

SHYFC PROJECT – PHASE I AND II DESCRIPTIONS**Phase Ia: Community Analysis**

Extensive Community Surveys and related community scanning work has previously been performed to collect data for this project. Consultant will gather and synthesize this existing data, identify gaps, and fill or update with new information and data as needed to complete a formal Community Analysis report. Resources include most current demographic data for the City of Hayward and the neighborhoods of South Hayward with respect to population, size, age, race, ethnicity, education levels, student/school population, literacy, languages, health outcomes, employment and family income. Consultant will also refer to current Eden Youth and Family Center, Tiburcio Vasquez Health Center, and Matt Jimenez Community Center statistics and services and future trends in services. Deliverable will be a report which documents the findings of this analysis.

Phase Ib: Master Plan and Building Program

Based upon the above-mentioned report, consultant will prepare a Project Master Plan and Building Program that recommends ideal square footage of the new SHYFC facility, service delivery areas including health/dental clinic and other identified specialized areas, community and special purpose rooms, administrative and office areas, outdoor spaces, and other areas identified in the Community Analysis to meet the needs of the community. The Project Master Plan also should take into consideration and integrate the assets, resources, and spaces contained within the existing Matt Jimenez Community Center (MJCC), a 19,000 square feet gymnasium and multipurpose recreation center with office spaces and a commercial kitchen, located next door to the SHYFC project site. In addition to the above-noted core elements, the Project Master Plan must also include the following alternative options:

- a) Options for significantly value-engineering the project construction should available construction funding ultimately prove too limited to implement all elements of the ideal facility
- b) Options for future phase-in of additional Master Plan elements including redevelopment of the current EYFC campus site, potential acquisition and redevelopment of privately-owned properties adjacent to the overall project site, and coordination with the currently-in-progress Master Plan of Tennyson Park being separately undertaken by HARD.

Phase II: Preliminary Design

In consultation with City staff and its partners including representatives from HARD, County of Alameda, and other project stakeholders, Consultant will prepare a conceptual design for a new “South Hayward Youth and Family Center” facility near the sites of the

current Eden Youth and Family Center that balances the recommendations of the building program with the fiscal realities of funding. Included should be:

- a) Collect site information, historic and/or cultural information relevant for the project.
- b) Review topographic survey.
- c) Define project scope.
- d) Prepare design scenarios and alternatives.
- e) Prepare illustrative plans and other graphics for presentation.
- f) Prepare preliminary cost estimates.
- g) Present formal plan to community.