



**UNION STATION  
PARTNERSHIP**  
NEW HAVEN



OPERATIONS COMMITTEE  
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

September 20, 2024

**NOTICE OF MEETING**

**A Meeting of the New Haven Union Station Partnership Operations Committee for Union Station Transportation Center will be held on Monday, September 23, 2024 at 1:00 PM via Zoom teleconference and at New Haven Parking Authority/Park New Haven's Office on 232 George Street. The Agenda for this meeting is attached.**



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OPERATIONS COMMITTEE  
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

## **AGENDA**

### **OPERATIONS COMMITTEE MEETING**

**September 23, 2024**

**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: September 23, 2024 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

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## **I. CALL TO ORDER**

## **II. PUBLIC COMMENT**

Please notify Fortunata Houde ([fhoude@nhparking.com](mailto: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 the Minutes from the August 26, 2024 Operations Committee Meeting**

## **IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE**

- A. Motion to ratify approval of a professional services agreement with Svigals + Partners, LLP to provide professional engineering and architectural services for Enabling Project – Phase I at Union Station Building, NHPA Project #23-051.**
- B. Motion to enter into an agreement with Town Green Special Services District to have murals painted through their artist, Eric March to better the experience at State Street Station.**

## **V. MONTHLY REPORTS**

- Operations**
- Finance**
- Capital Projects**

## **VI. LEASING AND TENANT UPDATES**

- Rail Providers Relocations – Design Included in Enabling Project RFP –  
-AMTRAK meeting tentatively scheduled for October 16**
- BESB – Toured Facility April 22 at 11:00 AM and Interested in Expanding Footprint**
- Month-to-Month Agreements in Place for all Leaseholds in Station**
- Union Pizza Would Like to Remove their DBA Sbarro and Operate Under their Legal Name of Union Pizza**

## **VII. NEW BUSINESS**

**-Bike Share Returns to Stations: Ride New Haven Launched September 1, 2024**

## **VIII. OLD BUSINESS**

**-OC Approved Actions with OC for Signature**

**-East Lot RFP will Close in Fall**

## **IX. EXECUTIVE SESSION**

**-Not Anticipated to be Used**

## **X. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)**





**UNION STATION  
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NEW HAVEN**



OPERATIONS COMMITTEE  
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

**MINUTES OF THE  
UNION STATION TRANSPORTATION CENTER PARTNERSHIP  
OPERATIONS COMMITTEE  
AUGUST 26, 2024**

Attending from CDOT: Deputy Commissioner King, Mr. Bergeron, Mr. Bordiere, Mr. Fox, Ms. Cordero, Ms. Bartek

Attending from City of New Haven: Mr. Piscitelli, Ms. Hendricson, Attorney Pinto, Ms. Solomon

Attending from New Haven Parking Authority: Mr. Hausladen, Mr. Parry, Mr. Seholm, Mr. Staniewicz, Attorney Rini, Attorney Merin, (Guest) Mr. Labieniec

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**I. CALL TO ORDER**

Mr. Hausladen opened the meeting at 1:04 PM.

**II. PUBLIC COMMENT**

Mr. Hausladen reported there were no requests to speak from the public.

**III. APPROVAL OF THE MINUTES**

Mr. Hausladen asked if there were any exceptions or further discussion on the Minutes from the July 22, 2024 meeting that were presented. Hearing none, he asked for a Motion to approve. Deputy Commissioner King moved to approve, and Mr. Piscitelli seconded the Motion. A vote was taken:

Deputy Commissioner King	Approved
Mr. Bergeron	Approved
Ms. Hendricson	Approved
Mr. Piscitelli	Approved

#### **IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE**

**•MOTION A TO APPROVE THE DRAFT SCOPE OF DESIGN SERVICES CTDOT DEVELOPED WITH CHA FOR THE NEW HAVEN UNION STATION WEST LOT GARAGE, INTERMODAL FACILITY AS WELL AS THE ROUTE 1 (UNION AVENUE) IMPROVEMENTS SCOPE.**

Mr. Bergeron introduced the Motion to approve the draft scope of the project that is at 30% of design. He acknowledged receipt of Mr. Piscitelli's comments, and his team will include them into the scope in collaboration with the Operations Committee and the City of New Haven. He asked the design team to join him at the Operations Committee meeting today to answer any questions.

Mr. Piscitelli thanked him for consideration of his comments and weaving them into the scope.

The Motion was moved and seconded and a vote was taken:

Deputy Commissioner King	Approved
Mr. Bergeron	Approved
Ms. Hendricson	Approved
Mr. Piscitelli	Approved

**•MOTION B: TO SELECT A CONSULTANT FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES FOR THE ENABLING PROJECT – PHASE I AT NEW HAVEN UNION STATION** **Tabled**

Mr. Staniewicz introduced the Motion and said two proposals were received for engineering and architectural services for the Enabling Project - Phase I. Both firms were interviewed by the Operations Committee. The salient features of each proposal were compared. Due to the significant difference in the fees of the two firms, NHPA plans further discussion with Svigals.

