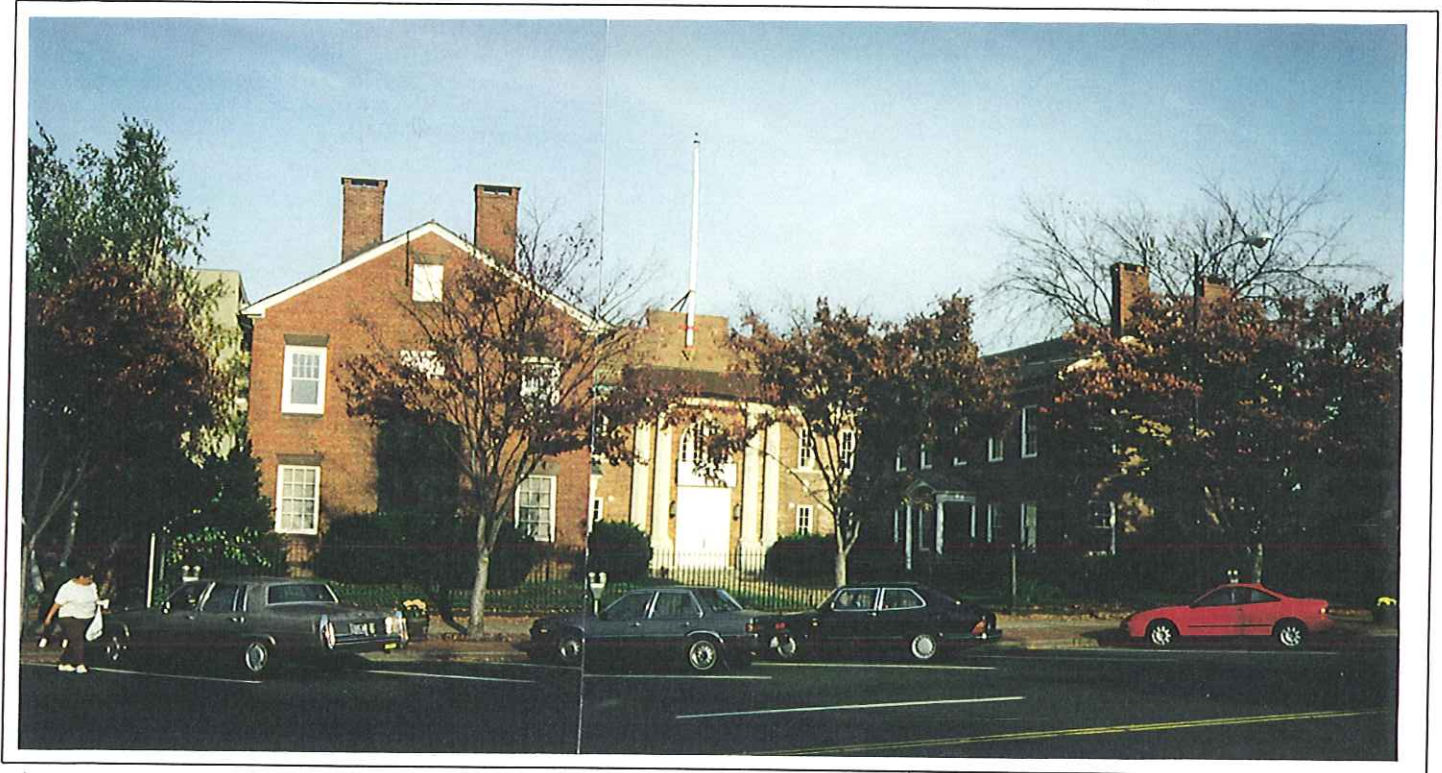


*file
Armory*

Preliminary Planning Update - Phasing Revision
10 June 1996

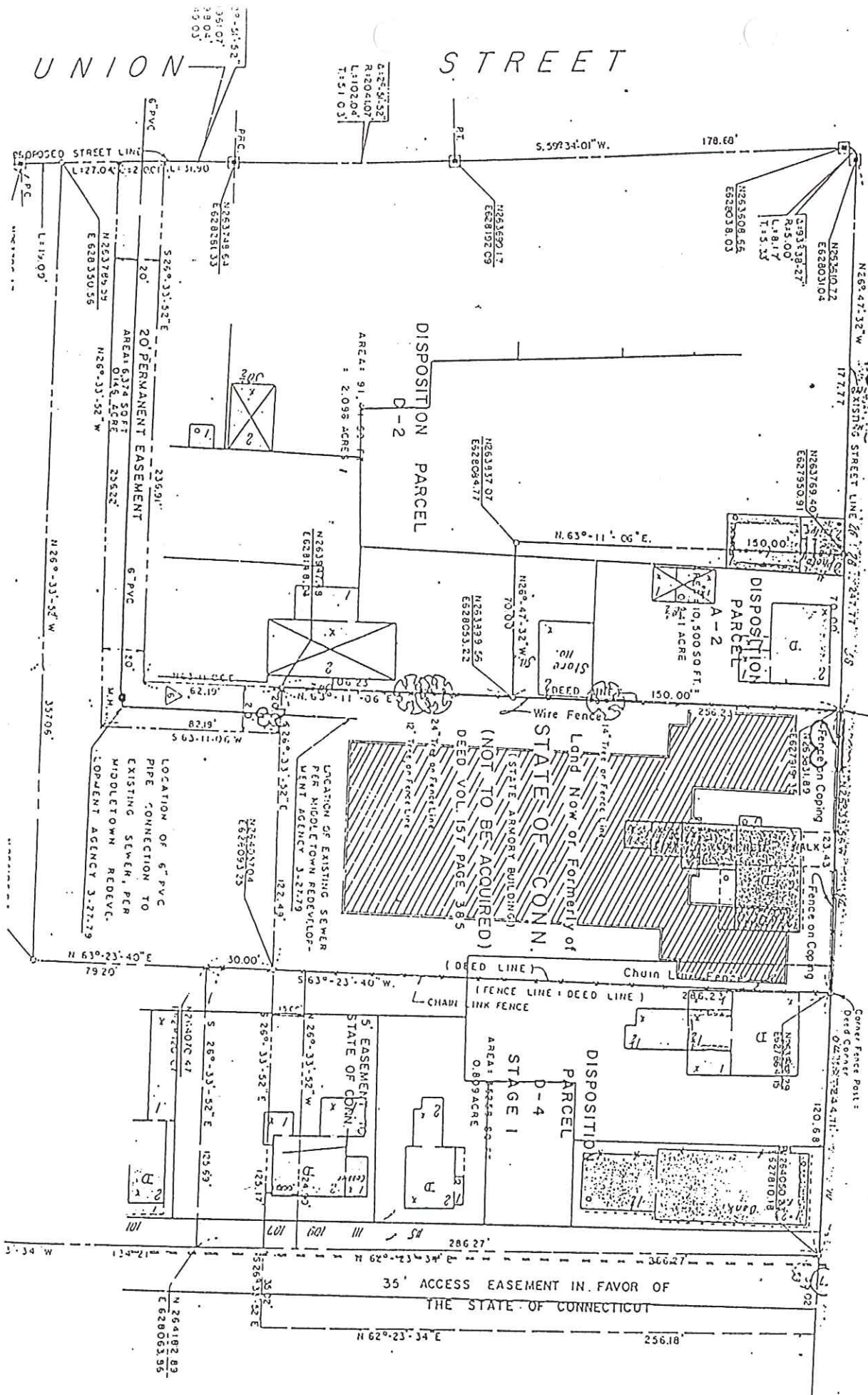


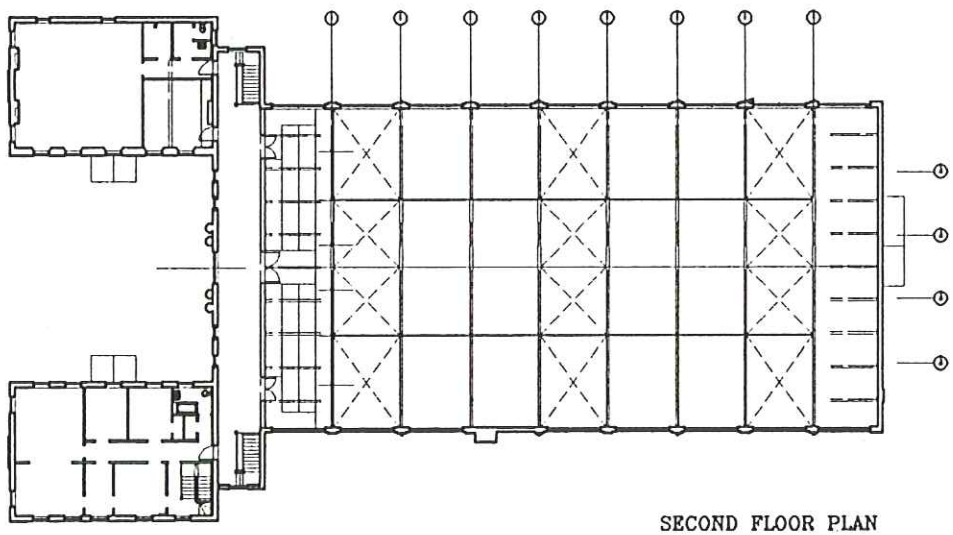
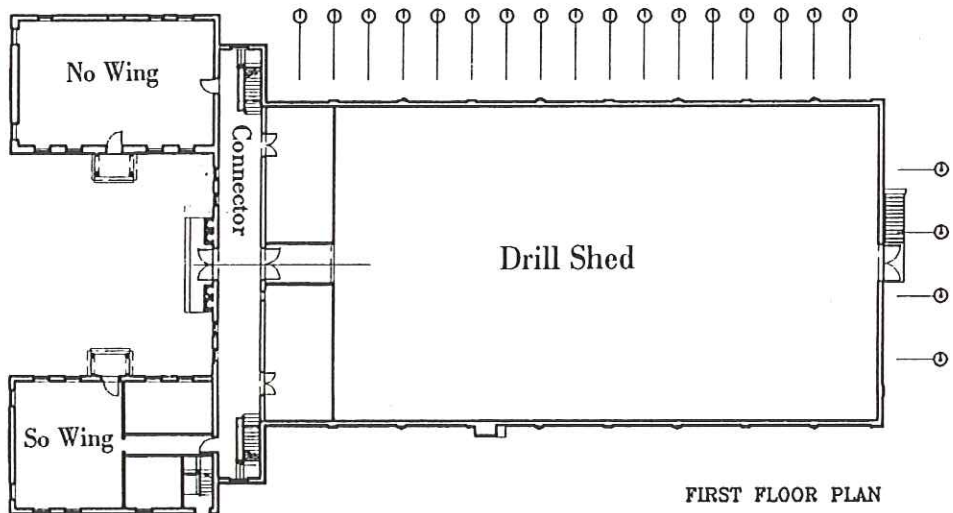
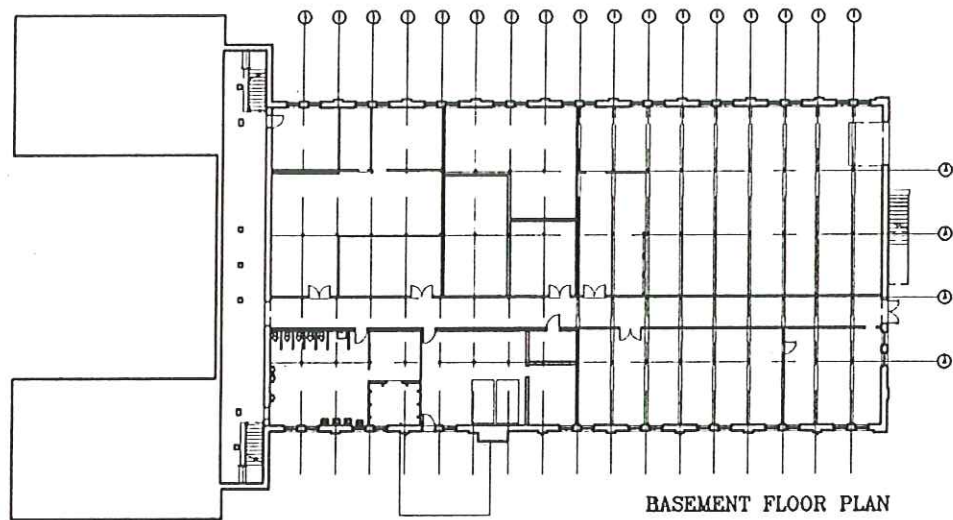
