



UNION STATION
PARTNERSHIP
NEW HAVEN

October 21, 2022

NOTICE OF MEETING

A Meeting of the New Haven Union Station Partnership Operations Committee for Union Station Transportation Center will be held on Monday, October 24, 2022 at 3:00 PM via Zoom teleconference.

The Agenda for this meeting is attached.



**UNION STATION
PARTNERSHIP
NEW HAVEN**

**AGENDA
NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE
MEETING
October 24, 2022
3:00 PM
ZOOM WEBINAR**

Dear Operations Committee Members:

You are invited to a Zoom webinar

Topic: OPERATIONS COMMITTEE MEETING

Time: October 24, 2022 3:00 PM Eastern Time (US and Canada)

<https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMlMxUT09>

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 943 1262 1748

Passcode: 906094

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Meeting ID: 943 1262 1748

Passcode: 906094

Find your local number: <https://us06web.zoom.us/j/94312621748>

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 September 28, 2022 Operations Committee Meeting

IV. APPROVAL OF CONTRACTS AND PLANS

-Conceptual Plan Advancement Activities

-Livery/M7 Agreement for State Street Station – *for discussion/approval*

•A. Motion to enter into a professional service agreement with Desman, Inc. for professional engineering and architecture for Repairs and Improvements at Union Station Parking Garage for the Year 2023 capital projects, NHPA Project #23-009, and which incorporates Exterior Architectural Coating of the Union Station Parking Garage, NHPA Project #16-006, and the Precast Concrete Façade Repairs and Waterproofing at Union Station Parking Garage, NHPA Project #19-006, all as considered State of Good Repairs by the Union Station Partnership.

•B. Motion to enter into a professional service agreement with Desman, Inc. for professional engineering and architecture for Architectural Repairs and Improvements at Union Station Building for the Year 2023 capital projects, NHPA Project #23-020, and which incorporates Architectural Repairs and Improvements at Union Station Building, NHPA Project #15-003 A, and the Terracotta Cornice Repair & Restoration at Union Station Building, NHPA Project #19-013, all as considered State of Good Repairs by the Union Station Partnership.

•C. Motion to enter into a professional service agreement with Desman, Inc. for professional engineering for Union Station Building Ventilation System

Improvements Study, NHPA Project #23-011, as considered State of Good Repairs by the Union Station Partnership.

•D. Motion to authorize the New Haven Union Station Partnership Operations Committee (OC) to advance to the Executive Oversight Panel (EOP) the recommendations for the Enabling Projects, State of Good Repair Projects, Conceptual Design and Related Studies for the Development of the West and South Lots, and Union Station Partnership Website Design.

V. OPERATIONS REPORT

- Monthly Reports
- Monthly Security Meeting

VI. FINANCIAL REPORT

- Monthly Report

VII. CAPITAL REPORT

- Capital Projects - *Update*

VIII. NEW BUSINESS

- Campus Safety/Security – *Discussion Topic*

IX. OLD BUSINESS

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

X. EXECUTIVE SESSION

- Not Anticipated to be Utilized

XI. ADJOURNMENT

**MINUTES FROM THE UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE MEETING
OF SEPTEMBER 28, 2022**

Held via zoom teleconference

Those Participating on the Zoom:

Representing CTDOT: Richard Jankovich, Craig Bordiere, Mark Hayes, Attorney Helen Bartek, Diana Palmer, Jeffrey Boice

Representing City of New Haven: Sandeep Aysola, Carlos Eyzaguirre, Michael Piscitelli, Pat Solomon

Representing Park New Haven: Douglas Hausladen, Sammy Parry, James Staniewicz, Attorney Cliff Merin, Attorney Joseph Rini

Guests: Chris Bockstael and April Gaddis from Svigals+ Partners
John Bosio from MERJE
Ken Sugarman from Desman
Chuck Mascola, Lea Mascola and Vin DiGioia from the Mascola Group

I. CALL TO ORDER

Mr. Hausladen was the Moderator and called the meeting to order at 2:03 PM.

II. PUBLIC COMMENT

No requests to speak from the public were received.

III. APPROVAL OF THE MINUTES

Mr. Hausladen asked if there were any exceptions or further discussion on the Minutes of the August 15, 2022 Joint Advisory Committee meeting or the August 22, 2022 Operations Committee meeting that were presented. Hearing none he asked for approval. Mr. Eyzaguirre moved to approve, and Mr. Bordiere seconded. A vote was taken.

Sandeep Aysola	Approved
Craig Bordiere	Approved
Carlos Eyzaguirre	Approved
Diana Palmer – (proxy for Eric Bergeron)	Approved

Both sets of minutes were approved unanimously as written.

IV. APPROVAL OF CONTRACTS AND PLANS

•Enabling Plan and Draft Tenant Relocations – Introduced by Desman and presented by Chris Bockstael and April Gaddis from Svigals + Partners (Their plan was distributed.)

An overview of the comprehensive plan for future development of the Union Station Campus encompassing options for potential improvements for each floor of the Union Station Building and surrounding areas was presented. Discussion ensued on the following.

- Addition of a family bathroom;
- Current tenant locations and what is planned for the future;
- Addition of a lactation room on second floor as well as a co-working open space and locker area for those relocated from first floor;
- Options for a freight elevator that would serve all floors;
- Removal of five benches from the center of the main concourse that could be used for supplemental retail and provide space for holiday themes;
- A location for bike repairs and parking in the existing garage and an outdoor patio on the east side.

Questions were welcomed:

Mr. Bordiere asked if the intention was to vote on this exact package tonight. Mr. Hausladen said no; a lot of information was presented to provide a status of where we are, and what is needed to be done to obtain approval at the October Operations Committee meeting. Mr. Bordiere reminded all that recommendations from the Operations Committee will be presented to the Executive Oversight Panel for final consideration and approval.

Mr. Bordiere motioned to move forward with design of the "State of Good Repair Projects" that were identified and discussed in depth at the previous meeting, and Mr. Piscitelli concurred and said strategically plans are moving forward in the right direction.

MOTION RE: TO APPROVE MOVING FORWARD WITH THE DESIGN PHASE TO START THE STATE OF GOOD REPAIR PROJECTS. ADDITIONAL CONVERSATIONS WILL BE HELD ON WHAT NEEDS TO BE DONE TO OBTAIN APPROVAL ON THE REMAINDER OF THE WORK PRESENTED AT THIS MEETING.

Mr. Bordiere moved the Motion, and Mr. Aysola seconded. A vote was taken:

Mr. Aysola	Approved
Mr. Bordiere	Approved
Mr. Eyzaguirre	Approved
Ms. Palmer	
(proxy for Mr. Bergeron)	Approved

The Motion was unanimously approved. Mr. Hausladen said design will be initiated on the State of Good Repair Projects. It is hoped In October the next steps on the enabling plan can go forward.

•BRAND AND INTERIOR WAYFINDING – Introduced by Desman and Presented by John Bosio from MERJE (Their proposal was distributed.)

Mr. Bosio provided a brief overview of what was previously proposed in 2019. He then presented a detailed review of existing conditions including results from best practices and information obtained from visits made to other Amtrak Stations. The goal is to establish sign standards for future development and he is looking for feedback on the basis of design. He presented the following possible options for discussion.

- Sign locations will change and be reactive to construction that will require coordination.
- Consistency of color is needed for visitor's journey - when they arrive and what they see coming in from different entrances.
- The importance of sight lines from where people are standing.
- Necessary types of signs would include accessibility, key elements, ticket purchase area, and amenities.
- Recommended is a hierarchy of information and a modular system of common sizes flagging retail signage, and consolidating signs where possible. For ADA requirements – the use of pictograms.
- Three options for design were presented including 1) traditional 2) modern with another logo, different color and 3) traditional but more ornamental with brackets etc. using inspirational images or graphics.
- Logo options were shown on how it could expand out as an official identity for the Station.
- Concepts for lighting in the tunnel – colors could change along the way.

Questions were welcomed:

Mr. Aysola liked the branding shown on the uniforms. He asked if information regarding what inspired the logo could be provided. Discussion ensued on the logo being inspired by an architectural element from the building.

Mr. Hausladen asked that questions and comments be sent to NHPA over the next several weeks, and feedback received will be provided to Mr. Bosio.

•Placemaking, Marketing and Web Support - presented by Chuck Mascola from the Mascola Group – (Their 2023 marketing proposal was distributed)

Mr. Mascola presented their plan regarding the marketing of real estate opportunities targeting major regional and national developers and local and regional entrepreneurs for retail, along with their plan for creating an online presence for the USTC. Discussion ensued on the points he made including initial thoughts on how to approach the marketing of Union Station through the partnership and creating a comprehensive marketing proposal to complete the marketing goals of the Transportation Center. As the perception of USTC is not known, he discussed the steps they would use to accomplish this. Research and analysis needs to be done, and results interpreted in order to establish goals and develop a strategy and marketing campaign. Monthly reporting would be provided to the Operations Committee.

Mr. Hausladen said a service agreement to support real estate marketing is not ready yet. A proposal will be shared to host and manage the website.

Questions were welcomed:

-Mr. Aysola had several questions: 1) How does this align with branding? Mr. Hausladen said one is developing the brand and one is using the brand. Mr. Mascola said it will have to be coordinated along with reestablishing the brand itself and expanding it. 2) How has marketing been approached at other

Stations? Mr. Mascola said a competitive analysis will be done to see what has been successful at other stations and how it relates to what New Haven is trying to accomplish.

Mr. Bordiere had several questions and said some of these services could tie into brokerage creating a redundancy and overlap. 1) Is Mascola an on-call service? Mr. Mascola said all of their client relations are ongoing. There is a monthly fee with hours that are actually used allocated against that. 2) How were they selected? Mr. Staniewicz said a Request for Proposals was sent out in 2011 and the Mascola Group was selected and approved by our Board in 2011.

OPERATIONS REPORT: Mr. Parry presented an overview of activity in Operations for the Union Station Campus.

Security/Incidents: Disorderly conduct was the dominant category for the month. All incidents that were reported are detailed in his report, and there were no incidents that need further discussion.

Occupancy: The average occupancy for August is slightly higher from July (7%) and an increase is anticipated for September. The percent change from last year is a positive 59% with a cumulative comparison of 53%.

- Tickets issued - 14,000 in August versus 13,000 in July for a 7% increase.
- For multiple day stays, there has been an increase in two-day stays.
- For weekdays the \$14 maximum dominates.

Monthly Security Meeting: Mr. Parry reported on the Security meeting that was held this morning with Union Station stakeholders and police. He noted the following takeaways from the meeting.

- Meetings with stakeholders focusing on security issues at the Transportation Center will be held monthly.
- Division of Labor: The possibility of a podium staffed by NHPA personnel to provide visibility is being considered.
- Continue to work with team members and social services agencies within the City to help mitigate issues with the undomiciled population.
- The establishment of a code of conduct will be pursued.
- Next meeting is scheduled for October 26, 2022.

