



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**CITY COUNCIL AGENDA**  
**JUNE 18, 2013**

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**MAYOR MICHAEL SWEENEY**  
**MAYOR PRO TEMPORE MARVIN PEIXOTO**  
**COUNCIL MEMBER BARBARA HALLIDAY**  
**COUNCIL MEMBER FRANCISCO ZERMEÑO**  
**COUNCIL MEMBER MARK SALINAS**  
**COUNCIL MEMBER GREG JONES**  
**COUNCIL MEMBER AL MENDALL**

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**CITY COUNCIL MEETING FOR JUNE 18, 2013**  
777 B STREET, HAYWARD, CA 94541  
[WWW.HAYWARD-CA.GOV](http://WWW.HAYWARD-CA.GOV)

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**CLOSED SESSION**  
**Closed Session Room 2B – 4:00 PM**

**1. PUBLIC COMMENTS**

**2. Conference with Legal Counsel**

Pursuant to Government Code 54956.9

➤ Pending Litigation

McKay, et al v. City of Hayward, et al., U.S.D.C. CV12-1613 NC

**3. Conference with Real Property Negotiators**

Pursuant to Government Code 54956.8

➤ Under Negotiation: 822 C Street, APN 428-0071-020-00

Property Negotiators: City Manager David, Public Works-Engineering & Transportation Director Fakhrai, Library & Community Services Director Reinhart, City Attorney Lawson

**4. Conference with Labor Negotiators**

Pursuant to Government Code 54957.6

➤ Lead Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager McAdoo, Human Resources Director Robustelli, Finance Director Vesely, Deputy City Attorney Vashi, Director of Maintenance Services McGrath

Under Negotiation: All Groups

**5. Conference with Property Negotiators**

Pursuant to Government Code 54956.8

➤ Property Transaction

Under Negotiation: 22632 Main Street (APN 428-0066-024-00); 22654 Main Street (APN 428-0066-039-00); 22696 Main Street (APN 428-0066-038-02); 1026 C Street (APN 428-0066-037-00); 1026 C Street (APN 428-0066-038-01)

Property Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Assistant City Attorney Conneely, Deputy City Attorney Brick, Heather Gould and Rafael Yaquian of Goldfarb Lipman (outside legal counsel)

**6. Adjourn to City Council Meeting**

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**SPECIAL JOINT CITY COUNCIL/ REDEVELOPMENT SUCCESSOR AGENCY/  
HOUSING AUTHORITY MEETING  
Council Chambers – 7:00 PM**

**CALL TO ORDER** Pledge of Allegiance Council Member Halliday

**ROLL CALL**

**CLOSED SESSION ANNOUNCEMENT**

**PUBLIC COMMENTS**

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*The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.*

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**NON-ACTION ITEMS:** *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

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**SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION**

1. General Plan Update - Presentation of Draft Goals and Policies for three General Plan Elements: Economic Development, Public Facilities, and Education and Life-Long Learning (Report from Director of Development Services Rizk)

[Staff Report](#)  
[Attachment I](#)  
[Attachment II](#)  
[Attachment III](#)

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**ACTION ITEMS:** *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

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**CONSENT**

2. Approval of Minutes of the City Council Meeting on May 28, 2013  
[Draft Minutes](#)

June 18, 2013



3. Resignation of William Roberts from the Downtown Hayward Business Improvement Area Advisory Board  
[Staff Report](#)  
[Attachment I Resolution](#)  
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4. Adoption of an Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2010-0380 Relating to the Rooftop Garden Villas Residential Development  
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8. Downtown Business Improvement Area Annual Report, Proposed Budget for FY 2013-2014, and Setting Public Hearing for July 9, 2013  
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9. Support for the Extension of Authority for Alameda County Transportation Commission to Impose the Transactions and Use Tax for Countywide Transportation Programs until December 31, 2020, Conditioned on Voter Approval (AB 210)  
[Staff Report](#)  
[Attachment I](#)  
[Attachment II](#)

June 18, 2013



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*The following order of business applies to items considered as part of Public Hearings and Legislative Business:*

- *Disclosures*
  - *Staff Presentation*
  - *City Council Questions*
  - *Public Input*
  - *Council Discussion and Action*
- 

## **PUBLIC HEARING**

10. Public Hearing for the Proposed FY 2014 Mid-Biennial Operating Budget Update for the City of Hayward, Hayward Redevelopment Successor Agency, and Hayward Housing Authority; and the FY 2014 Capital Improvement Program Budget Update (Report from Director of Finance Vesely)  
[Staff Report](#)

## **LEGISLATIVE BUSINESS**

11. Adoption of an Ordinance Amending Chapter 4, Article 3 of the Hayward Municipal Code Relating to Card Club Regulations  
[Staff Report](#)  
[Attachment I Notice of Ordinance](#)

## **COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS**

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

## **ADJOURNMENT**

**NEXT REGULAR MEETING – 7:00 PM, TUESDAY, JUNE 25, 2013**

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***PUBLIC COMMENT RULES:*** *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.*

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***PLEASE TAKE NOTICE*** *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*  
***PLEASE TAKE FURTHER NOTICE*** *that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

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June 18, 2013



*\*\*\*Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4<sup>th</sup> Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. \*\*\**

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*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.*

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*Please visit us on:*



**DATE:** June 18, 2013

**TO:** Mayor and City Council  
Planning Commission

**FROM:** Director of Development Services

**SUBJECT:** General Plan Update - Presentation of Draft Goals and Policies for three General Plan Elements: Economic Development, Public Facilities, and Education and Life-Long Learning

#### **RECOMMENDATION**

That City Council and the Planning Commission review and comment on this report and its attachments.

#### **SUMMARY**

Although previous joint work sessions have been held during the General Plan Update process, this joint work session is the first of three scheduled specifically to provide the City Council and Planning Commission the opportunity to provide initial feedback on draft goals and policies.

This work session will focus on goals and policies associated with the Economic Development (Attachment I), Public Facilities and Services (Attachment II), and Education and Life-Long Learning (Attachment III) elements. The attachments reflect and incorporate General Plan Task Force input received on May 30, 2013.

On July 9, the three elements that will be presented are: Community Safety, which will include goals and policies related to police, fire and emergency medical services; Hazards, that will include goals and policies related to flood and geotechnical hazards as well as hazardous materials and rising sea levels; and Mobility, which will include goals and policies related to circulation, complete streets, bikeways, and regional coordination.

On July 30, the three elements that will be presented are: Natural Resources, which will include goals and policies related to air and water quality, biological resources and scenic resources; Health and Quality of Life, that will include goals and policies related to access to healthy foods, safe neighborhoods, and parks and open space; and Land Use, which will include goals and policies related to Priority Development Areas, the Industrial Technology and Innovation Corridor as well as Hillsides and Historic Districts.

Goal and policy development will rely on the key findings/information from the background reports, existing General Plan policies and strategies, community outreach, the Vision and Guiding Principles (which entailed significant public input), and the recently adopted Economic Development Strategic Plan.

## **BACKGROUND**

The Hayward 2040 General Plan project was authorized by City Council and initiated in July of 2012. To date, there have been five previous work sessions/meetings before the City Council and/or Planning Commission and nine previous community meetings. Additionally, input on the General Plan project has been received via the City's Hayward 2040 online tool at [Hayward2040.org](http://Hayward2040.org).

On April 16, 2013, the most recent joint work session was held to present an update on web outreach and the final Vision and Guiding Principles. Based on all feedback, the Vision and Guiding Principles were then used to prepare draft goals and policies. Also, the background reports addressing existing conditions and regulatory framework for each element have been completed. Information on past meetings and the General Plan Update project and process can be found on the Hayward 2040 General Plan webpage on the City's [website](#).

## **DISCUSSION**

This first joint work session focuses on draft goals and policies associated with the Economic Development, Public Facilities, and Services and Education and Life-Long Learning elements. These first three elements were presented to the General Plan Update Task Force for their input on May 30. A summary of the Task Force feedback is provided later in this report.

Staff is requesting that the City Council and Planning Commission review the attached draft goals and policies and provide feedback.<sup>1</sup> Staff offers the following questions to guide review and discussion:

- Are the goals and policies appropriate and consistent with the Guiding Principles that were developed from the Community Vision?
- Do the goals and policies reflect the ideas that have been expressed by the community?
- Are there any goals or policies that should be eliminated?
- Are there any additional goals or policies that are needed to achieve the Community Vision?

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<sup>1</sup> Other goals and policies will be presented in future work session, including those associated with public safety services, which will be covered in the Safety Element that will be presented on July 9, 2013.

Economic Development – As Attachment I shows, the draft goals are:

- (1) A Diversified and Robust Economy – Diversify the economic base of Hayward to support a robust and stable economy with a diverse range of employment, shopping, and cultural opportunities for local residents;
- (2) Local Entrepreneurship – Cultivate a culture of entrepreneurship to encourage and support local business start-ups;
- (3) Business Expansion and Retention – Grow the local economy and employment base by supporting efforts to expand and retain local businesses;
- (4) Town-Gown Economy – Develop a robust college-town economy through “town-gown” and “communiversity” partnerships;
- (5) City Image – Encourage economic investment by enhancing the image and reputation of Hayward; and
- (6) A Business-Friendly City – Achieve recognition as the most desirable and business-friendly place to locate and conduct business in the East Bay.

The Guiding Principles that directly influenced goal and policy development for the Economic Development Element are:

- Guiding Principle #2: Hayward should have safe and clean neighborhoods with an expanded network of parks and thriving commercial centers that incorporate attractive design, support a diverse population, encourage long-term residency, and inspire all residents to live active, healthy, and green lifestyles.
- Guiding Principle #4: Hayward should be a business-friendly community that has a robust and diversified economy based in innovation, creativity, and local entrepreneurship.
- Guiding Principle #5: Hayward should have a safe, walkable, vibrant, and prosperous Downtown that serves as an attractive destination for business, shopping and dining, arts and entertainment, and college-town culture.

For a fuller description of each of the draft Economic Development goals and the supporting policies, please review Attachment I.

Public Facilities and Services –As Attachment II shows, the draft goals are:

- (1) General Public Facilities and Services – Ensure the provision of adequate and efficient facilities and services that maintain service levels, are adequately funded, and strategically allocated;
- (2) Efficient Municipal Operations – Operate and function in a sustainable manner, use public revenues and resources efficiently, and provide professional, high-quality service to residents and businesses;
- (3) Water Treatment and Delivery – Maintain a level of service in the City’s water system that meets the needs of existing and future development while protecting water quality and improving water system efficiency;

- (4) Wastewater Collection and Disposal – Maintain a level of service in the City’s wastewater collection and disposal system to meet the needs of existing and future developments while protecting environmental quality;
- (5) Stormwater Drainage – Maintain an adequate capacity in the City’s storm drainage system to securely accommodate runoff from existing and future development, prevent property damage due to flooding, and protect and improve environmental quality;
- (6) Flood Control Infrastructure – Maintain flood control infrastructure to adequately protect life and property from flooding;
- (7) Solid Waste and Recycling – Minimize the generation of solid waste, increase recycling, and provide for the efficient collection and responsible disposal of solid waste;
- (8) Energy Utilities – Ensure the provision of adequate gas and electric services to Hayward residents and businesses, encourage the production of environmentally friendly energy, and ensure all energy facilities are constructed in a fashion that minimizes their impacts on surrounding development and environment, and maximizes efficiency; and
- (9) Telecommunications – Encourage state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city to connect Hayward to the nation and the world.