THE ARMORY COMMUNITY CULTURAL CENTER
Middletown, Connecticut

an adaptive rehabilitation of the former
CONNECTICUT NATIONAL GUARD ARMORY

Corner Fence 0.2⁺ North
of Deed Corner

•





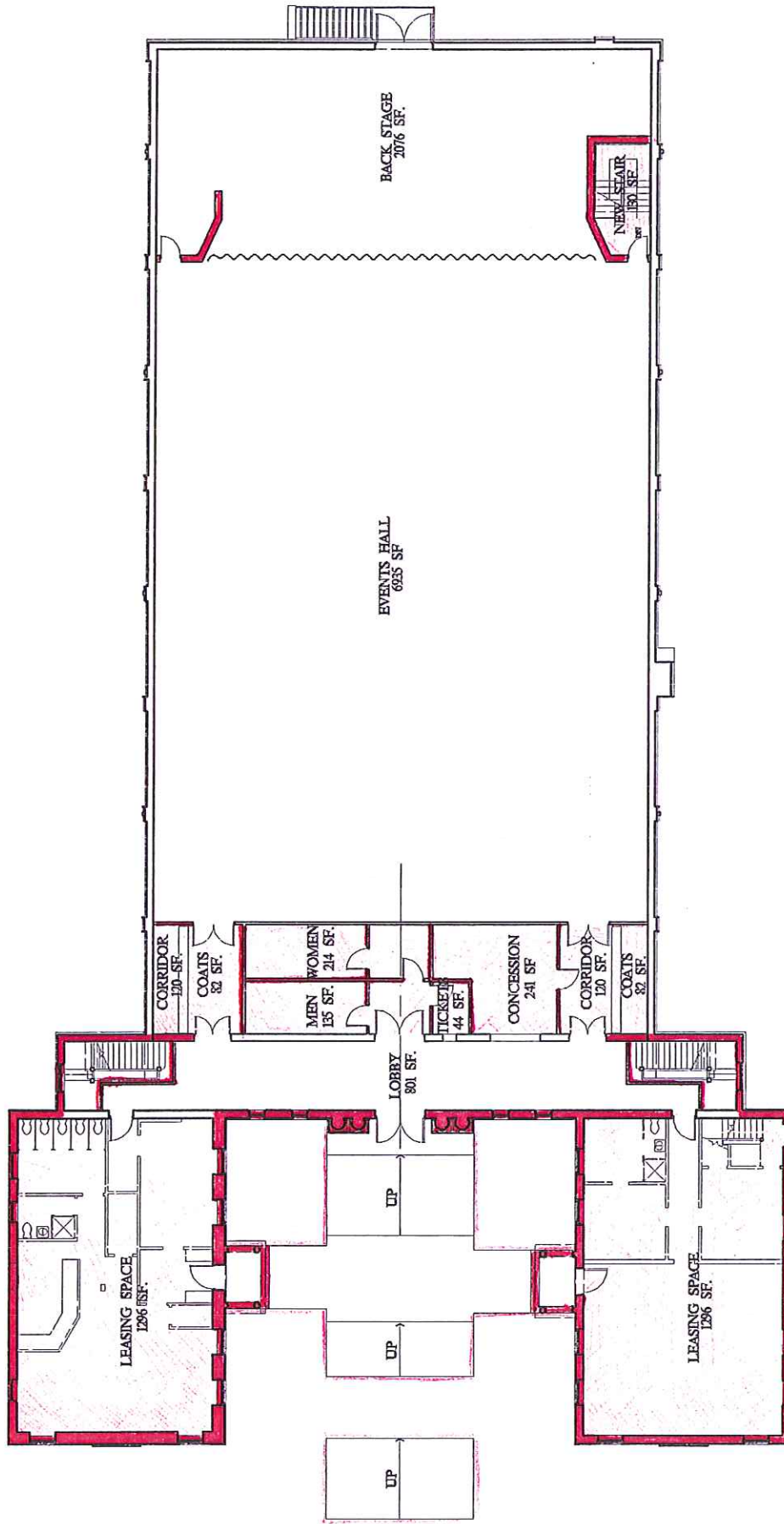
EXISTING
FLOOR PLANS

ARMORY
COMMUNITY CULTURAL CENTER
MIDDLETOWN, CONNECTICUT
CONTRACT NO.

