2022 11:18 PM	84:07	A	9	\$32.00	\$0.00	\$40.00	5926	1	67254
2	0	7/26/2022 11:09 AM	8/2/2022 11:39 PM	180:30	A	9	\$64.00	\$0.00	\$80.00	5927	1	66149
2	0	7/29/2022 6:26 AM	8/3/2022 3:05 PM	128:39	A	9	\$48.00	\$0.00	\$60.00	5981	1	66771
2	0	7/28/2022 5:16 PM	8/4/2022 6:55 PM	169:39	A	9	\$50.00	\$0.00	\$80.00	6168	1	66738
2	0	7/28/2022 12:36 PM	8/4/2022 11:11 PM	178:35	A	9	\$64.00	\$0.00	\$80.00	6214	3	75212
2	0	7/29/2022 4:35 AM	8/5/2022 2:30 PM	177:55	A	9	\$64.00	\$0.00	\$80.00	6256	1	66761
2	0	7/29/2022 4:13 PM	8/5/2022 7:04 PM	170:51	A	9	\$52.00	\$0.00	\$80.00	6284	1	66964
2	0	7/28/2022 12:35 PM	8/6/2022 12:12 AM	203:37	A	9	\$72.00	\$0.00	\$90.00	6315	3	75211
2	0	7/29/2022 4:43 PM	8/6/2022 10:45 AM	186:02	A	9	\$64.00	\$0.00	\$80.00	6340	1	66978
2	0	7/29/2022 5:19 PM	8/6/2022 2:15 PM	188:56	A	9	\$64.00	\$0.00	\$80.00	6345	3	75465
2	0	7/30/2022 4:29 AM	8/6/2022 2:52 PM	178:23	A	9	\$64.00	\$0.00	\$80.00	6347	3	75496

Selected Fee Transactions Report

Start Date 8/11/2022 12:00:00 AM
 End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA

Date Generated 9/8/2022 10:01:23 PM

Version	Date	Time	Amount	Code	Station	Rate	Category	Count	Balance	Station	Rate	Category	Count	Balance
2	8/2/2022	5:21 AM	108.24	A	9	\$40.00	\$0.00	6361	\$50.00	67768	1	67768		
2	7/28/2022	7:10 AM	243.46	A	9	\$78.00	\$0.00	6443	\$110.00	66548	1	66548		
2	7/29/2022	9:16 AM	218.38	A	9	\$68.00	\$0.00	6447	\$100.00	66827	1	66827		
2	7/30/2022	10:54 AM	196.44	A	9	\$64.00	\$0.00	6470	\$90.00	75689	3	75689		
2	8/3/2022	11:52 AM	107.41	A	9	\$40.00	\$0.00	6488	\$50.00	68197	1	68197		
2	7/30/2022	10:40 AM	204.56	A	9	\$72.00	\$0.00	6489	\$90.00	67238	1	67238		
2	8/5/2022	4:23 AM	78.43	A	9	\$28.00	\$0.00	6519	\$40.00	68492	1	68492		
2	8/5/2022	9:47 AM	79.04	A	9	\$28.00	\$0.00	6543	\$40.00	68584	1	68584		
2	8/4/2022	9:46 AM	103.06	A	9	\$36.00	\$0.00	6544	\$50.00	76705	3	76705		
2	8/1/2022	8:40 AM	176.14	A	9	\$64.00	\$0.00	6546	\$80.00	67627	1	67627		
2	8/3/2022	3:33 AM	136.39	A	9	\$48.00	\$0.00	6580	\$60.00	67978	1	67978		
2	8/5/2022	9:33 AM	82.40	A	9	\$32.00	\$0.00	6581	\$40.00	68574	1	68574		
2	8/3/2022	4:00 AM	136.19	A	9	\$48.00	\$0.00	6582	\$60.00	67980	1	67980		
2	8/4/2022	12:44 PM	106.26	A	9	\$40.00	\$0.00	6598	\$50.00	76738	3	76738		
2	8/5/2022	3:46 PM	80.02	A	9	\$30.00	\$0.00	6603	\$40.00	68697	1	68697		
2	8/6/2022	1:47 PM	58.02	A	9	\$24.00	\$0.00	6604	\$30.00	68996	1	68996		
2	8/3/2022	4:23 AM	178.36	A	9	\$64.00	\$0.00	6771	\$80.00	67984	1	67984		
2	8/3/2022	4:36 AM	178.33	A	9	\$64.00	\$0.00	6772	\$80.00	67985	1	67985		
2	8/3/2022	12:22 PM	178.53	A	9	\$64.00	\$0.00	6864	\$80.00	68202	1	68202		
2	8/7/2022	4:43 AM	104.21	A	9	\$40.00	\$0.00	6894	\$50.00	69080	1	69080		
2	8/6/2022	12:59 PM	122.56	A	9	\$36.00	\$0.00	6914	\$60.00	68976	1	68976		
2	8/6/2022	8:25 AM	128.00	A	9	\$46.00	\$0.00	6920	\$60.00	77058	3	77058		
2	8/6/2022	5:18 AM	154.24	A	9	\$56.00	\$0.00	7058	\$70.00	77010	3	77010		
2	8/8/2022	1:24 PM	105.55	A	9	\$40.00	\$0.00	7110	\$50.00	69371	1	69371		
2	8/5/2022	10:16 AM	193.46	A	9	\$58.00	\$0.00	7168	\$90.00	68594	1	68594		
2	8/6/2022	8:19 AM	184.49	A	9	\$64.00	\$0.00	7227	\$80.00	77054	3	77054		
2	8/6/2022	4:23 PM	176.48	A	9	\$64.00	\$0.00	7229	\$80.00	69051	1	69051		
2	8/5/2022	9:15 AM	243.16	A	9	\$78.00	\$0.00	7322	\$110.00	68566	1	68566		

