



DATE: April 26, 2022

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Approving Plans and Specifications and Calling for Bids for the Keyways Grading Project, Project No. 06914 at La Vista Park

RECOMMENDATION

That Council adopts a resolution (Attachment II) approving the plans and specifications, and calling for bids to be received on May 24, 2022, for the Keyways Grading Project, Project No. 06914 at La Vista Park.

SUMMARY

The Keyways Grading Project, Project No. 06914 at La Vista Park (Project), will remove and replace weak existing landslide areas with stronger backfill based on recommendations from the geotechnical report prepared by Langan, the geotechnical consultant hired by the City, to provide a strong and stable foundation for the future construction of park improvements. This project will expedite the construction of the keyways and allow work to begin while the overall park construction documents are finalized.

The adopted FY22 CIP budget includes a total project budget appropriation of \$23.2 million to design and construct La Vista Park, including the proposed keyway slope stabilization improvements portion of the Keyways Grading Project, Project No. 06914 at La Vista Park. The estimated cost to design and construct the Keyway Project is \$6,326,000, which leaves a remaining budget of \$16,874,000 to design and construct the La Vista Park. The project California Environmental Quality Act (CEQA) addendum analysis for La Vista Park was completed and presented to the City Council on September 28, 2021, with no further action required per adopted resolution 21-195.

Council Infrastructure Committee Review

An update was provided to the Council Infrastructure Committee (CIC) on September 29, 2021 that included a proposal to construct the keyways for slope stabilization. The proposal received positive feedback.

BACKGROUND

In 2005, 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 was approved. The original project included construction of a new approximately thirty-acre public park. The original thirty-acre park site on land donated from the developer was expanded to almost fifty acres in size by the addition twenty acres of the former Caltrans Route 238 property right-of-way acquired by the City.

Thirty percent of the design of La Vista Park was completed and used to define the project scope for preparation of the CEQA addendum analysis which included a 26.5-acre addition to the park project. The CEQA addendum analysis was presented to the Council on September 28, 2021, which authorized staff to continue with the design and construction documents.

The 65% design plans are complete, and the geotechnical consultant finalized the slope stability analysis, which proposed keyways to remove and replace weak existing landslide areas with stronger backfill and strengthen the soil.

DISCUSSION

The proposed geotechnical report recommends removal of the existing weak landslide areas and treatment of the excavated ground with a mixture of cement and/or lime and placement of multiple layers of geogrid reinforcement as the excavated area is re-constructed. This will provide a strong and stable foundation for the future construction of park improvements.

Phasing the construction in two phases will help reinforce the ground just uphill of the future Parcel Group 3 development before construction of the overall park improvements. Phasing the construction of the keyways grading for La Vista Park is critical to the Parcel Group 3 development and aligns the required work with the proposed Parcel Group 3 development grading operations scheduled to start in Spring of 2022.

Phasing the construction of La Vista Park in two phases incurs additional costs of approximately \$400,000 to prepare construction documents, coordinate, and support construction. Additional mobilization and preparation of the site is required during construction and post-construction to provide necessary interim improvements to maintain the site in preparation for the final phase of construction.

The project CEQA addendum analysis including the 26.5-acre addition for La Vista Park was completed and presented to Council on September 28, 2021 with no further action required per adopted resolution 21-195.

On November 15, 2016¹, Council passed a resolution authorizing a Community Workforce Agreement (CWA) with the Alameda County Building Trades Council (BTC), which applies to

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

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 – Keyways Grading project is more than \$1,000,000, the CWA agreement applies to this project.

ECONOMIC IMPACT

The development of a destination park will attract visitors that will contribute to the vitality of the City and South Hayward area. The park will provide an amenity to the area and have a positive impact on the community's economic development.

FISCAL IMPACT

The adopted FY22 CIP budget includes a total project budget appropriation of \$23.2 million in the Government Capital Fund (Fund 405) to construct all the proposed La Vista Park improvements including the proposed keyway slope stabilization improvements proposed in this project.

The estimate project costs for the keyway grading are:

Design	\$78,000
Administration	\$70,000
Geotechnical Inspections, Testing & Report	\$128,000
<u>Construction with 10% Contingency</u>	<u>\$6,050,000</u>
Total Project Cost	\$6,326,000

Remaining budget for La Vista Park design and construction	\$16,874,000
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Staff will work with the design consultant and HARD to align the design with the remaining budget.

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):

Project 12, Part 12a:	Design La Vista Park
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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, more costly fabricated structures. Bio-retention filtration areas will collect and retain stormwater runoff prior to exiting the park into the storm drainage

system.

PUBLIC CONTACT

After 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. 16th 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	May 24, 2022
Award Construction Contract	June 21, 2022
Start of Construction	July 2022
End of Construction	October 2022

Prepared by: Alex Tat, Associate Civil Engineer
Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager