



**DATE:** February 28, 2023

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** Adopt a Resolution Approving Plans and Specifications and Call for Bids for the La Vista Park Project No. 06914

### **RECOMMENDATION**

That Council adopts a resolution (Attachment II) approving the plans and specifications, and call for bids to be received on March 28, 2023, for the La Vista Park Project No. 06914.

### **SUMMARY**

Since 2017, the City of Hayward and the Hayward Area Recreation and Parks District (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 City and the entire region.

The La Vista Park Project will ultimately construct a fifty-acre regional facility that will include a number of park and recreational facilities, including a sport field/amphitheater, basketball courts, a yoga lawn, a dog park, hiking trails, a bike terrain park, among other amenities.

The adopted FY23 CIP budget includes a total project budget appropriation of \$23.27M (Fund 405) to design & construct La Vista Park. The engineer's estimated cost for construction of the La Vista Park without contingency is \$25M, which brings the total estimated project cost to over \$35M so the engineer's estimate is greater than the appropriated budget. To work around this and be able to proceed, staff has prepared alternate bids with this bid package, which allows the project to be phased into multiple phases depending on how the bids are received. It is intended that at least the first phase would be awarded this year to construct a majority of the park features and the subsequent phases will be constructed in the future when additional funding is obtained.

The California Environmental Quality Act (CEQA) addendum analysis for La Vista Park was completed and presented to Council on September 28, 2021, with no further action required per the adopted Resolution 21-195.

On November 15, 2016<sup>[1]</sup>, Council adopted a resolution authorizing a Community Workforce Agreement (CWA) with the Alameda County Building Trades Council (BTC), which applies to City projects with construction costs of \$1,000,000 or more. The agreement requires contractors to use local union hiring halls, encourages contractors to employ Hayward residents or Hayward Unified School District graduates, and requires hired workers to pay union dues and other benefit trust fund contributions, etc. Because the construction cost estimate for the La Vista Park project is more than \$1,000,000, the CWA agreement applies to this project.

#### Council Infrastructure Committee Review

An update on the project was provided to the Council Infrastructure Committee (CIC) on September 29, 2021.

### **BACKGROUND**

In 2005, the City approved the La Vista residential development that included 179 new single-family homes to be built at the South Hayward site east of (and up the hill from) the terminus of Tennyson Road and Mission Boulevard. The project also included construction of a new thirty-acre public park. The development aimed to provide new housing stock for the City and “officially” served as remediation for a former rock quarry site.

The original thirty-acre park site on land donated from the developer was expanded to almost fifty acres in size due to the City acquiring former Caltrans right-of-way from the now abandoned 238 freeway project. The additional twenty acres was added to the western side of the park.

The project site is on City-owned property. The HARD Board has allocated \$15.4M (\$6.7M to be reimbursed to HARD from City’s collection of park in-lieu fees) of the District’s Measure F1 Bond funds and \$4,230,000 of the District’s park in-lieu fees previously collected, for the design and construction of La Vista Park. Council previously approved the use of \$1.5M funds held for development of the South Hayward Community Center towards construction of La Vista Park. The La Vista Development has contributed \$2,140,000 in the form of park in-lieu fees collected by the City. In total, \$23,270,000 has been secured for the project.

#### Council Infrastructure Committee Review

An update on the project was provided to the Council Infrastructure Committee (CIC) on September 29, 2021.

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<sup>[1]</sup> <https://hayward.legistar.com/LegislationDetail.aspx?ID=2882111&GUID=118B2EF9-1D2C-471F-999E-4BE0929706A0&Options=&Search=>

In May 2018, Council accepted the La Vista Park Master Plan prepared by Surface Design Inc. (SDI).

In March 2019, Council authorized a contract with Surface Design Inc. (SDI) for the design of the park and preparation of the construction bid documents. The 100% design of the project has been completed.

On April 26, 2022<sup>1</sup>, Council authorized the approval of the plans and specifications and call for bids for the Keyways Grading Project. This project was to remove and replace weak existing landslide areas with stronger backfill based on recommendations from the geotechnical report prepared for the La Vista Park Project, to provide a strong and stable foundation for the future construction of park improvements. However, due to high bids, Council later authorized the rejection all bids. The construction of the keyways is now included with the overall La Vista Park project.

