



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: CONS 15-142, **Version:** 1

DATE: September 15, 2015

TO: Mayor and City Council

FROM: Director of Public Works - Engineering & Transportation

SUBJECT

Municipal Parking Lot Nos. 3 and 4 Improvement Project - Approval of Plans and Specifications and Call for Bids

RECOMMENDATION

That Council adopts the attached resolution (Attachment I) approving the plans and specifications, and calling for bids to be received on October 13, 2015 for improvements to Municipal Parking Lot No. 3 located on the west side of Main Street between B and C Streets; and Municipal Parking Lot No. 4 located at the mid-block of B Street, between Second Street and Foothill Boulevard.

BACKGROUND

This project is part of an annual pavement rehabilitation and preventive maintenance program for the City's municipal parking lots. In previous projects, the City completed the improvements of Municipal Parking Lot Nos. 5 and 6. Municipal Parking Lot No. 5 is located at the corner of A Street and Maple Court, while Municipal Parking Lot No. 6 is located on Russell Way at the mid-block between Foothill Boulevard and Second Street. The work at these two parking lots not only improved the aesthetic condition of the parking lots, but added much needed parking stalls, including accessible parking spaces and improved lighting.

DISCUSSION

This project originally consisted of improving the current deteriorating conditions of Municipal Parking Lot No. 4, including pavement repair and upgrading the parking stalls to current City and ADA standards. Other improvements will include: landscaping; improved lighting; concrete curb and gutter; sidewalk; and electrical vehicle charging stations.

The draft Capital Improvement Program (CIP) budget originally included Municipal Parking Lot No. 4 for improvements. During the CIP review, Council directed staff to include Municipal Parking Lot No. 3 for improvements this fiscal year.

Municipal Parking Lot No. 3 provides public parking spaces for businesses and retail stores on Main Street, B Street, C Street, and Mission Boulevard. At its current configuration, it has 37 non-standard

public parking stalls. Due to its irregular layout, only 80% of the stalls can be fully utilized. The proposed improvements, which will bring the lot into compliance with City and ADA standards, will yield 36 parking spaces, two of which are ADA accessible and two for electric vehicle charging stations. The loss of one parking stall was caused by the need to create space for ADA-compliant stalls.

At its current configuration, Municipal Parking Lot No. 4 has ninety-seven non-standard parking spaces. The proposed improvements and parking stall reconfiguration will provide twenty additional parking stalls or a total of 117 spaces, five of which are ADA accessible and two for electric vehicle charging stations.

As mentioned above, the improvements to the parking lots will also include landscaping. Most of the existing trees in the parking lots will remain except for those that have been identified to be in poor health, which will be replaced in kind or with drought tolerant species suitable for the surrounding environment.

Other improvements include improved lighting in Municipal Parking Lot No. 3. Currently, it has four single-arm LED light fixtures, which will be replaced with a higher LED type to increase lighting intensity. At Municipal Parking Lot No. 4, the existing four double-arm LED light fixtures provide efficient lighting.

Construction work will be performed in phases to allow for partial use of sections of the lot and limit the inconvenience to businesses and their patrons.

PUBLIC CONTACT

Because of the temporary inconvenience that is expected to be caused by the necessary partial closure of each parking lot during the improvement work, a preliminary notice explaining the project will be distributed to the businesses adjacent to the affected closure. After the construction work has been scheduled, businesses will be notified at least seventy-two hours prior to commencement of work, indicating the date and time of work for each parking lot.

FISCAL IMPACT

The estimated project costs are as follows:

Construction Contract	\$382,000
Striping & Landscaping - City Staff	35,000
Construction Contingency	45,000
Design and Administration	50,000
Total	<u>\$512,000</u>

The Adopted FY 2016 Capital Improvement Program includes \$404,000 for the City Municipal Parking Lot Nos. 3 and 4 Improvement project in the Street System Improvements Fund. After bids are received, the project cost estimate will be adjusted to determine if adequate funds are available or whether an additional appropriation will be needed.

NEXT STEPS

Open Bids	October 13, 2015
Award Contract	November 17, 2015
Begin Work	December 14, 2015
Complete Work	April 30, 2016

Prepared by: Yaw Owusu, Assistant City Engineer

Recommended by: Morad Fakhrai, Director of Public Works - Engineering & Transportation

Approved by:



Fran David, City Manager

Attachments:

Attachment I
Attachment II

Resolution
Location Map