

## Project Description:

### Service Plaza Initiative – A Redevelopment Program

I-95 Darien Northbound & Southbound, Milford Southbound – Typical Exterior Rendering:



**Project Scope:** Following the expiration of prior concession agreements with ExxonMobil for the provision of fuel services and McDonald’s for the provision of food services, Project Service LLC began operating the food and fuel concessions at the Department’s 23 service plazas on December 7, 2009. Project Service was awarded the contract as the result of a competitive RFP process that required a proposer to both operate the facilities’ concessions and fully fund a construction program to renovate each facility. The Service Plaza Initiative is changing the face of the State’s fuel and food service plaza facilities on Routes I-95, I-395, and 15 by significantly improving the quality and character of the facilities and the services offered to traveling consumers. The original facilities were built in the 1940s and 1950s and, with the exception of a few minimal renovations, have had no significant capital improvements in the past 25 years. Project Service’s solution includes extensive renovations at all 23 facilities that will create service plaza environments that are safe, clean, inviting, comfortable, and that will offer a variety of food and beverage choices, including healthy options. The current estimated cost for the redevelopment effort is \$178 million, including tenant fit-outs. This work includes the construction of completely new (and much larger) buildings at the Darien Northbound and Southbound and Milford Southbound locations. The work also includes providing a minimum of 120 additional truck parking spaces among the six Darien, Milford, and Fairfield I-95 plazas compared to what exists today at those locations. In addition, truck idle reduction technology will be provided at 82 spaces along I-95. Mobil gasoline, Subway, Dunkin’ Donuts, and a convenience store will be offered at all but one of the 23 locations and McDonald’s will also be offered at eight of the I-95 locations. A variety of additional food and retail vendors will also be offered at many of the larger I-95 locations. The introduction of freshly made food offerings at the Route 15 and I-395 locations is a major improvement to the pre-packaged offerings that were previously the only option at these locations.

**Financial Sources:** The capital improvements described above are being performed solely with private capital and without the use of State or Federal monies. Interim State money was needed to “upfront” costs associated with environmental clean-up resulting from prior fuel operations at each site while a settlement with ExxonMobil was reached. This settlement was concluded in mid-April 2011.



**Budget Analysis:** Sufficient interim funding was identified to fund the necessary environmental remediation efforts while a settlement with ExxonMobil was reached. The settlement with ExxonMobil infused a significant amount of money into an independent remediation escrow account that will be used to fund the remediation efforts.

**Schedule Analysis:** The Concession Agreement with Project Service requires that the entire 23 service plaza redevelopment program be complete by May 15, 2015. All parties are striving to meet a more aggressive schedule that completes all of the work in 2014. Separate from the main redevelopment program, underground storage tanks were replaced in Greenwich, a new potable water well system was installed in Montville, a septic system was replaced in Montville, and water quality structures were installed in Darien Northbound. The first plaza redevelopment project (North Haven Southbound on Route 15) started construction on July 28, 2010, and the Northbound side started construction on October 12, 2010. The North Haven Southbound plaza reopened on April 21, 2011 and the Northbound plaza reopened on June 29, 2011. Both of the Milford service plazas on I-95 closed for construction on December 1, 2010 and are complete and reopened to traffic. The Milford Southbound facility was the first of the completely new structures that demolished the existing building in its entirety. Also fully renovated and reopened to the public are Plainfield Northbound and Southbound on I-395 and Fairfield Northbound and Southbound on Route 15.

**Challenges and Risks:** The Service Plaza Initiative is a very aggressive program with an accelerated schedule, including a public outreach component that all parties are working diligently to achieve. In order to bring the much needed redeveloped facilities and additional truck parking spaces on-line quickly, there will be impacts to the traveling public when multiple facilities close for construction at similar times. In order to help mitigate this impact, no two consecutive plazas on a given road will close at the same time.

**Outlook:** The next major locations to undergo renovation are Orange (Route 15) Northbound and Southbound which closed for construction on January 29, 2013. Currently under construction on I-95 are Darien Northbound and Southbound and Branford Northbound and Southbound with openings of all four facilities targeted for the coming spring/summer of 2013. Montville Southbound on I-395 is also under construction and is slated to reopen in the summer of 2013. Greenwich Northbound and Southbound on Route 15 are under construction with the reopening currently scheduled for the summer/fall of 2013.

The current proposed construction schedules for the remaining service plazas are as follows: New Canaan (Route 15) Northbound and Southbound are scheduled to close for construction in the fall of 2013; Fairfield Northbound and Southbound on I-95 are planned to close for construction during the summer of 2013; and Madison Northbound and Southbound on I-95 are currently scheduled to begin construction in the summer of 2013.



**Recent Activity:** Plainfield Northbound and Southbound on I-395 reopened for business on September 28, 2012. Fairfield Northbound on Route 15 reopened on November 9, 2012, while Fairfield Southbound on Route 15 reopened on December 21, 2012.

Both Greenwich service plazas on the Merritt Parkway (Route 15) closed for construction on November 26, 2012 and are targeted to open in the summer/fall of 2013. Additionally, in order to help address some of the resultant increase in demand at the Fairfield I-95 locations, due to the Darien closures, a Subway concession was installed at the Northbound location and a Dunkin' Donuts was installed at the Southbound location.

Four electric vehicle charging stations were installed on I-95 at Milford Northbound (2 stations) and Southbound (2 stations) by Tesla Motors. While these particular charging stations can service only Tesla vehicles, there are plans in the works for additional stations that will service other electric vehicles.