



Greater New Haven Transit District

840 Sherman Avenue, Hamden, CT 06514

Phone: 203.288.6282 Fax: 203.288.7471

Request for Qualifications for Architectural & Engineering Services Development of a Repair and Rehabilitation Plan for Maintenance and Administrative Facility at 840 Sherman Avenue, Hamden, CT GNHTD RFQ # 01-2020

Amendment No. 2

1. Pre-Proposal Conference Minutes

A pre-proposal conference was held for the above-noted project at 840 and 1014 Sherman Avenue, Hamden, CT on Wednesday, February 26. Thirteen individuals representing twelve firms were in attendance. The meeting opened at about noon at 1014 Sherman Avenue by Michael Sanders, Manager of Special Projects for GNHTD who also introduced Andre Welsh, Director of Risk Management and Christine Hey, Manager of Grants and Procurement. Mr. Sanders explained the format for the day's meeting and then went into some detail explaining the ownership of the building, the pending plans of Connecticut DOT and GNHTD for a new facility, the schedule for opening of any new facility and the process for this solicitation. Mr. Sanders then explained the general intent of the solicitation: to build upon the Building Inspection Report prepared by the DOT's consultant in order to provide a guidance document for the owner (GNHTD) to better preserve the value of its building as an asset and as a functional paratransit operating facility. He noted that since the Building Inspection Report (BIR) was done by the DOT consultant (a pdf copy of which is attached), the timetable for a new facility has stretched significantly and GNHTD is now looking at potentially needing to remain in this building for 6, 7 or more years, thereby changing the potential scope of repairs needed to maintain the asset from those noted in the Building Inspection Report. Potential proposers were reminded that they should not have one-on-one conversations with any GNHTD staff member during the tour. All questions would need to be submitted in writing and answers will be provided to all potential proposers of record. The parties then moved to 840 Sherman Avenue for a tour of the interior and exterior of the facility.

Upon returning to 1014 Sherman Avenue the group re-convened. Among the key points discussed during the tour or the close-out session were:

- Date of the latest re-roofing – GNHTD will look for any records on this issue but noted that they have not been the owner of the building for the full 30 years, so records may not be readily available.
- Scope of repairs for ADA – Given the longer timeframe of potential occupancy, ADA upgrades might be negotiated with the successful proposer.

- What is the timing of the work? – The RFQ expects all work to be completed within 18 months, but it is hoped the roofing work can be completed this construction season.
- Would GNHTD be interested in workspace examination? – Given the longer timeframe for occupancy, and the likelihood of growth in number of employees, if the technical assessment also raised issues of construction that could improve workspace accommodations, those might be negotiated with the successful proposer.
- What is the budget? – GNHTD has a general budget line for facility maintenance and upgrades but not specifically for the set of improvements that might result from this project.
- Are there limitations of when construction work can occur? – GNHTD is almost a 24/7 operations, but we will review any workaround plans the project team comes up with. Weekends were suggested for particularly noisy work activities.

The meeting closed with Mr. Sanders explaining that GNHTD was looking for an assessment that took the more cursory and general assessment of the Building Inspection Report and created a comprehensive assessment that the owner could use to assure preservation of the functionality and value of its building asset. At that point the attendees were reminded of the upcoming deadline for questions and the meeting was adjourned.

2. Building Inspection Report

The Greater New Haven Transit District is providing the attached report for your information with respect to the ongoing RFQ process cited above and in preparation for the site visit on Wednesday, February 25. The provision of this report is meant to be informational background material and is only meant to provide general guidance before your site visit and in the preparation of a potential proposal. The report was prepared by the Connecticut Department of Transportation and their consultant. The District is not in concurrence with all aspects of the report. The District does note one area of contention that does significantly relate to the repair and rehabilitation project. The first paragraph of the recommendations section of the report (page 39 of 40) of the pdf document) notes that the District will be moving into a new building in 2022. That is not the latest estimate. The District estimates that in a best-case scenario the new facility would not be open until 2024. The timeline for the design and construction project is not currently progressing so the potential date of occupancy for the new facility is floating. This is of relevance to the repair and rehabilitation project in that the District is interested in preserving the state of good repair for the current building at 840 Sherman to and through any move-in date for a new facility.

3. Deadline for Questions

The District will extend the deadline for questions to Wednesday, March 4th, 2020 at Noon. All questions should be submitted via email to chey@gnhtd.org.

End of Addendum No. 2.