FINANCIAL REPORT: Mr. Seholm presented an overview of financial results for August 2022.

Consolidated Results:

- Total Revenue was \$469,565 versus a budget of \$397,257 for a positive variance of \$72,308.
- Total Expenses were \$27,219 less than budget.
- Net Operating Income: A loss of \$45,085 was budgeted and actual results came in at \$54,442 for a positive variance of \$99,527.

•Union Station Building Results:

- Total Revenue** was slightly under budget \$1,259 due to a higher CPIU than budgeted.
- Total Personnel Expenses** were \$9,185 less than budget driven by Security Salaries coming in \$7,119 less than budget with a night shift position that was temporarily reassigned.
- Total Operating Expenses** were \$15,565 less than budget driven by the following:
 - Lines that were over budget include Utilities that came in \$11,472 over due to generation rates being higher and sewer expense was slightly over budget. Mr. Seholm said we are looking to enter into a hedge agreement for electricity later this year. Service agreements were \$3,800 over budget as we did not budget for the air conditioning service contracts.
 - Lines that were under budget were: Repairs and Maintenance costs are \$18,765 less than budget due to an outstanding \$17,000 invoice and Administrative Expenses are \$7,068 less than budget driven by good control.
- Total Expenses** were \$24,750 less than budget.
- Net Operating Income** was \$23,491 less than the loss that was anticipated.

•State Street Station Results:

- Total Personnel Expenses** were \$536 less than budget.
- Total Operating Expenses** were \$6,436 over budget driven by Repairs and Maintenance costs being \$1,500 over – there was no line in the budget for repairs; \$2,188 incurred for supplies including locks and signage and Administrative Expenses were \$2,530 over due to more dollar volume.
- All the above drove **Total Expenses** to be over budget by \$5,810.
- Net Operating Income** was \$5,810 over the loss that was budgeted.

•Union Station Garage Results

- Total Revenue** was \$73,567 better than budget due to monthly parking revenue coming in \$4,702 better than budget, and transient revenue being \$68,868 better than budget.
- Total Personnel Expenses** were \$7,395 less than budget and better in nearly every category.
- Total Operating Expenses** were \$885 less than budget even with utilities being \$2,420 over budget due to electricity generation rates.
- Total Expenses** were \$8,280 less than budget.
- Net Operating Income** was \$81,847 better than budget for the garage.

•Validation Agreement with Tweed Airport

Mr. Hausladen said net revenue was a little over \$10,000 for August. Unfortunately, Tweed has sent notification that the remote parking service will soon no longer be needed. In our favor is that USG occupancy is increasing, and it is anticipated the spaces provided to Tweed will not be available at USG

for the holiday season. If they have a need for overflow parking, spaces will be provided at the State Street Garage. Mr. Seholm said the potential relocation of the Tweed parkers will free up additional spaces at full rate during the holiday season.

CAPITAL PROJECTS: Mr. Staniewicz provided an update on capital projects.

- The Conceptual plan advancement on upcoming projects was screen shared with draft schedules attached.
- Draft proposal documents for brokerage services have been sent out for real estate advisor services for comment and is ready to go out for proposal.
- In regard to the East lot, NHPA is working with the City on the preparation of the PDD application, traffic study work, etc. Additionally, for the RFI, videos from the State and City are in process.
- Wayfinding was discussed earlier in the meeting and design schemes need to be selected to move into the design phase.
- The enabling plan was discussed previously.
- In regard to the State of Good Repairs projects, design contracts will be started with the approval received today.
- Overall a master schedule with detailed information for each project and details was distributed - broken out by phases - design, bid and construction.

Mr. Hausladen said we will flush out the State of Good Repairs and update at the October meeting with Gant charts being updated periodically.

VIII. NEW BUSINESS

•Director of Security Position for the Transportation Center

The partnership agrees that additional assistance is needed. The job description for the Director of Security was shared and will be discussed and finalized with State and City partners this week. Discussion will include whether it should be a permanent straight time position, a contracted position or reinstate the former NHPA position. The budget will be amended next month to include the cost for the additional position/support.

•Events at Union Station

Mr. Parry said a video shoot will be starting tomorrow through the first week in October associated with CDOT's "Return to Transit" media campaign.

IX. OLD BUSINESS – (No Discussion)

X. EXECUTIVE SESSION – (Not Needed)

XI. ADJOURNMENT/SITE TOUR (A Site Tour did not take Place)

Mr. Eyzaguirre moved to adjourn the meeting, and Mr. Aysola seconded the Motion. The meeting was adjourned at 3:55 PM.

MOTION A

October 24, 2022

REGARDING

Motion to enter into a professional services agreement with Desman, Inc. for professional engineering and architecture for Repairs and Improvements at Union Station Parking Garage for the Year 2023 capital projects, NHPA Project #23-009, and which incorporates Exterior Architectural Coating of the Union Station Parking Garage, NHPA Project #16-006, and the Precast Concrete Façade Repairs and Waterproofing at Union Station Parking Garage, NHPA Project #19-006, all as considered State of Good Repairs by the Union Station Partnership.

PURPOSE

To provide required professional engineering and architectural services throughout the stages of design, procurement, testing/inspection and construction for the garage repairs and improvements, exterior architectural coating and pre-cast concrete façade repairs and waterproofing at Union Station Parking Garage. Initially, notice to proceed with services will include only the tasks for Design Development and Construction Documents, Additional Services, and Testing/Exploration. Subsequent tasks will receive a separate notice to proceed.

PRELIMINARY ESTIMATED TOTAL PROJECT COST

The preliminary, pre-design budget estimate for the design, procurement, administration, construction, material testing, inspection, additional services and contingencies is \$6,050,000.

DESIGN CONTRACT COST

Design Development and Construction Documents	\$85,000
Bidding Phase Services	\$2,500
Consultant Office and On-site Administrative/Management Services, Hourly Allowance	75,000
Additional Services Allowance	25,000
Testing/Exploration Allowance	25,000
Reimbursable Expenses Allowance	\$10,000
TOTAL	\$222,500

FUNDING

Union Station capital reserves and/or applicable State grants and bonds.

RECOMMENDATION

Enter into a professional services agreement with Desman, Inc. for professional engineering and architecture for Repairs and Improvements at Union Station Parking Garage for the Year 2023 capital projects, NHPA Project #23-009, and which incorporates Exterior Architectural Coating of the Union Station Parking Garage, NHPA Project #16-006, and the Precast Concrete Façade Repairs and Waterproofing at Union Station Parking Garage, NHPA Project #19-006, all as considered State of Good Repairs by the Union Station Partnership. Initially, notice to proceed with services will include only the tasks for Design Development and Construction Documents, Additional Services, and Testing/Exploration. Subsequent tasks will receive a separate notice to proceed.

October 24, 2022

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY AUTHORIZES THE PROFESSIONAL SERVICES AGREEMENT WITH DESMAN, INC. FOR PROFESSIONAL ENGINEERING AND ARCHITECTURE FOR REPAIRS AND IMPROVEMENTS AT UNION STATION PARKING GARAGE FOR THE YEAR 2023 CAPITAL PROJECTS, NHPA PROJECT #23-009, AND WHICH INCORPORATES EXTERIOR ARCHITECTURAL COATING OF THE UNION STATION PARKING GARAGE, NHPA PROJECT #16-006, AND THE PRECAST CONCRETE FAÇADE REPAIRS AND WATERPROOFING AT UNION STATION PARKING GARAGE, NHPA PROJECT #19-006, ALL AS CONSIDERED STATE OF GOOD REPAIRS BY THE UNION STATION PARTNERSHIP. INITIALLY, NOTICE TO PROCEED WITH SERVICES WILL INCLUDE ONLY THE TASKS FOR DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS, ADDITIONAL SERVICES, AND TESTING/EXPLORATION. SUBSEQUENT TASKS WILL RECEIVE A SEPARATE NOTICE TO PROCEED.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC) meeting, duly warned and open to the public, held via Zoom teleconference at 3:00 p.m. on Monday, October 24, 2022, Members of the OC being present, the above Motion was proposed by Member _____, seconded by Member _____, put to vote and unanimously adopted.

Certified to be a true and correct copy.

Secretary

October 24, 2022

REGARDING

Motion to enter into a professional services agreement with Desman, Inc. for professional engineering and architecture for Architectural Repairs and Improvements at Union Station Building for the Year 2023 capital projects, NHPA Project #23-020, and which incorporates Architectural Repairs and Improvements at Union Station Building, NHPA Project #15-003 A, and the Terracotta Cornice Repair & Restoration at Union Station Building, NHPA Project #19-013, all as considered State of Good Repairs by the Union Station Partnership.

PURPOSE

To provide required professional engineering and architectural services throughout the stages of design, procurement, testing/inspection and construction for the architectural repairs and improvements, and terracotta cornice repairs and restoration, at Union Station Building. Initially, notice to proceed with services will include only the tasks for Design Development and Construction Documents, and Additional Services. Subsequent tasks will receive a separate notice to proceed.

PRELIMINARY ESTIMATED TOTAL PROJECT COST

The preliminary, pre-design budget estimate for the design, procurement, administration, construction, material testing, inspection, additional services, and contingencies is \$2,800,000.

DESIGN CONTRACT COST

Design Development and Construction Documents	\$90,000
Bidding Phase Services	\$7,500
Consultant Office and On-site Administrative/Management Services, Hourly Allowance	75,000
Additional Services Allowance	50,000
Reimbursable Expenses Allowance	\$10,000
TOTAL	\$232,500

FUNDING

Union Station capital reserves and/or applicable State grants and bonds.

RECOMMENDATION

Enter into a professional services agreement with Desman, Inc. for professional engineering and architecture for Architectural Repairs and Improvements at Union Station Building for the Year 2023 capital projects, NHPA Project #23-020, and which incorporates Architectural Repairs and Improvements at Union Station Building, NHPA Project #15-003 A, and the Terracotta Cornice Repair & Restoration at Union Station Building, NHPA Project #19-013, all as considered State of Good Repairs by the Union Station Partnership. Initially, notice to proceed with services will include only the tasks for Design Development and Construction Documents, and Additional Services. Subsequent tasks will receive a separate notice to proceed.

October 24, 2022

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY AUTHORIZES THE PROFESSIONAL SERVICES AGREEMENT WITH DESMAN, INC. FOR PROFESSIONAL ENGINEERING AND ARCHITECTURE FOR ARCHITECTURAL REPAIRS AND IMPROVEMENTS AT UNION STATION BUILDING FOR THE YEAR 2023 CAPITAL PROJECTS, NHPA PROJECT #23-020, AND WHICH INCORPORATES ARCHITECTURAL REPAIRS AND IMPROVEMENTS AT UNION STATION BUILDING, NHPA PROJECT #15-003 A, AND THE TERRACOTTA CORNICE REPAIR & RESTORATION AT UNION STATION BUILDING, NHPA PROJECT #19-013, ALL AS CONSIDERED STATE OF GOOD REPAIRS BY THE UNION STATION PARTNERSHIP. INITIALLY, NOTICE TO PROCEED WITH SERVICES WILL INCLUDE ONLY THE TASKS FOR DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS, AND ADDITIONAL SERVICES. SUBSEQUENT TASKS WILL RECEIVE A SEPARATE NOTICE TO PROCEED.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC) meeting, duly warned and open to the public, held via Zoom teleconference at 3:00 p.m. on Monday, October 24, 2022, Members of the OC being present, the above Motion was proposed by Member _____, seconded by Member _____, put to vote and unanimously adopted.

