

# Capital Project Appropriation Request

2/25/2026

<b>FY 25/26</b>			Oracle Date	2026-02-18
			Commitments	\$0.00
<b>Project:</b>	<b>CP4000091</b>	<b>Lathon Wider Community Center Renovations</b>	Obligations	\$0.00
<b>Agency:</b>	<b>0261</b>	<b>Operations: Maintenance Facilities</b>	YTD Balance	\$1,550,000.00
			Amount Available	\$0.00
<b>Total Request: \$2,500,000.00</b>			Unfunded	\$1,550,000.00

**Part A - Description of Request**

This appropriation supports a total of \$2,500,000 in planned renovations and capital improvements at the Lathon Wider Community Center, a City-owned facility serving Stamford residents. Of this amount, \$1,500,000 has been awarded through a HUD Community Project Funding earmark secured through Senators Blumenthal and Murphy. An additional \$1,000,000 from available Special Revenue – Community Development Program funds will support the remaining renovation needs associated with the currently defined project scope. These improvements will enhance the safety, functionality, and long-term sustainability of the facility, which primarily serves low- and moderate-income residents in the surrounding neighborhood. No new city funding is requested in this appropriation.

**Part B - Appropriation Request Detail**

Fund Source	FY 25/26	Capital Forecast						Total
	Amount	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	
Private Contributions	1,000,000.00	0	0	0	0	0	0	1,000,000.00
Federal Grant	1,500,000.00	0	0	0	0	0	0	1,500,000.00
<b>Total</b>	<b>\$2,500,000.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000.00</b>

**Part C - Project History**

Fiscal Year	Authorizations	Encumbered	Expenditure	Balance
2026	1,550,000.00	0.00	0.00	1,550,000.00
<b>Total</b>	<b>\$1,550,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,550,000.00</b>

**Part D - Approvals**

<b>Preparer</b> <i>OPM Dept</i>	<b>Date</b> 02/25/2026	<b>OPM Director/OPM Asst Director</b> <i>Bill Maguire</i>	<b>Date</b> 02/27/26
<b>Department Head</b> <i>Scott Butch</i>	<b>Date</b> 02/27/26	<b>Director of Administration</b> <i>Leah Kagan</i> <small>Leah Kagan (Feb 27, 2026 12:58:36 EST)</small>	<b>Date</b> 02/27/26
<b>Director</b> <i>Josie</i> <small>Josie (Feb 27, 2026 12:07:36 EST)</small>	<b>Date</b> 02/27/26	<b>Mayor</b> <i>Carroll</i>	<b>Date</b> 02/27/26

Request ID - 408 | Project ID - 1413 | User - JLazcano | Date Entered - 2/25/2026 2:12:58 PM | Fiscal Year - 2026 | Page 1 of 1

**EXHIBIT A**  
**PROJECT NARRATIVE**  
**City of Stamford**  
**Lathon Wider Community Center Renovation Project**  
**137 Henry St., Stamford, CT**  
**HUD Grant No. B-24-CP-CT-0528**

**I. Executive Summary**

The City of Stamford will manage the renovation and refurbishment of portions of the Lathon Wider Community Center, updating an out-of-date, City-owned building and transforming the building into a premier civic asset serving residents of Stamford's South End neighborhood.

The project site is located within HUD CDBG-eligible census tracts 211, 218.01, and 218.02, areas characterized by significant minority populations, elevated poverty levels, and limited access to neighborhood-based public resources. Currently, there is a dearth of public recreational spaces serving the South End, creating a geographic and economic barrier to public community centered spaces, access to non-profit agencies serving the community, and available recreation opportunities.

The updated facility will function as a full-service community center, focused on City provided services and non-profit agencies geared towards serving this underserved community. The final refurbished community center will double the available publicly accessible recreation space, as well as guaranteeing a functional City owned Community Center Facility that can serve the community in perpetuity.

The scope of work will include the refurbishment of the old gymnasium on the playground side of the building which currently consists of storage rooms and offices. This space will be returned to its original use as a gymnasium, to include a new wood gym floor and the installation of a glass garage door to promote indoor/outdoor recreation access. Additional work to the building may or may not include code compliance updates; HVAC upgrades; roofing upgrades; flooring upgrades; and schematic changes to increase general civic programming. There will be no planned additional square footage added to the building footprint as part of this project.

The City will proceed with architectural design, HUD environmental review pursuant to 24 CFR Part 58, procurement, and construction in accordance with all federal requirements under the Grant Agreement.

The total estimated project cost is approximately \$3,000,000, of which \$1,500,000 will be supported through the FY2026 Community Project Funding award administered by HUD.