Building Inspection Report

Connecticut Department of Transportation

Asset ID: 235

Asset Description: Greater New Haven Transit - 235

Inspection Date: 07/25/2019

Inspected By: Baker

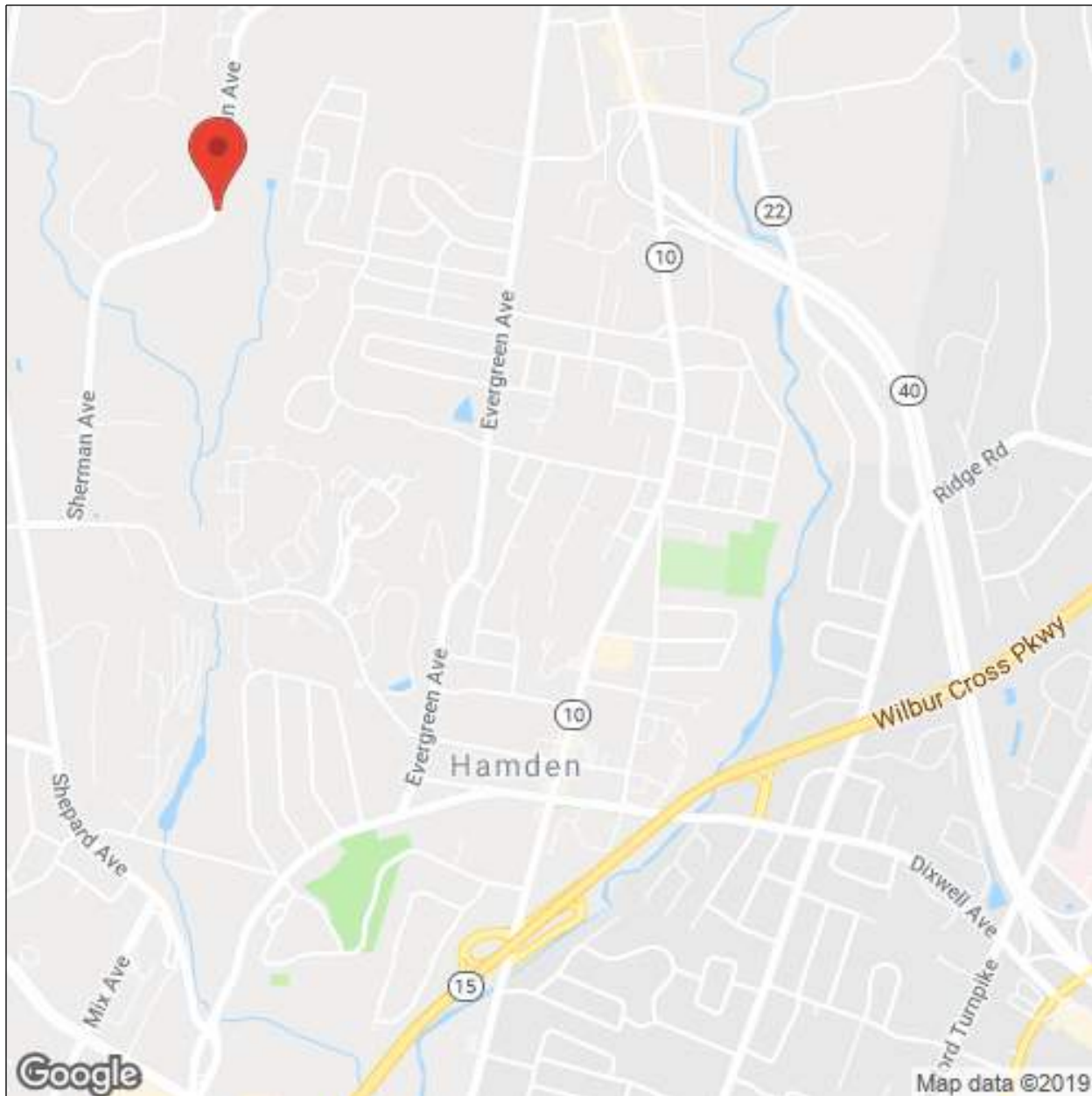


Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Location Map



Latitude:

Longitude:

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Form: Executive Summary

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

The Greater New Haven Transit building was acquired in 2000 but was originally constructed in 1990 and has had only minor renovations since that time. The building is a two-story occupied structure with a small storage mezzanine and consists of a large bus storage area, a large bus maintenance area, a dispatch area and other office and support spaces. The building is a pre-engineered steel structure with vertical metal panels and split face CMU exterior, and low-sloped, standing seam metal roofing. Heating is provided throughout the entire building and air conditioning is provided only in the office, dispatch and other support spaces. The building is equipped with a fire alarm system and a 100% standby emergency generator, but no sprinkler system. The building is connected to natural gas, city water and city sewer. This site also includes a motor fuel island for vehicle fueling.

SUMMARY OF INSPECTION RESULTS:

AVERAGE EMPLOYEE HEALTH/WELLNESS RATING: 3.17

AVERAGE BUILDING STATE OF GOOD REPAIR RATING: 3.48

OVERALL BUILDING/STRUCTURE RATING: 3.33

Form: General Information

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven Transit - 235

Core-CT Information:

Asset ID: 235 Asset Description: Greater New Haven Transit Acquired Date: 01/01/1990

Street Address: 840 Sherman Avenue City: Hamden Zip Code: 06514

General Information:

Site Number: Hamden Inspection Date: 07/25/2019

Inspected By: Baker (see disclaimer below) Type of Inspection Report: In Field SOGR Inspection

Building Owner: Other - Transit District Type of Building/Structure: Pub Trans Bldg - Administrative & Maintenance Facility

Building Square Footage: 11,800 SF Last Major Renovation (if applicable):

Are Operation & Maintenance Manuals Available: No Is a Preventative Maintenance Plan Available: Yes

Is the Site Classified as a Waste Site: N/A (Highway Buildings only) Are Photos Included: Yes

Utility Services Information:

Does the Facility Have a 3-Phase Electrical Service: Yes

Is Public Water Available: Yes - Connected How Far Away is the Closest Service if Available but not Connected? (feet)

Is Public Sewer Available: Yes - Connected How Far Away is the Closest Service if Available but not Connected? (feet)

Is Natural Gas Available: Yes - Connected How Far Away is the Closest Service if Available but not Connected? (feet)