Certified to be a true and correct copy.

Secretary

October 24, 2022

REGARDING

Motion to enter into a professional services agreement with Desman, Inc. for professional engineering for Union Station Building Ventilation System Improvements Study, NHPA Project #23-011, as considered State of Good Repairs by the Union Station Partnership.

PURPOSE

To provide required professional engineering services to review existing conditions and consider various options and recommendations for improving and enhancing ventilation system capacity and efficiency.

PROJECT COST

The total cost of the study is not to exceed \$35,000. A preliminary opinion of probable cost for implementation of the recommended improvements and/or enhancements will be established in the study report.

PROFESSIONAL SERVICES CONTRACT COST

Review of Equipment and Provision of Report	\$20,000
Additional Services Allowance	15,000
TOTAL	\$35,000

FUNDING

Union Station capital reserves and/or applicable State grants and bonds.

RECOMMENDATION

Enter into a professional services agreement with Desman, Inc. for professional engineering for Union Station Building Ventilation System Improvements Study, NHPA Project #23-011, as considered State of Good Repairs by the Union Station Partnership.

October 24, 2022

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY AUTHORIZES THE PROFESSIONAL SERVICES AGREEMENT WITH DESMAN, INC. FOR PROFESSIONAL ENGINEERING FOR UNION STATION BUILDING VENTILATION SYSTEM IMPROVEMENTS STUDY, NHPA PROJECT #23-011, AS CONSIDERED STATE OF GOOD REPAIRS BY THE UNION STATION PARTNERSHIP.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC) meeting, duly warned and open to the public, held via Zoom teleconference at 3:00 p.m. on Monday, October 24, 2022, Members of the OC being present, the above Motion was proposed by Member _____, seconded by Member _____, put to vote and unanimously adopted.

Certified to be a true and correct copy.

Secretary

October 24, 2022

REGARDING

Motion to authorize the New Haven Union Station Partnership Operation Committee (OC) to advance to the Executive Oversight Panel (EOP) the recommendations for the Enabling Projects, State of Good Repair Projects, Conceptual Design and Related Studies for the Development of the West and South Lots, and Union Station Partnership Website Design.

PURPOSE

To advance the Enabling Projects, State of Good Repair Projects, Conceptual Design and Related Studies for the Development of the West and South Lots, and Union Station Partnership Website Design, as further described on the attached cost summary and description list. The proposed funding will consist of use of existing \$5 Million in available Union Station capital reserves and \$15 Million of DECD or other approved State bonds/grants.

PRELIMINARY ESTIMATED COST

The preliminary, pre-design project budget estimates for the design, procurement, administration, construction, material testing, inspection, additional services, and contingencies for these projects are:

Enabling Projects = \$10,388,000
State of Good Repair Projects = \$8,887,000
Conceptual Design and Related Studies for the Development of the West and South Lots = \$700,000
Union Station Partnership Website Design = \$25,000
Total = \$20,000,000

FUNDING

Union Station capital reserves = \$5,000,000.
Bonds/Grants from DECD/Other State Agencies = \$15,000,000

RECOMMENDATION

Authorize the New Haven Union Station Partnership Operation Committee (OC) to advance to the Executive Oversight Panel (EOP) the recommendations for the Enabling Projects, State of Good Repair Projects, Conceptual Design and Related Studies for the Development of the West and South Lots, and Union Station Partnership Website Design.

October 24, 2022

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY APPROVES THE RECOMMENDATIONS FOR THE ENABLING PROJECTS, STATE OF GOOD REPAIR PROJECTS, CONCEPTUAL DESIGN AND RELATED STUDIES FOR THE DEVELOPMENT OF THE WEST AND SOUTH LOTS, AND UNION STATION PARTNERSHIP WEBSITE DESIGN, AS PER ATTACHED LIST, AND WILL FORWARD THESE RECOMMENDATIONS TO THE EXECUTIVE OVERSIGHT PANEL FOR THEIR REVIEW AND APPROVAL.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC) meeting, duly warned and open to the public, held via Zoom teleconference at 3:00 p.m. on Monday, October 24, 2022, Members of the OC being present, the above Motion was proposed by Member _____, seconded by Member _____, put to vote and unanimously adopted.

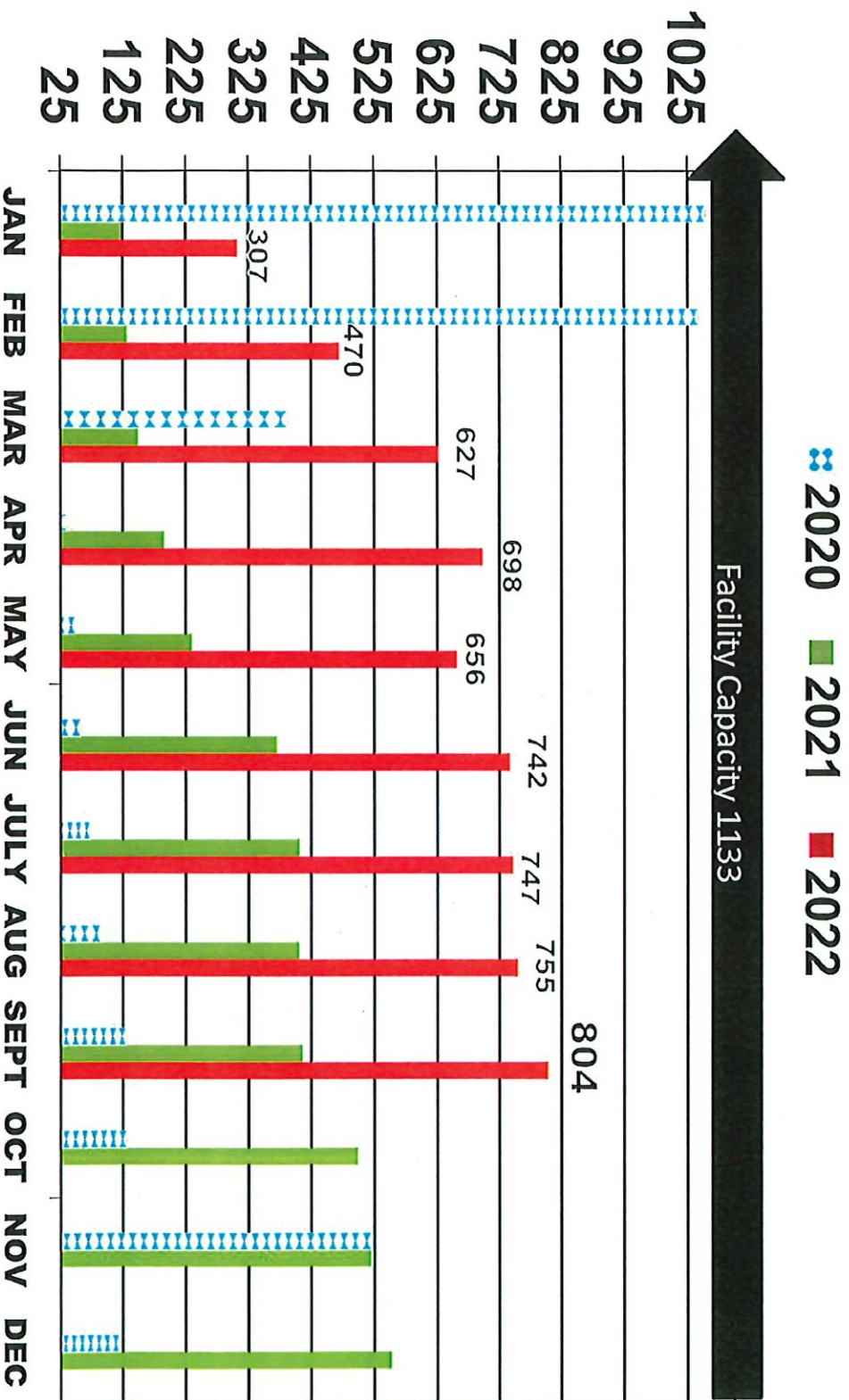
Certified to be a true and correct copy.

Secretary

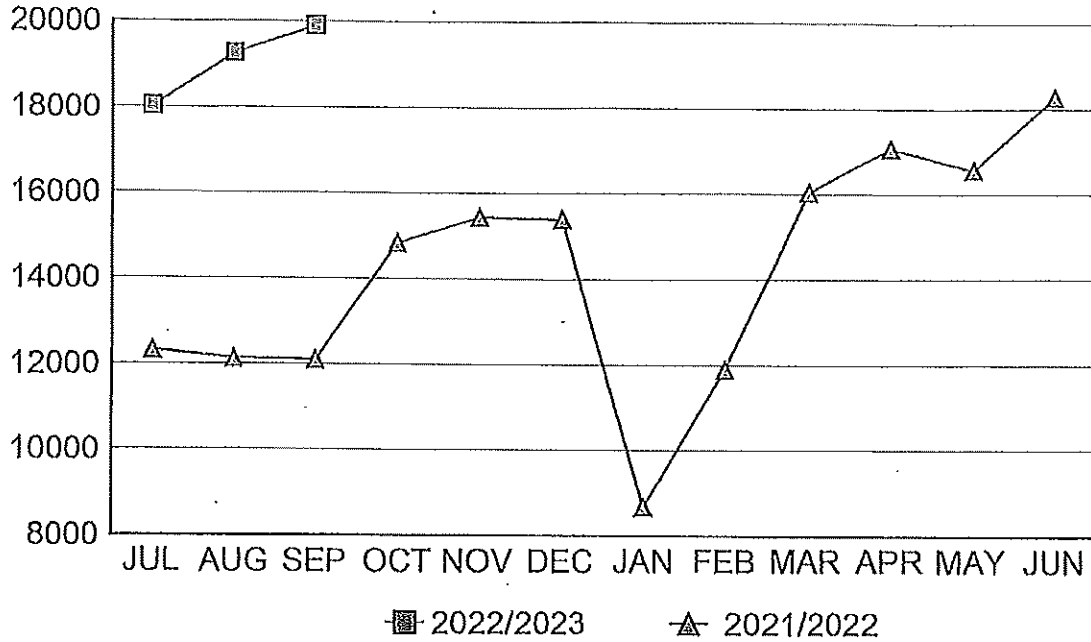
Average Occupancy Statistics Union Station Garage

Facility Capacity 1133

Comparison of 2020 through 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	22	19,907	3%	12,103	64%	57,207	36,558	56%
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	67	261							