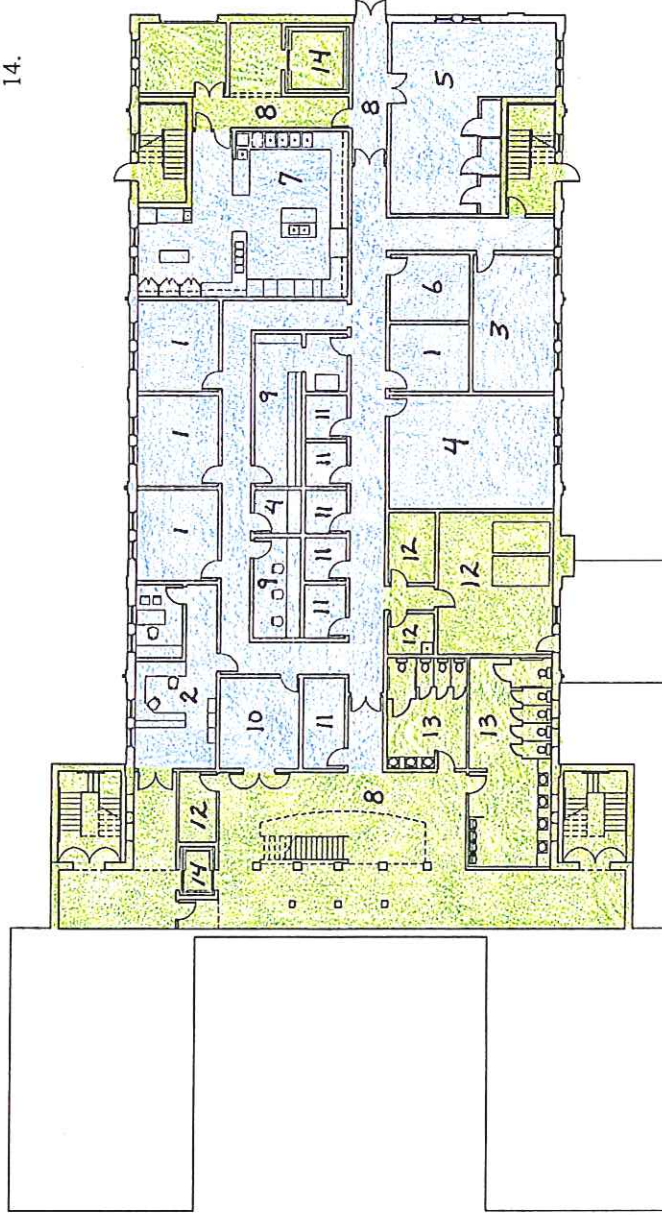
TAI SOO KIM PARTNERS
ARCHITECTS



Hartford, Connecticut
Tel: (203) 647-1970



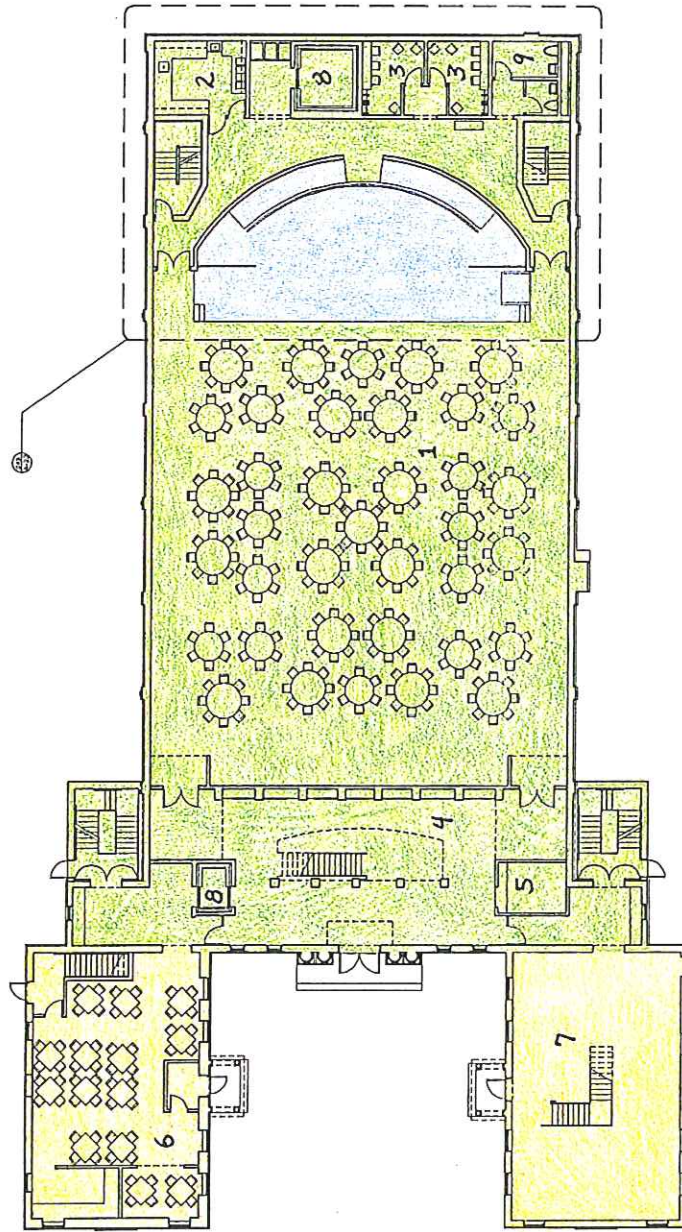
<u>FUNCTION KEY</u>	<u>S.F.</u>	<u>FUNCTION KEY</u>	<u>S.F.</u>
1. Leasing Space	766	8. Gallery/Corridor/Lobby	2,750
2. Arts Commission	434	9. Common Office	472
3. Veterans Room	306	10. Computer Room	272
4. Rehearsal Spaces	560	11. Conference	444
5. Workshop	760	12. Storage	
6. Costume Shop	1,545	13. Mechanical	
7. Kitchen	891	14. Toilets	
		14. Elevators	



PHASING KEY

	Phase II
	Phase III
	Phase IV

Lower Floor Plan (Preliminary)
Armory Community Cultural Center
Middletown, Connecticut

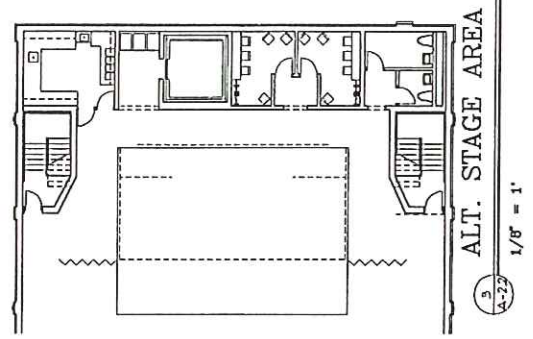
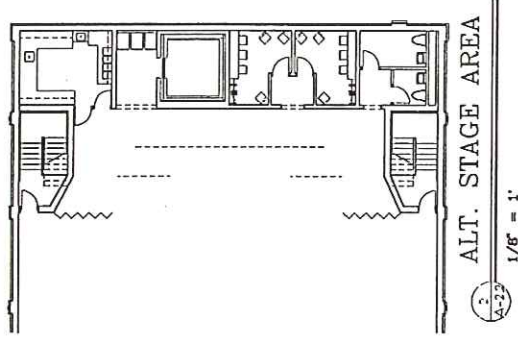


PHASING KEY

- Phase II
- Phase III
- Phase IV

	<u>S.F.</u>
1. Events Hall/Stage	6,990
2. Catering Set-Up	200
3. Dressing Rooms	230
4. Gallery/Corridor/Lobby	2,400
5. Ticket/Information Booth	100
6. Concession	1,296
7. Leasing Space	1,296
8. Elevators	
9. Toilets	

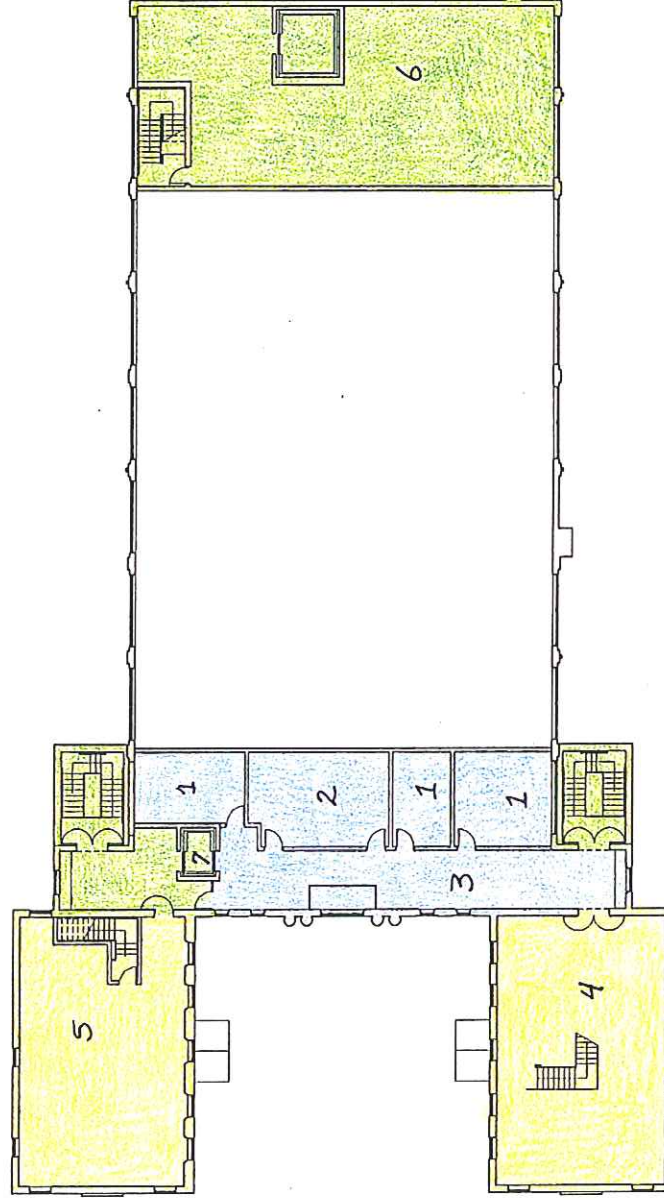
First Floor Plan
Armory Community Cultural Center
Middletown, Connecticut



FUNCTION KEY

S.F.