Average Employee Health and Wellness Rating: 3.17

Average Building State of Good Repair Rating: 3.48

Overall Building Score: 3.33

(average of employee health & wellness and building state of good repair ratings)

DISCLAIMER:

Information contained within this report was generated from multiple sources. Basic asset details came from the Department's or Transit District's inventory and financial management systems. Baseline component information was provided by the Department's Owners and Engineering Staff, or Transit Districts and Building Operators where applicable, for confirmation where it was known. The Department's Engineering Staff provided life expectancies based on the following guidelines:

- Roof: Roof Warranty
- Mechanical Components: ASHRAE Handbook
- Aboveground/Underground Storage Tanks: DEEP Standards
- Remaining Components: Engineering Judgement

For Consultant Inspected Facilities: The Department hired a Consultant Firm to perform a field review of this facility. Department personnel only performed a cursory review of this report so the accuracy of all data cannot be guaranteed. The data is of sufficient accuracy to be used to set future project priorities.

For DOT Inspected Facilities: This report was prepared based on consultation with the Department's Owners and Engineering Staff. The data is of sufficient accuracy to be used to set future project priorities.

Form: Employee Health & Wellness Rating**Inspection Date:** 07/25/2019**Inspected By:** Baker**Asset ID:** 235**Asset Description:** Greater New Haven
Transit - 235

Inspection Year: 2019

Was Feedback Received From the Building Occupants: Yes

	<u>Yes/No</u>	<u>Rating Value</u>	<u>Comments/Notes/Additional Information</u>
Is There Adequate Office Space:	No	1	On-site staff indicated a need for added office space
Is a Break Area Provided:	Yes	5	
Is a Conference Room Provided:	Yes	5	
Are Male & Female Showers Provided:	No	1	
Are Male & Female Lockers Provided:	No	1	
Are There Any Site Operational Issues:	No Issues	5	No issues noted
Are There Any Building Operational Issues:	No Issues	5	No issues noted

<u>ADA & Code Related Items:</u>	<u>Yes/No</u>	<u>Rating Value</u>	<u>Comments/Notes/Additional Information</u>
Is This a Publically Accessed Building:	Yes (Occasionally)		
Are There Any Known ADA Compliance Issues Inside the Building:	Yes-Minor	3	Minor issues noted. Complete review of building accessibility is recommended for this 1990 building.
Are There Any Known ADA Compliance Issues with the Building Site:	No Known Issues	5	No issues noted. Complete review of site accessibility is recommended for this 1990 building.
Are There Any Known Fire Code Issues with:			
Fire Resistive Construction Integrity:	Yes-Minor	3	Minor issues noted. Complete review of fire code is recommended for this 1990 building.
Means of Egress:	Yes-Minor	3	Minor issues noted. Complete review of egress systems is recommended for this 1990 building.
Vertical Openings:	N/A	N/A	No vertical openings
Fire Suppression Systems:	N/A	N/A	No sprinkler system
Emergency Lighting/Exit Signs:	Yes-Minor	3	Minor issues noted. Complete review of emergency lighting systems is recommended for this 1990 building.
Fire Detection System:	Yes-Minor	3	Minor issues noted. Complete review of fire detection systems is recommended for this 1990 building.

Additional Notes:

Average Employee Health and Wellness Rating: 3.17

Form: Site State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Inspection Year: 2019

Was Feedback Received From the Building Operator:

Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Motor Fuel Island Tanks and FMU: (indicate any associated diesel exhaust fluid (DEF) tanks in notes column)	3	1	3	2000	30	36.67	10,000 gallon for vehicle fueling
Tank Monitoring System:	3	1	3	2000	30	36.67	
Waste Oil Tank:	N/A	1	N/A		30		
Waste Antifreeze Tank:	N/A	1	N/A		30		
Fuel Oil Tank:	3	1	3	2000	30	36.67	
Potable Water Tank:	N/A	1	N/A		30		
Wastewater Tank:	N/A	1	N/A		30		
Oil-Water Separator Tank:	N/A	1	N/A		30		
Propane Tank:	N/A	1	N/A		30		
Generator Tank: (separate from generator base tank)	N/A	1	N/A		30		
Sanitary/Stormwater Pumping Systems:	N/A	1	N/A		15		
Chloride and Brine Storage Tanks:	N/A	1	N/A		10		
Chloride System:	N/A	1	N/A		20		
Brine System:	N/A	1	N/A		20		
Septic System Tank:	N/A	2	N/A		50		
Septic System Leaching Fields or Cesspools: (leaching field=5; cesspool=1)	N/A	1	N/A				
Septic System Reserve Field Available: (yes=5; no=1)	N/A	1	N/A				
Pavement:	5	1	5				Bituminous pavement
Pavement Markings:	5	1	5				Line striping, cross-walks, h'cap parking
Sidewalks:	3	1	3				Concrete with minor cracking/deterioration
Handrails and Bollards:	5	1	5				Painted steel rails, bollards with plastic sleeves
Fencing:	5	1	5				Chain link site fencing
Gates and Barrier Arms:	5	1	5				(2) sliding gates with power master operators
Site Security Cameras/Systems:	5	1	5				Building mounted exterior cameras
Guard Booths/Shacks:	N/A	1	N/A				
Loading Ramps Built in Place: (salt shed loading ramps, equipment ramps, etc.)	N/A	1	N/A				
Remaining Site Elements: (non-paved parking areas or storage yards, drainage, retaining walls, concrete pads, etc.)	3	1	3				See Note 1 Below

Form: Site State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Additional Notes:

Note 1: Remaining site elements include a bus snow scraper for removal of snow from bus roofs, four pre-fabricated metal storage sheds (these were originally used as batter charging stations), CMU screen wall and vinyl lattice screen wall at condensing units, and chain link dumpster enclosure. These items generally show wear and deterioration from age, use and exposure to the elements.