UNION STATION GARAGE

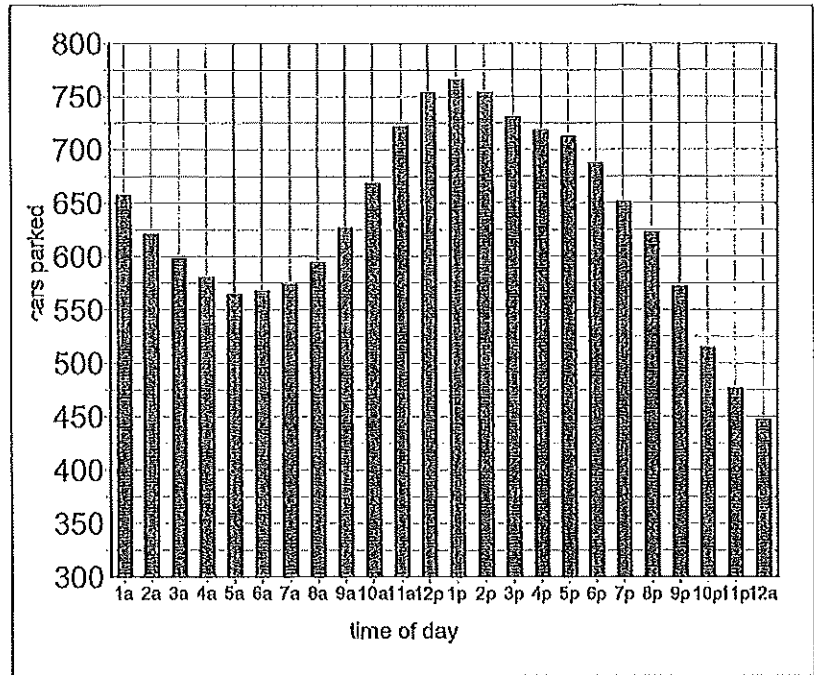
TOTAL TICKETS ISSUED									
FY	Weekdays		COMPARISON BY MONTH				CUMULATIVE COMPARISON		
	2022/ 2023	2021/ 2022	2022/2023	% CHANGE BY MONTH	2021/2022	% CHANGE BY YEAR	2022/2023	2021/2022	% CHANGE
JUL	22	22	13,618	-1%	8,757	56%	13,618	8,757	56%
AUG	23	22	14,525	7%	8,496	71%	28,143	17,253	63%
SEP	22	22	15,161	4%	8,278	83%	43,304	25,531	70%
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	67	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	22	4,746	0%	3,825	24%	13,903	11,027	26%
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	67	261							

September 18, 2022
Sunday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	574	84	658
1:00-2:00a	540	81	621
2:00-3:00a	517	81	598
3:00-4:00a	500	81	581
4:00-5:00a	484	81	565
5:00-6:00a	485	83	568
6:00-7:00a	489	85	574
7:00-8:00a	507	88	595
8:00-9:00a	535	92	627
9:00-10:00a	575	94	669
10:00-11:00a	627	95	722
11:00-12:00p	656	98	754
12:00-1:00p	666	100	766
1:00-2:00p	656	98	754
2:00-3:00p	630	101	731
3:00-4:00p	620	99	719
4:00-5:00p	611	102	713
5:00-6:00p	588	100	688
6:00-7:00p	551	101	652
7:00-8:00p	521	102	623
8:00-9:00p	470	102	572
9:00-10:00p	415	100	515
10:00-11:00p	378	99	477
11:00-12:00a	349	99	448

UNION STATION GARAGE OCCUPANCY REPORT

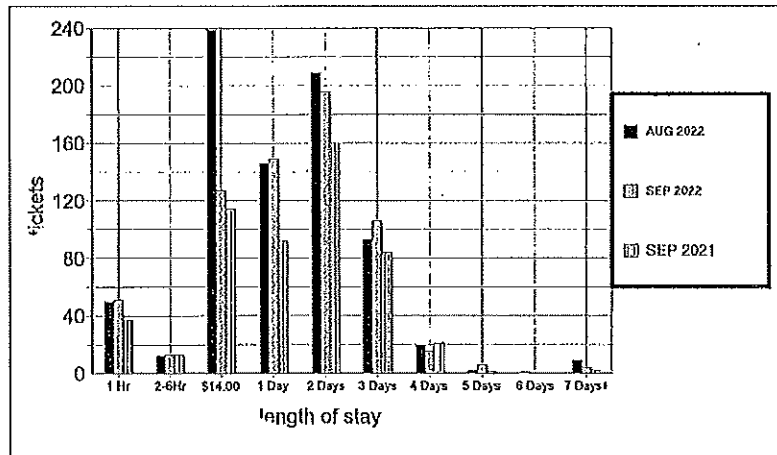


1133 Available Spaces

Sunday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	50	51	37
2Hrs - 6 Hrs	12	13	13
\$14.00 Max	239	127	114
1 Day \$16 - \$18.	146	149	92
2 Days \$20 - \$36	209	196	160
3 Days \$38 - \$54	93	106	84
4 Days \$56 - \$72	20	15	21
5 Days \$74 - \$90	2	6	1
6 Days \$92 - \$108	1	0	0
>7 Days > \$110	9	4	2
Total	781	667	524
Avg Ticket =	\$25.77	\$26.43	\$26.62
Revenue	\$20,130.00	\$17,630.00	\$14,214.00

Length of Stay	SEP 2022	SEP 2022
	# of Tickets	% of Total
1 Hr \$2.00	51	0.08
2Hrs - 6 Hrs	13	0.02
\$14.00 Max	127	0.19
1 Day \$16 - \$18.	149	0.22
2 Days \$20 - \$36	196	0.29
3 Days \$38 - \$54	106	0.16
4 Days \$56 - \$72	15	0.02
5 Days \$74 - \$90	6	0.01
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	4	0.01
Total	667	

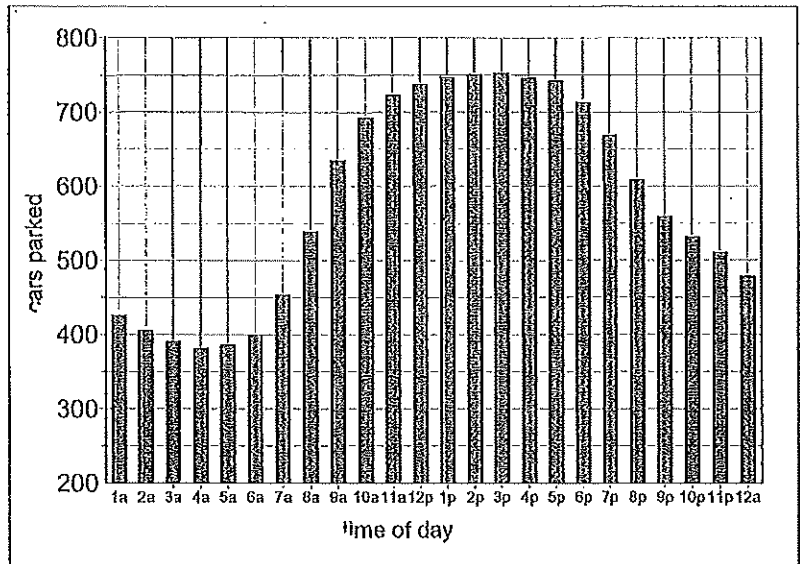
Transient Length of Stay



UNION STATION GARAGE OCCUPANCY REPORT

September 19, 2022
Monday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	329	97	426
1:00-2:00a	312	94	406
2:00-3:00a	297	94	391
3:00-4:00a	287	95	382
4:00-5:00a	288	99	387
5:00-6:00a	291	109	400
6:00-7:00a	317	137	454
7:00-8:00a	374	165	539
8:00-9:00a	445	190	635
9:00-10:00a	497	195	692
10:00-11:00a	524	199	723
11:00-12:00p	545	193	738
12:00-1:00p	555	192	747
1:00-2:00p	556	195	751
2:00-3:00p	557	196	753
3:00-4:00p	557	189	746
4:00-5:00p	556	187	743
5:00-6:00p	537	176	713
6:00-7:00p	512	157	669
7:00-8:00p	472	137	609
8:00-9:00p	436	123	559
9:00-10:00p	413	119	532
10:00-11:00p	397	114	511
11:00-12:00a	366	113	479

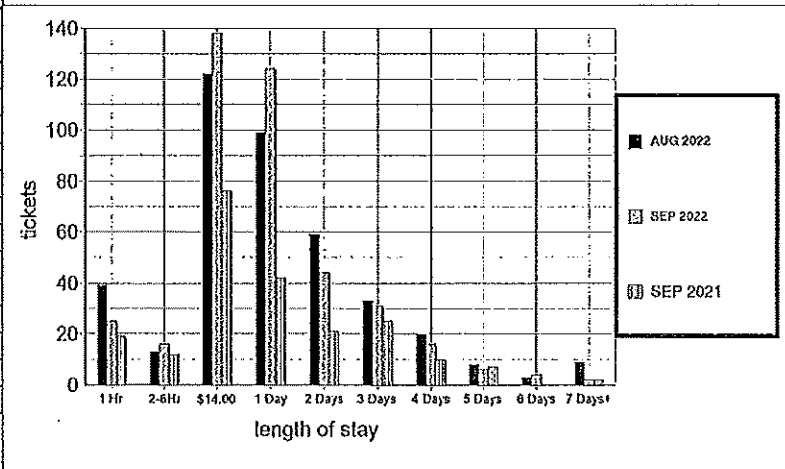


1133 Available Spaces

Monday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	39	25	19
2Hrs - 6 Hrs	13	16	12
\$14.00 Max	122	138	76
1 Day \$16 - \$18.	99	124	42
2 Days \$20 - \$36	59	44	21
3 Days \$38 - \$54	33	31	25
4 Days \$56 - \$72	20	16	10
5 Days \$74 - \$90	8	6	7
6 Days \$92 - \$108	3	4	0
>7 Days > \$110	9	2	2
Total	405	406	214
Avg Ticket =	\$26.84	\$23.53	\$24.54
Revenue	\$10,872.00	\$9,552.00	\$5,374.00

	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	25	0.06
2Hrs - 6 Hrs	16	0.04
\$14.00 Max	138	0.34
1 Day \$16 - \$18.	124	0.31
2 Days \$20 - \$36	44	0.11
3 Days \$38 - \$54	31	0.08
4 Days \$56 - \$72	16	0.04
5 Days \$74 - \$90	6	0.01
6 Days \$92 - \$108	4	0.01
>7 Days > \$110	2	0.00
Total	406	