1.	Armory Board	638
2.	Management Office	416
3.	Control Booth	985
4.	Gallery/Corridor/Lobby	1,296
5.	Leasing Space	
6.	Performance	
7.	Research Space	1,296
	Mechanical	
	Elevator	

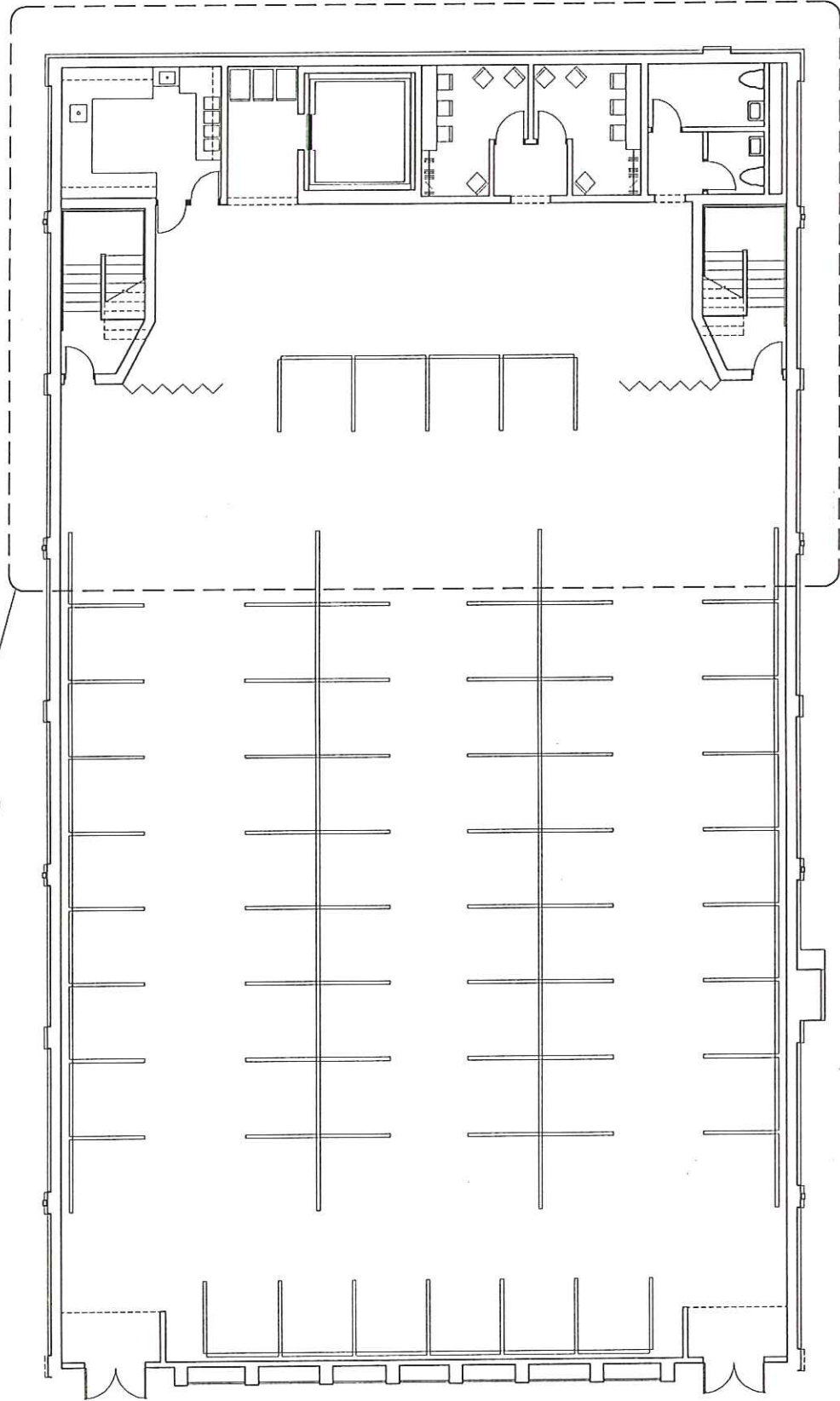


PHASING KEY

	Phase II
	Phase III
	Phase IV

Second Floor Plan (Preliminary)
Armory Community Cultural Center
Middletown, Connecticut

213
A-2.2

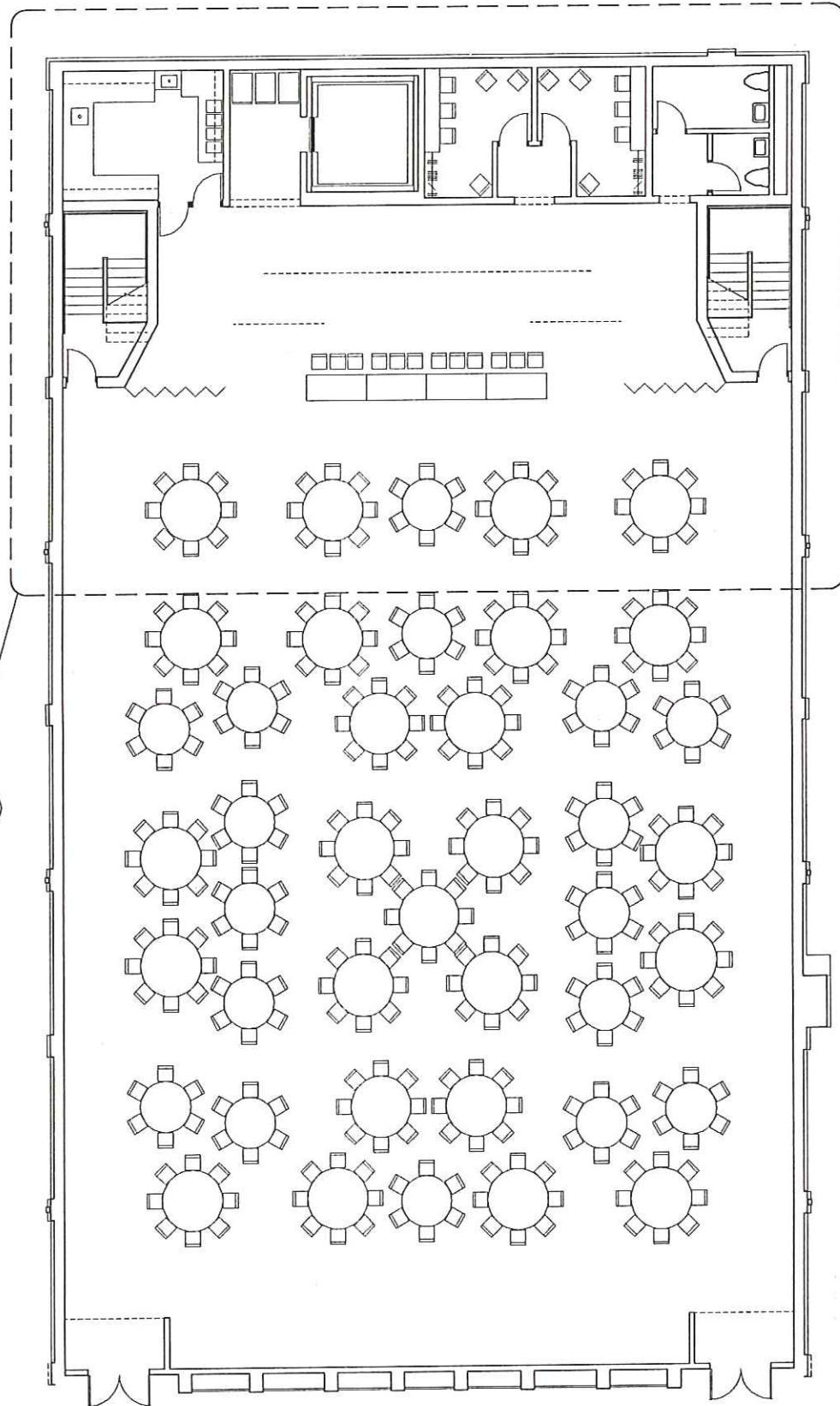


Exhibition Area - 64 Booths (Preliminary)
Armory Community Cultural Center
Middletown, Connecticut

