Preliminary Planning Update
13 May 1996

THE ARMORY COMMUNITY CULTURAL CENTER
Middletown, Connecticut

an adaptive rehabilitation of the former
CONNECTICUT NATIONAL GUARD ARMORY
PRELIMINARY PLANNING UPDATE

Phased Development Strategy

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

The resulting strategy is to develop the drill shed into a flexible multi-purpose 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 chantable functions. This events facility would be a significant source of revenue and the primary focus of the first phase of development, Ia.

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 Ib.

The two houses facing 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. These spaces will be renovated as Phase II, when 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.

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.

Phasing Breakdown

Phase IA: It was agreed that the work of Phase IA should be as modest as possible and would include creating a central lobby and ticket office, an office for the Armory Project and public bathrooms on the lower level, and the following work on the drill shed:

a. window replacement
b. roof insulation
c. refinishing the floor
d. backstage dressing rooms
e. a caterer’s staging area
f. an elevator
g. stairs for egress
h. sprinkler system
i. heating, ventilation and air conditioning
j. house lighting system

This phase would result in a 800 performance seating capacity and a 250 to 300 banquet seating capacity within the drill shed structure. Plans reflecting a range of seating and staging configurations from traditional proscenium, to thrust and arena are included. Also planned is a means of dividing the space into smaller areas for smaller groups.
Phase IB: This phase would follow as quickly as funding allows in order to gain optimum use of the events hall and would include the following:

a. lighting and sound systems
b. a stage
c. a catwalk for lighting & sound systems access over performance areas
d. full prep kitchen on the lower level
e. approx 5,000 s.f. of leasable space on the lower level for arts, cultural and civic groups
f. stabilizing the exterior of the two historic houses

Given the importance of food service in a multi-function hall, several meetings have taken place to determine the appropriate size, general layout and equipment needs for a kitchen and serving area.

Phase II: The work of this phase would be determined by the needs of the tenants and would be done at the time of leasing commitments.
PHASING KEY
- Phase IA
- Phase IB
- Phase II

FUNCTION KEY
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
10. Mechanical

First Floor Plan (Preliminary)
Armory Community Cultural Center
Middletown, Connecticut
Second Floor Plan (Preliminary)
Armory Community Cultural Center
Middletown, Connecticut
# Middletown Armory Community Cultural Center Financial Information 13 May 1996

## Anticipated Construction Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Phase IA - Drill Shed Code Work &amp; Support Areas</td>
<td>1,408,000</td>
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<tr>
<td>Phase IB - Staging, Kitchen, Lower Level</td>
<td>1,127,000</td>
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<tr>
<td>Phase II - North &amp; South Wings (interiors)</td>
<td>416,000</td>
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<tr>
<td><strong>Total Construction Costs</strong></td>
<td><strong>$2,951,000</strong></td>
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## Anticipated/Potential Sources of Funds

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Middletown CDBG Awards to date</td>
<td>240,000</td>
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<tr>
<td>Middletown CDBG 1996 Requests</td>
<td>250,000</td>
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<tr>
<td>CT State Appropriation Request</td>
<td>500,000</td>
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<tr>
<td>Wesleyan University Matching Grant</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$1,040,000</strong></td>
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## Funding Deficit for Phase IA

**$368,000**

Note: The Armory Board anticipates a successful capital campaign to eliminate the funding deficit for Phase IA.