The Guiding Principle that directly influenced draft goal and policy development for the Public Facilities and Services Element is:

- Guiding Principle #3: Hayward should develop and enhance its utility, communications, and technology infrastructure; and provide exceptional police, fire, and emergency services.

For a fuller description of each of the draft Public Facilities and Services goals and the supporting policies, please review Attachment II. As stated previously, goals and policies related to police, fire and emergency medical services are included in the Community Safety Element that will be presented on July 9.

Education and Life-Long Learning –As Attachment III shows, the draft goals are:

- (1) Childcare and Early Childhood Development – Improve access to quality childcare and early childhood development programs so that more children succeed in school and life;
- (2) Public School Performance and Reputation – Enhance the performance and reputation of Hayward’s public schools to improve student education and attract families and businesses to the Hayward community;
- (3) School Facilities and Amenities – Provide exceptional school facilities and learning environments that give students, parents, teachers, and administrators a strong sense of school and community pride;
- (4) Education-to-Jobs Bridge – Improve Hayward’s “education-to-job bridge” through community partnerships that prepare students and residents for the future economy and expand their career choices;
- (5) Lifelong Learning – Provide a variety of opportunities for residents to engage in an ongoing pursuit of knowledge and lifelong learning; and
- (6) Library Facilities – Enhance and expand Hayward’s library facilities to meet the evolving educational and life-long learning needs of the community.

The Guiding Principles that directly influenced draft goal and policy development for the Education and Life-Long Learning Element are:

- Guiding Principle #1: Hayward should value, challenge, and support youth by providing excellent public schools and youth enrichment activities and programs.
- Guiding Principle # 6: Hayward should have a reputation as a great college town and a community that offers a range of opportunities for life-long learning

For a fuller description of each of the Education and Lifelong Learning goals and the supporting policies, please review Attachment III.

General Plan Update Task Force – The General Plan Update Task Force held a special meeting on May 30 to review the draft goals and policies for the Economic Development, Public Facilities and Services, and Education and Life-Long Learning Elements. The Task Force was generally supportive of the draft goals and policies staff presented and felt the ideas and concepts were reflective of the vision statement for the General Plan.

Economic Development - The Task Force expressed some concerns over Policy ED-1.11 as to whether the concept of a “complete neighborhood” would be appropriate for every neighborhood. Staff has modified the language in that policy to address the concerns. The Land Use Element, which will be presented on July 30, discusses this concept more fully and indicates community input is important to maintain neighborhood compatibility. In addition, the Task Force expressed some reservations over implementation of Policy ED-1.18 related to hiring local. Staff has modified the language in that policy from “encourage” to “promote” to address their concerns.

Public Facilities and Services - The Task Force expressed concerns generally with the technical terminology and suggested that perhaps specific technologies should not be identified, but be referred to more generally to allow for technology changes and improvements over time. The changes have been made to those policies to reflect the input from the Task Force.

Education and Lifelong Learning - The Task Force expressed concerns over Policy EDL-2.12 and requested that the language be modified to include recognition of entire faculty, staff and parents of students from the schools whose test scores improve. Staff has modified the policy language to be more inclusive with such recognition, per the Task Force recommendation. In addition, the Task Force requested that language be added to Policy EDL-6.5 that requires libraries to maintain and adapt to the changing demographics of the City. Staff added a new policy, Policy EDL-6.4, to address this concept.

General Plan Format – To allow for better monitoring and implementation of General Plan goals and policies, the updated General Plan will have a new layout similar to the 2010 Housing Element and will contain goals, policies, and implementation programs. The format will be

similar to the City of Sacramento’s recently updated General Plan<sup>2</sup>. The new format will include goals that have a clear focus or end toward which effort will be directed, policies that will be clear and feasible, and implementation programs with metrics consistent with Council’s desire to measure program outcome,. The final product will be an interactive web-based General Plan that will be easy to navigate and will be searchable, allowing decision-makers and other users to quickly locate relevant information.

**FISCAL IMPACT**

The fiscal impacts associated with the General Plan Update were provided in the September 25, 2012 City Council agenda report. Below is a table showing the approved General Plan Update budget and the portion that has been spent and portion remaining as of mid-May 2013.

<b>Budget for General Plan Update 2012-2014 (as adopted on 9/25/2012)</b>			
	<b>Approved Budget</b>	<b>Spent</b>	<b>Remaining</b>
City Staff Time	\$475,000	\$115,217	\$359,783
Jason Jones	\$266,800	\$111,400	\$155,400
Public Engagement Activities/Tools	\$10,000	\$6,000	\$4,000
Mintier Harnish/MIG	\$1,157,840	\$500,296	\$657,544
Miscellaneous Costs (outreach materials)	\$10,000	\$2,677	\$7,323
Subtotal	\$1,919,640		\$1,184,051
10% Contingency	\$191,964		\$191,964
<b>Grand Total</b>	<b>\$2,111,604</b>	<b>\$735,589</b>	<b>\$1,376,015</b>

**PUBLIC CONTACT**

Ongoing updates have been provided on the City’s web site and on [Hayward2040.org](http://Hayward2040.org). The City has been providing updates on the City’s Facebook and Twitter accounts as well encouraging participation on the [Hayward2040.org](http://Hayward2040.org) site. Staff and Task Force members participated in the Community Engagement Open House at City Hall on June 1, providing updates on the General Plan.

**NEXT STEPS**

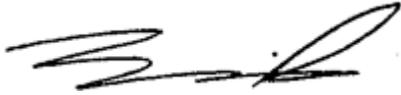
Staff will present draft goals and policies associated with the Community Safety, Hazards and Mobility elements, on July 9<sup>th</sup> and the Natural Resources, Health and Quality of Life, and Land Use on July 30<sup>th</sup>, to provide an opportunity for input prior to preparation of the draft General Plan. Following input from the City Council and Planning Commission, as well as the Task Force, the goals and policies will be updated and draft Implementation Programs will be developed. The draft General Plan is scheduled to be released for public review in the fall.

<sup>2</sup> City of Sacramento General Plan at <http://www.sacgp.org/index.html>

*Prepared by:* Sara Buizer, AICP, Senior Planner

*Recommended by:* David Rizk, AICP, Development Services Director

Approved by:



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Fran David, City Manager

Attachments:

Attachment I	Draft Economic Development Element
Attachment II	Draft Public Facilities and Services Element
Attachment III	Draft Education and Life-Long Learning Element

## Goal 1 A Diversified and Robust Economy

Local economies that are dependent on a limited number of business sectors are generally vulnerable to fluctuating business cycles and economic downturns. When business cycles enter a period of decline, communities suffer from layoffs and decreased spending within the local economy. This causes other supporting businesses to suffer, causing further economic decline, the loss of tax revenue, and decreased funding for important city services. Communities that have a diversified economic base generally have a more stable economy that is less vulnerable to fluctuating business cycles and recessions. A diversified economic base also creates a range of local jobs within a variety of different business sectors, which gives residents more opportunities to find new or better jobs. This goal and its supporting policies strive to diversify and stabilize the local economy to increase the number of quality job opportunities for Hayward residents, and to improve access to local goods and service.

### GOAL ED-1

**Diversify the economic base of Hayward to support a robust and stable economy with a diverse range of employment, shopping, and cultural opportunities for local residents.**  
*[Source: New Goal; GPUTF, Public]*

#### ED-1.1 Regional Economic Diversification

The City shall coordinate with other cities, counties, businesses, and other economic development organizations to help diversify and expand the economic base of the greater East Bay.  
*[Source: New Policy, City Staff] (CSO, JP, IGC)*

#### ED-1.2 Economic Development Strategic Plan

The City shall maintain and implement an Economic Development Strategic Plan that identifies short- and mid-term goals and strategies to diversify and expand the Hayward economy.  
*[Source: New Policy, City Staff] (MPSP)*

#### ED-1.3 Commercial and Industrial Development

The City shall encourage commercial and industrial development by ensuring the availability of suitable sites for development and providing appropriate zoning.  
*[Source: Existing Policy, modified] (RDR, PI)*

#### ED-1.4 Emerging and Growing Business Sectors

The City shall establish business attraction efforts that focus on small and medium-sized businesses within emerging and growing business sectors.  
*[Source: Existing Policy, modified] (CSO)*

#### ED-1.5 Knowledge- and Innovation-Based Industry clusters

The City shall encourage the establishment and expansion of knowledge- and innovation-based industry clusters to increase the number of professional, scientific, and technical service jobs within the local economy, and to attract venture capital funding to Hayward.  
*[Source: New Policy, City] (CSO)*

#### ED-1.6 Advanced and Specialized Manufacturing

The City shall encourage the establishment and expansion of advanced and specialized manufacturing businesses to counter declining employment trends in traditional industrial manufacturing.  
*[Source: New Policy; City Staff] (CSO)*

**ED-1.7 International Business and Trade**

The City shall develop relationships, partnerships, and programs to promote international business and trade opportunities in Hayward. *[Source: New Policy; City Staff] (IGC, JP, MPSP, PI)*

**ED-1.8 Clean and Green Industry Cluster**

The City shall encourage the establishment of a clean and green technology cluster to create a more sustainable industrial base. *[Source: New City Policy; City Staff] (MPSP, JP, IGC)*

**ED-1.9 Opportunity Sites**

The City shall promote key retail, office, and manufacturing opportunity sites, as identified in the City's Economic Development Strategic Plan, General Plan, and other specific plans and master plans. *[Source: Existing Policy, modified; EDSP] (PI)*

**ED-1.10 Local-Serving Retail**

The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Hayward and provide needed goods and services to local residents and businesses. *[Source: New Policy; EDSP; Public, GPUTF] (CSO)*

**ED-1.11 Neighborhood Commercial**

The City shall consider the integration of quality neighborhood commercial businesses and developments within residential areas to support the concept of "complete neighborhoods." *[Source: New Policy, GPUTF, Public] (RDR)*

**ED-1.12 Regional-Serving Retail**

The City shall encourage private-sector investment to physically upgrade existing regional shopping centers and to create new centers at key retail opportunity sites. *[Source: New Policy; GPUTF; Public; CC/PC] (CSO)*

**ED-1.13 Hospitality-Based Business Cluster**

The City shall encourage the development of a hospitality and entertainment business cluster within Downtown Hayward and other appropriate locations to improve opportunities for shopping, dining, arts and entertainment, lodging, business conventions, and cultural events. *[Source: New Policy; GPUTF; Public] (MPSP, JP)*

**ED-1.14 Industrial Technology and Innovation Corridor:**

The City shall protect the viability of the Industrial Technology and Innovation Corridor as its main employment base by discouraging the intrusion of uses that would erode the integrity of the corridor and maintaining zoning for manufacturing; professional, scientific, and technical services; research and development; and supporting uses. *[Source: Existing Policy, modified; GPUTF; Public] (RDR)*

**ED-1.15 Industrial Technology and Innovation Corridor Plan**

The City shall develop, maintain, and implement a master plan or specific plan for the Industrial Technology and Innovation Corridor. The plan shall identify strategies to facilitate economic investment by improving and promoting the corridor. *[Source: Existing Policy, modified] (MPSP)*

**ED-1.16 Airport-Related Businesses**

The City shall encourage and promote the development of airport-related businesses, such as flight schools, aircraft maintenance, and executive airline services, at Hayward Executive Airport. *[Source: New Policy, City Staff] (RDR, PI)*

**ED-1.17 Business Councils**

The City shall coordinate with businesses and business organizations to develop and/or expand business councils for local growing industries, such as a bioscience council, logistics council, and

food manufacturing council. *[Source: Existing Policy, modified; EDSP] (JP, IGC)*

### **ED-1.18 Local Hiring**

The City shall promote local hiring to help achieve a more positive jobs-housing balance and to reduce regional commuting, gas consumption, and greenhouse gas emissions. *[Source: New Policy. City Staff] (CSO, PI)*

## **Goal 2 Local Entrepreneurship**

Many cities focus their economic development efforts on recruiting existing businesses from other communities and trying to convince them to relocate to their city. This approach, known as “economic hunting”, can have limited results because over time, gains in employment by recruiting are off-set by local companies relocating to other locations. As a result, many communities are expanding their economic development efforts to include strategies to invest in local entrepreneurs and small businesses. This approach, known as “economic gardening”, recognizes that companies that start and expand locally generally create more jobs than “economic hunting.”

The City of Hayward recognizes the economic potential of supporting local entrepreneurship and the creation of new businesses. This goal and its supporting policies seek to create a culture of local entrepreneurship and to expand the local economy by supporting the establishment of home-grown businesses. Goal 3 and its supporting policies provide further strategies to help these businesses, as well as other Hayward businesses, expand and remain in Hayward.

## **GOAL ED-2**

**Cultivate a culture of entrepreneurship to encourage and support local business start-ups.** *[Source: New Goal; Public; GPUTF]*

### **ED-2.1 Assist Entrepreneurs**

The City shall support and assist local entrepreneurs who are starting businesses within the Hayward community. *[Source: New Policy; GPUTF; Public] (PI, CSO)*

### **ED-2.2 Entrepreneur Services and Resources**

The City shall coordinate with organizations that provide free or affordable services and resources to entrepreneurs and small businesses (such as East Bay SCORE, the Alameda County Small Business Development Center, and the US Small Business Administration). *[Source: New Policy; City Staff] (PI, JP, IGC)*

### **ED-2.3 Microloan Programs**

The City shall coordinate with organizations that provide microloans and small business loans to fund new businesses (such as Opportunity Fund and banks that provide SBA loans). *[Source: New Policy; City Staff] (PI, JP, IGC)*

### **ED-2.4 Crowdsourcing and Crowdfunding**

The City shall encourage entrepreneurs to use crowdsourcing and crowdfunding techniques to obtain needed services, ideas, content, or financing by soliciting contributions from an interested on-line community. *[Source: New Policy; GPUTF] (PI, JP)*

### **ED-2.5 Hacklabs, Hackerspaces, and Makerspaces**

The City shall encourage the development of hacklabs, hackerspaces, or makerspaces, which are community-operated workspaces where people with common interests can meet, [collaborate](#), and

develop their business ideas and products. *[Source: New Policy; GPUTF] (PI, JP)*

#### **ED-2.6 Business Incubators**

The City shall work with business organizations and colleges to explore the feasibility of establishing business incubators (programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services). *[Source: New Policy, City Staff] (JP, IGC)*

#### **ED-2.7 Training and Support Programs**

The City shall coordinate with local college, trade schools, and technical training institutes to promote programs that offer training and support to potential entrepreneurs. *[Source: New Policy; City Staff] (IGC, JP)*

#### **ED-2.8 Home-Based Businesses**

The City shall encourage the formation and operation of home-based businesses that are compatible with the surrounding neighborhood. *[Source: New Policy; City Staff] (RDR)*

### **Goal 3 Business Expansion and Retention**

According to “Building on our Assets: Economic Development & Job Creation in the East Bay”, over 39 percent of the annual job creation in the East Bay is attributed to the expansion of existing business establishments that are already located within the region. The City of Hayward recognizes the value of existing businesses and their potential to expand and grow local employment opportunities. This goal and its supporting policies are designed to retain existing businesses and support their local expansion efforts.

### **GOAL ED-3**

**Grow the local economy and employment base by supporting efforts to expand and retain local businesses.** *[Source: Existing Policy; Public; GPUTF].*

#### **ED-3.1 BEAR Program**

The City shall develop, maintain, and implement a Business Expansion and Retention (BEAR) program that that helps businesses stay, grow, and become more committed to the Hayward community. *[Source: New Policy; City Staff] (CSO)*

#### **ED-3.2 Focus of BEAR**

The City shall primarily focus its BEAR efforts on small businesses with high growth potential and other local companies that have a demonstrated commitment to the Hayward community. *[Source: New Policy, City Staff] (CSO)*

#### **ED-3.3 Fast Growing Industries**

The City shall monitor industry and market trends to identify fast-growing industries, and coordinate with local businesses within those industries to proactively assist with potential business expansion plans. *[Source: Existing Policy; modified] (CSO, PSR)*

#### **ED-3.4 Buy Local**

The City shall encourage residents, local businesses, and community organizations to purchase goods and services from other local businesses to support local jobs and to recirculate money within the local economy. *[Source: New Policy; City Staff] (PI, JP)*

#### **ED-3.5 Networks and Organizations**

The City shall coordinate with business networks and organizations (such as East Bay SCORE, the Alameda County Small Business Development Center, and the US Small Business Administration) that help local business owners

and operators sustain and expand their business within the Hayward community. *[Source: New Policy; City Staff] (IS, JP, IGC)*

### **ED-3.6 Loans and Financing Programs**

The City shall coordinate with organizations that provide loans and financing programs for businesses expansion efforts. *[Source: New Policy; City Staff] (PI, IGC, JP)*

### **ED-3.7 Business Advisory Groups**

The City shall coordinate with local business organizations and college business programs to create retail, restaurant, and business advisory groups (groups of trained volunteers that visit stores, restaurants, and businesses to provide constructive advice to business owners). *[Source: New Policy, GPUTF] (JP)*

## **Goal 4 Town-Gown Economy**

The city of Hayward is home to California State University, East Bay, Chabot College, and several vocational schools and technical training institutes. Despite this fact, the City of Hayward does not function or have a reputation as a college town. In general, most students do not have a strong connection to the Hayward community and are generally living, socializing, and spending money in other communities. This goal and its supporting policies strive to develop a robust college-based economy by increasing the local population of students and faculty, and developing “town-gown” or “communiversity” partnerships to improve the local economy and the quality of life of students, faculty and residents. Building the connections between the Hayward community and local colleges will also encourage more college graduates to live long-term in Hayward.

## **GOAL ED-4**

**Develop a robust college-town economy through “town-gown” and “communiversity” partnerships.** *[Source: New Goal: Public, GPUTF]*

### **ED-4.1 Town Gown and Communiversity Partnerships**

The City shall collaborate with local colleges to develop strategic “town gown” or “communiversity” partnerships that enhance the Hayward community and economy, improve the overall educational experience of college students, and assimilate college students and graduates into the Hayward community. *[Source: New Policy: Public, GPUTF] (IGC)*

### **ED-4.2 Expanding Higher Education**

The City shall encourage the expansion of local colleges, trade schools, and technical training institutes to increase local employment opportunities within the education sector and increase the number of students in Hayward. *[Source: New Policy; City Staff] (IGC, PI)*

### **ED-4.3 Student and Faculty Population**

The City shall support on- and off-campus student and faculty housing to increase the demand for local services and businesses that cater to students and faculty. *[Source: New Policy; Public, GPUTF] (RDR, IGC, JP)*

### **ED-4.4 College-Serving Businesses**

The City shall encourage the development of businesses that cater to college students and faculty members, particularly within Downtown Hayward and along Mission Boulevard (near Cal State University, East Bay) and Hesperian Boulevard (near Chabot College). *[Source: New Policy; Public; GPUTF] (RDR)*

**ED-4.5 Events and Festivals**

The City shall support and promote community events and festivals that foster college culture and a sense of college and community pride. *[Source: New Policy; Public; GPUTF] (PI, IGC, JP)*

**ED-4.6 Research and Development Partnerships**

The City shall coordinate with local colleges and businesses to seek funding for research and development programs. *[Source: New Policy; Public; GPUTF] (JP, IGC)*

**ED-4.7 College Technology Research Parks**

The City shall coordinate with local colleges and business organizations to explore the feasibility of developing college technology research parks. *[Source: New Policy; GPUTF, Public] (IGC/JP)*

**ED-4.8 Local Purchasing**

The City shall encourage colleges, trade schools, and technical training institutes to purchase goods and services from local businesses to support local jobs and recirculate money in the local economy. *[Source: New Policy; City Staff] (IGC, JP)*

**Goal 5 City Image**

The City of Hayward recognizes that business owners and operators consider the image and reputation of a community when deciding where to locate or expand their business. Business owners and operators are generally looking for communities that have a good reputation and are desirable places to live, work, visit, and raise a family. This goal and its supporting policies strive to increase economic investment in Hayward by enhancing the overall image and reputation of the community. Hayward's image, reputation, and overall economic development potential are also influenced by the reputation of public schools. Goals and policies related to improving public

schools are discussed in the Education and Life-Long Learning Element.

**GOAL ED-5**

**Encourage economic investment by enhancing the image and reputation of Hayward.** *[Source: EDSP, modified; GPUTF; Public; CC/PC]*

**ED-5.1 Economic and Community Assets**

The City shall promote Hayward as a livable community and excellent place to do business by showcasing the community's competitive advantages and economic and community assets, through the development of a unique brand and related marketing program. *[Source: Existing Policy, modified; EDSP] (PI)*

**ED-5.2 Community Events and Festivals**

The City shall collaborate with businesses, business organizations, and the community to organize and promote events and festivals that help residents and visitors develop positive associations with the Hayward community. *[Source: EDSP] (CSO, IGC, JP, PI)*

**ED-5.3 Amenities to Attract the Creative Class**

The City shall maintain and enhance the social and cultural amenities of the City (such as attractive public spaces, restaurants, sidewalk cafes, and art galleries) to help attract creative, artistic, skilled, and innovative people (the creative class) to the Hayward community. *[Source: New Policy; City Staff, GPUTF] (CSO, MPSP)*

**ED-5.4 Community Appearance Programs**

The City shall maintain and implement programs that are specifically designed to address Hayward's community appearance problems (graffiti, litter, abandoned vehicles, illegal dumping, weed abatement, property maintenance, illegal signs, etc.). *[Source: Existing Policy, modified] (FB, CSO)*

**ED-5.5 College Town Image**

The City shall develop Hayward's image and reputation as a college town to attract both businesses that serve students and faculty, and businesses looking for a trained and educated workforce. *[Source: New Policy; Public, GPUTF, CC/PC] (IGC, PI)*

**ED-5.6 Quality Development**

The City shall require new development to include quality site, architectural and landscape design features to improve and protect the appearance and reputation of Hayward. *[Source: Existing Strategy, modified] (RDR)*

**ED-5.7 Business Improvement Districts**

The City shall encourage the formation of business improvement districts by coordinating with property and business owners who want to improve the image and reputation of their district. *[Source: New Policy; City Staff] (JP)*

**Goal 6 A Business-Friendly City**

The Hayward community wants to encourage private-sector investment to encourage business development, enhance local employment opportunities, and improve the overall quality of life for residents. The City recognizes that it can facilitate private-sector investment and the creation of jobs by creating a business-friendly environment. This goal and its supporting policies stress the importance of customer service, fair and predictable permit procedures, the removal of unnecessary regulatory barriers, and the creation of incentives and partnerships as ways to attract private sector investment to the Hayward community.