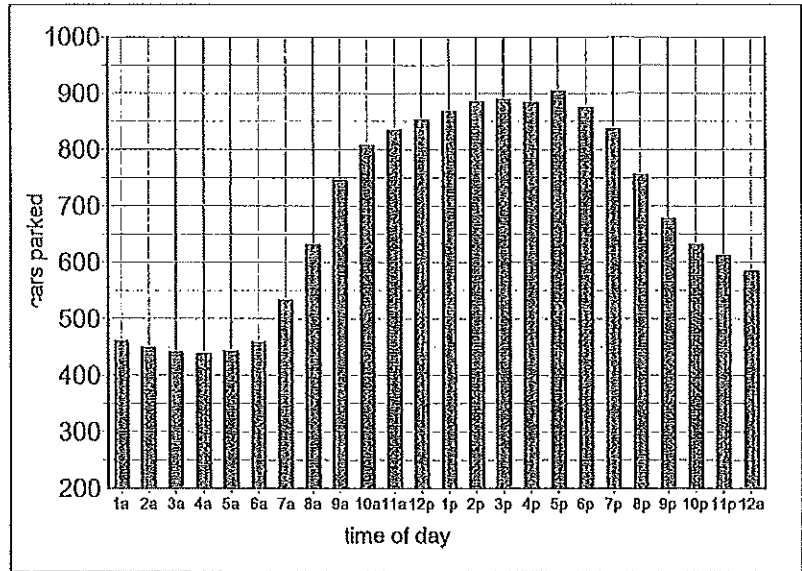
Transient Length of Stay



September 20, 2022
Tuesday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	350	111	461
1:00-2:00a	341	109	450
2:00-3:00a	333	109	442
3:00-4:00a	329	110	439
4:00-5:00a	329	114	443
5:00-6:00a	334	125	459
6:00-7:00a	373	160	533
7:00-8:00a	446	186	632
8:00-9:00a	533	213	746
9:00-10:00a	589	219	808
10:00-11:00a	615	220	835
11:00-12:00p	634	220	854
12:00-1:00p	646	222	868
1:00-2:00p	665	220	885
2:00-3:00p	679	210	889
3:00-4:00p	681	203	884
4:00-5:00p	698	207	905
5:00-6:00p	680	195	875
6:00-7:00p	660	177	837
7:00-8:00p	609	147	756
8:00-9:00p	547	131	678
9:00-10:00p	504	129	633
10:00-11:00p	485	128	613
11:00-12:00a	461	124	585

UNION STATION GARAGE OCCUPANCY REPORT

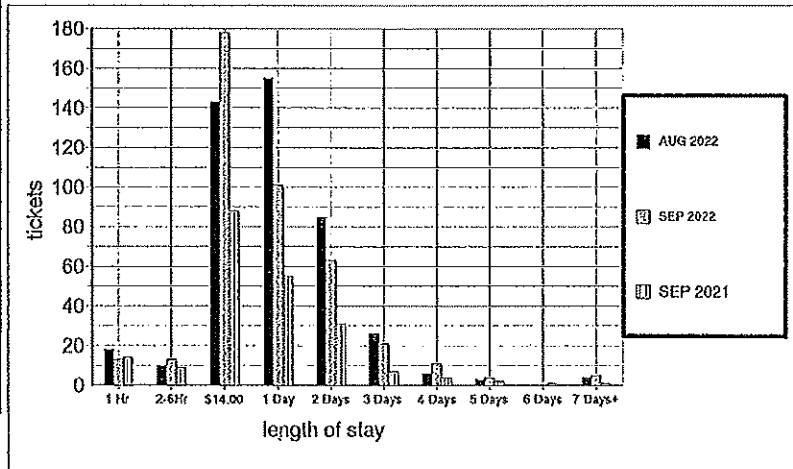


1133 Available Spaces

Tuesday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	18	13	14
2Hrs - 6 Hrs	10	13	9
\$14.00 Max	143	178	88
1 Day \$16 - \$18.	155	101	55
2 Days \$20 - \$36	85	63	31
3 Days \$38 - \$54	26	21	7
4 Days \$56 - \$72	6	11	4
5 Days \$74 - \$90	3	4	2
6 Days \$92 - \$108	0	0	1
>7 Days > \$110	4	5	1
Total	450	409	212
Avg Ticket =	\$22.02	\$21.98	\$20.14
Revenue	\$9,908.00	\$8,982.00	\$4,270.00

	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	13	0.03
2Hrs - 6 Hrs	13	0.03
\$14.00 Max	178	0.44
1 Day \$16 - \$18.	101	0.25
2 Days \$20 - \$36	63	0.15
3 Days \$38 - \$54	21	0.05
4 Days \$56 - \$72	11	0.03
5 Days \$74 - \$90	4	0.01
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	5	0.01
Total	409	

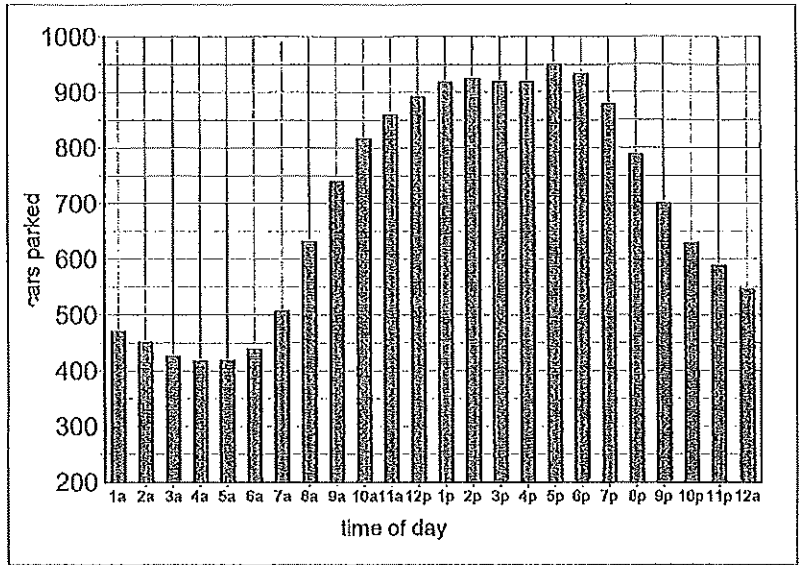
Transient Length of Stay



UNION STATION GARAGE OCCUPANCY REPORT

September 21, 2022
Wednesday

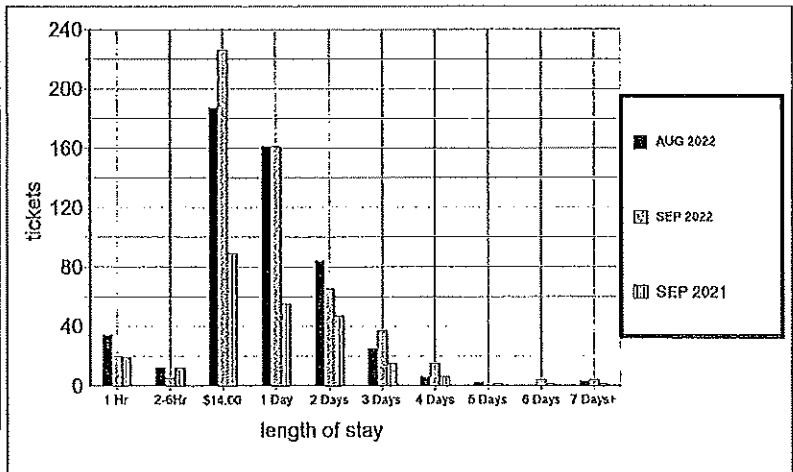
Time of Day	Tickets	Keycards	Total
00:00-1:00a	349	122	471
1:00-2:00a	332	120	452
2:00-3:00a	307	119	426
3:00-4:00a	299	119	418
4:00-5:00a	297	122	419
5:00-6:00a	308	132	440
6:00-7:00a	348	160	508
7:00-8:00a	450	182	632
8:00-9:00a	536	204	740
9:00-10:00a	606	211	817
10:00-11:00a	647	213	860
11:00-12:00p	675	217	892
12:00-1:00p	701	217	918
1:00-2:00p	703	222	925
2:00-3:00p	705	214	919
3:00-4:00p	719	200	919
4:00-5:00p	751	200	951
5:00-6:00p	743	190	933
6:00-7:00p	708	171	879
7:00-8:00p	646	142	788
8:00-9:00p	573	128	701
9:00-10:00p	515	114	629
10:00-11:00p	476	113	589
11:00-12:00a	439	107	546



1133 Available Spaces

Transient Length of Stay

Wednesday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	34	20	19
2Hrs - 6 Hrs	12	5	12
\$14.00 Max	187	226	89
1 Day \$16 - \$18.	161	161	55
2 Days \$20 - \$36	84	65	47
3 Days \$38 - \$54	25	37	15
4 Days \$56 - \$72	6	15	6
5 Days \$74 - \$90	2	0	1
6 Days \$92 - \$108	0	4	1
>7 Days > \$110	3	4	1
Total	514	537	246
Avg Ticket =	\$20.30	\$21.73	\$21.37
Revenue	\$10,434.00	\$11,672.00	\$5,258.00

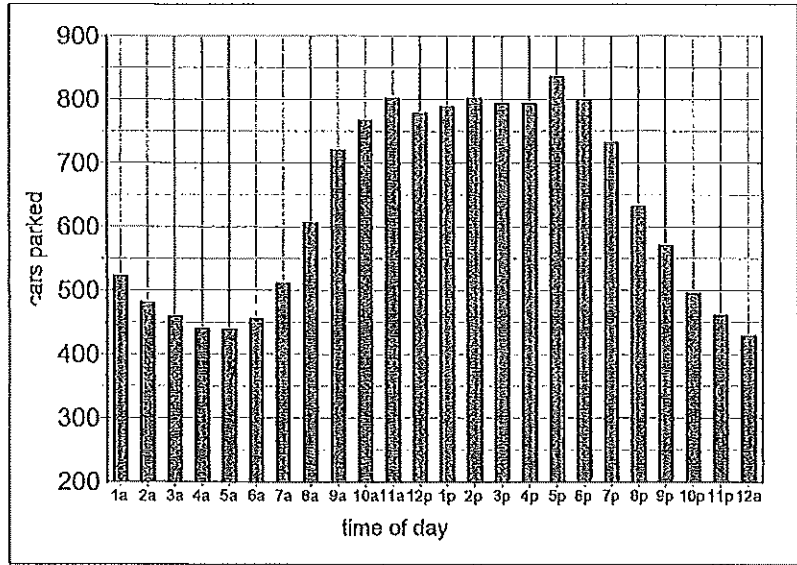


	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	20	0.04
2Hrs - 6 Hrs	5	0.01
\$14.00 Max	226	0.42
1 Day \$16 - \$18.	161	0.30
2 Days \$20 - \$36	65	0.12
3 Days \$38 - \$54	37	0.07
4 Days \$56 - \$72	15	0.03
5 Days \$74 - \$90	0	0.00
6 Days \$92 - \$108	4	0.01
>7 Days > \$110	4	0.01
Total	537	