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2	0	8/4/2022 6:20 AM	8/15/2022 4:45 PM	274:25	A	9	\$66.00	\$0.00	\$120.00	7355	1	68275
2	0	8/11/2022 4:48 AM	8/16/2022 1:13 PM	128:25	A	9	\$48.00	\$0.00	\$60.00	7426	3	78024
2	0	8/11/2022 4:44 AM	8/16/2022 1:17 PM	128:33	A	9	\$48.00	\$0.00	\$60.00	7427	3	78023
2	0	8/10/2022 7:03 AM	8/17/2022 3:16 PM	176:13	A	9	\$64.00	\$0.00	\$80.00	7566	1	69717
2	0	8/10/2022 11:45 AM	8/17/2022 9:15 PM	177:30	A	9	\$64.00	\$0.00	\$80.00	7636	3	77972
2	0	8/11/2022 11:29 AM	8/18/2022 9:49 PM	178:20	A	9	\$64.00	\$0.00	\$80.00	7785	1	70061
2	0	8/11/2022 1:51 PM	8/18/2022 11:37 PM	177:46	A	9	\$64.00	\$0.00	\$80.00	7794	1	70095
2	0	8/14/2022 5:16 AM	8/19/2022 2:34 PM	129:18	A	9	\$48.00	\$0.00	\$60.00	7862	1	70781
2	0	8/15/2022 6:36 AM	8/19/2022 3:37 PM	105:01	A	9	\$40.00	\$0.00	\$50.00	7876	3	78940
2	0	8/17/2022 7:31 AM	8/19/2022 3:43 PM	56:12	A	9	\$24.00	\$0.00	\$30.00	7878	1	71495
2	0	8/13/2022 7:34 AM	8/19/2022 7:18 PM	155:44	A	9	\$56.00	\$0.00	\$70.00	7913	1	70499
2	0	8/14/2022 9:05 AM	8/20/2022 11:01 AM	145:56	A	9	\$42.00	\$0.00	\$70.00	7992	1	70846
2	0	8/17/2022 8:10 AM	8/20/2022 1:44 PM	77:34	A	9	\$26.00	\$0.00	\$40.00	7997	3	79411
2	0	8/14/2022 5:45 AM	8/20/2022 4:34 PM	154:49	A	9	\$56.00	\$0.00	\$70.00	8006	1	70784
2	0	8/13/2022 7:35 AM	8/20/2022 7:01 PM	179:26	A	9	\$64.00	\$0.00	\$80.00	8007	1	70475
2	0	8/13/2022 5:58 AM	8/20/2022 4:36 PM	178:38	A	9	\$64.00	\$0.00	\$80.00	8070	1	70500
2	0	8/12/2022 4:43 PM	8/20/2022 7:24 PM	194:41	A	9	\$60.00	\$0.00	\$90.00	8081	1	70415
2	0	8/15/2022 8:55 AM	8/20/2022 9:54 PM	132:59	A	9	\$48.00	\$0.00	\$60.00	8127	1	71094
2	0	8/13/2022 12:24 PM	8/20/2022 11:45 PM	179:21	A	9	\$64.00	\$0.00	\$80.00	8161	3	78677
2	0	8/18/2022 7:20 AM	8/21/2022 3:02 PM	79:42	A	9	\$30.00	\$0.00	\$40.00	8248	1	71754
2	0	8/14/2022 4:07 PM	8/21/2022 8:18 PM	172:11	A	9	\$56.00	\$0.00	\$80.00	8296	1	70965
2	0	8/11/2022 12:47 PM	8/21/2022 10:56 PM	250:09	A	9	\$88.00	\$0.00	\$110.00	8312	1	70078
2	0	8/19/2022 5:13 AM	8/22/2022 12:10 PM	78:57	A	9	\$28.00	\$0.00	\$40.00	8359	1	71940
2	0	8/18/2022 4:40 AM	8/22/2022 2:11 PM	105:31	A	9	\$40.00	\$0.00	\$50.00	8373	1	71695
2	0	8/15/2022 10:05 AM	8/22/2022 7:03 PM	176:58	A	9	\$64.00	\$0.00	\$80.00	8419	1	71118
2	0	8/18/2022 7:25 AM	8/22/2022 7:44 PM	108:19	A	9	\$40.00	\$0.00	\$50.00	8431	1	71757
2	0	8/18/2022 8:49 AM	8/22/2022 7:45 PM	106:56	A	9	\$40.00	\$0.00	\$50.00	8432	1	71799
2	0	8/18/2022 8:59 AM	8/22/2022 7:46 PM	106:47	A	9	\$40.00	\$0.00	\$50.00	8433	1	71806

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2	0	8/20/2022 11:21 AM	8/22/2022 11:03 PM	59:42	A	9	\$24.00	\$0.00	\$30.00	8454	1	72474
2	0	8/16/2022 6:47 AM	8/23/2022 1:47 PM	175:00	A	9	\$60.00	\$0.00	\$80.00	8527	1	71233
2	0	8/19/2022 4:51 PM	8/24/2022 1:44 PM	116:53	A	9	\$40.00	\$0.00	\$50.00	8652	1	72160
2	0	8/11/2022 12:20 PM	8/24/2022 9:28 PM	321:08	A	9	\$112.00	\$0.00	\$140.00	8737	1	70071
2	0	8/22/2022 6:03 AM	8/26/2022 4:49 PM	106:46	A	9	\$40.00	\$0.00	\$50.00	9011	3	80667
2	0	8/19/2022 4:21 PM	8/26/2022 7:17 PM	170:56	A	9	\$52.00	\$0.00	\$80.00	9031	1	72150
2	0	8/18/2022 8:27 AM	8/26/2022 7:54 PM	203:27	A	9	\$72.00	\$0.00	\$90.00	9033	1	71789
2	0	8/18/2022 8:10 AM	8/26/2022 7:54 PM	203:44	A	9	\$72.00	\$0.00	\$90.00	9034	1	71783
2	0	8/19/2022 11:39 AM	8/26/2022 10:08 PM	178:29	A	9	\$64.00	\$0.00	\$80.00	9055	3	79906
2	0	8/19/2022 1:51 PM	8/26/2022 11:07 PM	177:16	A	9	\$64.00	\$0.00	\$80.00	9065	1	72089
2	0	8/24/2022 2:50 PM	8/26/2022 11:09 PM	56:19	A	9	\$24.00	\$0.00	\$30.00	9066	1	73637
2	0	8/22/2022 2:38 PM	8/26/2022 11:15 PM	104:37	A	9	\$40.00	\$0.00	\$50.00	9067	3	80800
2	0	8/26/2022 2:28 PM	8/28/2022 3:54 AM	37:26	A	9	\$16.00	\$0.00	\$20.00	9212	1	74119
2	0	8/24/2022 1:55 PM	8/28/2022 3:56 AM	86:01	A	9	\$32.00	\$0.00	\$40.00	9213	1	73627
2	0	8/25/2022 5:39 AM	8/28/2022 4:02 PM	82:23	A	9	\$32.00	\$0.00	\$40.00	9263	1	73684
2	0	8/21/2022 1:42 PM	8/28/2022 11:10 PM	177:28	A	9	\$64.00	\$0.00	\$80.00	9278	1	72800
2	0	8/25/2022 12:41 PM	8/28/2022 11:12 PM	82:31	A	9	\$32.00	\$0.00	\$40.00	9279	1	73847
2	0	8/24/2022 12:21 PM	8/28/2022 11:54 PM	107:33	A	9	\$40.00	\$0.00	\$50.00	9282	1	73610
2	0	8/26/2022 7:31 AM	8/29/2022 3:07 PM	79:36	A	9	\$30.00	\$0.00	\$40.00	9357	1	73955
2	0	8/26/2022 7:20 AM	8/29/2022 3:08 PM	79:48	A	9	\$30.00	\$0.00	\$40.00	9358	1	73951
2	0	8/26/2022 6:14 AM	8/29/2022 5:04 PM	82:50	A	9	\$32.00	\$0.00	\$40.00	9366	1	73937
2	0	8/22/2022 9:06 AM	8/29/2022 5:07 PM	176:01	A	9	\$62.00	\$0.00	\$80.00	9367	1	72972
2	0	8/19/2022 6:20 AM	8/29/2022 5:52 PM	251:32	A	9	\$88.00	\$0.00	\$110.00	9373	3	79801
2	0	8/25/2022 8:04 AM	8/29/2022 8:36 PM	108:32	A	9	\$40.00	\$0.00	\$50.00	9400	3	81330
2	0	8/25/2022 8:05 AM	8/29/2022 8:38 PM	108:33	A	9	\$40.00	\$0.00	\$50.00	9401	3	81331
2	0	8/25/2022 8:29 AM	8/29/2022 8:40 PM	108:11	A	9	\$40.00	\$0.00	\$50.00	9403	1	73766
2	0	8/26/2022 12:45 PM	8/29/2022 10:43 PM	81:58	A	9	\$32.00	\$0.00	\$40.00	9421	1	74083
2	0	8/25/2022 4:24 AM	8/30/2022 12:59 PM	128:35	A	9	\$48.00	\$0.00	\$60.00	9445	1	73673

