



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 10/12/04

AGENDA ITEM 2

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** City Hall Parking Structure Modification: Approval of Plans and Specifications and Call for Bids

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution that approves the plans and specifications for the City Hall Parking Structure Modification project and calls for bids to be received on November 9, 2004.

**BACKGROUND:**

On March 30, 2004, the City Council authorized the City Manager to enter into an Agreement with KPFF Consulting Engineers to provide professional design services for the City Hall Parking Structure Modification project. This project consists of adding a new deck to the existing parking structure thereby generating an additional 178 parking stalls (498 in total). The project also includes the installation of lighting, striping, and signage as well as extending the existing elevator and stairs to the new deck. The bid will also include an additive alternative bid item for painting the existing and new concrete ceilings. The reason for painting the ceilings is to increase the lighting levels and improve visibility. This additive item is estimated to cost \$170,000.

Safety and liability concerns prohibit the use of any part of the existing parking garage during construction, and thus, staff has obtained permission from the Bay Area Rapid Transit District (BART) to use its vacant Montgomery Street/B Street property as a temporary parking lot for City Hall employees and City vehicles, until construction of the new deck is complete. Minor work will be done on this lot, under a separate contract, to provide temporary lighting and create approximately 200 usable spaces.

The project is categorically exempt under the Addition to an Existing Structure section 15301 (e)(2) of the California Environmental Quality Act.

**PROJECT COSTS:**

The estimated costs of the project are as follows:

Construction (Base Bid)	\$ 3,480,000
Construction (Temporary Parking)	80,000
Consultant Design and Construction Support	200,000
Construction Inspection Testing and Administration	<u>180,000</u>
Total	\$ 3,940,000

**FUNDING:**

Funding for this project is contained in the 2004 Tax Allocations Bond issue that was approved by Council on April 27, 2004. The proceeds from the financing amounted to approximately \$38 million. Of that amount, \$27 million has been earmarked for public facilities in the Burbank/Cannery Area, a new joint-use Burbank Elementary School, and expanded Cannery Park. The remaining \$11 million is to be used for construction of additional downtown parking facilities and projects. More specifically, these projects include improvements to Municipal Lot #2, two additional levels of parking for the Cinema Project, and adding a deck to the parking structure. After bids are received, staff will return with a request to award the contract and appropriation of funds.

**SCHEDULE:**

The following schedule has been developed for this project:

Advertise for Bids	October 12, 2004
Open Bids	November 9, 2004
Award Construction Contract	December 7, 2004
Begin Construction	January 3, 2005
Complete Construction	June 30, 2005

Prepared by:

*Robert A. Bauman*  
Robert A. Bauman, Deputy Director of Public Works

Recommended by:

*Dennis L. Butler*  
Dennis L. Butler, Director of Public Works

Approved by:

*Jesús Armas*  
Jesús Armas, City Manager

**DRAFT**

*NA  
9/21/04*

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

Introduced by Council Member \_\_\_\_\_

RESOLUTION APPROVING PLANS AND  
SPECIFICATIONS FOR THE CITY HALL PARKING  
STRUCTURE MODIFICATION PROJECT, PROJECT  
NO. 5094 AND CALL FOR BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That those certain plans and specifications for the City Hall Parking Structure Modification Project, Project No. 5094, on file in the office of the City Clerk, are hereby adopted as the plans and specifications for the projects;
2. That sealed bids therefor will be received by the City Clerk's office at City Hall, 777 B Street, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, November 9, 2004, and immediately thereafter publicly opened and declared by the City Clerk in Conference Room 4D, City Hall, Hayward, California;
3. That the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same;
4. That the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law; and
5. That these projects are categorically exempt under the "Addition to an Existing Structure, section 15301(e)(2) of the California Environmental Quality Act.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBERS:**

**ATTEST:** \_\_\_\_\_  
City Clerk of the City of Hayward

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney of the City of Hayward