Mr. Hausladen asked if the Operations Committee had any comments. Deputy Commissioner King said CTDOT does have concerns in regard to the cost differential between the two proposers. They both did a good job of laying out a plan, and both are capable of doing the desired work; however, CTDOT is leaning toward Newman due to cost.

Mr. Piscitelli said he did discuss this with the Deputy Commissioner, and he asked how long it would take to discuss the pricing differential with Svigals to get them more in line with the budget. We need to get the project moving as soon as possible. Mr. Hausladen said this will take a few more days. It is expected that Svigals will work with us; however, he will take direction from the Operations Committee on this. Mr. Piscitelli said the conversation with Svigals should focus on pricing.

Deputy Commissioner King suggested to table the Motion, as she is not comfortable to vote, and have a special Operations Committee meeting/vote prior to the next scheduled one. Deputy Commissioner King moved to table Motion B, and Mr. Bergeron seconded the Motion to table. A vote was taken:

Deputy Commissioner King      approved  
Mr. Bergeron                      approved  
Ms. Hendricson                  approved  
Mr. Piscitelli                      approved

**MOTION C: TO APPROVE PARTICIPATION IN CONTINUUM OF CARE'S PILOT PROGRAM FOR THE USE OF CRISIS BEDS FOR THE UNHOUSED AT UNION STATION**

Mr. Hausladen said the REST (Rapid Evaluation Stabilization and Treatment) Pilot launched on Wednesday as a new approach to help the unhoused. -It centers around a three-family home in New Haven on Winthrop Avenue. The third floor would be reserved for use by those at Union Station. He introduced John Labieniec to present further explanation of the program. The following points were made for discussion:

-With the significant increase in the homeless population, the system needs better coordination and immediate access to emergency beds. Continuum of Care proposes as a pilot two transitional crisis beds in New Haven for use by the unhoused at Union Station. These fee-for-service beds will be available on the third floor of the Winthrop Avenue home as part of the REST program.

-It is a living room model with crisis beds (recliner chairs) to service the population in the hopes to avoid ER admissions and arrests. The model presents a more conducive spot over the option of a congregate shelter.

-This site has 24/7 staffing attached to it and will follow already established guidelines. A crisis outreach coordinator will be available to clients using these beds and will assist with case management, outreach, transportation, and referral support. Data collection will be done in conjunction with Jack Teebs from Yale's Consultation Center and will include data related to client history, length of stay and outcomes.

-Mr. Labieniec said when working with COMPASS if there is a situation where there are no immediate beds open, this program opens up a window of opportunity for a person in crisis to engage in this program for help. It will provide a bed, offer 23 hours to stabilize and determine what type of services are needed.

-A weekly e-mail will be provided to the contact person at Union Station with a report of bed use and an invoice will be generated for payment. Pilot costs are not to exceed \$79,70517. Two-thirds of the costs are related to personnel and will help create a pathway to housing.

**Questions:**

Deputy Commissioner King had several questions:

-How many would be participating or using the resources. Mr. Labieniec said his team will be relying on COMPASS to assess the individuals. Time will tell how it will mesh with the COMPASS team.

-Are we working with CAN on this, and are they okay with it, or are we working around the CAN process as a way to enter the system. Mr. Labieniec said there are variations on how CAN works in relation to encampments. All that come through this Pilot will go through the CAN wait list.



Mr. Bordiere had the following questions:

-A lot of the homeless folks seen at the Station are repeaters – is this a one-time thing? Mr. Labieniec said the goal is to transition folks to somewhere more stable and on a case-by-case basis position them for success and identify what support is available for them.-

-To confirm the first two floors are funded and the costs for the third floor are incremental. Mr. Labieniec said yes.

-Is the third floor exclusive for the folks at Union Station. Mr. Labieniec said yes.

-Has there been any opportunity to ask for more funding? Mr. Labieniec said we are looking into a lot of different options.

Mr. Piscitelli said this is an incredibly challenging situation, and he thanked all for their time and efforts. It has been shared and vetted by the community services program. He said to please consider this Committee’s vote not just for a pilot but as an expectation.

Mr. Hausladen said the length of time the program will run depends on how long funds last.

Mr. Bergeron suggested it would be worth approaching partner sister agencies for assistance with funding through Diana Palmer of his staff. Mr. Piscitelli has no exception to this, and asked if Mr. Bergeron could include Mr. Hausladen and Mr. Labieniec in the meetings.

Ms. Hendricson moved to approve, and Deputy Commissioner King seconded the Motion. A vote was taken.

Deputy Commissioner King	Approved
Mr. Bergeron	Approved
Ms. Hendricson	Approved
Mr. Piscitelli	Approved

## **V. MONTHLY REPORTS**

**A. OPERATIONS:** Mr. Parry provided an overview of activity in Operations for the month of July.

### **•Security/Incidents**

He called attention to the charts that show details of the incidents that occurred in the month of July. The incidents in this report are also included in the USTC Daily log that is distributed.

