



**DATE:** July 24, 2018

**TO:** Mayor and City Council

**FROM:** Interim Director of Public Works

**SUBJECT** Abatement and Deconstruction for Route 238 Bypass Property Project – Approval of Plans and Specifications and Call for Bids

### **RECOMMENDATION**

That Council adopts the attached resolution that approves the plans and specifications for the Hazardous Material Testing Reports for the Route 238 Bypass Property Project and calls for bids to be received on August 14, 2018.

### **SUMMARY**

A number of buildings recently acquired by the City from the California Department of Transportation (Caltrans) as part of the Route 238 Bypass Property project require hazardous materials testing and clean-up prior to the demolition. EnviroNova, LLC., a hazardous materials and environmental consulting firm has provided hazardous material surveying, testing, and abatement plan reports for ten (10) properties acquired from Caltrans and one (1) additional City-owned downtown property in Phase 1 of the demolition project. Staff has prepared construction contract documents using these reports and will issue a call for bids to select a qualified contractor to perform the clean-up and demolition of Phase 1 parcels.

### **BACKGROUND**

To demolish buildings on the above referenced properties, the City must comply with the United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants. On June 19, 2018, Council awarded a Professional Services Agreement to EnviroNova, LLC. (EnviroNova), for the hazardous material testing reports for buildings that will need to be deconstructed. EnviroNova has completed the required services for Phase 1 of this demolition activity. Phase 1 includes all of those buildings that are currently vacant. Other phases of the project will begin as soon as other tenants vacate the properties.

## DISCUSSION

Phase 1 consists of eleven (11) structures or parcels as shown in the table below.

PROP SL NO	STREET NAME / RESIDENT NAME	ADDRESS
1	Maitland Drive	25552 Maitland
2	Maitland Drive	25560 Maitland
3	Maitland Drive	25564 Maitland
4	Maitland Drive	25568 Maitland
5	Maitland Drive	25584 Maitland
6	Maitland Drive	25685 Maitland
7	Maitland Drive	25697 Maitland
8	Bunker Hill Court	25361 Bunker Hill Ct
9	Bunker Hill Blvd.	25669 Bunker Hill Blvd
10	NE Corner of Main St / C St	1026 C St
11	Central Blvd	1058 Central Blvd

Required evaluation, testing, abatement, and demolition plans have been completed for these parcels. Staff is working with utility companies to disconnect all utility services prior to demolition. This includes water, gas, electric, telephone, and cable services. The project will remove any hazardous materials, deconstruct and recycle materials from existing structures, and prepare these parcels for future development.

This project is exempt from environmental review based upon Sections 15301 [Existing Facilities], 15303 [New Construction or Conversion of Small Structures], 15304 [Minor Alterations to Land] and 15305 [Minor Alterations in Land Use Limitations] of the California Environmental Quality Act (CEQA) Guidelines.

## ECONOMIC IMPACT

The future development of these City-owned former Route 238 parcels will have a positive long-term economic impact.

## FISCAL IMPACT

The estimated demolition (Phase 1) project costs are as follows:

Construction Contract	\$550,000
Construction - Administrative Change Orders	\$55,000
Design and Administration	\$85,000
Construction Inspection and Testing	<u>\$110,000</u>
<b>Total</b>	<b>\$800,000</b>

The project will require appropriation of \$800,000 from Fund 100 – General Fund to Fund 411 – 238 Property Development.

The project costs for hazardous material abatement and demolition for remaining phases of the work are separate and will be determined after the tests and reports are completed, and construction documents are prepared for bid.

Project costs will be recovered from the future sale of these properties to developers who submit development proposals that are most beneficial to the City. Demolition will immediately relieve the City of most ongoing property maintenance costs.

## **STRATEGIC INITIATIVES**

This agenda item is a part of the Route 238 Bypass Property Program and supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work, and play for all. This agenda item supports the following goals and objectives:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 1: Increase neighborhood safety and cohesion.

Objective 2: Foster a sense of place and support neighborhood pride.

Objective 4: Create resilient and sustainable neighborhoods.

Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

Objective 1: Centralize and expand housing services.

Objective 2: Facilitate the development of diverse housing types that serve the needs of all populations.

Objective 4: Increase supply of affordable, safe and resilient housing in Hayward.

## **SUSTAINABILITY FEATURES**

The action taken for this agenda report will not result in a new physical development, purchase or service, or a new policy or legislation. This agenda item will only result in the clean-up of properties and demolition service.

**PUBLIC CONTACT**

Staff has been in direct and frequent communication with residents and neighborhood groups within the Route 238 area. Area residents are awaiting the City’s action to demolish and clean-up the vacant properties.

**NEXT STEPS**

Open Bids	August 14, 2018
Award Contract	September 18, 2018
Begin Work	October 2, 2018
Complete Work	November 2, 2018

*Prepared by:* Kathy Garcia, Deputy Director of Public Works

*Recommended by:* Alex Ameri, Interim Director of Public Works

Approved by:



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Kelly McAdoo, City Manager