Exhibits and Fairs:

Crafts
Antiques
Collectibles

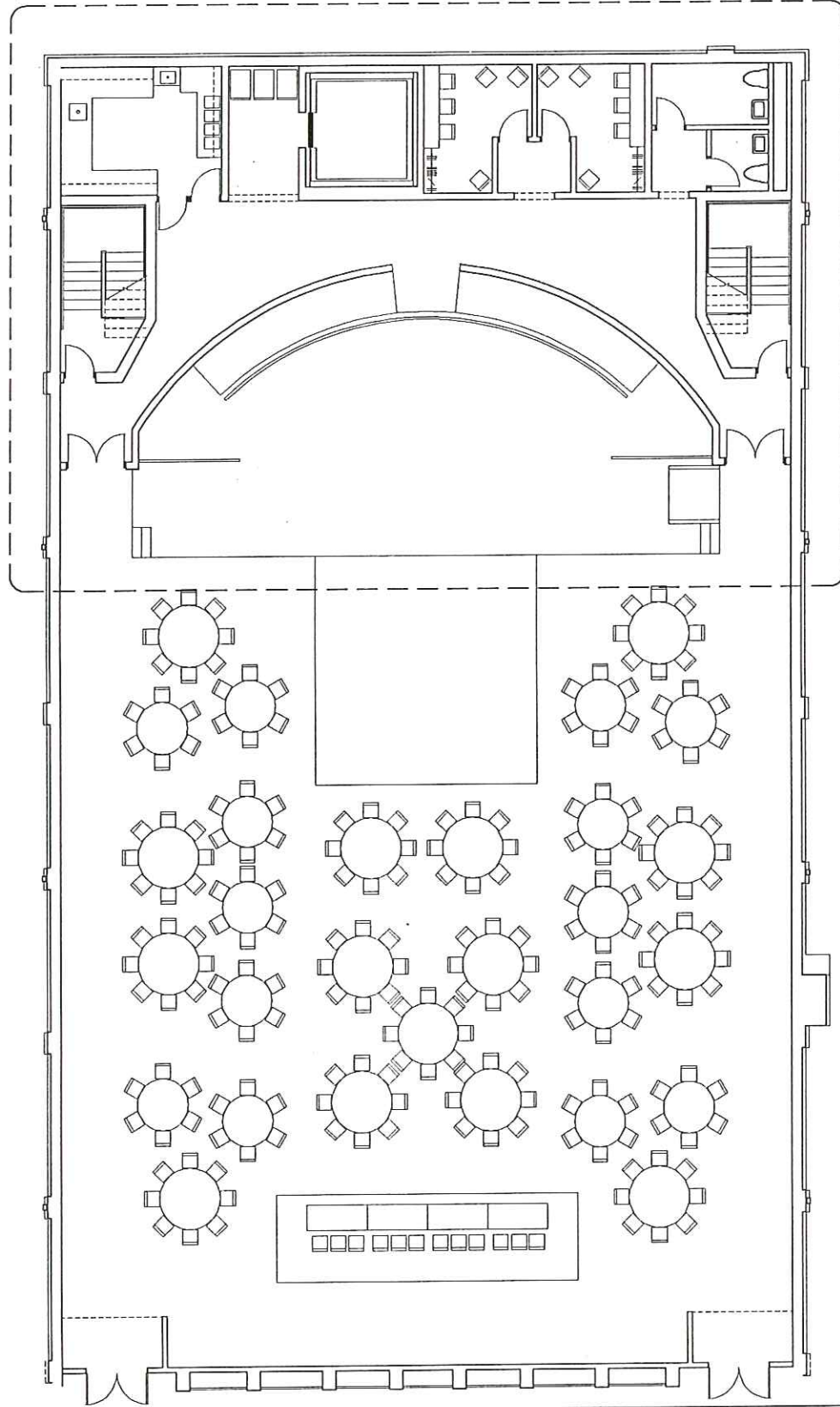
212
A-2-3



Alternate Banquet - 314 Seats
Armory Community Cultural Center
Middletown, Connecticut

Possible Functions:

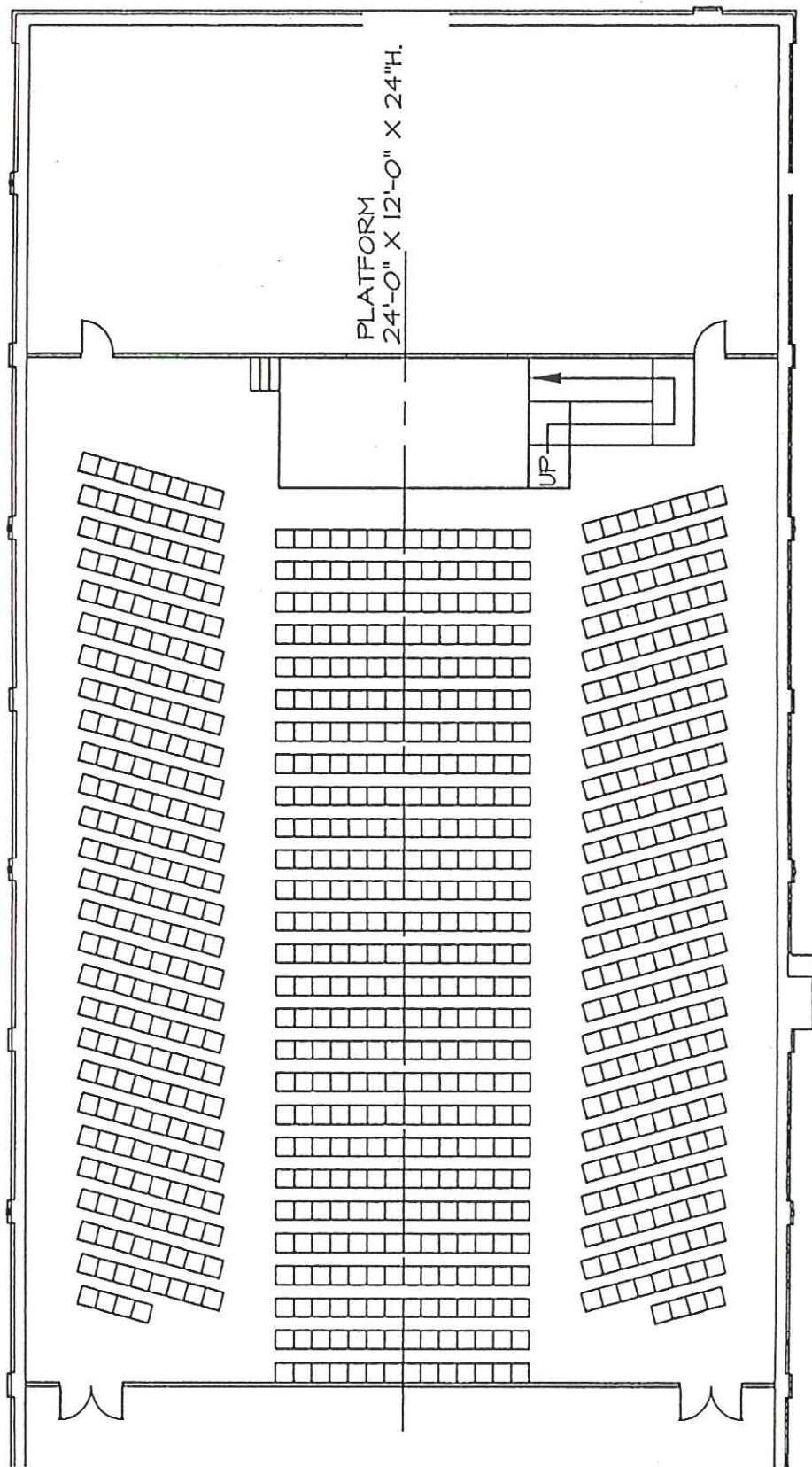
Weddings
Fund-raising Events
Business Dinners
Charitable/Organizational Dinners



