



**UNION STATION
PARTNERSHIP**
NEW HAVEN

May 18, 2023

NOTICE OF MEETING

A Meeting of the New Haven Union Station Partnership Operations Committee for Union Station Transportation Center will be held on Monday, May 22, 2023 at 1:00 PM. It will be a hybrid meeting via Zoom teleconference and in person at NHPA's office on 232 George Street.

The Agenda for this meeting is attached.



**UNION STATION
PARTNERSHIP**
NEW HAVEN

**AGENDA
NEW HAVEN UNION STATION PARTNERSHIP
OPERATIONS COMMITTEE
MEETING**

May 22, 2023

1:00 PM

***This will be a Hybrid Meeting Held via Zoom
and in person at NHPA's office at 232 George Street***

Dear Operations Committee Members:

You are invited to a Zoom webinar

Topic: OPERATIONS COMMITTEE MEETING

Time: May 22, 2023 at 1:00 PM Eastern Time (US and Canada)

<https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMIMxUT09>

Topic: Union Station Partnership / Operations Committee

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 943 1262 1748

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Meeting ID: 943 1262 1748

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Find your local number: <https://us06web.zoom.us/j/94312621748?pwd=UnhvUTQxVINmeUZNRWMyenFPMIMxUT09>

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 April 24, 2023 Operations Committee Meeting

IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE

- A. Motion A to Adopt the Operating Budget, and related Assumptions, with a positive recommendation to the Executive Oversight Panel (EOP)**
- B. Motion B to Adopt the Capital Plan with a positive recommendation to the Executive Oversight Panel (EOP)**
- C. Motion C to move that the New Haven Union Station Partnership Operations Committee (OC) recommends that the Executive Oversight Panel (EOP) authorize the two State of Good Repair Projects at New Haven Union Station Campus currently in design for Repairs and Improvements at Union Station Parking Garage for the year 2023 capital projects, NHPA Project #23-009, and Architectural Repairs and Improvements at Union Station Building for the Year 2023 Capital Projects, NHPA Project #23-020, to proceed to the phases of public bid procurement and construction, subject to OC approval of the design; and further, that the EOP delegates to the OC the authorization of the awards of the construction contracts upon OC review and approval of the construction bids, in amounts consistent with available funding. The preliminary, pre-design budget estimate for the design, procurement, administration, construction, material testing, inspection, additional services and contingencies is \$6,050,000 for Project #23-009 and \$2,800,000 for Project #23-020.**
- D. Motion D to move that the New Haven Union Station Partnership Operations Committee (OC) recommends that the Executive Oversight Panel (EOP) authorize the advancement of several specific capital projects for the Phase 1 Enabling Projects at New Haven Union Station Campus to the design, public bid procurement and construction phases, subject to OC approval of the design**

and bid awards of the construction contracts, in amounts consistent with available funding. The preliminary, pre-design project budget estimates for the applicable design, procurement, administration, construction, material testing, inspection, additional services, and contingencies phases for these projects are:

- a. Station Improvements (sub-phase 1A) = \$5,876,681
- b. MEP Upgrades = \$1,767,000
- c. Internal Wayfinding Signage = \$1,124,000
- d. Tenant Relocations = \$1,115,613
- e. Conceptual Design and Related Studies for the Development of the West and South Lots = \$700,000
- f. Total = \$9,883,294

V. OPERATIONS REPORT

- Monthly Reports
- Monthly Security Meeting Update

VI. FINANCIAL REPORT

- Monthly Report

VII. CAPITAL REPORT

- Capital Projects

VIII. LEASING AND TENANT UPDATE

- Amtrak meeting May 17th
- TASI meeting being scheduled
- Metro-North has been communicated and requested notice
- New Haven Parking Authority new lease in 2nd floor East
- Month-to-Month agreements for all concessions and office holders

IX. NEW BUSINESS

- Not Anticipated to be Utilized

X. OLD BUSINESS

- Real Estate Brokerage RFP, City directs NHPA to release**
- Press Event for East Lot RFI, Zoning, SOGR, and Bonding**
- New Revenue Initiatives**
- Traffic Impact Study for West and East Lot Developments**
- Livery/M7 Agreement with TGI for service at State Street Station utilizing lower limits of liability**

XI. EXECUTIVE SESSION

- Not Anticipated to be Utilized**

XII. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)



**UNION STATION
PARTNERSHIP**
NEW HAVEN

**UNION STATION TRANSPORTATION CENTER PARTNERSHIP
OPERATIONS COMMITTEE
MINUTES FROM THE APRIL 24, 2023 MEETING**

Present:

Representing CTDOT: Mr. Bergeron, Mr. Bordiere, Ms. Palmer
Representing City of New Haven: 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 1:06 PM.

II. PUBLIC COMMENT

Mr. Hausladen said no requests to speak from the public have been received.

III. APPROVAL OF THE MINUTES

Mr. Hausladen asked for all to review the Minutes from the March 27, 2023 Operations Committee Meeting for any exceptions or further discussion. Hearing none he asked for a Motion to approve.

Mr. Bordiere moved to approve, and Mr. Bergeron seconded the Motion. A vote was taken:

Mr. Aysola	approved
Mr. Bergeron	approved
Mr. Bordiere	approved

IV. APPROVAL OF CONTRACTS AND PLANS

Since there was not a quorum present at this time to be able to vote, it was agreed to move onto the reports.

V. OPERATIONS REPORT

Mr. Parry said he wanted to make the Operations Committee aware that he just received a call notifying him that bed bugs were found on one of the benches at the Station. He contacted CT Pest who came out to assess the situation and it was confirmed. All benches were cordoned off. CT Pest will return to the Station at midnight to treat the benches and baseboards. The building will reopen at 4:00 AM as usual.

Mr. Bordiere asked for further explanation as to what was done to inform patrons and tenants in the building of the bed bug extermination. NHPA will be contacting the Health Department after this meeting for them to do an assessment. Based on their findings they will provide further direction on how to proceed. Mr. Parry said this is all developing now, and he will notify Mr. Bordiere when the Health Department responds.

Mr. Bordiere asked how many Security Officers are on during this timeframe. Mr. Parry said one officer inside noon to 8:00 PM and one in the garage. Additionally, the Director of Security is present on site to assess if more staff is required.

Mr. Hausladen asked if there was any advice as to specific messaging for the public regarding the situation. It was suggested and agreed that a good approach would be to implement the strategy the Health Department recommends and NHPA is bringing in a specialized vendor. The OC will be alerted as additional developments unfold.

•OCCUPANCY

Mr. Parry said average occupancy numbers are higher than last year and the highest we have seen since December. He continued with an overview of the transient and monthly components.

•Transient Parking Results:

- Total cars parked cumulatively YTD increased by 44% - 171,000 this year versus 118,918 last year.
- The number of total tickets issued is a clear indication that the number of parkers is returning. There is a 26% increase by month and cumulatively a 62% increase YTD. March basketball and baseball games are major contributors to the increase.
- Occasionally the garage was closed for 15 minutes or so at a time.

•Monthly Permits:

- There has not been much of an increase in monthly parkers only 1% YTD.

•MAINTENANCE

Power washing and sweeping will begin shortly. A landscaping contractor was hired to start, and NHPA maintenance staff will maintain the layout.

•SECURITY

- There were no questions on the incidents that were described in detail in his report.
- Discussion ensued on staffing that is pending including the three security officers to fill the lobby desk post and a professional outreach position to work with the unhoused.

VI. CHIEF FINANCIAL OFFICER

•Operating Budget and Capital Plan for FY2024

Mr. Seholm said the budget discussion with the CTDOT and NHPA unavoidably did not take place and is rescheduled for tomorrow. After that the budget will be reviewed with the City staff, and all comments will be incorporated. It is planned for the budget to be sent out seven days prior to the next Operations Committee.

•Financial Results for the Month of March

Mr. Seholm said financial results for the month of March were fairly positive.

•Consolidated Results

On a consolidated level actual NOI was \$67,903 for a positive variance of \$146,649 better than the loss that was budgeted. Most categories came in better or close to budget.

•Union Station Building

-**Actual Total Revenue** was \$124,407. This was \$1,243 less than budget and driven by CPIU.

-**Total Personnel Expenses** were \$9,133 worse than budget driven by:

-**Administrative ST** being \$7,313 over budget driven by the night maintenance supervisor being paid at a higher rate than budgeted, the hiring of a Director of Security that was not budgeted and some OT to cover managers on vacation.

-**Maintenance Salary OT** was \$1,915 over due to coverage of two open shifts.

-**Security Salary ST** was \$3,065 under budget and was offset by **Security OT** being \$3,009 over budget also due to open shifts.

-**Total Operating Expenses** were \$35,988 better than budget. The following explanations were provided.

Lines coming in over budget:

-**Service Agreements** were \$5,972 over budget – Spot On (Wi-Fi provider) had one extra period of service invoice to adjust the contract and move forward with new service provider and the addition of a \$2,500 AC contract that came in that was not budgeted for.

-**Professional Services** were over budget due to an invoice for \$7,500 for work on the new USTC website. **Supplies** were \$2,221 worse than budget due to a large shipment of cleaning supplies that came in.

Lines coming in less than budget.

-**Utilities** were \$20,339 less than budget- colder weather was budgeted for and generation charges were lower than budget along with sewage and gas coming in below budget.

-**Repairs and Maintenance** costs came in \$13,900 under budget.

-**Elevator and Escalator Repairs** were down.

-**Contracted Snow Removal** was not used.

-**Total Expenses** were \$26,856 better than budget.

-**Actual NOI** was a loss of \$135,811 however, \$25,613 less than the loss that was budgeted for.

•State Street Station

Total Personnel Expenses were \$2,425 worse than budget. **Benefits** were over due to PTO taken with slight wage differentials.

Total Operating Expenses were \$4,516 over budget driven by **Supplies** coming in \$3,873 worse than budget as a result of the new message boards that were not in the budget. **Contracted snow removal** was not used.

Total Expenses were \$6,951 over budget.

Actual Net Operating Income was a loss of \$20,453 and \$6,951 worse than the loss anticipated.

•Union Station Garage

Mr. Sehom said the garage performed very well for the month.

Actual Net Operating Income for the garage was \$127,987 better than budget and was the driver for the Transportation Center.

-**Total Revenue** was \$114,071 better than budget. **Transient Revenue** came in \$110,955 better than budget and the big driver. **Monthly Revenue** was \$3,126 better than budget, and we are close to maxing out the allowable number of monthly parking permits.

-**Total Personnel Expenses** were \$2,591 better than budget. There were swings with administrative salaries coming in over budget due to manager coverage. Security ST was under budgets due to open bid covered by Security with OT.

-**Total Operating Expenses** were \$11,325 better than budget driven by:

-**Electrical generation rates** were lower than budget.

-**Bank Fees** were \$11,991 worse than budget due to a one-third increase in transient activity over budget. Additionally, an allocation is being done based on banking information that was misapplied and came in during this period. The correction was made with the service provider of the credit cards so allocations will come in properly going forward but will have some additional impact this year.

-**Contracted Snow Removal** was not used.

-**Total Expenses** were \$13,915 better than budget.

Mr. Bordiere asked where the Director of Security position is allocated. Mr. Seholm said 60% of the cost is dedicated to Union Station Transportation Center - primarily the building. It is a direct position that spends the majority of their time at Union Station building as a priority location and is included under administration ST.

•Monthly Permits

Mr. Seholm said working with Operations and Revenue Control, he has looked at average peak days in the garage to determine the number of monthly permits he would like to fill. The average peak capacity is 959 versus 1,133 spaces in the garage. He explained the calculation he used to try to fill the difference

between the garage capacity and the average peak. About 44% monthly passes issued are in the garage at any given time.

He suggested putting in 100 permits at \$50 each in July. This would not take away from transient space because not all would be in at same time, and NHPA would track their use. The positive income would be dramatic for the garage and support the building and the State Street Station.

Mr. Bordiere asked if there currently is a wait list for the garage. Mr. Seholm said there are slightly over 100 people on the list. If this plan is approved, most of the spaces would be filled by those on the wait list.

Discussion ensued on some permit holders getting monthly permits because they feel they might not find a space. There also might be some offset with transients converting to monthly.

Mr. Bordiere said he appreciates the assessment and would consider an increase. He asked the others for their thoughts on possibly 25 to start. Mr. Seholm said he could have his staff ask if folks are currently transient and how many days do they plan to use the permit. Mr. Eyzaguirre said he is in favor of an increase of 25 permits to start as well. The Committee agreed on an increase of 25, and Mr. Seholm said he would inform staff that the current limit is raised from 425 to 450 and try to get the information noted above from those signing up.

A quorum was now available, and Mr. Hausladen asked if anyone wanted to go back to the motions for voting. The OC was not ready to vote on the motions that were presented.

VII. CAPITAL PROJECTS

•**State of Good Repair Projects:** Mr. Staniewicz said progress submittals for the three State of Good Repair Projects will be forwarded for review.

•**East Lot and Proposed Zoning Changes:** The zoning changes are in the final stage and it is planned to be submitted to the Board of Alders on May 4.

•**Wayfinding Signage:** At the May meeting of the Facilities Renovation Program Committee the consultant is scheduled to make a presentation of the wayfinding study, with the intent for that Committee to recommend to the OC a design concept among the options offered.

•**USTC Tenancy Report:** Mr. Hausladen said a tenancy report was included with this month's information. The report will be tracked and updated on a monthly basis. Mr. Bordiere asked if there was a follow-up date scheduled to meet with Amtrak regarding their tenancy. Mr. Hausladen said he will notify Mr. Bordiere when they provide us with a date. We need to do the same with Metro North as well.

•**USTC Press Release:** Mr. Hausladen said the press release has been drafted, and he is requesting quotes from the City and Commissioner's office for the newly relaunched website as well as the open RFI included on the website. After zoning is approved for the East Lot, the RFI will be closed. He also talked about the potential to include the \$17 million dollar bond announcement in the press release. There was some interest to do the press release around May 10 if it is ready or around the baseball season.

VIII. NEW BUSINESS – NONE

IX. OLD BUSINESS – NONE

X. EXECUTIVE SESSION – NONE

XI. ADJOURNMENT & CAMPUS TOUR

Mr. Hausladen asked if there were any other items for discussion. Hearing none, he asked for a motion to adjourn. Mr. Bergeron moved to adjourn, and Mr. Aysola seconded the Motion. A vote was taken:

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

The meeting was adjourned at 2:00 PM with a tour of the USTC campus to follow.

MOTION A

May 22, 2023

REGARDING

Motion that the New Haven Union Station Transportation Center Partnership Operations Committee adopt the Operating Budget and Related Assumptions for the period July 1, 2023 through June 30, 2024 for the New Haven Union Station Transportation Center Campus including the State Street Station, with a positive recommendation to the Executive Oversight Panel (EOP).

PURPOSE

The New Haven Parking Authority developed the Operating Budget and Related Assumptions for the period July 1, 2023 through June 30, 2024 including all known items, with some contingencies to operate and maintain the facilities in the best condition possible for the benefit of the City and the Public. The Budgets, if adopted, provide clear direction for the Executive Staff of the New Haven Parking Authority to operate, improve and maintain the assets of the New Haven Union Station Transportation Center Campus and the State Street Station.

RECOMMENDATION

That the New Haven Union Station Transportation Center Partnership Operations Committee approve the attached Operating Budget and Related Assumptions for the period July 1, 2023 through June 30, 2024, with a positive recommendation to the Executive Oversight Panel (EOP).

May 22, 2023

MOVED THAT THE NEW HAVEN UNION STATION TRANSPORTATION CENTER PARTNERSHIP OPERATIONS COMMITTEE HEREBY ADOPTS THE OPERATING BUDGET AND RELATED ASSUMPTIONS FOR THE PERIOD JULY 1, 2023 THROUGH JUNE 30, 2024 FOR THE NEW HAVEN UNION STATION TRANSPORTATION CENTER CAMPUS INCLUDING THE STATE STREET STATION, WITH A POSITIVE RECOMMENDATION TO THE EXECUTIVE OVERSIGHT PANEL (EOP). (THE OPERATING BUDGET AND RELATED ASSUMPTIONS ARE ATTACHED)

At a Regular Meeting of the New Haven Union Station Transportation Center Partnership Operations Committee, duly warned and open to the public, held via Zoom teleconference and in person at the New Haven Parking Authority's office at 232 George Street at 1:00 p.m. on Monday, May 22, 2023 members of the Operations Committee 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.

Mr. Aysola _____

Mr. Bergeron _____

Mr. Bordiere _____

Mr. Eyzaguirre _____

MOTION B

May 22, 2023

REGARDING

Motion that the New Haven Union Station Transportation Center Partnership Operations Committee adopt the Capital Plan for the period July 1, 2023 through June 30, 2024 for the Union Station Transportation Center Campus including the State Street Station, with a positive recommendation to the Executive Oversight Panel (EOP).

PURPOSE

The New Haven Parking Authority developed the Capital Plan for the period July 1, 2023 through June 30, 2024 including all known items, with some contingencies to operate and maintain the facilities in the best condition possible for the benefit of the City and the Public. The Capital Plan, if adopted, provides clear direction for the Executive Staff of the New Haven Parking Authority to operate, improve and maintain the assets of the New Haven Union Station Transportation Center Campus and the State Street Station.

RECOMMENDATION

That the New Haven Union Station Transportation Center Partnership Operations Committee approve the attached Capital Plan for the period July 1, 2023 through June 30, 2024, with a positive recommendation to the Executive Oversight Panel (EOP).

May 22, 2023

MOVED THAT THE NEW HAVEN UNION STATION TRANSPORTATION CENTER PARTNERSHIP OPERATIONS COMMITTEE HEREBY ADOPTS THE CAPITAL PLAN FOR THE PERIOD JULY 1, 2023 THROUGH JUNE 30, 2024 FOR THE NEW HAVEN UNION STATION TRANSPORTATION CENTER CAMPUS INCLUDING THE STATE STREET STATION, WITH A POSITIVE RECOMMENDATION TO THE EXECUTIVE OVERSIGHT PANEL (EOP). *(THE CAPITAL PLAN IS ATTACHED)*

At a Regular Meeting of the New Haven Union Station Transportation Center Partnership Operations Committee, duly warned and open to the public, held via Zoom teleconference and in person at the New Haven Parking Authority's office at 232 George Street at 1:00 p.m. on Monday, May 22, 2023 members of the Operations Committee 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.

Mr. Aysola _____
Mr. Bergeron _____
Mr. Bordiere _____
Mr. Eyzaguirre _____

May 22, 2023

REGARDING

Motion that the New Haven Union Station Partnership Operations Committee (OC) recommends that the Executive Oversight Panel (EOP) authorize the two State of Good Repair Projects at New Haven Union Station Campus currently in design for Repairs and Improvements at Union Station Parking Garage for the year 2023 capital projects, NHPA Project #23-009, and Architectural Repairs and Improvements at Union Station Building for the Year 2023 Capital Projects, NHPA Project #23-020, to proceed to the phases of public bid procurement and construction, subject to OC approval of the design; and

Further, that the EOP delegates to the OC the authorization of the awards of the construction contracts upon OC review and approval of the construction bids, in amounts consistent with available funding.

PURPOSE

To progress the design phase to the public bid procurement and construction phases of the two State of Good Repair Projects for Repairs and Improvements at Union Station Parking Garage for the year 2023 capital projects, NHPA Project #23-009, and Architectural Repairs and Improvements at Union Station Building for the Year 2023 Capital Projects, NHPA Project #23-020,

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 for Project #23-009 and \$2,800,000 for Project #23-020.

FUNDING

Union Station capital reserves and/or State Bond Funds.

RECOMMENDATION

That the OC recommends to the EOP to authorize proceeding with the public bid procurement and construction phases of the two State of Good Repair Projects, subject to approval of the design by the OC, and that the EOP delegates to the OC the authorization of the awards of the construction contracts upon OC review and approval of the construction bids, in amounts consistent with available funding.

May 22, 2023

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE (OC) HEREBY RECOMMENDS THAT THE EXECUTIVE OVERSIGHT PANEL (EOP) AUTHORIZE THE TWO STATE OF GOOD REPAIR PROJECTS AT NEW HAVEN UNION STATION CAMPUS CURRENTLY IN DESIGN FOR REPAIRS AND IMPROVEMENTS AT UNION STATION PARKING GARAGE FOR THE YEAR 2023 CAPITAL PROJECTS, NHPA PROJECT #23-009, AND ARCHITECTURAL REPAIRS AND IMPROVEMENTS AT UNION STATION BUILDING FOR THE YEAR 2023 CAPITAL PROJECTS, NHPA PROJECT #23-020, TO PROCEED TO THE PHASES OF PUBLIC BID PROCUREMENT AND CONSTRUCTION, SUBJECT TO OC APPROVAL OF THE DESIGN; AND

FURTHER, THAT THE EOP DELEGATES TO THE OC THE AUTHORIZATION OF THE AWARDS OF THE CONSTRUCTION CONTRACTS UPON OC REVIEW AND APPROVAL OF THE CONSTRUCTION BIDS, IN AMOUNTS CONSISTENT WITH AVAILABLE FUNDING.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC), duly warned and open to the public, held via Zoom teleconference and in person at the New Haven Parking Authority's office at 232 George Street at 1:00 p.m. on Monday, May 22, 2023, 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.

Mr. Aysola

Mr. Bergeron

Mr. Bordiere

Mr. Eyzaguirre

May 22, 2023

REGARDING

Motion that the New Haven Union Station Partnership Operations Committee (OC) recommends that the Executive Oversight Panel (EOP) authorize the advancement of several specific capital projects for the Phase 1 Enabling Projects at New Haven Union Station Campus to the design, public bid procurement and construction phases, subject to OC approval of the design and bid awards of the construction contracts, in amounts consistent with available funding.

