

**Request for Additional Appropriation
Operating Budget
FY 2022/2023**

TO: Members of the Board of Finance and The Board of Representative
FROM: Caroline Simmons, Mayor
DATE: 11/28/2022
PURPOSE: HUNT CENTER DEMOLITION
DEPT: 5096 - AntiBlight
REQUEST AMOUNT: \$475,000.00
FUNDING SOURCE: Fund Balance

Part A - Description of Request

On July 15, 2022, our City's Chief Building Official, determined that the city building located at 39 Courtland Avenue, known as the Hunt Center, met the criteria for imminent danger as it was deemed to be an unsafe structure and therefore ordered the demolition, pursuant to section 117 of the 2015 IBC with CT Amendments. See attached order.

We have issued an invitation to bid and the lowest bidder was chosen to complete the work. Please see details below. Our intentions are to leverage fund balance from blight funds to cover the cost associated with the demolition.

Part B - Computative Narrative

Low Bid (Cisco LLC)	\$398,500.00
10% Contingency	\$ 40,000.00
TRC (Environmental Consultant)	\$ 30,000.00
Clerk of the Works	\$ 6,500.00
TOTAL	\$475,000.00

Part C - Account Information

Ref #	Prior Year's Expenditure	Department Request	Approved by Mayor	Approved by BOF	Approved by BOR	Revised Budget	Balance In Account	Projected Exp	Requested Amount
16450967533		Anti Blight/Demolition							
	0	0	0	0	0	0	0	475,000	475,000.00
								Total	\$475,000.00
								Tax Impact	0.000021

Part D - Approvals

Matt Quiñones, Department Head/Director  <small>Matt Quiñones (Nov 30, 2022 13:53 EST)</small> Date Nov 30, 2022	Sandra L. Dennies, Director of Administration  <small>Sandra Dennies (Nov 30, 2022 14:59 EST)</small> Date Nov 30, 2022
OPM Director/OPM Asst Director  <small>Elda Sinani (Nov 30, 2022 13:48 EST)</small> Date Nov 30, 2022	Caroline Simmons, Mayor  <small>Caroline Simmons (Nov 30, 2022 15:02 EST)</small> Date Nov 30, 2022

CITY OF STAMFORD

CAROLINE SIMMONS
MAYOR



MATTHEW QUINONES
DIRECTOR OF
OPERATIONS

SHAWN REED
CHIEF BUILDING
OFFICIAL

OFFICE OF OPERATIONS
BUILDING DEPARTMENT

Tel: (203) 977-4164 / Email: BuildingDept@StamfordCT.gov
Government Center, 888 Washington Boulevard, Stamford, CT
06901

To: David Woods HPAC Chair
Thru: Mathew Quinoñes
Subject: Hunt Center Demolition
Date: July 21, 2022

David,

In regards to your letter to Lou Casolo dated July 19, 2022, where you indicated the Commission was presented with preliminary details on the demolition of the existing building (the Hunt Center) and construction of a new apartment complex located at 39 Courtland Avenue.

I wanted to make you aware that on July 15, 2022 I sent an email to Matt Quinoñes invoking section 117 of the 2015 IBC as amended by the State of CT as it pertains to imminent danger. It read:

Matt,

The Hunt Center located at 39 Courtland Avenue was issued an Unsafe Structure violation on June 15, 2022 as associated with incident management record IR-22-4 in Viewpoint Cloud.

The observations at the time were:

"Portions of second floor structure have collapsed possibly due to moisture damage from leaking roof. There is damage on roof and exterior masonry wall. The structure is boarded up and there is a chain-link fence to prevent intruders

Observations: Exterior- Brick wall on the rear of building is at the point of collapse.

Interior- The second floor bathroom is partly collapsed into the first floor."

I conducted additional inspections on 7/8/22 and 7/14/22 to check on any changes to the structural integrity of the building. I found that the conditions stated above have further deteriorated at a surprising rate. I saw the roof framing members starting to collapse more with additional and larger cracks in the exterior façade.

In my opinion this building meets the criteria for imminent danger based on my inspections along with the proximity of the building to the driveway at 59 Courtland Ave, the city owned buildings behind it, as well as the newly constructed playground to the right of the building.

Therefore, pursuant to section 117 of the 2015 IBC with CT Amendments, I am hereby ordering the complete demolition of this structure and the work to be performed as expeditiously as possible. All utilities must be disconnected (if they haven't already) prior to the start of the work and the demo must be done by a CT licensed demolition contractor.

Shawn Reed

Chief Building Official

City of Stamford

[Building Department](#)

888 Washington Boulevard, 7th Floor

Stamford CT 06901

Phone: 203-977-4161