TO: Members of the Board of Trustees

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

RE: Division of the Stamford Parking Garage Demolition Project

This Memo is intended to provide the context for the two Board of Trustee resolutions that follow, the Stamford Parking Garage Demolition and the Stamford Abutting Property Restoration. The Stamford Parking Garage Demolition project budget is revised downward to fund two related additional projects, the Stamford Abutting Property Restoration and a future Mill River Remediation and Restoration project.

Purpose:

- Allows the costs for on-site work and off-site work to be clearly itemized
- Allows the accounting for on-site costs to be closed out

Cost Allocations:

- $13,000,000 currently approved total project budget to be divided among 3 projects:
  - $10,000,000 will remain in the Stamford Parking Garage Demolition project for all on-site work
  - $2,500,000 to be allocated in a new project, the Stamford Abutting Property Restoration
  - $500,000 to be allocated in a new project for Mill River investigations and returned for BOT approval after scope and costs of remediation are quantified

Exclusions:

- The riverbank and Mill River sediment remediation has not been quantified and will exceed the $13,000,000 combined budget, potentially significantly
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. Elliot
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Stamford Parking Garage Demolition
(Revised Final: $10,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $10,000,000, as detailed in the attached project budget, for the Stamford Parking Garage Demolition, 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 $10,000,000 in UCONN 2000 bond funds for Stamford Parking Garage Demolition.”

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 Tighe and Bond engineers was retained to produce contract documents and assist in the permitting process and remediation. 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.
The project that is the subject of this resolution is for the demolition and disposal of the existing parking structure and the on-site remediation required to enable the separate surface parking project. The project budget is being reduced from $13,000,000 to $10,000,000 to represent the anticipated final costs. The balance will fund a new project for the remediation of the 11 neighboring properties to the north ($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 Revised Final Budget for the Garage demolition and site remediation is based on the actual project cost of the contracted work and the anticipated costs to complete the work.

The Revised Final Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** STAMFORD PARKING GARAGE DEMOLITION

<table>
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**SOURCE(S) OF FUNDING**

- **UCONN 2000 BOND FUNDS**
  - $ 150,000
  - $ 272,000
  - $ 372,000
  - $ 13,000,000
  - $ 10,000,000

**TOTAL BUDGETED FUNDING**

- $ 150,000
- $ 272,000
- $ 372,000
- $ 13,000,000
- $ 10,000,000

* 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.