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Version	Date	Time	Day	Amount	Balance	Code	Count	Rate
2	8/26/2022	8:09 AM	A	\$36.00	\$0.00	9450	1	73973
2	8/26/2022	7:02 AM	A	\$38.00	\$0.00	9456	1	73946
2	8/26/2022	7:02 AM	A	\$38.00	\$0.00	9456	1	73946
2	8/25/2022	1:58 PM	A	\$44.00	\$0.00	9508	1	73867
2	8/26/2022	9:11 AM	A	\$40.00	\$0.00	9555	1	73999
2	8/24/2022	11:28 AM	A	\$64.00	\$0.00	9643	1	73598
2	8/26/2022	2:04 PM	A	\$46.00	\$0.00	9646	1	74112
4	7/26/2022	11:46 AM	A	\$64.00	\$0.00	6264	1	66154
4	7/30/2022	8:11 AM	A	\$34.00	\$0.00	6286	1	67076
4	7/27/2022	4:46 AM	A	\$25.10	\$0.00	6395	1	66221
4	7/31/2022	11:52 AM	A	\$56.00	\$0.00	6577	3	75920
4	7/30/2022	2:29 PM	A	\$64.00	\$0.00	6600	1	67326
4	8/5/2022	8:50 AM	A	\$30.00	\$0.00	6725	1	68561
4	7/30/2022	9:26 AM	A	\$78.00	\$0.00	6728	1	67170
4	8/4/2022	11:32 AM	A	\$40.00	\$0.00	6755	1	68400
4	8/6/2022	1:48 PM	A	\$24.00	\$0.00	6761	1	68997
4	8/6/2022	1:42 PM	A	\$24.00	\$0.00	6762	1	68995
4	8/6/2022	1:44 PM	A	\$40.00	\$0.00	6903	3	77238
4	8/8/2022	9:32 AM	A	\$40.00	\$0.00	7050	3	77499
4	8/3/2022	4:15 AM	A	\$80.00	\$0.00	7051	3	76325
4	8/8/2022	2:01 PM	A	\$40.00	\$0.00	7058	1	69379
4	8/8/2022	12:57 PM	A	\$40.00	\$0.00	7060	1	69365
4	8/8/2022	9:49 AM	A	\$48.00	\$0.00	7151	3	77505
4	8/8/2022	12:57 PM	A	\$56.00	\$0.00	7268	1	69364
4	8/10/2022	4:48 AM	A	\$44.00	\$0.00	7290	1	69666
4	8/9/2022	4:57 AM	A	\$52.00	\$0.00	7292	1	69436
4	8/8/2022	9:53 AM	A	\$50.00	\$0.00	7293	1	69330
4	8/12/2022	6:40 AM	A	\$32.00	\$0.00	7322	3	78275

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4	0	8/1/2022 9:41 AM	8/16/2022 3:10 PM	125:29	A	9	\$42.00	\$0.00	\$60.00	7389	1	70024
4	0	8/1/2022 4:49 AM	8/17/2022 1:01 PM	152:12	A	9	\$56.00	\$0.00	\$70.00	7445	1	69912
4	0	8/12/2022 1:44 PM	8/18/2022 10:27 PM	152:43	A	9	\$56.00	\$0.00	\$70.00	7572	1	70333
4	0	8/12/2022 4:28 PM	8/19/2022 12:12 PM	163:44	A	9	\$56.00	\$0.00	\$70.00	7595	1	70410
4	0	8/13/2022 7:41 AM	8/19/2022 7:21 PM	155:40	A	9	\$56.00	\$0.00	\$70.00	7624	1	70504
4	0	8/17/2022 12:19 PM	8/19/2022 11:02 PM	58:43	A	9	\$24.00	\$0.00	\$30.00	7642	3	79508
4	0	8/13/2022 9:11 AM	8/20/2022 4:33 PM	175:22	A	9	\$62.00	\$0.00	\$80.00	7699	1	70568
4	0	8/12/2022 9:01 AM	8/20/2022 6:58 PM	201:57	A	9	\$72.00	\$0.00	\$90.00	7743	1	70236
4	0	8/8/2022 7:49 AM	8/21/2022 8:26 PM	324:37	A	9	\$112.00	\$0.00	\$140.00	7951	3	77461
4	0	8/9/2022 5:07 AM	8/21/2022 8:27 PM	303:20	A	9	\$104.00	\$0.00	\$130.00	7952	3	77602
4	0	8/19/2022 2:17 PM	8/21/2022 11:57 PM	57:40	A	9	\$24.00	\$0.00	\$30.00	7970	1	72104
4	0	8/17/2022 7:10 AM	8/22/2022 3:33 PM	128:23	A	9	\$48.00	\$0.00	\$60.00	8002	3	79378
4	0	8/18/2022 11:51 AM	8/22/2022 9:39 PM	105:48	A	9	\$40.00	\$0.00	\$50.00	8020	1	71853
4	0	8/15/2022 7:26 AM	8/23/2022 2:28 PM	199:02	A	9	\$68.00	\$0.00	\$90.00	8053	1	71049
4	0	8/15/2022 4:30 AM	8/26/2022 2:46 PM	274:16	A	9	\$96.00	\$0.00	\$120.00	8208	3	78919
4	0	8/20/2022 7:15 AM	8/26/2022 7:54 PM	156:39	A	9	\$56.00	\$0.00	\$70.00	8239	1	72228
4	0	8/21/2022 4:08 PM	8/27/2022 12:47 PM	140:39	A	9	\$48.00	\$0.00	\$60.00	8269	1	72834
4	0	8/25/2022 2:05 PM	8/28/2022 10:42 PM	80:37	A	9	\$32.00	\$0.00	\$40.00	8442	3	81436
4	0	8/21/2022 2:15 PM	8/28/2022 11:18 PM	177:03	A	9	\$64.00	\$0.00	\$80.00	8445	1	72812
4	0	8/12/2022 2:14 PM	8/31/2022 1:43 PM	455:29	A	9	\$152.00	\$0.00	\$190.00	8571	3	78430
6	19	7/29/2022 3:39 AM	8/1/2022 11:07 AM	79:28	A	9	\$30.00	\$0.00	\$40.00	1285	1	66757
6	19	7/29/2022 7:07 AM	8/1/2022 3:28 PM	80:21	A	9	\$32.00	\$0.00	\$40.00	1312	3	75286
6	39	7/25/2022 7:36 AM	8/1/2022 6:23 PM	178:47	A	9	\$64.00	\$0.00	\$80.00	1339	1	65868
6	39	7/28/2022 2:36 PM	8/1/2022 10:42 PM	104:06	A	9	\$38.00	\$0.00	\$50.00	1381	0	0
6	39	7/29/2022 2:54 PM	8/1/2022 10:43 PM	79:49	A	9	\$30.00	\$0.00	\$40.00	1382	3	75402
6	25	7/31/2022 4:52 AM	8/2/2022 1:01 PM	56:09	A	9	\$24.00	\$0.00	\$30.00	1390	1	67350
6	23	7/26/2022 5:02 AM	8/2/2022 2:22 PM	177:20	A	9	\$64.00	\$0.00	\$80.00	1399	3	74653
6	23	7/21/2022 9:07 AM	8/2/2022 2:38 PM	293:31	A	9	\$98.00	\$0.00	\$130.00	1403	1	64969