PURPOSE

To advance certain Phase 1 Enabling Projects including the following:

- Station improvements (sub-phase 1A) consisting of main lobby seating, outdoor flex seating, outdoor patio, bicycle station/garage concession space (conceptual design), new family restroom, new men's and women's restrooms, remove storefronts, convenience grab & go concession, casual/semi-self-service restaurant, and pizza kitchen.
- Mechanical, Electrical & Plumbing (MEP) Upgrades.
- Internal wayfinding signage (design and construction)
- Tenant Relocation for Enabling Projects
- West and South Lot Conceptual Design

PRELIMINARY ESTIMATED COST

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

- Station Improvements (sub-phase 1A) = \$5,876,681
- MEP Upgrades = \$1,767,000
- Internal Wayfinding Signage = \$1,124,000
- Tenant Relocations = \$1,115,613
- Conceptual Design and Related Studies for the Development of the West and South Lots = \$700,000

Total = \$9,883,294

[Reference attached Schedule C]

FUNDING

Union Station capital reserves and/or State Bond Funds.

RECOMMENDATION

Authorize the New Haven Union Station Partnership Operation Committee (OC) to advance to the Executive Oversight Panel (EOP) several specific capital projects for the Phase 1 Enabling Projects at New Haven Union Station Campus to the design, public bid procurement and construction stages, subject to OC approval of the design and bid awards of the construction contracts, in amounts consistent with available funding.

May 22, 2023

MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE (OC) RECOMMENDS THAT THE EXECUTIVE OVERSIGHT PANEL (EOP) AUTHORIZE THE ADVANCEMENT OF SEVERAL SPECIFIC CAPITAL PROJECTS FOR THE PHASE 1 ENABLING PROJECTS AT NEW HAVEN UNION STATION CAMPUS TO THE DESIGN, PUBLIC BID PROCUREMENT AND CONSTRUCTION PHASES, SUBJECT TO OC APPROVAL OF THE DESIGN AND BID AWARDS OF THE CONSTRUCTION CONTRACTS, IN AMOUNTS CONSISTENT WITH AVAILABLE FUNDING.

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC), duly warned and open to the public, held via Zoom teleconference and in person at the office of the New Haven Parking Authority at 232 George Street at 1:00 p.m. on Monday, May 22, 2023, 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.

Mr. Aysola _____
Mr. Bergeron _____
Mr. Bordiere _____
Mr. Eyzaguirre _____

Schedule C

Plan Key	Project Concepts and Descriptions		Draft Budget
A1	Main Lobby Seating		\$ 337,500
A2	Outdoor Flex Seating		\$ 127,373
A2	Outdoor Patio		\$ 212,288
A3	Bike Station/Garage Concession Spaces		\$ 284,000
A4	Luggage Lockers / Self Service		\$ 62,976
A5	Decorative & Seasonal Overhead		\$ 150,000
A6	Gallery / Bar Extension		
A7	Coworking Space		\$ 30,000
B1	New Family Restroom		\$ 101,250
B2	New Men's & Women's Restrooms		\$ 1,417,500
B8	Wellness / Lactation Room		\$ 25,000
C3	Freight Elevator/Material Lift		\$ 472,500
F1	Remove Storefronts		
F2	Convenience Grab & Go Concession		
F3	Casual / Semi-Self Service Restaurant		\$ 1,118,007
F5	Pizza Kitchen		\$ 193,489
K1	Retail Kiosks / Ticket Machines		\$ 12,800
K2	Retail Kiosks / Seasonal Market		\$ 12,800
K3	Info Kiosk / Desk		\$ 67,500
RT2	Relocation of Newsstand		\$ 128,000
RT8	New Retail / Vanilla Box		
MEP	MEP Upgrade Allowance		\$ 1,140,000
W1	Wayfinding Design		\$ 80,000
TI	Tenant Relocation & Enabling Projects		\$ 719,750
	Professionally Clean Platform Stairs		\$ 8,602
	State Street Station Flagpole & Design		\$ 100,000
Sub Total			\$ 6,801,334
	Contingency (20%)	20%	\$ 1,360,267
	CM Project Mgmt & Engineering Fees (25%)	25%	\$ 2,040,400
	Architectural / Design Fees (10%)	10%	\$ 816,160
Sub Total			\$ 11,018,162
	State of Good Repair (Annual Capital Plan)	Sched - D.	\$ 9,181,838
	West & South Lot (Advance Work)		\$ 700,000
	Marketing / Website		\$ 100,000
	Wayfinding Construction		\$ 1,000,000
Total	Phase 1 Improvements		\$ 22,000,000
Sources			
	P.A. 21-111, Sec. 72(b)(12) SBC Request		\$ 17,000,000
	Existing Capital Reserve		\$ 5,000,000
Total Round 1 Investment			\$ 22,000,000

Phase 1A

Phase 1A

Phase 1A

NEW HAVEN PARKING AUTHORITY
 Union Station Garage
 For Fiscal Year Through April 30, 2023
 (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	35,987	36,547	(560)	37,588	401,987	365,470	36,517	361,810	50,177
Transient Parking Revenue	356,355	245,000	111,355	283,602	3,242,283	2,250,000	992,283	2,036,873	1,205,410
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	0	0	(10)	10	3,373	100	3,273	100	3,273
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	392,342	281,557	110,785	321,200	3,647,643	2,615,570	1,032,073	2,398,783	1,258,860
EXPENSES									
Personnel:									
Administration Salaries - Straight-time	6,974	6,477	(497)	6,406	63,516	65,630	2,114	63,701	185
Administration Salaries - Overtime	594	324	(270)	323	6,334	3,284	(3,050)	2,906	(3,428)
Cashiers Salaries - Straight-time	12,032	13,794	1,762	10,904	119,971	140,836	20,865	118,731	(1,240)
Cashiers Salaries - Overtime	1,235	828	(407)	1,240	7,920	8,449	529	4,152	(3,768)
Maintenance Salaries - Straight-time	4,899	6,129	1,230	5,031	52,038	57,107	5,069	45,124	(6,914)
Maintenance Salaries - Overtime	200	537	337	649	4,481	7,224	2,743	6,455	1,974
Security Salaries - Straight-time	15,727	17,311	1,584	13,815	152,472	176,742	24,270	144,345	(8,127)
Security Salaries - Overtime	1,837	2,077	240	2,035	20,842	21,210	368	19,363	(1,479)
Benefits	36,630	37,621	971	31,744	346,446	360,853	14,407	296,350	(50,096)
Total Personnel	80,147	85,098	4,951	72,147	774,020	841,335	67,315	701,126	(72,854)
Operating:									
Security/Traffic Control	0	0	0	0	0	0	0	0	0
Utilities	7,833	10,556	2,723	9,339	90,994	93,416	2,422	82,156	(8,839)
Service Agreements	5,441	3,710	(1,731)	3,330	36,791	36,547	(244)	31,992	(4,799)
Professional Services	998	959	(39)	1,445	9,716	10,070	354	8,448	(1,268)
Repairs and Maintenance	3,567	3,640	73	1,041	30,220	39,400	9,180	18,632	(11,588)
Insurance - Liability	11,663	11,967	304	5,581	116,627	119,670	3,043	55,457	(61,170)
Building & Land Rental	0	0	0	0	0	0	0	0	0
Uniforms	931	756	(175)	570	7,462	7,923	461	6,263	(1,199)
Tickets and Tags	175	213	38	263	1,899	2,130	231	3,147	1,248
Supplies	1,864	3,285	1,421	3,730	29,812	33,203	3,391	22,556	(7,255)
Bank Fees	15,851	4,150	(11,701)	2,912	99,061	41,500	(57,561)	31,045	(68,016)
Contracted Snow Removal	0	0	0	0	0	140,000	140,000	13,592	(13,592)
Administrative Expenses	38,344	35,200	(3,144)	27,542	337,930	352,000	14,070	300,217	(37,713)
Valet Expense	0	0	0	0	0	0	0	0	0
Other Expenses	40	760	720	0	7,461	9,730	2,269	3,848	(3,613)
Total Operating Expenses	86,707	75,196	(11,511)	55,752	767,974	885,589	117,615	577,353	(190,621)
Total Expenses	156,854	160,294	(6,560)	127,899	1,541,994	1,726,924	184,930	1,278,479	(263,515)
NET OPERATING INCOME	225,488	121,263	104,225	193,301	2,105,649	888,646	1,217,003	1,110,304	995,345

NEW HAVEN PARKING AUTHORITY
 Union Station Building
 For Fiscal Year Through April 30, 2023
 (Management Use Only)

REVENUE

Monthly Parking Revenue	0
Transient Parking Revenue	34
Validation Revenue	0
Rental Income	124,441
Administrative Income	0
Special Events Income	0
Valet Revenue	0
Advertising Revenue	0
Other Revenue	0
Revenue Due City of New Haven	0
Billed Expense Revenue	0
Total Revenue	124,475

		CURRENT			
ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	
0	0	0	0	0	0
34	0	34	0	34	0
0	0	0	0	0	0
124,441	125,650	(1,209)	115,089	9,353	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
124,475	125,650	(1,175)	115,089	9,387	0

		YEAR-TO-DATE			
ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
1,244,413	1,256,500	(12,087)	1,150,886	93,527	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	150	(150)	1,000	(1,000)	0
0	0	0	0	0	0
0	0	0	0	0	0
1,244,413	1,256,650	(12,237)	1,151,886	92,527	0

EXPENSES

Personnel:

Administration Salaries - Straight-time	13,808
Administration Salaries - Overtime	594
Cashiers Salaries - Straight-time	16
Cashiers Salaries - Overtime	0
Maintenance Salaries - Straight-time	23,859
Maintenance Salaries - Overtime	5,194
Security Salaries - Straight-time	19,053
Security Salaries - Overtime	3,148
Benefits	51,612
Total Personnel	177,284

7,916	(5,892)	5,996	(7,812)
509	(85)	324	(270)
0	(16)	0	(16)
0	0	0	0
24,674	815	23,077	(782)
2,462	(2,732)	2,087	(3,107)
21,749	2,696	16,333	(2,720)
2,610	(538)	1,584	(1,564)
55,122	3,510	43,908	(7,704)
115,042	(2,242)	93,309	(23,974)

97,085	80,220	6,281	5,159	(16,865)	56,597	(40,489)
16	0	16	0	(16)	0	(3,569)
0	0	0	0	0	0	(16)
241,759	251,564	(9,805)	221,661	(20,098)	0	0
46,990	29,469	17,521	28,168	(18,822)	28,168	(17,168)
179,139	223,800	(44,661)	161,971	(23,219)	161,971	(5,993)
26,240	26,855	(615)	20,648	(63,976)	20,648	(169,730)
522,085	533,855	(11,770)	458,109	(63,976)	458,109	(63,976)
1,119,595	1,150,952	(31,357)	949,865	(169,730)	949,865	(169,730)

Operating:

Security/Traffic Control	0
Utilities	25,910
Service Agreements	8,762
Professional Services	7,058
Repairs and Maintenance	12,811
Insurance - Liability	6,525
Building & Land Rental	0
Uniforms	1,214
Tickets and Tags	0
Supplies	10,177
Bank Fees	0
Contracted Snow Removal	(2,180)
Administrative Expenses	54,649
Valet Expense	0
Other Expenses	10,661
Total Operating Expenses	135,587
Total Expenses	252,870

0	0	0	0	0	0	
40,332	14,422	34,410	8,500	380,531	10,217	2,390
6,443	(2,319)	5,541	(3,222)	84,117	64,430	34,389
2,402	(4,656)	1,906	(5,152)	55,660	24,800	(19,687)
20,730	7,919	12,056	(755)	179,663	220,300	(30,860)
6,714	189	6,643	118	65,254	67,140	40,637
0	0	0	0	0	0	1,886
985	(229)	769	(445)	0	0	0
0	0	0	0	11,541	10,323	(1,218)
0	0	0	0	0	0	0
8,440	(1,737)	3,321	(6,856)	99,599	85,728	(13,871)
300	300	253	253	820	3,000	2,180
0	2,180	0	2,180	7,720	140,000	132,280
50,534	(4,115)	36,078	(18,571)	496,934	505,340	8,406
0	0	0	0	0	0	0
10,897	236	10,323	(336)	103,540	109,970	6,430
147,777	12,180	111,299	(24,288)	1,493,206	1,656,168	162,962
262,819	9,949	204,608	(48,262)	2,612,801	2,807,120	194,319

103,540	109,970	6,430	94,689	(8,870)	94,689	(8,870)
1,493,206	1,656,168	162,962	1,286,645	(206,361)	1,286,645	(206,361)
2,612,801	2,807,120	194,319	2,236,710	(376,091)	2,236,710	(376,091)

NET OPERATING INCOME

(128,395)	(137,169)	8,774	(89,519)	(38,876)
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(1,368,383)	(1,550,470)	182,082	(1,084,824)	(283,564)
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NEW HAVEN PARKING AUTHORITY
 State Street Station
 For Fiscal Year Through April 30, 2023
 (Management Use Only)

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	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0

EXPENSES

Personnel:

Administration Salaries - Straight-time	2,793	2,257	(536)	0	(2,793)
Administration Salaries - Overtime	318	125	(193)	0	(318)
Cashiers Salaries - Straight-time	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0
Maintenance Salaries - Straight-time	1,513	1,568	55	0	(1,513)
Maintenance Salaries - Overtime	0	157	157	0	0
Security Salaries - Straight-time	599	456	(143)	0	(599)
Security Salaries - Overtime	10	0	(10)	0	(10)
Benefits	3,912	3,575	(336)	0	(3,912)
Total Personnel	9,145	8,139	(1,006)	0	(9,145)

Operating:

Security/Traffic Control	0	0	0	0	0
Utilities	114	0	(114)	0	(114)
Service Agreements	612	0	(612)	0	(612)
Professional Services	5,908	0	(5,908)	0	(5,908)
Repairs and Maintenance	0	0	0	0	0
Insurance - Liability	121	127	6	0	(121)
Building & Land Rental	0	0	0	0	0
Uniforms	0	20	20	0	0
Tickets and Tags	0	0	0	0	0
Supplies	0	0	0	0	0
Bank Fees	891	100	(791)	0	(891)
Contracted Snow Removal	0	0	0	0	0
Administrative Expenses	0	0	0	0	0
Valet Expense	5,017	2,640	(2,377)	0	(5,017)
Other Expenses	495	0	(495)	0	(495)
Total Operating Expenses	13,158	2,887	(10,271)	0	(13,158)
Total Expenses	22,304	11,026	(11,278)	0	(22,304)

NET OPERATING INCOME

	CURRENT			YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/(W)	ACT LAST YR	VAR B/(W)	ACT LAST YR	VAR B/(W)
REVENUE							
Monthly Parking Revenue	0	0	0	0	0	0	0
Transient Parking Revenue	0	0	0	0	0	0	0
Validation Revenue	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0
Administrative Income	0	0	0	0	0	0	0
Special Events Income	0	0	0	0	0	0	0
Valet Revenue	0	0	0	0	0	0	0
Advertising Revenue	0	0	0	0	0	0	0
Other Revenue	0	0	0	0	0	0	0
Revenue Due City of New Haven	0	0	0	0	0	0	0
Billed Expense Revenue	0	0	0	0	0	0	0
Total Revenue	0	0	0	0	0	0	0
EXPENSES							
Personnel:							
Administration Salaries - Straight-time	2,793	2,257	(536)	23,564	22,863	(701)	(23,564)
Administration Salaries - Overtime	318	125	(193)	2,781	1,272	(1,509)	(2,781)
Cashiers Salaries - Straight-time	0	0	0	0	0	0	0
Cashiers Salaries - Overtime	0	0	0	0	0	0	0
Maintenance Salaries - Straight-time	1,513	1,568	55	16,050	16,011	(39)	(16,050)
Maintenance Salaries - Overtime	0	157	157	0	(212)	1,811	212
Security Salaries - Straight-time	599	456	(143)	5,805	4,626	(1,179)	(5,805)
Security Salaries - Overtime	10	0	(10)	321	0	(321)	(321)
Benefits	3,912	3,575	(336)	42,218	36,070	(6,148)	(42,218)
Total Personnel	9,145	8,139	(1,006)	90,528	82,441	(8,087)	(90,528)
Operating:							
Security/Traffic Control	0	0	0	0	0	0	0
Utilities	114	0	(114)	1,041	0	(1,041)	(1,041)
Service Agreements	612	0	(612)	3,377	0	(3,377)	(3,377)
Professional Services	5,908	0	(5,908)	6,358	0	(6,358)	(6,358)
Repairs and Maintenance	0	0	0	15,317	0	(15,317)	(15,317)
Insurance - Liability	121	127	6	1,212	1,270	58	(1,212)
Building & Land Rental	0	0	0	0	0	0	0
Uniforms	0	20	20	0	200	200	0
Tickets and Tags	0	0	0	0	0	0	0
Supplies	0	0	0	0	0	0	0
Bank Fees	891	100	(791)	12,032	1,000	(11,032)	(12,032)
Contracted Snow Removal	0	0	0	0	0	0	0
Administrative Expenses	0	0	0	0	20,000	20,000	0
Valet Expense	5,017	2,640	(2,377)	37,108	26,400	(10,708)	(37,108)
Other Expenses	495	0	(495)	1,607	0	(1,607)	(1,607)
Total Operating Expenses	13,158	2,887	(10,271)	78,053	48,870	(29,183)	(78,053)
Total Expenses	22,304	11,026	(11,278)	168,580	131,311	(37,269)	(168,580)
NET OPERATING INCOME	(22,304)	(11,028)	(11,278)	(168,580)	(31,311)	(37,269)	(168,580)

NEW HAVEN PARKING AUTHORITY
 Union Station Consolidated
 For Fiscal Year Through April 30, 2023
 (Management Use Only)

	CURRENT				YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACT LAST YR	VAR B/W	
REVENUE								
Monthly Parking Revenue	35,987	36,547	(560)	37,588	(1,601)	36,517	351,810	
Transient Parking Revenue	356,388	245,000	111,388	283,602	72,786	992,283	2,036,873	
Validation Revenue	0	0	0	0	0	0	0	
Rental Income	124,441	125,650	(1,209)	115,089	9,353	(12,087)	1,150,886	
Administrative Income	0	0	0	0	0	0	0	
Special Events Income	0	0	0	0	0	0	0	
Valet Revenue	0	0	0	0	0	0	0	
Advertising Revenue	0	0	0	0	0	0	0	
Other Revenue	0	10	(10)	10	(10)	3,123	1,100	
Revenue Due City of New Haven	0	0	0	0	0	0	0	
Billed Expense Revenue	0	0	0	0	0	0	0	
Total Revenue	516,817	407,207	109,610	436,288	80,528	1,019,836	3,540,669	
							1,351,387	

