



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

AGENDA DATE 04/25/06

AGENDA ITEM 4

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

**TO:** Mayor and City Council  
Redevelopment Agency Board Members

**FROM:** Director of Public Works

**SUBJECT:** Authorization for a Professional Services Agreement with Vanir Construction Management, Inc., for Construction Management Services for the New Burbank School

**RECOMMENDATION:**

It is recommended that the Board adopt the attached resolutions authorizing the Executive Director to execute a Professional Services Agreement with Vanir Construction Management, Inc., for construction management services in an amount not to exceed \$725,000 and appropriating funds for this purpose.

**BACKGROUND:**

The City and Redevelopment Agency, in partnership with the Hayward Unified School District (HUSD), are building a new, two-story school to replace the existing Burbank School. The design plans and specifications for the new school are about 100 percent complete and are currently being reviewed by the Division of the State Architect. Remediation of the site will occur this summer, as required by State regulatory agencies. Construction of the new school will go to bid in early November 2006, with construction beginning in early 2007. Completion is scheduled for August 2008. Construction of the new school (approximately 80,000 sq.ft.) includes deconstruction of the existing school once the new school is completed as well as construction of a new street and certain other public improvements.

Due to the scope and nature of the project, as well as construction of a school under the auspices of the Division of the State Architect within a constrained time period, staff recommends that construction management for the project be supported by a construction management firm. The services will initially be part-time and increase to full-time as the project is advertised for bid and proceeds. The Construction Manager will work closely with City and District staff and appropriate state officials. Frequent, on-going, and detailed discussions with the School District will be required as part of this joint project.

The City sent out a Request for Proposal (RFP) for a Professional Construction Manager and Constructability Review in mid-February to 15 firms experienced in providing construction management services for new school construction. Four firms responded, and three were interviewed by a panel representing the City, the School District, and the City's architect for the

project. After interviews and a check of references, staff recommends entering into a professional services contract with Vanir Construction Management, Inc.

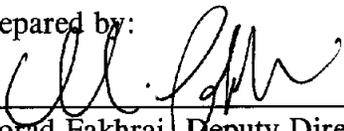
Vanir is an established construction management firm in California for K-12 projects, ranging from new construction to additions and modernization projects. Their proposal demonstrated an understanding of the challenges of this project, including the need for team coordination; the logistical integration of different elements of the project, such as public street construction and an expanded Cannery Park; working in and around an existing school operation; the potential for issues that may surface when working on an urban in-fill project; and the time constraints to complete the project. Their approach was detailed and comprehensive; their tools, techniques, and methods for construction management were compatible with the City's interests and goals for this project. Vanir is also currently developing a District-wide facility master plan for the Hayward Unified School District, which is expected to be completed soon.

The Contract's scope of services also includes a constructability review of the new school. This effectively is a quality assurance review of the construction drawings to address bid and constructability issues in order to limit the potential for change orders or construction delays. In comparing the three proposals, Vanir's proposed fee was significantly less than that of the other two firms, in part because of lower hourly rates. Staff finds the \$657,000 fee proposal to be quite reasonable and recommends authorization to execute a professional services agreement with Vanir for a not-to-exceed amount of \$725,000, which allows \$68,000 for additional services that might be needed over the course of the two-year contract.

**FUNDING:**

The cost for the construction management services has been included in the overall budget for the New Burbank School. It is requested that \$725,000 be appropriated from the 2004 RDA Tax Allocations Bond Fund for this professional services agreement.

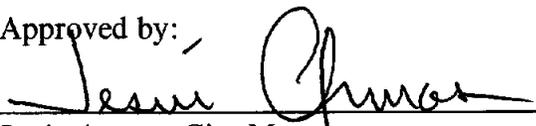
Prepared by:

  
\_\_\_\_\_  
Morad Fakhrai, Deputy Director of Public Works

Recommended by:

  
\_\_\_\_\_  
for Robert A. Bauman, Director of Public Works

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

**DRAFT**

NH 4/17/06

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 06-

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH VANIR CONSTRUCTION MANAGEMENT, INC., FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE NEW BURBANK SCHOOL, PROJECT NO. 5097

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is hereby authorized and directed to negotiate and execute an agreement with Vanir Construction Management, Inc., for construction management services for the New Burbank School, Project No. 5097 in an amount not to exceed \$725,000, in a form to be approved by the City Attorney.

IN AGENCY, 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** *NH*  
*4/20/04*

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA- 06

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 CONSTRUCTION MANAGEMENT SERVICES  
FOR THE NEW BURBANK SCHOOL, PROJECT NO. 5097

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 \$725,000 from the Redevelopment Tax Allocation Bond Fund to the New Burbank School, Project No. 5097.

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