



DATE: April 15, 2025

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with LPA, Inc., in a Not-to-Exceed Amount of \$550,000 for Site Assessment and Conceptual Design Services for Public Safety Center Project, Project No. 07423 and Appropriating Additional Funds in the Amount of \$125,000

RECOMMENDATION

That City Council adopts a resolution (Attachment II) to:

- (1) Authorize the City Manager to execute a Professional Services Agreement with LPA, Inc. (LPA), in a not-to-exceed amount of \$550,000 and
- (2) Appropriate additional funds in the amount of \$125,000.

SUMMARY

The existing Hayward Police Department (HPD) station no longer meets the space, operational, staffing, and security requirements for the HPD. A new Public Safety Center (PSC) is needed to fulfill the requirements. Two locations have been identified as possible sites. A request for proposals was issued seeking architectural firms to provide proposals with their public safety expertise to best utilize each of the two locations and for the conceptual design. Seven proposals were received which staff evaluated and recommend awarding the contract to LPA. On June 25, 2024¹, City Council adopted a resolution authorizing the City Manager to appropriate \$500,000 from the Measure C Capital Fund. An appropriation of additional funds in the amount of \$125,000 will be needed for the contract with LPA and staff support for this level of design.

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=6734735&GUID=4E4F3125-CB45-40D3-87AC-3B607B2E74B9&Options=&Search=>

BACKGROUND

Built in 1975, the existing facility at 300 West Winton Avenue has surpassed its useful life. It is undersized, poorly configured, and lacks the essential security separations required for modern police stations. Operational and space-related deficiencies include:

- Insufficient operational spaces for staff and no public meeting spaces
- Inadequate separation of public, secure, and restricted circulation zones
- Limited public waiting, queuing, and interview areas
- Insufficient juvenile interview and detention facilities
- Inadequate file storage
- Inefficient departmental layouts, with key functions located at inefficient distances from each other
- Outdated holding and booking facilities for detainees

Building system deficiencies include:

- Need for more energy-efficient mechanical and electrical systems
- Required ADA upgrades
- Building issues, including leaks into sensitive technology rooms
- Antiquated sewer and plumbing systems that fail regularly
- Multiple temporary, portable structures used for police functions
- Lack of exterior standoff distances for security and blast threats
- Inadequate site parking for departmental and staff vehicles
- Inadequate square footage for today's needs

The building has been modified over the years, including an addition for office space and a Communications Center, and further remodeling is now impractical. Small or incremental expansions would exacerbate inefficiencies and compromise security. Given these challenges, constructing a new facility is the best solution to meet the HPD's evolving needs. The new PSC should include the following features:

- Police Headquarter
- Temporary holding facilities
- Indoor shooting range
- Increased services for the Youth and Family Services Bureau
- Animal services relocated to new PSC
- Crime Scene Technician Lab integrated to new PSC
- Some satellite campuses tasks relocated to new PSC

Two locations have been identified as possible sites for the new PSC and in 2020 were preliminarily analyzed for potential project sites. These locations are as follows:

- An 8-acre portion of the former California Air National Guard (CANG) site: This site is located at 1525 West Winton Avenue and Tuskegee Airmen Drive. Eight acres

have been designated at the eastern half of the 16.8-acre CANG site for the possible future location of the PSC

- The former City Hall Building Site: This site is located at 22300 Foothill Blvd between Foothill Blvd and City Center Drive. The site is approximately 3.5 open acres. The former City Hall building was demolished in 2020. The parking structure on the south side of the property which is another 2.3 acres remains and can potentially be refurbished and reused for PSC parking. There is approximately a total of 5.82 acres at ground level

DISCUSSION

On August 26, 2024, staff publicly issued a request for proposals (RFP #25-014) on the City's OpenGov platform. On October 7, 2024, the City received seven proposals from: 1) Brinkley Sargent Wiginton Architects, 2) Dewberry Architects, 3) HOK, 4) Indigo Hammond+Playle Architects, 5) LPA, Inc., 6) Nelson, and 7) DLR Group | RDC.

Staff evaluated the proposals using defined criteria, such as demonstration of ability to perform tasks, qualifications of consultants, experience with comparable projects, quality of references, demonstration of ability to perform the work in a timely manner, and interview of short-listed firms. All firms presented their proposal to staff which resulted in an initial ranking. Staff further short-listed the firms to three highly qualified firms for a second round interviews.

While each of the three teams are capable of performing the project with requisite qualifications and experience on similar projects, LPA's project team's experience with similar projects, qualifications, and responsiveness to the City's scope of work was ranked as the best team to meet the City's needs. Notably, LPA's experienced project team has worked together on similar projects for other agencies. LPA provided architecture, programming, engineering, landscape architecture, interior design and construction management for the City of Salinas Police Services Headquarters and provided architecture, space needs assessments, programming, planning, engineering, and construction administration for the City of Campbell's Police Department currently in construction.

LPA's scope of work includes the following:

- Review existing documents
- Interviews with the Department
- Provide space needs and building program
- Site Analysis and cost feasibility
- Explore various delivery methods, including design-build

Staff is requesting this design service contract be awarded to LPA in a not-to-exceed amount of \$550,000.

ECONOMIC IMPACT

There will be many trade jobs involved in the eventual construction of the facility, which will be subject to the City's Community Workforce Agreement.

FISCAL IMPACT

The cost of this site assessment and conceptual design will not have an impact on the City's General Fund. On June 25, 2024², City Council adopted a resolution authorizing the City Manager to appropriate \$500,000 from the Measure C Capital - Fund 406, for site assessment and conceptual design for new PSC. An appropriation of additional funds in the amount of \$125,000 will be needed for the contract with LPA and staff support for this level of design.

STRATEGIC ROADMAP

This agenda item directly supports the Strategic Priority of Invest in Infrastructure. Specifically, this item relates to the implementation of the following project:

Invest in City Facilities and Property:

N17 Provide CIC a needs assessment/preliminary feasibility report on a new Police Building, including a funding mechanism.

SUSTAINABILITY FEATURES

This new facility will be reviewed by the Building Division for conformance with State and local requirements related to sustainability (i.e., California Building Code, California Energy Code, etc.) which require a certain level of energy efficiency, resource conservation, material recycling, etc. In alignment with City policies, the facility will be all electric (no natural gas infrastructure) and will include sufficient solar to be a zero net energy facility. The facility will also have electric vehicle (EV) charging with at least 20% of the parking spaces with either chargers installed or being EV capable. In addition, the building will be designed and constructed to meet Leadership in Energy and Environmental Design (LEED) standards for a Silver Certification, or better.

² <https://hayward.legistar.com/LegislationDetail.aspx?ID=6734735&GUID=4E4F3125-CB45-40D3-87AC-3B607B2E74B9&Options=&Search=>

PUBLIC CONTACT

There is no public contact proposed for this item at this time. Input from interested community groups and residents will be solicited during the siting design phases.

NEXT STEPS

Following City Council approval, staff will finalize a professional services agreement with LPA and a Notice to Proceed will be issued accordingly.

Prepared by: Dave Hung, Acting Deputy Director of Public Works
Dan Olsen, Police Captain

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in dark ink, appearing to read 'Ana M. Alvarez', is written over a horizontal line.

Dr. Ana M. Alvarez, City Manager