

CONDITION APPRAISALS



UNION STATION
PARTNERSHIP
NEW HAVEN



FY 2024

UNION STATION PARKING GARAGE
UNION STATION BUILDING
STATE STREET STATION

PREPARED BY: DESMAN
MAY 29, 2024

DESMAN
Design Management





UNION STATION PARKING GARAGE

Date of Completion:

1988

Age of Structure:

36 years

Type of Structure:

Cast-in-place post-tensioned concrete

Work proposed for 2025:

Replacement of PARCS, Replacement of Callbox System

5-Year Projection Highlights:

- Concrete Repairs \$552,000
- Waterproofing: \$3,984,000
- Architectural Enhancements: \$1,470,400
- Mechanical & Electrical Repairs: \$926,400
- Elevators: \$6,400
- PARCs Renewal & Replacement: \$592,000
- Security: \$689,600
- Site: \$228,800

Total Projected Cost for 2025:

\$1,281,600

Total 5-Year Projection:

\$8,449,600





UNION STATION PARKING GARAGE

Capital Projects:

- NHPA #23-009 Concrete repair, waterproofing and Drainage Repairs;
Exterior Architectural Coating; Decorative Precast Façade Repairs

Opinion of cost: \$6.25M

in design





UNION STATION PARKING GARAGE

Highlights for next 5 years:

- Concrete repair and waterproofing, such as sealer application/membrane installation
- Painting and coatings
- Stair Tower storefront systems recommended for full replacement
- Replacement of light fixtures





UNION STATION BUILDING

Date of Completion:

1920, renovated and re-opened in 1985

Age of Structure:

104 years

Work proposed for 2025:

Site repairs, Mechanical repairs, Lighting/Electrical work

5-Year Projection Highlights:

- Architectural & Structural Repairs: \$8,841,600
- Tunnel Work: \$1,432,000
- Mechanical Repairs: \$2,664,000
- Electrical Repairs: \$841,600
- Elevators/Escalators: \$16,000
- Landscaping & Site Work: \$129,600

Total Projected Cost for 2025:

\$1,360,000

Total 5-Year Projection:

\$13,924,800

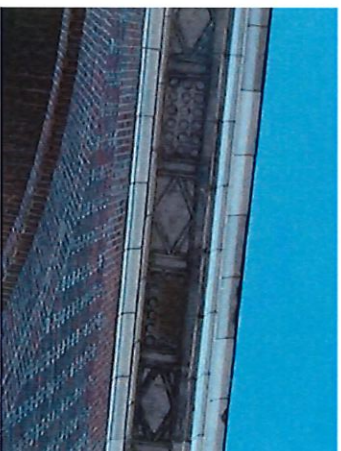
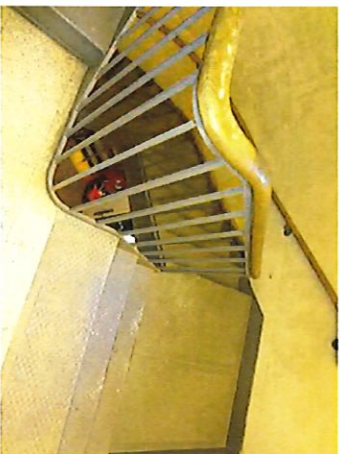


UNION STATION BUILDING



Capital Projects:

- NHPA #23-020 Architectural Repairs & Improvements; opinion of cost: \$5.68M in design
- NHPA #23-054 Interior Wayfinding Improvements opinion of cost: TBD in design

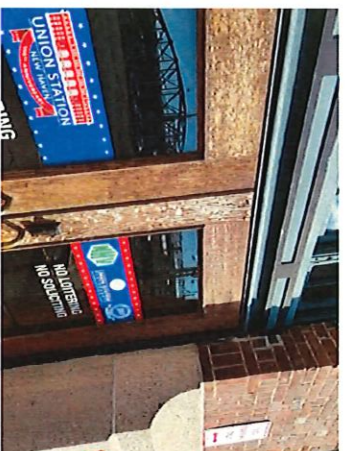




UNION STATION BUILDING

Highlights for next 5 years:

- Exterior/Building Envelop Repairs
- Replacement of roofing system being monitored and considered
- Replacement of train platform doors to be replaced (contingent upon CTDOT plans for upgrades to the Platforms)
- Electrical and Mechanical repairs and improvements





STATE STREET STATION

Date of Completion:

2002

Age of Structure:

22 years

Work proposed for 2025:

Front/Site Repairs, Flooring & Door Repairs, Elevator Mods, Elec. Repairs, Conceptual Study for Public Restrooms and Coffee Shop

5-Year Projection Highlights:

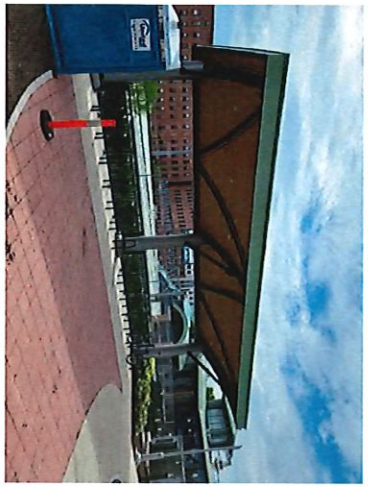
- Front Area: \$785,600
- Building and Bridges: \$980,800
- Electrical Repairs: \$70,400
- Elevators: \$520,000
- Miscellaneous: \$273,600

Total Projected Cost for 2025:

\$2,187,200

Total 5-Year Projection:

\$2,630,400





STATE STREET STATION

Highlights for next 5 years:

- Concrete apron repairs and asphalt repair
- Door replacement, expansion joint replacement
- Miscellaneous electrical repairs
- Elevator modernization
- Installation of flagpole