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6	39	7/26/2022 11:46 AM	8/2/2022 11:38 PM	179:52	A	9	\$64.00	\$0.00	\$80.00	1498	1	66154
6	22	7/31/2022 8:43 AM	8/3/2022 1:49 PM	77:06	A	9	\$24.00	\$0.00	\$40.00	1511	3	75821
6	22	7/30/2022 5:10 PM	8/3/2022 1:50 PM	92:40	A	9	\$32.00	\$0.00	\$40.00	1512	1	67334
6	39	7/29/2022 6:19 AM	8/5/2022 5:46 PM	179:27	A	9	\$64.00	\$0.00	\$80.00	1844	3	75280
6	39	7/25/2022 8:44 AM	8/5/2022 7:00 PM	274:16	A	9	\$96.00	\$0.00	\$120.00	1856	1	65890
6	22	8/1/2022 4:29 AM	8/8/2022 11:07 AM	174:38	A	9	\$60.00	\$0.00	\$80.00	1893	3	75966
6	22	8/1/2022 7:14 AM	8/8/2022 3:41 PM	176:27	A	9	\$64.00	\$0.00	\$80.00	1911	3	76009
6	23	8/6/2022 6:25 AM	8/8/2022 4:16 PM	57:51	A	9	\$24.00	\$0.00	\$30.00	1913	1	68776
6	23	8/4/2022 8:25 AM	8/8/2022 5:55 PM	105:30	A	9	\$40.00	\$0.00	\$50.00	1923	1	68339
6	23	8/4/2022 11:32 AM	8/8/2022 9:55 PM	106:23	A	9	\$40.00	\$0.00	\$50.00	1952	1	68400
6	25	7/31/2022 5:20 AM	8/9/2022 1:17 PM	223:57	A	9	\$78.00	\$0.00	\$100.00	1960	3	75786
6	25	7/31/2022 5:20 AM	8/9/2022 1:17 PM	223:57	A	9	\$78.00	\$0.00	\$100.00	1960	3	75786
6	22	7/31/2022 1:17 PM	8/10/2022 2:20 PM	241:03	A	9	\$72.00	\$0.00	\$110.00	2052	3	75933
6	39	8/5/2022 11:15 AM	8/10/2022 9:19 PM	130:04	A	9	\$48.00	\$0.00	\$60.00	2153	1	68611
6	22	7/31/2022 5:12 AM	8/11/2022 2:34 PM	273:22	A	9	\$96.00	\$0.00	\$120.00	2195	1	67351
6	39	8/4/2022 7:35 AM	8/11/2022 6:24 PM	178:49	A	9	\$64.00	\$0.00	\$80.00	2243	1	68315
6	39	8/4/2022 12:55 PM	8/11/2022 11:28 PM	178:33	A	9	\$64.00	\$0.00	\$80.00	2302	1	68423
6	22	8/5/2022 4:51 AM	8/12/2022 2:19 PM	177:28	A	9	\$64.00	\$0.00	\$80.00	2321	3	76798
6	22	8/12/2022 7:44 AM	8/12/2022 3:45 PM	08:01	A	9	\$4.00	\$0.00	\$10.00	2337	1	70199
6	39	8/8/2022 6:25 AM	8/12/2022 4:14 PM	105:49	A	9	\$40.00	\$0.00	\$50.00	2341	1	69256
6	39	8/5/2022 8:23 AM	8/12/2022 6:25 PM	178:02	A	9	\$64.00	\$0.00	\$80.00	2373	1	68551
6	39	8/6/2022 1:23 PM	8/12/2022 10:58 PM	153:35	A	9	\$56.00	\$0.00	\$70.00	2404	3	77231
6	39	8/8/2022 1:07 PM	8/12/2022 11:03 PM	105:56	A	9	\$40.00	\$0.00	\$50.00	2406	1	69366
6	41	8/8/2022 7:26 AM	8/15/2022 3:17 PM	175:51	A	9	\$62.00	\$0.00	\$80.00	2432	3	77447
6	39	8/6/2022 6:28 AM	8/15/2022 4:39 PM	226:11	A	9	\$80.00	\$0.00	\$100.00	2449	3	77012
6	39	8/10/2022 11:45 AM	8/17/2022 9:20 PM	177:35	A	9	\$64.00	\$0.00	\$80.00	2723	3	77972
6	39	8/15/2022 1:22 PM	8/17/2022 10:00 PM	56:38	A	9	\$24.00	\$0.00	\$30.00	2734	3	79048
6	16	8/12/2022 9:42 AM	8/18/2022 8:04 PM	154:22	A	9	\$56.00	\$0.00	\$70.00	2830	3	78342

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM
 End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA Date Generated 9/8/2022 10:01:23 PM

Line	Date	Time	Amount	Rate	Category	Balance	Code			
6	8/15/2022	8:49 AM	83.17	A	9	\$32.00	\$0.00	\$40.00	2832	71093
6	8/14/2022	2:18 PM	104.43	A	9	\$40.00	\$0.00	\$50.00	2858	70932
6	8/14/2022	3:43 PM	115.42	A	9	\$40.00	\$0.00	\$50.00	2868	70955
6	8/17/2022	4:41 AM	55.22	A	9	\$22.00	\$0.00	\$30.00	2872	79332
6	8/13/2022	4:06 PM	140.20	A	9	\$48.00	\$0.00	\$60.00	2874	0
6	8/14/2022	5:38 AM	130.45	A	9	\$48.00	\$0.00	\$60.00	2888	70783
6	8/13/2022	1:55 PM	147.24	A	9	\$45.00	\$0.00	\$70.00	2897	70726
6	8/17/2022	12:19 PM	58.45	A	9	\$24.00	\$0.00	\$30.00	2936	79508
6	8/19/2022	4:37 AM	78.29	A	9	\$28.00	\$0.00	\$40.00	2951	71936
6	8/15/2022	8:18 AM	171.58	A	9	\$54.00	\$0.00	\$80.00	2955	78979
6	8/12/2022	9:25 AM	242.55	A	9	\$76.00	\$0.00	\$110.00	2956	0
6	8/15/2022	4:44 AM	177.32	A	9	\$64.00	\$0.00	\$80.00	2969	71000
6	8/19/2022	9:32 AM	81.30	A	9	\$32.00	\$0.00	\$40.00	3018	72017
6	8/15/2022	10:09 AM	176.59	A	9	\$64.00	\$0.00	\$80.00	3020	71120
6	8/15/2022	10:09 AM	177.00	A	9	\$64.00	\$0.00	\$80.00	3021	71121
6	8/19/2022	6:57 AM	84.12	A	9	\$32.00	\$0.00	\$40.00	3022	79809
6	8/18/2022	9:23 AM	106.22	A	9	\$40.00	\$0.00	\$50.00	3028	71814
6	8/8/2022	12:09 PM	345.35	A	9	\$120.00	\$0.00	\$150.00	3045	69357
6	8/18/2022	2:44 PM	104.16	A	9	\$40.00	\$0.00	\$50.00	3050	0
6	8/21/2022	11:36 AM	82.24	A	9	\$32.00	\$0.00	\$40.00	3252	80604
6	8/21/2022	4:35 AM	103.09	A	9	\$38.00	\$0.00	\$50.00	3286	72563
6	8/20/2022	8:54 AM	126.17	A	9	\$44.00	\$0.00	\$60.00	3333	72304
6	8/21/2022	7:18 AM	103.54	A	9	\$38.00	\$0.00	\$50.00	3334	80444
6	8/19/2022	10:35 AM	176.20	A	9	\$64.00	\$0.00	\$80.00	3397	72042
6	8/20/2022	9:44 AM	153.35	A	9	\$55.00	\$0.00	\$70.00	3399	72373
6	8/21/2022	5:00 PM	122.52	A	9	\$36.00	\$0.00	\$60.00	3403	0
6	8/17/2022	8:14 AM	229.32	A	9	\$80.00	\$0.00	\$100.00	3420	71526
6	8/25/2022	9:46 AM	99.06	A	9	\$28.00	\$0.00	\$50.00	3450	73791