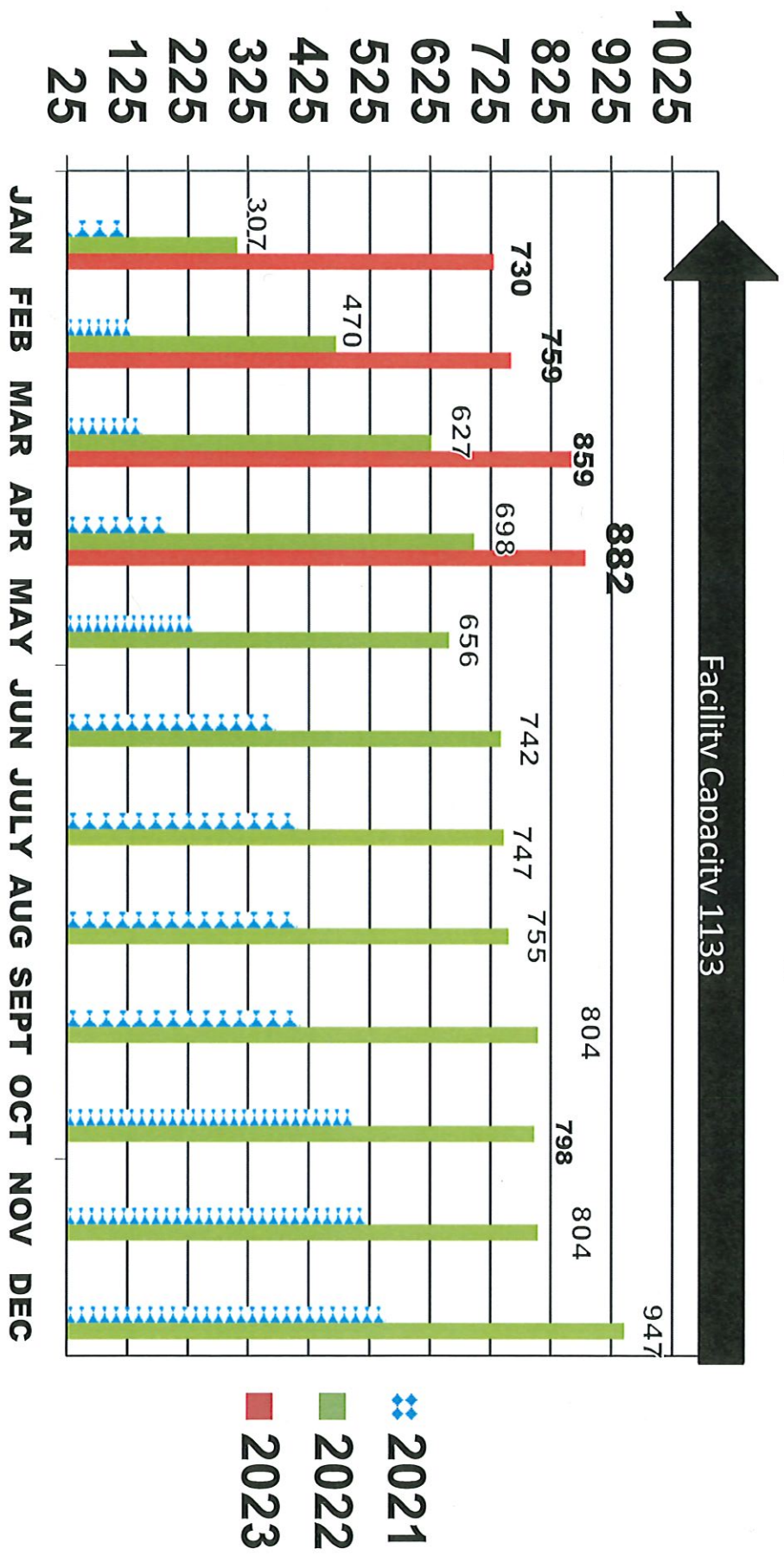
	CURRENT				YEAR-TO-DATE			
	ACTUAL	BUDGET	VAR B/W	ACT LAST YR	VAR B/W	ACT LAST YR	VAR B/W	
EXPENSES								
Personnel:								
Administration Salaries - Straight-time	23,575	16,650	(6,925)	12,402	(11,173)	(15,453)	120,298	
Administration Salaries - Overtime	1,505	958	(547)	647	(858)	(5,881)	5,618	
Cashiers Salaries - Straight-time	12,048	13,794	1,746	10,904	(1,144)	20,849	118,731	
Cashiers Salaries - Overtime	1,235	828	(407)	1,240	5	529	4,152	
Maintenance Salaries - Straight-time	30,270	32,371	2,101	28,108	(2,162)	14,836	266,784	
Maintenance Salaries - Overtime	5,394	3,156	(2,238)	2,736	(2,658)	(12,938)	34,623	
Security Salaries - Straight-time	35,380	39,516	4,136	30,148	(5,232)	67,753	306,315	
Security Salaries - Overtime	4,995	4,687	(308)	3,619	(1,376)	661	40,011	
Benefits	92,173	96,319	4,146	75,652	(16,521)	20,030	754,459	
Total Personnel	206,576	208,279	1,703	155,456	(41,120)	90,585	1,550,991	
							(333,152)	
Operating:								
Security/Traffic Control	0	0	0	0	0	2,390	5,645	
Utilities	33,857	50,888	17,031	43,749	9,892	35,770	442,409	
Service Agreements	14,815	10,153	(4,662)	8,871	(5,944)	(23,208)	89,182	
Professional Services	13,965	3,361	(10,604)	3,351	(10,614)	(36,865)	30,890	
Repairs and Maintenance	16,378	24,370	7,992	13,097	(3,281)	34,501	174,330	
Insurance - Liability	18,309	18,808	499	12,224	(6,086)	4,987	121,356	
Building & Land Rental	0	0	0	0	0	0	0	
Uniforms	2,145	1,761	(384)	1,339	(806)	(558)	14,856	
Tickets and Tags	175	213	38	263	88	231	3,147	
Supplies	12,932	11,825	(1,107)	7,051	(5,881)	(21,513)	72,112	
Bank Fees	15,851	4,450	(11,401)	3,164	(12,686)	(55,881)	33,421	
Contracted Snow Removal	(2,180)	0	2,180	0	(12,686)	292,280	27,184	
Administrative Expenses	98,010	88,374	(9,636)	63,620	(34,390)	11,768	751,152	
Valet Expense	0	0	0	0	0	0	0	
Other Expenses	11,196	11,657	461	10,323	(873)	7,092	98,517	
Total Operating Expenses	235,452	225,860	(9,592)	167,051	(68,401)	251,394	1,564,189	
Total Expenses	442,028	434,139	(7,889)	332,507	(109,521)	341,979	3,515,189	
							(808,186)	

NET OPERATING INCOME	74,789	(26,932)	101,721	103,782	(28,993)	568,680	(793,136)	1,361,815	25,479	543,201
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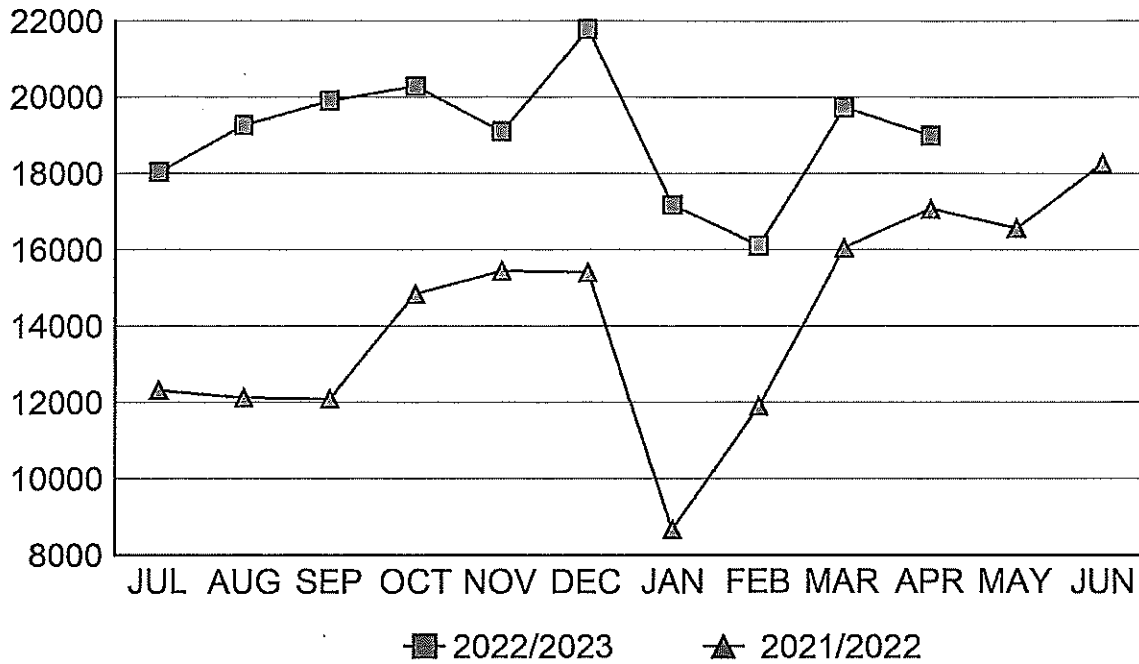
Average Occupancy Statistics Union Station Garage

Facility Capacity 1133

Comparison of 2021 through 2023



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	21	20,289	2%	14,847	37%	77,496	51,405	51%	
NOV	22	22	19,101	-6%	15,457	24%	96,597	66,862	44%	
DEC	22	23	21,782	14%	15,412	41%	118,379	82,274	44%	
JAN	22	21	17,176	-21%	8,681	98%	135,555	90,955	49%	
FEB	20	20	16,105	-6%	11,906	35%	151,660	102,861	47%	
MAR	23	23	19,735	23%	16,057	23%	171,395	118,918	44%	
APR	20	21	18,987	-4%	17,075	11%	190,382	135,993	40%	
MAY		22			16,576			152,569		
JUN		22			18,285			170,854		
Total	217	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	21	15,634	3%	10,683	46%	58,938	36,214	63%
NOV	22	22	15,686	0%	11,417	37%	74,624	47,631	57%
DEC	22	23	18,506	18%	11,485	61%	93,130	59,116	58%
JAN	22	21	13,558	-27%	5,003	171%	106,688	64,119	66%
FEB	20	20	12,719	-6%	7,957	60%	119,407	72,076	66%
MAR	23	23	16,076	26%	11,324	42%	135,483	83,400	62%
APR	20	21	15,778	-2%	12,867	23%	151,261	96,267	57%
MAY		22			12,204			108,471	
JUN		22			13,815			122,286	
Total	217	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	21	4,655	-2%	4,164	12%	18,558	15,191	22%
NOV	22	22	3,415	-27%	4,040	-15%	21,973	19,231	14%
DEC	22	23	3,276	-4%	3,927	-17%	25,249	23,158	9%
JAN	22	21	3,618	10%	3,678	-2%	28,867	26,836	8%
FEB	20	20	3,386	-6%	3,949	-14%	32,253	30,785	5%
MAR	23	23	3,659	8%	4,733	-23%	35,912	35,518	1%
APR	20	21	3,209	-12%	4,208	-24%	39,121	39,726	-2%
MAY		22			4,372			44,098	
JUN		22			4,470			48,568	
Total	217	261							

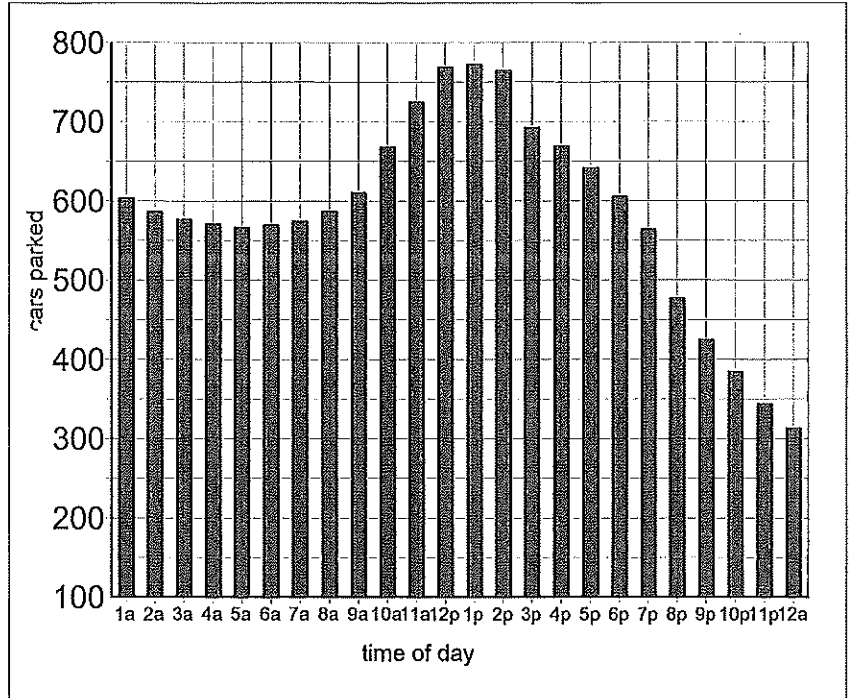
note: adjusted keycard entries for PNH vehicles starting November 2022

UNION STATION GARAGE OCCUPANCY REPORT

April 23, 2023

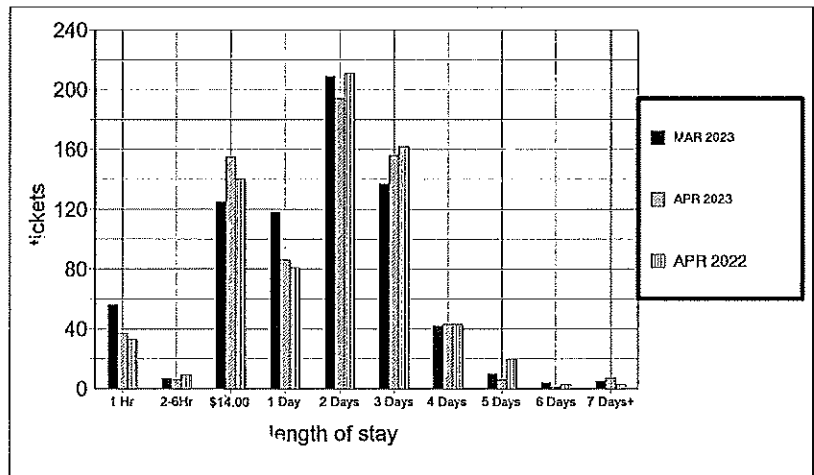
Sunday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	537	67	604
1:00-2:00a	519	68	587
2:00-3:00a	511	66	577
3:00-4:00a	505	66	571
4:00-5:00a	502	65	567
5:00-6:00a	504	66	570
6:00-7:00a	508	67	575
7:00-8:00a	517	70	587
8:00-9:00a	536	75	611
9:00-10:00a	593	75	668
10:00-11:00a	653	72	725
11:00-12:00p	694	75	769
12:00-1:00p	700	73	773
1:00-2:00p	691	74	765
2:00-3:00p	619	74	693
3:00-4:00p	591	79	670
4:00-5:00p	564	78	642
5:00-6:00p	527	79	606
6:00-7:00p	486	79	565
7:00-8:00p	398	80	478
8:00-9:00p	344	81	425
9:00-10:00p	306	79	385
10:00-11:00p	265	79	344
11:00-12:00a	237	77	314



1133 Available Spaces

Sunday	MAR 2023	APR 2023	APR 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	56	37	33
2Hrs - 6 Hrs	7	6	9
\$14.00 Max	125	155	140
1 Day \$16 - \$18.	118	86	81
2 Days \$20 - \$36	209	194	211
3 Days \$38 - \$54	137	156	162
4 Days \$56 - \$72	42	43	43
5 Days \$74 - \$90	10	6	20
6 Days \$92 - \$108	4	1	3
>7 Days > \$110	5	7	3
Total	713	691	705
Avg Ticket =	\$30.18	\$31.48	\$32.58
Revenue	\$21,518.00	\$21,754.00	\$22,974.00

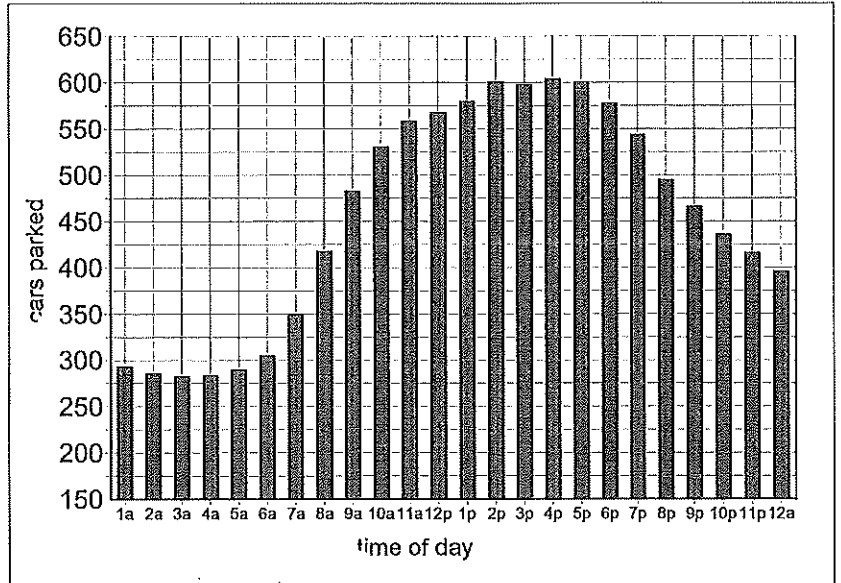


	APR 2023	APR 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	37	0.05
2Hrs - 6 Hrs	6	0.01
\$14.00 Max	155	0.22
1 Day \$16 - \$18.	86	0.12
2 Days \$20 - \$36	194	0.28
3 Days \$38 - \$54	156	0.23
4 Days \$56 - \$72	43	0.06
5 Days \$74 - \$90	6	0.01
6 Days \$92 - \$108	1	0.00
>7 Days > \$110	7	0.01
Total	691	

UNION STATION GARAGE OCCUPANCY REPORT

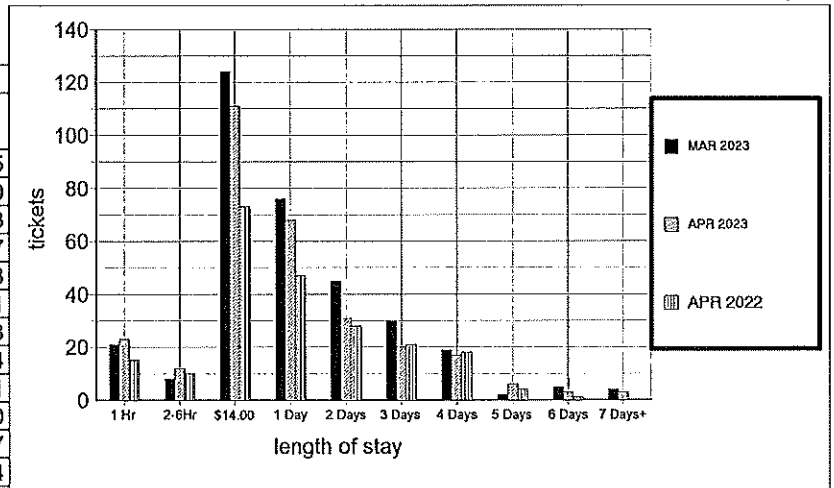
April 24, 2023
Monday

Time of Day	Tickets	Keycards	Total
00:00-1:00a	217	76	293
1:00-2:00a	211	75	286
2:00-3:00a	209	74	283
3:00-4:00a	207	77	284
4:00-5:00a	206	84	290
5:00-6:00a	214	91	305
6:00-7:00a	235	115	350
7:00-8:00a	280	138	418
8:00-9:00a	325	158	483
9:00-10:00a	370	161	531
10:00-11:00a	395	164	559
11:00-12:00p	399	169	568
12:00-1:00p	411	169	580
1:00-2:00p	422	179	601
2:00-3:00p	424	174	598
3:00-4:00p	439	165	604
4:00-5:00p	440	161	601
5:00-6:00p	426	152	578
6:00-7:00p	407	137	544
7:00-8:00p	376	119	495
8:00-9:00p	353	113	466
9:00-10:00p	328	108	436
10:00-11:00p	313	103	416
11:00-12:00a	295	101	396



1133 Available Spaces

Monday	MAR 2023	APR 2023	APR 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	21	23	15
2Hrs - 6 Hrs	8	12	10
\$14.00 Max	124	111	73
1 Day \$16 - \$18.	76	68	47
2 Days \$20 - \$36	45	31	28
3 Days \$38 - \$54	30	20	21
4 Days \$56 - \$72	19	17	18
5 Days \$74 - \$90	2	6	4
6 Days \$92 - \$108	5	3	1
>7 Days > \$110	4	3	0
Total	334	294	217
Avg Ticket =	\$25.14	\$24.63	\$24.94
Revenue	\$8,398.00	\$7,242.00	\$5,412.00

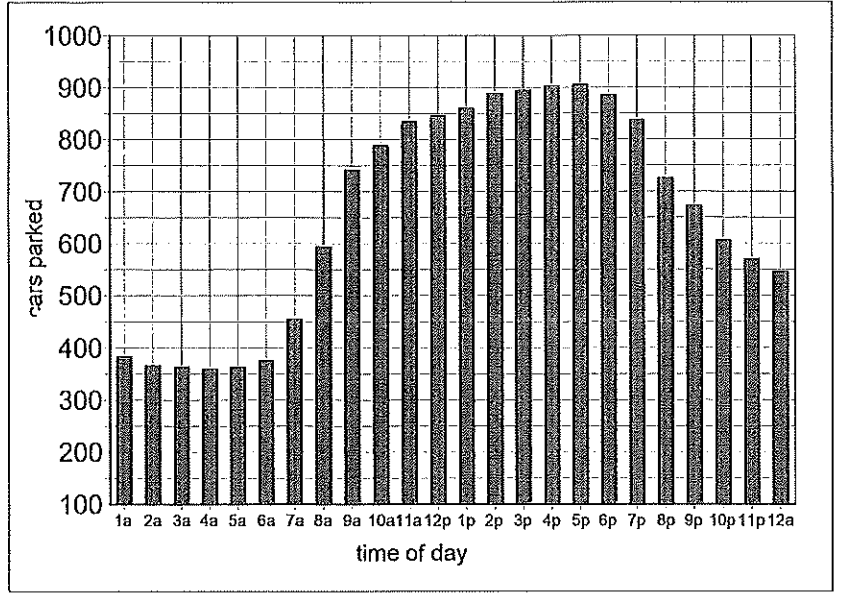


	APR 2023	APR 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	23	0.08
2Hrs - 6 Hrs	12	0.04
\$14.00 Max	111	0.38
1 Day \$16 - \$18.	68	0.23
2 Days \$20 - \$36	31	0.11
3 Days \$38 - \$54	20	0.07
4 Days \$56 - \$72	17	0.06
5 Days \$74 - \$90	6	0.02
6 Days \$92 - \$108	3	0.01
>7 Days > \$110	3	0.01
Total	294	

UNION STATION GARAGE OCCUPANCY REPORT

April 25, 2023
Tuesday

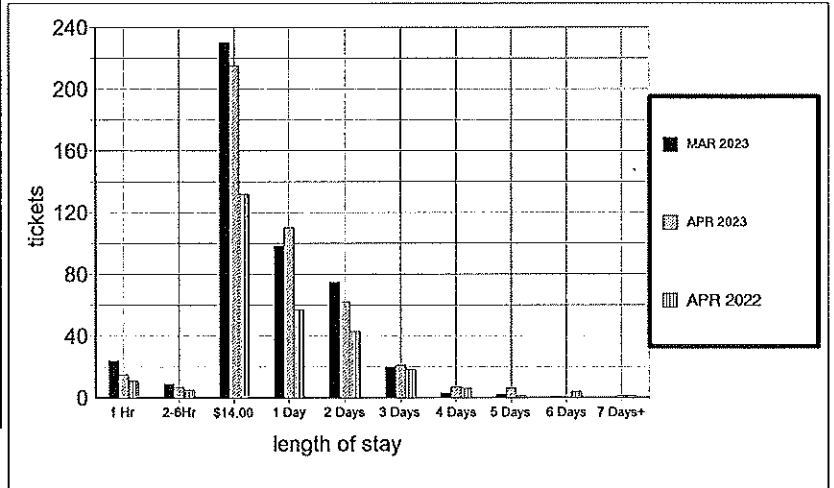
Time of Day	Tickets	Keycards	Total
00:00-1:00a	286	98	384
1:00-2:00a	273	93	366
2:00-3:00a	271	93	364
3:00-4:00a	268	92	360
4:00-5:00a	266	97	363
5:00-6:00a	269	107	376
6:00-7:00a	314	141	455
7:00-8:00a	434	161	595
8:00-9:00a	548	194	742
9:00-10:00a	598	191	789
10:00-11:00a	634	201	835
11:00-12:00p	640	206	846
12:00-1:00p	654	206	860
1:00-2:00p	679	210	889
2:00-3:00p	697	198	895
3:00-4:00p	713	191	904
4:00-5:00p	714	192	906
5:00-6:00p	707	179	886
6:00-7:00p	676	162	838
7:00-8:00p	592	134	726
8:00-9:00p	550	123	673
9:00-10:00p	499	108	607
10:00-11:00p	467	104	571
11:00-12:00a	444	102	546