**GOAL ED-6**

**Achieve recognition as the most desirable and business-friendly place to locate and conduct business in the East Bay.** *[Source: Existing Policy, modified; GPUTF; Public, CC/PC]*

**ED-6.1 Business-Friendly Values**

The City shall ensure that the entire City organization, including employees, volunteers, and elected and appointed officials, understand and embrace Hayward's business-friendly values. *[Source: New policy; City Staff] (CSO)*

**ED-6.2 Land Use Certainty**

The City shall strive to enhance land use certainty for businesses by identifying and removing unnecessary regulatory barriers that discourage private-sector investment. *[Source: Existing Policy, modified; EDSP; GPUTF; Public] (JP)*

**ED-6.3 Customer Service**

The City shall provide excellent customer service by creating a culture that listens, gains an understanding of customer concerns and goals, and proactively seeks solutions to address challenges. *[Source: Existing Policy, modified] (CSO)*

**ED-6.4 Permit Processing**

The City shall ensure a timely, fair, and predictable permit process that seeks to integrate multiple City departments into a single coordinated organization. *[Source: Existing Policy; EDSP; Modified] (CSO)*

**ED-6.5 Permit Technology**

The City shall optimize its permit procedures by using technology and other tools that improve efficiency and reduce costs. *[Source: Existing Policy, modified; EDSP; GPUTF] (CSO)*

**ED-6.6 Customer Feedback**

The City shall consider customer recommendations to improve its customer service

and permit processing procedures. *[Source: Existing Policy, modified]* (CSO)

#### **ED-6.7 Business Incentives**

The City shall provide incentives to attract, expand, and retain businesses that offer high-quality jobs, generate local sales tax revenue, or provide needed goods or services to residents. *[Source: Existing Policy, modified; EDSP; GPUTF, Public]* (CSO)

#### **ED-6.8 Public/Private Partnerships**

The City shall support and encourage public/private partnerships to implement strategic projects that align with the City's economic and community development goals. *[Source: New Policy; City Staff]* (IGC, JP)

#### **ED-6.9 Infrastructure and Utilities**

The City shall encourage the construction and maintenance of utility, communications, and technology infrastructure that will help attract business and industry to the Hayward community. *[Source: Existing Policy, modified; EDSP; GPUTF, Public, CC/PC]* (MPSP)

#### **ED-6.10 Sustainable Business Practices**

The City shall promote sustainable business practices that reduce the use of energy and water resources and reduce overhead expenses for businesses. *[Source: New Policy; City; CC/PC]* (PI, IGC)

#### **ED-6.11 Business Visitation Program**

The City shall maintain and enhance its Business Visitation Program to learn about new industries and technologies, discuss specific needs of local businesses, identify business expansion opportunities, and determine if City policies and regulations are reflective of changing and emerging business needs.

## Goal 1 General Public Facilities and Services

The City of Hayward and other agencies and organizations maintain a variety of public facilities and provide many public services to meet the needs of residents and businesses, including water supply and delivery, wastewater collection and treatment, stormwater drainage and flood control, solid waste collection and recycling, energy distribution, and communications. Policies in this section guide the overall provision of public facilities and services in Hayward. Maintaining necessary levels of service with adequate funding for all facilities is paramount to meet the demands of existing and future residents and businesses.

### GOAL PFS-1

**Ensure the provision of adequate and efficient facilities and services that maintain service levels, are adequately funded, and strategically allocated. [Source: New Goal, City Staff]**

#### PFS-1.1 Capital Improvement Program

The City shall maintain the Capital Improvement Program (CIP) to ensure the implementation of the General Plan and the adequate and timely provision of public facility and municipal utility improvements. (MPSP/FB) [Source: Existing Policy, City Staff]

#### PFS-1.2 Priority for Infrastructure

The City shall give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life or has capacity constraints. (FB) [Source: Existing Policy, City Staff]

#### PFS-1.3 Public Facility Master Plans

The City shall maintain and implement public facility master plans to ensure compliance with appropriate regional, State, and Federal laws; the use of modern and cost-effective technologies and best management practices; and compatibility with current land use policy. (MPSP/SO) [Source: New Policy, City Staff]

#### PFS-1.4 Development Fair Share

The City shall, through a combination of improvement fees and other funding mechanisms, ensure that new development pays its fair share of providing new public facilities and services and/or the costs of expanding/upgrading existing facilities and services impacted by new development (e.g., water, wastewater, stormwater drainage). (RDR/FB) [Source: New Policy, City Staff]

#### PFS-1.5 Neighborhood Compatibility

The City shall ensure that public facilities, such as utility substations, water storage and treatment plants, and pumping stations are located, designed, and maintained so that noise, light, glare, or odors associated with these facilities will not adversely affect nearby land uses. The City shall require these facilities to use building and landscaping materials that are compatible with or screen them from neighboring properties. (MPSP/SO) [Source: New Policy, City Staff]

#### PFS-1.6 Public Facility Clustering

The City shall promote the clustering of public and quasi-public facilities (e.g., schools, parks, libraries, child care facilities, community activity centers), the joint-use of these facilities, and agreements for sharing costs and operational responsibilities among public service providers. (MPSP/SO/IGC) [Source: New Policy, City Staff]

**PFS- 1.7 Adaptive Infrastructure**

The City shall monitor expected impacts of climate change on the city's infrastructure and services and make appropriate adaptive facility and service modifications and upgrades. (MPSP/SO)[*Source: New Policy, City Staff*]

**Goal 2 Efficient Municipal Operations**

The City of Hayward manages and operates a variety of public and community services throughout the city. The City is facing increased pressure to deliver services with fewer resources and less money. At the same time, there are greater expectations for the City to operate and manage facilities in a sustainable manner by reducing energy and water consumption and the generation of waste. Policies in this section provide for high-quality and efficient services throughout the city. The City will encourage sustainability in municipal operations and facilities. Utility policies will improve the capacity and energy efficiency of the City's infrastructure.

**GOAL PFS-2**

**Operate and function in a sustainable manner, use public revenues and resources efficiently, and provide professional, high-quality service to residents and businesses.** [*Source: New Goal, City Staff*]

**PFS-2.1 High-Quality Service**

The City shall continue to offer professional, high-quality service that meets the needs of residents and businesses. (SO)[*Source: New Policy, City Staff*]

**PFS-2.2 Efficient, Cost Effective Operations**

The City shall continue to function efficiently in all its operations and activities and use revenues in a cost effective manner. (SO)[*Source: New Policy, City Staff*]

**PFS-2.3 Sustainable Practices**

The City shall serve as a role model to businesses and institutions regarding purchasing decisions that minimize the generation of waste, recycling programs that reduce waste, energy efficiency and conservation practices that reduce water, electricity and natural gas use, and fleet operations that reduce gasoline consumption.(SO) [*Source: CAP Actions 2.3, 3.11, 6.8, 6.9*]

**PFS-2.4 Sustainable Contracting**

When awarding contracts, professional service agreements, or grants to businesses or non-profit agencies, the City shall request proposals or applications to include information about the sustainability practices of the organization.(SO)[*Source: Hayward CAP Action 9.6*]

**PFS-2.5 Fuel Efficient Vehicles**

The City shall, wherever possible, require the use of alternative fuels in new services provided by City franchisees. (SO)[*Source: Hayward CAP Action 2.4*]

**PFS-2.6 City Facilities Near Transit**

When making decisions about where to rent or build new City facilities, the City shall give preference to locations that are accessible to an existing public transit line or ensure that public transit links (e.g. bus lines) are extended to the new locations.(SO) [*Source: Hayward CAP Action 1.15*]

**PFS-2.7 Energy Efficient Buildings and Infrastructure**

The City shall continue to improve energy efficiency of City buildings and infrastructure through implementation of the Municipal Green Building Ordinance, efficiency improvements, equipment upgrades, and installation of clean, renewable energy systems. (SO)[*Source: Hayward CAP Action 3.12, 4.3, 5.6*]

**PFS-2.8 Technology Use**

The City shall continue to use communications technology to enhance the performance of internal City operations and the delivery of public services. (SO) *[Source: New Policy, City Staff]*

**PFS-2.9 Financial Planning for Sustainability**

The City shall continue to maintain and implement its financial plan, which provides a plan for City goal setting in the budget process in implementing its policies, priorities, and programs. (MPSP/FB/SO) *[Source: Hayward Recommended Biennial Operating Budget]*

**Goal 3 Water Distribution**

About 95 percent of the City, including nearly all commercial and institutional development, is served by the Hayward Water System. All water supplies are received from the San Francisco Public Utilities Commission (SFPUC) Regional Water System. The remaining small portion of north Hayward is served by the East Bay Municipal Utility District (EBMUD).

The water supplied is delivered through the Hetch Hetchy aqueducts, but also includes treated water produced by the SFPUC from its local watershed and facilities in Alameda County. The City receives water through two aqueducts along Mission Boulevard and Hesperian Boulevard. In addition, five water wells, certified by the California Department of Health Services for short duration emergency use only, are located within the city limits. Major water system projects in the near term focus on replacing and renovating existing water storage reservoirs to increase storage capacity and improve structural reliability. The City has also made extensive efforts to improve the seismic safety of the water system, including seismic retrofits of several reservoirs and improvements to pipes at fault line crossings.

Policies in this section ensure existing and future residents a reliable water supply through the City's Water Supply Agreement with the SFPUC, the City's distribution system, and facilities within the EBMUD service area. Water conservation policies will be implemented by the City to increase water use efficiency and to address potential water shortages. Existing water infrastructure will be maintained and updated to improve structural reliability and improve seismic safety.

**GOAL PFS-3**

**Maintain a level of service in the City's water system that meets the needs of existing and future development while protecting water quality and improving water system efficiency.** *[Source: New Goal, City Staff]*

**PFS-3.1 Water Distribution System Master Plan**

The City shall maintain and implement the Water Distribution System Master Plan (MPSP) *[Source: New Policy, City Staff]*

**PFS-3.2 Urban Water Management Plan**

The City shall maintain and implement the Urban Water Management Plan, as required by the Urban Water Management Planning Act. (MPSP) *[Source: New Policy, City Staff]*

**PFS-3.3 Water Shortage Allocation Plan**

The City shall support implementation of the Water Shortage Allocation Plan, which distributes available water from the regional water system among San Francisco Public Utility Commission and wholesale customers in the event of a system-wide shortage of 20 percent or less. (MPSP) *[Source: New Policy, City Staff]*

**PFS-3.4 Water Shortage Contingency Plan**

The City shall maintain and implement the Water Shortage Contingency Plan as necessary to address

climate conditions or other water shortage emergencies. (MPSP) *[Source: New Policy, City Staff]*

### **PFS-3.5 Water System Reliability**

The City shall focus major water system projects on improving water system reliability, and shall replace or repair water lines that are leaking or otherwise meet the City's criteria for replacement, when deemed financially feasible. (MPSP/SO) *[Source: New Policy, City Staff]*

### **PFS-3.6 Exercise and Protect Water Rights**

The City shall exercise and protect its surface and ground water rights and entitlements in perpetuity. (SO) *[Source: Background Report Findings]*

### **PFS-3.7 Water Agency Participation**

The City shall continue to participate in the Bay Area Water Supply and Conservation Agency and purchase water from the San Francisco Public Utility Commission. (IGC) *[Source: Background Report Findings]*