The summary sheet shows that the **Medical** category continues to trend as the most populated with **Disorderly Conduct** following. The presence of the New Haven Police Department and increasing Parking Authority security staff is helping; however, there continues to be challenges with enforcing the Code of Conduct.

Mr. Bordiere said during the last stakeholders’ meeting he asked what could be done with the stakeholders’ team to help enforce the Code of Conduct after hours in front of the station. It was agreed that was a point well taken and will be worked on.



•**Occupancy:** A slight increase has been seen from previous years; however, nothing out of the ordinary. The garage was closed two times for about an hour during the month of July on July 10 and July 17. There are still plenty of spaces available.

He noted the following points for discussion:

-Total Tickets Issued - cumulative comparison YTD - showed an 8% increase over last year - about 1,000 vehicles.

-Total Keycards – cumulative comparison - showed a 5 % increase that indicates monthlies are returning and we have met the maximum requirements of monthly and do we want to increase number to fill empty spaces.

-Occupancy levels peak between the hours of 11:00 AM to 7:00 PM during the week and until 10:00 PM on the weekend.

•**Unhoused:** July numbers showed a decrease from last month and we hope to see this continue with new initiatives which are in place. The numbers increase and correlate with shelter closings.

**B. FINANCE:** Mr. Seholm said due to time constraints, he will make a change in how he presents the financials. He has included in advance a variance report covering all lines along with the detail for Professional Services Fees and NHPD extra duty police for the month. He will provide an overview of the top five items in Consolidated results.

Net Operating Income for the month of July was \$55,521 versus a budget of (\$43,126) for a variance of \$98,647. Transient Parking Revenue was \$69,000 better than budget based on the increase in the number of parkers.

Total Personnel expenses were \$9,447 less than budget. There was some maintenance OT and security OT to cover open shifts and benefits were less due to open shifts and less PTO.

Total Operating expenses came in \$24,009 less than budget. This was mainly driven by Repairs and Maintenance costs being \$12,847 less than budget including less plumbing expense and a number of other items. . Supplies were \$6,513 less than budget due to less cleaning supplies and .signage that were budgeted for.

Total Expenses were \$33,456 less than budget with total personnel and operating expenses coming in less than budget.

Revenue, Personnel and Operating expenses were all positive for the month, which drove the variance for Net Operating Income to be \$98,647 better than budget.

He welcomed any questions and said not to hesitate to contact him with any questions.

**C. CAPITAL PROJECTS:** Mr. Staniewicz reported on highlights of the major capital projects.

•**State of Good Repair Projects (two):** He said the front-end and forms are close to being complete as well as an update on the project schedule and engineering opinion of cost. All will soon be e-mailed to the Operations Committee for review.

•**Internal Wayfinding Signage:** An on-site review of mock-up signage has been scheduled for Tuesday, October 1 at 11:00 AM on site at Union Station.

Mr. Piscitelli said the focus on moving capital projects is intense. How much work are we doing to get the enabling contracts ready to go as soon as a firm is chosen. Mr. Staniewicz said we have a draft agreement that we could advance fairly quickly. Mr. Piscitelli said to build a schedule of follow-up meetings.

Mr. Piscitelli asked in regard to the relocation process where are we with Amtrak. Mr. Hausladen said we can use the enabling Phase I for design when meetings with tenants are established. Mr. Bordiere said it is a work in progress, and their requests are understood.

Mr. Bergeron said we should look at the entire program to be sure we are within the \$22 million budget, what final cost estimates are, and do we need to go back to the bond commission. Along with that Mr. Bordiere said there are also recommended repairs in the condition surveys to consider. Funding strategies need to be considered to determine how to package those projects to get them done.

**VI. LEASING AND TENANT UPDATES**

There were no new updates to report.

**VII. NEW BUSINESS**

Bike Share: Mr. Hausladen reported that the Bike Share system will be up and launched by the end of the week. The bikes will be stored at the State Street Station and Union Station.

**VIII. OLD BUSINESS (none)**

**IX. EXECUTIVE SESSION – (not needed)**

**X. ADJOURNMENT**

Mr. Hausladen asked if there were any other items for discussion. Hearing none, he asked for a Motion to adjourn. Mr. Piscitelli moved to adjourn, and Mr. Bergeron seconded the Motion. The meeting was adjourned at 2:03 PM. A vote was taken.

Deputy Commissioner King	Approved
Mr. Bergeron	Approved
Ms. Hendricson	Approved
Mr. Piscitelli	Approved



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September 23, 2024

**RECOMMENDATION: 092324 (Motion A)**

**SUBJECT:**

Motion to ratify approval of a professional services agreement with Svigals + Partners, LLP to provide professional engineering and architectural services for Enabling Project – Phase I at Union Station Building, NHPA Project #23-051.