Average Site State of Good Repair Rating: 4.09

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.

Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.

Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.

Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".

Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

Form: Architectural/Structural State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Inspection Year: 2019

Was Feedback Received From the Building Operator:

Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Roof Systems: (life expectancy = duration of warranty)	2	3	6	No	1990	50	42	See Note 1 Below
Roof Penetration Flashing Systems:	3	1	3	Yes	1990			See Note 1 Below
Roof Drainage Systems:	3	1	3	Yes	1990			Aluminum gutters/downspouts w/minor damage/leaks
Building Envelope - Masonry/Concrete Walls:	4	1	4	No	1990	100	71	Split face CMU
Building Envelope - Siding:	3	1	3	No	1990	50	42	Vertical metal panels
Building Envelope - Windows and Glazing:	2	1	2	Yes	1990	30	3.33	Aluminum storefront windows
Building Envelope - Doors, Glazing, Door Hardware:	2	1	2	Yes	1990	30	3.33	See Note 2 Below
Building Envelope - Garage Doors:	1	1	1	Yes	1990	20	-45	Insulated metal overhead doors
Exterior - Stairs and Landings:	5	1	5	No				Concrete exterior stair with painted metal rails
Flooring System - Bathrooms:	5	1	5	Yes				Ceramic tile
Flooring System - Other Finished Spaces:	3	1	3	Yes				See Note 3 Below
Flooring System - Unfinished Spaces: (including concrete slabs)	5	1	5	Yes				Sealed concrete
Ceiling System - Bathrooms:	5	1	5	Yes				Suspended acoustic tiles and grid
Ceiling System - Other Finished Spaces:	3	1	3	Yes				See Note 4 Below
Interior Walls - Bathrooms:	5	1	5	Yes				Painted gypsum board
Interior Walls - Other Finished Spaces:	5	1	5	Yes				Painted gypsum board and painted CMU
Interior - Windows and Glazing:	5	1	5	Yes				Wood framed windows at dispatch/maintenance areas
Interior - Doors, Glazing, Door Hardware:	3	1	3	Yes				See Note 5 Below
Interior - Stairs and Landings:	5	1	5	Yes				Wood framed stairs with vinyl treads/wood rails
Interior - Building Expansion Joints:	N/A	1	N/A					
Interior - Amenities: (signage, built-in furnishings, appliances, etc.)	3	1	3	Yes				See Note 6 Below

Form: Architectural/Structural State of Good Repair Rating

(cont'd)

Inspection Date: 07/25/2019
Inspected By: Baker

Asset ID: 235
Asset Description: Greater New Haven Transit - 235

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Exposed Foundation Elements: (visual inspection only)	5	1	5	No	1990			Concrete foundations
Remaining Structural Elements: (visual inspection only)	3	2	6		1990	50	42	Pre-engineered steel structure
Structural Risk Priority A/B/C: (Highway Buildings only - from 2011 snow load evaluations; a=worst=1; b=average=3; c=best=5.)	N/A	2	N/A					

Additional Notes:

- Note 1: Standing seam metal roofing. On-site staff noted on-going leaks at roof penetrations. Rating reduced accordingly.
- Note 2: Aluminum storefront at main entrance. Painted hollow metal doors/frames at other locations.
- Note 3: Flooring includes carpet, vinyl composition tile, and ceramic tile. These materials show wear and deterioration from age and use.
- Note 4: Ceilings are a combination of suspended acoustic tiles/grid and painted gypsum board. These show minor wear, staining and deterioration from age.
- Note 5: Interior doors are a combination of wood doors/frames, and painted hollow metal doors/frames. These generally show minor wear and deterioration from age and use.
- Note 6: Interior amenities include storage mezzanine at maintenance garage bay, built-in storage racks, small kitchenette at driver's room, built-in work area at dispatch, secured tool storage area, parts storage racks, and a pre-manufactured free-standing office "box" within the storage bay. These items all show minor deterioration and wear from age and use.

Average Architectural/Structural State of Good Repair Rating: 3.95

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

- Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.
- Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.
- Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.
- Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".
- Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

