


April 23, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Stamford Abutting Property Restoration
(Revised Final: \$2,850,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$2,850,000, as detailed in the attached project budget, for the Stamford Abutting Property Restoration project, for Construction. This reflects an increase of \$350,000 to the previously approved Final budget of \$2,500,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$2,850,000 in UCONN 2000 bond funds for the Stamford Abutting Property Restoration project."

BACKGROUND:

The Stamford Parking Garage was a three-level steel and concrete structure located on approximately 4 acres of the Stamford Campus, at the intersection of Washington Boulevard and Broad Street, with the Mill River at the west border and 11 occupied residential lots to the north. A report issued in February of 2017 determined that the garage was beyond its useful life and recommended that it be demolished.

The garage and the site soil tested positive for hazardous environmental conditions and subsequent testing showed that the contaminants had migrated onto a portion of the 11 abutting properties to the north of the Stamford Parking Garage site.

This resolution addresses the remediation, disposal, and restoration of contaminated areas across 11 adjacent properties, ensuring environmental health and community well-being. The costs for this project will be transferred from the previously approved Stamford Parking Garage.

As of this date, the parking garage structure has been removed, and all the abutting properties have been remediated. Contaminated soil removal at 1310 Washington Boulevard and 14 Vernon Place were more extensive than anticipated, hence the increase in this Final Budget.

The remediation work commenced in Spring 2019 and was completed on 10 of the 11 properties in Summer 2022. After resolution of litigation concerning a property line dispute, the remediation on the final property was done in Summer 2025, however the contamination was found to be much more extensive than originally surveyed and required the removal and replacement of the driveway, carport, exterior stairs and porch of the property. Work remaining to be complete includes new topsoil on this property as well as the immediately adjacent property, site features such as fences and paving, and the restoration of lawns and landscaping that were removed to accomplish the remediation effort at all the properties.

The Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: STAMFORD ABUTTING PROPERTY RESTORATION

	APPROVED FINAL 4/24/2019	PROPOSED REVISED FINAL 4/23/2025
<u>BUDGETED EXPENDITURES</u>		
CONSTRUCTION	\$ 1,890,000	\$ 2,600,000
DESIGN SERVICES	210,000	100,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	25,000	55,000
OTHER AE SERVICES (including Project Management)	75,000	20,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	100,000	25,000
MISCELLANEOUS	-	-
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 2,300,000	\$ 2,800,000
PROJECT CONTINGENCY	200,000	50,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 2,500,000</u>	<u>\$ 2,850,000</u>
<u>SOURCE(S) OF FUNDING*</u>		
UConn 2000 BOND FUNDS	<u>\$ 2,500,000</u>	<u>\$ 2,850,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 2,500,000</u>	<u>\$ 2,850,000</u>

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

STAMFORD ABUTTING PROPERTY RESTORATION

Project Budget (REVISED FINAL)

April 23, 2025



Vernon Place prior to Garage Demolition and Remediation Projects



New Stamford Parking Lot- Abutting Properties to the right side