



AGENDA
OPERATIONS COMMITTEE MEETING
July 28, 2025
1:00 PM
This will be a Hybrid Meeting Held via Zoom
and in person at NHPA's office at 232 George Street

Join Zoom Meeting

<https://us06web.zoom.us/j/82131075193?pwd=z2aWrht7xpoPqxnbdQbb3dkOYJDaNA.1&from=addon>

Meeting ID: 821 3107 5193

Passcode: 202693

One tap mobile

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Find your local number: <https://us06web.zoom.us/u/kb4iLMm7uu>

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.0020

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 June 23, 2025 Operations Committee Meeting

IV. APPROVAL OF MOTIONS OF THE OPERATIONS COMMITTEE

Motion A: Motion regarding the two State-of-Good-Repair projects (#23-009 and #23-020) to 1) authorize amendments to the professional service agreements for these projects to modify the scope and reduce the price for Construction Contract Administration, and, 2) authorize Construction Engineering and Inspection Services (CE&I) for these projects to be carried out by Connecticut DOT District 5 Personnel, as designated by the District Engineer and providing services as per Form 819, with the name(s) of assigned personnel to be furnished to the project team at or prior to pre-construction meeting.

Motion B: Motion to authorize Amendment #2 to the existing professional service agreement with Turner Construction Company (NHPA's Construction Program Manager) to establish a dedicated full-time construction project manager to supervise and coordinate the multitude of active and planned construction projects at Union Station.

Motion C: Motion to authorize a professional services agreement with the NHPA design team for technical support and consultation to the City of New Haven and its design consultants for the City's proposed retrofit affecting the New Haven Union Station HVAC system in connection with its new geothermal system in design.

Motion D: Motion to authorize City, through its Brokerage Manager, to issue Request-for-Proposals for use of bus berths for intercity bus service at New Haven Union Station.

V. MONTHLY STATION AND PARKING MANAGER REPORTS

NHPA Campus Manager Monthly Presentation

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

VI. CAMPUS PROJECTS

Enabling Project – Phase 1 #23-051

- Working through prioritization for projects and available funding**
- Updated scope ready for August OC meeting**

Garage – State of Good Repair #23-009

- NTP & Preconstruction meeting to follow pending OC approved motions**
- All required contractor documentation received**

Station – State of Good Repair #23-020

- NTP & Preconstruction meeting to follow pending OC approved motions**
- Same contractor as #23-009; partial documentation submitted**

Interior Wayfinding #23-054

- On temporary hold pending design changes needed for #23-051**

East Lot

- Continued support of TOD project**
- access agreement for developer in progress**

West Lot #0301-0562

No updates

VII. MONTHLY BROKERAGE MANAGER REPORT

- Greyhound discussed vacating office and leasing bus berths per motion**
- Avis (tbd) meeting in process of being scheduled to discuss vacating for bathrooms**
- Amtrak letter being drafted by NHPA for City review; Amtrak PD, luggage, ticket windows, and basement conductor room are open issues as well as TASI impact**
- BESB received new space offerings for Enabling Plan; waiver meeting requested**
- NHPA lease for 2nd floor East reviewed general lease draft with City**
- TASI toured 4th floor CTDOT space; preparing renewal rates and tenant improvement options**
- MNR to renew in 4th floor West**
- All concession and office sublease agreements on month-to-month at Station**

VIII. NEW / OLD BUSINESS

- Table Top Exercise with Emergency Operations Center and first responders being planned through City of New Haven Office of Emergency Management's new director**
- Office Tenant relocation design allowances included in Enabling Project RFP and Brokerage Manager designing leases for Tenant Improvement work**

IX. EXECUTIVE SESSION

- Not Anticipated to be used**

X. ADJOURNMENT & CAMPUS TOUR (FOLLOWING)