

2/16/10

Torrington Development Corporation
Phase 1 Design
Stages 1-4

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**Proposal for Torrington Development Corporation Board of Directors Review and
Approval of Stage One of Phase I Design
Torrington Downtown Improvements**

The Downtown Municipal Development Plan proposes to revitalize the downtown Project Area in phases through a combination of public and private investment. The first phase activities are programmed for an area generally bordered by Mason Street/City Hall Avenue on the north, the East Branch of the Naugatuck River on the east, Torrington Plaza and the library on the south and Prospect Street on the west. Phase 1 activities will be implemented in stages with the first priority being the extension of City Hall Avenue to a point of intersection on East Main Street and the reconfiguration of the parking between the extended City Hall Avenue and the rear of properties fronting Main Street. The design of this parking area will provide for continued service access to the rear of the Main Street properties. The extent of land necessary to construct these Stage 1 improvements, based on preliminary design plans completed to date, will be four total parcels and portions of five parcels.

The availability of funding previously anticipated by the City and TDC has changed in difficult economic times. Thus, in order to proceed into construction and to continue to pursue available funding sources, the first stage of the Phase I design is divided into four phases as identified below: Attachment **A** highlights the plan explained below.

- **Stage 1A: City Hall Avenue Extension**

Existing City Hall Avenue will be extended from the existing intersection with Main Street to a new intersection point on East Main Street approximately 90 feet west of Center Street, creating a new roadway of approximately 770 feet. A new traffic signal will be required at this new intersection because of the newly created offset intersection with Center Street. The new street will be classified as a collector road with one 12-foot travel lane with a 2-foot shoulder in each direction. Approaching the intersection with East Main Street exclusive right and left turn lanes will be provided. Parallel parking totaling 24 spaces will be provided along the new road. Minor improvements will also be required to complete repairs to St. John Place. This extension will provide a new connection to East Main Street and an improved connection to St. John Place. This will become increasingly important with the anticipated construction of future stages, particularly the ultimate conversion of Main Street to only accommodate one-way northbound traffic.

The extent of land necessary to construct these Stage 1A improvements, based on preliminary design plans completed to date, will be three total parcels and portions of two parcels. Attachment **B** reflects the portion of Warner property affected. It does not highlight, at this time, other properties affected.

The construction cost, excluding property acquisitions, relocation costs, demolition, and incidentals to construction, is estimated at \$780,000.

- **Stage 1B: Upper Parking Level Improvements**

This stage would reconfigure the upper parking area between City Hall Avenue and the rear of properties fronting Main Street. This includes the City owned parking lot and the

area down to the vicinity of the Warner Theater school entrance. This stage provides 25 parking spaces and a designated circular drop off area to the Warner Theater school entrance. A retaining wall and stairs are required to accommodate the grade change between Stage 1B and 1C.

The extent of land necessary to construct these Stage 1B improvements, based on preliminary design plans completed to date, will be portions of four parcels.

The construction cost, excluding property acquisitions, relocation costs, demolition, and incidentals to construction, is estimated at \$470,000.

- **Stage 1C: Middle Parking Level Improvements**

This stage would reconfigure the middle parking area directly behind the Warner Theater between Stage 1B and Stage 1D. This stage will provide 13 parking spaces, a trailer truck off loading area, and provision of a parking area for coach buses. A retaining wall is required to accommodate the grade change between Stage 1C and 1D. This stage will also require the relocation of an existing chiller system for the Warner Theater.

The extent of land necessary to construct these Stage 1C improvements, based on preliminary design plans completed to date, will be four total parcels and portions of two parcels.

The construction cost, excluding property acquisitions, relocation costs, demolition, and incidentals to construction, is estimated at \$360,000.

- **Stage 1D: Lower Parking Level Improvements**

This stage would reconfigure the lower parking area between Stage 1C, East Main Street and the rear of properties fronting Main Street in this area. This stage provides 74 parking spaces. The present access from East Main Street will be closed and new would be provided to City Hall Avenue Extension.

The extent of land necessary to construct these Stage 1D improvements, based on preliminary design plans completed to date, will be one total parcel and portions of one parcel.

The construction cost, excluding property acquisitions, relocation costs, demolition, and incidentals to construction, is estimated at \$420,000.

The cost of the project and its components are outlined in Attachment C. These amounts are predicated on “today’s” economic climate and are subject to change. The amounts do not include acquisition and associated costs. Funding for acquisition will be sought through other vehicles. Further detail and poster displays are available for viewing and discussion at TDC headquarters, 40 Main Street @860-482-6077.

ENGINEER'S OPINION OF CONSTRUCTION COST
DOWNTOWN TORRINGTON IMPROVEMENTS - PHASE 1
Stage 1 - City Hall Avenue Area
Estimate Summary
February 5, 2010
Attachment C

	STAGE 1A - CITY HALL AVENUE EXTENSION	STAGE 1B - UPPER PARKING LEVEL IMPROVEMENTS	STAGE 1C - MIDDLE PARKING LEVEL IMPROVEMENTS	STAGE 1D - LOWER PARKING LEVEL IMPROVEMENTS	TOTAL
PROJECT SUBTOTAL =	\$ 620,590.00	\$ 371,750.00	\$ 280,650.00	\$ 333,570.00	\$ 1,606,560.00
CONTINGENCIES ±25% =	\$ 155,148.00	\$ 92,938.00	\$ 70,163.00	\$ 83,393.00	\$ 401,642.00
PROJECT TOTAL =	\$ 775,738.00	\$ 464,688.00	\$ 350,813.00	\$ 416,963.00	\$ 2,008,202.00
TOTAL (ROUNDED) =	\$ 780,000.00	\$ 470,000.00	\$ 360,000.00	\$ 420,000.00	\$ 2,030,000.00