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM

End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA

Date Generated 9/8/2022 10:01:23 PM

Line	Start Date	Start Time	End Date	End Time	Rate	Category	Amount	Balance	Count	Code
6	8/25/2022	9:33 AM	8/29/2022	4:33 PM	103:00	A	\$36.00	\$0.00	3477	81369
6	8/29/2022	5:57 AM	8/29/2022	5:03 PM	227:06	A	\$80.00	\$0.00	3484	72213
6	8/25/2022	9:40 AM	8/29/2022	5:42 PM	104:02	A	\$38.00	\$0.00	3494	81372
6	8/23/2022	5:25 AM	8/29/2022	7:26 PM	158:01	A	\$56.00	\$0.00	3513	73147
6	8/26/2022	1:33 PM	8/29/2022	11:17 PM	81:44	A	\$32.00	\$0.00	3540	81618
6	8/22/2022	8:15 AM	8/30/2022	2:29 PM	198:14	A	\$68.00	\$0.00	3561	72950
6	8/25/2022	10:17 AM	8/31/2022	1:44 PM	147:27	A	\$46.00	\$0.00	3576	73799
6	8/25/2022	5:57 AM	8/31/2022	3:07 PM	153:10	A	\$56.00	\$0.00	3683	73687
6	8/25/2022	6:00 AM	8/1/2022	4:38 PM	106:38	A	\$40.00	\$0.00	1899	0
7	7/28/2022	5:10 AM	8/6/2022	4:24 PM	227:14	A	\$80.00	\$0.00	1953	66495
7	7/30/2022	9:31 AM	8/6/2022	5:15 PM	175:44	A	\$62.00	\$0.00	1962	67175
7	7/30/2022	9:43 AM	8/6/2022	5:47 PM	176:04	A	\$62.00	\$0.00	1975	75631
7	7/31/2022	7:22 AM	8/6/2022	9:07 PM	157:45	A	\$56.00	\$0.00	2016	75793
7	7/24/2022	12:58 PM	8/6/2022	11:12 PM	322:14	A	\$112.00	\$0.00	2068	74453
7	7/30/2022	9:00 AM	8/7/2022	11:59 AM	194:59	A	\$60.00	\$0.00	2106	67139
7	8/4/2022	4:52 AM	8/7/2022	2:12 PM	81:20	A	\$32.00	\$0.00	2146	76602
7	8/4/2022	5:58 AM	8/7/2022	3:45 PM	81:47	A	\$32.00	\$0.00	2171	76608
7	8/2/2022	5:19 AM	8/7/2022	5:47 PM	132:28	A	\$48.00	\$0.00	2218	67767
7	8/4/2022	8:40 AM	8/7/2022	6:52 PM	82:12	A	\$32.00	\$0.00	2250	76686
7	8/5/2022	5:38 AM	8/7/2022	9:34 PM	63:56	A	\$24.00	\$0.00	2315	68498
7	8/4/2022	11:42 AM	8/7/2022	10:34 PM	82:52	A	\$32.00	\$0.00	2339	68402
7	7/31/2022	11:42 AM	8/7/2022	10:36 PM	178:54	A	\$64.00	\$0.00	2341	67473
7	8/4/2022	3:35 PM	8/7/2022	11:04 PM	79:29	A	\$30.00	\$0.00	2349	68454
7	8/5/2022	1:49 PM	8/13/2022	12:18 PM	166:29	A	\$56.00	\$0.00	2365	68998
7	8/5/2022	6:56 AM	8/13/2022	5:03 PM	202:07	A	\$72.00	\$0.00	2408	66517
7	8/6/2022	8:38 AM	8/13/2022	5:03 PM	176:25	A	\$64.00	\$0.00	2409	68826
7	8/5/2022	10:06 AM	8/13/2022	7:33 PM	201:27	A	\$72.00	\$0.00	2457	68591
7	8/6/2022	9:38 AM	8/13/2022	8:08 PM	178:30	A	\$64.00	\$0.00	2463	77116

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM

End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA

Date Generated 9/8/2022 10:01:23 PM

7	23	8/7/2022 8:13 AM	8/13/2022 8:11 PM	155:58	A	9	\$56.00	\$0.00	\$70.00	2464	1	69102
7	23	8/4/2022 7:39 AM	8/13/2022 8:19 PM	228:40	A	9	\$80.00	\$0.00	\$100.00	2471	1	68319
7	48	8/7/2022 1:04 PM	8/13/2022 10:07 PM	153:03	A	9	\$56.00	\$0.00	\$70.00	2502	1	69182
7	48	8/6/2022 11:22 AM	8/13/2022 10:41 PM	179:19	A	9	\$64.00	\$0.00	\$80.00	2526	0	0
7	48	8/5/2022 12:14 PM	8/13/2022 10:42 PM	202:28	A	9	\$72.00	\$0.00	\$90.00	2527	1	68628
7	48	8/5/2022 12:14 PM	8/13/2022 10:44 PM	202:30	A	9	\$72.00	\$0.00	\$90.00	2529	1	68627
7	48	8/7/2022 4:52 AM	8/14/2022 11:48 AM	174:56	A	9	\$60.00	\$0.00	\$80.00	2557	1	69081
7	25	8/7/2022 4:52 AM	8/14/2022 11:51 AM	75:31	A	9	\$22.00	\$0.00	\$40.00	2558	3	78108
7	25	8/11/2022 8:20 AM	8/14/2022 12:32 PM	247:48	A	9	\$86.00	\$0.00	\$110.00	2568	1	68255
7	39	8/4/2022 4:44 AM	8/14/2022 12:34 PM	126:20	A	9	\$44.00	\$0.00	\$60.00	2569	1	69457
7	39	8/9/2022 6:14 AM	8/14/2022 4:50 PM	79:43	A	9	\$30.00	\$0.00	\$40.00	2561	3	78132
7	48	8/11/2022 9:07 AM	8/14/2022 4:51 PM	199:18	A	9	\$70.00	\$0.00	\$90.00	2563	1	68866
7	48	8/6/2022 9:33 AM	8/14/2022 4:52 PM	80:59	A	9	\$32.00	\$0.00	\$40.00	2564	1	69995
7	48	8/11/2022 7:53 AM	8/14/2022 5:26 PM	248:23	A	9	\$88.00	\$0.00	\$110.00	2573	1	68351
7	23	8/4/2022 9:03 AM	8/14/2022 7:11 PM	249:38	A	9	\$88.00	\$0.00	\$110.00	2707	1	68360
7	48	8/11/2022 3:42 PM	8/14/2022 9:12 PM	77:30	A	9	\$26.00	\$0.00	\$40.00	2766	1	70117
7	48	8/6/2022 11:34 AM	8/14/2022 9:49 PM	202:15	A	9	\$72.00	\$0.00	\$90.00	2806	0	0
7	48	8/4/2022 1:06 PM	8/14/2022 10:36 PM	249:30	A	9	\$88.00	\$0.00	\$110.00	2814	1	68428
7	48	8/10/2022 2:25 PM	8/14/2022 10:42 PM	104:17	A	9	\$40.00	\$0.00	\$50.00	2817	3	77997
7	25	8/12/2022 10:02 AM	8/20/2022 12:33 PM	194:31	A	9	\$60.00	\$0.00	\$90.00	2856	1	70259
7	25	8/12/2022 5:21 PM	8/20/2022 12:34 PM	187:13	A	9	\$64.00	\$0.00	\$80.00	2857	1	70430
7	25	8/15/2022 7:44 AM	8/20/2022 1:45 PM	126:01	A	9	\$42.00	\$0.00	\$60.00	2869	1	71062
7	25	8/12/2022 4:54 AM	8/20/2022 2:12 PM	201:18	A	9	\$72.00	\$0.00	\$90.00	2874	3	78265
7	25	8/15/2022 4:36 AM	8/20/2022 2:16 PM	129:40	A	9	\$48.00	\$0.00	\$60.00	2875	1	70999
7	30	8/12/2022 4:43 PM	8/20/2022 7:27 PM	194:44	A	9	\$60.00	\$0.00	\$90.00	2916	1	70415
7	11	8/12/2022 4:16 AM	8/21/2022 2:08 PM	225:52	A	9	\$80.00	\$0.00	\$100.00	2976	1	70159
7	11	8/18/2022 7:35 AM	8/21/2022 3:01 PM	79:26	A	9	\$30.00	\$0.00	\$40.00	2994	1	71772
7	23	8/13/2022 9:57 AM	8/21/2022 6:53 PM	200:56	A	9	\$72.00	\$0.00	\$90.00	3080	1	70610

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM
 End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA Date Generated 9/8/2022 10:01:23 PM

