



**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Kelly Murphy, AICP  
*Economic Development  
 Administrator*

August 3, 2007

Commissioner James Fleming  
 State of Connecticut  
 Department of Public Works  
 165 Capitol Avenue  
 Hartford, CT 06106

Dear Commissioner Fleming:

The Mayor received your email sent yesterday, and we wanted to take the opportunity to respond to your comments and to bring you up to date on several items.

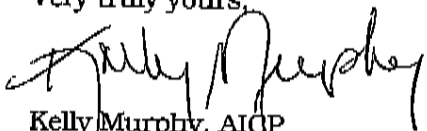
- 1) The City, the State DPW team and the College have been meeting regularly and are discussing all of the items you mentioned and are taking action on them, including the tunnel, traffic issues, and the Macy's demolition. We are in regular contact with the DPW Project Manager and he always has access to us.
- 2) Regarding the Land Transfer Agreement (LTA), City staff has received and reviewed a draft, but was also informed that the draft that was circulated had not even been reviewed by DPW staff yet and was sent for informational and initial discussion purposes. That said, the City has reviewed it and is planning to send an initial set of comments back early next week.
- 3) The demolition of the former Macy's building is progressing. The environmental remediation issues are now completed and demolition is underway as well as steel structural supports being installed in the basement area to support the adjacent roadways and October 19<sup>th</sup>, 2007 is still the completion date. Having said that, the DPW has requested a change to the contractor's original scope of services. They have asked that the existing tunnel roof be removed and that an adjacent wall be removed. While this, in itself, is not difficult, it provides the contractor with an opportunity to extend the completion date out slightly and add cost, which the city will have to pay from the existing state funding. In addition, at a meeting yesterday (8/2/07), DPW expressed concern that material to be crushed onsite as clean usable fill was to be left at the site in part to be used as support of the walls. This item was always in the original demolition specifications which the College facilities consulting engineer reviewed and the DPW and Gilbane have had in their possession for the past year and a half. At yesterday's meeting, DPW indicated that the fill would have to be removed at City expense under the demolition contract because DPW and Gilbane did not include this information in their cost estimates. If removing the fill becomes a change order, again the cost of the demolition will increase and provide the contractor with another excuse to extend the completion date if they are falling behind.
- 4) The City and our engineering consultants (Spiegel Zamecnik & Shah and Turner Construction) reviewed the cost estimates for the new tunnel that were provided to us by DPW and Gilbane. At a meeting two weeks ago (the City requested an earlier meeting but Gilbane staff were on vacation) our consultants identified costs that were either erroneous or not cost that could be attributed to the actual tunnel but rather college building cost.

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- 5) As of our meeting on August 2<sup>nd</sup>, neither Gilbane nor DPW has revised or reissued the new tunnel costs. They were promised on July 21<sup>st</sup> and have not yet been received.
- 6) Traffic signalization/traffic mitigation. One item also under discussion is our pending STC submission jointly between the State DPW and the City. We all agree that doing a joint application soon is necessary to move the project along. Discussion is taking place as to what mitigation measures are necessary to improve a series of intersections that are degraded with the increased traffic. The City traffic engineers state that new upgraded signalization is needed and the State traffic consultants believe that the existing signalization could be used. We agreed yesterday (8/2/07) to exchange detailed information on the existing signal hardware/software and further discuss exactly what is needed. At stake is who will pay for the signal upgrades if they are needed and the scope of those improvements. The City and DPW are working to resolve as soon as possible.

If you have any questions, please do not hesitate to contact me at 203.946.2366 or Tony Bialecki at 203.946.5891.

Very truly yours,



Kelly Murphy, AICP  
Economic Development Administrator