### **PFS-3.8 Water Treatment Capacity and Infrastructure**

In the event that San Francisco Public Utilities Commission is unable to provide water that meets drinking water standards, the City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

(MPSP/FB/SO) *[Source: New Policy, City Staff]*

### **PFS-3.9 High-Quality Service Provision**

The City shall provide water service that meets or exceeds State and Federal drinking water standards. (MPSP/SO) *[Source: New Policy, City Staff]*

### **PFS-3.10 East Bay Municipal Utility District**

The City shall work with the East Bay Municipal Utility District to provide adequate water service

to areas in the Planning Area not served by the City. (IGC) *[Source: New Policy, City Staff]*

### **PFS-3.11 Water Supply During Emergencies**

The City shall, to the extent feasible, maintain adequate water supply during emergencies. The City shall maintain emergency water connections with the Alameda County Water District and the East Bay Municipal Utility District in case of disruption of delivery from San Francisco Public Utility Commission and maintain emergency wells for short duration use in an emergency and ensure that wells meet primary drinking water standards. (MPSP/SO) *[Source: Background Report Findings]*

### **PFS-3.12 Seismic Safety**

The City shall continue to improve the seismic safety of the water system, including seismic retrofits of reservoirs and improvements to pipes at fault line crossings. (MPSP) *[Source: Background Report Findings]*

### **PFS-3.13 New Development**

The City shall ensure that water supply capacity is in place prior to granting building permits for new development. (RDR) *[Source: New Policy, City Staff]*

### **PFS-3.14 Water Conservation Standards**

The City shall comply with provisions of the State's 20x2020 Water Conservation Plan (California Water Resources Control Board, 2010). (RDR) *[Source: New Policy, City Staff]*

### **PFS-3.15 Water Conservation Programs**

The City shall implement cost effective conservation programs that increase water use efficiency, including providing incentives for adoption of water efficiency measures. (RDR/MPSP/SO) *[Source: New Policy, City Staff]*

### **PFS-3.16 Recycled Water**

The City shall increase use of recycled water where appropriate, cost effective, safe, and

environmentally sustainable. (PSR) *[Source: New Policy, City Staff]*

### **PFS-3.17 Bay-Friendly Landscaping**

The City shall promote landscaping techniques that use native and climate appropriate plants, sustainable design and maintenance, water-efficient irrigation systems, and yard clipping reduction practices. (RDR/PI) *[Source: New Policy, City Staff]*

## **Goal 4 Wastewater Collection and Disposal**

The City of Hayward owns and operates the wastewater collection and treatment system that serves almost all of the residential, commercial, and industrial users within the incorporated city limits, and limited portions of the adjacent unincorporated areas of Alameda County by contract. The City has separate sewage and storm water collection systems. The Hayward collection system includes about 320 miles of sewer mains, nine sewage lift stations, and 4.2 miles of force mains and treatment occurs at the City's Water Pollution Control Facility (WPCF). The East Bay Dischargers Authority disposes of the treated wastewater from the city. The Oro Loma Sanitary District (OLSD) provides services to a small area in the northern portion of the City, as well as the community of Fairview, which is part of Hayward's Planning area.

Policies in this section provide for reliable sewer service for all residents and businesses through a cooperative effort using the City's wastewater collection and treatment system, Oro Loma Utility District facilities, and disposal service from the East Bay Dischargers Authority. Wastewater outflows will be minimized and capacity will be developed and maintained to improve sewer flows in areas where services are or will soon be deficient and to handle additional sewer flows from new development. Wastewater policies will

also be implemented by the City to ensure sufficient treatment capacity and reliability of the Water Pollution Control Facility (WPCF).

## **GOAL PFS-4**

**Maintain a level of service in the City's wastewater collection and disposal system to meet the needs of existing and future development while protecting environmental quality.** *[Source: New Goal, City Staff]*

### **PFS-4.1 Sewer Collection System Master Plan**

The City shall maintain and implement the Sewer Collection System Master Plan. (MPSP) *[Source: New Policy, City Staff]*

### **PFS-4.2 Water Pollution Control Facility Master Plan**

The City shall maintain and implement the Water Pollution Control Facility Master Plan. (MPSP) *[Source: Background Report]*

### **PFS-4.3 Sewer Collection System – Minimization of Sanitary Sewer Overflows**

The City shall operate and maintain the sewer collection system to minimize the potential for sewer system overflows.. (MPSP/SO) *[Source: City staff]*

### **PFS-4.4 Water Pollution Control Facility Operation and Maintenance**

The City shall operate and maintain the WPCF to ensure that wastewater discharge meets all applicable NPDES permit provisions. (MPSP/SO) *[Source: Background Report]*

### **PFS-4.5 Coordinated Service**

The City shall work with the Oro Loma Sanitary District to provide adequate wastewater service to areas in the Planning Area not served by the City. (IGC) *[Source: Background Report]*

**PFS-4.6 Innovative and Efficient Operations**

The City shall strive to adopt innovative and efficient wastewater treatment technologies that are environmentally-sound. (MPSP) *[Source: New Policy, City Staff]*

**PFS-4.7 Reduce Infiltration/Inflow**

The City shall develop and implement a plan to repair or replace underperforming wastewater facilities serving the community to remove excessive infiltration/inflow. (MPSP/SO) *[Source: New Policy, City Staff]*

**PFS-4.8 Seismic Safety**

The City shall continue to improve the seismic safety of its sewer collection and treatment facilities. (MPSP/SO) *[Source: City Staff]*

**PFS-4.9 Service New and Existing Development**

The City shall ensure the provision of adequate wastewater service to all new development, before new developments are approved, and support the extension of wastewater service to existing developed areas where this service is lacking. (MPSP/SO) *[Source: New Policy, City Staff]*

**PFS-4.10 Wastewater Disposal**

The City shall work with the East Bay Dischargers Authority to properly dispose of treated wastewater consistent with State and Federal laws. (MPSP/SO/IGC) *[Source: New Policy, City Staff]*

**PFS-4.11 Industrial Pretreatment**

The City shall enforce appropriate industrial pretreatment standards and source control to prevent materials prohibited by Federal and State regulations from entering the wastewater system and to ensure compliance with the City's local discharge limits. The City shall work with the business community to maintain and implement programs to ensure compliance with all Federal,

State and local discharge requirements. (RDR/IGC/JP) *[Source: New Policy, City Staff]*

**PFS-4.12 Methane Recovery**

The City shall support efforts to develop, enhance, and maintain clean, green and renewable energy systems at the Water Pollution Control Facility, including:

- Solar photovoltaic and solar hot water; and
- Methane recovery systems and digester gas combustion systems. (IGC) *[Source: New Policy, City Staff]*

**Goal 5 Stormwater Drainage**

The major storm drainage facilities within Hayward are owned and maintained by the Alameda County Flood Control and Water Conservation District (ACFCWCD) and include gravity pipe lines predominantly made of reinforced concrete, which discharge to underground storm drain lines or manmade open channels. Storm drain pipes smaller than 30 inches are generally owned by the City. The City has five pump stations that pump stormwater into stormwater collection systems and/or dry creeks immediately downstream, flowing into Mt. Eden and Old Alameda Creeks en route to San Francisco Bay. Much of Western Alameda County lies in a floodplain protected by the ACFCWCD. Most major flood control infrastructure in western Alameda County is 50 or 60 years old.

Policies in this section require construction of adequate storm drainage facilities. Stormwater policies ensure new drainage facilities are adequately sized and constructed, support coordinated efforts with the ACFCWCD in the development of major and regional stormwater facilities, and require preparation of watershed drainage plans where appropriate. Stormwater

drainage facilities will also incorporate Low Impact Development techniques.

## GOAL PFS-5

**Maintain an adequate capacity in the City's storm drainage system to securely accommodate runoff from existing and future development, prevent property damage due to flooding, and protect and improve environmental quality. [Source: New Goal, City Staff]**

### PFS-5.1 Accommodate New and Existing Development

The City shall work with the Alameda County Flood Control and Water Conservation District to expand and maintain major stormwater drainage facilities to accommodate the needs of existing and planned development. (MPSP/SO)[Source: New Policy, City Staff]

### PFS-5.2 Local Flooding

The City shall identify and correct problems of localized flooding within the city. Where practical and economical, the City shall upgrade existing drainage facilities as necessary. (MPSP/SO) [Source: New Policy, City Staff]

### PFS-5.3 Watershed Drainage Plans

The City shall require developers of proposed large development projects to prepare watershed drainage plans. Drainage plans shall define needed drainage improvements per City standards, estimate construction costs for these improvements, and be implemented through the Stormwater Management and Urban Runoff Control Program and Alameda Countywide Clean Water Program.(RDR)[Source: New Policy, City Staff]

### PFS-5.4 Green Stormwater Infrastructure

The City shall encourage “green infrastructure” design and Low Impact Development (LID) techniques for stormwater facilities (i.e., using

vegetation and soil to manage stormwater) to achieve multiple benefits (e.g., preserving and creating open space, improving runoff water quality). (RDR)[Source: New Policy, City Staff]

### PFS-5.5 Public Improvement Design

The City shall design public improvements such as streets, parks, and plazas for retention and infiltration of stormwater by diverting urban runoff to bio-filtration systems, such as greenscapes and implementing Low Impact Development (LID) techniques. (RDR/MPSP)[Source: New Policy, City Staff]

### PFS-5.6 Grading Projects

The City shall impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to storm drainage systems.(RDR)[Source: New Policy, City Staff]

### PFS-5.7 Diversion

The City shall require new development to be designed to prevent the diversion of stormwater onto neighboring parcels. (RDR)[Source: New Policy, City Staff]

### PFS-5.8 Enhance Recreation and Habitat

The City shall require new stormwater drainage facilities to be designed to enhance recreation and habitat and shall work with HARD to integrate such facilities into existing parks and open space features.(RDR/MPSP)[Source: New Policy, City Staff]

### PFS-5.9 Rainwater Harvesting

The City shall encourage the use of rainwater harvesting facilities, techniques, and improvements where appropriate, cost effective, safe, and environmentally sustainable. (RDR/MPSP)[Source: New Policy, City Staff]

## Goal 6 Flood Control Infrastructure

Much of Western Alameda County lies in a floodplain protected by the Alameda County Flood Control and Water Conservation District (ACFCWCD). The Hayward planning area spans across three flood protection zones that include natural creeks, improved creeks, earthen channels, concrete channels, and underground pipes. The three zones also include two drainage canals, eleven pump stations, and two reservoirs.

Policies in this section require construction of adequate flood protection facilities. Flood protection policies will also be implemented by the City to improve flood control infrastructure and control urban runoff. The City will work with the ACFCWCD in the development of major and regional stormwater facilities.