Line	Date	Time	Day	Rate	Balance	Amount	Balance	Code	Account
23	8/13/2022	9:30 AM	A	201:23	\$72.00	\$0.00	\$90.00	3081	70591
23	8/14/2022	8:49 AM	A	178:05	\$64.00	\$0.00	\$80.00	3082	70833
10	8/19/2022	5:44 AM	A	64:37	\$24.00	\$0.00	\$30.00	3207	71943
10	8/14/2022	12:33 PM	A	178:22	\$64.00	\$0.00	\$80.00	3215	0
5	8/15/2022	10:05 AM	A	177:05	\$144.00	\$0.00	\$0.00	3240	0
5	8/15/2022	10:05 AM	A	177:06	\$64.00	\$0.00	\$80.00	3240	0
5	8/20/2022	9:46 AM	A	127:56	\$46.00	\$0.00	\$60.00	3322	80209
39	8/22/2022	12:27 PM	A	81:47	\$32.00	\$0.00	\$40.00	3443	80772
7	8/18/2022	4:50 PM	A	187:08	\$64.00	\$0.00	\$80.00	3480	79781
7	8/19/2022	4:38 AM	A	178:08	\$64.00	\$0.00	\$80.00	3499	71937
19	8/21/2022	9:10 AM	A	145:48	\$42.00	\$0.00	\$70.00	3522	80528
11	8/27/2022	12:23 PM	A	01:33	\$0.00	\$0.00	\$4.00	3535	74505
11	8/27/2022	2:15 PM	A	00:43	\$0.00	\$0.00	\$2.00	3543	74558
48	8/27/2022	9:24 AM	A	08:24	\$4.00	\$0.00	\$10.00	3583	81752
48	8/27/2022	4:05 PM	A	02:21	\$0.00	\$0.00	\$6.00	3588	74592
48	8/21/2022	11:28 PM	A	139:03	\$48.00	\$0.00	\$60.00	3591	0
48	8/27/2022	12:08 PM	A	06:31	\$4.00	\$0.00	\$10.00	3595	74493
48	8/22/2022	7:09 AM	A	132:19	\$48.00	\$0.00	\$60.00	3610	72915
48	8/20/2022	10:03 AM	A	180:00	\$64.00	\$0.00	\$80.00	3652	80234
48	8/20/2022	9:30 AM	A	181:53	\$64.00	\$0.00	\$80.00	3673	0
25	8/21/2022	7:13 AM	A	172:49	\$56.00	\$0.00	\$80.00	3707	72566
25	8/21/2022	7:29 AM	A	172:34	\$56.00	\$0.00	\$80.00	3708	72572
25	8/21/2022	7:29 AM	A	172:34	\$56.00	\$0.00	\$80.00	3709	72573
11	8/20/2022	4:51 AM	A	201:32	\$72.00	\$0.00	\$90.00	3747	72210
11	8/20/2022	5:48 AM	A	201:08	\$72.00	\$0.00	\$90.00	3754	72212
48	8/26/2022	9:21 AM	A	56:28	\$24.00	\$0.00	\$30.00	3829	74001
48	8/21/2022	9:09 AM	A	176:40	\$64.00	\$0.00	\$80.00	3830	72656
23	8/24/2022	4:21 AM	A	110:57	\$40.00	\$0.00	\$50.00	3860	81036

Selected Fee Transactions Report

Start Date 8/1/2022 12:00:00 AM

End Date 8/31/2022 11:59:59 PM

Version 1.4.C NHPA

Date Generated 9/8/2022 10:01:23 PM

Line	Date	Time	Count	Amount	Code	Revenue	Count	Revenue
7	8/21/2022	5:59 AM	182:05	A	9	\$64.00	\$0.00	\$60.00
7	8/24/2022	5:08 AM	111:38	A	9	\$40.00	\$0.00	\$50.00
7	8/26/2022	5:20 PM	51:52	A	9	\$14.00	\$0.00	\$30.00
7	8/26/2022	5:46 AM	63:29	A	9	\$24.00	\$0.00	\$30.00
7	8/25/2022	1:20 PM	105:22	A	9	\$40.00	\$0.00	\$50.00
8	7/30/2022	1:40 PM	179:55	A	9	\$64.00	\$0.00	\$60.00
8	7/30/2022	2:02 PM	179:34	A	9	\$64.00	\$0.00	\$80.00
8	7/30/2022	1:18 PM	334:12	A	9	\$112.00	\$0.00	\$140.00
8	8/8/2022	6:51 AM	176:37	A	9	\$64.00	\$0.00	\$80.00
8	8/19/2022	8:03 AM	75:28	A	9	\$22.00	\$0.00	\$40.00
8	8/25/2022	4:38 AM	105:57	A	9	\$40.00	\$0.00	\$50.00
8	8/25/2022	9:36 AM	102:58	A	9	\$36.00	\$0.00	\$50.00
9	8/4/2022	3:51 PM	171:18	A	9	\$54.00	\$0.00	\$80.00
9	8/6/2022	1:23 PM	153:29	A	9	\$56.00	\$0.00	\$70.00
9	8/21/2022	8:25 AM	128:29	A	9	\$48.00	\$0.00	\$60.00

Non Revenue Totals

Count

Amount

Cancel 17 \$1156.00

Revenue Totals

Count

Cash 18
Credit 281

Discounts

297

Grand Total

299

cash 18
credit 281
Manual tickets 3
302

Remitted to Tweed
USG Net Revenue

Trans. Type

- Credit
- Credit
- Cancel
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Amount

	<u>\$856.00</u>
	<u>\$19080.00</u>
	<u>\$15424.00</u>
	<u>\$19936.00</u>
\$	866.00
\$	19,080.00
\$	190.00
\$	20,136.00
\$	10,068.00
\$	10,068.00

Presentation for Union Station Partnership

M A S C O L A • G R O U P



> Overview

- Marketing an Icon to new generations
- By providing a consistent and coordinated marketing campaign with a message of growth, rebirth and opportunities.



> Targets

- Major regional and national developers with an eye toward large scale development of the Campus



> Targets

- Important local and regional entrepreneurs for retail, food service, and tenant opportunities



> Targets

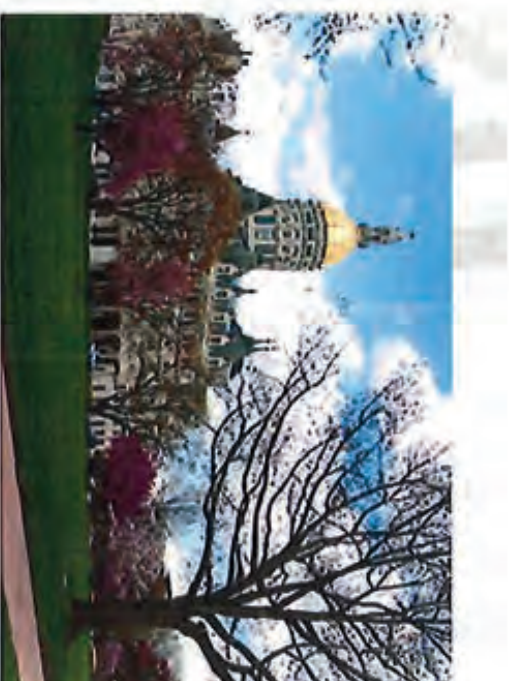
- Travelers and Visitors to Union Station





> Targets

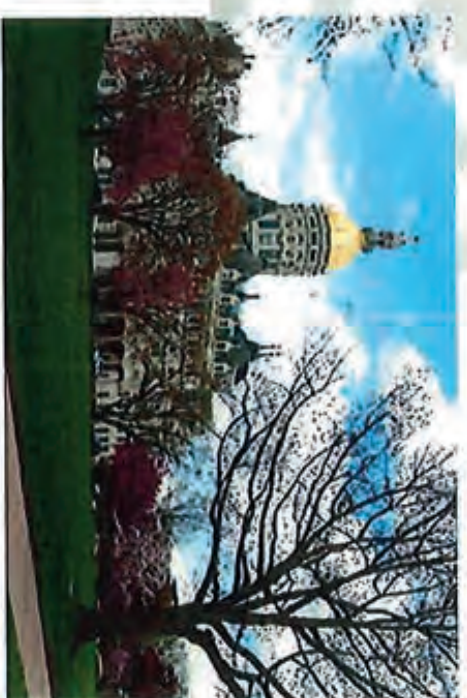
- Local, State and Federal officials





> Targets

- Employees, Vendors, Neighbors, and Neighborhood Associations and the Media



> Steps

1. Research and Situation Analysis: Critical step to establish the goals
2. Interpretation of the results and development of a strategic marketing plan
3. Presentation of the findings and suggestions for action steps to the USP Board

