



## **New Haven Union Station**

### **Capital Projects Report**

**January 22, 2024**

#### **State of Good Repair (SOGR):**

- Final draft design submissions reflecting review comments submitted by the Union Station Facility Renovation Program Committee for architectural repairs and improvements at Union Station Building and repairs and improvements at Union Station Garage and integration of new “front-end” requirements related to capital funding are being prepared. The professional services to conduct hazardous building materials assessments are in progress and the results will be included in the updated design documents. The design contract amendments for increasing the level of construction administration and on-site oversight are being prepared for signature.

#### **Enabling Project – Phase I:**

- The Phase 1 Enabling Project includes a variety of items listed in the State Bond Commission submission of December 2022 such as restrooms, main waiting room seating, removal of storefronts, casual/semi-self-service restaurant, pizza kitchen, outdoor patio, bicycle station/garage concession space (design only), and mechanical, electrical & plumbing (MEP) improvements. Proposal Documents are being prepared for the selection of a design services consultant.

#### **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 advanced to design phase only as part of the Phase 1 Enabling Project.

### **Brokerage Services:**

- Revisions have been made to the draft RFP for real estate support services, reflecting recent discussions with CTDOT. The final draft RFP is being prepared for final review and subsequent release.
- Teleconference was held on October 17, 2023 with Amtrak, CTDOT and NHPA to discuss Amtrak's space needs at the Station. Another meeting to further discuss will be scheduled.
- Peter Pan Bus Lines has recently expressed an interest in using the bus berths at Union Station. Discussing a potential lease agreement.

### **East Lot:**

- Zoning Application – The zoning application for a proposed Transit Oriented Development (TOD) district, to be known as a Transit Oriented Community Zone (TOC), has been submitted to the Board of Alders for approval. Additional information is being prepared for the Board of Alders, following a City Plan recommendation from their meeting on December 20, 2023.
- 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](http://www.unionstationnewhaven.com) for a summary of community stakeholder interviews, a slide presentation, a video presentation, and a variety of relevant background documents.
- CTDOT will issue the Request for Proposals for this Public/Private Partnership and Development Opportunity.

### **West Lot:**

- CTDOT will advance the design of the West Lot multi-modal facility.

### **Interior Building Wayfinding Signage:**

- The design services with Desman, Inc. using MERJE as its graphic/signage subconsultant, are in progress. The Consultant has prepared an inventory of existing signs. A presentation update was held on November 17, 2023 meeting of the Facilities Renovations Committee. A site visit was conducted with CTDOT, NHPA and Consultant representatives on December 12, 2023 to review existing signage.

### Union Avenue Roadway and Streetscape Improvements:

- CTDOT will advance the roadway and streetscape improvements.

### Annual Condition Surveys

- The professional services are in progress. Initial cost projections are being reviewed. Draft condition survey reports are in progress of being prepared.

### Work by Others

- Amtrak Ticket Window Modifications – Amtrak is modifying the ticket window area to enhance ADA accessibility. They terminated their first contractor due to its failure to properly progress the work. Amtrak has selected a new contractor; insurance certificates and other relevant start-up documents are being reviewed. Also awaiting some additional information from Amtrak.
- Amtrak Information Technology Communications System Modifications – Amtrak seeks to perform some modifications to its IT system. They will produce drawings and specifications once their new leased space is determined.
- MTA/MN Radio Communication System Improvements – MTA/MN is developing some plans to enhance coverage for their radio communications system. They have put their plans on hold.
- NHPA Office Fit-out on 2<sup>nd</sup> Floor East – The design for the office fit-out for the 2<sup>nd</sup> Floor East to relocate some of the NHPA administrative offices to Union Station is in progress. The work will also include some public access areas such as a conference room and locker storage area.

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