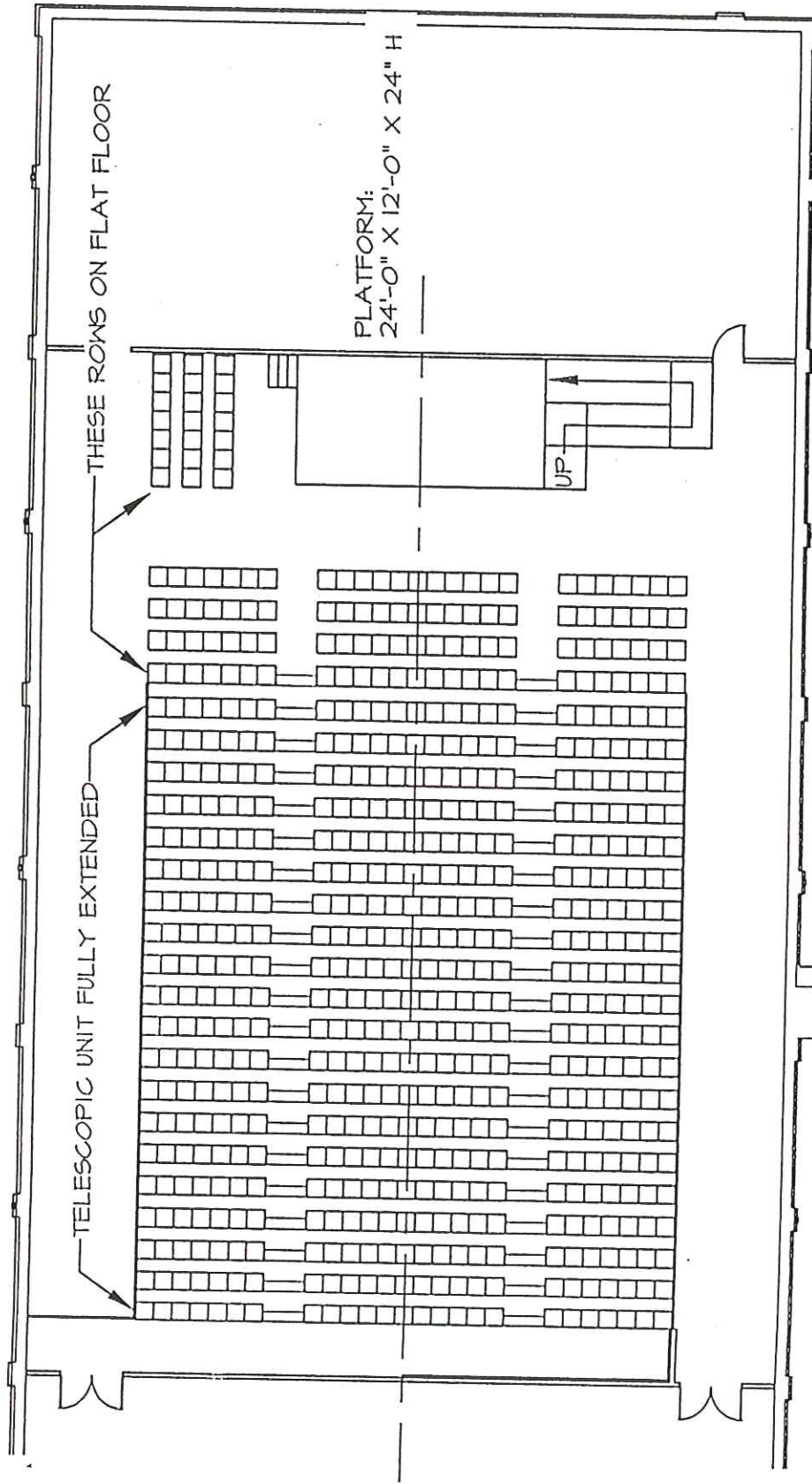
Alternate Banquet/Stage Area - 216 Seats
Armory Community Cultural Center
 Middletown, Connecticut

Possible Functions:

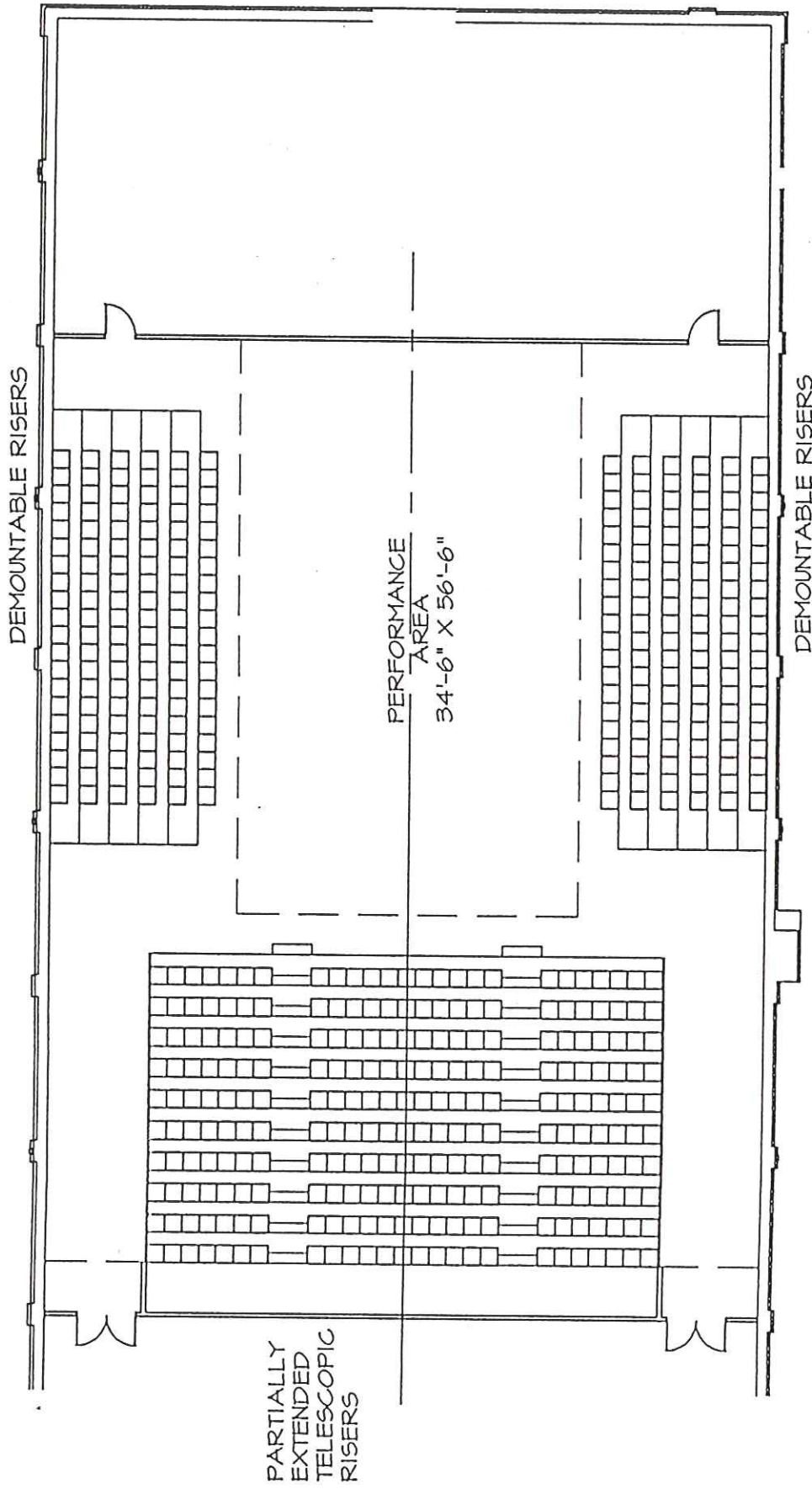
- Weddings
- Fund-raising Events
- Business/Organization Dinners



A: FLAT FLOOR - 800± SEATS



C: TELESCOPIC + CHAIRS - 620± SEATS



D: TELESCOPIC/DEMOUNTABLE THRUST - 500± SEATS

THE ARMORY COMMUNITY CULTURAL CENTER, INC.

ACKNOWLEDGMENTS

Armory Board of Directors

Mayor's Office

Commission of the Arts & Cultural Activities

Economic Development Office

Department of Public Works

Greater Middletown Preservation Board

Loureiro Engineering Associates, Hazardous Materials

Systems Design Associates, Inc., Theater Systems

Roger Clarke, Preservation Architect

James K. Grant Associates, Structural Engineers

Inco Larson Group, Cost Estimators

Jelco Associates, Food Service

Tai Soo Kim Partners, Architects

Cover Photo: The courtyard and main entrance to the Armory Complex which faces west at the southern end of Main Street Middletown. The North Wing (to the left) is the original 1810 Watkinson House. Facing it across the courtyard is the Copy House or South Wing built approximately in 1910. Between them is the connector which gracefully conceals the elevation of the drill shed.

Executive Board

Robert J. Bourne
Kendrick F. Bellows, Jr.
Joseph Grumet
Debra Hopkins
Joyce Kirkpatrick
Mark Masselli
Steven A. Rocco
Jean Shaw
Gerard H. Weitzman

THE ARMORY COMMUNITY CULTURAL CENTER, INC.
100 MAIN STREET MIDDLETOWN, CT 06457-3422
TEL: (203) 347-7880 FAX: (203) 346-1259
INTERNET: PROJECT@ARMORY.ORG

What is the Armory Project?