**NARRATIVE:**

To provide required professional engineering and architectural services throughout the stages of design, procurement, testing/inspection and construction for the Enabling Project – Phase 1 at Union Station Building. The items in this project include the following:

- Main lobby seating
- Outdoor flex seating/outdoor patio
- Bike station/ Garage concession space (design only)
- Decorations & seasonal overhead ornaments/art
- Family Restroom
- New Men's and Women's Restrooms
- Remove storefronts
- Grab & go
- Casual/semi-self-service restaurant
- Pizza kitchen
- MEP Upgrades Infrastructure
- Tenant Relocations and Enabling

Proposals for professional engineering and architectural services were requested for the Enabling Project - Phase 1. Legal advertisements were posted in the New Haven Register, LaVoz, New Haven Independent, and Inner-City News and the State's contracting portal CTsource. The advertising was also placed on the Union Station and NHPA websites. Two proposals were received on May 31, 2024:

- Svigals + Partners, LLP of New Haven
- Newman Architects, PC of New Haven

***Motion A – OC Meeting 9-23-24 Ratify Agreement with Svigals  
for Enabling Project Phase I- USB***





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These proposals were reviewed and are summarized in the enclosure entitled: Summary Comparison of Proposals Received for Professional Engineering and Architecture for Enabling Project – Phase 1 at New Haven Union Station, Project #23-051, dated July 11, 2024. Subsequent, follow-up information was also provided by the two proposers.

The Operations Committee interviewed the two proposers on July 15 and 16.

Further revisions to the proposal were provided by Svigals to modify its scope and reduce the price, while still achieving essential services. Refer to attached revisions dated September 3, 2024.

**COST:**

The fees for the professional services agreement for the Enabling Projects – Phase 1 at Union Station Building have been reduced and are listed in the attached revisions dated September 3, 2024. In summary:

Design subtotals \$786,800.

Construction Administration subtotals \$532,480.

Allowances for such items as bidding, environmental, water quality testing, 3D scanning, and rendering subtotals \$190,000.

Fee total \$1,509,280 for base project, plus fee for tenant relocations to be determined based on area of tenant fit-out.

The unit price for design of the tenant relocations for office fit-out has been reduced to \$6.95 per square foot.

**FUNDING:**

Union Station capital reserves and/or State Bond Funds.

**RECOMMENDATION:**

Enter into a professional services agreement with Svigals + Partners, LLP to provide professional engineering and architectural services for Enabling Project – Phase 1 at Union Station Building, NHPA Project #23-051, in accordance with fees listed in attached revised cost proposal dated September 3, 2024.

*Motion A – OC Meeting 9-23-24 Ratify Agreement with Svigals  
for Enabling Project Phase I- USB*





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September 23, 2024

**MOVED THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY RATIFIES THE APPROVAL OF THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE NEW HAVEN PARKING AUTHORITY, AS STATION MANAGER, PARKING MANAGER AND BROKERAGE MANAGER, WITH SVIGALS + PARTNERS, LLP AS A RESULT OF REQUEST FOR PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES FOR ENABLING PROJECT – PHASE 1 AT UNION STATION BUILDING, NHPA PROJECT #23-051, IN ACCORDANCE WITH FEES LISTED IN THE ATTACHED REVISED COST PROPOSAL DATED SEPTEMBER 3, 2024.**

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC), duly warned and open to the public, held at 232 George Street, New Haven, CT and via Zoom teleconference at 1:00 p.m. on Monday, September 23, 2024, Members of the OC being present, the above Motion was proposed by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, put to vote and unanimously adopted.

**OPERATIONS COMMITTEE ENDORSEMENTS:**

\_\_\_\_\_  
Laoise King  
Deputy Commissioner  
Connecticut Department of Transportation

\_\_\_\_\_  
Michael Piscitelli  
Economic Development Administrator  
City of New Haven

\_\_\_\_\_  
Eric Bergeron  
Assistant Rail Administrator  
Connecticut Department of Transportation

\_\_\_\_\_  
Courtney Hendricson  
Deputy Director, Economic Development  
City of New Haven



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**EXECUTIVE OVERSIGHT PANEL APPROVALS:**

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Garrett Eucalitto  
Commissioner  
Connecticut Department of Transportation

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Justin Elicker  
Mayor  
City of New Haven

# SVIGALS + PARTNERS

Date: September 3, 2024

## Enabling Project - Phase 1 at New Haven Union Station - Project #23-051

### Proposed Design Fee Breakdown

Item	Proposed Fees				Comments/Notes
	Schematic	Design Development	Construction Documents	Total	
Documentation of Existing Conditions Phase:					
Design Phase(s):					
Main lobby seating	\$13,000	\$13,250	\$16,750	\$43,000	
Outdoor flex seating/outdoor patio	\$29,500	\$29,700	\$31,500	\$90,700	
Bike station/ Garage concession space	\$63,800	\$0	\$0	\$63,800	The scope of work only includes the Schematic Design Phase
Decorations & seasonal overhead ornaments/art	\$15,800	\$13,300	\$19,500	\$48,600	
Family Restroom	\$2,700	\$8,500	\$12,900	\$24,100	
New Men's and Women's Restrooms	\$32,500	\$34,000	\$44,700	\$111,200	
Remove storefronts	\$29,800	\$28,000	\$39,200	\$97,000	
Grab & go	\$20,200	\$16,900	\$28,700	\$65,800	
Casual/semi-self-service restaurant	\$29,700	\$23,500	\$40,200	\$93,400	
Pizza kitchen	\$17,300	\$15,700	\$23,500	\$56,500	
MEP Upgrades Infrastructure	\$35,700	\$21,400	\$35,600	\$92,700	
Tenant Relocations and Enabling					Please reference Tenant Relocation fee matrix below
Subtotal Design	\$290,000	\$204,250	\$292,550	\$786,800	

