

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **280 GOFFE STREET**, Authorization for the application to and acceptance of Urban Action Grants from the Connecticut Department of Economic and Community Development Historic Restoration Fund for **Goffe Street Armory** Adaptive Re-Use and Historic Preservation Projects (City Engineer):

- a) for refinishing of floors and asbestos/lead abatement.
- b) for engineering and design oversight and contingency purposes.
- c) for Americans with Disabilities (ADA) compliancy and heating, ventilating and air conditioning (HVAC) work.
- d) for parapet, roof and overhead door repairs.

REPORT: 1467-13

ADVICE: Approval with recommendation as noted. below

BACKGROUND

Before the Board are four grant applications to the State of Connecticut Department of Economic and Community Development for Urban Action Grants for adaptive reuse and historic preservation projects at the former Goffe Street Armory located on the south side of Goffe Street between Hudson and County Streets. The 155,000 SF Armory, constructed in 1928-1930 by the State as the home of the Connecticut National Guard, was abandoned by the military and became surplus state property in 2009 with its last unit, the historic Second Company of the Governor's Footguard, relocating to Branford in 2010. The property reverted to the City's ownership in 2011. The property is listed in the New Haven Historic Resource Inventory at 270 Goffe Street.

As part of a plan to relocate and consolidate the Board of Education and Health Department administrative offices, storage and program spaces from scattered locations, the City Engineer currently seeks funding to repair and renovate the historic structure and adapt it to today's codes and accessibility standards. Funding is available through DECD Urban Action Grants, and the applications are as follows:

- Application #1: \$105,000 for refinishing of floors throughout the building (following some storm damage to the drill hall wood floor during the winter of 2010-2011) and \$575,500 for remediation of asbestos and lead in walls and ceilings through encapsulation. Total = **\$680,500** (\$0 cost to City).
- Application #2: For Engineering, Design, Oversight and Contingency purposes: City Engineer would manage the projects, hiring pre-qualified consultants and contractors to perform the work, and including a 10% contingency. Total = **\$419,650** (\$0 cost to City).
- Application 3: For upgrade of Heating, Ventilating and Air conditioning within the building; for bringing building into compliance with ADA standards. **Total = \$1,670,000** (\$0 cost to City).
- Application #4: To repair exterior brick parapet on building's north side (which collapsed in winter of 2010-2011), roof and to replace overhead doors leading to interior former drill hall. **Total = \$416,000** (Total cost to City through matching grant = \$208,000).

Total requests for all Grants: \$2,978,150.

PLANNING CONSIDERATIONS

Inheritance of the Goffe Street Armory building from the State does not come without responsibility for addressing the necessary areas listed above, as well as the responsible custodianship of an historic building. Savings to the City in rental and projected maintenance

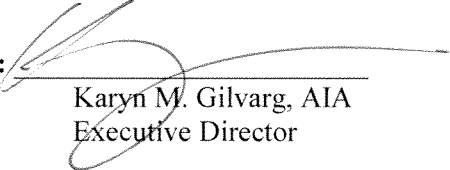
fees for rental storage and office spaces are not inconsequential however. Should the grants be awarded, and once the work has been completed, the City will be better off financially than when it acquired the building. At this point the Board of Education would occupy approximately 108,000 SF, the Board of Health about 30,000 SF and the Youth Services for a Community/Youth Center of 17,000 SF. The City Plan Department commissioned a consultant feasibility study and code review in 2010 for these purposes, prior to the state's surplussing the property.

The first three grant applications are 100% grants with no matching funds required; application #4 has a dollar for dollar match for a total cost to the City of \$208,000 to come from bond funds.

ADVICE

The Commission supports adaptive reuse of the former Armory, which will result in reduction/elimination of currently leased spaces for City Departments and their future move to the former Armory. The Commission recommends that the consultant design team be lead by an architect knowledgeable about historic buildings, and therefore recommends approval of the four Urban Action Grant applications and acceptance thereof.

ADOPTED: June 20, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director