Form: Mechanical State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Inspection Year: 2019 Was Feedback Received From the Building Operator: Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Is There a Trane Tracer Summit or Equivalent Building Management System (BAS/ATC): (Tracer Summit = 5; No BMS = 1)	1	1	1	Yes	1990			Basic T-stat control for individual systems
Air Conditioners: (split package, commercial through-the-wall, water-cooled package)	1	2	2	Yes	1990	15	-93.33	See Note 1 Below
Rooftop Heating/Cooling Units and Makeup Air Units:	N/A	2	N/A			15		
Heat Pumps & Mini-Split Heating/Cooling Units: (communication rooms typically need a dedicated mini-split system)	3	3	9	Yes	2010	15	40	See Note 2 Below
Energy Recovery Units:	N/A	2	N/A			15		
Boilers: (indicate any fuel oil day tanks in notes column)	2	3	6	No	1990	35	17.14	1-Utica, MGB 100HD, NG, 83 MBH
Burners:	1	3	3	No	1990	21	-38.1	Burner internal to boiler
Furnaces:	1	3	3	No	1990	18	-61.11	(1) Carrier Super Saver, NG furnace (see photo 41)
Unit Heaters:	1	1	1	Yes	1990	13	-123.08	7-Modine, PA130AB, NG, 130 MBH
Radiant/Infrared Heaters:	N/A	1	N/A					
HVAC Finned Tube Radiation and Convectors:	5	1	5	Yes	1990			Mixed hot water and electric baseboard
HVAC Air Terminals - Diffusers, Grilles, Registers:	3	1	3	Yes	1990			Condition varies based on age
HVAC Air Terminals - Induction and Fan Coil Units, VAV and Double-Duct Boxes:	N/A	1	N/A					
HVAC Air Curtains:	4	1	4	No	2010	20	55	1-Global, air curtain for drivers lounge - approx. age
HVAC Fans - Centrifugal:	1	1	1	Yes	1990	25	-16	2-Bathroom ceiling fans
HVAC Fans - Axial:	5	1	5	No	2015	20	80	1-Fantech FR140, inline fan - approx. age
HVAC Fans - Propeller:	1	1	1	Yes	1990	15	-93.33	12-ceiling fans in repair garages
HVAC Coils:	N/A	1	N/A					
HVAC Heat Exchangers - Shell-and-Tube:	N/A	3	N/A			24		
HVAC Reciprocating Compressors:	N/A	2	N/A			20		
Packaged Chillers:	N/A	2	N/A					
Cooling Towers:	N/A	2	N/A					

Form: Mechanical State of Good Repair Rating

(cont'd)

Inspection Date: 07/25/2019

Asset ID: 235

Inspected By: Baker

Asset Description: Greater New Haven
Transit - 235

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Condensers - Air-Cooled, Evaporative:	2	1	2	Yes	2002	20	15	See Note 3 Below
HVAC Pumps - Base-Mounted:	N/A	1	N/A			20		
HVAC Pumps - Pipe-Mounted:	1	1	1	No	1990	10	-190	1-Hot water circ pump, two heat zones
HVAC Pumps - Condensate:	N/A	1	N/A			15		
HVAC Water Treatment System:	N/A	1	N/A					
Remaining Mechanical Systems:	1	1	1	Yes				Mechanical system age varies, general condition poor
(piping, ductwork, insulation, dampers, etc.)								

Additional Notes:

Note 1: (1) Trane XR11, DX split unit, serves garage office, installed 2003; (2) PTAC units, Gibson and GE (approximate installation date = 1990), serving separate garage breakroom/office areas. Oldest date used for equipment ratings.

Note 2: (1) LG mini-split, 2 ton, serving server room, installed 2018; (1) Daikin mini-split, 1.5 ton, serving ground floor office, installed 2010. Oldest date used for equipment ratings.

Note 3: (2) condensing units, R22 refrigerant, Trane and Arco Aire, approximate installation = 2002 ; (1) Trane condensing unit, R410A, installed 2010. Oldest date used for equipment ratings.

Average Mechanical State of Good Repair Rating: 3

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.

Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.

Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.

Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".

Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

Form: Plumbing State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Inspection Year: 2019 Was Feedback Received From the Building Operator: Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Water Treatment Systems:	N/A	1	N/A					
Water Heaters:	1	1	1	No	1994	20	-25	(1) Rheem, 21V30-G, NG (see photo 42)
Pumps: (sump, well, domestic)	N/A	1	N/A			10		
Backflow Prevention (BFP):	5	1	5	No	1990			4" BFP at main service
Bathroom Fixtures:	3	1	3	Yes	1990			See Note 1 Below
Other Plumbing Fixtures	5	1	5	Yes	1990			1-emergency eye wash/shower
Remaining Plumbing Systems: (piping, insulation, etc.)	3	1	3	Yes	1990			Systems consistent with building age

Additional Notes:

Note 1: (2) bathrooms on 2nd floor each with (1) sink and (1) toilet; (2) shop sinks in garage area; (2) bathrooms in garage area each with (1) sink and (1) toilet. These fixtures all show deterioration, minor leaks, and general wear from use and age.

Average Plumbing State of Good Repair Rating: 3.4

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.

Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.

Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.

Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".

Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

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Form: Specialty Systems State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven
Transit - 235

Inspection Year: 2019 Was Feedback Received From the Building Operator: Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Elevators:	N/A	1	N/A			20		
Does Elevator Have Fire Service Control: (yes = 5; no = 1)	N/A							
Does Elevator Have Elevator Recall: (yes = 5; no = 1)	N/A							
Escalators:	N/A	1	N/A					
Passenger Lifts:	N/A	1	N/A					
Hydrogen Fuel Cells:	N/A	1	N/A			10		
Photo-Voltaic Panels:	N/A	1	N/A			20		
Paint Booths:	N/A	1	N/A			30		
Cranes and Monorails:	N/A	1	N/A			30		
Air Compressors:	2	1	2	No	2000	20	5	1-ingersoll rand T30
Ventilation: (vehicle, welding, soldering, etc.)	1	1	1	No	1990	25	-16	Exhaust capture system
Vehicle Lifts:	3	1	3	Yes	2000	30	36.67	See Note 1 Below
Vehicle Service Equipment Systems: (fluid pumps, piping, etc.)	N/A	1	N/A			10		
Vehicle Washing Equipment:	N/A	1	N/A			20		
Loading Dock Equipment:	N/A	1	N/A			40		
High Density Storage Systems: (vertical lift machines/automated storage and retrieval systems)	N/A	1	N/A			40		
Battery Storage/Charging Cabinets/Areas:	N/A	1	N/A			40		
Fall Protection Systems:	N/A	1	N/A			40		
Bird Proofing Systems:	N/A	1	N/A					
Cat Walks:	N/A	1	N/A					
Inspection Pits:	N/A	1	N/A					
Sand Blasting Systems:	N/A	1	N/A					
Radio Cell Towers:	N/A	1	N/A					
Other Specialty Systems:	N/A	1	N/A					

