



DATE: December 17, 2024

TO: Mayor and City Council

FROM: Todd Rullman, Director of Maintenance Services

SUBJECT: Adoption of a Resolution Authorizing the City Manager to Transfer and Appropriate \$128,150 from the General Fund to the Facilities Capital Improvement Fund Project No. 07222, for the Security and Infrastructure repairs to Old City Hall located at 22738 Mission Boulevard.

RECOMMENDATION

That Council adopts resolution (Attachment II) authorizing the City Manager to Transfer and Appropriate \$128,150 from the General Fund to the Facilities Capital Improvement Fund Project No. 07222, for the Security and Infrastructure repair to Old City Hall located at 22738 Mission Blvd.

SUMMARY AND BACKGROUND

The City of Hayward's Old City Hall on Mission Blvd. has remained vacant for over 40 years, and while staff has been diligent to maintain its exterior façade, its deteriorating condition presents significant safety concerns. Multiple decades of its known vacancy have led to vandalism, structure fires and water intrusion caused by broken windows, the damaged roof and the fact that it is located on directly on the Hayward Fault has led to the building being deemed unsafe for city staff and emergency personnel to access or maintain. Given the deteriorating state of the structure, coupled with the likelihood of its ultimate demolition, it is crucial that a series of minimal repairs are made to ensure the building's security and address immediate infrastructure needs.

DISCUSSION

The Old City Hall, located at 22738 Mission Blvd, was constructed in the 1930s and sits directly atop the Hayward Fault, which has contributed to significant structural damage over the years. Jagged cracks have formed in the walls, mortar has come loose between bricks, windows have become misaligned, and staircases have begun to separate from their anchors. Several engineering studies over the years have determined that retrofitting and repairing the building would not be a cost-effective solution. In the mid-1990s, it was determined that the building was uninhabitable and should be demolished. However, a group of community

members successfully advocated for its preservation, and in 1996, the City Council agreed to grant the building historic status allowing it to remain as a historic monument in the city. This building is not on any State or National registry, its historic status is namely ceremonial,

The Maintenance Services Facilities Division is responsible for the preventative maintenance and component replacement of the Old City Hall. Regular and timely maintenance, along with a capital replacement schedule, is essential for ensuring the building's security and longevity until a more comprehensive plan for its demolition and future plans for the site can be developed.

In recent years, the condition of Old City Hall has deteriorated further, particularly with a marked increase in vandalism and unauthorized entries that resulted in structure fires. Over the last five years, there has been a notable uptick in break-ins and acts of vandalism, leading to severe structural damage. More concerning is the impact these incidents have on life-safety of first responders and City maintenance staff, who may need to enter the building during emergency situations. In 2024, three major fires were intentionally set inside the building, causing substantial structural damage to the first and third floors, including severe damage to sections of the roof. These incidents underscore the growing risks associated with the building's continued neglect.

Due to the frequent and unauthorized entry of transients into the building, both the Maintenance Services Department, Hayward Fire Department and the Hayward Police Department have been regularly responding to mitigate safety risks and prevent further damage. The increasing frequency of these events has raised serious concerns about the safety of City staff and the likelihood of additional property damage.

Given the ongoing challenges and risks, it is imperative that immediate actions be taken to address the building's immediate security and infrastructure needs, including repairs to ensure its safety and to prevent further damage and vandalism.

Three key recommendations for repairing and securing the Old City Hall are outlined below:

- 1. Securing First Floor Windows:**

The glass windows on the ground floor have been boarded up over time and currently serve as the most frequent point of entry for unauthorized access. To minimize this vulnerability for illegal entry through these windows, it is recommended to secure and apply stucco coating over the first-floor windows. This will mirror the existing color and texture of the building, providing a seamless appearance that maintains the historic integrity of the structure. By stuccoing these windows, the entry points will be permanently secured, ensuring minimal ongoing maintenance while effectively preventing unauthorized access. This repair is a long-term, cost-effective solution to enhance the security of the building.

2. Roof Repair:

The recent fires have caused extensive damage to the Old City Hall, particularly to the roof structure. Specifically, the following issues have been identified:

- A 12'x12' hole in the flat section of the roof.
- Two 4'x4' holes on the sloped portion of the roof.
- Structural damage to the cross members of the supporting roof, raising concerns about potential water damage and the risk of roof collapse.

Given the severity of the damage, immediate repairs are necessary to prevent further deterioration and safeguard the building from additional risks. The roof must be temporarily repaired to limit large scale water infiltration, which could exacerbate structural issues and compromise the integrity of the building. The repairs will include patching the holes, reinforcing the damaged cross members, and ensuring that the roof is watertight to prevent further damage from the elements.

3. Doorway Repair:

In consultation with the Hayward Fire Department, it has been recommended that two specific doorways be left intact to provide safe entry and exit in emergency situations. These doorways are crucial for ensuring that first responders and City staff can access the building swiftly and safely during emergencies.

To enhance both security and functionality, the following repairs are proposed for these doorways:

- **Retrofitting:** The existing doorframes will be removed and reframed to accommodate the new doors.
- **Vandal-Proof Metal Doors:** Durable, metal doors designed to resist vandalism and unauthorized entry will be installed. These doors will provide a secure and long-lasting solution to the issue of break-ins and damage.

By making these repairs, the building will be better equipped to withstand further damage from vandalism, while maintaining safe and accessible entry points for emergency situations. This upgrade will also contribute to the overall safety and security of the building, reducing the risk of future incidents.

Alquist Priolo Act Limitations:

The proposed building repairs comply with the Hayward General Plan 2040 Safety Element Policy HAZ-2.4, which prohibits construction of any new structure intended for human occupancy across the potential rupture zone of any ground trace of an earthquake fault zone and Policy HAZ- 2.5 which states that renovations to existing structures within this zone shall be as per the limitation set in the Alquist Priolo Act (not to exceed 50% of the structure's value).

Staff believe that the proposed expenditure for the repairs do not exceed 50% of the current value of the structure, and therefore remain in compliance with both Alquist-Priolo Act and the Safety Element of the City's General Plan.

FISCAL IMPACT

There is insufficient funding in the security and infrastructure repairs to Old City Hall. . Staff is requesting a transfer and appropriation from the General Fund to the Facilities Capital Fund – Project No. 07222 in the amount of \$128,150 to fully fund the project.

SUSTAINABILITY FEATURES

The City of Hayward is committed to developing projects that are environmentally responsible. Therefore, staff will ensure that the work scope proposed by the contractor incorporates features that are in line with the City's sustainability guidelines.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Improve Infrastructure.

NEXT STEPS

If this item is approved, the City Manager will support Project No. #07222 and staff will transfer and appropriate \$128,150 from the General Fund to the Facilities Capital Fund.

Prepared by: Rod Affonso, Deputy Direction of Maintenance Services
Liz Moran, Management Analyst II

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Dustin Claussen, Interim City Manager