September 22, 2022
Thursday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	414	109	523
1:00-2:00a	375	107	482
2:00-3:00a	351	109	460
3:00-4:00a	332	109	441
4:00-5:00a	326	113	439
5:00-6:00a	332	124	456
6:00-7:00a	359	153	512
7:00-8:00a	434	173	607
8:00-9:00a	518	203	721
9:00-10:00a	563	204	767
10:00-11:00a	595	207	802
11:00-12:00p	568	211	779
12:00-1:00p	581	208	789
1:00-2:00p	595	207	802
2:00-3:00p	598	196	794
3:00-4:00p	602	192	794
4:00-5:00p	644	192	836
5:00-6:00p	615	185	800
6:00-7:00p	579	153	732
7:00-8:00p	507	126	633
8:00-9:00p	461	110	571
9:00-10:00p	394	102	496
10:00-11:00p	366	96	462
11:00-12:00a	335	94	429

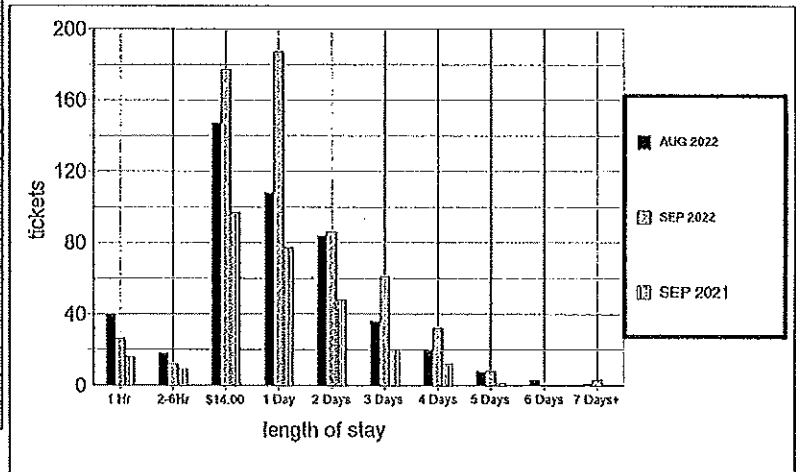
UNION STATION GARAGE OCCUPANCY REPORT



1133 Available Spaces

Transient Length of Stay

Thursday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	40	26	16
2Hrs - 6 Hrs	18	12	9
\$14.00 Max	147	177	97
1 Day \$16 - \$18.	108	187	77
2 Days \$20 - \$36	84	86	48
3 Days \$38 - \$54	36	61	20
4 Days \$56 - \$72	20	32	12
5 Days \$74 - \$90	8	8	1
6 Days \$92 - \$108	3	0	0
>7 Days > \$110	1	3	0
Total	465	592	280
Avg Ticket =	\$23.60	\$25.41	\$21.76
Revenue	\$10,974.00	\$15,042.00	\$6,094.00

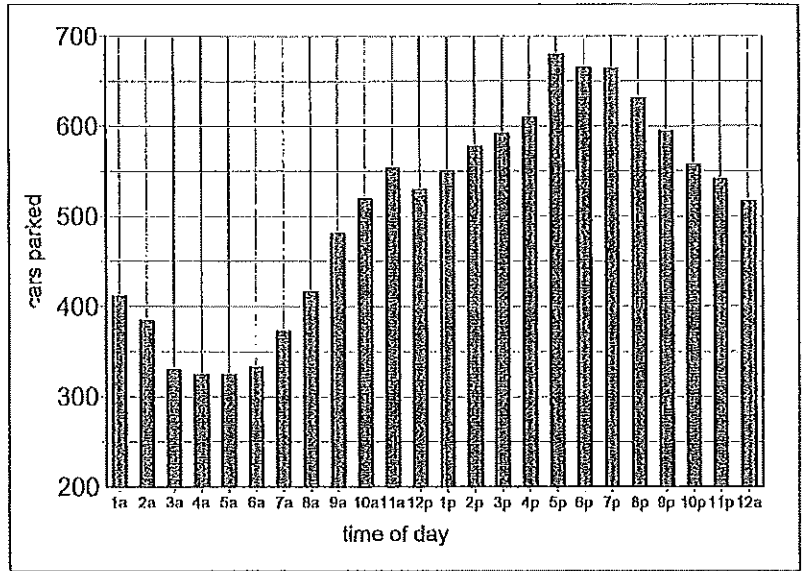


	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	26	0.04
2Hrs - 6 Hrs	12	0.02
\$14.00 Max	177	0.30
1 Day \$16 - \$18.	187	0.32
2 Days \$20 - \$36	86	0.15
3 Days \$38 - \$54	61	0.10
4 Days \$56 - \$72	32	0.05
5 Days \$74 - \$90	8	0.01
6 Days \$92 - \$108	0	0.00
>7 Days > \$110	3	0.01
Total	592	

UNION STATION GARAGE OCCUPANCY REPORT

September 23, 2022
Friday

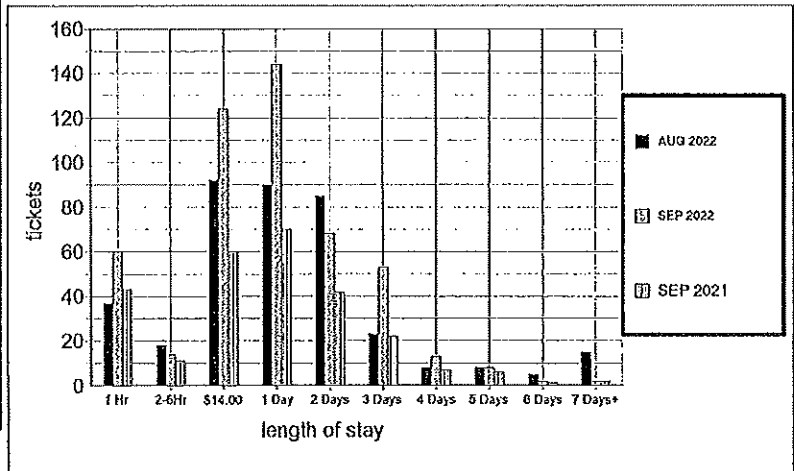
Time of Day	Tickets	Keycards	Total
00:00-1:00a	320	92	412
1:00-2:00a	298	87	385
2:00-3:00a	243	88	331
3:00-4:00a	236	89	325
4:00-5:00a	235	90	325
5:00-6:00a	237	96	333
6:00-7:00a	256	117	373
7:00-8:00a	288	129	417
8:00-9:00a	342	140	482
9:00-10:00a	378	142	520
10:00-11:00a	415	139	554
11:00-12:00p	384	146	530
12:00-1:00p	402	149	551
1:00-2:00p	432	146	578
2:00-3:00p	453	139	592
3:00-4:00p	478	132	610
4:00-5:00p	553	127	680
5:00-6:00p	546	120	666
6:00-7:00p	550	114	664
7:00-8:00p	536	96	632
8:00-9:00p	509	86	595
9:00-10:00p	477	81	558
10:00-11:00p	464	78	542
11:00-12:00a	441	77	518



1133 Available Spaces

Transient Length of Stay

Friday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	37	60	43
2Hrs - 6 Hrs	18	14	11
\$14.00 Max	92	124	60
1 Day \$16 - \$18.	90	144	70
2 Days \$20 - \$36	65	68	42
3 Days \$38 - \$54	23	53	22
4 Days \$56 - \$72	8	13	7
5 Days \$74 - \$90	8	8	6
6 Days \$92 - \$108	5	2	1
>7 Days > \$110	15	2	2
Total	381	488	264
Avg Ticket =	\$28.12	\$23.10	\$22.95
Revenue	\$10,714.00	\$11,274.00	\$6,060.00

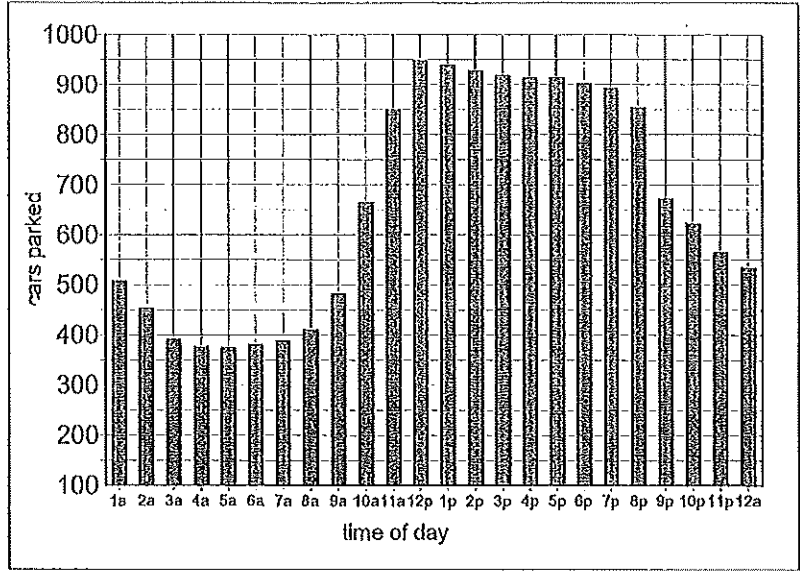


	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	60	0.12
2Hrs - 6 Hrs	14	0.03
\$14.00 Max	124	0.25
1 Day \$16 - \$18.	144	0.30
2 Days \$20 - \$36	68	0.14
3 Days \$38 - \$54	53	0.11
4 Days \$56 - \$72	13	0.03
5 Days \$74 - \$90	8	0.02
6 Days \$92 - \$108	2	0.00
>7 Days > \$110	2	0.00
Total	488	

September 24, 2022
Saturday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	431	77	508
1:00-2:00a	379	74	453
2:00-3:00a	318	74	392
3:00-4:00a	304	73	377
4:00-5:00a	298	77	375
5:00-6:00a	304	77	381
6:00-7:00a	309	80	389
7:00-8:00a	330	80	410
8:00-9:00a	396	87	483
9:00-10:00a	578	87	665
10:00-11:00a	764	86	850
11:00-12:00p	860	88	948
12:00-1:00p	850	89	939
1:00-2:00p	843	85	928
2:00-3:00p	835	85	920
3:00-4:00p	831	83	914
4:00-5:00p	830	85	915
5:00-6:00p	818	85	903
6:00-7:00p	810	83	893
7:00-8:00p	774	80	854
8:00-9:00p	596	77	673
9:00-10:00p	546	77	623
10:00-11:00p	493	72	565
11:00-12:00a	462	73	535