1133 Available Spaces

Transient Length of Stay

Length of Stay	MAR 2023	APR 2023	APR 2022
1 Hr \$2.00	24	15	11
2Hrs - 6 Hrs	9	7	5
\$14.00 Max	230	215	132
1 Day \$16 - \$18.	98	110	57
2 Days \$20 - \$36	75	62	43
3 Days \$38 - \$54	20	21	18
4 Days \$56 - \$72	3	7	6
5 Days \$74 - \$90	2	6	1
6 Days \$92 - \$108	1	0	4
>7 Days > \$110	0	1	1
Total	462	444	278
Avg Ticket =	\$18.89	\$20.33	\$22.12
Revenue	\$8,726.00	\$9,028.00	\$6,152.00

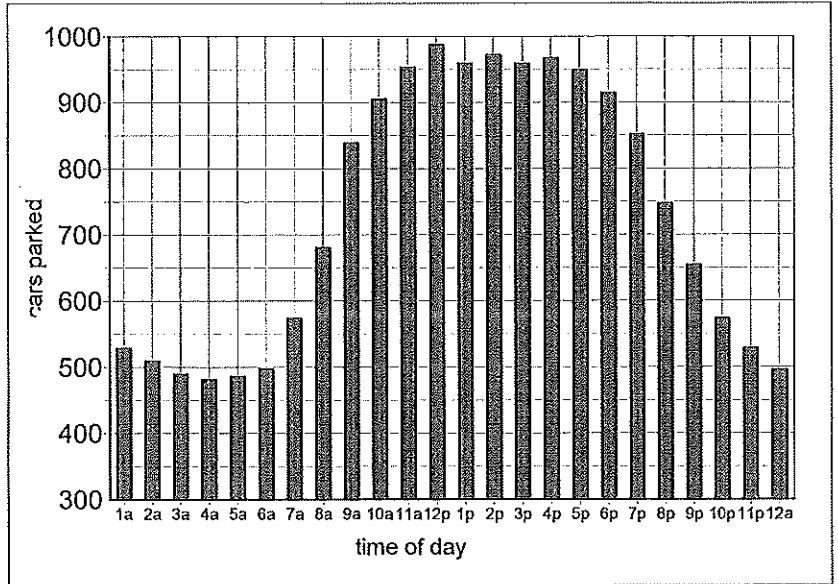


Length of Stay	APR 2023	APR 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	15	0.03
2Hrs - 6 Hrs	7	0.02
\$14.00 Max	215	0.48
1 Day \$16 - \$18.	110	0.25
2 Days \$20 - \$36	62	0.14
3 Days \$38 - \$54	21	0.05
4 Days \$56 - \$72	7	0.02
5 Days \$74 - \$90	6	0.01
6 Days \$92 - \$108	0	0.00
7 Days > \$110	1	0.00
Total	444	

UNION STATION GARAGE OCCUPANCY REPORT

April 26, 2023
Wednesday

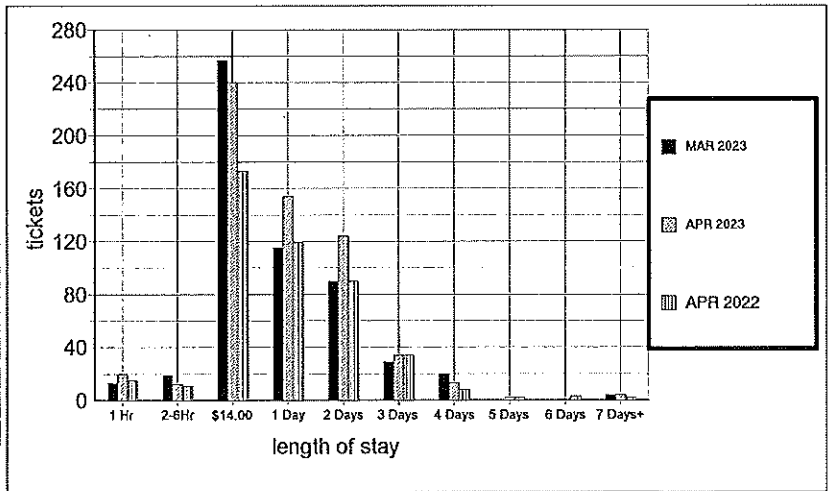
Time of Day	Tickets	Keycards	Total
00:00-1:00a	425	104	529
1:00-2:00a	411	99	510
2:00-3:00a	390	100	490
3:00-4:00a	382	100	482
4:00-5:00a	380	107	487
5:00-6:00a	386	112	498
6:00-7:00a	429	145	574
7:00-8:00a	520	161	681
8:00-9:00a	644	195	839
9:00-10:00a	707	199	906
10:00-11:00a	760	194	954
11:00-12:00p	791	197	988
12:00-1:00p	765	195	960
1:00-2:00p	777	196	973
2:00-3:00p	771	189	960
3:00-4:00p	780	188	968
4:00-5:00p	770	180	950
5:00-6:00p	743	172	915
6:00-7:00p	694	158	852
7:00-8:00p	613	135	748
8:00-9:00p	531	124	655
9:00-10:00p	457	117	574
10:00-11:00p	418	111	529
11:00-12:00a	390	107	497



1133 Available Spaces

Transient Length of Stay

Wednesday	MAR 2023	APR 2023	APR 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	13	20	15
2Hrs - 6 Hrs	19	12	11
\$14.00 Max	257	240	173
1 Day \$16 - \$18.	115	154	119
2 Days \$20 - \$36	90	124	90
3 Days \$38 - \$54	29	34	34
4 Days \$56 - \$72	20	13	8
5 Days \$74 - \$90	0	2	2
6 Days \$92 - \$108	0	1	3
>7 Days > \$110	4	4	2
Total	547	604	457
Avg Ticket =	\$21.56	\$22.29	\$22.56
Revenue	\$11,798.00	\$13,464.00	\$10,312.00

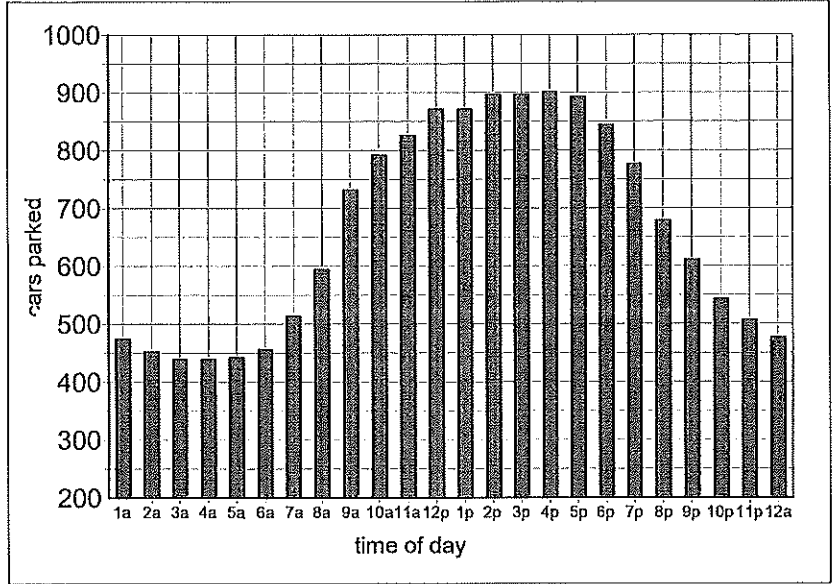


	APR 2023	APR 2023
Length of Stay	# of Tickets	% of Total
1 Hr \$2.00	20	0.03
2Hrs - 6 Hrs	12	0.02
\$14.00 Max	240	0.40
1 Day \$16 - \$18.	154	0.25
2 Days \$20 - \$36	124	0.21
3 Days \$38 - \$54	34	0.06
4 Days \$56 - \$72	13	0.02
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	1	0.00
7 Days > \$110	4	0.01
Total	604	

UNION STATION GARAGE OCCUPANCY REPORT

April 27, 2023
Thursday

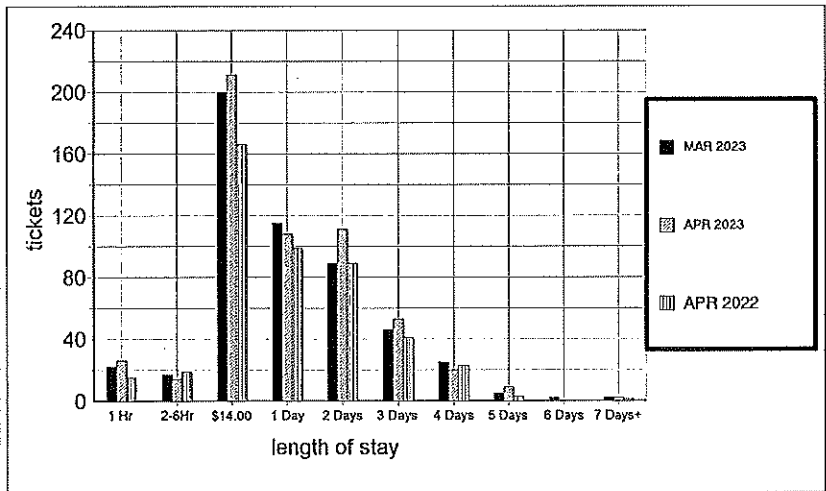
Time of Day	Tickets	Keycards	Total
00:00-1:00a	368	107	475
1:00-2:00a	351	102	453
2:00-3:00a	340	100	440
3:00-4:00a	339	101	440
4:00-5:00a	337	106	443
5:00-6:00a	342	115	457
6:00-7:00a	373	141	514
7:00-8:00a	436	159	595
8:00-9:00a	544	189	733
9:00-10:00a	598	194	792
10:00-11:00a	631	195	826
11:00-12:00p	677	195	872
12:00-1:00p	679	193	872
1:00-2:00p	704	193	897
2:00-3:00p	710	187	897
3:00-4:00p	722	180	902
4:00-5:00p	713	180	893
5:00-6:00p	675	169	844
6:00-7:00p	630	147	777
7:00-8:00p	561	118	679
8:00-9:00p	513	98	611
9:00-10:00p	461	83	544
10:00-11:00p	424	84	508
11:00-12:00a	399	78	477



1133 Available Spaces

Transient Length of Stay

Thursday	MAR 2023	APR 2023	APR 2022
Length of Stay	# of Tickets	# of Tickets	# of Tickets
1 Hr \$2.00	22	26	15
2Hrs - 6 Hrs	17	14	19
\$14.00 Max	200	211	166
1 Day \$16 - \$18.	115	108	99
2 Days \$20 - \$36	89	111	89
3 Days \$38 - \$54	46	53	41
4 Days \$56 - \$72	25	20	23
5 Days \$74 - \$90	5	9	3
6 Days \$92 - \$108	2	0	0
>7 Days > \$110	2	2	1
Total	523	554	456
Avg Ticket =	\$24.28	\$24.45	\$23.97
Revenue	\$12,676.00	\$13,550.00	\$10,884.00

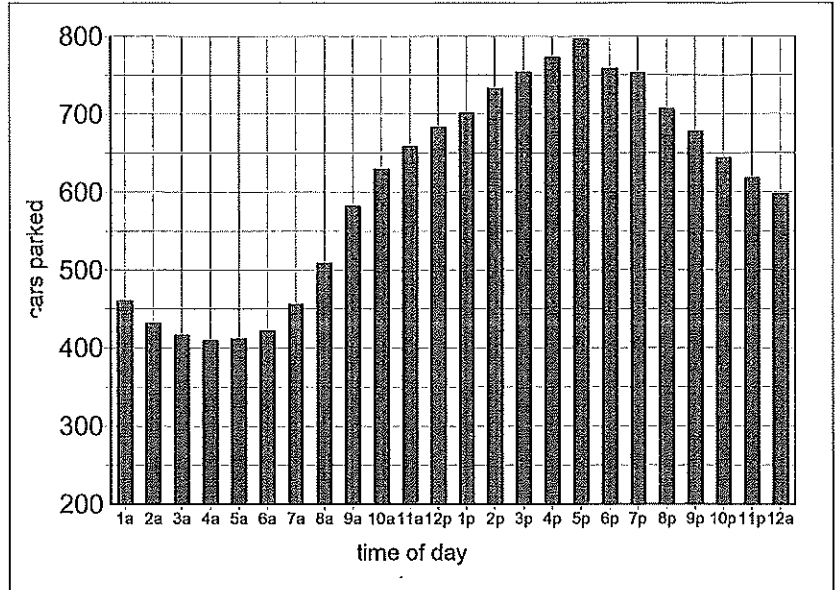


Length of Stay	APR 2023 # of Tickets	APR 2023 % of Total
1 Hr \$2.00	26	0.05
2Hrs - 6 Hrs	14	0.03
\$14.00 Max	211	0.38
1 Day \$16 - \$18.	108	0.19
2 Days \$20 - \$36	111	0.20
3 Days \$38 - \$54	53	0.10
4 Days \$56 - \$72	20	0.04
5 Days \$74 - \$90	9	0.02
6 Days \$92 - \$108	0	0.00
7 Days > \$110	2	0.00
Total	554	

UNION STATION GARAGE OCCUPANCY REPORT

April 28, 2023
Friday

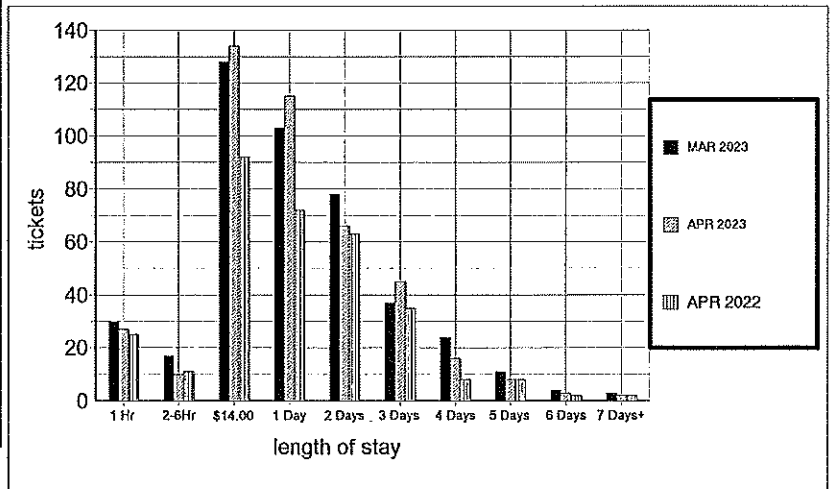
Time of Day	Tickets	Keycards	Total
00:00-1:00a	381	80	461
1:00-2:00a	357	75	432
2:00-3:00a	342	75	417
3:00-4:00a	335	75	410
4:00-5:00a	331	81	412
5:00-6:00a	335	87	422
6:00-7:00a	355	101	456
7:00-8:00a	398	111	509
8:00-9:00a	461	121	582
9:00-10:00a	514	116	630
10:00-11:00a	544	115	659
11:00-12:00p	575	108	683
12:00-1:00p	593	109	702
1:00-2:00p	617	116	733
2:00-3:00p	638	116	754
3:00-4:00p	660	113	773
4:00-5:00p	686	111	797
5:00-6:00p	662	97	759
6:00-7:00p	665	88	753
7:00-8:00p	630	77	707
8:00-9:00p	608	70	678
9:00-10:00p	577	67	644
10:00-11:00p	554	64	618
11:00-12:00a	534	64	598



1133 Available Spaces

Transient Length of Stay

Length of Stay	MAR 2023 # of Tickets	APR 2023 # of Tickets	APR 2022 # of Tickets
1 Hr \$2.00	30	27	25
2Hrs - 6 Hrs	17	10	11
\$14.00 Max	128	134	92
1 Day \$16 - \$18.	103	115	72
2 Days \$20 - \$36	78	66	63
3 Days \$38 - \$54	37	45	35
4 Days \$56 - \$72	24	16	8
5 Days \$74 - \$90	11	8	8
6 Days \$92 - \$108	4	3	2
>7 Days > \$110	3	2	2
Total	435	426	318
Avg Ticket =	\$26.26	\$24.92	\$25.23
Revenue	\$11,426.00	\$10,620.00	\$8,026.00

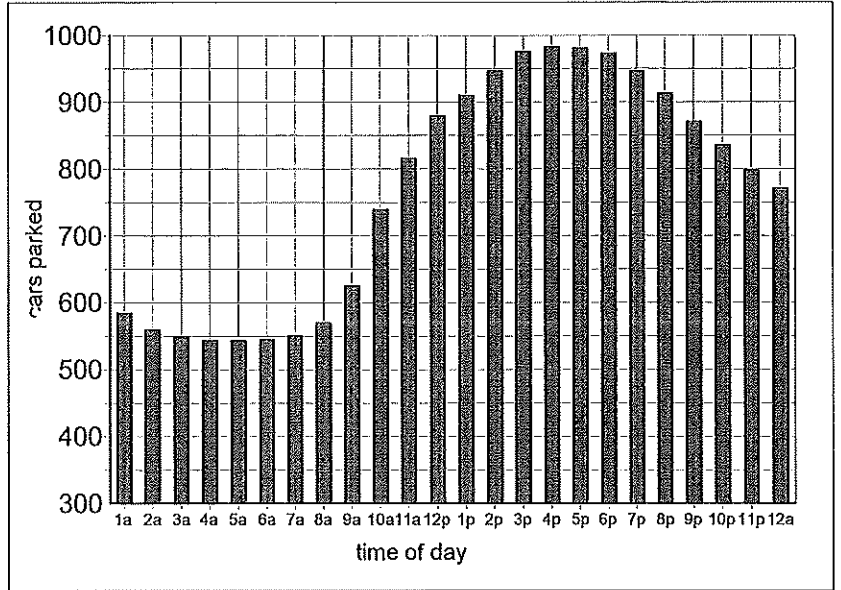


Length of Stay	APR 2023 # of Tickets	APR 2023 % of Total
1 Hr \$2.00	27	0.06
2Hrs - 6 Hrs	10	0.02
\$14.00 Max	134	0.31
1 Day \$16 - \$18.	115	0.27
2 Days \$20 - \$36	66	0.15
3 Days \$38 - \$54	45	0.11
4 Days \$56 - \$72	16	0.04
5 Days \$74 - \$90	8	0.02
6 Days \$92 - \$108	3	0.01
7 Days > \$110	2	0.00
Total	426	

UNION STATION GARAGE OCCUPANCY REPORT

April 29, 2023
Saturday

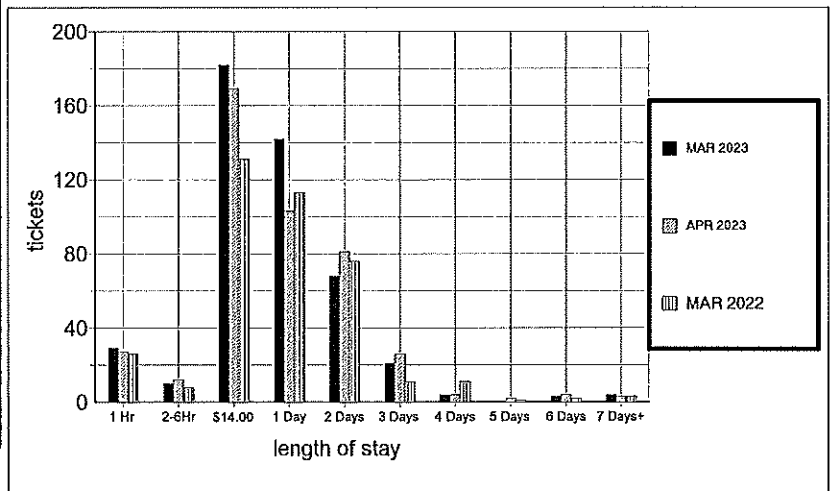
Time of Day	Tickets	Keycards	Total
00:00-1:00a	521	64	585
1:00-2:00a	500	60	560
2:00-3:00a	490	60	550
3:00-4:00a	484	60	544
4:00-5:00a	483	61	544
5:00-6:00a	483	62	545
6:00-7:00a	487	64	551
7:00-8:00a	504	66	570
8:00-9:00a	557	69	626
9:00-10:00a	671	69	740
10:00-11:00a	747	69	816
11:00-12:00p	812	68	880
12:00-1:00p	839	72	911
1:00-2:00p	874	74	948
2:00-3:00p	900	76	976
3:00-4:00p	913	70	983
4:00-5:00p	909	72	981
5:00-6:00p	903	71	974
6:00-7:00p	878	69	947
7:00-8:00p	845	69	914
8:00-9:00p	802	69	871
9:00-10:00p	768	68	836
10:00-11:00p	735	64	799
11:00-12:00a	708	64	772



1133 Available Spaces

Transient Length of Stay

Length of Stay	MAR 2023 # of Tickets	APR 2023 # of Tickets	MAR 2022 # of Tickets
1 Hr \$2.00	29	27	26
2Hrs - 6 Hrs	10	12	8
\$14.00 Max	182	169	131
1 Day \$16 - \$18.	142	103	113
2 Days \$20 - \$36	68	81	76
3 Days \$38 - \$54	21	26	11
4 Days \$56 - \$72	4	4	11
5 Days \$74 - \$90	0	2	1
6 Days \$92 - \$108	3	4	2
>7 Days > \$110	4	3	3
Total	463	431	382
Avg Ticket =	\$19.78	\$21.12	\$20.92
Revenue	\$9,160.00	\$9,106.00	\$7,992.00



