


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**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED FINAL 4/24/2019</u>	<u>PROPOSED REVISED FINAL 4/23/2025</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

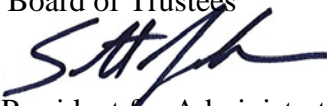


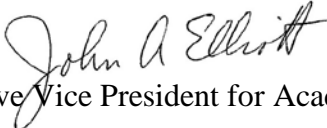
New Stamford Parking Lot- Abutting Properties to the right side



April 24, 2019

TO: Members of the Board of Trustees

FROM: Scott A. Jordan 
Executive Vice President for Administration and Chief Financial Officer

John A. Elliott 
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Stamford Abutting Property Restoration
(Final: \$2,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$2,500,000, as detailed in the attached project budget, for the Stamford Abutting Property Restoration project, for Design and Construction. 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 \$2,500,000 in UCONN 2000 bond funds for the Stamford Abutting Property Restoration and approve the request for a waiver of the three-stage budget approval to allow construction to proceed immediately.”

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. As of this date, the parking garage structure has been removed and approximately 80% of the site has been remediated; the balance of the site remediation is expected to be complete by Fall 2019.

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.

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The project that is the subject of this resolution is for the remediation, disposal and restoration of those portions of the 11 abutting properties that are affected by the soil contamination. The costs for this project will be transferred from the previously approved Stamford Parking Garage Demolition project which will be reduced from \$13,000,000 to \$10,000,000. The balance will fund the project that is the subject of this resolution (\$2,500,000) and the Planning phase for a new project for the investigation and remediation of contaminants in the Mill River and the riverbank (\$500,000). The new project for the Mill River will be submitted to the Board for approval after the cost of the remediation and restoration is estimated (note that the Mill River project is anticipated to exceed \$500,000 significantly).

The Stamford Abutting Property Restoration project budget is based on the contractor's estimate for the remediation and restoration work based on design drawings by Tighe and Bond. The work is anticipated to commence in the Spring 2019 and be completed in the Fall 2019, but the final completion schedule is pending receipt of access agreements from all neighboring property owners. The University currently has permission to conduct the work on eight of the 11 abutting properties.

Because this is a transfer of funds from the previous Stamford Parking Garage Demolition project, a waiver of the three-stage approval process is requested.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **STAMFORD ABUTTING PROPERTY REMEDIATION**

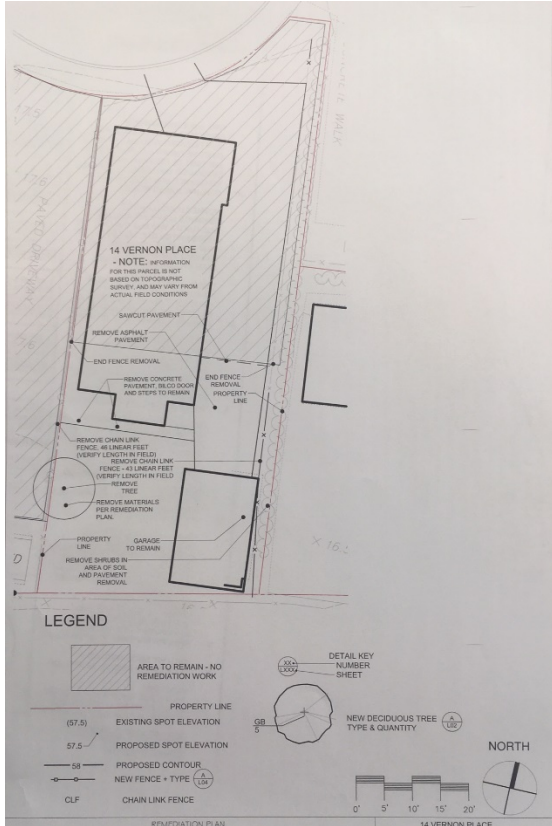
<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED FINAL 4/24/2019</u>
CONSTRUCTION	\$ 1,890,000
DESIGN SERVICES	210,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	25,000
OTHER AE SERVICES (including Project Management)	75,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE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

* 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.

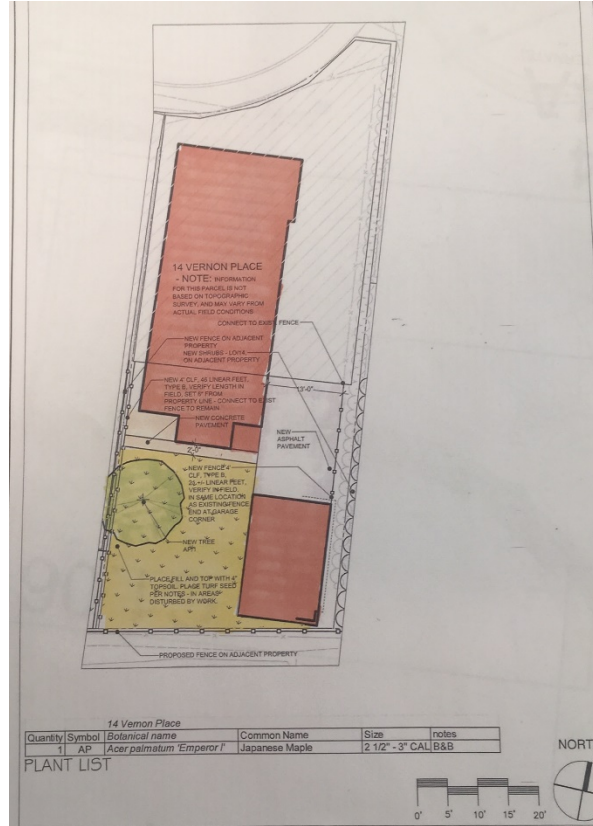
STAMFORD ABUTTING PROPERTY RESTORATION

Project Budget (FINAL)

April 24, 2019



TYPICAL PROPERTY DEMOLITION PLAN



TYPICAL PROPERTY RESTORATION PLAN

14 Vernon Place

Quantity	Symbol	Botanical name	Common Name	Size	notes
1	AP	<i>Acer palmatum</i> 'Emperor II'	Japanese Maple	2 1/2" - 3" CALI B&B	

PLANT LIST