Form: Specialty Systems State of Good Repair Rating

(cont'd)

Inspection Date: 07/25/2019

Asset ID: 235

Inspected By: Baker

Asset Description: Greater New Haven
Transit - 235

Additional Notes:

Note 1: (3) 15,000 lb. Rotary lifts; (1) Wheeltronic 12,000 lb. lift.

Average Specialty State of Good Repair Rating: 2

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.

Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.

Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.

Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".

Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

Form: Electrical State of Good Repair Rating

Inspection Date: 07/25/2019

Inspected By: Baker

Asset ID: 235

Asset Description: Greater New Haven Transit - 235

Inspection Year: 2019 Was Feedback Received From the Building Operator: Yes

Does the Facility Have a 3-Phase Electrical Service: Yes

	<u>Rating Value</u>	<u>Weight Factor</u>	<u>Weighted Rating</u>	<u>Avg. mult. items?</u>	<u>Year Installed</u>	<u>Life Expectancy (years)</u>	<u>% Life Remaining</u>	<u>Notes/MFR/Model/Size/Etc.</u>
Power Distribution/Switchgear: (service entrance including main panels)	3	2	6	Yes	1990	50	42	See Note 1 Below
Standby Generator and Transfer Switch:	5	2	10	No	2012	30	76.67	See Note 2 Below
Transformer(s): (non-utility owned only)	N/A	1	N/A			30		
Uninterruptible Power Supply (UPS) System(s):	N/A	1	N/A					
Interior Lighting:	3	1	3	Yes	1990			See Note 3 Below
Exterior Lighting: (building and site)	3	1	3	Yes	1990			See Note 4 Below
DC Power Substation/Traction Power Substation:	N/A	1	N/A					
AC Power Substation:	N/A	1	N/A					
Does a Communications (Data) System Exist: (yes=5; needs work=3; no=1)	3	1	3					Communication demarc in poor condition
Does a Phone System Exist: (yes=5; needs work=3; no=1)	3	1	3					See Note 5 Below
Remaining Electrical Systems: (conduits, etc.)	3	1	3	Yes	1990			See Note 6 Below

Additional Notes:

Note 1: Building has (3) separate services at (3) different locations. Service # 1 - 100A, 240/120V, 1PH installed in approximately 1990 and was likely the original service for the entire building at that time. Service #2 400A, 208/120V, 3PH, 4W installed in approximately 1990 and primarily serves the garage areas. Service #3 - 400A, 480/277V installed in approximately 1990 and originally served electric charging stations (no longer active), and now serves mainly lighting & HVAC.

Note 2: Generac gas-fired, 150kW Standby Generator and Automatic Transfer Switch.

Note 3: Interior lighting is a combination of linear fluorescent fixtures and compact fluorescent. Lighting at garage appears original and fixtures show signs of age and efficiency loss. Lighting coverage in this area should also be reviewed and does not appear to be adequate.

Note 4: Exterior Lighting is a combination of wall mounted HID fixtures & LED pole lights. Some fixtures are original - others are newer. Older fixtures show rust and deterioration. Older date used for rating.

Note 5: Existing phone system is punch down boards and is outdated. Modernization recommended.

Note 6: System condition consistent with original building age. Electrical items include Interior mounted security cameras.

Average Electrical State of Good Repair Rating: 4.43

(Weighted rated column average; average rating values exceeding 5 are automatically set to 5)

General Notes:

Note 1: Rating Range is 5 to 1; 5 = excellent, 4 = good, 3 = fair/state of good repair, 2 = poor, 1 = critical, N/A = not applicable.

Note 2: Ratings shall be lowered 1 rating point if the visual field inspection reveals the condition of any component/system is worse than the age only assessment.

Note 3: The "Weight Factor" is assumed to be 1 unless otherwise noted.

Note 4: Do not use the "Weighted Rating Value" column to determine the individual items that fall below a "State of Good Repair".

Note 5: When rating similar components that were installed at different times (e.g. a building with 2 boilers, 2 roofing systems, 2 sets of pavement, etc.) rating shall reflect the component in the poorest condition and associated notes shall be added in the corresponding notes/comments column.