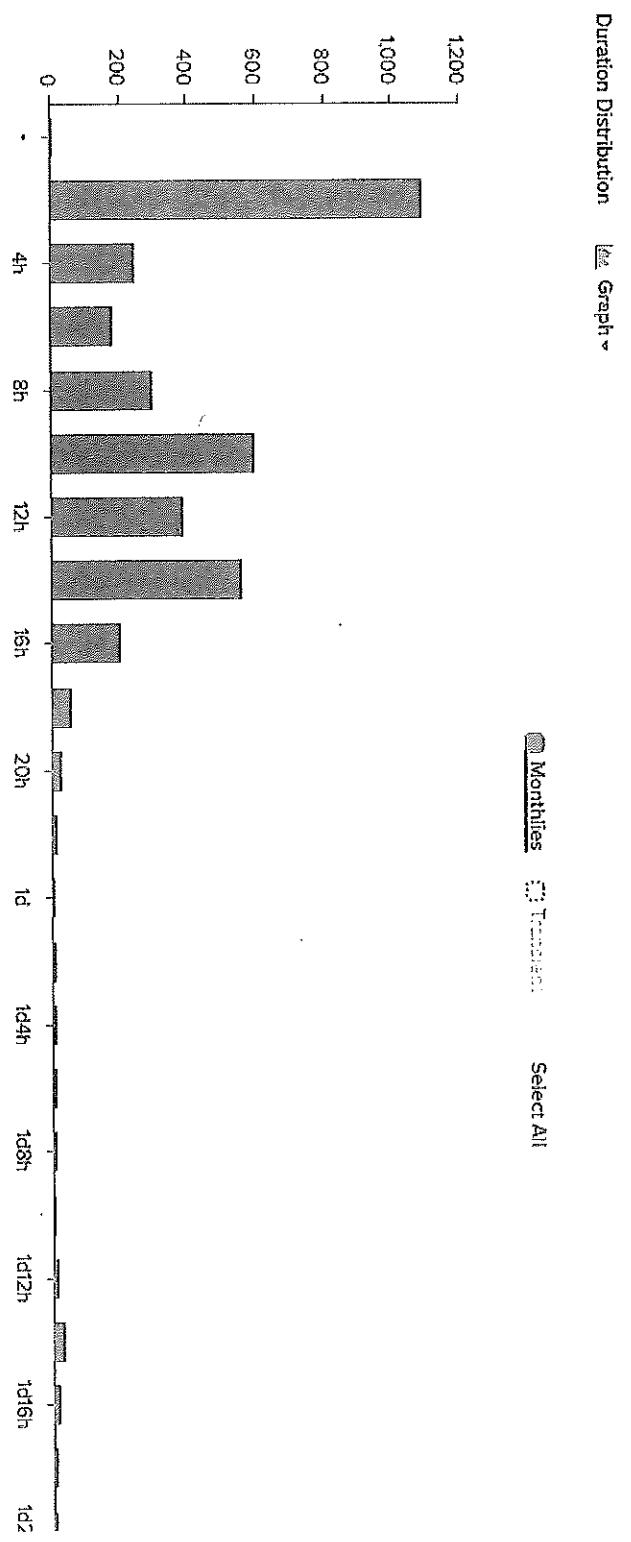
Length of Stay	APR 2023 # of Tickets	APR 2023 % of Total
1 Hr \$2.00	27	0.06
2Hrs - 6 Hrs	12	0.03
\$14.00 Max	169	0.39
1 Day \$16 - \$18.	103	0.24
2 Days \$20 - \$36	81	0.19
3 Days \$38 - \$54	26	0.06
4 Days \$56 - \$72	4	0.01
5 Days \$74 - \$90	2	0.00
6 Days \$92 - \$108	4	0.01
7 Days > \$110	3	0.01
Total	431	

- [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 Apr 1, 2023 - Apr 30, 2023 broken down by User Type

Compare to Last Year



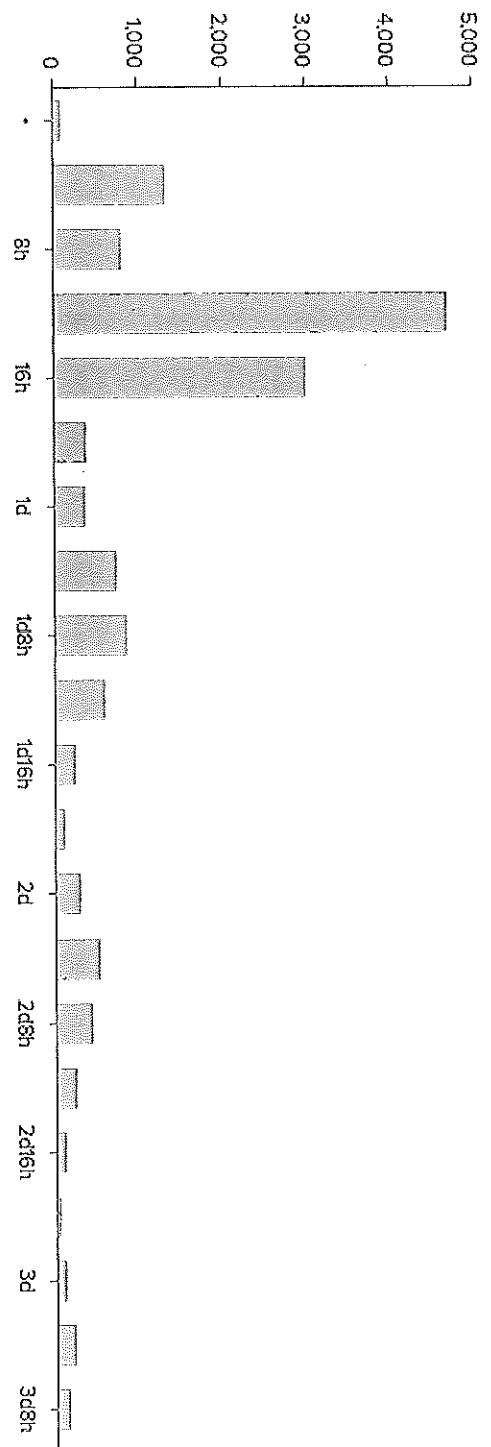
- OVERVIEW
- OCCUPANCY
- REVENUE
- DURATION
- OVERSELL
- ONLINE RATE SURVEY
- BUDGETS
- % BENCHMARK

Duration
 Show duration distribution Every 4 Hours on All Days entering at All Hours
 for Apr 1, 2023 - Apr 30, 2023 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 April 2023

Details of Each Incident are Attached – Includes Union Station Building and Garage

MONTH	MOTOR VEHICLE BREAK-IN	CAR ACCIDENT MINOR/HIT & RUN	STOLEN AUTO	TRIP & FALL	PROPERTY DAMAGE PNH/ VANDALISM	PROPERTY DAMAGE PRIVATE VANDALISM	LARCENY Theft	REQUEST FOR MEDICAL ASSISTANCE / HOMELESS ISSUES	DISTURBANCE/ DISORDERLY CONDUCT Assault	Stolen Bike	ELEVATOR ENTRAPMENT With Medical Assistance	FIRE ALARM	Suspicious Activity	Misc.	TOTAL
JAN	0	0	0	0	1	0	0	12	6	0	0	0	0	0	19
FEB	0	1	0	1	0	0	1 theft	11	2	1	0	0	0	0	17
MARCH	0	1 on street	0	0	1	1	0	8	7	0	0	0	0	2	20
APRIL	0	2	0	1	0	0	4	18	13	1	0	1	1	15	56
TOTAL	0	4	0	2	2	1	5	49	28	2	0	1	1	17	112

INCIDENTS – Union Station Building and Garage – April 2023

DATE & TIME	TYPE	DESCRIPTION	POLICE CALLED	MEDICAL ASSISTANCE REQUIRED
		LOCATION:		
4/1/23	Trip and Fall	<u>Pick up/Drop off Circle</u> The subject was walking with his walker and fell off the edge of the sidewalk onto the driveway. He was taken to the hospital by EMS.	No	Yes
4/1/23	Fire Alarm	<u>Tunnel Staircase to Tracks 12 & 14</u> An unknown individual was smoking in the tunnel on the staircase to tracks 12-14. NHFD reset the system. The system was back to normal within half an hour.	No	No
4/3/23	Medical	<u>USB Main Concourse</u> Patron complained of chest pain. EMS called and transported to the Hospital.	No	Yes
4/3/23	Lost Property	<u>USB Main Concourse</u> Subject lost his train ticket. MTA PD – reprinted ticket.	MTA PD	No
4/3/23	Medical	<u>USB Main Concourse</u> Patron was near vending machine when complained of feeling sick and requested EMS. MTA PD assisted and contacted EMS for transport.	MTA PD	Yes
4/4/23 7:30 AM	Miscellaneous	<u>USB Main Concourse</u> Subject from Roger Sherman House distributing food when not authorized to. Spoke with him and supervisor and advised that he needed authorization.	No	No
4/4/23 11:45 PM	Medical	<u>USB Main Concourse</u> The subject was found sleeping on the bench and when asked to sit up he fell to the floor indicating he needed medical attention. MTA PD assisted and subject was transported to the Hospital.	MTA PD	Yes
4/5/23 3:45 PM	Disturbance	<u>USB Main Concourse</u> Female Patron was coughing loudly stood up from the bench and appeared to urinate in her clothing and onto floor. COMPASS was contacted but the subject was not in need of medical assistance nor receptive to outreach. Area was cleaned and subject monitored.	NHPD COMPASS	No
4/6/23 12:10 AM	Medical	<u>On board Metro North Train Track#12</u> Inbound Train conductor notified reported an unresponsive male. NHFD responded with EMS and the subject was transported to the Hospital.	NHFD	Yes

4/6/23 12:15 PM	Disturbance	USB Main Concourse The PA system was being tested which resulted in a loud screeching noise that lasted about 20 minutes.	No	No
4/6/23 12:35 PM	Disturbance	USB Main Concourse Two male subjects were involved in a verbal dispute that was disruptive. MTA PD responded, and the subjects walked outside where they continued. NHPD responded and separated them. One left and one went back into the building without further incident.	MTA PD NHPD	No
4/7/23 6:20 AM	Larceny	USB Main Concourse Subject complained that their cell phone was stolen from the charging station. MTA PD was called the subject left prior to their arrival.	MTA PD	No
4/7/23 10: 10:39 AM	Disturbance	USB Main Concourse Several patrons were being loud and aggressive toward each other as if there was going to be a physical altercation. MTA PD and NHPD responded and dispersed the subjects who left without further incident.	MTA PD NHPD	No
4/7/23 2:10 PM	Disturbance	USB Main Concourse Two subjects were arguing and would not separate or quiet down. MTA PD responded and separated them twice.	MTA PD	No
4/8/23 1:30 AM	Medical	USB Main Concourse – Bench by restrooms A female patron who had not been identified indicated to MTA PD that she was having leg pain and requested to go to the hospital. MTA notified 911, EMS arrived, and took her to the hospital.	MTA PD	Yes
4/8/23 6:30 PM	Miscellaneous	USB Main Concourse Unauthorized subjects were distributing food to the unhoused. They left the property when spoken to by NHPA Security.	No	No
4/9/23 7:10 AM	Medical	USB Main Concourse A subject reported to NHPA Security that she was having pain in his left leg. 911 was called and NHFD and EMS responded. The subject was taken to the hospital.	NHFD	Yes
4/9/23 7:23 PM	Medical	USB Main Concourse A male subject was complaining of pain in his tailbone. 911 was called and EMS arrived, and took him to the hospital.	No	Yes
4/9/23 9:27PM	Medical	USB Main Concourse A male subject fell off the bench and bumped his head on the floor. He complained of pain in his neck so 911 was called. A few minutes later NHFD and EMS arrived and took him to the hospital for evaluation.	NHFD	Yes

4/10/23 7:05 AM	Larceny	USB Lower-Level Dunkin Donuts Dunkin Donuts reported that their tip jar with money in it was stolen. MTA PD was called but NHPD responded to handle the investigation.	MTA PD NHPD	No
4/10/23 12:50 PM	Disturbance	USB Main Concourse and front of building A female subject was being loud and disruptive and would not quiet down or leave the property. NHPD and COMPASS responded, and the subject declined outreach. NHPD stood by until she left on her own.	NHPD COMPASS	<u>NO</u>
4/10/23 3:30 PM	Medical	USB Front Traffic Circle by the Bus Stop A male subject was appeared to be passed out on the sidewalk. Amtrak PD was in the building and stood by while NHPD and EMS responded. The subject was transported to the hospital.	AMTRAK PD	YES
4/12/23 9:30 AM	Disturbance	USB Main level woman's bathroom An unhoused woman named Janet created a disturbance in the bathroom yelling at another lady and her children. Janet was advised to leave, and she did so.	No	No
4/12/23 11:20 AM	Police Investigation	USB Lower Level - MTA Police Substation NHPD detective requested to see security footage of the station to see if a suspect has/had been there.	MTA PD to assist NHPD	No
4/12/23 12:20 PM	Lock out	USB Lower Level - Dunkin Donuts Assisted DD management with lock out.	No	No
4/12/23 12:40 PM	Media on Site	USB Main Concourse News Media interview patrons regarding public charging stations.	No	No
4/12/23 1:38 PM	MVA - no injuries	USB Front Traffic Circle	NHPD	No
4/13/23 7:00 AM	Medical - Code of Conduct	USB Main Concourse - Benches Unhoused male sleeping on the bench would not comply with requests to sit up. Amtrak PD assisted and was unable to wake the subject with verbal stimulus so contacted NHPD who roused the subject. It was determined the subject was just sleeping and he left the property.	Amtrak PD	No
4/14/23 4:30 PM	Larceny	USB Main Level Woman's Bathroom A woman reported that her phone was stolen. NHPD was called to investigate.	NHPD	No
4/16/23 1:00 PM	Unauthorized Food Distribution	USB Main Concourse A male subject was giving sandwiches to the unhoused subjects in the main lobby area. He left when notified of the policy requiring authorization prior.	No	No
4/17/23 2:25 PM	Medical	USB Main Concourse Bench Area NHPA Security located a woman sitting on the bench obviously bleeding. NHPD and MTA PD were contacted as well as EMS as there were conflicting stories whether this was a medical or criminal incident. NHPD later confirmed it was a medical.	NHPD and MTA PD	Yes

4/18/23 1:30 AM	Medical	<u>USB Main Concourse</u> A male subject refused to leave for closing. MTA PD assisted and called for EMS after the male complained of leg pain.	MTA PD	Yes
4/19/23 1:25 PM	Medical	<u>Union Avenue in front of USB</u> Male subject was located by NHPA Security laying by the flagpole bleeding from the leg. The male fell off a bike on the city street in front of the station and walked to the side of the road to get out of traffic.	No	Yes
4/20/23 7:10 AM	Code of Conduct Violation	<u>USB Front Sidewalk Area closer to flagpole</u> A male subject was located by NHPA Security sleeping on cardboard blocking the sidewalk. The subject refused to get up or leave. MTA did not appear to be in the building to assist and the Amtrak PD officer indicated that it was not his jurisdiction and therefore could not assist. NHPD responded and assisted.	NHPD	No
4/20/23 4:30 PM	Medical	<u>USB Main Concourse – benches</u> NHPA Security located a male standing near the benches who was unsteady on his feet and having trouble standing upright. Amtrak PD was in the area and assisted with contacting EMS.	Amtrak PD	Yes
4/20/23 3:14 PM	MVA – Reckless Driving	<u>USB – Front Traffic Circle</u> A vehicle being driven erratically was east on Union Avenue when it made a sudden right turn into the exit lane, jumped the curbing hitting a sign and then driving west on the sidewalk along the front of the building. It stopped in front of the main entrance and the female operator got out and created a disturbance running after and yelling at a couple of patrons. She returned to the vehicle and stayed there until NHPD, Amtrak PD, NHFD and EMS removed her and transported her to the hospital. No injuries or visible damage to USTC property.	NHPD and Amtrak PD	Yes
4/21/23 12:30 AM	Medical	<u>USB Main Concourse – Lobby area</u> A male subject complained of chest pain. EMS was requested and he was transported to the hospital.	No	Yes
4/21/23 7:15 AM	Unauthorized Food Distribution	<u>USB Main Concourse- Lobby Area</u> A male subject was located by NHPA Security distributing food to the unhoused in the lobby. He was advised that he would need to obtain authorization to do so, and he left.	No	No
4/21/23 6:15 PM	Larceny	<u>USB Main Concourse – Subway</u> An employee complained that a male subject stole a soda from the restaurant and requested that the subject be banned. NHPD responded and advised the subject that he was not to go back into the subway restaurant.	NHPD	No
4/24/23 12:00 PM	Public Health Incident	<u>USB Main Concourse – Bench area</u> NHPA received a report of a bed bug found on one of the benches. CT Pest responded and advised that they would need to treat and deep clean the area and requested the area be cordoned off so no one could access. This was conducted and the area remained closed until 6 am the next morning.	No	No

4/25/23 3:50 AM 1125 am	Media on Site	USB Main Concourse News media was on site several times throughout the day following up on the public health incident.	No	No
4/25/23 11:00 AM 11:20 AM	Medical(s)	USB Main Concourse – Bench Area An Amtrak employee located a male subject suffering from what they described as a seizure. They notified NHPA Security who contacted EMS. They responded and transported the male to the hospital. While they were clearing another female that complained of chest pain and was also transported to the hospital.	No	Yes
4/25/23 3:00 PM	Disturbance	USB Lower Level – Sbarro Pizza Restaurant A Sbarro employee complained to NHPA Security that a male subject entered the restaurant and started to yell and was disruptive. Security called 911 as they were unable to locate a Police Officer in the station and believed the subject may have been escalating. The subject left prior to NHPD arrival.	NHPD	No
4/26/23 1:30 PM	Disturbance	USB Lower Level – Sbarro Pizza Restaurant Male patron created a scene complaining about his food and wanting a refund. He hit the register and 911 was called. NHPD responded and advised the subject to leave.	NHPD	No
4/27/23 10:15 AM	Disturbance	USB Main Concourse – near restrooms Unhoused male was sitting near the restrooms when another unhoused male (known as John Travolta) sat next to him and started being disruptive. NHPA security requested that he leave, and the male complied.	No	No
4/28/23 12:00 AM	Medical	USB Main Concourse – Lobby Area Male subject was having medical issues and requested EMS.	No	EMS
4/28/23 4:00 AM	Suspicious Activity/Code of Conduct	USB Main Concourse – Lobby Area NHPA Security noticed two subjects in the main lobby area near Dunkin and Subway possibly involved in drug activity. He asked them to leave, and they complied. Information was forwarded to MTA PD.	MTA PD	No
4/28/23 1:40 PM	Lost Property	USB Main Concourse – Lobby Area Subject reported a small bag with some personal items was left on the benches and was now missing. He could not remember if he left it elsewhere and did not want to report it further.	No	No
4/29/23 9:00 PM	Assault/Disorderly Conduct	USB Main Concourse – Lobby Area Young Female traveler was followed through the lobby area by an unhoused female who yelled at her and grabbed her arm and bumped into her. The female retreated into the information office where 911 was called. NHPA Security approached the unhoused female, and an unhoused male became disruptive poking security in the chest and hitting his hand and radio when he was calling for assistance. MTA PD responded and then NHPD. Waiting on report information as it appeared that an arrest or request to leave the premises was not made.	MTA PD and NHPD	No

4/30/23 2:00 AM	Disturbance/Fight	USB – Front Traffic Circle Male taxi driver and female customer involved in physical altercation in front traffic circle. NHPD responded and investigated. It appeared that the altercation was over the female not paying fare and male trying to take her purse and phone to ensure she pays. No arrest and both parties requested to leave.	NHPD	No
4/30/23 5:49 AM	Medical	USB Main Concourse NHPA Security encountered female unsteady on feet in the main lobby area near Dunkin asking people for coffee. Security asked her to have a seat and MTA PD assisted with calling for EMS as the woman fell.	MTA PD	EMS
4/30/23 10:05 AM	Medical	USB Main Concourse – benches Unhoused male was having difficulty trying to stand and was experiencing dizziness. He reportedly fell but did not have any visible injuries. EMS was contacted.	No	EMS
4/30/23 10:05 AM 1:45 PM	Unauthorized Food Distribution	USB Main Concourse Two different incidents of subjects providing food to unhoused. Both were advised that prior authorization was required and they left.	No	No
<u>LOCATION: UNION STATION GARAGE</u>				
4/14/23 9:00 AM	Police Investigation	USG Greenwich PD seized a vehicle parked in the garage that was subject to a criminal investigation in their jurisdiction.	Greenwich PD	No
4/17/23 7:40 AM	Larceny - Bicycle	USG Bicycle Shelter A subject left his bike in the bicycle shelter for several days and reported it stolen when he returned to retrieve it.	NHPD	No
4/20/23	Abandoned MV'S – Towed	USG East Surface Lot Two abandoned MV's were removed from the lot.	No	No

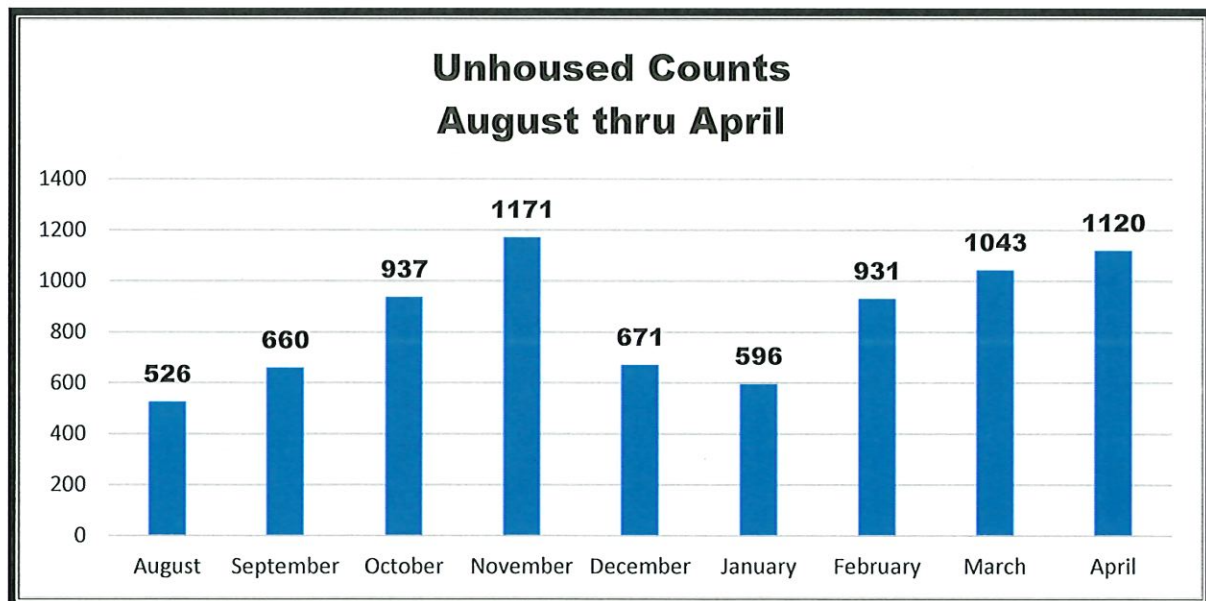
NEW HAVEN UNION STATION TRANSPORTATION CENTER ENCAMPMENT INITIATIVE

In an effort to combat the unhoused population issue at the New Haven Union Station Transportation Center, a bi-weekly meeting comprised of major Stakeholders including (City of New Haven, New Haven Parking Authority, CDOT, DMAS, Housing, Liberty Community Services and others) was formed after the two-week trial outreach initiative that occurred earlier this year.

