

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: June 28, 2011 – Consent	AGENDA NO.: 46
SUBJECT: Approve and authorize the Director of Public Works to execute the Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement (0.2740 acres, and 0.2824 acres, respectively) with Big Sur Land Trust (APN 169-171-008), in the amount of \$95,000 for Right-of-Way for the construction of Schulte Road Bridge Project, Project No. 382065.	
DEPARTMENT: RMA - Public Works	

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve and authorize the Director of Public Works to execute the Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement (0.2740 acres, and 0.2824 acres, respectively) with Big Sur Land Trust (APN 169-171-008), in the amount of \$95,000 for Right-of-Way for the construction of Schulte Road Bridge Project, Project No. 382065.

SUMMARY/DISCUSSION:

The purchase of the permanent easement and the temporary construction easement is required for additional Right-of-Way for the Schulte Road Bridge Project, Project No. 382065. Construction of Schulte Road Bridge will provide a two lane bridge for the residents on Schulte Road and will significantly improve the operation and safety of the bridge.

Schulte Road Bridge (County No. 501; State No. 44C-0115) spans over the Carmel River in Carmel Valley. The bridge is approximately 0.3 miles south of the Schulte Road and Carmel Valley Road intersection which is four miles east of State Highway 1. The existing bridge was constructed in 1947 and is a Landing Ship Deck bridge approximately 187 feet in length, 9 feet wide with one lane for traffic. The proposed bridge will be a two-lane concrete box girder bridge with two spans and a total length of 206 feet and a width of 31 feet. The road approaches will be realigned to provide improved sight distance for traffic. The additional Right-of-Way that the Real Property Purchase Agreement will provide will be necessary to widen the approach roadway and to provide for improved roadway approach alignments required by the new bridge.

Approval of the Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement (0.2740 acres, and 0.2824 acres, respectively) and recording of the related deed will complete the purchase of the Right-of-Way for the project.

The value of the subject easement was determined by appraisal initiated by Monterey County and performed by Hansen & Co., Inc. The Hansen & Co., Inc appraisal indicated that the just compensation due as of the valuation date of June 13, 2009 was \$51,300 for the property owned by Big Sur Land Trust. Big Sur Land Trust requested a new owner initiated appraisal. It was performed by Brigantino & Company. The Brigantino & Company appraisal indicated that the just compensation as of the valuation date of January 18, 2010 was \$115,155 for the property. The Right-of-Way acquisition negotiations were conducted by Bob Tarvin & Associates. After Right-of-Way negotiations, the real property purchase agreements were signed by the property owner for \$95,000 for the property. Purchase of all Right-of-Way transactions from adjacent landowners is complete. The Right-of-Way Certification will be submitted to Caltrans for the project after the purchase of the Big Sur Land Trust property.

Approve a Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement

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On July 23, 2002, the Board of Supervisors approved a Public Works project to replace the Schulte Road Bridge (Project No. 382065). As part of this approval, an Environmental Impact Report (EIR) was prepared and certified and appropriate findings were made. The recommended actions help to implement this project.

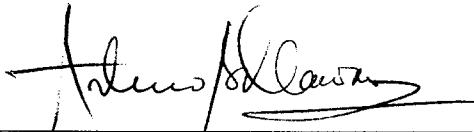
OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved the Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement and related deeds as to form and legality. The Right-of-Way of the project will be funded by the Federal Highway Administration and State Seismic Funds; and conducted by Monterey County Department of Public Works with oversight by the Caltrans Office of Local Assistance.

FINANCING:

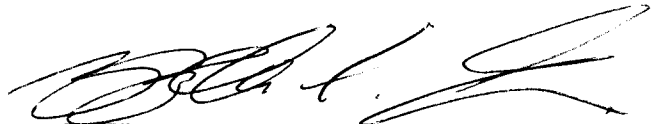
There is no financial impact to the General Fund. The project will be funded by the Federal Highway Administration, State Seismic Funds and Road Fund. Complete funding has been authorized for design, environmental, right-of-way and construction costs. The total estimated cost of the project is \$6,283,552. The total cost for right of way engineering and the purchase of easements is \$520,017. The Right-of-Way purchase for this property is \$95,000.

Prepared by:



Arturo A. Adlawan, P.E. (831) 755-4823
Senior Civil Engineer

Approved by:

