



DATE: February 5, 2019

TO: Mayor and City Council

FROM: Fire Chief

SUBJECT: South Hayward Youth and Family Center - Authorization to Negotiate and Execute 1) an Agreement with Alameda County to Accept \$500,000, and 2) a Professional Services Agreement with RossDrulisCusenbery, Inc. (RDC) for Building Program and Design Services

RECOMMENDATION

That Council adopts the attached resolutions authorizing the City Manager to:

1. Negotiate and execute an agreement with Alameda County to accept and appropriate \$500,000 for Phase I and II design expenses for the South Hayward Youth and Family Center (SHYFC) project, and
2. Negotiate and execute a professional services agreement with RossDrulisCusenbery, Inc. (RDC) for SHYFC community analysis, building program, and preliminary design services, not to exceed \$500,000.

SUMMARY

Since 2013, the City of Hayward, Alameda County (County), and the Hayward Area Recreation and Parks District (HARD) have worked towards a shared vision of constructing and operating a new center at the corner of Tennyson and Ruus Roads called the South Hayward Youth and Family Center (SHYFC). In 2015, the City, County, and HARD formed the SHYFC Governance Group to provide project guidance, with the City of Hayward leading the coordination of the project with the various partners. To date, the Governance Group has identified a portion of the funding, selected a non-profit operator, and released a Request for Proposals (RFP) for the design phase of the project.

The project site is on City-owned property and located at 680 West Tennyson Road. The total project cost is estimated at \$24 million. The County has secured \$14 million in grants and County funding, leaving a \$10 million gap. The SHYFC Governance Group recommended creating a phased design to allow for construction of phase 1, while other funds are identified and secured. Consequently, a request for proposals for design was released and eight companies responded. RossDrulisCusenbery, Inc (RDC) was selected as the project architect.

Staff requests Council approval of the two resolutions and authorization for the City Manager to 1) negotiate and execute an agreement with Alameda County to accept and appropriate \$500,000 for Phase I and II design expenses, and 2) negotiate and execute a professional services agreement with RDC, not to exceed \$500,000.

BACKGROUND

Since 2013, the City of Hayward, Alameda County (County), and the Hayward Area Recreation and Parks District (HARD) have worked towards a shared vision of constructing and operating a new center at the corner of Tennyson and Ruus Roads called the South Hayward Youth and Family Center (SHYFC). In 2015, the City, County, and HARD formed the SHYFC Governance Group to guide the project and identified the City as the lead project coordinator to work with the SHYFC partners. The goal of the SHYFC Governance Group is to identify necessary resources and ensure that the project successfully serves the South Hayward community in conjunction with the existing Matt Jimenez Community Center, Tennyson Park, and Hayward Fire Station 7 and Community Health Clinic.

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 requested that the City issue a Request for Qualifications for Facility Operator and Administrator Services in September. On August 7, 2017, the Governance Group identified La Familia Counseling Services and Eden Youth and Family Center, jointly, as the recommended facility operators. On March 27, 2018, City Council adopted a resolution authorizing the City Manager to negotiate and execute a facility operator agreement with La Familia and Eden Youth and Family Center.

DISCUSSION

Funding Transfer from Alameda County for Phases I and II of Design

In November and December of 2018, the City and County discussed and agreed that the path to transfer project funds to the City so the City can enter into an agreement with RDC to begin the design phase was to execute an agreement between the County and City to transfer funds to the City. A \$500,000 County transfer from the Kaiser grant funds awarded to the County will be made to the City.

Staff recommends that Council adopts the attached resolution (Attachment II) authorizing the City Manager to negotiate and execute an agreement with the County to accept and appropriate \$500,000 for Phases I and II of the SHYFC project.

Contract Services for Project Phases I and II

In June 2018, the City issued a Request for Proposals (RFP) for design of Phases I and II of the SHYFC project. Phase I includes a community analysis and the creation of a building program. Phase II is the preliminary design. The RFP descriptions for both phases are included as Attachment IV. While the overall project has an approximate \$10 million funding gap, the lack of preliminary design concepts for the facility has hindered the ability to pursue grant and foundation funding opportunities for the Center. Proceeding with the design phase now will assist the Governance Group and staff team in marketing the project to potential external funding agencies.

The City received eight proposals for the Phase I and II design work. The SHYFC Governance Group evaluated each proposal for its understanding of the proposed project and for the training, experience, past-performance, capabilities, personnel, and workload of the firm's staff. The group ranked RossDrulisCusenbery, Inc. (RDC) as the top proposal. RDC's proposal and estimated costs are included as Attachments V and VI. The total cost proposal from RDC is \$299,352 for Phases I and II of the project.

Staff recommends that Council pass the attached resolution (attachment III) authorizing the City Manager to negotiate and execute a professional service agreement with RDC to complete Phase I and II design services, not to exceed \$500,000. This amount includes a significant contingency to allow the Governance Group (comprised of Supervisor Valle, Mayor Halliday, and HARD Director Hodges) flexibility to adjust and potentially expand RDC's scope of work as the design proceeds. Any design funds not utilized will go towards the project construction budget.

FISCAL IMPACT

The costs associated with Phases I and II of the SHYFC will be covered by grant funds transferred to the City from Alameda County. There is no anticipated impact to the City's General Fund, other than staff time to move this project forward.

The total budget for the SHYFC design and construction was originally estimated to be \$24 million, based on the cost of the REACH Ashland Youth Center. Currently, the County has secured \$14 million in grants and County funds for the project, leaving a funding gap of approximately \$10 million. As part of its scope, RDC will create a phased design plan for SHYF Governance Group's discussion. This approach will allow the Governance Group to collaborate on strategies to raise additional funds.

STRATEGIC INITIATIVES

This agenda item supports Council's Tennyson Corridor Strategic Initiative. The overarching purpose of the Tennyson Corridor Strategic Initiative is to develop an attractive, cohesive, thriving Tennyson Corridor through thoughtful engagement of residents, businesses, and community partnerships. This agenda item directly supports the following goal and objective:

- Goal 1: Create a community vision plan for the Tennyson Corridor and catalyst sites to serve as a foundation for long-term planning and policies.
- Objective 3: Lead the development and construction of a new South Hayward Family Center in coordination with community stakeholders.

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 work this month.

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Recommended by: Garrett Contreras, Fire Chief
Maria A. Hurtado, Assistant City Manager

Approved by:



Kelly McAdoo, City Manager