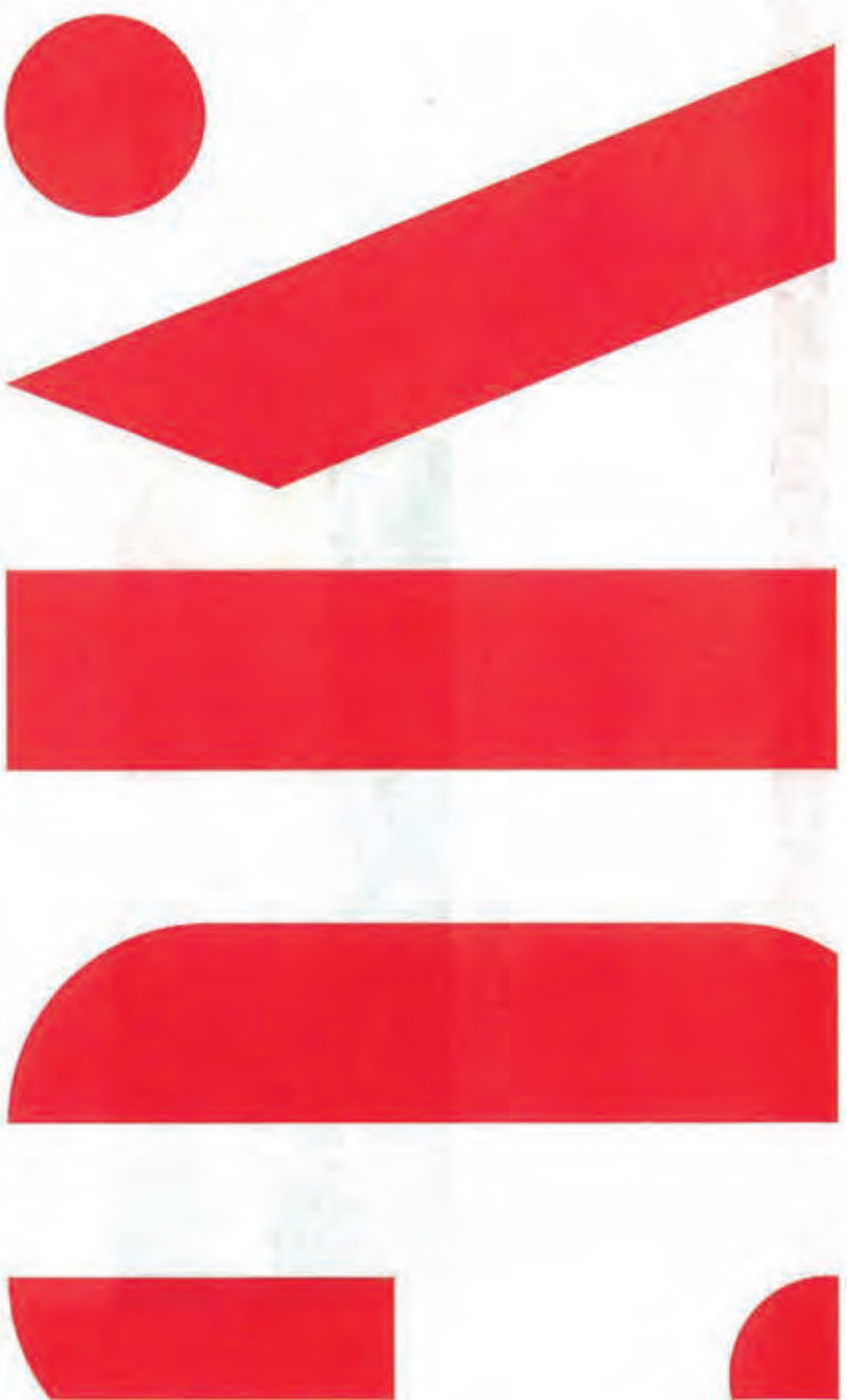
> Steps

4. Creation of the Campaign: content, design and implementation strategy emanating from the new USP website: www.unionstationnewhaven.com
5. Coordination of campaign components with relevant entities in the USP extended circle
6. Creation of a media outreach plan utilizing digital and non-digital assets as needed

> Steps

7. Creation of on-site marketing components within the campus
8. Coordination of Public relations efforts with partners and involved parties
9. Campaign launch events
10. Management of all campaign aspects and regular monthly reporting to the USP Board

Why Mascola Group?



M A S C O L I



> Why Mascola Group?

- New Haven based for 35 years.
- New Haven employees and deep historical roots in the political and social structure of the City.





> Why Mascola Group?

- Specific expertise in Destination Marketing with clients across the globe.
- A true Strategic Marketing firm with solid results and long-term client relationships



MARKETING THAT MOVES

The right firm for Union Station Partnership

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2023 Marketing Proposal for Union Station Partnership

Presented by Mascola Group
September 27, 2022



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Mascola Group is pleased to submit this proposal for bringing the vision of a revitalized and expanded Union Station to life. A great marketing program provides the necessary action steps to an organizations business plan. In the words of CTDOT Commissioner Joe Giulietti:

"A railroad station connects us and keeps us moving forward. For the last 100 years, Union Station has been a familiar, welcoming junction where literally millions of people have embarked on journeys and come home again" This "ensures that it will continue to be a centerpiece of transportation infrastructure in Connecticut and evolve in ways that meet the future transportation needs of our state."

A robust and comprehensive integrated marketing program will accomplish the stated goals of The Union Station Partnership by evolving the perception of Union Station in the marketplace and providing consistent positive information to travelers, visitors, and tenants in and around Union Station in the years to come.

Marketing Objectives:

- Identify areas of concern including positive and negative perceptions of the campus and infrastructure of Union Station through market research and analysis.
- Create an integrated marketing strategy with clear messaging targeted to all constituencies, including, but not limited to: national developers, regional and local entrepreneurs and developers, potential tenants for all available spaces within the Union Station campus, travelers and visitors to the station and New Haven, Local, state and federal officials, elected and administrative, vendors and the media.
- Design coordinated marketing campaigns to be executed through to be executed through local, regional, and national media channels, both online and off, with direct communication where possible with available mailing lists and databases.
- Coordinate all efforts with all relevant entities and their partner resources to ensure that all messaging is consistent and relevant at all times. This includes City and State government.
- Manage and continually analyze all marketing efforts with constant refinement and revision as necessary.
- Report regularly on all marketing efforts with real-time tracking of results of all outreach efforts using our digital reporting tool Stella™. This will include regular in-person presentations as requested.



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Why Mascola Group?

For 35 years, this industry-leading strategic marketing company has been based in New Haven with a worldwide reach. We serve 15 clients with a concentration in the Destination and Lifestyle category, including two clients in New Haven. Our deep understanding of the operation of Union Station is the result of our decade-long relationship and efforts to rebrand and relaunch the New Haven Parking Authority with the creation of the Park New Haven brand. That case study is considered to be one of the most successful transformations of an entity in the public sector. Market research confirmed the existence of a significant negative perception of the Authority brand and the need to utilize marketing to communicate the sweeping operational changes mandated and executed by the Authority board. Today, Park New Haven is a respected brand with high customer awareness and appreciation in large part due to the consistent outgoing marketing messaging in the marketplace, even with minimal marketing budgets. Our work there remained consistent even through many administrative and board changes, which is critically important to a marketing effort.

Mascola Group reaches way beyond the city and its parking facilities with clients around the world in a wide variety of categories and markets. Our rebranding efforts and subsequent marketing campaigns are highlighted starting on page seven (7).