### GOAL PFS-6

**Maintain flood control infrastructure to adequately protect life and property from flooding.** *[Source: New Goal, City Staff]*

#### PFS-6.1 Interagency Levee Management

The City shall work with Alameda County Flood Control and Water Conservation District, State, and Federal agencies to ensure existing and new levees are adequate in providing flood protection. (IGC) *[Source: New Policy, City Staff]*

#### PFS-6.2 Zone 3A Drainage Master Plan Study

The City shall support implementation of the Alameda County Flood Control and Water Conservation District Zone 3A Drainage Master Plan Study, which identifies improvement projects and expected maintenance activities to ensure 100-year flood protection in and around Hayward. (MPSP/IGC) *[Source: Background Report]*

#### PFS-6.3 Funding for 200-year Flood Protection

The City shall continue to cooperate with Alameda County Flood Control and Water Conservation District, State, and Federal agencies in securing funding to provide 200-year flood protection. (FB/IGC) *[Source: New Policy, City Staff]*

#### PFS-6.4 Floodplain Storage Maintenance

The City shall encourage the preservation of urban creeks to maintain existing floodplain storage. (IGC) *[Source: New Policy, City Staff]*

#### PFS-6.5 Levee Setbacks for New Development

The City shall prohibit new development within a minimum distance of 50 feet of the landside toe of levees. Development may encroach within this 50-foot area provided that levee improvements are made to the standard levee section consistent with local, regional, State, and Federal standards. (RDR) *[Source: New Policy, City Staff]*

#### PFS-6.6 Dedication of Levee Footprint

The City shall require new development adjacent to a flood protection levee to dedicate the levee footprint in fee to the Alameda County Flood Control and Water Conservation District or the appropriate responsible agency. (RDR/IGC) *[Source: New Policy, City Staff]*

## Goal 7 Solid Waste and Recycling

Policies in this section support a wide range of programs to reduce and divert waste from landfill, provide for increased recycling opportunities, increase participation in recycling services offered residents and businesses, support the recycling of construction debris, and encourage home composting. These policies are consistent with Hayward's desire to promote sustainability because recycling reduces greenhouse gas emissions through energy savings, and reduced need for landfills. The City will continue to work

with the Alameda County Waste Management Authority to reach County-wide diversion targets.

## GOAL PFS-7

**Minimize the generation of solid waste, increase recycling, and provide for the efficient collection and responsible disposal of solid waste. [Source: New Goal, City Staff]**

### PFS-7.1 Mandatory Collection

The City shall continue to require weekly solid waste collection throughout the city. (RDR) [Source: New Policy, City Staff]

### PFS-7.2 Adequate Service

The City shall monitor its solid waste and recycling services franchisee to ensure that services provided are adequate to meet the needs of the community and to meet the provisions of the City's Franchise Agreement. (MPSP/SO) [Source: New Policy, City Staff]

### PFS-7.3 Landfill Capacity

The City shall continue to coordinate with the Alameda County Waste Management Authority to ensure adequate landfill capacity in the region for the duration of the contract with its landfill franchisee. (IGC) [Source: New Policy, City Staff]

### PFS-7.4 Solid Waste Diversion

The City shall comply with State goals regarding diversion from landfill, and strive to comply with the provisions approved by the Alameda County Waste Management Authority. (MPSP) [Source: New Policy, City Staff]

### PFS-7.5 Municipal Waste Reduction

The City shall reduce municipal waste generation by continuing to employ electronic communications to reduce paper usage, and by buying products with less packaging and in bulk, where practicable. (SO) [Source: New Policy, City Staff]

### PFS-7.6 Municipal Reuse

The City shall reduce municipal waste disposed by continuing to reuse equipment to prolong their useful life. (SO) [Source: New Policy, City Staff]

### PFS-7.7 Municipal Collection of Recyclables & Organics

The City shall continue to require its franchisee to arrange for regular collection of recyclables and organics from all municipal facilities. (SO) [Source: New Policy, City Staff]

### PFS-7.8 Recycling Collection at City Facilities and Parks

The City shall continue to require its franchisee to provide outdoor recycling collection containers at, and services to, all City parks and related facilities. (SO) [Source: New Policy, City Staff]

### PFS-7.9 City Contracts

The City shall require City contractors to use best management practices (e.g., waste prevention, salvage and reuse, recycling and reusing) to maximize diversion of waste from landfills. (SO) [Source: New Policy, City Staff]

### PFS-7.10 Recycled Products or Processes for Capital Projects

The City shall implement the use of recycled products or recycling processes whenever possible as part of any capital project. (SO) [Source: New Policy, City Staff]

### PFS-7.11 Disposable, Toxic, or Non-Renewable Products

The City shall reduce the use of disposable, toxic, or nonrenewable products in City operations. (SO) [Source: New Policy, City Staff]

**PFS-7.12 Construction and Demolition Waste Recycling**

The City shall require demolition, remodeling and major new development projects to salvage or recycle asphalt and concrete and all other non-hazardous construction and demolition materials to the maximum extent practicable. (RDR) *[Source: New Policy, City Staff]*

**PFS-7.13 Residential Recycling**

The City shall encourage increased participation in residential recycling programs, and strive to comply with the recycling provisions approved by the Alameda County Waste Management Authority Board. (MPSP) *[Source: New Policy, City Staff]*

**PFS-7.14 Commercial Recycling**

The City shall encourage increased participation in commercial and industrial recycling programs, and strive to comply with the recycling provisions approved by the Alameda County Waste Management Authority Board. (MPSP) *[Source: New Policy, City Staff]*

**PFS-7.15 Yard Clippings Reduction**

The City shall encourage residents to reduce yard clippings through at-home composting or use the green waste collection service provided by the City's franchisee. (MPSP) *[Source: New Policy, City Staff]*

**PFS-7.16 Organics Collection**

The City shall encourage residents and businesses to separate for collection food and food-soiled paper using organics collection services provided by the City's franchisee. (MPSP) *[Source: New Policy, City Staff]*

**PFS-7.17 Waste-to-Energy Generation Systems**

The City shall advocate for waste management strategies that aim to maximize the value of solid

waste by using waste-to-energy generation systems. *[Source: CAP Action 6.7]* (IGC/JP)

**PFS-7.18 E-Waste Disposal**

The City shall encourage residents and businesses to properly dispose of their e-waste at permitted facilities. (MPSP) *[Source: New Policy, City Staff]*

**PFS-7.19 Regional Coordination**

The City shall coordinate with and support regional efforts to develop and implement effective waste management strategies. (IGC) *[Source: New Policy, City Staff]*

**Goal 8 Energy Utilities**

The Pacific Gas and Electric Company (PG&E) provides electrical and natural gas service to the Hayward Planning Area. PG&E maintains three major transmission lines running west to east across Alameda County to substations in Hayward, San Mateo, and Fremont. There are also several renewable energy facilities (e.g., Water Pollution Control Facility Cogeneration System, CSU East Bay Fuel Cell Station, and the Hayward Wastewater Solar Facility) and many smaller onsite renewable energy facilities.

Policies in this section support the maintenance and expansion of city electricity and gas service. Utility providers will ensure that transmission facilities incorporate safety features and the latest technological advancement. The City will require utility facilities to reduce habitat and visual impacts, and will encourage utility rights-of-way to be used as open space.

**GOAL PFS-8**

Ensure the provision of adequate gas and electric services to Hayward residents and businesses, encourage the production of environmentally friendly energy, and ensure all energy facilities are constructed in a fashion that minimizes their impacts on surrounding development and environment, and maximizes efficiency. *[Source: New Goal, City Staff]*

**PFS-8.1 Electricity and Natural Gas Service**

The City shall continue to work closely with energy providers (e.g., PG&E) to ensure that adequate electricity and natural gas services are available for existing and newly developing areas. (IGC/JP)*[Source: New Policy, City Staff]*

**PFS-8.2 Utility Providers**

The City shall encourage utility providers to provide efficient, reliable, affordable, and state-of-the-art service, and shall promote technological improvements and upgrading of utility services. (MPSP/JP)*[Source: New Policy, City Staff]*

**PFS-8.3 Coordination with Utility Providers**

The City shall coordinate with energy providers (e.g., PG&E) in the siting and design of gas and electric facilities to minimize environmental, aesthetic, and safety impacts. (IGC/JP)*[Source: New Policy, City Staff]*

**PFS-8.4 Safe Utility Lines**

The City shall work with regulators and energy providers (e.g., PG&E) to regularly monitor, evaluate, and maintain the safety of utility facilities (e.g., gas pipelines and electric lines and transformers). Where facilities are found to be a potential safety concern, especially those that could be impacted by seismic events, the City shall support utility provider efforts to repair and/or

replace the affected facilities. (IGC/JP) *[Source: New Policy, City Staff]*

**PFS-8.5 Undergrounding New Utility Lines**

The City shall require that all new utility lines constructed as part of new development projects are installed underground or, in the case of transformers, pad-mounted. (RDR/IGC/JP)*[Source: New Policy, City Staff]*

**PFS-8.6 Undergrounding Existing Utility Lines**

The City shall encourage the undergrounding of existing overhead facilities. (RDR/MPSP)*[Source: New Policy, City Staff]*

**PFS-8.7 Utility Line Maintenance**

The City shall encourage energy providers (e.g., PG&E) to maintain and repair gas pipelines and electric utility lines, both overhead and underground) to ensure reliable service and limit service disruptions. The City shall inform energy providers of upcoming roadway or other public projects that provide opportunities to inspect or repair underground utility lines. (SO/IGC/JP)*[Source: New Policy, City Staff]*

**PFS-8.8 Renewable Energy Integration**

The City shall encourage energy providers (e.g., PG&E) to offer their support and assistance in integrating individual renewable energy systems (e.g., solar systems) into the electricity grid. (RDR/PI) *[Source: New Policy, City Staff]*

**PFS-8.9 Joint Use**

The City shall ensure that PG&E rights-of-way are considered for use as public or private open space, trails, parkland, or other compatible passive recreational uses. (RDR/MPSP)*[Source: New Policy, City Staff]*

## Goal 9 Telecommunications

Within the city of Hayward all residents have access to wireline or wireless providers. About 97 percent of the population has access to two or more wireline providers. All Hayward residents have access to five or more wireless providers and nearly all have access to six providers. Hayward residents generally have better access to DSL, cable, and wireless technology as compared to the nation. The City of Hayward operates a free Wi-Fi network in the Downtown area. The City of Hayward has installed two major fiber optic routes. The existing routes currently serve the city's public and quasi-public areas and major industrial corridor.

Policies in this section encourage a wide range of innovative telecommunications systems and services to attract and retain state-of-the-art businesses citywide, provide information and communication access to all residents, and facilitate public education. Telecommunication systems should be incorporated into public buildings and services, as well as into large-scale planned communities and office and commercial projects, to increase the accessibility of information. Telecommunication infrastructure should be designed to be compatible with adjacent uses and to minimize visual impacts.