Item	Proposed Fees		Comments/Notes
	Original Fee	Adjusted Fee	
Bidding Phase(s) Allowance			see allowance table below
Construction Administration Phase(s) Allowance (including minimum average of 20 hours/week on-site oversight which will be performed by Freeman Companies - MBE as well as all other consultant CA involvement).	\$650,000	\$532,480	Assumptions: Construction duration = 24 months 20 mandatory hours on site every week 8 hours of the 20 are allocated to Freeman Companies (MBE and has worked with CTDOT) 12 hours of the 20 are allocated to the rest of the design team Average hourly rate = \$160.00 20 X \$160 = \$3,200 per week \$3,200 x 104 weeks = \$332,800 Additional 12 hours a week allocated to the design team to process, RFI's, submittals, job meetings, etc. 12 hours x \$160 = \$1,920 \$1,920 x 104 weeks = \$199,680 Total CA cost: \$532,480
Other Allowances (specify)	\$0	\$0	see table below
Reimbursable Expenses Allowance	\$45,000	\$40,000	
<b>Total</b>	<b>\$695,000</b>	<b>\$572,480</b>	

Allowances:	Original fee	Adjusted Fee	Comments/Notes
Design phase meetings with NHPA/CTDOT/CNH	\$60,000	\$50,000	We believe that if we are able to combine meeting dates/times we can be more efficient with our time and help expedite the design process.
Bidding and Negotiation	\$25,000	\$12,000	The bidding reduction assumes that there will not be more than 3 separate bid packages.
Historic	\$20,000	\$5,000	Since the historic scope of work is undefined, we feel this allowance can be reduced.
Environmental	\$50,000	\$20,000	Since the environmental scope is undefined, we feel this allowance can be reduced.



Energy Modeling	\$25,000	\$0	We are omitting the Energy Modeling allowance because we aren't sure whether or not it will be required based on the project types.
Water Testing	\$10,000	\$10,000	No Change.
3D scanning of existing conditions	\$50,000	\$43,000	The original scope included scanning of the entire building and pedestrian tunnel to the tracks however, in efforts to reduce the cost for this work we propose to only scan the effected areas being renovated and the creation of existing conditions drawings.
Renderings	\$12,000	\$10,000	The reduction on price limits the number of renderings to five (5x) in
Sub-Total	\$252,000	\$150,000	
Allowances Total	\$947,000	\$722,480	
	Original fee	Adjusted Fee	
Combined total (Design Fee's + Allowances)	\$1,733,800	\$1,509,280	This total does not include the tenant relocation/fitout costs.

Tenant Relocations and Enabling - Fee Matrix for office Fitout (Only includes Architectural, Interior Design, MEP/FP and Furniture design services. All other consultants are excluded).

Phases/Scope of Work	Cost Per Square Foot	Comments
Programming	\$0.40	
Test Fit	\$0.40	
Schematic Design	\$0.50	
Design Development	\$0.50	
Finish Selection	\$0.40	
Construction Documents	\$1.25	
Construction Administration	\$0.00	Construction Administration fee is included within the CA allowance total.
MEP Engineering	\$3.50	
<b>Total</b>	<b>\$6.95</b>	

**Tenant Fitout Exclusions: (These exlusions are related to ONLY the tenant office fitouts)**

1. Code review of existing conditions (i.e. fire walls, shafts, egress, floor penetrations) outside of the project area and any work related to the correction of code deficiencies. This exclusion is specific to code related items that are outside the project limits. Code related items that are in adjacent spaces that are unrelated to the specific project would not be considered to be included.
2. Field Investigation (Assumes the building will be scanned). Since we are proposing to scan the entire project areas in efforts to have an accurate base model we have excluded field verification as it would be a redundant effort.
3. Structural engineering design. (We don't foresee any structural engineering requirements for the tenant fit out scope/s of work therefore, we have excluded it for these reasons). If minor structural engineering is required (meaning under \$800) the design team will absorb the additional costs as part of the project.
4. Audio Visual and Acoustic Design.
5. Telecommunications/data design and engineering.
6. Security design and engineering.
7. Inventory of existing furniture systems and design, specification and installation of new FF&E solutions.
8. Custom millwork beyond typical upper and lower cabinetry.
9. Laboratory spaces.
10. Commercial Kitchen design services.
11. Signage design and fabrication.
12. We shall provide up to three (3x) interior renderings of each tenant space. Additional renderings are not included.



