



DATE: October 8, 2024

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Adoption of a Resolution Authorizing a Contract Amendment with DLR Group - RossDrulisCusenbery Architecture for Stack Center Design, Bid, and Construction Services, Not-to-Exceed \$1,520,580

RECOMMENDATION

That Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a contract amendment with DLR Group - RossDrulisCusenbery Architecture for completion of Stack Center Phase I construction and for Phase II design, bid, and construction, not-to-exceed \$1,520,580.

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. Stack Center Phase I construction will be complete by December of 2024. [In April](#), 2024, City Council directed staff to commence work on Phase II construction. Staff has been working with the project architect, RossDrulisCusenbery (which is now part of DLR Group) to line up the design, permitting, and construction oversight work that is needed for Phase II. The attached resolution approves an amendment to add this work to their contract.

BACKGROUND

Selection of an Architect and Construction Management Firm

In June 2018, the City issued a Request for Proposals (RFP) for the creation of a building program and preliminary design. The City received eight proposals. The Stack Center Governance Group evaluated each proposal and ranked RossDrulisCusenbery as the highest. In 2019, Council authorized the City Manager to execute a professional services agreement with RossDrulisCusenbery, which was expanded in 2020 for architecture and engineering services. RossDrulisCusenbery has subsequently become part of the larger DLR Group, but the same project team has continued on the Stack Center project.

Delineation of Construction Phases

In Spring 2022, the City and its partners discussed splitting the Stack Center project into several phases to use grant funds in the near term, rather than prolong construction while the City secured funding for the full project. On May 3, 2022, Council approved the phased directed staff to prepare documents for Phase I construction. The four phases are:

- *Phase I - Childcare Center & South Campus Outdoor Elements:* This phase includes the renovation of the MJCC to become an affordable childcare center, which will be operated by Kidango. It also includes outdoor improvements like the Community Event Plaza and two tot yards for the childcare center.

- *Phase II - Core and Shell & First Floor Spaces:* Phase II is the largest phase. It includes demolition of the existing Eden Youth and Family Center, construction of the full core and shell of the new north building, and the build out of the first-floor spaces. The first-floor spaces include:
 - A Technology Lab with a sound-proof recording studio, operated by EYFC
 - A Learning Lab with Adult Literacy and ESL services with private study areas for tutors and learners, operated by the Hayward Library
 - Classroom space, operated by ACOE
 - A corner café, which was one of the top requests of community members
 - A makerspace similar to the Downtown Library
 - A large multipurpose space that will be wired to host hybrid City Council meetings, that can also be split into two learning spaces for after-school homework support, events, and popup stores
 - A public lounge with self-service checkouts for library materials, tech-lending library devices, and a rotating art gallery curated by the Hayward Arts Council
 - Three public meeting rooms that can be used by community groups or for legal clinics, particularly for tenant assistance
 - Administrative offices, family restrooms, and a staff lounge

- *Phase III - Second Floor Health Clinic Spaces:* This phase will build out the second-floor spaces, which are:
 - The Pediatric Health and Dental Clinic, operated by TVHC
 - The Behavioral Health Clinic, operated by La Familia
 - A combined family waiting room
 - Additional restrooms

- *Phase IV - North Campus Outdoor Elements:* The final phase will demolish the remaining building (the existing TVHC Silva Clinic) and create the two plazas:
 - The Gateway Plaza facing Tennyson Road, which will house public art and have outdoor seating for the café, multipurpose room, and Technology Lab
 - The Program Plaza, which includes a raised amphitheater for outdoor movies, separate raised seating with a stage, outdoor seating for the Lounge, and natural spaces with native landscaping.

Finalizing Phase I and Breaking Ground

In July of 2022, Council authorized the City Manager to execute a professional services agreement with Kitchell for construction management services. In June of 2023, Council adopted a resolution approving the plans and specifications and call for bids for The Stack Center Phase I. On December 12, 2023, Council adopted a resolution awarding a construction contract to Rodan Builders, Inc. Phase I construction will be complete by December of 2024. Staff anticipates the Childcare Center will be ready to occupy and open in early 2025. Staff is planning a ribbon cutting event to correspond with the opening of the Center.

Phase II Design and Construction Bid

Staff is actively working with DLR and Kitchell to move forward with Phase II final design, permitting, and bid documents. The attached resolution covers costs associated with closing out Phase I and the entirety of Phase II, including work through construction and close out. Staff anticipates breaking ground on Phase II in spring of 2025, starting with the demolition of most of the existing Eden Youth and Family Center. Staff estimates Phase II will be complete in early 2027.

FISCAL IMPACT

The City has sufficient project funds to cover the cost of this contract amendment. The full estimated cost and funding sources for this project are listed below.

Construction Phase and Funding Sources	Estimated Cost	Funding	Funding Gap
Design, Permits, and Construction Management	5,844,000		-
<i>Alameda County</i>		5,500,000	
<i>Other City Funds</i>		344,000	
Phase I – Childcare Center & South Campus Outdoor Elements	8,403,000		-
<i>State Grants</i>		3,647,000	
<i>Federal Grants</i>		1,500,000	
<i>City ARPA Funds</i>		2,000,000	
<i>Developer Contribution</i>		1,256,000	
Phase II – Core and Shell & First Floor Spaces	34,232,000		173,098
<i>State Grants</i>		11,058,902	
<i>Alameda County</i>		8,500,000	
<i>Measure C*</i>		14,500,000	
Phase III – Second Floor Health Clinic Spaces	5,306,000	-	5,306,000
Phase IV – North Campus Outdoor Elements	5,255,000	-	5,255,000
Total Estimate Cost and Funding Gap	59,040,000	48,305,902	10,734,098

*The City Council committed to using Measure C funding for this project at a [work session on April 16, 2024](#). This funding has yet not been allocated. Staff will return at a future City Council meeting with a resolution to allocate this money towards this project.

STRATEGIC ROADMAP

This agenda item supports the Strategic Roadmap Priorities of “Invest in Infrastructure.” Specifically, this item relates to the implementation of the following project:

- FP6: Complete Phase I construction of the Stack Center and continue fundraising, with the goal of beginning Phase II in FY25

Prepared by: Mary Thomas, Assistant to the City Manager

Approved by:



Dustin Claussen, Interim City Manager