



DATE: June 20, 2023

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT Adopt a Resolution Approving Plans and Specifications and Call for Bids for The Stack Center – Phase I Project

RECOMMENDATION

That Council adopts a resolution (Attachment II) approving the plans and specifications and calling for bids for The Stack Center – Phase I Project.

SUMMARY

Community members and elected officials have long held the dream of building a new South Hayward Youth and Family Center at the corner of Tennyson and Ruus Roads, referred to as the Stack Center. For the past seven years, the City and its partners have worked to raise funds and define the vision for this Center.

The attached resolution approves the plans and specifications, and the calling for bids for Phase I construction of the Stack Center, which consists of rehabilitating the existing Matt Jimenez Community Center (MJCC) and external elements surrounding the MJCC. The project budget of \$8,403,000 is funded via grant funding, development contributions from La Vista developers, and Hayward ARPA funds.

BACKGROUND

Below is a list of major milestones for the Stack Center Project over the past seven years:

- In July 2014, the County Board of Supervisors allocated \$9.6 million from District 2's share of one-time residual property tax funds for the Stack Center.
- In 2015, the City, Alameda County, and the Hayward Area Recreation and Park District (HARD) formed the Stack Center Governance Group to guide the project and obtain the necessary resources.
- In June 2015, the County Board of Supervisors approved the acceptance of a \$5 million grant from the Kaiser Regional Foundation. This total funding amount of \$14.6 million was reduced by approximately \$600,000 to help fund Mia's Dream Park, which is located on parcels abutting the Stack Center project site.
- In September 2016, the Stack Center Governance Group issued a Request for Qualifications for Facility Operator and Administrator Services.

- On March 27, 2018¹, Council authorized the City Manager to execute a facility operator agreement with La Familia and Eden Youth and Family Center (EYFC).
- In June 2018, the City issued a Request for Proposals (RFP) for Phases I and II of the project: a community analysis, creation of a building program, and preliminary design. The City received eight proposals. The Stack Center Governance Group evaluated each proposal and ranked RDC as the highest.
- On February 5, 2019², Council authorized the City Manager to execute a professional services agreement with RDC for Phases I and II work and accept \$500,000 from Alameda County to cover the cost of the agreement.
- On June 16, 2020³, Council authorized the City Manager to execute a professional services agreement with RDC for architecture and engineering services and accept \$2,870,000 from Alameda County to cover the cost of the agreement.
- On July 31, 2021, the partners held an open house at the future center and launched the fundraising campaign.
- On January 18, 2022⁴, Council accepted a grant of \$1 Million in State of California general funds for Phase I construction.
- On July 5, 2022⁵, Council authorized the City Manager to execute a professional services agreement with Kitchell for construction management services for the Stack Center in an amount not to exceed \$520,000.
- On October 25, 2022⁶, Council adopted resolutions authorizing the City Manager to accept \$1,500,000 in federal grant funds and to execute grant agreements for federal and state funds for the Stack Center.
- On December 6, 2022⁷, Council adopted a resolution authorizing the City Manager to accept \$8,558,902 in state library grant funds for construction of the Stack Center and to execute associated grant agreements.
- On March 7, 2023⁸, Council adopted a resolution authorizing the City Manager to negotiate and execute an amendment to the agreement with AEI Consultants for environmental investigation services to support the Stack Center project by increasing the Not-to-Exceed amount of the agreement from \$59,950 to \$200,000.

DISCUSSION

In Spring 2022, the City and its partners discussed splitting the Stack Center project into two or more phases to use grant funds in the near term rather than prolonging construction while the City secured funding for the full project. On May 3, 2022⁹, City Council approved the approach of phasing the construction and directed staff to prepare documents for Phase I construction.

