



DATE: July 22, 2020
TO: Council Infrastructure Committee
FROM: Director of Public Works
SUBJECT: Receive Update on the La Vista Park Project No. 06914

RECOMMENDATION

That the Council Infrastructure Committee (CIC) receives and provides feedback for the La Vista Park Project update.

SUMMARY

On March 26, 2019¹, Council approved an agreement with SurfaceDesign, Inc., (SDI) to prepare construction documents for the La Vista Park Project. The approval for the design of the project required that staff update the CEQA report for the project before SDI could proceed beyond the 30% construction documents. The 30% construction documents prepared by SDI and the final geotechnical report by Langan were completed in May 2020. An updated illustrative site plan is attached for reference (Attachment III). The CEQA update consists of additional scope of work to address the potential impacts from the 30% site and grading plans. Once the CEQA is updated and accepted, the construction documents will be completed. The completed design is anticipated in October 2020.

The project site is on City-owned property with an estimated total project cost of \$23.3M. A combination of revenues from various funding sources, including park in-lieu fees, Hayward Area Recreation and Park District (HARD) funds, and funds for the South Hayward Community Center totaling \$23.3M will fully fund the estimated total project cost.

Staff recommends the Committee receives and provides feedback from the La Vista Park project update.

BACKGROUND

Since 2017, the City and HARD have worked towards a shared vision of constructing and operating La Vista Park, a new destination park in South Hayward, east of the intersection of Mission Boulevard and Tennyson Road. The addition of a destination park will create a much-needed amenity and attraction for the entire City. The HARD Board approved the conceptual park design on April 9, 2018, and, in October 2019 the City released two Request for Proposals

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=3897638&GUID=AD716AFF-467D-4E35-8C07-0F39495BAE26&Options=&Search=>

(RFP); one for final design services and preparation of construction documents for bidding purposes, and another for a design-level geotechnical investigation and report.

Refer to the link² provided for additional background information provided in a March 26, 2019 staff report for La Vista Park.

DISCUSSION

One of the challenges with the project is balancing the aesthetics and function of the park while considering cost impacts from removing dirt from the project site. The grading design from April 2018 (Attachment II) has recently been revised to minimize the amount of dirt to be removed from the site. The revised grading plan (Attachment III) has resulted in an estimated savings of \$1M. During this meeting, SDI will present an overall summary of the proposed park amenities, site revisions and refined details of the play areas, picnic areas, plaza area and parking.

Due to the close proximity to the Hayward Fault and the existence of a landslide area, extensive geotechnical field work and analysis were performed to provide recommendations for slide repair and mitigation. The recommended landslide repair will impact an area which encroaches into the Caltrans Group 3 parcel. This area is part of the park expansion from 30 acres to 50 acres. The development of this parcel is critical to the La Vista Park project. The parcel is currently optioned to the City but any construction work on the parcel would trigger the transfer of funds for the agreed purchase price of the parcel to Caltrans. Until the parcel is ready to develop and a development agreement is established, construction of the park cannot commence. A private developer has submitted development plans for this parcel and a development agreement could be available around June 2021.

Staff recommends Council to receive update from the La Vista Park project and provide feedback.

FISCAL IMPACT

The La Vista Park design concept conducted by SDI is estimated to cost \$23.3M to construct. This estimate includes contingencies and the landslide repair costs. The estimated \$23.3M project costs will be funded by HARD F1 bonds and park-in-lieu fees. This project has no impact on the General Fund.

For additional fiscal impact information, please reference the staff report presented during the March 26, 2019 Council meeting for La Vista Park.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Support Quality of Life. Specifically, this item relates to the implementation of the following project(s):

² <https://hayward.legistar.com/LegislationDetail.aspx?ID=3897638&GUID=AD716AFF-467D-4E35-8C07-0F39495BAE26&Options=&Search=>

SUSTAINABILITY FEATURES

The La Vista Park will be designed to be the most sustainable park within the City. As part of the design, park areas will require less irrigation and native grasses and plants will be used throughout the park. Park structures will be constructed from natural materials versus traditional, more costly fabricated structures.

PUBLIC CONTACT

Listed below are previous public meetings or public outreach efforts performed by the City, HARD, and SDI related to the final draft La Vista Park plan:

- On Friday, October 20, 2017, Staff and the team from SDI met with representatives from Fairway Park to present and gain feedback regarding the La Vista Park plans.
- On Thursday, October 26, 2017, a public outreach meeting was conducted at Matt Jimenez Community Center, soliciting input from the Hayward community at large. Staff, HARD staff and the SDI team conducted a presentation and received input from participants regarding draft Park plans.
- On Monday, October 30, 2017, Council hosted a joint work session with the HARD Board of Directors where Staff, HARD staff, and the SDI team presented the design for La Vista Park.
- On Monday, April 9, 2018, the HARD Board of Directors approved the final design for La Vista Park and the funding plan for the project.
- On Tuesday, May 15, 2018³, Council approved a resolution accepting the La Vista Park Master Plan prepared by SDI and adopted a resolution appropriating \$1.5 M held for development of the South Hayward Community Center towards construction of La Vista Park.
- On Tuesday, March 26, 2019, Council approved a resolution awarding a Professional Services Agreement with SurfaceDesign Inc., and Langan.

NEXT STEPS

Council feedback will be considered when moving forward with the completion of the construction documents.

Prepared by: Alex Tat, Associate Civil Engineer

³ <https://hayward.legistar.com/LegislationDetail.aspx?ID=3502647&GUID=6ADA3B99-04CB-4359-831E-B905CE94AFAF&Options=&Search=>

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager