



DATE: May 21, 2024

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with AEI Consultants to Increase the Not-to-Exceed Amount by \$200,000, for a Total Not-to-Exceed Amount of \$400,000 to Provide Environmental Services for the Stack Center Phase I and II Project

RECOMMENDATION

That Council adopts a resolution (Attachment II) authorizing the City Manager to execute an amendment to the contract with AEI Consultants (AEI) to increase the not-to-exceed amount by \$200,000, for a total not-to-exceed amount of \$400,000 to provide environmental services for the Stack Center Phase I and II project.

SUMMARY

In 2021, the City selected AEI to conduct environmental studies for the Stack Center Phase I construction, including collecting soil sampling and investigations to ensure compliance with Alameda County Department of Environmental Health (ACDEH) requirements. Staff will continue to work with AEI throughout the completion of Phase I of the project to address ACDEH conditional approval requirements. Staff is now recommending continuing receiving services from AEI consultants by increasing the not-to-exceed amount by \$200,000 for a total amount not-to-exceed \$400,000 to continue their environmental consulting services on Phase I and Phase II of the Stack Center project.

BACKGROUND AND DISCUSSION

On July 28, 2021, AEI prepared a Phase I Environmental Staff Assessment that did not identify evidence of a recognized environmental condition at the project site. However, during discussions with Alameda County Department of Environmental Health (ACDEH), due to a nearby site with impacted soil, soil gas, and groundwater, ACDEH requested a sub-slab soil gas sampling. In August 2022, staff received authorization to procure AEI to conduct the necessary subsurface environmental investigations and sampling in the amount of \$59,950. The soil results came back within the allowable limit for commercial properties but above the allowable limit for residential properties. Since this building is a community center, the

County is taking a cautious approach and has asked the City to work with AEI to design some mitigation measures to ensure that vapor is not an issue at the updated center.

On March 7, 2023, Staff recommended continuing services with AEI due to their familiarity with the project, ACDEH's processes and their experience in proposing and implementing environmental mitigation solutions. Staff recommended for authorization to procure environmental services from AEI in an amount not-to-exceed \$200,000.

On April 16, 2024, Staff held a work session for Council to review the Stack Center project phasing. At the work session, Council directed staff to move forward with Stack Center Phase II project. One of the first costs associated with construction of Phase II will be the need for environmental testing at the site. Staff recommends an authorization of an additional \$200,000 expenditure to complete needed tests, possible future tests, and mitigations measures for the remainder of the Stack Center Phase I project and for the Phase II project.

ECONOMIC IMPACT

This item will provide a positive economic impact by ensuring public health and safety through completing environmental studies and implementing mitigation strategies.

FISCAL IMPACT

The Adopted FY 2023 CIP Budget appropriated sufficient funds in the STACK Center Project, Project No. 06960. There will be no impact to the General Fund.

STRATEGIC ROADMAP

This agenda item supports the City's Strategic Roadmap Priority "Invest in Infrastructure:" N13: Oversee the rebuilding of the South Hayward Youth and Family Center (the Stack)

NEXT STEPS

If Council approves this item, the City Manager will execute an amendment to the agreement with AEI to continue receiving services from AEI and process payments, change orders, and other administrative items as needed in an amount not-to-exceed \$400,000.

Prepared by: Irene Perez, Management Analyst I

Approved by:



Dustin Claussen, Interim City Manager