



**DATE:** June 19, 2018

**TO:** Mayor and City Council

**FROM:** Interim Director of Public Works

**SUBJECT** Hazardous Material Testing Reports for Route 238 Bypass Property Project – Authorization to Establish a Professional Services Agreement with EnviroNova, LLC.; and Appropriation of Funds

### **RECOMMENDATION**

That Council adopts the attached resolution authorizing the City Manager to negotiate and execute a Professional Services Agreement with EnviroNova, LLC., (EnviroNova) in an amount not-to-exceed \$353,000 for Hazardous Material Testing Reports for Route 238 Bypass Property Project (Route 238), and appropriating \$353,000 from Fund 100 – General Fund to Fund 411 – 238 Property Development.

### **SUMMARY**

All the buildings recently acquired from the State of California as part of the Route 238 project require hazardous materials testing, clean-up, and demolition. EnviroNova is a full-service licensed hazardous materials and environmental consulting firm that provides hazardous material surveying, testing, and abatement plan preparation services. The firm will prepare necessary reports to be used for bidding purposes to select a qualified contractor to perform demolition and clean-up of buildings on now City-owned parcels.

### **BACKGROUND**

To demolish buildings on the above referenced properties, the City must comply with the United States Environmental Protection Agency, National Emission Standards for Hazardous Air Pollutants. The regulations require an owner or operator of a demolition or renovation project to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos-containing materials (ACM) prior to the commencement of the demolition. Testing is also required for lead and other hazardous materials commonly used in building construction.

### **DISCUSSION**

On April 16, 2018, staff released a Request for Proposals (RFP), and encouraged all interested environmental consulting firms to respond. On April 30, 2018, the City received a total of nine (9) proposals. Staff reviewed and ranked the proposals in accordance with established

criteria. The cost of services varied greatly from \$151,000 to \$1,225,030. EnviroNova, LLC., of San Francisco, California, submitted the lowest responsive proposal of \$321,290. Their proposal was deemed complete and determined to meet the needs of the City for the project.

EnviroNova will prepare a separate stand-alone report for each building intended for demolition. The project will be completed in several phases, with priority given to vacant single-family homes. The City intends to use each report for bidding purposes. There are a total of 55 addresses that will be surveyed as part of this work – some addresses have multiple buildings associated with a single address/parcel.

### **ECONOMIC IMPACT**

The future development of these City-owned Route 238 parcels is likely to have a positive long-term economic impact.

### **FISCAL IMPACT**

The project costs for the hazardous materials and abatement report are as follows:

EnviroNova Fees:	\$340,000
Additional Services Contingency:	\$13,000

<b>Total Estimated Project Cost:</b>	<b>\$353,000</b>
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The project will be funded by an additional appropriation of \$353,000 from Fund 100 – General Fund to Fund 411 – 238 Property Development

The project costs for demolition and clean-up are separate and will be determined after the reports are completed, and construction documents are prepared for bidding.

Cost of demolition and testing will be recovered with 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 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 a professional consulting service and will result in a study that will be utilized for future demolition and clean-up related activities. Such demolition and clean-up related activities will be brought in a separate Council agenda action item for approval.

## **PUBLIC CONTACT**

City 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**

Award Contract	June 19, 2018
Completion of Hazardous Material & Testing Reports	August 2018
Complete Demolition & Clean-Up	January 2019

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

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

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', written in a cursive style.

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Kelly McAdoo, City Manager