In order to have a real impact to quell or mitigate the situation at hand, the general consensus among participating members of the group is to declare the Station an encampment zone. This designation will allow actions and enforcement protocols that will otherwise not be prevalent under the current conditions.

In view of the above proposal, the objective is to transition the unhoused population at the Station by August 31, 2023. However, in order for this action to happen seamlessly, there are other factors that warrant consideration. Namely, approval from City of New Haven on the encampment initiative, messaging, media involvement, and other thoughts if the situation proves futile.

In the meantime, the outreach program at the station continues unabated.





New Haven Union Station
Conceptual Plan Advancement Activities
May 2023

State of Good Repair (SOGR):

- The three initial SOGR projects for architectural repairs and improvements at Union Station Building, repair and improvements at Union Station Garage, and the Union Station Building ventilation system improvements study, are in progress for the design phase only in the first two projects, and the study phase for the third project. The draft documents have been distributed to the Union Station Facility Renovation Program Committee for review, and an overview was discussed at their May 12, 2023 meeting. A draft OC Motion to advance to the EOP was prepared.

Enabling Plan – Phase I:

- The Phase 1 Enabling Plan projects include a variety of items listed in the State Bond Commission submission of December 2022 such as restrooms, main waiting room seating, retail and office space renovations, outdoor patio, bike stations, and MEP improvements. A draft OC Motion to advance to the EOP was prepared.

Brokerage Services:

- The draft Proposal Documents for Real Estate Advisor Services were submitted to the Operations Committee in September 2022 for review.

East Lot:

- Zoning Application – In process with City and NHPA for preparation of proposed zoning changes. The next steps will be the new Zone Application to the City of New Haven Board of Alders. The new, proposed Transit Oriented Development (TOD) district, to be known as a Transit Oriented Community Zone (TOC), would be in place ahead of the proposal process. The new zoning map will create a new zone for the entirety of the Union Avenue campus, however only properties transferred to a developer through the City will be formally subject to city zoning.

- Stakeholder Interviews – The Request for Information (RFI) from interested parties with regard to the potential development of the East and West Lots at New Haven Union Station had been issued as a legal ad published in 4 local newspapers and on the Union Station Partnership website to invite public comments. Please visit the New Haven Union Station Partnership website at www.unionstationnewhaven.com for a summary of community stakeholder interviews, a slide presentation, a video presentation, and a variety of relevant background documents.
- Issuance of a formal two-part Request for Proposals process for this Public/Private Partnership and Development Opportunity will follow zoning, per the East/West committee prior work. The RFP will have an initial focus on developer interest followed by invitations for detailed proposals from a selected list of responders. This RFP process is anticipated to be prepared for release in 2023 after zoning is in place.

West Lot:

- The West Lot will be a public development as a mixed-use 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; enhanced pedestrian access to Station; accommodate truck loading and trash removal services for Building; accommodate access to rear of Building and adjacent properties; and some street frontage commercial activity for vibrancy – perhaps Greyhound or Avis, for example.
- Needs traffic study, which is pending approval of Operations Committee. Traffic counts are completed. The Traffic Study will be needed for the proposed development concept of the West Lot, support the East Lot RFP, and aid in design for the future public improvements in the right of way.
- Needs advancement of conceptual design. City/NHPA's on-call consultant team has prepared a draft scope of work proposal for the advancement of the conceptual design.
- The conceptual design and related studies are included in the OC Motion for the Phase 1 Enabling Projects.

Interior Building Wayfinding Signage:

- Consultant presented draft wayfinding signage study report to OC at September 2022 meeting.
- Consultant presented draft wayfinding signage study report to the Facility Renovation Program Committee at their May 12, 2023 meeting. That Committee recommended selection of design option 1 for advancement.
- The interior wayfinding signage is included in the OC Motion for the Phase 1 Enabling Projects.

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.
- Traffic counts are completed.
- No recent activity.

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.
- Will be further evaluated in conceptual design phase part of the Phase 1 Enabling Plan projects.

JMS 5-15-2023

NEW HAVEN PARKING AUTHORITY
LEASE DATA SHEET
UNION STATION BUILDING
May 17, 2023

TENANT	ACCOUNT ID	SPACE	RENT AMOUNT (ANNUAL)	CPI-U ADJ ?	SQUARE FOOTAGE	COMMENTS
Amtrak met with E. Downing 5-17	1000	Rail-user	\$307,882.00	Yes	-	Adjust CPI-U at Jul 1 (Apr CPI-U).
Amtrak	1001	Rm #115 (ticket office) (Amd 1 & 2)	\$9,996.00	Yes	245	Adjust CPI-U at Jul 1 (Apr CPI-U).
Amtrak	1002	4th Flr E. (#203 Amds 2, 3 & 4)	\$217,817.00	Yes	8,206	Adjust CPI-U at Jul 1 (Apr CPI-U). Amendment 3 - 6/28/06.
Amtrak	1003	4th Flr W. (#203 Amds 1 & 4)	\$16,167.00	Yes	609	Adjust CPI-U at Jul 1 (Apr CPI-U). Amendment 3 - 6/28/06.
Amtrak	1014	Rm #001A (lockerroom) (Amd 1, 2 & 3)	\$39,570.00	Yes	1,085	Adjust CPI-U at Jul 1 (Apr CPI-U). \$56,000 abatement expired 6/30/99.
Amtrak		Rm #129C (police)	N/C	No		Formerly space #022B.
		Room 315-1 - 3rd floor East		-	197	Single room.
Avis	1004	Rm #129A	\$51,452.00	Yes	290	Adjust CPI-U at Jul 1 (Apr CPI-U).
Ct Board of Educ & Svcs for the Blind		Area #105. Lobby (phone center)	N/C	-	110	No charge.
Greyhound Lines	1008	Rm #129B	\$40,000.00	No	828	Add'l rent due - 4% of gross sales over \$1MM per fiscal year, and 1.5% over \$3MM.
Metro-North Letter sent requesting meeting	1010	Rail-user	\$425,994.00	Yes	-	Adjust CPI-U at Jul 1 (Apr-Jun avg CPI-U).
Metro-North	1011	4th Flr	\$139,353.00	Yes	5,250	Adjust CPI-U at Jul 1 (Apr CPI-U).
		4th Flr			8,144	
		3rd flr W.			4,188	
		2nd Flr W.			4,188	
Metro-North	1012	Lower Lobby	\$13,272.00	Yes	500	Adjust CPI-U at Jul 1 (Apr CPI-U). Start 7/07.
Metro-North	1013	Basement-W.	\$7,247.00	Yes	828	Adjust CPI-U at Jul 1 (Apr CPI-U). Start 7/07. No parking space.

NEW HAVEN PARKING AUTHORITY
LEASE DATA SHEET
UNION STATION BUILDING
May 17, 2023

TENANT	ACCOUNT ID	SPACE	RENT AMOUNT (ANNUAL)	CPI-U ADJ ?	SQUARE FOOTAGE	COMMENTS
Metro-North		Rm #022C (police)	\$0.00	-		No charge. Relocated to #127C.
New Haven Parking Authority		4th Flr E. 2nd Floor east			945	
New Haven Union News	1015	Rm #134	\$21,118.00	Yes	250	Adjust CPI-U at Jul 1 (Apr CPI-U).
Seema	1016	Rm #001B	\$10,359.00	Yes	300	Adjust CPI-U at Jul 1 (Apr CPI-U).
Seema	1017	Rms #133,155	\$73,965.00	Yes	730	Adjust CPI-U at Jul 1 (Apr CPI-U).
TransitAmerica Services	1019	3rd Flr E. space A (former NH-PA)	\$49,525.00	Yes	1,280	D.Donuts & Subway-rent split 50/50.
Meeting tentative 6-9 (9:30)						
Union Pizza	1021	Rms #022A & #022B (basement)	\$31,125.00	Yes	920	Adjust CPI-U at Jul 1 (Apr CPI-U).
Union Pizza	1020	Rm #015 (basement)	\$4,131.00	Yes	340	Adjust CPI-U at Jul 1 (Apr CPI-U).
Webster Bank	1022	Area #156 Area #152	\$34,323.00	Yes	228	Adjust CPI-U at Jul 1 (Apr CPI-U). 2 ATMs - rent split 50/50.

DRAFT

Table 1
 Union Station Building
 Projected Five Year Construction Costs
 (FY 2023)

Work Description	Prioritized Repairs (FY 2024)	Early Repairs (FY 2025)	Programmed Repairs (FY 2026)	Long-Term Repairs (FY 2027 - 2028)
A. Architectural, Structural & Masonry Repairs:				
1 Plaster Ceiling Repairs & Painting (miscellaneous locations throughout Facility)	\$ -	\$ -	\$ -	\$ 38,000.00
2 Main Lobby & Anterior Lobby Area Interior Refinishing/Painting	\$ -	\$ -	\$ -	\$ 72,000.00
3 Upper Floor Common Area Interior Repairs & Improvements/Painting	\$ -	\$ -	\$ -	\$ 72,000.00
4 Stairwell Repairs & Improvements/Painting	\$ -	\$ -	\$ -	\$ 214,000.00
5 Stair Railing Landing Modifications	\$ -	\$ -	\$ -	\$ -
6 Miscellaneous Floor and Tile Repair	\$ -	\$ -	\$ -	\$ -
Allowance for Tile Replacement	\$ -	\$ -	\$ -	\$ 72,000.00
7 Clean Limestone Walls in Main Lobby & Anterior Lobby Areas:	\$ -	\$ -	\$ -	\$ 107,000.00
8 Station Door Repair/Replacement	\$ -	\$ -	\$ -	\$ -
a. Misc Door Repair & Refinishing	\$ 62,000.00	\$ -	\$ -	\$ -
b. Replacement of Brass Doors at base of Escalator	\$ -	\$ -	\$ -	\$ -
9 Misc. Exterior Repair:	\$ -	\$ -	\$ -	\$ -
a. Rework/Repair Double Pane Exterior Window Glass	\$ -	\$ -	\$ -	\$ 642,000.00
b. Misc. Terracotta & Masonry Repair - Cornice Coating/Cleaning	\$ -	\$ -	\$ -	\$ -
c. Misc. Exterior Sealant/Waterproofing Work - Decorative Stone/Concrete/Cove Joint	\$ -	\$ -	\$ -	\$ -
d. Exterior Refinishing/Repainting	\$ -	\$ -	\$ -	\$ 357,000.00
e. Exterior Brick Re-painting/Replacement	\$ -	\$ -	\$ -	\$ 1,425,000.00
10 Clean Main Waiting Room Lights & Paint Wall Scones	\$ -	\$ -	\$ -	\$ -
11 Misc. Exterior Sidewalk Repair	\$ -	\$ -	\$ -	\$ -
a. Concrete Sidewalk Repair and Brick Pavers	\$ 31,000.00	\$ -	\$ 34,000.00	\$ 38,000.00
b. Sidewalk Sealant/Coating Work	\$ 44,000.00	\$ -	\$ 48,000.00	\$ 60,000.00
c. Decorative Concrete Sidewalk Sealant and Pigment Repair	\$ 154,000.00	\$ -	\$ 170,000.00	\$ 179,000.00
12 West Entrance Enhancements (New Canopy, related improvements)	\$ -	\$ -	\$ -	\$ 93,000.00
13 Roofing Repairs, Replacement and Improvements:	\$ -	\$ -	\$ -	\$ -
a. Study of Roof System Options	\$ -	\$ -	\$ -	\$ -
b. Replacement of Roofing System	\$ -	\$ -	\$ -	\$ 1,425,000.00
c. Installation of Railings and Fall-Arrest Devices	\$ -	\$ -	\$ -	\$ 143,000.00
14 Installation of Access Hatch into Basement	\$ -	\$ -	\$ -	\$ 72,000.00
15 Cleaning of Furred Ceiling Space; Installation of Fall Arrest equipment	\$ 93,000.00	\$ -	\$ -	\$ -
16 Construction of Family Restroom & Lactation Space	\$ -	\$ -	\$ -	\$ -
17 Replacement of Stone Thresholds at Eastern Entry/Exit Doors	\$ 31,000.00	\$ -	\$ -	\$ -
18 Replacement of Brass Rails at Exterior Doors	\$ 37,000.00	\$ -	\$ -	\$ -
19 Misc. Wall Repair in Tenant Spaces (Amtrak, 4th floor, etc.)	\$ -	\$ -	\$ -	\$ -
20 Repair/Replacement of Flag Pole	\$ -	\$ -	\$ -	\$ 38,000.00
B. Tunnel Work:				
1 Misc. Limestone Wall Repair	\$ -	\$ -	\$ 8,000.00	\$ -
2 Misc. Plaster Repair & Repainting	\$ -	\$ -	\$ 38,000.00	\$ -
3 Limestone Wall Cleaning	\$ -	\$ -	\$ 37,000.00	\$ -
4 Replace Stair Treads and Stair Landing Flooring (Platform Stair Access)	\$ -	\$ -	\$ 123,000.00	\$ -
5 Repair Floor Tiles & Cove Base	\$ 19,000.00	\$ 20,000.00	\$ 21,000.00	\$ -
6 Negative-Waterproofing	\$ 19,000.00	\$ 20,000.00	\$ 21,000.00	\$ 43,000.00
7 Replacement of Train Platform Doors & Frames (including Force Account Coordination) (contingent upon CDOT plans for upgrades to the Platforms)	\$ -	\$ -	\$ -	\$ 357,000.00
8 Replacement of Signage System	\$ -	\$ -	\$ 204,000.00	\$ -
C. Mechanical Work:				
1 Water Chiller:	\$ -	\$ -	\$ -	\$ -
a. Preventative Maintenance (and pump replacement as required)	\$ -	\$ 65,000.00	\$ -	\$ -
b. Replacement of Water Chiller	\$ -	\$ -	\$ -	\$ -
2 AHU Testing & PM Repairs	\$ -	\$ -	\$ -	\$ -
a. Testing for Leaks	\$ -	\$ -	\$ -	\$ -
b. Allowance for Repairs	\$ -	\$ -	\$ -	\$ -
3 Miscellaneous Mechanical/Plumbing Repairs	\$ -	\$ -	\$ -	\$ -
4 Boiler Replacement	\$ -	\$ -	\$ -	\$ -
5 HVAC Modifications to Electrical Room	\$ -	\$ -	\$ -	\$ -
6 Cleaning of Ductwork System	\$ 62,000.00	\$ -	\$ -	\$ -
7 Rooftop Unit Replacement (3 units)	\$ -	\$ -	\$ -	\$ -
8 Miscellaneous HVAC Repair/Replacement	\$ 22,000.00	\$ 46,000.00	\$ 48,000.00	\$ -
9 Replacement of Hot Water Pump	\$ 25,000.00	\$ -	\$ -	\$ -
10 Ventilation System Improvements - Study	\$ -	\$ -	\$ -	\$ -
11 Ventilation System Improvements throughout Building	\$ -	\$ 647,000.00	\$ -	\$ -

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Table 1
 Union Station Building
 Projected Five Year Construction Costs
 (FY 2023)

Work Description	Prioritized Repairs (FY 2024)	Early Repairs (FY 2025)	Programmed Repairs (FY 2026)	Long-Term Repairs (FY 2027 - 2028)
D. Electrical Work:				
1 First Floor Lighting Replacements	\$ -	\$ -	\$ -	\$ -
a. Study of Options for Replacement of Fixtures over Escalators	\$ 31,000.00			
b. Replacement of Fixtures over Escalators	\$ -	\$ 259,000.00	\$ -	\$ -
2 Miscellaneous Electrical Repairs	\$ -	\$ -	\$ -	\$ -
3 Thermal Scanning (every 3 to 5)	\$ 6,000.00	\$ -	\$ -	\$ -
4 Refurbishment of Decorative Light Raft, along Tunnel	\$ -	\$ -	\$ -	\$ -
5 Replacement of Light Fixtures around Flagpole (including replacement of decorative concrete)	\$ 37,000.00	\$ -	\$ -	\$ -
6 Replacement of Exterior Lighting (including study of options)	\$ 124,000.00	\$ -	\$ -	\$ -
7 Replacement of Hot Water Pump Breaker	\$ 19,000.00	\$ -	\$ -	\$ -
8 Replacement of Transformer serving Concession Distribution Panel	\$ 25,000.00	\$ -	\$ -	\$ -
E. Security Improvements				
1 Study of Security Needs	\$ -	\$ -	\$ -	\$ -
2 Installation of Security System (i.e. Cameras, Access Control, and other components)	\$ -	\$ -	\$ -	\$ -
F. Elevator/Escalator Upgrades and Improvements:				
1 Maintenance Audit (Bi-ennial)	\$ 5,000.00	\$ -	\$ 6,000.00	\$ 5,000.00
2 Installation of Enhanced Escalator Handrails	\$ -	\$ -	\$ -	\$ -
3 Procurement & Placement of Fire-Rated Rag Cans	\$ -	\$ -	\$ -	\$ -
G. Landscaping & Site Improvement Work:				
1 Streetscape Improvements	\$ -	\$ -	\$ -	\$ -
2 Precast Concrete Parter Wall Repair	\$ -	\$ 20,000.00	\$ -	\$ -
3 Replace Mechanical Equipment/Curb/ing Improvements	\$ -	\$ 65,000.00	\$ -	\$ -
4 Signage Repairs and Improvements (Exterior)	\$ -	\$ -	\$ -	\$ -
5 Signage Replacement and Improvements (Interior)	\$ -	\$ -	\$ -	\$ -
6 Pylon Painting	\$ -	\$ -	\$ -	\$ -
7 Misc. Fencing Repairs (caulking at bases, paint touch-up)	\$ -	\$ -	\$ -	\$ -
8 Asphalt Pavement Repairs (West Lot)	\$ -	\$ -	\$ -	\$ -
9 Asphalt Pavement Repairs (Rear Lot)	\$ -	\$ -	\$ -	\$ -
H. Space Planning for 4th Floor:				
	\$ -	\$ -	\$ -	\$ -
I. File Management				
1 Preparation of Record Drawings	\$ -	\$ -	\$ -	\$ -
2 Scanning of Original Drawings	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 885,000.00	\$ 1,142,000.00	\$ 767,000.00	\$ 5,438,000.00
20% Contingencies (Unless depicted Otherwise)	\$ 169,000.00	\$ 228,400.00	\$ 151,400.00	\$ 1,087,200.00
25% Engr. & Construction Management, Incl. Program Management (Unless depicted Otherwise)	\$ 211,250.00	\$ 285,600.00	\$ 189,250.00	\$ 1,359,000.00
Total Phased Construction Costs with Contingencies:	\$ 1,225,250.00	\$ 1,655,600.00	\$ 1,097,650.00	\$ 7,892,200.00
TOTAL Construction Cost with Contingencies:				\$ 11,861,000.00

Note 1: Costs Presented do not Include Typical Operational & Maintenance Costs Except as Noted

Note 2: Costs Include a 15% Allowance for General & Special Conditions.