These efforts are driven by a dedicated team of 15 outstanding professionals who work together to manage and implement marketing efforts for clients year after year. Mascola Group's business model is to become the marketing partner to our clients, with the average client relationship now 8 years and counting.

Our local knowledge, including inside Union Station combined with our national transportation and destination experience makes us the perfect partner to The Union Station Partnership, with no lead-time to begin work on your behalf.



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Goal & Objectives of USP Marketing Program:

MASCOLA comes into this strategic marketing services agreement with a prior knowledge of the USP. We also have established a basis of who the USP customers are and what their needs are, we also have an understanding of the inner workings of the USP.

Since the foundation has already been established, we see our two targets as:

1. Potential developers and tenants in multi-use spaces within the station and on the campus of Union Station
2. Travelers and visitors to Union Station

These objectives will be achieved through on-going Public Relations, Creative Support, Social Media programs and through marketing-specific strategic recommendations made by MASCOLA to the USP on a monthly on-going basis. These recommendations may include, customer-facing marketing improvements (such as signage and uniforms), operational (marketing related) improvements such as customer service enhancements, or staffing. This also may include evaluation of paid media opportunities, sponsorships, or promotional opportunities for the USP to reach its target audience in the most effective and efficient way possible, and/or increase visibility of the Union Station Partnership brand.

Mascola Group is pleased to submit for consideration a proposal for an integrated marketing plan to be designed and implemented over a five-year period beginning September 1, 2022. This includes development of a strategic plan derived from qualitative and quantitative market research that identifies public awareness and attitudes about Union Station, (and to a lesser extent, State Street Station). Gathering and analyzing responses provided by key constituencies will identify subsequent messaging content and message delivery channels. The goal is to construct marketing executions that present the Station as welcoming, easy to access, easy to utilize, and that deliver a pleasant and consistent experience for travelers and visitors alike. We will identify opportunities to improve public appreciation for the public spaces and foster a positive image of the assets and the transportation modes that the stations facilitate.

It is important to note that among its constituencies, there is a large group that drops off and picks up family and friends that are traveling through the station, as well as ride share drivers. This group will have opinions of the station property based on their experience with traffic and traffic enforcement.

Our work will then identify and target the preferred partners for all available leasable spaces within Union Station: Potential tenants for office space, retail, food and beverage and personal services serving the public, travelers and visitors to the station.

A key component of the outreach effort is the creation of a new user-friendly and informative website to promote the opportunities for partners to participate in the positive outcome of an expanded and revitalized retail and business sector of the Station. This leasing-centered site will provide all necessary details of the spaces, suggest a range of possible uses, and encourage creative thinking.



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The site will contain renderings of future uses, site plans and space plans, interior photos and a drone video of the inside and outside of the Station.

More about research: The basis for every effective marketing program is appropriate research and the educated analysis of what that research reveals. Mascola Group has been conducting and managing marketing research programs for over 30 years. Our work has served as the basis for the development and implementation of business plans across a wide variety of industries and categories. Our clients have accessed the skills and resources of our Group to understand target awareness, knowledge and willingness to buy products as simple as parking spaces and as complex as a 10 million dollar luxury designer apartment on the world's most exclusive ship. Our work utilizes both qualitative and quantitative techniques for most projects.

Quantitative research involves collecting and analyzing non-numerical data utilizing one-on-one interviews to understand past experiences, opinions and new concepts. It can be used to gather in-depth insights into a problem or generate new ideas for research. Mascola Group internal research teams conduct all interviews personally and are skilled at gaining trust and important insights.

Qualitative research is the opposite of quantitative research, which involves collecting and analyzing numerical data for statistical analysis. In many respects, qualitative research provides a deeper look into the current thinking of the subjects. Mascola Group will work with an independent market research firm for this effort.

Once research is complete, the analysis and interpretation begin. Alternate messaging and delivery channels are considered, and campaigns are born.

Our overall objective is to overcome historical perceptions, enhance current opportunities in a reimagined and repurposed station and create desire and demand among our target for participating in the "third life" of the station campus.

"Third Life" is a temporary concept that heightens the perceived opportunity by pointing out that the current Station was born in the aftermath of World War One when train travel was in vogue in the United States. After falling victim to declining rail travel, shuttered and almost demolished, the Station was reborn in 1985 and is now the busiest station in Connecticut and one of the most used stations in the Amtrack national network. With the vast changes and improvements coming, Union Station enters it's third era or "life" as a vibrant nexus of transportation and entertainment, becoming, for the first time, a destination all to itself, with office workers, diners, shoppers and travelers enjoying the space every day.



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Scope of Services:

MASCOLA agrees to provide the following services and the estimated monthly hours required to complete that service:

A. Strategic Planning/Account Management – 20 hours

- Manage the day-to-day activities and responsibilities necessary to conduct an on-going marketing program targeted at consumers and institutional clients of USP. We will continue to act as your "Marketing Department."
- Manage the relationship between the Agency and USP including direct contact, liaison, the marshaling of Agency resources and a presence at board meetings to provide updates on continuing marketing efforts.
- Access to all non-creative Agency resources such as account managers and Agency principals.

B. Market Research- One time cost \$30,000 - \$50,000

- Identify all target markets and any missing or incomplete knowledge of the current awareness and perception of Union Station for the perspective of that target.
- Plan and design market study research programs to reach and communicate with each market. This will utilize both quantitative and qualitative market research.
- Engage third-party market research firms where required. Mascola Group maintains a partner relationship with The Center for Research.
- Conduct all qualitative market research utilizing the skills and experience of our internal team at Mascola Group.
- Provide all research results and interpret findings to draw relevant conclusions. Present findings and resulting action recommendation to the Union Station board.
- Reach conclusions as to the marketing activities that will be utilized to implement the marketing plan.

C. Public Relations Support – 4 hours

- MASCOLA will work with the USP team and additional marketing partner firms to strategically define Marketing efforts that can positively boost the public opinion of the Union Station Partnership brand, as well as proactively defuse potentially negative news coverage about USP.
- All Marketing efforts include continual contact and coordination with members of the city, state and national media; the generation and distribution of media alerts, press releases and additional press materials; and conducting follow-up discussions with media resources to ensure the greatest possibility of placement.



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D. Website Management & Maintenance – 8 hours

- Includes minor edits to the overall content of the site, as requested by USP staff.
- Monitor and administer the traffic and operations of unionstationnewhaven.com.
- Training of USP staff to make updates content on the website (if needed).
- Implement regular updates to the various sections of the site, based on upcoming events in the city or any major announcements/parking promotion that the USP may have to share with customers and visitors to the site.

E. Social Media Management – 33 hours

- Utilization of Facebook, Twitter, Instagram, LinkedIn and related web-based tools to reinforce and expand the awareness of the activities and customer-benefits within Union Station Partnership.
- These efforts include weekly updates (2 – 3 times/week) to all social media channels, informing visitors and followers of upcoming events throughout the city, updates and developments at USP facilities, and any other information we deem worthy of sharing with your customers.
- With the input of USP staff, MASCOLA will generate content for such posts, and will maintain an ongoing funnel of postings.

F. Media Planning and Buying

- Analyze current USP media initiatives and offer insights.
- Develop media strategy and flowchart.
- Present final plan to USP.
- Negotiate and place print and digital media buys based on originally approved plan, and bill USP upon placements.
- Conduct invoice verification and media vendor payment.
- Forward any relevant media sponsorships and/or editorial opportunities to USP.

G. Creative Support – 10 hours

- MASCOLA will continue to provide creative design and copywriting support to USP, as requested.
Such support will likely include the continued development of facility signage, internal and external marketing materials, and various corporate identity needs.

H. Media Budget

- It is projected that a budget for the purchase of outside on-line and off-line media should be funded at \$100,000 - \$200,000 in year one. A formal media plan proposal will follow.



