



MEMORANDUM

To: Hartford Parking Authority Commissioners

From: William R. Breetz, Committee Chair
Mark K. McGovern, Chief Executive Officer

Re: Property Management Report/Minutes

Date: October 12, 2012

The Property Management Committee met on October 9th. William R. Breetz, Paddi LeShane, Brian Yeakel, Carey Redd and Mark McGovern were in attendance. The following was discussed:

Church Street Garage

- Restoration Project: Phase 1 & 2 are complete and scheduled to be reopened in the upcoming weeks. Phase 3 and 4 are to begin demolition the week of 10/22. Construction is still on track to be completed January 30, 2013.
- Office Up-Grades: The HPA is going to issue a contract to JGN Contractors for \$13,466 for up-grades to the office at CSG. HPA has a \$15,000 budget included in the capital improvement plan for this. The project involves new flooring, ceiling, lights and cabinets. JGN is a minority owned, Hartford based contractor.

Morgan Street Garage

- The HPA Evaluation Committee made its recommendation to the Committee to select Environmental Systems Corp. (ESC) for the lane monitoring camera system. A recommendation and resolution will be provided at the October Board Meeting.
- With the recent opening of the 6th floor, it was discovered that the current lighting control software is obsolete. A GE Lighting control system was installed when the garage was built in 2001. HPA has researched compatible GE software and plans to purchase the new software to effectively manage the lights at the facility.

MAT Garage

- HPA intends to issue an RFR for repairs needed at the stair towers to eliminate rainwater leaking. BL Companies was enlisted to provide plans and specifications. Included are roofing, flashing, miscellaneous concrete and steel stair repairs. HPA

has a \$95,000 budget included in the capital improvement plan for this work.

The Committee recommends that the Board approve, by a motion and vote, the issuance of a RFR for Repairs to the MAT Garage Stair towers.

M & T Lot

- Mark McGovern is currently working with the Department of Development Services regarding the future use the lot within consideration of redevelopment planning.

Green Initiatives

- Bike Racks – All bike racks have been installed throughout the city.
- MSG Solar Power – The HPA is continuing its research into whether or not installing solar power at MSG is a viable option. Staff will be contacting the DEEP and the Town of East Hartford for information and guidance.

Planned Activities

- Corporation Counsel and Development Services are currently reviewing the draft ordinance that would transfer the oversight of commercial parking lots to the HPA from Licenses and Inspections.
- The Conditions Assessments, provided by Desman and Associates, is due to the HPA by the end of October.