Note 3: Future costs incorporate a cumulative 7% Inflation, for Prioritized Repairs, followed by 6% inflation for all subsequent costs, to be adjusted annually

DRAFT

**Table 1
Union Station Parking Garage
Projected Five Year Construction Cost
(FY 2023)**

Work Description	Prioritized Repairs (FY 2024)	Early Repairs (FY 2025)	Programmed Repairs (FY 2026)	Long-Term Repairs (FY 2027-2028)
A. Concrete Repair:				
1 Partial Depth Concrete Deck Repair	\$ -	\$ -	\$ 102,000.00	\$ -
2 Concrete SOG Repair	\$ -	\$ -	\$ 17,000.00	\$ -
3 Overhead Concrete Repair (along underside of beams)	\$ -	\$ -	\$ 21,000.00	\$ -
4 Misc. Vertical Concrete Repair (i.e. column bases)	\$ -	\$ -	\$ 7,000.00	\$ -
5 Miscellaneous Concrete Curb/Sidewalk Repair (interior)	\$ -	\$ -	\$ 11,000.00	\$ -
6 Miscellaneous Concrete Facade Repair	\$ -	\$ -	\$ -	\$ -
7 Miscellaneous Stair Repair	\$ -	\$ -	\$ -	\$ -
8 Concrete Sealing/Repair/Application of Healer/Sealer	\$ -	\$ 194,000.00	\$ 21,000.00	\$ -
B. Waterproofing Repair:				
1 Crack Repair	\$ -	\$ 1,000.00	\$ -	\$ -
2 Construction Joint Repair	\$ -	\$ 3,000.00	\$ -	\$ -
3 Cove Joint Repair/Replacement	\$ -	\$ 10,000.00	\$ -	\$ -
4 Decorative Precast Façade - Waterproofing Coating (incl. concrete repair/epoxy injection)	\$ -	\$ -	\$ -	\$ -
5 Traffic Bearing Waterproofing Membrane Repair	\$ -	\$ 33,000.00	\$ -	\$ -
6 Heavy-Duty Traffic Bearing Membrane Installation (incl. incidental sealant)	\$ -	\$ -	\$ -	\$ 1,632,000.00
7 Topically Applied Corrosion Inhibitor	\$ -	\$ 444,000.00	\$ -	\$ -
8 Replacement of Vertical Joint Glands at Roof Level	\$ -	\$ -	\$ -	\$ -
9 Expansion Joint Repair/Replacement	\$ -	\$ -	\$ -	\$ 385,000.00
10 Replacement of Roofing Systems	\$ -	\$ -	\$ -	\$ -
C. Architectural Improvements:				
1 Exterior Architectural Coating	\$ -	\$ -	\$ -	\$ -
2 Main Lobby Enhancements (Elevator Lobby, Ground Level only)	\$ -	\$ -	\$ 204,000.00	\$ -
3 Vehicular Entrance Enhancements (painting of ceiling and vertical surfaces)	\$ -	\$ -	\$ 17,000.00	\$ -
4 Epoxy Flooring/Supplemental Treads within Stairs (west stair only)	\$ -	\$ -	\$ -	\$ -
5 Comprehensive Cleaning	\$ -	\$ 97,000.00	\$ -	\$ -
6 Replace Stair Storefronts, Lower Levels	\$ 370,000.00	\$ -	\$ -	\$ -
7 Painting of Railings and Doors	\$ -	\$ 84,000.00	\$ -	\$ -
8 Painting FP & Drainage Piping	\$ -	\$ 39,000.00	\$ -	\$ -
9 Painting of Grillework and misc metal	\$ -	\$ 26,000.00	\$ -	\$ -
10 Painting of Parking Stall and Line Striping	\$ -	\$ 39,000.00	\$ -	\$ -
D. Mechanical/Plumbing/Electrical Work:				
1 Drain Flushing (w/ Construction)	\$ -	\$ -	\$ -	\$ -
2 Plumbing Repairs (including replacement of floor drains & trench drains)	\$ -	\$ -	\$ -	\$ -
3 Main Lobby Enhancements (Elevator Lobby, Ground Level only)	\$ -	\$ -	\$ 14,000.00	\$ -
4 Vehicular Entrance Lighting Enhancements	\$ -	\$ -	\$ 14,000.00	\$ -
5 Surge Protection	\$ -	\$ -	\$ -	\$ -
6 Miscellaneous Electrical Repairs	\$ -	\$ -	\$ 11,000.00	\$ -
7 Lighting/Signage Control System Programming & Adjustments with Related Training	\$ -	\$ -	\$ -	\$ -
8 Replacement of Lighting at Bike Shelters	\$ -	\$ -	\$ -	\$ -
9 Replacement of Light Fixture at Kiosk	\$ -	\$ -	\$ -	\$ -
10 Replacement of Manager's Office HVAC	\$ -	\$ -	\$ -	\$ -
11 Installation of EVCS	\$ -	\$ -	\$ -	\$ -
E. Elevator Upgrades and Improvements:				
Maintenance Audit (Bi-ennial)	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
F. Revenue Control Equipment Renewal & Replacement				
1 Study for the Replacement of the Revenue Control Equipment	\$ -	\$ -	\$ -	\$ -
2 Replacement of the Revenue Control Equipment	\$ 370,000.00	\$ -	\$ -	\$ -
G. Security Improvements				
Installation of Security System (i.e. Cameras and other components)	\$ -	\$ -	\$ -	\$ -
H. Signage Improvements:				
	\$ -	\$ -	\$ -	\$ -
I. Site Improvements:				
1 Sidewalk Replacement (including stenciled concrete)	\$ -	\$ -	\$ -	\$ 150,000.00
2 Asphalt Pavement Repair (East Lot)	\$ -	\$ -	\$ -	\$ -
J. File Management				
1 Preparation of Record Drawings	\$ -	\$ -	\$ -	\$ -
2 Scanning of Original Drawings	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$742,000.00	\$970,000.00	\$441,000.00	\$2,169,000.00
20% Contingencies (Except Depicted Otherwise)	\$148,400.00	\$194,000.00	\$88,200.00	\$433,800.00
25% Engr. & Construction Management, incl. Program Management (Unless Depicted Otherwise)	\$185,500.00	\$242,500.00	\$110,250.00	\$542,250.00
Total Phased Construction Costs with Contingencies:	\$1,075,900.00	\$1,406,500.00	\$639,450.00	\$3,145,050.00
TOTAL Construction Cost with Contingencies:				\$6,266,900.00

Note 1: Costs Presented do not include Typical Operational & Maintenance Costs Except as Noted.

Note 2: Costs include a 15% allowance for General & Special Conditions.

Note 3: Future costs incorporate a cumulative 7% inflation, for Prioritized Repairs, followed by 5% inflation for all subsequent costs, to be adjusted annually

DRAFT

Table 1
State Street Railroad Station
Projected Five Year Construction Cost
(FY 2023)

Work Description	Prioritized Repairs (FY 2024)	Early Repairs (FY 2025)	Programmed Repairs (FY 2026)	Long-Term Repairs (FY 2027- 2028)
A. Front Area - Site Repair & Improvements:				
1 Sidewalk and Paver Repair	\$ 93,000.00	\$ -	\$ -	\$ -
2 Concrete Apron Replacement	\$ 93,000.00	\$ -	\$ -	\$ -
3 Asphalt Repair/Replacement	\$ 31,000.00	\$ -	\$ -	\$ 143,000.00
4 Concrete Steps and Ramps	\$ 44,000.00	\$ -	\$ -	\$ -
5 Site Walls and Planters	\$ 50,000.00	\$ -	\$ -	\$ -
6 Bike Racks, Railings and Fencing	\$ 44,000.00	\$ -	\$ -	\$ -
B. Building and Bridge Structure (contingent upon CTDOT plans for upgrades to the Station)				
1 Flooring	\$ -	\$ 364,000.00	\$ -	\$ -
2 Doors and Windows	\$ -	\$ 65,000.00	\$ -	\$ -
3 Expansion Joint Replacement	\$ -	\$ 20,000.00	\$ -	\$ -
4 Stair Systems	\$ -	\$ 194,000.00	\$ -	\$ -
C. Electrical Repairs:				
1 Miscellaneous Electrical Repairs (including removal of abandoned equipment)	\$ 31,000.00	\$ -	\$ -	\$ -
D. Elevator Upgrades and Improvements: (contingent upon CTDOT plans for upgrades to the Station)				
1 Modernization of Elevator Serving Tracks #4 & #6	\$ -	\$ 338,000.00	\$ -	\$ -
2 Maintenance Audit (Bi-Ennial)	\$ 2,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
E. Miscellaneous Repairs & Improvements				
1 Installation of Flagpole	\$ -	\$ -	\$ -	\$ 143,000.00
Sub-Total:	\$388,000.00	\$979,000.00	\$3,000.00	\$289,000.00
20% Contingencies (Unless Depicted Otherwise)	\$77,600.00	\$195,800.00	\$600.00	\$57,800.00
25% Engr. & Construction Management, Incl. Program Management (Unless Depicted)	\$97,000.00	\$244,750.00	\$760.00	\$72,250.00
Total Phased Construction Costs with contingencies:	\$562,600.00	\$1,419,550.00	\$4,360.00	\$419,050.00
TOTAL Construction Cost with Contingencies:				\$2,406,550.00

Note 1: Costs Presented do not Include Typical Operational & Maintenance Costs Except as Noted

Note 2: Costs Include a 15% allowance for General & Special Conditions.

Note 3: Future costs Incorporate a cumulative 7% Inflation, for Prioritized Repairs, followed by 5% Inflation for all subsequent costs, to be adjusted annually

**NEW HAVEN PARKING AUTHORITY
DRAFT V3 OPERATING BUDGET ASSUMPTIONS - UNION STATION TRANSPORTATION CENTER
FISCAL YEAR 2024**

CONSOLIDATED

- * Payroll budget is blended increase across categories. Reflects CPI-U NE for all NHPA employees at 6.8%. Exempt employees CPI-U NE adjusted effective with May year-on-year.
- * Health Insurance budgeted at Contracted rate through December. Estimate 4.5 % increase on Jan 1.
- * Insurance Increase - overall 9.0% increased allowed in this budget.
- * CPI-U NE indicated 6.8% increase over the past year - through December 2022. Used 7.0% as conservative increase for expenses & used 6.75% for rental income.
- * Utilities budgeted for slight increase over previous twelve-month actuals for transmission and up to a 31% increase in generation for electric.
- * All operational items noted herein are authorized for the Executive Directors implementation upon FY2024 Budget approval by the Board of Commissioners. Capital projects continue to be implemented as approved individually by the Board of Commissioners.
- * Union Station Transportation Center continues to be reported as a Management Location effective July 1, 2022. NHPA is the Management Operator for the City of New Haven under the oversight and authorization of the Operations Committee.
- * CAPITAL PROGRAMS - Exclude accounting for DECD as revenue for budgetary purposes to not skew comparability.
- * CAPITAL PROGRAMS - The majority of Unrestricted and ARG projects/repairs to parking facilities and related structures cannot be funded by existing reserves and revenues. All Capital Programs are shown but without a Finance Recommendation to move forward without securing additional funding.
- * CAPITAL PROGRAMS - Selective promotion of projects based upon urgency of structural and strategic need will have to be moved on an item by item basis as we progress through the year. A Bond package will be prepared over the coming months that should cover up to half of the Desman projected FY2024 and FY2025 Capital Repairs and related projects for Unrestricted Facilities.

UNION STATION GARAGE

- * Request that FY2023 Excess Net Revenues be used to fund a reserve, held by the City, to fund potential negative operating cash. Fund until a \$1million limit is reached. The calculated FY2024 Budget includes no changes in parking rates in FY2024, options are presented below.
- * Monthly parking revenues are assumed to remain in range for FY2024 given issuance of all authorized permits. Rate options are noted below.
- * Transient revenues are Budgeted to be slightly lower in FY2024 versus the prior year. Activity levels are considered to remain almost flat. Rate options are presented below.
- * Assumes East Lot will be operational throughout FY2024.
- * The Capital Plan includes significant new projects moving forward for FY2024, includes Bonding Commission approval of \$17 million for USTC. All USTC Capital Programs will move forward only as directed by the OC and EOC.
- * Revenue Option A - Increase monthly parking from \$97 per month to \$102 per month. This represents a 5.15% increase and a positive revenue of \$27,090 for FY2024. The last Monthly Permit adjustment at USG was in 2019.
- * Revenue Option B - Increase transient rates by \$2 each for the 16 Hour Rate (\$14 to \$16) and Daily Max (\$18 to \$20). Most recent change to 16 Hour Rate was in 2018 and the most recent change to Daily Max was in 2013. Revenue increase from this option is approximately \$545,000 for FY2024.

UNION STATION BUILDING

- * No proposed increase in tenant rates beyond contracted CPI-U.
- * NHPA to resume tenancy at Union Station Building effective July 1, 2023 with a seven month build period planned. Budget assumes 50% of the space will be OC related/restricted.
- * The Operating Budget assumes ability to fill all open positions, three new Security Officers for the Building and the new Director of Security.
- * Optional staffing cost, Outreach Worker for USB full cost of one full-time contracted position \$60K per year.
- * Three additional full-time guards for the Building Lobby proposed to the OC are included in the FY2024 Budget.

UNION STATION BUILDING - STATE STREET STATION

- * This location was new for the FY2023 Budget and assumed certain managerial, custodial, maintenance and security functions would be necessary. With over seven months experience we have included more details in the Draft Budget for State Street Station.
- * Insurance, uniforms, supplies and snow removal have been budgeted as well for FY2024. Utilities, service agreements and related are still handled directly by the State or Other Agencies for Budget purposes.

UNION STATION PARTNERSHIP

Summary of Opinion & Probable Costs

Union Station Partnership Improvements - Phase 1

State Bond Commission - December 8, 2022

Schedule C

Plan Key	Project Concepts and Descriptions		Draft Budget
A1	Main Lobby Seating		\$ 337,500
A2	Outdoor Flex Seating		\$ 127,373
A2	Outdoor Patio		\$ 212,288
A3	Bike Station/Garage Concession Spaces		\$ 284,000
A4	Luggage Lockers / Self Service		\$ 62,976
A5	Decorative & Seasonal Overhead		\$ 150,000
A6	Gallery / Bar Extension		
A7	Coworking Space		\$ 30,000
B1	New Family Restroom		\$ 101,250
B2	New Men's & Women's Restrooms		\$ 1,417,500
B8	Wellness / Lactation Room		\$ 25,000
C3	Freight Elevator/Material Lift		\$ 472,500
F1	Remove Storefronts		
F2	Convenience Grab & Go Concession		
F3	Casual / Semi-Self Service Restaurant		\$ 1,118,007
F5	Pizza Kitchen		\$ 193,489
K1	Retail Kiosks / Ticket Machines		\$ 12,800
K2	Retail Kiosks / Seasonal Market		\$ 12,800
K3	Info Kiosk / Desk		\$ 67,500
RT2	Relocation of Newsstand		\$ 128,000
RT8	New Retail / Vanilla Box		
MEP	MEP Upgrade Allowance		\$ 1,140,000
W1	Wayfinding Design		\$ 80,000
TI	Tenant Relocation & Enabling Projects		\$ 719,750
	Professionally Clean Platform Stairs		\$ 8,602
	State Street Station Flagpole & Design		\$ 100,000
Sub Total			\$ 6,801,334
	Contingency (20%)	20%	\$ 1,360,267
	CM Project Mgmt & Engineering Fees (25%)	25%	\$ 2,040,400
	Architectural / Design Fees (10%)	10%	\$ 816,160
Sub Total			\$ 11,018,162
	State of Good Repair (Annual Capital Plan)	Sched - D.	\$ 9,181,838
	West & South Lot (Advance Work)		\$ 700,000
	Marketing / Website		\$ 100,000
	Wayfinding Construction		\$ 1,000,000
Total	Phase 1 Improvements		\$ 22,000,000
Sources			
	P.A. 21-111, Sec. 72(b)(12) SBC Request		\$ 17,000,000
	Existing Capital Reserve		\$ 5,000,000
Total Round 1 Investment			\$ 22,000,000

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN - UNION STATION TRANSPORTATION CENTER
 FUNDING ANALYSIS
 FISCAL YEAR 2024

Draft V3a

	(Column A)	(Column B)	(Column C)	(Column D)	(B+C+D-A)
FACILITY	NEEDS FOR FY24	OTHER DEFERRALS OF FUNDING FOR FY24	CAPITAL FUNDING FROM BONDING FOR FY24	CARRIED FUNDS FUNDS AVAILABLE FOR FY24	CAPITAL FUNDS OVER/(SHORT) FOR FY24
Union Station Transportation Center	24,301,150	807,876 ^	17,000,000 *	6,493,274	0

* - Including funds provided by Vote of the State Bond Commission. December 8, 2022

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN-FUNDS AVAILABLE DETAIL
 UNION STATION TRANSPORTATION CENTER
 FISCAL YEAR 2024

Draft V3a

	USTC	
	Amt	Notes
Cash Bal - 02/01/2023	\$499,798	R&R - Webster (Funding JAC Approvals)
	6,899,729	HELD AT CITY OF NEW HAVEN
Projects - In Progress (02/01/2023)		
- JAC Approved Carried Forward	(499,798)	see Capital Projects Status worksheet - Schedule A
- OC Approved (Post 7/1/2022)	(406,456)	see Capital Projects Status worksheet - Schedule B
City of New Haven funding	0	
Forecast Add'l FY2023 Funding	0	Forecast FY2023 Net Revenues to Operating Reserve
Budgeted Add'l FY2023 Funding		
Total	<u>\$6,493,274</u>	

NEW HAVEN PARKING AUTHORITY
 CAPITAL IMPROVEMENTS PLAN - UNION STATION TRANSPORTATION CENTER
 FISCAL YEAR 2024

Draft V3a

FACILITY	TOTAL COST	FISCAL YEAR 2023	FISCAL YEAR 2024	FISCAL YEAR 2025	FUTURE YEARS ('26-'27)
<u>Union Station Building</u>					
<u>Schedule</u>					
Desman condition survey	\$11,861,000	\$1,225,250	\$1,655,900	\$1,097,650	\$7,882,200
Staff requests:					
USB Architectural Repairs & Improvements (23-020)	\$2,660,000	\$2,660,000	\$0	\$0	\$0
USB Phase 1 One Improvements - Bond Commission C	\$22,000,000	\$22,000,000	\$0	\$0	\$0
USB Phase Proj Started (23-020 and 23-009)	(\$8,575,000)	(\$8,575,000)	\$0	\$0	\$0
None	\$0	\$0	\$0	\$0	\$0
None	\$0	\$0	\$0	\$0	\$0
Total USB	\$27,946,000	\$17,310,250	\$1,655,900	\$1,097,650	\$7,882,200
<u>State Street Station</u>					
Desman condition survey	\$2,405,550	\$562,600	\$1,419,550	\$4,350	\$419,050
Staff requests:					
None	\$0	\$0	\$0	\$0	\$0
Total USB	\$2,405,550	\$562,600	\$1,419,550	\$4,350	\$419,050
<u>Union Station Garage</u>					
Desman condition survey	\$6,266,900	\$1,075,900	\$1,406,500	\$639,450	\$3,145,050
Staff requests:					
USB Garage Repairs & Improvements (23-009)	\$5,915,000	\$5,915,000	\$0	\$0	\$0
None	\$0	\$0	\$0	\$0	\$0
Total USG	\$12,181,900	\$6,990,900	\$1,406,500	\$639,450	\$3,145,050
TOTAL USTC	\$42,533,450	\$24,301,150	\$3,062,400	\$1,737,100	\$11,027,250

Schedule A

Draft V3a

PROJECT	CONTRACT BALANCE REMAINING	CONTRACTED COST	TOTAL PAID
<u>15-003 A - Arch-USB</u>			
Desman	76,248	117,900	41,652
Turner	0	0	42,746
TOTAL 15-003 A	76,248	117,900	84,398
<u>15-003 B - Electrical-USB</u>			
Desman	8,710	39,800	31,090
Turner	0	0	308,054
Consolidated Electric	25,105	457,054	431,949
Contingency	0	39,909	0
TOTAL 15-003 B	33,816	536,763	771,092
<u>15-023- USTC Streetscape Signage and Function Lay-out</u>			
Tighe & Bond	92,878	135,000	42,122
<u>16-006 - USG Arch. Coating</u>			
Desman	21,687	32,800	11,113
Turner	0	0	26,228
PMBS	0	0	1,797
TOTAL 16-006	21,687	32,800	39,138
<u>18-015 - Record Documentation & Scanning - USB</u>			
Desman	26,129	32,500	6,371
<u>19-013 - Terracotta Cornice Coating/Cleaning/Repair - USB</u>			
Desman	3,288	34,750	31,463
<u>19-016 - Decorative Precast Façade Repair & Waterproofing - USG</u>			
Desman	62,710	104,000	41,290
<u>19-028 - Update Design Criteria for Tenant's Improvements - USB</u>			
Desman	16,917	25,000	8,083
<u>19-032 - Signage Assessment-USB</u>			
Desman	30,602	72,500	41,898
<u>21-023 A- USB Concept for Campus Public Parking</u>			
Desman	31,678	225,000	193,323
<u>21-023 B- USB Concept for Campus Public Parking</u>			
Regional Plan Assoc (RPA)	27,500	35,000	7,500
<u>21-024- USB Concept for Comm/Retail Attractions</u>			
Desman	31,156	100,000	68,844
<u>22-010 - USB Replace Rooftop A/C Units</u>			
Turner	(26,798)	389,636	416,434
Desman	999	40,000	39,001
JLY Construction	16,278	248,830	232,552
Contingency	22,000	22,000	0
TOTAL 22-010	12,480	700,466	687,986
<u>22-010 A -Evaluate Air Handling Units</u>			
Tighe & Bond	5,000	5,000	0
<u>22-022 -Underground Passageway Brass Doors</u>			
Desman	14,160	15,000	840
<u>22-036 -Parksmart Certification</u>			
Integrated Design & Construction LLC	1,550	12,000	10,450
<u>22-040 -MTA Police Room Tenant Improvements</u>			
MTA	12,000	12,000	0
Total USTC	499,798	2,195,679	2,034,798

Schedule B

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PROJECT	CONTRACT BALANCE REMAINING	CONTRACTED COST	TOTAL PAID
<u>23-009 -USTC Garage Repairs & Improvements (OC approved-11/28/22)</u>			
Turner	(1,276)	0	1,276
Desman (signed by Chair-11/9/22)	167,250	222,500	55,250
Desman (from 16-006)	20,737	32,800	12,063
Turner (from 16-006)	(26,228)	0	26,228
PMBS (from 16-006)	(1,797)	0	1,797
Desman (from 19-016)	49,210	104,000	54,790
	0		0
TOTAL 23-009	207,896	359,300	151,404
<u>23-011 -USTC Ventilation System Improvements Study (OC approved-11/28/22)</u>			
Desman	31,880	35,000	3,120
	0		0
	0		0
TOTAL 23-011	31,880	35,000	3,120
<u>23-020 USTC Architectural Repairs & Improvements (OC approved-11/28/22)</u>			
Turner	(4,846)	0	4,846
Desman	156,000	232,500	76,500
Desman (from 19-013)	(19,474)	34,750	54,224
Desman-2 (from 19-013)	35,000	35,000	0
	0		0
TOTAL 23-020	166,679	302,250	135,571
Total USTC	406,456	696,550	290,094

UNION STATION PARTNERSHIP

Summary of Opinion & Probable Costs

Union Station Partnership Improvements - Phase 1

State Bond Commission - December 8, 2022

Draft V3a

Schedule C

Plan Key	Project Concepts and Descriptions		Draft Budget
A1	Main Lobby Seating		\$ 337,500
A2	Outdoor Flex Seating		\$ 127,373
A2	Outdoor Patio		\$ 212,288
A3	Bike Station/Garage Concession Spaces		\$ 284,000
A4	Luggage Lockers / Self Service		\$ 62,976
A5	Decorative & Seasonal Overhead		\$ 150,000
A6	Gallery / Bar Extension		
A7	Coworking Space		\$ 30,000
B1	New Family Restroom		\$ 101,250
B2	New Men's & Women's Restrooms		\$ 1,417,500
B8	Wellness / Lactation Room		\$ 25,000
C3	Freight Elevator/Material Lift		\$ 472,500
F1	Remove Storefronts		
F2	Convenience Grab & Go Concession		
F3	Casual / Semi-Self Service Restaurant		\$ 1,118,007
F5	Pizza Kitchen		\$ 193,489
K1	Retail Kiosks / Ticket Machines		\$ 12,800
K2	Retail Kiosks / Seasonal Market		\$ 12,800
K3	Info Kiosk / Desk		\$ 67,500
RT2	Relocation of Newsstand		\$ 128,000
RT8	New Retail / Vanilla Box		
MEP	MEP Upgrade Allowance		\$ 1,140,000
W1	Wayfinding Design		\$ 80,000
TI	Tenant Relocation & Enabling Projects		\$ 719,750
	Professionally Clean Platform Stairs		\$ 8,602
	State Street Station Flagpole & Design		\$ 100,000
Sub Total			\$ 6,801,334
	Contingency (20%)	20%	\$ 1,360,267
	CM Project Mgmt & Engineering Fees (25%)	25%	\$ 2,040,400
	Architectural / Design Fees (10%)	10%	\$ 816,160
Sub Total			\$ 11,018,162
	State of Good Repair (Annual Capital Plan)	Sched - D.	\$ 9,181,838
	West & South Lot (Advance Work)		\$ 700,000
	Marketing / Website		\$ 100,000
	Wayfinding Construction		\$ 1,000,000
Total	Phase 1 Improvements		\$ 22,000,000
Sources			
	P.A. 21-111, Sec. 72(b)(12) SBC Request		\$ 17,000,000
	Existing Capital Reserve		\$ 5,000,000
Total Round 1 Investment			\$ 22,000,000

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Schedule D

State of Good Repair Capital Projects

Currently Design Only is Authorized

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).