¹ [CITY OF HAYWARD - File #: CONS 18-207 \(legistar.com\)](#)

² [CITY OF HAYWARD - File #: CONS 19-069 \(legistar.com\)](#)

³ [CITY OF HAYWARD - File #: CONS 20-280 \(legistar.com\)](#)

⁴ [CITY OF HAYWARD - File #: CONS 22-038 \(legistar.com\)](#)

⁵ [CITY OF HAYWARD - File #: CONS 22-443 \(legistar.com\)](#)

⁶ [CITY OF HAYWARD - File #: CONS 22-600 \(legistar.com\)](#)

⁷ [CITY OF HAYWARD - File #: CONS 22-680 \(legistar.com\)](#)

⁸ [CITY OF HAYWARD - File #: CONS 23-144 \(legistar.com\)](#)

⁹ [CITY OF HAYWARD - File #: LB 22-012 \(legistar.com\)](#)

Boundaries for Phase I are shown on Attachment III. Phase I scope includes outdoor improvements such as two parking areas, the Community Event Plaza and two tot yards/play areas for the childcare center. The indoor improvements within the MJCC will include the conversion of the classroom spaces into a childcare center with child-appropriate restrooms.

Once Council approves the call for bids, staff estimates awarding the contract in September and breaking ground soon after. Staff estimates the outdoor elements will be complete by June 2024 and all Phase I elements will be open to the public by Fall of 2024.

Phase I of the construction includes demolishing the building that is currently occupied by Alameda County of Education’s (ACOE) program. Staff is working with ACOE to identify alternative temporary locations during construction. Once Phase I is complete, Kidango’s Affordable Childcare programming will move to the MJCC, which will allow the City to demolish the existing Kidango building as part of Phase II construction.

This project is categorically exempt from environmental review under Section 15302 of the California Environmental Quality Act (CEQA) Guidelines for the replacement or reconstruction of an existing structure with the same size, purpose, and capacity.

On November 15, 2016, Council passed a resolution authorizing a Community Workforce Agreement (CWA) with the Alameda County Building Trades Council (BTC), which applies to City projects with construction costs of \$1,000,000 or more. The agreement requires contractors to use local union hiring halls, encourages contractors to employ Hayward residents or Hayward Unified School District graduates, and requires hired workers to pay union dues and other benefit trust fund contributions, etc. Because this project is over \$1,000,000, the CWA applies.

FISCAL IMPACT

The estimated cost for Phase I construction is \$8,403,000. The funding for this phase of construction exists in the adopted CIP budget.

The project funding sources are as follows:

	Cost	Funding Source	Funding Amount
Community Events Plaza	2,341,000	Clean California grant	2,341,000
MJCC Upgrades	2,724,000	State general grant	1,000,000
		Federal general grant	1,500,000
		La Vista developer	224,000
Site Work/Parking Lots	3,338,000	Clean California grant	306,000
		Hayward ARPA funds	2,000,000
		La Vista developer	1,032,000
Total	8,403,000		8,403,000

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Improve Infrastructure. Specifically, this item relates to the implementation of the following project(s):

Project N13: Oversee the rebuilding of the South Hayward Youth and Family Center (the Stack)

Part N13a: Finalize financing.

Part N13b: Design and construct Stack Center.

Part N13c: Continue working with service providers to ensure a mix of services and opportunities that best address the needs of the corridor

SUSTAINABILITY FEATURES

The Stack Center will incorporate all City green building ordinances, including the zero-net-energy requirement for new construction. The project requires the contractor to recycle all construction and demolition debris generated from the project.

The project satisfies the following General Plan policies:

- ED-6.8 Public/Private Partnerships
- CS-1.1 Community Partnerships
- CS-1.5 Services for At-Risk Youth
- EDL-1.1 Childcare and Early Childhood Development Centers
- EDL-1.3 Local Agency Coordination
- EDL-1.5 Pre-school and Pre-Kindergarten
- EDL-1.6 Pre-School/Pre-Kindergarten Alternatives
- PFS-1.1 Capital Improvement Program
- PFS-1.2 Priority for Infrastructure
- PFS-1.6 Public Facility Clustering

PUBLIC CONTACT

Immediately after the construction contract is awarded, a preliminary notice explaining the project will be posted and distributed to all residents in the surrounding neighborhood.

NEXT STEPS

August 2023	Bid Opening
September 2023	Award of Contract
October 2023	Start of Construction
June 2024	End of Construction

Prepared by: Irene Perez, Management Analyst
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Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', with a long horizontal stroke extending to the right.

Kelly McAdoo, City Manager