### GOAL PFS-9

**Encourage state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city to connect Hayward to the nation and the world. [Source: New Goal, City Staff]**

#### PFS-9.1 Access and Availability

The City shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions,

and public agencies throughout the city. (JP) [Source: New Policy, City Staff]

#### PFS-9.2 Improve Facilities and Service

The City shall work with service providers to expand service to areas that are not served by telecommunication technologies (MPSP/JP) [Source: New Policy, City Staff]

#### PFS-9.3 Co-Location

The City shall encourage compatible co-location of telecommunication facilities and shall work with service providers to site telecommunications facilities on City-owned property and public right-of-ways. (RDR/JP) [Source: New Policy, City Staff]

#### PFS-9.4 Incorporation into Public Places

The City shall establish requirements for the incorporation and accessibility of state-of-the-art telecommunication systems and services for public use in public buildings and support the development of internet-connected informational kiosks in public places and streetscapes. (RDR/PI) [Source: New Policy, City Staff]

#### PFS-9.5 New Developments

The City shall establish requirements for the installation of state-of-the-art internal telecommunications technologies in new planned developments and office and commercial developments. (RDR) [Source: New Policy, City Staff]

#### PFS-9.6 Household Telecommunication Systems

The City shall encourage the installation of telecommunications systems in every residence to facilitate resident access to information about public services, transit, emergencies, and other information. (JP/PI) [Source: New Policy, City Staff]

**PFS-9.7 Fiber Optic Cable Access**

The City shall support the extension of and connections to fiber optic telecommunications cables. (JP) *[Source: Background Report]*

**PFS-9.8 Development and Extension of Fiber Optic Network**

The City shall encourage the development and extension of the fiber optic system to support the City's fiber optic network. (MPSP) *[Source: New Policy, City Staff]*

**PFS-9.9 Wireless Hot Spots**

The City shall encourage the installation of public use wireless network "hot spots" throughout the city. (RDR/MPSP) *[Source: Background Report]*

**PFS-9.10 Downtown Wireless**

The City shall maintain and expand the coverage and bandwidth of the Downtown wireless network, which provides free wireless data service to residents, businesses, and visitors in and around Downtown. (SO) *[Source: New Policy, City Staff]*

**PFS-9.11 Infrastructure for Telecommuting**

The City shall encourage the development of state-of-the-art communication infrastructure in appropriate City facilities to support telecommuting. (RDR) *[Source: New Policy, City Staff]*

## Goal 1 Childcare and Early Childhood Development

Childcare and early childhood development are vital to the success of Hayward's families and youth. At its most basic level, childcare makes it possible for parents, especially single-parents, to work and financially support their families. In addition, quality childcare and childhood development programs provide early experiences that play a crucial role in the future success of children. Through early stimulation, the brain and behavior develop in tandem to produce motor, cognitive, and perceptual skills that contribute to a child's ability to learn and develop healthy relationships. Extensive research has shown that early childhood development programs (such as preschool) significantly increases a child's chances of graduating from high school and college. In addition, children who attend preschool are less likely to be arrested, convicted of a felony, and incarcerated in prison. Investing in early childhood development can help the City achieve its goals of improving public schools, increasing local employment opportunities, and reducing crime. This goal and its supporting policies seek to provide Hayward families with greater access to quality and affordable childcare and early childhood development programs, including pre-school, pre-kindergarten, and library and kindergarten-readiness programs.

### GOAL EDL-1

**Improve access to quality childcare and early childhood development programs so that more children succeed in school and life.**  
*[Source: New Goal; City Staff]*

#### EDL-1.1 Parent Education

The City shall coordinate with local hospitals, health clinics, medical offices, school health

centers, and community organizations to provide educational materials about early childhood development to expectant parents. *[Source: New Policy, City] (IGC, JP, PI)*

#### EDL-1.2 Childcare and Early Childhood Development Centers

The City shall encourage efforts to expand the overall capacity of local childcare and early childhood development centers by attracting new childcare and childhood development businesses to Hayward. *[Source: Existing Policy, modified] (RDR, PI)*

#### EDL-1.3 Employee Childcare and Childhood Development Facilities

The City shall consider commercial development applications to provide on-site childcare and early childhood development programs for business employees. The City shall consider surrounding land uses and the safety and health of children when evaluating applications. *[Source: Existing Policy, modified] (RDR)*

#### EDL-1.4 Library Programs

The City shall maintain, enhance, and promote early childhood development programs offered through local libraries, such as story time, arts and crafts, and learn-and-play groups. *[Source: New Policy; City Staff] (CSO, PI)*

#### EDL-1.5 Local Agency Coordination

The City shall coordinate with local school districts, park districts, childcare providers, and pre-schools to consider opportunities to implement additional childcare and childhood development programs throughout the city, such as pre- and after-school programs and summer camps. *[Source: Existing Policy, modified] (IGC, JP)*

#### EDL-1.6 Pre-school and Pre-Kindergarten

The City shall promote the benefits and value of early childhood education to encourage parents to

enroll their children in pre-school and pre-kindergarten programs. *[Source: New policy; City Staff] (PI)*

#### **EDL-1.7 Pre-School Scholarships and Financial Assistance Program**

The City shall encourage local non-profit organizations and pre-schools to develop and implement scholarship or financial assistance programs that helps low-income families send their children to pre-school or pre-kindergarten programs. *[Source: New Policy; City Staff] (IGC, JP)*

#### **EDL-1.8 Pre-School/Pre-Kindergarten Alternatives**

The City shall coordinate with park districts, community organizations, childcare centers, pre-schools, school districts, and colleges to develop an affordable alternative to pre-school and pre-kindergarten, such as home-based learning groups and on-line programs that provide parents with resources and exercises to do with their children. *[Source: New Policy; City Staff] (IGC, JP)*

### **Goal 2 Public School Performance and Reputation**

Improving Hayward's schools and enriching the lives of Hayward's youth is a major priority of the Hayward community. While the City does not have direct control over school administration or curriculum, this goal and its supporting policies strive to improve the performance and reputation of local schools by developing strategic partnerships and volunteer networks that support public schools. The policies in this section are focused on improving the academic test scores of public schools and improving the reputation of schools within Hayward. While test scores alone are not the sole indicator of a successful school, they are an important factor that influences whether or not families and businesses will choose to move to or stay within the Hayward

community, and they help improve college acceptance rates for students. Goals 3 and 4 provide additional policies that address other important aspects of successful schools. Goal 3 contains policies related to upgrading and constructing new school facilities, and Goal 4 provides policies related to preparing students for college, vocational schools, and successful careers.

### **GOAL EDL-2**

**Enhance the performance and reputation of Hayward's public schools to improve student education and attract families and businesses to the Hayward community.** *[Source: New Goal; GPUTF, Public, CC/PC]*

#### **EDL-2.1 Academic Excellence**

The City shall advocate for the pursuit of academic excellence and the use of research-validated best practices in public schools. *[Source: Existing Policy, modified] (PI, IGC)*

#### **EDL-2.2 Professional Development for Teachers**

The City shall support school district efforts to expand research-validated professional development and coaching programs for teachers. *[Source: New Policy; City Staff, GPUTF] (PI, IGC)*

#### **EDL-2.3 Achievement Gap**

The City shall encourage local school districts to establish strategies to assist under-performing students and reduce the achievement gap (the educational performance gap between socio-economic groups). Strategies may include the establishment of specialized programs that provide customized instruction to small groups of students with similar learning profiles and needs. *[Source: New Policy, City Staff] (JP, IGC, CSO)*

**EDL-2.4 Cultural Diversity**

The City shall encourage school districts to expand learning programs that take advantage of Hayward's diversity, such as two-way bilingual immersion programs, cultural enrichment assemblies, and cultural arts programs. *[Source: New Policy; Public, GPUTF]* (IGC, PI)

**EDL-2.5 Library Tutoring Programs**

The City shall maintain and further develop the library after-school tutoring programs by increasing the number of community partnerships, expanding the volunteer support network, and striving to expand library tutoring programs so that they are offered at each public school. *[Source: New Policy, City Staff]* (JP, IGC, CSO)

**EDL-2.6 College Volunteer Opportunities**

The City shall coordinate with local colleges to expand volunteer opportunities for college students at local schools, tutoring centers, homework clubs, summer camps, and libraries. *[Source: New Policy; City Staff; GPUTF; Public]* (IGC, PI)

**EDL-2.7 School Academic Test Scores**

The City shall coordinate with local school districts to evaluate the feasibility of developing supplemental training resources or study groups to help students prepare for school academic tests. *[Source: New Policy; City Staff]* (IGC)

**EDL-2.8 On-line Resources**

The City shall encourage parents and students to use online educational programs that reinforce classroom learning using a combination of animated lessons, interactive activities and worksheets, and other innovative teaching methods. *[Source: New Policy; City Staff]* (PI)

**EDL-2.9 Promise Neighborhood Initiative**

The City shall coordinate as an active partner in the Hayward Promise Neighborhood initiative and

shall encourage the expansion of successful education strategies to other schools in Hayward. *[Source: New Policy, City Staff]* (IGC, JP, PI).

**EDL-2.10 Grant Funding**

The City shall coordinate with local school districts, colleges, and community organizations to pursue grant funding for programs designed to improve schools and State standardized test scores. *[Source: New Policy, City Staff]* (IGC, JP).

**EDL-2.11 Parent Involvement**

The City shall encourage local schools to maintain and further develop parent-involvement programs to increase parent participation in student education and to enhance school pride. *[Source: New Policy, GPUTF]* (PI, IGC, JP)

**EDL-2.12 Award Success**

The City of Hayward shall recognize the achievements of schools (including school staff, students, volunteers, and parents) that successfully increase the educational achievement of students and improve State standardized test scores. *[Source: New Policy, City Staff]* (IGC, JP, PI).

**EDL-2.13 Business Recognition**

The City shall recognize and promote businesses that support local schools through volunteer programs and financial donations. *[Source: Existing Policy, modified]* (PI, IGC, JP)

**EDL-2.14 Public School Marketing Campaign**

The City shall coordinate with local school districts, real estate professionals, and the business community to develop a comprehensive marketing campaign that promotes the positive achievements of local schools and helps change the perception and conversation about the quality of public schools in Hayward. *[Source: New Policy, GPUTF]* (PI, IGC, JP)

## Goal 3 School Facilities and Amenities

Many Hayward schools have aging facilities that are in need of major renovations and reconstruction to comply with current seismic safety standards and building codes. Aging school facilities also discourage families and businesses from moving to Hayward, make it harder for school districts to recruit quality teachers and administrators, and reduce student enthusiasm and school pride. They can also create distracting environments that make it harder for students to focus and learn. This goal and its supporting policies strive to create exceptional school facilities that inspire students and foster a strong sense of school and community pride.

### GOAL EDL-3

**Provide exceptional school facilities and learning environments that give students, parents, teachers, and administrators a strong sense of school and community pride.** *[Source: New Goal; City Staff; Public; GPUTF]*

#### EDL-3.1 School Facility Upgrades

The City shall encourage school districts to renovate and/or reconstruct aging school facilities. *[Source: Existing Policy, modified] (IGC, PI)*

#### EDL-3.2 High Performance Design

The City shall encourage local school districts to incorporate high performance design practices in school renovation and new construction projects to enhance student learning by creating comfortable and inspiring learning environments with proper lighting, air temperature, humidity, and noise levels. *[Source: Existing Policy, modified; GPUTF; Public] (IGC, PI)*

#### EDL-3.3 Sustainable Design

The City shall encourage school districts to incorporate sustainable design practices in the construction and renovation of school facilities to reduce energy and water consumption and related utility expenses. *[Source: New Policy; City Staff] (PI, IGC)*

#### EDL-3.4 Multi-Story Schools

The City shall encourage school districts to construct multi-story schools to maximize the efficiency of available acreage for playgrounds, sports fields and courts, school gardens, and other recreational resources. *[Source: Existing Policy, Modified] (PI, IGC)*

#### EDL-3.5 Recreation Facilities

The City shall encourage school districts to provide high-quality recreation facilities to create school pride and to reinforce the importance of physical activity and health. *[Source: New Policy; City Staff] (PI, IGC)*

#### EDL-3.6 School Security and Safety

The City shall collaborate with local school districts to study and implement measures that enhance the security of schools and the safety of students, teachers, and administrators. *[Source: Existing Policy, modified] (IGC)*

#### EDL-3.7 Technology

The City shall support efforts to improve school facilities with cutting-edge technology, such as wireless networks, multimedia equipment, and laboratory space for science and technology programs. *[Source: New Policy, City Staff; GPUTF] (PI, IGC)*

#### EDL-3.8 Closed Schools

The City of Hayward shall encourage closed school sites to be temporarily re-used as community centers, parks, and recreational facilities, which would allow the sites to transition

back to schools if needed in the future. *[Source: New Policy; City Staff] (IGC)*

### **EDL-3.9 New School Sites**

The City shall coordinate with local school districts at the earliest possible opportunity to determine the need for new school sites and to identify potential locations. *[Source: New Policy; City Staff] (IGC, RDR)*

### **EDL-3.10 School Site Criteria**

The City shall encourage new schools on sites that are:

- Centrally located within the service area of the school;
- Located away from heavy traffic, excessive noise, and incompatible land uses; and
- Accessible to an established and/or planned network of walkways, bicycle paths, or greenways that link the school with surrounding neighborhood.