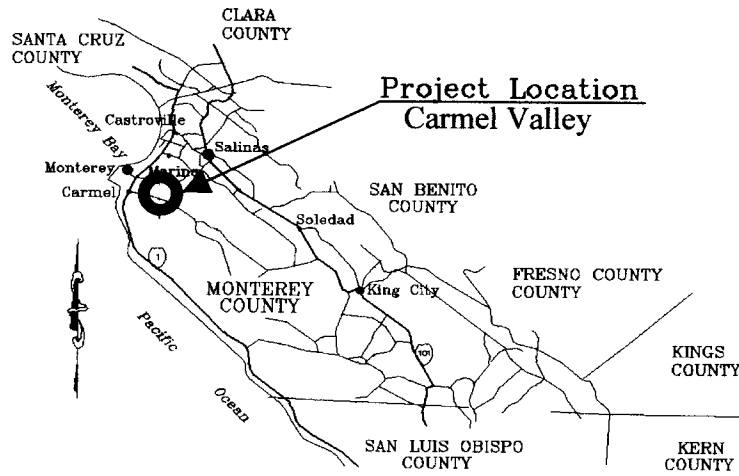


Yazdan T. Emrani, M.S., P.E.
Director of Public Works

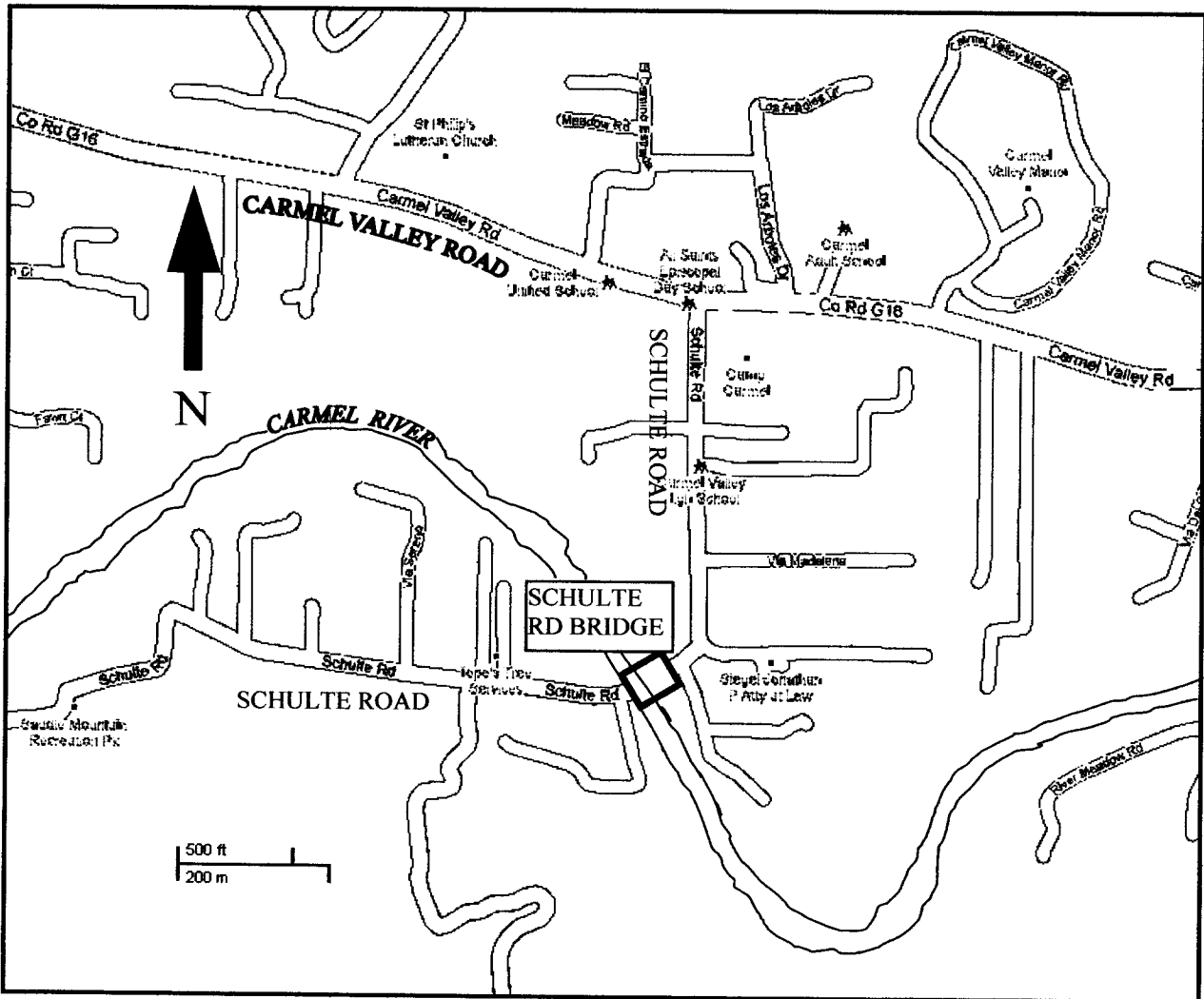
Dated: June 20, 2011

Attachments: Board Order; Project Budget; Real Property Purchase Agreement to Purchase Permanent Easement and Temporary Construction Easement; Certificate of Acceptance and Consent to Recordation; Location Map

LOCATION MAP
MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS
SCHULTE ROAD BRIDGE PROJECT, PROJECT NO. 382065
COUNTY BRIDGE NO. 501; STATE BRIDGE NO. 44C-0115



VICINITY MAP



**MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS
SCHULTE ROAD BRIDGE PROJECT, PROJECT NO. 382065
COUNTY BRIDGE NO. 501; STATE BRIDGE NO. 44C-0115**

PROJECT BUDGET

Design Engineering/Environmental	\$1,330,870
Right-of-Way/Utilities	520,017
Construction Management	802,665
Construction	
Construction Contract	\$3,300,000
Contingencies – 10%	<u>330,000</u>
TOTAL ESTIMATED PROJECT COST:	\$6,283,552

REVENUE

Federal Funds	
Federal Highway Administration PE 80%	\$1,064,709
Federal Highway Administration ROW 80%	\$416,013
Federal Highway Administration CON 88.53%	3,923,350
State Funds	
State Seismic Funds 11.47%	\$508,312
Road Fund	
Road Fund – 20%	<u>\$371,168</u>
TOTAL:	\$6,283,552