## **II. Community Need & Public Benefit \*\* Information available in the Reimagine Lathon Wider Study materials: Site Context**

Following significant water damage, portions of the Lathon Wider Community Center were vacated, reducing access to neighborhood-based recreational and civic space in an already underserved area. The temporary loss of this City-owned facility created a service gap for South End residents who rely on accessible indoor recreation, youth programming, and space for nonprofit community agencies.

Community centers function as critical neighborhood infrastructure in low- and moderate-income areas by providing safe recreational space, structured youth activities, wellness programming, and space for community-based organizations to deliver essential services. The rehabilitation and reactivation of the Lathon Wider Community Center will restore this vital public asset while increasing its functional capacity to better serve area residents in the long term.

## **III. Project Scope & Implementation Timeline**

### **Phase 1 – A&E Procurement & Capital Budget Approval (Mar 2026 – Jul 2026)**

- Develop Architectural & Engineering (A&E) Request for Proposals (RFP).
- Finalize scope of services and procurement documents.
- Complete municipal capital budget approval process.
- Obtain Board of Representatives appropriation.
- Authorize contract execution following appropriation.
- Publicly advertise procurement.
- Evaluate proposals and conduct interviews, if necessary.
- Negotiate and execute A&E contract.

### **Phase 2 – HUD Environmental Review (Aug 2026 – Dec 2026)**

- Prepare Environmental Assessment (EA) pursuant to 24 CFR Part 58.
- Conduct required agency consultations, including SHPO review.
- Complete floodplain, wetlands, noise, and related compliance reviews as applicable.
- Publish required public notices and complete comment period.
- Submit Request for Release of Funds (ROF) to HUD.
- Receive HUD environmental clearance prior to obligating construction funds.

### **Phase 3 – SD, DDs and CDs (Jan 2027 – Jul 2027)**

- Prepare SDs, DDs, and CDs
- Update construction cost estimates and reconcile

- Prepare 100% CD Bid Packages for Construction
- Advertise construction bids in accordance with 2 CFR Part 200.
- Conduct competitive procurement process.
- Select contractor and execute construction contract.
- Prepare documentation sufficient to initiate HUD Part 58 review.

#### **Phase 4 – Construction Administration (Aug 2027 – June 2028)**

- Carry out construction works on refurbishment and renovation of spaces
- Install mechanical, electrical, and plumbing systems.
- Complete interior build-out and finishes.
- Install technology infrastructure and FF&E.
- Conduct inspections and obtain Certificate of Occupancy.

#### **Phase 5 – Closeout (Jul 2028 – Oct 2028)**

- Submit required DRGR performance reports.
- Complete financial reconciliation of HUD funds.
- Submit property reporting documentation.
- Execute HUD grant closeout procedures.

**EXHIBIT B**  
**BUDGET**  
**City of Stamford**  
**Lathon Wider Community Center Renovation Project**  
**137 Henry St, Stamford, CT**  
**HUD Grant No. B-24-CP-CT-0528**

**I. Total Project Budget Summary**

The total estimated cost for the Lathon Wider Community Center Renovation project is \$3,000,000. The City of Stamford has received \$1,500,000 under HUD Grant No. B-24-CP-CT-0528. The HUD Community Project Funding award will be used solely for eligible hard construction costs. All design and environmental review costs will be supported through City capital funds and other local sources.

An estimated \$25,000 is included for 24 CFR Part 58 environmental review compliance activities. Additional site work funding has been allocated to address potential remediation, site clearance, or unforeseen subsurface or interior conditions, if required.

Budget Category	HUD Funds (\$1.5MM)	Other Funds (\$1.5MM)	Total (\$3MM)
Environmental Review (Part 58 Compliance)	\$0	\$25,000	\$25,000
Architectural & Engineering Design	\$0	\$200,000	\$200,000
Site Preparation & Utilities (Including Potential Remediation)	\$0	\$200,000	\$200,000
Building Construction (Structure, MEP, Interior Build-Out)	\$1,500,000	\$500,000	\$2,000,000
Furniture, Fixtures & Equipment (FF&E)	\$0	\$100,000	\$100,000
Technology & Broadband Infrastructure	\$0	\$50,000	\$50,000

Construction Management & Administration	\$0	\$125,000	\$125,000
Contingency	\$0	\$300,000	\$300,000
TOTAL	\$1,500,000	\$1,500,000	3,000,000

## II. HUD Construction Allocation Statement

HUD Community Project Funding in the amount of \$1,500,000 under Grant No. B-24-CP-CT-0528 will be applied exclusively to eligible hard construction costs associated with the development of the Lathon Wider Community Center Renovation. No HUD funds will be used for architectural design, environmental review, or pre-development expenses.

HUD funds will be entered into DRGR and drawn down in accordance with approved construction activities and in compliance with 2 CFR Part 200. No HUD construction funds will be obligated prior to completion of the environmental review process and issuance of the Request for Release of Funds (ROF).