

CONNECTICUT COMMONS

Plainville, CT



WILMORITE

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Owner/Management Company
Developers Diversified
Realty Corp.
Beachwood, OH
Phone: (216)755-5861

Architect
DeWolff Partnership Architects
(Lowe's Home Improvement)
Rochester, NY
Phone: (585) 454-5860

Site Engineer
Stantec, Inc.
Rochester, NY
Phone: (585) 475-1440
www.stantec.com

Project Value
\$31.4M

Project Duration
November 1998-March 2002

Wilmorite's Role
Construction Manager
with Guaranteed Maximum Price

Project Highlights:

This first-class regional retail center features 600,000 square feet of stores, restaurants and a 20-screen movie theater. Build-to-suit projects were completed for three major retailers: Lowe's Home Improvement (135,000 sq.ft.) Kmart (96,000 sq.ft.) and Kohl's (86,000 sq.ft.) Turnkey build-outs were also completed for smaller tenants ranging in size from 12,000 to 35,000 square feet.

The pre-construction services included design development for all of the buildings and the pylon signs.

The site work included all the earthwork, infrastructure and finishes for the 80 acre site. In coordination with the Connecticut Department of Transportation, \$4.5M in off-site ramp modifications and roadway improvements on the state and interstate thoroughfares were completed. Storm water control issues resulted in the installation of a system consisting of several large detention ponds, testing wells and flow controls.