DATE: July 5, 2022

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Professional Services Agreement with Kitchell for Construction Management for the Stack Center in an Amount Not to Exceed $520,000

RECOMMENDATION

That the Council adopts a resolution (Attachment I) authorizing the City Manager to negotiate and execute a professional services agreement with Kitchell for construction management for the Stack Center, not to exceed $520,000.

SUMMARY

On May 3, 2022, City Council approved moving forward with Phase I construction plans for the Stack Center. Staff then solicited proposals for construction management services. Staff received and reviewed five proposals. Staff is requesting to enter into a professional services agreement with Kitchell for Phase I construction management, not to exceed $520,000. Kitchell will begin immediately to assist the architect, RossDrulisCusenbery, with bid preparation. Phase I is anticipated to go to bid in November 2022. Kitchell will then provide oversight over whichever contractor is selected for construction to ensure timeliness and best practices during Phase I construction. The cost of this agreement is included in the CIP budget and covered through County and grant funding.

BACKGROUND

Community members and elected officials have long held the dream of building a new South Hayward Youth and Family Center at the corner of Tennyson and Ruus Roads, referred to as the Stack Center. Below is a list of major milestones for the Stack Youth and Family Center Project over the past seven years:

- 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 Stack Center.
- In 2015, the City, Alameda County, and the Hayward Area Recreation and Park District (HARD) formed the Stack Center Governance Group to guide the project and obtain the necessary resources.

- 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 Stack Center project site.
- In September 2016, the Stack Center Governance Group issued a Request for Qualifications for Facility Operator and Administrator Services.
- On March 27, 2018, Council authorized the City Manager to execute a facility operator agreement with La Familia and Eden Youth and Family Center (EYFC).
- 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 Stack Center Governance Group evaluated each proposal and ranked RDC as the highest.
- On February 5, 2019, Council authorized the City Manager to execute a professional services agreement with RDC for Phases I and II work and accept $500,000 from Alameda County to cover the cost of the agreement.
- On June 16, 2020, Council authorized the City Manager to execute a professional services agreement with RDC for architecture and engineering services and accept $2,870,000 from Alameda County to cover the cost of the agreement.
- On July 31, 2021, the partners held an open house at the future center and launched the fundraising campaign.
- On January 5, 2022, Council accepted a grant of $1 Million in State of California general funds for Phase I construction.
- On May 3, 2022, Council accepted a $2,647,000 CalTrans Grant for Phase I construction.
- On May 3, 2022, Council authorized the phasing of construction and an amendment to RDC's contract to phase the designs and prepare for bid, not to exceed $377,800.

DISCUSSION

On May 3, 2022, City Council approved moving forward with Phase I construction plans for the Stack Center. Boundaries for Phase I are shown on the next page. Based on this Council direction, staff solicited proposals for construction management services.

Staff received proposals from five firms. Staff ranked these proposals based on cost, experience, and demonstrated skills. Because of their expertise, past experience, familiarity with the needs of the project, and the proposed staffing, staff has selected Kitchell as the most suitable firm for this work.

Staff is requesting Council authorization to enter into a professional services agreement with Kitchell not to exceed $520,000 for Phase I bid preparation and construction management. This cost includes a ten percent contingency.

As the construction manager, Kitchell will assist the architect, RossDrulisCusenbery, this summer and fall with bid preparation and will review the schedule and cost estimates. Phase I is anticipated to go to bid in November 2022. During construction, Kitchell will work directly

with the contractor selected to provide construction oversight and ensure the project remains on schedule and meets best practices. Kitchell will also help coordinate relocation for providers that are temporary displaces during construction.

Phase I boundaries shown in the dotted black line

FISCAL IMPACT

The Stack Center CIP project has sufficient funding to cover this professional services agreement, which will be paid for using County and grant funds. The City currently has enough funds to complete the first phase of construction. The second phase of this project has a funding gap of $22.3 million. Staff is seeking to fill that gap through grants and donations.

SUSTAINABILITY FEATURES

The Stack Center will incorporate all City green building ordinances, including the zero-net-energy requirement for new construction.

NEXT STEPS

Once authorized by Council, staff will execute a professional services agreement with Kitchell. Phase I construction is expected to go to bid in November and work will begin shortly after.

Prepared by: Mary Thomas, Management Analyst

Recommended by: Dustin Claussen, Acting Assistant City Manager

Approved by:

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Kelly McAdoo, City Manager