



## **New Haven Union Station**

### **Capital Projects Report**

**February 28, 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. SHPO reviewing the Building project; they have reviewed and approved the Garage project. 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 have been signed.

#### **Enabling Project – Phase I:**

- The Enabling Project - Phase 1 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. The Proposal Documents for the selection of a design services consultant have been drafted for review.

#### **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 Enabling Project - Phase 1.

**Brokerage Services:**

- The due date for the proposals for Real Estate and Property Management Support Services has been extended by 2 days to March 8, 2024. An addendum in response to 11 items requested for additional information has been issued.
- 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), will be presented to the Legislative Committee of the Board of Alders at their March 5, 2024 meeting.
- 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 Consultants will present a progress update at the Facility Renovation Projects Committee meeting on March 8, 2024.

**Union Avenue Roadway and Streetscape Improvements:**

- CTDOT will advance the roadway and streetscape improvements.

**Annual Condition Surveys**

- The professional services are in progress. Draft condition survey reports are being reviewed.

## **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.
- 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.

JMS 02-27-2024