



DATE: June 16, 2020

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Adopt Resolutions Authorizing the City Manager to Negotiate and Execute an Agreement with Alameda County to Accept \$2,870,000 and an Amendment to the Professional Services Agreement with RossDrulisCusenbery for the South Hayward Youth and Family Center Project

RECOMMENDATION

That Council adopts the attached resolutions (Attachments II and III) authorizing the City Manager to:

1. Negotiate and execute an agreement with Alameda County to accept and appropriate \$2,870,000 for expenses for the South Hayward Youth and Family Center (SHYFC) project, and
2. Negotiate and execute an amendment to the professional services agreement with RossDrulisCusenbery, Inc. (RDC) for architecture and engineering services for the proposed SHYFC, not to exceed \$2,870,000.

SUMMARY

On February 5, 2019, Council authorized the City Manager to negotiate and execute a professional services agreement with RDC for master plan and preliminary design work for the SHYFC project. In addition, Council authorized the City Manager to accept \$500,000 from Alameda County to cover the cost of the agreement.

As of March 2020, RDC has successfully completed the program scope, master plan, and preliminary designs. In light of the COVID-19 pandemic and resulting economic losses, staff is recommending moving forward with the design development and construction documentation to get the project “shovel ready” for any future federal stimulus funding. RDC has submitted a proposal for these tasks, with the goal of completing the design phase by the first quarter of 2021. The total cost is not to exceed \$2,870,000.

Alameda County is prepared to transfer funding to the City to cover the cost of the amendment. Staff is seeking Council authorization for the City Manager to negotiate and

execute an agreement with Alameda County to accept \$2,870,000 into Fund 405 and an amendment to the professional services agreement with RDC for design services.

BACKGROUND

Below is a list of major milestones for the South Hayward Youth and Family Center Project:

- In 2015, the City, Alameda County, and the Hayward Area Recreation and Park District (HARD) formed the SHYFC Governance Group to guide the project and obtain the necessary resources.
- In July 2014, the County Board of Supervisors allocated \$9.6 million from District 2's share of one-time residual property tax funds for the SHYFC.
- In June 2015, the County Board of Supervisors approved the acceptance of a \$5 million grant from the Kaiser Regional Foundation. This total funding amount of \$14.6 million was reduced by approximately \$600,000 to help fund Mia's Dream Park, which is located on parcels abutting the SHYFC project site.
- In September 2016, the SHYFC Governance Group issued a Request for Qualifications for Facility Operator and Administrator Services.
- On March 27, 2018, Council authorized the City Manager to negotiate and execute a facility operator agreement with La Family and Eden Youth and Family Center.
- In June 2018, the City issued a Request for Proposals (RFP) for Phases I and II of the project: a community analysis, creation of a building program, and preliminary design. The City received eight proposals. The SHYFC Governance Group evaluated each proposal and ranked RossDrulisCusenbery, Inc. (RDC) as the highest.
- On [February 5, 2019](#), Council authorized the City Manager to negotiate and execute a professional services agreement with RDC for Phase I and II work and accept \$500,000 from Alameda County to cover the cost of the agreement.
- On [July 9, 2019](#), staff provided an update to Council on the project, including the proposed programs, parking, and funding strategy.

DISCUSSION

Since July 2019, the interagency staff group has met bi-weekly with RDC to create the master site plan, building program, and preliminary designs for each of the program spaces. RDC has coordinated closely with HARD on the Tennyson Park master plan designs. In addition, the Governance Group has met three times and approved the master plan and design concepts.

As of March 2020, RDC has successfully completed the master plan, building program, and preliminary designs. Visuals for this work are available for the public at www.stackcenter.org/center-design.html.

In February 2020, the staff group, with approval from the Governance Group, launched a [project website](#) for the capital fundraising campaign. In addition, the group intended to host a kickoff party on March 21 and begin meeting with the participatory design youth group. Due to the COVID-19 pandemic, these activities were put on hold.

In light of the pandemic and resulting economic losses, staff is recommending altering the funding strategy for this project to focus on potential future federal stimulus opportunities. Historically, the most competitive projects for infrastructure stimulus money are “shovel ready” projects. Because of this, staff is recommending moving forward with the design development and construction documentation as soon as possible.

RDC is able to begin on the design development immediately, with the goal of having the project “shovel ready” by the first quarter of 2021. RDC’s proposal for the design development and construction documentation phase are included as Attachment IV, along with a proposal for additional survey services to supplement preliminary design. The total amendment to the professional services agreement will not exceed \$2,870,000.

Staff recommends that Council adopt the attached resolutions authorizing the City Manager to negotiate and execute a professional service agreement with RDC and an agreement with the County to accept and appropriate \$2,870,000 for this work.

FISCAL IMPACT

The costs associated with the design development, construction documentation, and bid-period support of the SHYFP will be covered by the transfer of funds from Alameda County to Fund 405. There is no anticipated impact to the City’s General Fund. The City will contribute staff time, which will be absorbed into existing positions. All lands associated with SHYFC are owned or controlled by the City.

The current construction cost estimate is approximately \$40 million. The SHYFC Governance Group has identified \$14 million for the project, of which approximately \$11 million will remain for construction. This leaves a funding gap of approximately \$29 million. The current funding strategy is to get the project ready to qualify for any infrastructure stimulus funding that may become available from the federal government. In addition, staff will continue to pursue private and foundation funding.

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:

Project 1: Oversee the rebuild of the South Hayward Youth and Family Center.”

SUSTAINABILITY FEATURES

The design phase of the SHYFC project will address and incorporate all City green building ordinances, including the zero-net-energy requirement for new construction.

NEXT STEPS

If Council adopts the attached resolutions, staff will finalize and execute agreements with the County and with RDC, with the goal of beginning design development this month. Staff will also redesign the youth participatory design process this summer to accommodate safety precautions while incorporating community input. Finally, staff will return to Council in the fall for a work session on the design progress.

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