Through the combined efforts of the public and private sector, the Armory Project will preserve and rehabilitate the now empty CT National Guard Armory property on Main Street Middletown into a community-oriented cultural center in a multi-phased process. The building's general configuration and its location make it a prime property for an adaptive reuse project that will generate and draw productive activity to Middletown's Main Street which is central to the continuing social and economic development of this community.

Phase I will stabilize the building and make it suitable for public use. In its current state, the building may not be used by the public. It is in violation of both building and fire safety codes required for occupancy. The building is also in a state of disrepair; water seepage and deteriorating masonry are contributing to further costly damage to the building.

Phases II - IV will transform the building into a facility which will serve the broadest spectrum of the community's social, cultural and economic needs. The plans for rehabilitation include converting the large drill shed into a flexible events hall with catering kitchen; creating flexible spaces for youth and seniors programs, workshops and studios, shared office spaces for a variety of community arts, cultural and service organizations, a permanent memorial and exhibit space dedicated the area's veterans; and creating leasable spaces for related businesses, such as advertising agencies, graphic designers, and a cafe or coffee house which might open out into the front courtyard.

The goals of the project are...

- ◆ Utilizing arts and culture, inject a positive accelerator to the economic and social growth of the community;
- ◆ Preserve the nationally registered historic Armory which represents the origins of Middletown's industry and the contributions of the community veterans;
- ◆ Bring a new level of activity to Main Street Middletown; and
- ◆ Improve the quality of life in our community, by fulfilling the space needs of our cultural and service organizations enabling them to better meet the community's needs.

Who is behind the Armory Project?

This project began in 1992, with the encouragement of the Middletown 2000 planning team, when Gerard H. Weitzman conceived of a plan to preserve and rehabilitate the Middletown Armory. In 1993, he formed a three person steering committee with William Adams (former Wesleyan University V.P. & Sec) and Mark Masselli (Middletown Community Health Center Executive Director, Middletown Housing Authority Board Chairman). In 1994, a board of eleven formed the Armory Community Cultural Center, Inc. as a non-profit, non-stock corporation in Connecticut. Mr. Weitzman was elected President of the Board. The members of the Board are longtime area residents who have demonstrated their commitment to the community in their participation with community organizations, businesses and projects.

1994 Brought More Supporters for Project

- ♦ The Middletown Common Council formally approved and designated Mr. Weitzman as the developer of the Armory property, enabling him and the Board to move ahead with the project. The project has had bi-partisan support from the City since its conception.
- ♦ The project was awarded Community Development Block Grants through the City of Middletown, totalling \$240,000, which will partially pay for the Phase I stabilization work. In addition to earlier financial support, Wesleyan University committed another \$50,000 to the project. Numerous local businesses and foundations in the area (too many to list here) have also contributed funds to the project.
- ♦ The Armory Project's board and staff have met with representatives of numerous community organizations in an effort draw inspiration, ideas and support. A partial list of these groups includes: The Middletown Commission on Arts & Culture, Wesleyan's Community Services, The Council of Veterans, Middletown Parks & Recreation Dept., the Middlesex County Historic Preservation Trust, the Superintendent of Schools, Turtle Theatre, North End Arts Rising, the Heart Association, and the United Way. This process of inclusive planning continues.

Where Are We Now?

In the summer of 1995, the Board of Directors commissioned the Hartford based architectural firm, Tai Soo Kim Partners to assist the board in developing a program and preliminary plans for the phased rehabilitation of the building. The initial work of preliminary planning was two fold: 1) to prepare an assessment of existing conditions; and 2) to develop a building program defining the kinds of spaces required and their intended use. This would enable the planning team to develop a set of preliminary plans and cost estimates. The Armory Project's board and staff met with representatives from numerous area community and cultural organizations in the later part of 1995 and early 1996. With this work complete, the Board established a Finance Committee to begin developing an operating plan and a plan for raising the funds necessary to rehabilitate the Armory.

Assessment of Existing Conditions

Preliminary surveys of the buildings were done in several key areas: building envelope, structural engineering and hazardous materials. With respect to mechanical and electrical systems, it was clear that most systems would need replacement.

Building Envelope: A visual survey of the building envelope found that the conditions of the masonry are deteriorating and will require repointing. The majority of the windows will need replacement. The gutters and leaders are undersized for the roof area and need improvement, along with drainage at the foundation.

Structure: The most significant finding of the preliminary structural review was that the drill shed floor is rated for an 80 pound/square foot loading. A 100 pound/per square foot load rating is required for an assembly hall. In order to meet the requirement, one strategy is to add wood joists to the existing floor joists.

Phased Development Strategy

The phased development strategy has two primary aims: 1) to open the Armory to the community as quickly as possible with the smallest possible initial rehabilitation costs; 2) to provide the Armory Community Cultural Center with operating income as quickly as possible.

The key to the success of the Armory Community Cultural Center would be a revenue generating approach to the facility. The property will be developed into a mix of spaces, some of which could be leased commercially and others leased to local arts and cultural groups at a reduced rate on either an annual or events basis.

The strategy is to develop the drill shed into a flexible multipurpose function hall, which would serve a wide range of events including local arts performances, film series, weddings, banquets, collectors and antique fairs, ballroom and square dancing, concerts, and local business, community and charitable functions. This events facility would be a significant source of revenue and the primary focus of the initial phase' of development.

The lower level of the drill shed could also provide some revenue from leasable studio space combined with leasable storage areas. However, large areas of this level would be dedicated to supporting the events hall with a catering kitchen, and toilet rooms large enough to serve the hall. The majority of space on the lower level would be renovated in Phase III.

The two house wings on Main Street were deemed the most appropriate for commercial leasing, given their presence on the street and their suitability for small office and retail operations. While the exteriors of the two wings will be renovated in the first phase, their interiors will be renovated when the appropriate tenants are identified. One possible tenant is a cafe or pub on the ground floor of either the north or south house. The cafe/pub could open onto the courtyard facing Main Street and could draw activity into the Center as well as serve the audiences with light foods and beverages before and after performances.

Phasing Breakdown

Phase I (Revised) - a new phase of work, consists of the following:

- Stabilizing and repairing the exterior elevations of the north and south wings
- Stabilizing and repairing the exterior elevations of the connector
- Reconfiguring the main entry from the courtyard into the connector for handicap access
- Adding temporary public toilet rooms within the connector/drill shed area
- Adding a ticket/information booth within the connector/drill shed area
- Adding a temporary stair at the rear of the drill shed for egress
- Gutting the interiors of the north and south wings, both floors
- Partitioning off the unoccupiable areas; lower level drill shed, 2nd floor connector and drill shed
- Some improvements to the existing heating systems to provide heat in the occupied areas and minimal heat to the unoccupied areas for building maintenance
- An exhaust system to serve the drill shed
- Creating a temporary proscenium wall and backstage area

The work of this phase, as previously stated, is to stabilize the building envelope of the north and south wings and to provide public access to portions of the Armory complex with minimal expence. The work is intended to address public safety issues with respect to building, fire and ADA codes in limited areas of the complex. Plans for this newly defined phase are subject to the approvals of the municipal building officials.

Phase II (Revised) - Previously Phase IA:

The work of this phase remains largely unchanged. The focus of the work is on the drill shed events hall and supports spaces, and includes the following:

- Expanding the central lobby, exhibit space on lower and first floor connector
- Public bathrooms on lower level of the drill shed
- Drill shed window replacement
- Roof insulation
- Refinishing the floor
- Backstage dressing rooms
- A caterer's staging area
- An elevator
- New stairs at north and south ends of connector for egress
- Sprinkler system
- Heating, ventilation and air conditioning
- House lighting system

Phase III (Revised) - previously Phase IB

The work of this phase remains largely unchanged. The focus of the work is on the lower level of the drill shed and additional facilities and systems from the events hall including the following:

- Lighting and sound systems
- An elevated stage
- A catwalk for lighting and sound systems access over performance areas
- A full prep kitchen on the lower level
- Approximately 5,000 sf of leasable space on the lower level for arts, cultural and civic groups

Phase IV (Revised) - Previously Phase II

The work of this phase can be done at any time in the project timeline. As a suitable tenant is identified and is interested in commissioning tenant build out of any space in the north and south wings, work will proceed. The two wings will be gutted and cleaned out as part of the newly defined Phase I work.

Anticipated Project Costs and Funding

To date, initial project funding has been a combination of private and public sector sources. The Armory Board has received significant commitments of future support from the City of Middletown and Wesleyan University. Theme initial funds and future commitments are noted on the Financial Projections for the project. However, until a preliminary plan of development with preliminary cost estimates was available to the Board, a formal fund-raising campaign was difficult to implement. The board continues to seek municipal, state, federal and private foundation grants to fund the rehabilitation. Once the funding is in place, design work can be completed and the rehabilitation will take place over several phases. It is clear that the project will require generous support from businesses and individuals who live, work and recreate in Middletown and Middlesex county.

History and Status of the Property

The history of the building dates back to 1810 when a local prominent merchant John R. Watkinson built what is now the north wing for his residence. In 1836 the federal style house descended to John H. Watkinson, a president of the Middletown National Bank. In 1919, the State of Connecticut acquired the property for the purpose of constructing an Armory. At that time, the original house was turned 90 degrees on its foundation, a copy of it was built to face the original across a courtyard and a connecting facade was built between them concealing the drill shed.

The property was conveyed to the City of Middletown from the State of Connecticut in 1992 and has been unoccupied since it was vacated by the Connecticut State National Guard. It is located in an Enterprise Zone and the South Green Historic Downtown District, which is a registered National Historic district.

INITIAL SOURCES OF FUNDS

Source	Amount	Comments
G. Weitzman	(13,000)	Disbursed
Middletown Economic Development Comm.	(10,000)	Disbursed
Wesleyan University	(6,000)	Disbursed
Farmers & Mechanics	(1,000)	Disbursed
EIS Foundation	(1,000)	Disbursed
Liberty Bank	(500)	Disbursed
Middletown Commission on the Arts	(300)	Disbursed
Disbursed to Date	(31,800)	

ANTICIPATED FUNDING

Middletown CDBG Commitment	340,000	\$340,000 has been awarded, but not disbursed
Wesleyan University Matching Grant	50,000	Not yet disbursed
Present Commitment of Future Funds	\$390,000	

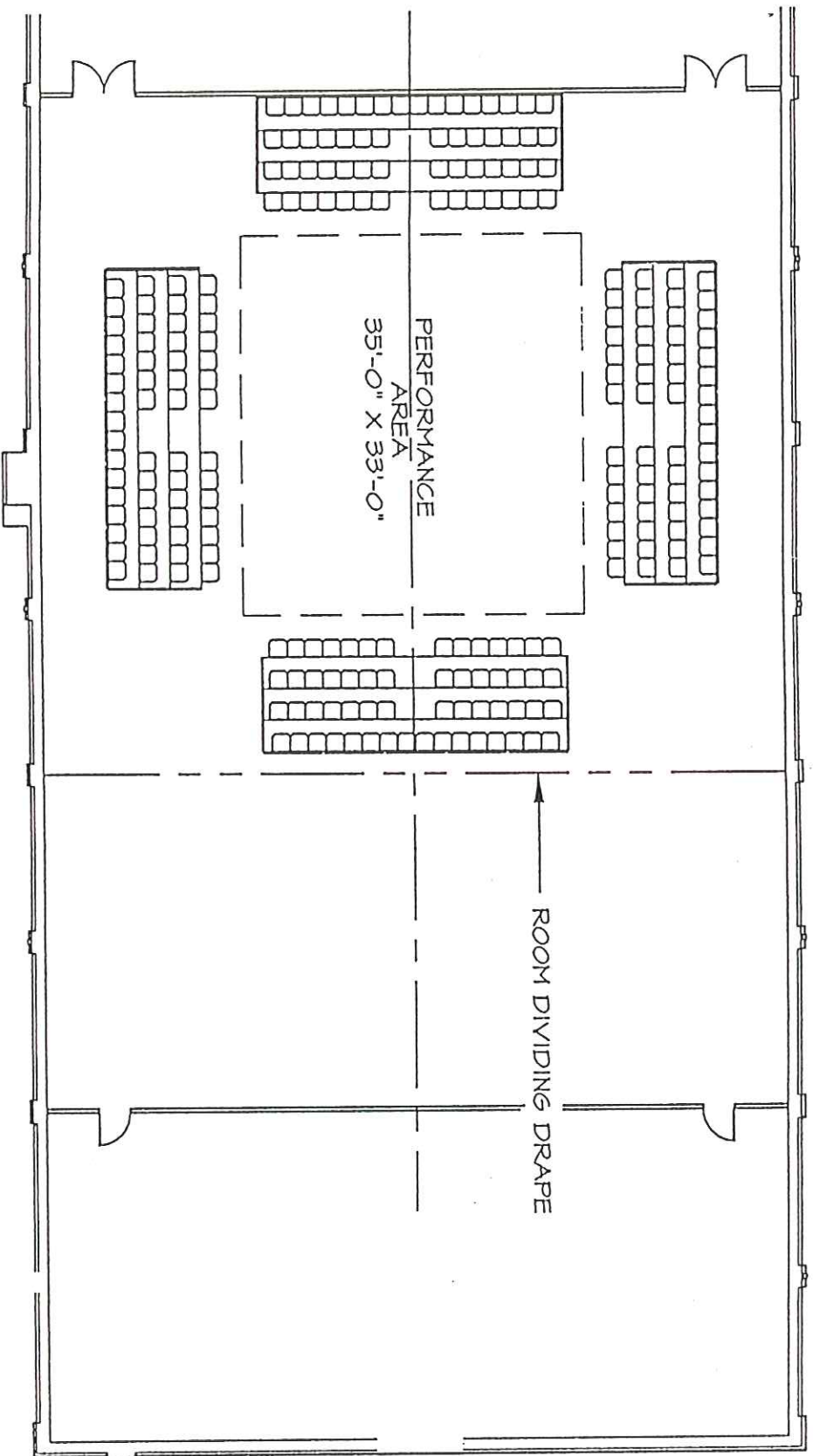
ANTICIPATED CONSTRUCTION COSTS

Phase I - Stabilization & Code Work	\$340,000
Phase II - Drill Shed, Code Work & Support Areas	\$1,238,000
Phase III - Staging, Kitchen, Lower Level	\$957,000
Phase IV - North & South Wing Interiors	\$416,000
Total Construction Costs (inc. Cont. & Fees)	\$2,951,000

PRESENT FUNDING DEFICIT

\$2,561,000

Description	Calculation	Amount	Comments
PROJECTED INCOME			
Drill Shed			
Local Arts Performances		\$5,000	Per surveys of the Middletown Arts Commission
Weddings and Banquets	\$800 x 18\yr	\$14,000	
Film Series (Mon & Thurs Nits.)	\$500 x 100\yr	\$50,000	\$5/tkt x 100=\$500/night minus film rentals
Antique,Crafts, Collectors Fairs	\$2000 x 12\yr	\$24,000	
Charitable Events	\$150 x 36\yr	\$5,400	
Ballroom\Square Dancing	\$250 x 12\yr	\$3,000	
Concerts	\$500 x 24\yr	\$12,000	
Daytime Meetings/Seminars	\$250 x 100\yr	\$25,000	Based on Midfield Experience
Evening Meetings/Seminars	\$250 x 50\yr	\$12,500	Based on Midfield Experience
Public Meetings/Seminars		n/c	
Subtotal		\$145,900	
Basement	\$4\s.f x 5,000 s.f.	\$20,000	Local Arts & Civic groups use of studio, office & storage spaces
Commercial			
Pub	\$9\s.f. x 1,900 sf	\$17,100	Assumes 1/2 of 2nd floor is removed creating a balcony effect
Coffee House	\$9\s.f. x 1,296 sf	\$11,664	
Offices	\$7\s.f. x 1,296 sf	\$9,072	
Projected Income		\$203,736	
OPERATING EXPENSES			
Construction Debt Service			(Most operating cost estimates are based on Building Owner & Managers Assoc. (BOMA) 1995 experience and exchange report)
Administrative:		\$53,984	500,000 loan @ 9%, 20 year term
Management, gen. office, prof fees:			
Events Coordinator P/T	.53 x 27,000 s.f.	\$14,310	
Events Marketing Costs		\$20,000	
Utilities:		\$15,000	
Water/Sewer	.09 x 27,000 s.f.	\$2,430	
Gas/Oil	.25 x 22,000 s.f.	\$5,500	Commerical tenants reponsible for their utility consumption
Electric	2.38 x 22,000 s.f.	\$52,360	Commercial tenants reponsible for their utility consumption
Maintenance:			
Cleaning	1.23 x 22,000 s.f.	\$27,060	Includes labor and supplies
Elevator	\$155 per month	\$1,860	Estimate based on one elevator
Grounds/Snow	.04 x 27,000 s.f.	\$10,800	
HVAC/Plumb/Elec/Fire Safety	1.25 x 27,000 s.f.	\$33,750	
Insurance:	0.28 x 27,000 s.f.	\$7,560	
Projected Operating Expenses		\$244,614	(Or \$190,630 without Construction Debt Service)



G: DEMOUNTABLE 4-SIDED ARENA - 230± SEATS