



June 2, 2021

LAZ Investments
Attn: Jane Davey
Director of Acquisitions & Asset Management
One Financial Plaza
Hartford, CT 06103
jdavey@lazinvestments.com

RE: Talcott Street Parking Garage
Historic Bridge Salvage Feasibility

Dear Jane,

Manafort Brothers Incorporated (MBI) has had several opportunities over the past few years, to review the condition of the Talcott Street parking garage and provide estimate support for several proposed development options. Our review of the garage structure has included a feasibility study to determine the means and methods that would be employed to safely demolish the structure. Our review included the development of a work plan that considered the protection of existing underground utility infrastructure, the preservation of traffic flow during the execution of the work, the protection of adjacent structures and city scape and the removal of the two pedestrian bridges and subsequent building infill. This letter will provide our opinion of the condition and potential work plan for the western pedestrian bridge.

Our review of the two pedestrian bridges was based on a review of the limited design documents provided at the time and observations made during numerous site visits. The pedestrian bridge located to the east appears to be a steel and concrete structure with a simple brick façade. Our plan for the demolition of this bridge is to remove the interior finishes, remove the masonry façade and concrete deck and rig and dismantle the remaining steel frame. Our plan for the west bridge considered dismantlement and salvage as the structure is of historic significance.

Our review of the west bridge for the purpose of salvaging the structure for potential reuse considered three options:

- Option 1: Leave the bridge in place using portions of the existing structure of the garage as temporary support.
- Option 2: Rig and remove the bridge structure in whole
- Option 3: Dismantle and salvage interior and exterior bridge components including the exterior cladding, decorative clock, windows, doors, select architectural elements

Affirmative Action Equal Opportunity Employer – M/F/Disability/Vet

Demolition Remediation Abatement	Nuclear Decommissioning	Concrete	Civil & Utility	Power	Rail & Mass Transit	Highway & Bridges	General Contracting	Alternate Project Delivery
--	----------------------------	----------	-----------------	-------	------------------------	----------------------	------------------------	----------------------------------

