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DIRECTOR OF ADMINISTRATION'S FINAL REPORT OF PROPERTY AND EASEMENT ACQUISITION DAMAGES AND COSTS AND PROBABLE COSTS OF MAKING THE IMPROVEMENTS FOR THE COLD SPRING ROAD BRIDGE REHABILITATION PROJECT

October 5, 2009

Affected Property	Estimate of Damages
Oliveri: 701 Stillwater - Temporary Easement	$ 1,000.00
Olive: 239 Cold Spring Road - Permanent Easement	1,100.00
1st Church of Christ: 655 Stillwater Ave - Permanent and Temporary Easements	6,000.00
Huntley: 244 Cold Spring Road - partial taking land acquisition	11,000.00
Huntley: 244 Cold Spring Road - temporary easement	1,200.00
Subtotal	$ 20,300.00

Project Costs Summary	
Project Design (Stantec)	$ 135,000.00
Design (miscellaneous)	5,650.00
Property and acquisition expenses (to date)	9,500.00
Property and acquisition expenses (estimate to complete)	29,400.00
Construction Inspection costs (estimate)	220,000.00
Construction costs (pre bid estimate)	1,460,000.00
Subtotal	$ 1,859,550.00
Total Project Cost	$ 1,879,850.00

Peter F. Privitera
Acting Director of Administration

RESOLUTION NO. ____ FINAL AUTHORIZATION OF THE ACQUISTION BY NEGOTIATION OR EMINENT DOMAIN OF RIGHTS OF WAY AND EASEMENTS FOR THE COLD SPRING ROAD BRIDGE REHABILITATION PROJECT

WHEREAS, the City of Stamford has recognized that there is a need for the repair and rehabilitation of the bridge and adjacent rights-of-way and pedestrian sidewalks;

WHEREAS, the City has recognized that this bridge rehabilitation and concurrent rights-of-way and pedestrian sidewalk reconstruction project will require partial property acquisitions and/or permanent and temporary easements;

WHEREAS, The Board of Representatives of the City of Stamford has by unanimous voice vote on May 3, 2004, approved a contract between the City of Stamford and Vollmer Associates for engineering services for the rehabilitation of Cold Spring Road Bridge;

WHEREAS, The Board of Representatives of the City of Stamford has by Resolution No. 3195 adopted on January 7, 2008, authorized the Mayor to file and execute on behalf of the City of Stamford, the LOCAL BRIDGE PROGRAM SUPPLEMENTAL APPLICATION, the PROJECT GRANT AGREEMENT BETWEEN THE STATE OF CONNECTICUT AND THE CITY OF STAMFORD UNDER THE LOCAL BRIDGE PROGRAM, and all other instruments relating to said project for Cold Spring Road over Rippowam River, Bridge No. 03679;

WHEREAS, after newspaper notice published in the local newspaper on December 11, 2005, the City Engineering Bureau conducted a Public Hearing on December 20, 2005 to explain the Cold Spring Road Bridge Rehabilitation Project and the impact upon adjacent properties;

WHEREAS, the Engineering Bureau has prepared or caused to be prepared a preliminary taking map for the parcel required for the Project.

WHEREAS, the Board of Representatives has held a public hearing on February 25, 2009, after publication in the local newspaper on February 18, 2009, to authorize the acquisition or condemnation of the parcels necessary for the Cold Spring Road Rehabilitation Project;

WHEREAS, on March 2, 2009, the Board of Representatives passed "Resolution Number 3269 Authorizing the Acquisition by Negotiation or Eminent Domain of Rights of Way and Easements for the Cold Spring Road Bridge Rehabilitation Project;"

WHEREAS, after newspaper notice published in the local newspaper on March 6, 2009, as well as notice to adjacent property owners by certified mail and regular mail, the City Engineering Bureau conducted a Public Hearing on March 17, 2009, to explain the current status and design of the Cold Spring Road Bridge Rehabilitation Project, its impact upon adjacent properties and the City's acquisition process and procedures;

WHEREAS, thereafter, the Mayor directed the Department of Operations to prepare a report (the "Mayor's Report") which contains the preliminary engineering, surveys, plans, profiles, specifications and cost estimates, which report (on file in the Engineering Bureau) was submitted to the Director of Administration;

WHEREAS, the Director of Administration estimated the damages for each piece of property and published (three times in the Stamford Advocate) said estimate of damages, along with notice of the Mayor's Report, together with the date, times and place for each property owner to be heard on the assessed benefits and damages;

WHEREAS, the Director of Administration also caused the estimate of damages to be sent by registered mail to each property owner and person affected;

WHEREAS, the Director of Administration caused hearings to be conducted with each property owner and each person affected who wished to be heard with respect to the assessed benefits and damages for each piece of property;

WHEREAS, the Director of Administration has issued a Final Report stating the price for each piece of property and the name of the property owner, which report is attached hereto;

NOW THEREFORE, the Board of Representatives hereby declares pursuant to Charter Sec. 8-60-7 that it accepts the Final Report of the Director of Administration and that the public necessity, safety, health and welfare require that the Cold Spring Road Bridge Rehabilitation Project go forward, and

That the Board of Representatives hereby exercises its powers under Sec. 8-60-1, et seq, and instructs the City to proceed with the Cold Spring Road Bridge Rehabilitation Project in a manner consistent with the Mayor's Report and the Final Report of the Director of Administration.