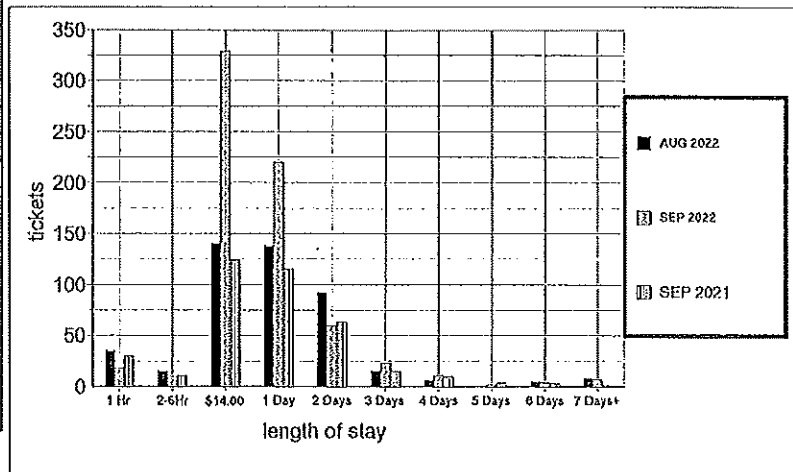
UNION STATION GARAGE OCCUPANCY REPORT



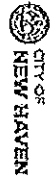
1133 Available Spaces

Transient Length of Stay

Saturday	AUG 2022	SEP 2022	SEP 2021
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	35	18	30
2Hrs - 6 Hrs	15	10	11
\$14.00 Max	140	329	124
1 Day \$16 - \$18.	138	220	115
2 Days \$20 - \$36	92	59	63
3 Days \$38 - \$54	15	23	15
4 Days \$56 - \$72	6	11	10
5 Days \$74 - \$90	1	2	4
6 Days \$92 - \$108	5	4	3
>7 Days > \$110	8	7	1
Total	455	683	376
Avg Ticket =	\$22.94	\$20.04	\$20.74
Revenue	\$10,438.00	\$13,688.00	\$7,800.00



	SEP 2022	SEP 2022
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	18	0.03
2Hrs - 6 Hrs	10	0.01
\$14.00 Max	329	0.48
1 Day \$16 - \$18.	220	0.32
2 Days \$20 - \$36	59	0.09
3 Days \$38 - \$54	23	0.03
4 Days \$56 - \$72	11	0.02
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	4	0.01
>7 Days > \$110	7	0.01
Total	683	



New Haven Parking Authority - Union Station Garage



- ← → 🏠 mysmarting.net/location/Z58289/duration?fromDateStr=2022-09-01&toDateStr=2022-09-30&bucketInMinutes=120
- 🔍 (19314 unread) - Job...
- 🌐 Google
- 📄 New Tab
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- 📅 Dayforce
- 📧 Mass Mutual login
- 📄 Web Reports
- 📷 Cameras
- 📄 Parkmobile Report...
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- 📊 Smarting | Business Intelligence
- 📊 Smarting Analytics Dashboard

OVERVIEW

OCCUPANCY

REVENUE

DURATION

OVERSELL

ONLINE RATES SURVEY

BUDGETS

BENCHMARK

Duration

Show duration distribution Every 2 Hours on All Days entering at All Hours
 for Sep 1, 2022 - Sep 30, 2022 broken down by User Type

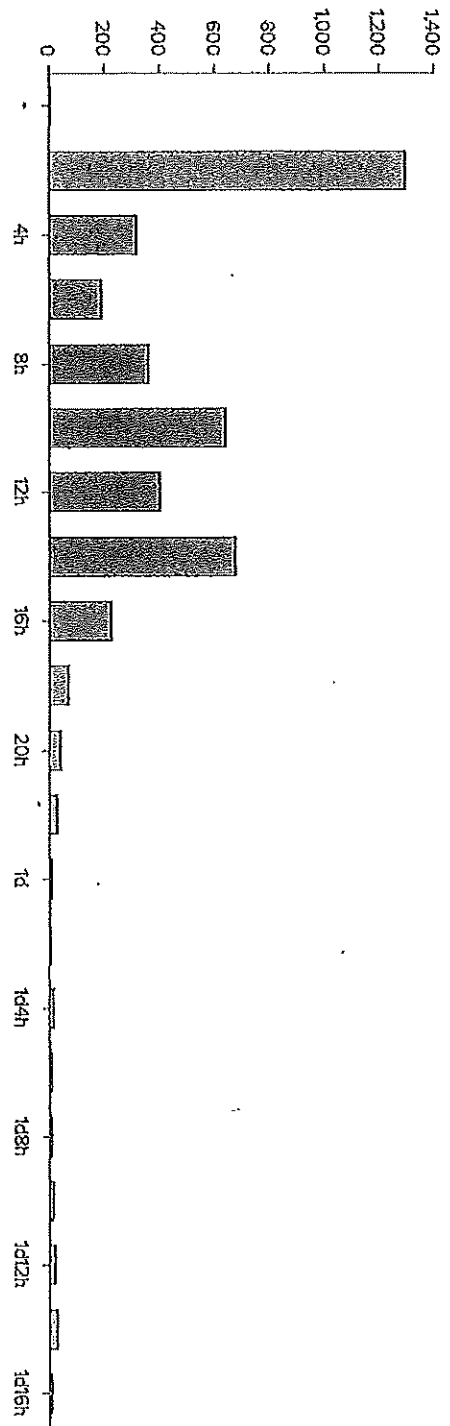
🔄 Compare to Last Year

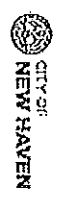
Duration Distribution Graph

📅 Monthlies

👤 Transient

Select All





New Haven Parking Authority - Union Station Garage

- Smarting | Business Intelligence
- Smarting Analytics Dashboard

- (19,314-unused) - Job...
- Google
- New Tab
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- Dayforce
- Mass Mutual login
- Web Reports
- Cameras
- Parkmobile Report...
- smValeat readpark...
- IPS Single

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

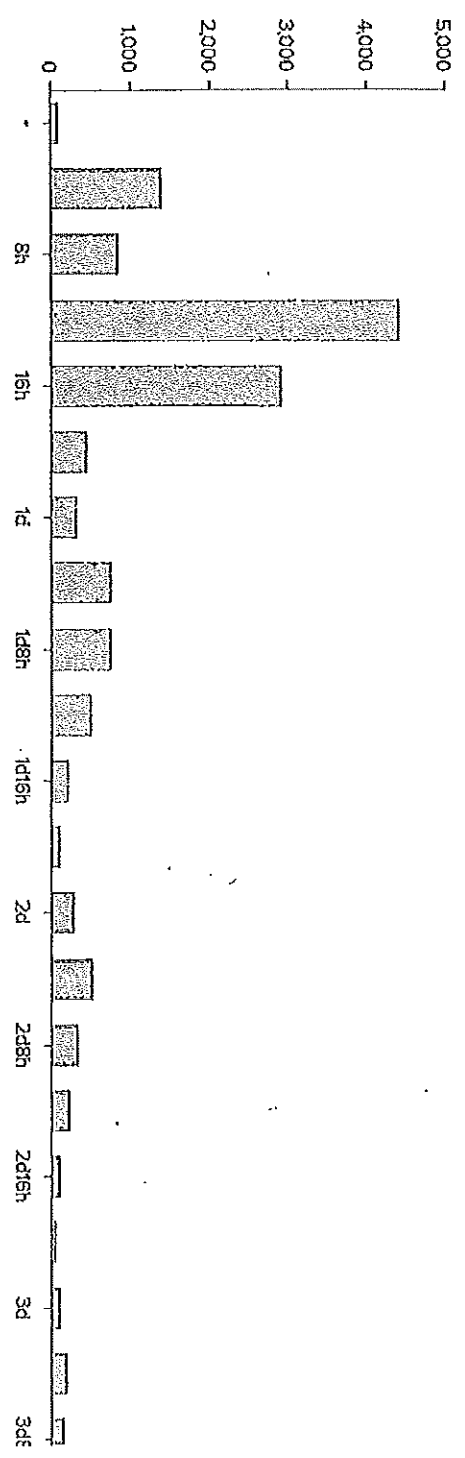
Duration

Show duration distribution Every 4 Hours on All Days entering at All Hours for Sep 1, 2022 - Sep 30, 2022 broken down by User Type

Compare to Last Year

Duration Distribution Graph

Monthlies Transient Select All





UNION STATION
PARTNERSHIP
NEW HAVEN

INCIDENT STATISTICS by Category thru Sept. 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 With Medical Assistance	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

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 Medical Assistance	Miscellaneous	Total
SEPTEMBER	0	0	0	2	1	1	0	5	6	0	0	0	15
TOTAL	0	16	1	18	5	1	0	55	28	3	0	13	140

INCIDENTS - UNION STATION BUILDING - September 2022



DATE & TIME	TYPE	DESCRIPTION	POLICE/FIRE CALLED	MEDICAL ASSISTANCE REQUIRED
7/24 6:00 PM	Personal Injury	LOCATION: Sidewalk by Fence in front of Rental Car Lot - Union Station Building Person walking by reported to Amtrak that a man was on the sidewalk and was hurt. He had scratches on left side of face near his eye with minor bleeding. NHPA Security was called and at that time EMS and NHFD were arriving to site. Man was uncooperative and believed to be intoxicated. He was sitting on the concrete wall when NHFD and EMS arrived with a broken liquor bottle near him, and he had another half full bottle in his possession. He was not transported to the Hospital and allowed to walk away.	Yes	Yes, but not taken to the Hospital
8/31 6:05 AM	Disorderly conduct Verbal threats by (undomiciled)	LOCATION: USB Lobby Female got up around 5:30 AM after blocking the west entrance door for nearly two hours. She urinated by the door of stairwell #2 emergency exit and left a pile of trash on the ground. She went into the restroom and was shouting loudly frightening away customers from entering. She came out screaming at one customer and when NHPA female maintenance worker tried to calm her down, she went on a tirade accusing everyone in the area of attacking her. NHPD was called but she left on the bus before they arrived.	Yes	No
9/2 5:40 AM	Alleged Assault	LOCATION: USB Lobby Female #1 was charging her phone at the mobile charging station when female #2 walked over and started to accuse her of touching her debit card, and pushed over a nearby trash can in her direction. When NHPA Security walked through the door he saw female #1 pointing her fingers in the face of female #2. Security approached and asked female #1 to stop provoking female #2. Supervisor was called and she asked female #1 if she would press charges and she said she would. However, when MTA PD and EMS arrived she refused medical assistance and would not give a statement to the PD to press charges.	Yes	Offered and refused
9/4 6:40 PM	Disorderly Conduct	LOCATION: USB Lobby Female exposed herself, urinated on the carpet in front of west elevator and incident was witnessed by multiple patrons. PD were called and they said she was trespassing, and if she returns to the building NHPD said she would be arrested.	Yes	No
9/10 2:00 AM	Trip and Fall	LOCATION: USB Tunnel near Track 14 Male fell in tunnel near Track 14, elevator C. Security was called. Male claimed he injured his left leg and neck. Amtrak PD and NHPA Supervisor were also on site. EMS arrived and transported him to VA Hospital.	Yes	Yes

