

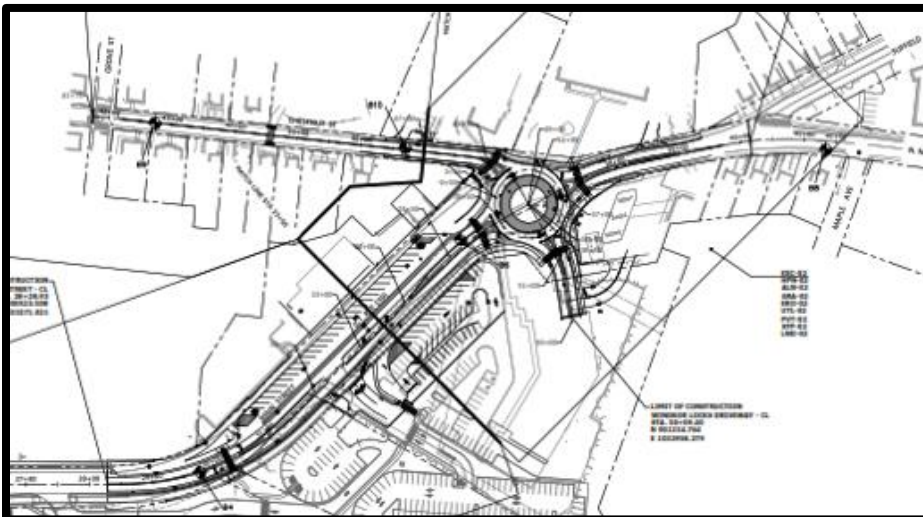
To: Cost Review Sub-Committee
From: Sotoria Montanari, CRCOG Program Manager
Date: November 5, 2021
c: Transportation Committee
Rob Aloise, CRCOG Director of Planning
Cara Radzins, CRCOG Transportation Deputy
Chris Kervick, First Selectman, Town of Windsor Locks

Subject: LOTCIP Funding Increase – Windsor Locks Downtown Complete Streets Improvements Phase 1

A Cost Review Sub-Committee meeting will take place at 11 AM on Monday, November 15, 2021. At the meeting, we will be discussing and acting on the following:

Windsor Locks Downtown Complete Streets Improvements Phase 1 Project (L165-0002)

This project was originally approved for \$2,907,600 in the 2015 Solicitation, with a Commitment to Fund Letter issued in June 2018 for \$3,550,400. The project has currently progressed through the semi-final (60%) design phase. Based on the most recent engineer's estimate, the Town of Windsor Locks is requesting a LOTCIP funding increase of \$2,392,400 from \$2,907,600 to \$5,300,000 (82.2% increase), capping the LOTCIP funding at \$5,300,000.



To mitigate the funding increase, the Town has agreed to opt out of the 2022 Solicitation pending Committee approval and the Town did not pursue a 2020 LOTCIP Solicitation project in anticipation of this funding increase request.

The proposed roundabout project is located on State Route 159 (Main Street) and is part of the Windsor Locks Main Street Revitalization. To address the CTDOT Roundabout Committee design concerns during its review process, the town consultant in coordination with CTDOT staff, made

several design revisions that require a partial acquisition of a commercial building. A significant portion of the funding increase is the result of the pending ROW acquisition, necessary for the project construction, with an additional estimated \$705,000 of Rights-of Way acquisition costs, including building demolition. The Town's ROW cost share for the angle parking is \$29,700.

Additionally, the design requires substantial changes to the roadway profile and drainage due to the roundabout design, which were not included in the original design, amounting to approximately \$300,000. Due to the design delays, industry supply chain and labor shortages, the town has seen considerable project unit price increases across the board. The Town has worked diligently to reduce costs and eliminate project amenities. The additional costs combined with increases to percentage based estimating items resulted in the total estimated increase of \$2,392,400.

Additionally, the State has made significant investments in the Windsor Locks Train Station and transit-oriented development (TOD), envisioning bus shuttle service from the train station to the regional airport.

Staff recommends committee approval of an additional \$2,392,400 of LOTCIP funding for the Windsor Locks Downtown Complete Streets Improvement Phase 1 Project (L165-0002), increasing the funding approval from \$2,907,600 to \$5,300,000, capping the funding at \$5,300,000. The Town has agreed to opt out of the 2022 LOTCIP Solicitation.