## **DISCUSSION**

Currently, the engineer's estimate for the project is greater than the approved budget as described below in the Fiscal Impact section. Staff is working with HARD to explore ways to secure the remaining budget. Should additional funding not be available, the project will be constructed in phases with the majority of the park constructed with this construction contract. Bid alternates will be included with this project coinciding with the phasing. Should funding be available or should the lowest bid be within the current budget, the entire park will be constructed. The phasing strategy of the project will be structured as the following:

Phase 1: Install keyways, site infrastructure, site grading/hydroseeding, park road/foothill trail/access drive paving, bike park and central bowl.

Phase 2: Install remaining trees and irrigation system.

Phase 3: Install remaining paving, park elements, and site furnishings.

With this phasing strategy, utilization and public enjoyment of the park is assured with construction of the first phase.

The award of the construction of the project will be based on the lowest bid of the sum total of the Base bid plus any combination of the Alternate(s) that may fall below the City construction budget at the time of award.

On November 15, 2016<sup>2</sup>, Council adopted a resolution authorizing a Community Workforce Agreement (CWA) with the Alameda County Building Trades Council (BTC), which applies to City projects with construction costs of \$1,000,000 or more. The agreement requires contractors to use local union hiring halls, encourages contractors to employ Hayward

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<sup>1</sup> [CITY OF HAYWARD - File #: CONS 22-251 \(legistar.com\)](#)

<sup>2</sup> [CITY OF HAYWARD - File #: LB 16-106 \(legistar.com\)](#)

residents or Hayward Unified School District graduates, and requires hired workers to pay union dues and other benefit trust fund contributions, etc. Because the construction cost estimate for the La Vista Park project is more than \$1,000,000, the CWA agreement applies to this project.

Staff requests Council approval of the resolution approving plans and specifications and call for bids for the La Vista Park Project No. 06914.

### **ECONOMIC IMPACT**

The addition of a destination park to the South Hayward community will create a much-needed amenity and attraction for this part of the City. This will likely result in increased visitors to the area as well as more dollars spent at local businesses. In addition, there have been numerous studies that indicate that the addition of open space or parkland has a positive impact on home values in the surrounding areas.

### **FISCAL IMPACT**

The adopted FY22 CIP budget includes a total project budget appropriation of \$23.27M (Fund 405) to construct the La Vista Park improvements.

The estimate project costs are:

Design	\$2,835,386
Administration	\$1,417,693
Geotechnical Inspections, Testing & Report	\$2,835,386
Construction with 10% Contingency	<u>\$28,353,860</u>
Total Project Cost	\$35,442,325
<i>Funding Gap</i>	<i>(\$12,172,325)</i>

### **STRATEGIC ROADMAP**

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

Project N14, Part N14b: Construct La Vista Park

### **SUSTAINABILITY FEATURES**

The La Vista Park will be designed to be the most environmentally 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 fabricated structures. Bio-retention filtration areas will collect and retain stormwater runoff prior to exiting the park into the storm drainage system.

## **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 October 20, 2017, City staff and the team from SDI met with representatives from Fairway Park to present and gain feedback regarding the current La Vista Park plans.
- On October 26, 2017, a public outreach meeting was conducted at Matt Jimenez Community Center, soliciting input from the Hayward community at large, regarding the most current La Vista Park design. City staff, HARD staff and the SDI team conducted a public presentation and received input from participants regarding draft Park plans.
- On October 30, 2017, the Hayward City Council hosted a joint work session with the HARD Board of Directors where City staff, HARD staff, and the SDI team presented the design for La Vista Park.
- On April 9, 2018, the HARD Board of Directors approved the final design for La Vista Park and the funding plan for the project. There was no public opposition to the project during the meeting.
- On May 15, 2018, the Hayward City Council approved a resolution accepted the La Vista Park Master Plan prepared by SDI.

Staff has also been in continuous communication with property owners adjacent to the park site and has successfully negotiated right-of-way easement access to the park site. Once construction work has been scheduled, signs will be posted seventy-two hours prior to commencement of work indicating the date and time of work on E. 16<sup>th</sup> Street. Residents will be advised to park their vehicles on side streets outside of the work area during the construction period.

## **NEXT STEPS**

Bid Opening	March 28, 2023
Award Construction Contract	April 25, 2023
Start of Construction	May 2023
End of Construction	March 2025**

\*\*Based on construction of the entire park. Should the construction contract be awarded for less than all phases, construction time may differ.

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

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

Approved by:

A handwritten signature in black ink, appearing to read 'Kelly McAdoo', with a long horizontal flourish extending to the right.

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Kelly McAdoo, City Manager