**SUMMARY COMPARISON OF PROPOSALS RECEIVED FOR PROFESSIONAL ENGINEERING AND ARCHITECTURE FOR ENABLING PROJECT – PHASE 1 AT NEW HAVEN UNION STATION, PROJECT #23-051**

	<b>Svigals</b>	<b>Newman</b>
<b>Company full name</b>	Svigals + Partners, LLP	Newman Architects, PC
<b>Location</b>	New Haven	New Haven
<b>Year company organized</b>	1983	1964, under various names
<b>Years of Experience</b>	41	60
<b>General character of work performed</b>	Program development; site investigation, analysis and feasibility services; schematic design document; design development documents and cost estimates; construction documents and cost estimates; furniture, fixtures, and equipment documentation; signage package; bidding and negotiation services; construction phase services; close-out services; BIM execution plan; Revit BIM documentation; Certificate of Need Services; and interior design/FFE documentation. Plus, other services listed.	Comprehensive architectural, interiors, lighting, and graphic design services from community engagement, programming, and conceptual design through construction administration and post-occupancy evaluation.
<b>Completed forms</b>	Yes	Yes, but did not complete certification at bottom of SBE/MBE Utilization Certificate
<b>Qualifications</b>	Licensed for architecture. Also has 8 sub-consultants for a variety of design disciplines, including structural engineering; architecture and interiors; MEP and fire protection engineering; civil engineering, landscape architecture and environmental services; food service; construction oversight; cost estimating; and historic preservation.	Licensed for architecture. Also has 4 sub-consultants for a variety of design disciplines, including structural engineering; MEP and fire protection engineering; site/civil engineering and landscape architecture; and cost estimating. [No qualifications/experience information provided for subconsultant CES.]

	<b>Svigals</b>	<b>Newman</b>
<b>General experience</b>	Well experienced and diverse team which appears to address all design disciplines needed; many members have previously worked together.	Well experienced architectural firm. Team includes a number of sub-consultants, three of whom have previously worked for the architect, but does not specifically list anyone for environmental services.
<b>Specific experience with repairs and renovations in historic buildings</b>	Many of team members have experience working at New Haven Union Station. Also, has an architectural conservation firm specializing in the preservation of historic buildings on the team. Team also has other experience with historic buildings.	Newman has experience at New Haven Union Station, working on the mid 80's renovation project. Also has other experience with historic buildings.
<b>Specific experience with transportation facilities, especially railroad stations</b>	Many of team members have experience working at New Haven Union Station. Team also has other experience with transportation facilities.	Newman has experience at New Haven Union Station, working on the mid 80's renovation project. Also has other experience with transportation facilities.
<b>Approach to the services provided</b>	Verify project goals for each task; evaluate existing conditions; identify long-lead items; present design options; treat each task as a stand-alone to allow flexibility in how each is delivered into construction; emphasis on getting restrooms accomplished early as well as relocating tenants to make way for new uses.	Identify decision makers vs. stakeholders; identify the OC's intentions, concerns and aspirations; communicate probable challenges and potential opportunities; align the scope, schedule and budget through managed communication; institute a process to coordinate the various project managers; establish preliminary budget and validate that budget, scope, and schedule are in alignment with project goals; implement a value management process; and identify, address and resolve deficiencies in scope, schedule, or budget immediately.
<b>Organizational structure</b>	Team of design experts headed by Svigals. Comprehensive list of expertise.	Team headed by Newman with sub-consultant support.

	<b>Svigals</b>	<b>Newman</b>
<b>Proposed fees</b>	Scanning & modeling of existing conditions - \$70,000; Schematic design, design development and construction documents: Main lobby seating - \$43,000; Outdoor flex seating/outdoor patio - \$90,700; Bike station/ Garage concession space - \$230,300; Decorations & seasonal overhead ornaments/art - \$48,600; Family Restroom - \$24,100; New Men's and Women's Restrooms - \$111,200; Remove storefronts - \$97,000; Grab & go - \$65,800; Casual/semi-self-service restaurant - \$93,400; Pizza kitchen - \$56,500; MEP Upgrades Infrastructure - \$92,700; Tenant Relocations and Enabling - \$8/SF; Subtotal (excl. tenant relocation) - \$1,023,300 Bidding Allowance (hourly)- \$25,000; Construction Admin. Allowance (hourly) - \$650,000; Reimbursable expenses allowance - \$45,000; Other specified allowances - \$177,000. Total (excl. tenant relocation) – \$1,920,300	Fees for architectural, interior design, and lighting design services:  Part 1 (2023) [sic]: Design - \$243,000; Documentation - \$364,000 Construction Admin. - \$202,500 Subtotal - \$810,000  Part 2 (2024): Design - \$82,500; Documentation - \$123,750; Construction Admin. - \$68,750. Subtotal - \$275,000  Total - \$1,085,000  [Not clear if above fees include the subconsultant services, and the tenant relocation scope of work.]

	<b>Svigals</b>	<b>Newman</b>
<b>Proposed schedule</b>	<p>Field investigation/scanning - 4 weeks;</p> <p>30% design (excl. review) -12 weeks;</p> <p>60% design (excl. review) - 12 weeks;</p> <p>90% design (excl. review) - 10 weeks;</p> <p>Final submission - 2 weeks;</p> <p>Bidding/permitting - 8 weeks;</p> <p>Construction Admin.:</p> <p>Phase 1- 12 months</p> <p>Phase 2 -12 months</p> <p>[Owner's review time is additional]</p>	<p>Schematic Design - 2 months;</p> <p>Design Development - 2 months;</p> <p>Construction Documents – 4 months</p> <p>[Schedule does not address bidding phase(s) or construction phase(s).]</p> <p>[Schedule has anticipated months. Not clear if this schedule includes review time.]</p>
<b>Proposed use of subcontractors, if any</b>	<p>Desman of Hartford – structural engineering and admin.;</p> <p>Patriquin Architects of New Haven – architecture and interiors;</p> <p>Silver Petrucelli + Assoc. of Hamden – MEP and fire protection;</p> <p>Tighe &amp; Bond of Middletown - civil, landscape architecture and environmental;</p> <p>RJS +Assoc. of Old Lyme – food service;</p> <p>Freeman Companies of – construction oversight;</p> <p>Trophy Point of Blasdell, NY– cost estimating;</p> <p>Jablonski Building Conservation of NYC - historic preservation.</p>	<p>Michael Horton of Branford – structural engineering</p> <p>CES of Middletown – MEP and fire protection;</p> <p>Langan of New Haven – site/civil and landscape architecture;</p> <p>Rider Levett Bucknall of Boston – cost estimating.</p>
<b>Specific experience with the variety of design disciplines</b>	<p>Team has broad range of experience covering the many and varied design disciplines encountered with this project.</p>	<p>Team has a range of experience but does not appear to include environmental, specific food service experience, or specific historic preservation.</p>



	<b>Svigals</b>	<b>Newman</b>
<b>Proposed use of SBE/MBE/WBE/DisBEs and demonstration of affirmative action and local community outreach</b>	Svigals is itself an SBE; Patriquin Architects of New Haven - WBE; Freeman Companies of Hartford (construction oversight) – MBE; Desman of Rocky Hill (structural eng.) – MBE; Silver Petrucelli of Hamden (MEP and Fire Protection) – SBE; Jablonski Building Conservation (historic conservation) – WBE; Trophy Point (cost est.) - VBE	Michael Horton Associates of Bradford – SBE; No MBEs; Discusses diversity, equity and inclusion in its work and workplace.
<b>Exceptions to draft form of agreement</b>	None	None
<b>Other factors to consider and discuss:</b>	-	-
<b>a. Design Team</b>	Discuss history of team working together and how the various design aspects will be coordinated. Discuss attributes of food service consultant.	Discuss history of team working together and how the various design aspects will be coordinated. No qualification or experience info for subconsultant CES was provided – please provide. Discuss how environmental services will be provided. Discuss how on-site construction oversight will be provided. Discuss how historic preservation services will be provided. Discuss outreach for MBE subconsultants as none are provided.

	<b>Svigals</b>	<b>Newman</b>
<b>b. Fees</b>	<p>Discuss fees. Many are lump sum. Can back-up be provided? Does construction administration include a minimum average of 20 hours per week for on-site oversight, as instructed in the proposal documents?</p> <p>What services are included in the \$8/SF design fee for tenant relocations, and are the proposed allowances for bidding phase, construction admin., and the other various allowances sufficient to also cover the tenant relocation work?</p>	<p>Clarify if proposed fees are for architectural services only or if also include the subconsultant work.</p> <p>Discuss fees - are they lump sum or hourly? Can back-up be provided?</p> <p>Do these fees include the design services for the tenant locations?</p> <p>Does construction administration include a minimum average of 20 hours per week for on-site oversight, as instructed in the proposal documents?</p> <p>Where are the costs during bid phases included?</p> <p>Discuss if any allowances for additional services or reimbursable expenses are accounted for.</p>
<b>c. Schedule</b>	<p>Discuss opportunities for completing individual tasks in an optimum and timely manner. Can a more detailed schedule be provided, perhaps task-based?</p>	<p>Fees indicate a proposed two-part phasing. How does this phasing relate to the proposed schedule?</p> <p>Discuss opportunities for completing individual tasks in an optimum and timely manner. Can a more detailed schedule be provided, perhaps task-based?</p> <p>How much review time is factored in the schedule?</p> <p>What duration of construction time was assumed for the construction admin. fee?</p>
<b>d. Other</b>	Any questions or comments from Proposer?	Any questions or comments from Proposer?
<b>Committee Rating</b>		



**UNION STATION  
PARTNERSHIP**  
NEW HAVEN



OPERATIONS COMMITTEE  
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

September 23, 2024

**RECOMMENDATION: 092324 (MOTION B)**

**SUBJECT:**

To enter into an agreement with Town Green Special Services District to have murals painted at the State Street Station through their artist Eric March as shown on the attached along with further explanation on the design.

