



DATE: December 5, 2023

TO: Mayor and City Council

FROM: Director of Maintenance Services

SUBJECT: Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Newton Construction & Management for the Watkins Parking Garage Project No. 07204 in an Amount Not-to-Exceed \$484,781 and Transfer and Appropriate \$425,781 From the General Fund to the Facilities Capital Improvement Fund

RECOMMENDATION

That Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a contract with Newton Construction & Management for the Watkins Parking Garage Project No. 07204 in an amount not-to-exceed \$484,781 and transferring and appropriating \$425,781 from the General Fund to the Facilities Capital Improvement Fund.

SUMMARY AND BACKGROUND

The Watkins Parking Garage is located at 22625 Mission Blvd, directly across from Hayward City Hall. The Watkins Garage is utilized by patrons of the 21st Century Library and Learning Center, Downtown businesses, city employees, and those conducting business at Hayward City Hall. Originally constructed as a two-level parking structure when it was built in 1997, this garage had a third-level parking deck added in 2000. This parking facility needs a series of capital repairs that have developed over the past 25 years of public use. After identifying failing concrete infrastructure and deteriorating stair treads in the B St stairwell, Facilities Management contracted with a structural engineer to perform a structural and seismic assessment of the entire parking garage facility. The engineer's structural assessment found three priority repair areas that need urgent repairs. The areas to be addressed include the B St. stairwell, the Watkins St. stairwell, and a failing expansion joint on the second-level parking deck. The proposed repair scope includes a combination of structural and cosmetic repairs that will be combined into a single project to resolve all the identified issues.

DISCUSSION

The Watkins Parking Garage, located at 22625 Mission Blvd, was constructed in 1997 as a two-level parking structure; a third level was added in 2000. The Maintenance Services Facilities Division is tasked with all preventative maintenance and component replacement within this facility. Timely preventative maintenance and capital replacement schedules are vital to maximizing the useful life of a facility's overall infrastructure, building systems, and components.

The repair scope for this contract includes three areas of focus. First, the B St. side of the facility has a three-level staircase that is showing severe deterioration on the stair treads, landings, and risers. Staff investigated the possibility of localized spot repairs on all three levels, but it was determined that a complete replacement is a more cost-effective solution. The new stairwell will be painted and finished with an application that combats urine and other contaminants that have historically deteriorated this stairwell. Second, the Watkins St. stairwell requires a less intensive repair scope when compared to the B St stairwell. The Watkins St. stairwell has damaged nosing on stair treads, deteriorating concrete on the second floor landing, and paint peeling on staircase framing and components. The repair scope includes replacing and sealing nosing strips and stair treads, removing concrete and chipping out spalled damaged concrete. To finish it off, the rails and metal framing components will be pressure washed, sanded, and painted. This work will not only make it safe to use, it will also make it aesthetically pleasing.

Lastly, the second-level parking deck has an expansion joint that is causing spalling (concrete failure), which has resulted in pieces of concrete to chip and fall off onto the parking stalls and deck below. To ensure the safety of pedestrians and vehicles in the area until these repairs are completed, three parking stalls have been barricaded and closed off to use. The repair scope for this issue includes removing the existing expansion joint, covering, repairing and replacing the damaged neoprene waterproofing material, and removal of loose and spalled concrete above and below the construction joint. Once the repairs are completed, a new expansion joint and waterproofing materials will be installed and tested to make sure they are fully functional. Overall, once repairs are complete, the Watkins Parking Garage will have an improved appearance that is both safe and inviting for Library patrons, visitors to Downtown businesses, those doing business at City Hall, and City employees. This capital project is part of Facilities' commitment to provide facilities for employees and the public that are serviceable and in a good state of repair.

Maintenance Services is proposing to use Sourcewell, formerly the National Joint Powers Authority (NJPA), which competitively bids construction tasks with pre-set unit prices and specifications for general construction services including materials, equipment, and labor costs, to contract with Newton Construction Company for the renovations. Sourcewell previously went through a competitive bidding process and awarded a contract to Newton Construction. California Government Code Section 6500 et seq. authorizes public agencies to enter into an agreement to jointly exercise any power in common to public agencies, including participating in cooperative purchasing agreements, while remaining within the City's adopted rules and procedures for purchasing. A job walk was held, and Newton Construction & Management submitted a proposal in the amount of \$425,781. Additionally, the City is requesting a project contingency in the amount of \$59,000. There is insufficient budget

appropriation in the Facilities Capital Improvement Budget to cover the full cost of the \$484,781 contract with Newton Construction & Management, staff is requesting a \$425,781 General Fund transfer to Facilities CIP. Staff has reviewed this proposal and recommends a contract award not-to-exceed \$484,781.

FISCAL IMPACT

The Adopted FY24 CIP budget appropriated \$59,000 to this project in the Facilities Capital Fund (Fund 726). Staff is requesting a transfer and appropriation from the General Fund to the Facilities Capital Fund in the amount of \$425,781 to fully fund the contract.

<u>Watkins Garage Repairs</u>	
General Fund Transfer to Facilities Capital Fund Project #07204	\$ 425,781
Contingency (Already Appropriated in #07204)	\$ 59,000
Project Total	\$484,721

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 execute a contract with Newton Construction & Management for a not-to-exceed amount of \$484,781 to support Project 07204 and staff will transfer and appropriate \$425,781 from the General Fund to the Facilities Capital Fund.

Prepared by: Allen Koscinski, Facilities Manager
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Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Kelly McAdoe, City Manager