Preliminary approximation of Building and Garage = \$8,887,000

Escalation Estimation 2023 = \$294,838

Total with Escalation = \$9,181,838

**NEW HAVEN PARKING AUTHORITY
UNION STATION CONSOLIDATED
FISCAL YEAR 2024 BUDGET**

Draft V3a

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
Monthly	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	525,546	438,558	490,409
Transient	290,000	300,000	315,000	340,000	330,000	365,000	300,000	250,000	295,000	305,000	315,000	310,000	3,715,000	2,755,000	3,858,449
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	1,583,652	1,507,800	1,493,295
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	500	500	500	500	500	500	500	500	500	500	500	5,500	320	3,373
Total Revenue	466,767	476,267	491,267	516,267	506,267	541,267	476,267	426,267	471,267	481,267	491,267	486,267	5,829,698	4,701,678	5,845,527
EXPENSES															
Personnel:															
Administration-ST	23,824	24,486	23,352	24,262	23,999	23,824	24,917	22,881	23,824	23,581	24,701	22,914	286,565	202,568	178,704
Administration-OT	731	720	707	731	718	731	742	684	731	696	731	707	8,629	11,664	10,641
Cashiers-ST	13,931	13,725	13,482	13,725	13,482	13,931	13,931	12,840	13,725	13,283	13,931	13,283	163,269	169,098	144,687
Cashiers-OT	836	824	809	824	809	836	836	770	824	797	836	797	9,798	10,145	9,081
Maintenance-OT	39,632	36,193	37,003	37,729	36,966	38,219	38,219	35,294	37,729	37,413	39,632	37,862	453,911	391,816	357,386
Maintenance-ST	3,823	3,773	3,700	3,773	4,324	4,735	4,517	4,139	4,294	3,650	3,823	3,650	48,201	44,788	58,219
Security-ST	56,414	55,589	54,595	55,589	54,595	56,414	56,414	52,002	55,589	53,796	56,414	53,796	661,207	486,124	399,609
Security-OT	10,066	9,917	9,741	9,917	9,741	10,066	10,066	9,277	9,917	9,598	10,066	9,598	117,970	57,668	51,730
Benefits	115,281	105,593	108,586	111,971	114,799	111,866	120,513	108,229	108,797	113,628	117,605	106,892	1,343,860	1,113,477	1,045,094
Total Personnel	264,538	252,820	252,075	258,521	259,453	260,622	270,155	246,116	255,430	255,442	267,739	249,499	3,093,410	2,487,348	2,246,150
Operating:															
Outside Security	-	-	-	-	4,509	3,865	1,932	-	-	-	-	-	10,306	10,217	7,827
Utilities	48,585	54,265	52,953	47,451	49,710	56,472	63,375	68,720	69,383	58,199	45,106	47,588	661,807	592,103	611,947
Service Agreements	14,061	14,061	14,061	14,061	14,061	14,061	14,061	14,199	14,199	14,199	14,199	14,199	189,422	121,283	135,201
Professional Services	5,455	5,455	5,455	5,455	5,755	6,415	5,455	5,455	5,455	5,455	5,755	5,455	67,020	41,892	75,828
Repairs and Maintenance	27,858	45,358	27,858	27,858	27,858	27,858	27,858	27,858	27,858	27,858	27,858	27,858	351,796	308,440	283,010
Insurance	23,273	23,273	23,273	23,273	23,273	23,273	23,273	23,273	23,273	23,273	23,273	23,273	279,274	225,695	218,258
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	1,727	1,727	1,727	1,727	2,797	1,727	1,727	1,727	1,727	1,727	1,727	1,727	21,794	21,978	22,565
Tickets and Tags	331	331	331	331	331	331	331	331	331	331	331	331	3,972	2,556	2,355
Supplies	11,775	12,985	12,985	11,775	13,414	13,942	16,109	16,109	14,206	13,513	12,985	12,985	162,783	142,525	145,577
Bank Fees	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	154,080	53,400	92,669
Contracted Snow Removal	-	-	-	-	37,500	75,000	75,000	75,000	37,500	-	-	-	300,000	300,000	28,000
Bond Admin Fee	97,815	97,815	97,815	97,815	97,815	97,815	97,815	97,815	97,815	97,815	97,815	97,815	1,173,786	1,060,495	967,865
Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	13,681	11,951	11,951	11,951	11,951	11,951	11,951	12,951	12,351	11,951	12,352	11,951	146,943	143,415	133,241
Total Operating	257,401	280,061	261,249	254,537	301,814	345,550	361,727	356,278	316,938	267,161	254,241	256,022	3,502,983	3,023,999	2,724,343
Total Expenses	521,939	532,881	513,324	513,058	561,267	606,172	621,882	602,394	572,368	523,603	521,980	505,521	6,586,393	5,511,347	4,970,493
NET OPERATING INCOME	(56,173)	(56,615)	(22,058)	3,208	(55,001)	(64,906)	(145,616)	(176,128)	(101,102)	(42,337)	(30,714)	(19,255)	(766,695)	(809,669)	875,034

NEW HAVEN PARKING AUTHORITY
 UNION STATION CONSOLIDATED
 FISCAL YEAR 2024 BUDGET

Draft V3a

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
OTHER REVENUE															
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	-
OTHER EXPENSES															
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	(56,173)	(56,615)	(22,058)	3,208	(55,001)	(64,906)	(145,616)	(176,128)	(101,102)	(42,337)	(30,714)	(19,255)	(766,695)	(803,669)	875,034
ADJUSTMENTS															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	(56,173)	(56,615)	(22,058)	3,208	(55,001)	(64,906)	(145,616)	(176,128)	(101,102)	(42,337)	(30,714)	(19,255)	(766,695)	(803,669)	875,034

NEW HAVEN PARKING AUTHORITY
UNION STATION BUILDING
FISCAL YEAR 2024 BUDGET

Draft V3a

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
REVENUE															
Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	1,583,652	1,507,800	1,493,295
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200	-
Total Revenue	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	131,971	1,583,652	1,508,000	1,493,295
EXPENSES															
Personnel:															
Managers-ST	12,829	13,409	12,640	13,162	13,057	12,829	13,581	12,452	12,829	12,890	13,495	12,307	155,480	96,317	101,606
Managers-OT	292	287	292	292	287	292	296	273	292	278	292	282	3,445	6,194	5,275
Cashiers-ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cashiers-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance-ST	29,440	28,995	28,408	28,967	28,408	29,355	29,355	27,098	28,967	28,088	29,440	28,115	344,636	302,167	293,258
Maintenance-OT	2,935	2,897	2,841	2,897	3,206	3,588	3,370	3,058	3,157	2,803	2,935	2,803	36,490	34,544	53,986
Security-ST	36,940	36,395	35,749	36,395	35,749	36,940	36,940	34,047	36,395	35,221	36,940	35,221	432,932	268,361	208,318
Security-OT	6,649	6,551	6,435	6,551	6,435	6,649	6,649	6,128	6,551	6,340	6,649	6,340	77,927	32,202	26,177
Benefits	70,446	66,554	67,771	69,891	71,226	69,811	75,090	67,471	68,182	71,823	71,719	66,543	836,577	639,487	625,743
Total Personnel	159,531	155,088	154,126	158,155	158,368	159,464	165,281	150,527	156,373	157,493	161,470	151,611	1,887,487	1,379,272	1,314,363
Operating:															
Outside Security	-	-	-	-	4,509	3,865	1,932	-	-	-	-	-	10,306	10,217	7,827
Utilities	41,001	46,586	44,936	39,757	40,575	45,873	49,774	53,009	53,672	45,723	36,081	39,351	536,338	483,410	502,632
Service Agreements	8,525	8,525	8,525	8,525	8,525	8,525	8,525	8,525	8,525	8,525	8,525	8,525	102,300	77,316	94,239
Professional Services	3,022	3,022	3,022	3,022	3,322	3,502	3,022	3,022	3,022	3,022	3,322	3,022	37,344	29,904	64,063
Repairs and Maintenance	22,055	38,055	22,055	22,055	22,055	22,055	22,055	22,055	22,055	22,055	22,055	22,055	278,660	261,760	247,733
Insurance	7,489	7,489	7,489	7,489	7,489	7,489	7,489	7,489	7,489	7,489	7,489	7,489	89,868	80,571	78,305
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	1,126	1,126	1,126	1,126	1,824	1,126	1,126	1,126	1,126	1,126	1,126	1,126	14,210	12,293	14,061
Tickets and Tags	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	8,665	9,270	9,270	8,665	9,499	9,609	10,553	10,553	9,664	9,380	9,270	9,270	113,668	102,388	112,152
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	140,000	140,000	25,000
Contracted Snow Removal	-	-	-	-	17,500	35,000	35,000	35,000	17,500	-	-	-	-	-	-
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	57,358	57,358	57,358	57,358	57,358	57,358	57,358	57,358	57,358	57,358	57,358	57,358	688,290	606,409	576,158
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	11,147	11,147	11,147	11,147	11,147	11,147	11,147	12,147	11,147	11,147	11,548	11,147	135,165	132,165	123,350
Total Operating	160,388	180,578	164,928	159,144	183,803	205,549	207,981	210,284	191,558	165,825	156,774	159,343	2,146,150	1,940,033	1,846,925
Total Expenses	319,919	335,666	319,054	317,299	342,171	365,013	373,262	360,811	347,931	323,318	318,244	310,954	4,033,637	3,319,305	3,161,289
NET OPERATING INCOME	(187,948)	(203,695)	(187,083)	(185,328)	(210,200)	(233,042)	(241,291)	(228,840)	(215,960)	(191,347)	(186,273)	(178,983)	(2,449,985)	(1,811,305)	(1,667,993)

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NEW HAVEN PARKING AUTHORITY
 UNION STATION BUILDING
 FISCAL YEAR 2024 BUDGET

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
OTHER REVENUE															
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EXPENSES															
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	(187,948)	(203,695)	(187,083)	(185,328)	(210,200)	(233,042)	(241,291)	(228,840)	(215,960)	(191,347)	(186,273)	(178,983)	(2,449,985)	(1,811,305)	(1,657,993)
ADJUSTMENTS															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	(187,948)	(203,695)	(187,083)	(185,328)	(210,200)	(233,042)	(241,291)	(228,840)	(215,960)	(191,347)	(186,273)	(178,983)	(2,449,985)	(1,811,305)	(1,657,993)

Draft V3a

NEW HAVEN PARKING AUTHORITY UNION STATION BUILDING - STATE STREET STATION FISCAL YEAR 2024 BUDGET

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
REVENUE															
Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSES															
Personnel:															
Managers-ST	2,772	2,810	2,706	2,806	2,769	2,772	2,871	2,639	2,772	2,710	2,840	2,673	33,140	27,451	26,983
Managers-OT	103	102	100	103	101	103	105	97	103	98	103	100	1,218	1,527	2,114
Cashiers-ST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cashiers-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance-ST	2,699	2,671	2,612	2,671	2,612	2,699	2,699	2,498	2,671	2,585	2,699	2,585	31,701	19,224	20,715
Maintenance-OT	270	267	261	267	261	270	270	250	267	258	270	258	3,169	1,920	6,643
Security-ST	493	493	477	493	477	493	493	461	493	477	493	477	5,820	5,554	6,643
Security-OT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	366
Benefits	4,513	3,236	4,346	4,481	4,601	4,473	4,833	4,318	4,331	4,450	4,886	4,440	52,908	43,079	48,729
Total Personnel	10,850	9,579	10,502	10,821	10,821	10,810	11,271	10,263	10,637	10,578	11,291	10,533	127,956	98,755	105,549
Operating:															
Outside Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	101	101	101	101	101	101	101	101	101	101	101	101	1,212	-	1,191
Service Agreements	655	655	655	655	655	655	655	655	655	655	655	655	7,860	-	2,642
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	514
Repairs and Maintenance	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	17,136	-	24,293
Insurance	152	152	152	152	152	152	152	152	152	152	152	152	1,826	1,523	1,454
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	61	61	61	61	99	61	61	61	61	61	61	61	770	250	-
Tickets and Tags	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	570	570	570	570	570	570	570	570	570	570	570	570	6,840	1,200	11,450
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contracted Snow Removal	-	-	-	-	2,500	5,000	5,000	5,000	2,500	-	-	-	20,000	20,000	2,500
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	44,291	31,682	42,082
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	39	39	39	39	39	39	39	39	39	39	39	39	468	-	124
Total Operating	6,697	6,697	6,697	6,697	9,235	11,697	11,697	11,697	9,197	6,697	6,697	6,697	100,403	54,655	86,250
Total Expenses	17,547	16,276	17,199	17,518	20,056	22,507	22,968	21,960	19,834	17,275	17,988	17,230	228,359	153,410	191,800
NET OPERATING INCOME	(17,547)	(16,276)	(17,199)	(17,518)	(20,056)	(22,507)	(22,968)	(21,960)	(19,834)	(17,275)	(17,988)	(17,230)	(228,359)	(153,410)	(191,800)

Draft V3a

NEW HAVEN PARKING AUTHORITY
 UNION STATION BUILDING - STATE STREET STATION
 FISCAL YEAR 2024 BUDGET

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
OTHER REVENUE															
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EXPENSES															
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	(17,547)	(16,276)	(17,199)	(17,518)	(20,056)	(22,507)	(22,969)	(21,960)	(19,834)	(17,275)	(17,988)	(17,230)	(228,359)	(153,410)	(191,800)
ADJUSTMENTS															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	(17,547)	(16,276)	(17,199)	(17,518)	(20,056)	(22,507)	(22,969)	(21,960)	(19,834)	(17,275)	(17,988)	(17,230)	(228,359)	(153,410)	(191,800)

NEW HAVEN PARKING AUTHORITY
UNION STATION GARAGE
FISCAL YEAR 2024 BUDGET

Draft V3a

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
REVENUE															
Monthly	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	43,796	525,546	438,558	490,409
Transient	290,000	300,000	315,000	340,000	330,000	365,000	300,000	250,000	295,000	305,000	315,000	310,000	3,715,000	2,755,000	3,858,449
Validations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin Fees-NHPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Enhancement Initiatives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	500	500	500	500	500	500	500	500	500	500	500	5,500	120	3,373
Total Revenue	333,796	344,296	359,296	384,296	374,296	409,296	344,296	294,296	339,296	349,296	359,296	354,296	4,246,046	3,193,678	4,352,231
EXPENSES															
Personnel:															
Managers-ST	8,223	8,267	8,006	8,294	8,173	8,223	8,465	7,790	8,223	7,981	8,366	7,934	97,945	78,800	77,098
Managers-OT	336	331	325	336	330	336	341	314	336	320	336	325	3,966	3,943	5,366
Cashiers-ST	13,931	13,725	13,482	13,725	13,482	13,931	13,931	12,840	13,725	13,283	13,931	13,283	163,269	169,098	144,687
Cashiers-OT	836	824	809	824	809	836	836	770	824	797	836	797	9,798	10,145	9,081
Maintenance-ST	7,493	6,527	5,983	6,091	5,966	6,165	6,165	5,698	6,091	6,740	7,493	7,162	77,574	70,425	64,128
Maintenance-OT	618	609	598	609	587	618	618	589	618	589	618	589	8,542	8,324	4,233
Security-ST	18,981	18,701	18,369	18,701	18,369	18,981	18,981	17,494	18,701	18,098	18,981	18,098	222,455	212,209	182,290
Security-OT	3,417	3,366	3,306	3,366	3,306	3,417	3,417	3,149	3,366	3,258	3,417	3,258	40,043	25,466	25,553
Benefits	40,322	35,803	36,569	37,599	38,972	37,582	40,590	36,440	36,284	37,305	41,000	35,909	454,375	430,911	419,350
Total Personnel	94,157	88,153	87,447	89,545	90,264	90,348	93,603	85,326	88,420	88,371	94,978	87,355	1,077,967	1,009,321	931,786
Operating:															
Outside Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	7,483	7,578	7,916	7,593	9,034	10,498	13,500	15,610	15,610	12,375	8,924	8,136	124,257	108,693	109,315
Service Agreements	4,881	4,881	4,881	4,881	4,881	4,881	4,881	5,019	5,019	5,019	5,019	5,019	59,262	43,967	40,961
Professional Services	2,433	2,433	2,433	2,433	2,433	2,913	2,433	2,433	2,433	2,433	2,433	2,433	29,676	11,988	11,765
Repairs and Maintenance	4,375	7,875	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	56,000	46,680	35,277
Insurance	15,632	15,632	15,632	15,632	15,632	15,632	15,632	15,632	15,632	15,632	15,632	15,632	187,580	143,601	139,953
Rent (land and building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	540	540	540	540	874	540	540	540	540	540	540	540	6,814	9,435	8,505
Tickets and Tags	331	331	331	331	331	331	331	331	331	331	331	331	3,972	2,556	2,355
Supplies	2,540	3,145	3,145	2,540	3,345	3,763	4,986	4,986	3,972	3,563	3,145	3,145	42,275	38,937	33,425
Bank Fees	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	12,840	154,080	49,800	91,263
Contracted Snow Removal	-	-	-	-	-	35,000	35,000	35,000	17,500	-	-	-	140,000	140,000	15,000
Bond Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee	36,767	36,767	36,767	36,767	36,767	36,767	36,767	36,767	36,767	36,767	36,767	36,767	441,205	422,403	391,707
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	2,495	765	765	765	765	765	765	765	1,165	765	765	765	11,310	11,250	9,891
Total Operating	90,317	92,787	89,625	88,697	108,777	128,305	132,050	134,298	116,184	94,640	90,771	89,983	1,256,431	1,029,311	889,418
Total Expenses	184,474	180,940	177,072	178,242	199,041	218,653	225,653	219,624	204,604	183,011	185,749	177,338	2,334,396	2,038,632	1,821,204
NET OPERATING INCOME	149,322	163,356	182,224	206,054	175,255	190,643	118,643	74,672	134,692	166,285	173,547	176,958	1,911,648	1,155,046	2,531,027

Draft V3a

NEW HAVEN PARKING AUTHORITY
 UNION STATION GARAGE
 FISCAL YEAR 2024 BUDGET

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FY24 BDGT	FY23 BDGT	FY23 PROJ
OTHER REVENUE															
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	-
OTHER EXPENSES															
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of CT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CNH PILOT Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CHG IN NET ASSETS FROM OPS	149,322	163,356	182,224	206,054	175,255	190,643	118,643	74,672	134,692	166,285	173,547	176,958	1,911,648	1,161,046	2,531,027
ADJUSTMENTS															
Add:															
Depreciation/Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OID Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:															
Bond/Lease Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NET CASH	149,322	163,356	182,224	206,054	175,255	190,643	118,643	74,672	134,692	166,285	173,547	176,958	1,911,648	1,161,046	2,531,027