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 1

Description Main Building View



PHOTO 2

Description Building Aerial View

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 3

Description Exterior View - North Elevation Showing Snow Scraper



PHOTO 4

Description Exterior View - East Elevation

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 5

Description Exterior View - South Elevation



PHOTO 6

Description Exterior View - Mechanical Enclosure

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 7

Description Exterior View - West Elevation



PHOTO 8

Description Exterior View - Northwest Corner

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 9

Description Site Stair and Rail



PHOTO 10

Description Mechanical Enclosure

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 11

Description Mechanical Unit, Ductwork and Storage Shed



PHOTO 12

Description Generator

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 13

Description Parking Area



PHOTO 14

Description Fuel Island

Buildings - Public Trans Inspection Report

Pictures



PHOTO 15

Description Access Gate and Operator



PHOTO 16

Description Dumpster Enclosure

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 17

Description Interior View - Stair From Main Entry to Office Area

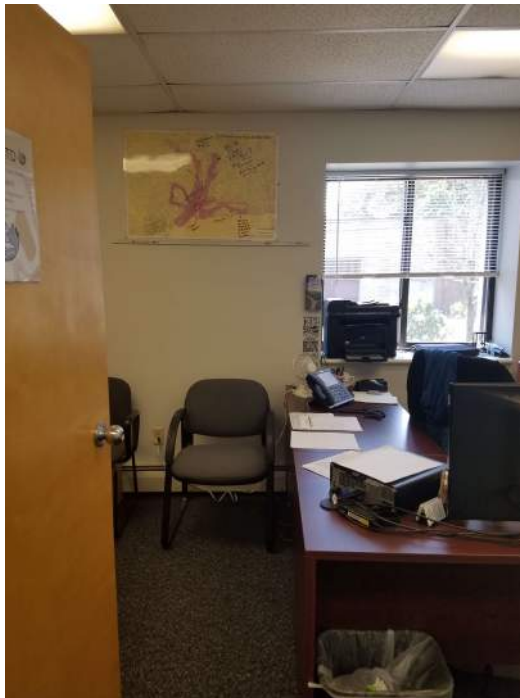


PHOTO 18

Description Interior View - Typical Office Area

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 19

Description Interior View - Office Area Conference Room



PHOTO 20

Description Interior View - Office Area Bathroom

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 21

Description Interior View - Stair From Office to Driver Area



PHOTO 22

Description Interior View - Driver Break Room

Inspector: Steven lovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 23

Description Interior View - Reception at Dispatch Area



PHOTO 24

Description Interior View - Dispatch Area Office

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures

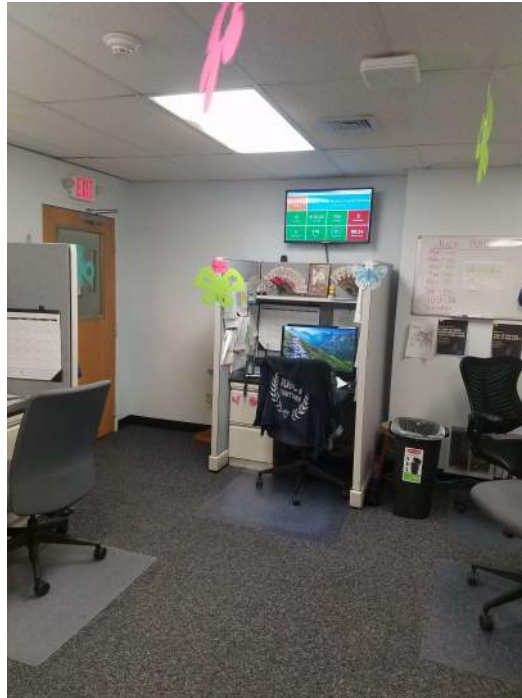


PHOTO 25

Description Interior View - Dispatch Area

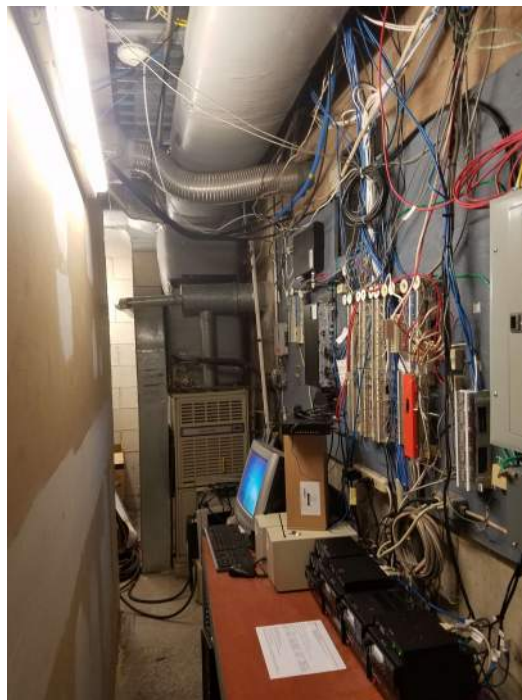


PHOTO 26

Description Interior View - Mechanical/Communication Closet at Dispatch Area

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 27

Description Interior View - Dispatch Area Bathroom



PHOTO 28

Description Interior View - Maintenance Area

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 29

Description Interior View - Maintenance Area



PHOTO 30

Description Interior View - Maintenance Area Showing Office

Buildings - Public Trans Inspection Report

Pictures



PHOTO 31

Description Interior View - Maintenance Area Mezzanine



PHOTO 32

Description Interior View - Maintenance Area Office

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 33

Description Interior View - Maintenance Bathroom

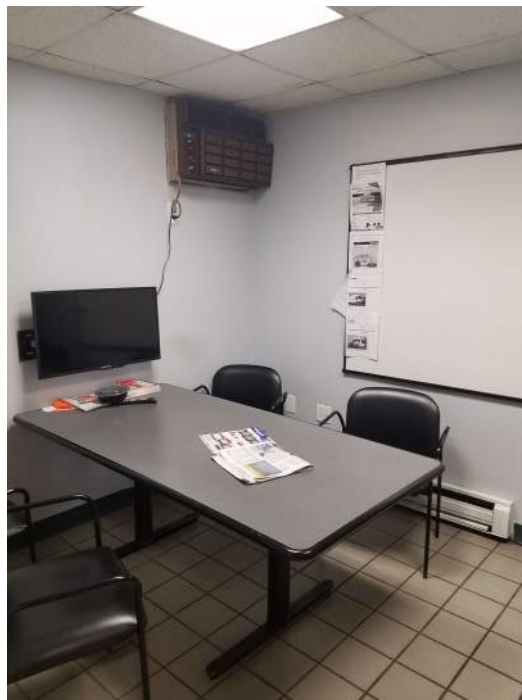


PHOTO 34

Description Interior View - Maintenance Break Room

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

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PHOTO 35

Description Interior View - Maintenance Area Parts Storage



PHOTO 36

Description Interior View - Wash/Storage Area

Buildings - Public Trans Inspection Report

Pictures



PHOTO 37

Description Interior View - Wash/Storage Area Storage and Bathrooms



PHOTO 38

Description Interior View - Wash/Storage Area Bathroom

Buildings - Public Trans Inspection Report

Pictures



PHOTO 39

Description Interior View - Wash/Storage Area Office Enclosure



PHOTO 40

Description Interior View - Wash/Storage Area Storage Equipment

Inspector: Steven Iovanna
Inspection Date: 07/25/2019

Structure Number: 235
Facility Carried:

Buildings - Public Trans Inspection Report

Pictures



PHOTO 41

Description Interior View - Furnace



PHOTO 42

Description Interior View - Water Heater

Recommended Building Improvements

Total Cost All Recommended Building Improvements: \$52,000.

The Greater New Haven Transit Building is in the planning phases of a complete building replacement by 2022. The recommendations provided below assume no general building improvements will be made to improve the overall state of good repair of the building and only critical items or those where failure is imminent are addressed.

Architectural Items:

1. Repair Leaks at Standing Seam Roof: Roof leaks, primarily at areas of existing penetrations through the roof, were noted during the inspection and confirmed by on-site staff. Recommended all existing roof penetrations be re-flashed or sealed to control roof leaks and prevent further damage to interior spaces. Estimated time frame for repair is 2 weeks at an estimated cost of \$2,000.
2. Standing Seam Roof - Review & Analysis: Recommend hiring an outside party to perform a thorough investigation of the roof to identify issues or underlying damage or deterioration from past leaks/moisture. Estimated time frame for an outside party to review roof conditions and make a recommendation is 8 weeks at an estimated cost of \$ 20,000. Note that immediate repair of current leaks is covered in architectural recommendation #1.
3. Aluminum Storefront Windows: The existing windows are past their useful life but appear to be functioning adequately, which was confirmed by on-site staff. No improvements recommended for this item since a new building is planned for GHNT.
4. Doors, Glazing and Hardware: The existing building envelope doors are past their useful life but appear to be functioning adequately, which was confirmed by on-site staff. No improvements recommended for this item since a new building is planned for GHNT.
5. Garage Doors: The existing garage doors are past their useful life but appear to be functioning adequately, which was confirmed by on-site staff. No improvements recommended for this item since a new building is planned for GHNT.

Total Cost All Recommended Architectural Improvements: \$22,000.

Mechanical Items:

1. Gibson and GE PTAC Units: These units are past their useful life but appear to be functioning adequately, which was confirmed with on-site staff. Recommend servicing units and replacing any worn or deteriorated components that won't last through 2022. Estimated time frame for this work is 2 weeks at an estimated cost of \$5,000.
2. Carrier Super Saver Furnace with ArcoAire Condensing Unit: This system is past its useful life but appears to be functioning adequately, which was confirmed with on-site staff. Recommend servicing units and replacing any worn or deteriorated components that won't last through 2022. Estimated time frame for this work is 2 weeks at an estimated cost of \$2,500.
3. Utica Boiler and Burner: These units are past their useful life but appear to be functioning

adequately, which was confirmed with on-site staff. Recommend servicing Boiler and burner and replacing any worn or deteriorated components that won't last through 2022. Estimated time frame for this work is 2 weeks at an estimated cost of \$3,500.

4. Modine Unit Heaters: These units are past their useful life but appear to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.
5. Bathroom Exhaust Fans: These units are past their useful life but appear to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.
6. Garage Ceiling Fans: These units are past their useful life but appear to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.

Total Cost All Recommended Mechanical Improvements: \$11,000.

Plumbing Items:

1. Replace Water Heater: Recommend replacement of this unit within the next year. The water heater is past its useful life and failure could cause damage to adjacent equipment or finishes. Estimated time frame for replacement is 2 weeks at an estimated cost of \$19,000.
2. Domestic Hot Water Recirculating Pump: This unit is past its useful life, but appears to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.

Total Cost All Recommended Plumbing Improvements: \$19,000.

Specialty Items:

1. Compressor: This unit is past its useful life but appears to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.
2. Exhaust Capture System: This system is past its useful life but appears to be functioning adequately, which was confirmed with on-site staff. No improvements recommended for this item since a new building is planned for GHNT.

Total Cost All Recommended Specialty Improvements: NONE.

General Notes:

- Recommendations above are listed in prioritized order, by inspection form, based on safety or the criticality to the function of the building or staff operations.
- Each recommendation includes an estimated time frame and cost to correct the safety concerns and/or deficiencies noted on the inspection forms.
- Deficiencies are defined as anything that is failing or has a rating lower than 3.0.
- Recommended improvements typically include time to procure, mobilize, install, test and closeout the work.