	TYPE	DESCRIPTION	POLICE/ FIRE CALLED	MEDICAL ASSISTANCE REQUIRED
9/15 1:00 AM	Assault	LOCATION: USB Lobby/Front of USB Security was locking the side doors and undomiciled male bit a NHPA maintenance employee. EMS and NHPD arrived to the site. NHPA employee required medical assistance and was transported to the hospital via ambulance. Undomiciled male was arrested on other charges.	Yes	Yes
9/16 2:10 PM	Medical Assistance Required/ Sleeping on benches in lobby	LOCATION: USB Lobby Male was sleeping on the benches in the lobby. NHPA Security asked him to get up several times and he would not. Security spoke to him again after a while and male said he had leg and back pain. Security offered to get him medical assistance and he agreed. EMS and NHPD arrived and transported him to YNHH. He is a regular who stays in the building.	No	Yes
9/16 7:10 AM	Assault on Patron	LOCATION: USB - WEST SIDE OFFICE LOBBY Male reported that another male hit him with a metal pipe on his left side of chest and face and he was bleeding. The person who attacked him was not located. 911 was called by Amtrak employee who witnessed the incident. NHPD responded and spoke to the victim and obtained his information and details on what took place. Amtrak PD arrived after but didn't make a report. Victim was transported to YNHH.	Yes	Yes
9/18 midnight	Alleged Disorderly Conduct	LOCATION: USB Women's Restroom Patron called and said female was cutting herself in the restroom. NHPD were called. Female would not exit the restroom when asked by NHPA Security or Manager. When NHPD arrived female exited restroom and it was determined that she was not cutting herself.	Yes	No
9/21 6:50 AM	Medical Assistance Required and Assault	LOCATION: USB Lobby After Security addressed the report of someone unresponsive in the men's restroom, Security was approached by male #1 who asked if Security took his phone. Security told him that he did not, and if his phone was missing he needed to report it to the police himself. He refused and Security walked away when he heard a commotion and heard someone say they are fighting. Security went over and the same male #1 that approached him was hitting another male #2 who was on the floor. Security tried to calm the two males down when male #1 came up behind Security shouting at him and tossed a wallet at him and then tossed male #2's phone at male #2. Security radioed for assistance and NHPD and MTA PD arrived. They had a difficult time calming the situation down and after getting statements from both men and viewing camera footage, male #1 was detained.	Yes	No

DATE	TYPE	DESCRIPTION	POLICE/ FIRE CALLED	MEDICAL ASSISTANCE REQUIRED
9/22 3:20 AM	Medical Assistance Required	<p>LOCATION: USB Lobby Security was called by NHPA Maintenance employee to the lobby. Despite the lobby being closed there was a male laying down on the bench. Security approached him and asked him if he was alright. He said he missed taking some medication and just had to lay down for a while. As Security was walking away, the man started to buckle over and stomp his feet in pain. He then asked if Security could call him an ambulance as his pain was getting worse. Security called Supervisor and outlined the male's condition and 911 was called. EMS arrived on site and transported him to YNHH.</p>	No	Yes
9/27 5:33 PM	Medical Assistance Required	<p>LOCATION: USB Men's Bathroom Security called Supervisor to report an unconscious male in the men's bathroom. Security tried to locate AMTRAK PD and Metro PD that were not found; consequently 911 was called. NHFD arrived on site and revived the male and transported him to YNHH.</p>	Yes	Yes

INCIDENTS - UNION STATION GARAGE - SEPTEMBER 2022



DATE & TIME	TYPE	DESCRIPTION	POLICE/ FIRE CALLED	MEDICAL ASSISTANCE REQUIRED
9/14 2:14 PM	Personal Property Damage/ Vandalism	LOCATION: Level 1 - Zip Car Space A bystander reported there was a broken back window on a zip car.	No	No
9/22 2:45 AM	Medical Assistance Required	LOCATION: 1st Level next to Manager's Office Security saw male limping toward flag pole who then asked Security to call an ambulance for him as he was feeling faint and had body aches. Security called Supervisor who called 911 and requested an ambulance. NHFD arrived first on scene, did an initial exam and transported him to YNHH.	Yes	Yes
9/25 4:26 AM	NHPA Property Damage	LOCATION: USG North Stairwell Entrance Near Manager's Office Customer called from the pay-on-foot machine on the right. He said he paid and parking ticket got stuck in the machine. He showed Supervisor his credit card and payment from his cell phone. Supervisor opened the machine and found he did not pay, he put a paper receipt in the machine. Supervisor told him evidence was that he did not pay because the ticket in the machine was not a parking ticket. Customer became angry and was shouting in the Supervisor's face. While Customer was walking away he punched the glass window on the north side of the office and broke it.	Yes	No

NEW HAVEN PARKING AUTHORITY
 Union Station Consolidated
 For Fiscal Year Through September 30, 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	41,540	36,547	4,993	33,995	124,257	109,641	14,616	96,215	28,042
Transient Parking Revenue	318,106	245,000	73,106	173,081	901,545	710,090	191,545	\$24,744	376,801
Validation Revenue	0	0	0	0	0	0	0	0	0
Rental Income	124,441	125,650	(1,209)	115,086	373,324	376,950	(3,626)	345,266	28,058
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	7	10	(3)	1,010	3,372	80	3,292	1,030	2,342
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	484,095	407,207	76,888	323,175	1,402,298	1,196,671	205,627	967,255	435,243
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	14,852	16,650	1,798	12,062	45,760	50,845	5,085	35,828	(8,932)
Administration Salaries - Overtime	551	958	407	460	1,991	2,929	938	1,309	(682)
Cashiers Salaries - Straight-time	12,033	14,001	1,968	11,623	36,378	42,723	6,345	36,334	(44)
Cashiers Salaries - Overtime	836	840	4	37	1,976	2,583	587	573	(14)
Maintenance Salaries - Straight-time	28,392	32,037	3,645	25,504	87,331	99,427	12,096	77,817	(1,403)
Maintenance Salaries - Overtime	7,075	3,203	(3,872)	4,404	18,507	9,775	(8,732)	13,568	(9,514)
Security Salaries - Straight-time	27,701	40,108	12,407	28,769	84,601	122,377	27,776	82,813	(1,788)
Security Salaries - Overtime	3,305	4,757	1,452	3,172	8,586	14,517	5,931	16,319	7,738
Benefits	93,535	89,848	(3,687)	73,150	272,003	273,034	1,031	229,280	(42,713)
Total Personnel	188,301	202,397	14,096	159,181	557,134	618,190	61,056	504,851	(62,289)
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	58,619	47,752	(8,867)	42,942	162,592	142,586	(20,006)	120,246	(42,346)
Service Agreements	12,158	10,074	(2,084)	8,472	36,722	30,222	(6,500)	26,693	(10,028)
Professional Services	2,525	3,361	836	3,023	6,842	10,083	3,241	9,786	2,924
Repairs and Maintenance	33,916	24,370	(9,546)	30,934	69,800	89,170	19,370	67,580	(2,220)
Insurance - Liability	18,309	18,808	499	12,940	54,928	56,424	1,496	36,230	(18,698)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	2,513	1,761	(752)	1,197	4,858	5,283	425	4,048	(810)
Tickets and Tags	173	213	40	11	737	639	(98)	32	(705)
Supplies	14,584	11,297	(3,287)	6,185	34,118	32,681	(1,437)	20,008	(14,110)
Bank Fees	4,114	4,450	336	2,949	14,220	13,950	(270)	8,271	(5,949)
Contracted Snow Removal	0	0	0	0	0	0	0	0	0
Administrative Expenses	76,919	88,374	11,455	77,039	247,840	285,122	37,282	235,413	(12,427)
Valet Expenses	0	0	0	0	0	0	0	0	0
Other Expenses	12,160	11,657	(503)	9,168	34,538	36,701	2,162	30,474	(4,065)
Total Operating Expenses	283,991	222,117	(61,874)	194,850	657,195	682,201	25,006	538,761	(108,435)
Total Expenses	422,292	424,514	2,222	354,041	1,234,330	1,300,391	66,061	1,063,612	(170,718)
NET OPERATING INCOME	61,803	(17,307)	79,110	(30,866)	169,168	(103,720)	271,888	(96,357)	284,525

NEW HAVEN PARKING AUTHORITY
 State Street Station
 For Fiscal Year Through September 30, 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
Validation 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	1,780	2,257	477	0	0	5,987	6,889	902	0	(5,987)
Administration Salaries - Overtime	53	125	72	0	0	309	383	74	0	(309)
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	1,888	1,592	(296)	0	0	5,171	4,857	(314)	0	(5,171)
Maintenance Salaries - Overtime	0	159	159	0	0	42	485	443	0	(42)
Security Salaries - Straight-time	425	456	31	0	0	1,558	1,400	(158)	0	(1,558)
Security Salaries - Overtime	67	0	(67)	0	0	52	0	(52)	0	(52)
Benefits	3,687	3,520	(167)	0	0	10,332	10,662	330	0	(10,332)
Total Personnel	7,900	8,109	209	0	0	23,456	24,696	1,240	0	(23,456)
Operating:										
Security/Traffic Control	0	0	0	0	0	0	0	0	0	0
Utilities	103	0	(103)	0	0	250	0	(250)	0	(250)
Service Agreements	593	0	(593)	0	0	593	0	(593)	0	(593)
Professional Services	0	0	0	0	0	0	0	0	0	0
Repairs and Maintenance	1,843	0	(1,843)	0	0	9,061	0	(9,061)	0	(9,061)
Insurance - Liability	121	127	6	0	0	364	381	17	0	(364)
Building & Land Rental	0	0	0	0	0	0	0	0	0	0
Uniforms	0	20	20	0	0	0	80	80	0	0
Tickets and Tags	0	0	0	0	0	0	0	0	0	0
Supplies	0	100	100	0	0	4,530	300	(4,230)	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	3,326	2,640	(686)	0	0	11,136	7,920	(3,216)	0	(11,136)
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	5,986	2,887	(3,099)	0	0	23,934	8,661	(17,273)	0	(23,934)
Total Expenses	13,885	10,996	(2,889)	0	0	49,390	33,357	(16,033)	0	(49,390)

	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W
NET OPERATING INCOME	(13,885)	(10,996)	(2,889)	0	(13,885)	(49,390)	(33,357)	(16,033)	0	(49,390)



New Haven Union Station
Conceptual Plan Advancement Activities
October 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 for preparation of proposed zoning changes.
- Stakeholder Interviews -- Report is complete. The Request for Information (RFI) has been issued as a legal ad in 4 local newspapers and on the Union Station Partnership website to invite public comments.
- Next stage is two-part 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:

- Need to advance conceptual design of road diet, bicycle track, shuttle bus pick-up/drop off, taxi staging, mobility-as-a-service/ride-hailing (e.g., Uber, Lyft), 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 presented draft wayfinding signage study report to OC at September meeting.
- Need to select Union Station Partnership branded logo and design concept.
- Need to finalize interior wayfinding signage study based on selection of design scheme from available options.
- Need to advance design to bid documents phase.

Enabling Plan – Phase I:

- Reviewed draft report at September OC meeting.
- Need to select initial projects for advancement to design stage.

State of Good Repair:

- Reviewed initial list of SOGR items at September OC meeting.
- Selected initial projects for advancement to design stage. Design contracts are in process of approval.

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

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