



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 04/04/06

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members

FROM: Director of Community and Economic Development

SUBJECT: Authorization to Amend Contract for Environmental Services and Appropriation of Funds

RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolution authorizing the Executive Director to amend an existing contract with Geomatrix Consultants to provide environmental services for the B and Foothill site.

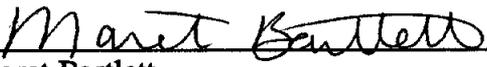
BACKGROUND:

The Agency is in the process of seeking environmental clearance to begin construction of Cinema Place Hayward at the B and Foothill site. Geomatrix Consultants is currently under contract with the Agency to perform groundwater and soil vapor sampling on the site in follow-up to testing they conducted in prior years. The recent samplings have indicated the continued presence of chlorinated solvent contaminants associated with past dry cleaning operations onsite. However, the contaminant levels are at declining concentrations that would allow for commercial development on the site with specific mitigation measures.

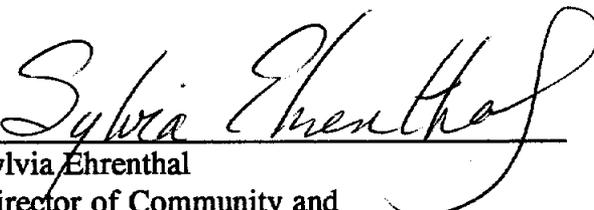
Geomatrix has been working with staff to develop a Risk Management Plan (RMP), which addresses known environmental conditions at the site and outlines general procedures related to construction and long-term management of the site that is acceptable to the Regional Water Quality Control Board. The RMP recommends the installation of a "soil vapor barrier" under the theater/retail complex, which would minimize the possibility of potential vapors emanating from the subsurface to enter the building. In addition, the RMP proposes the continued monitoring of groundwater after construction is completed. This entails closing the existing five groundwater monitoring wells and replacing two of them after construction. According to the terms of the Disposition and Development Agreement with the developer for Cinema Place, the Agency is responsible for remediating below-ground contamination; hence, it must bear the cost for the conceptual design of the "soil vapor barrier" and the removal of the groundwater monitoring wells, and the developer is responsible for the cost of installing the "soil vapor barrier."

The estimated cost to the Agency for these additional tasks is \$20,000, which will necessitate an increase in the existing contract amount to \$45,000. Under current City policy, staff is only authorized to execute contracts up to \$25,000 without City Council/Agency Board approval. Staff is therefore recommending that the Agency Board authorize the Executive Director to execute an amended contract in an amount not to exceed \$45,000, and to appropriate the same amount in funding for this purpose.

Prepared by:


Maret Bartlett
Redevelopment Director

Recommended by:


Sylvia Ehrenthal
Director of Community and
Economic Development

Approved by:


Jesús Armas, City Manager

Attachment: Resolutions

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA- 06-

Introduced by Agency Member _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE EXISTING CONTRACT WITH GEOMATRIX CONSULTANTS TO PROVIDE ENVIRONMENTAL SERVICES FOR THE "B" AND FOOTHILL SITE

BE IT RESOLVED by the Redevelopment Agency Board of the City of Hayward that the Executive Director is hereby authorized and directed to execute on behalf of the Redevelopment Agency an amendment to the existing contract with Geomatrix Consultants to provide environmental services for the "B" and Foothill Site, in an amount not to exceed \$45,000, in a form approved by General Counsel.

HAYWARD, CALIFORNIA _____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: _____

Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel

DRAFT 

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-____

Introduced by Agency Member _____

**RESOLUTION AMENDING RESOLUTION NO. RA 05-12,
THE BUDGET RESOLUTION FOR THE REDEVELOPMENT
AGENCY OF THE CITY OF HAYWARD FOR FISCAL
YEAR 2005-2006, RELATING TO AN APPROPRIATION OF
FUNDS FOR ENVIRONMENTAL SERVICES FOR THE "B"
AND FOOTHILL SITE**

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 05-12, the Budget Resolution for the Redevelopment Agency of the City of Hayward for fiscal year 2005-2006, is hereby amended by appropriating of \$45,000 from the Redevelopment Fund, Fund 451 to the "B" and Foothill Site Project, Fund 451-5123-9504.

HAYWARD, CALIFORNIA _____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
**Secretary of the Redevelopment Agency
of the City of Hayward**

APPROVED AS TO FORM:

General Counsel