**NARRATIVE:**

The overall goal of the murals are to evoke a lively, diverse and surprising experience of New Haven and to have some fun along the way.

An anti-graffiti coat will go on at completion, and Town Green agrees to maintain it for five years.

**COST:** None

**RECOMMENDATION:**

To enter into an agreement with Town Green Special Services District through their artist Eric March to paint murals as shown on the attachment at the State Street Station.

**MOTION THAT THE NEW HAVEN UNION STATION PARTNERSHIP OPERATIONS COMMITTEE HEREBY APPROVES ENTERING INTO AN AGREEMENT WITH TOWN GREEN SPECIAL SERVICES DISTRICT THROUGH THEIR ARTIST ERIC MARCH TO HAVE MURALS PAINTED AT THE STATE STREET STATION AS SHOWN ON THE ATTACHMENT.**

At a Regular Meeting of the New Haven Union Station Partnership Operations Committee (OC), duly warned and open to the public, held at 232 George Street, New Haven, CT and via Zoom teleconference at 1:00 PM on Monday, September 23, 2024, Members of the OC being present, the above Motion was proposed by member \_\_\_\_\_, seconded by member \_\_\_\_\_ put to vote and unanimously adopted.



**UNION STATION  
PARTNERSHIP**  
NEW HAVEN



OPERATIONS COMMITTEE  
50 UNION AVENUE, NEW HAVEN, CONNECTICUT 06519

**OPERATIONS COMMITTEE ENDORSEMENTS:**

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Laoise King  
Deputy Commissioner  
Connecticut Department of Transportation

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Michael Piscitelli  
Economic Development Administrator  
City of New Haven

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Eric Bergeron  
Assistant Rail Administrator  
Connecticut Department of Transportation

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Courtney Hendricson  
Deputy Director, Economic Development  
City of New Haven

# “New Haven on the Move”

Mural design for wall at  
State Street Station

September 4, 2024

Created by:  
Eric March  
317-508-8294  
art@ericmarch.com  
www.ericmarch.com

My mural concept creates a colorful cast of characters that walk along with pedestrians past State Street Station. 17 different sets of painted “legs” walk, scoot, stride, bike, ride and skate on the wall next to where pedestrians will themselves be walking. These characters evoke the lively pedestrian character of downtown New Haven and makes some specific references to New Haven and State Street, including a train conductor, a cameo of Handsome Dan, a doctor on their way to YNHH, a 70’s era athlete toting a “Frisbie Pie” tin, a chef with a pizza peel, a musician on their way to Cafe Nine, Father McGivney and a New Haven Ambassador. Other characters evoke some of the many different types of people who frequent downtown: a girl on her way to school, a woman with some bubble tea, a man pumping some tunes from his mobility scooter, a woman pushing a stroller and others.

The figures will be painted in a limited palette of blue-green (to match a similar color on the station), bright red (to pick up the color of the brick) and yellow, along with white and black. These colors give a lively feeling to the wall and are used in a variety of ways to evoke the clothes, props and bodies of the figures. This stylized palette also helps keep the figures from being too directly tied to one ethnicity or skin color, helping to generalize and welcome visitors- and residents- of all backgrounds to enjoy downtown. I plan to spot-prime and paint only the shapes of the figures themselves and leave the rest of the wall unprimed concrete. This creates a shared environment between pedestrians and the painted figures on the mural, further inviting viewers to “see themselves” in the piece.

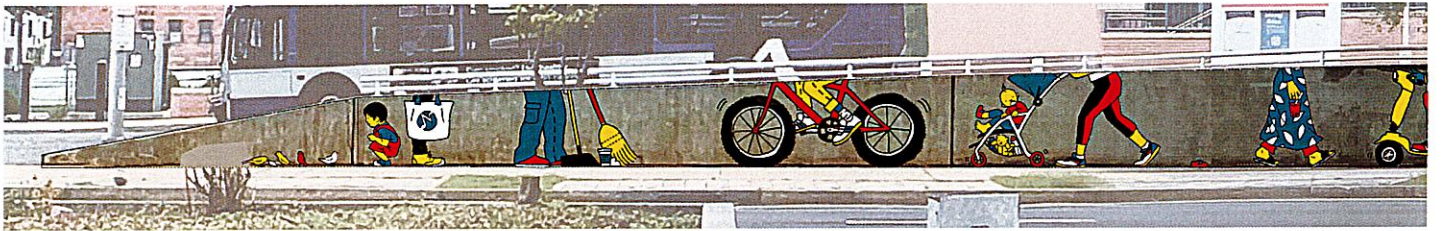
Signage for “State Street Station” will be provided in bold white letters on the center section of the wall.

The overall goal of the mural is to evoke a lively, diverse and surprising experience of New Haven-and have some fun along the way.





View of the full wall



Left Section



Center Section



Right Section





View of the wall from the sidewalk approaching the station from the south



View of the wall from across State Street, approaching from the north

**Equipment Needed from the Town Green District:**

- Drop cloths
- Masking Tape
- Concrete Primer
- Short Ladder
- Power source or outlet for digital projector