*[Source: New Policy, City Staff] (IGC)*

### **EDL-3.11 Funding Improvements**

The City shall support the efforts of local school districts to increase funding for school facility renovations and new construction. *[Source: Existing Policy, modified] (IGC, PI)*

### **EDL-3.12 School Impact Fees**

The City shall coordinate with school districts to ensure that the impacts of new development are identified and mitigated through the payment of school impact fees in accordance with State law. *[Source: Existing policy, modified] (IGC, RDR)*

## **Goal 4 Education-to-Jobs Bridge**

With a distinct knowledge-based economy, the Bay Area relies heavily upon an educated, highly-skilled, and technical workforce. Improving the education and occupational skills of Hayward's

workforce is a major community priority. The quality of Hayward's workforce can determine whether or not businesses locate in Hayward and can influence if they choose to stay and grow locally. This goal and its supporting policies strive to improve the education and job skills of Hayward's high-school students and adult residents so that they are qualified for local and regional jobs. The City of Hayward recognizes that not all residents will pursue a college education, and therefore supports programs that both prepare students for college and that provide training and skills that will prepare individuals for various vocational trades and professions.

## **GOAL EDL-4**

**Improve Hayward's "education-to-job bridge" through community partnerships that prepare students and residents for the future economy and expand their career choices.**  
*[Source: Existing Policy, modified]*

### **EDL-4.1 Graduation Rates**

The City shall encourage and promote school district and community efforts to increase high school graduation rates. *[Source: New Policy, City Staff] (IGC, JP)*

### **EDL-4.2 Innovative Learning**

The City shall encourage local school districts and colleges to incorporate innovative learning programs that strengthen the professional skills, confidence, and work ethic of students by prioritizing creativity, problem solving, entrepreneurship, communications, cultural competency, and group collaboration. *[Source: New Policy, modified; City Staff; GPUTF] (IGC)*

### **EDL-4.3 College-Preparation and Career Technical Training Tracks**

The City shall encourage local high schools to provide students with both a college-preparation track and a technical training track (a program of

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study that involves a multiyear sequence of courses that integrates core academic curriculum with technical and occupational skills and experience). *[Source: New Policy, City Staff; GPUTF, Public] (IGC)*

#### **EDL-4.4 Business Partnerships with Schools**

The City shall coordinate with local schools, colleges, businesses, and business organizations to expand student exposure to various professions and local businesses through classroom presentations, internships, and on-the-job training. *[Source: EDSP] (IGC, JP)*

#### **EDL-4.5 STEM Programs**

The City shall collaborate with community organizations, businesses, schools, and colleges to enhance learning opportunities in science, technology, engineering, and math (STEM). *[Source: EDSP] (IGC, JP)*

#### **EDL-4.6 Library Programs**

The City shall maintain and enhance library programs that improve education and employment opportunities for residents, such as adult literacy programs, English-learning programs, and computer and technology programs. *[Source: New Policy; City Staff] (CSO)*

#### **EDL-4.7 Workforce Resources and Training**

The City shall promote career resources programs and occupational skills training services offered by local and regional agencies, such as the Alameda County Workforce Investment Board, East Bay Works, the California Employment Development Department, and the Construction Craft Training Center. *[Source: New Policy; City Staff] (PI)*

#### **EDL-4.8 Regional Occupation Program (ROP)**

The City shall promote the high school and adult occupational training programs offered by the

Eden Area ROP. *[Source: New Policy; City Staff; GPUTF] (PI)*

#### **EDL-4.9 Colleges, Trade Schools, and Technical Training Institutes**

The City shall encourage efforts to expand the student capacity of local colleges, trade schools, and technical training institutes to increase educational and occupational training opportunities for Hayward residents. *[Source: New Policy; City Staff] (PI)*

#### **EDL-4.10 Community Events**

The City shall coordinate with local schools, colleges, trade school, and businesses to sponsor events or festivals that encourage high school students and adults to attend college or career training programs. *[Source: New policy; City Staff] (IGC, JP)*

### **Goal 5 Lifelong Learning**

Lifelong learning is an ongoing, voluntary, and self-motivated pursuit of knowledge, primarily for personal enjoyment and satisfaction. The term recognizes that learning is not confined to formal education and job training, but takes place throughout life and in a range of situations. The Hayward community has the desire to be a center for lifelong learning. This goal and its supporting policies strive to create a variety of lifelong learning opportunities that extend beyond an individual's formal education and career training. Policies are designed to increase access to lifelong learning opportunities offered through local colleges, museums, libraries, self-directed learning circles, park districts, senior centers, and community organizations.

**GOAL EDL-5**

**Provide a variety of opportunities for residents to engage in an ongoing pursuit of knowledge and lifelong learning.** *[Source: New Goal; City Staff; Public; GPUTF]*

**EDL-5.1 Continuing Education**

The City shall encourage local colleges, vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs. *[Source: New Policy; City Staff] (IGC, JP)*

**EDL-5.2 Open University**

The City shall encourage local colleges to offer “open university” courses (courses that can be taken on a space-available-basis, without a formal admission to the college). *[Source: New Policy; City Staff] (IGC)*

**EDL-5.3: On-line Learning**

The City shall promote on-line courses offered by colleges and universities. *[Source: New Policy; City Staff] (PI)*

**EDL-5.4 Learning Circles**

The City shall support community efforts to organize and promote learning circles and self-directed discussion groups. *[Source: New Policy; City Staff] (PI, CSO)*

**EDL-5.5 Learning Outside of the Classroom**

The City shall encourage learning beyond the classrooms by promoting educational opportunities at local libraries, historical societies, museums, community centers, senior centers, regional parks, art studios, and science and nature centers. *[Source: New Policy; City Staff] (PI)*

**EDL-5.6 Library Programs**

The City shall maintain and develop library programs and services that contribute to the

personal education of adults, including senior citizens, pursuing lifelong learning opportunities. *[Source: New Policy; City Staff] (CSO)*

**EDL-5.7 Digital Library Services**

The City shall expand access to educational resources by incorporating library technology that allows users to access non-print collections through the use of computers, e-readers, tablets, smart phones, and other electronic devices. *[Source: New Policy; City Staff] (CSO, PI)*

**EDL-5.8 Park Districts**

The City shall encourage the expansion of learning courses and educational programs offered by the Hayward Area Recreation and Park District (HARD) and East Bay Regional Park District (EBRPD). *[Source: New Policy; City Staff] (IGC)*

**Goal 6 Library Facilities**

Hayward’s libraries are important community assets that provide information, educational resources, and a variety of services to Hayward children, students, and adults. This goal and its supporting policies strive to enhance Hayward’s library facilities and adapt to the evolving learning needs of the community. This goal and its supporting policies do not address services and programs offered by the Library and Community Services Department, as previous goals and policies address a broad range of library programs, services, and activities.

## GOAL EDL-6

**Enhance and expand Hayward’s library facilities to meet the evolving educational and life-long learning needs of the community.**

*[Source: New Goal, City Staff]*

### EDL-6.1 Standard for Library Space

The City shall strive to expand library space within the community to meet and maintain a minimum standard of 0.75 square feet of space per 1,000 residents (excluding school and college libraries).

*[Source: New Policy, City Staff] (CSO)*

### EDL-6.2 Main Library

The City shall continue to seek funding for the construction of a new and expanded Main Library in Downtown Hayward. *[Source: New Policy, City Staff] (CSO, FB)*

### EDL-6.3 Weekes Branch Library

The City shall consider various facility renovations and expansions to the Weekes Branch Library.

*[Source: new Policy; City Staff] (CSO, FB)*

### EDL-6.4 Library Facility Maintenance and Renovations

The City shall consider library facility renovations and expansions based on changing demographics and customer needs. *[Source: new Policy; City Staff] (CSO, FB)*

### EDL-6.5 Extending Library Services

The City shall consider a variety of innovative and creative solutions to extend the geographic reach of library services throughout Hayward neighborhoods, including a network of library kiosks, library book vending machines, digital library services, new branch libraries in underserved areas, and the provision of library programs and services in off-site locations (such as community centers and schools). *[Source: New Policy; City Staff] (CSO, MPSP)*

### EDL-6.6 Design Principles

The City shall consider the following principles when designing new library facilities and library renovation projects:

- Libraries should be flexible and provide spaces that can support a variety of uses, such as personal study, group interaction, creative and innovative collaboration, art exhibits, computer research, presentations and lectures, and community events.
- Facility systems should support a technology-rich environment and wireless networking.
- Interior spaces should be zoned by acoustical and activity levels to allow simultaneous use by all types of people.
- The exterior and the interior of the building should be easy to navigate and designed with a sense of openness.
- Libraries should incorporate sustainable design practices to reduce energy and water consumption and related utility expenses.
- Libraries should have high-quality interior spaces and furniture that attract people and encourage them to stay for long periods of time (similar to coffee shops or book stores).

*[Source: New Policy; City Staff] (RDR)*

### EDL-6.7 Bond Initiatives

The City shall support State and local bond initiatives for library construction and renovation efforts. *[Source: New Policy; City Staff] (PI)*

### EDL-6.8 Library Impact Fee

The City shall consider the establishment of a library impact fee for new residential construction. *[Source: New Policy; City Staff] (MPSP)*



**MINUTES OF THE CITY COUNCIL MEETING  
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The City Council meeting was called to order by Mayor Sweeney at 7:00 p.m., followed by the Pledge of Allegiance led by Council Member Zermeño.

**ROLL CALL**

Present: COUNCIL MEMBERS Zermeño, Jones, Halliday, Peixoto, Salinas,  
Mendall  
MAYOR Sweeney  
Absent: None

**CLOSED SESSION ANNOUNCEMENT**

City Attorney Lawson announced that Council met with labor negotiators pursuant to Government Code 54957.6, regarding all groups, and met with property negotiators pursuant to Government Code 54956.8, 22738 Mission Boulevard (APN 428-0066-045-00 and 428-0066-049-00). There was no reportable action.

**PUBLIC COMMENTS**

Mr. Jim Drake, Franklin Avenue resident, expressed concern about the City's deficit spending problems and noted it was important to have sufficient safety personnel to protect the residents.

Ms. Vanessa Martin, member of Hijos Del Sol Youth Leadership, noted that Hijos del Sol Youth Leadership, CommPre, and Hayward Coalition for Healthy Youth participated on a project called Stop Tobacco Engagement Project (STEP) and requested that STEP be placed on a future Council agenda so youth members could share their project findings related to tobacco uses. The Council was amenable to accepting such request.

City Clerk Lens invited everyone to the Community Engagement Open House on Saturday, June 1, 2013, from 9:00 a.m. to 3:30 p.m. at City Hall.

**WORK SESSION (60-Minute Limit)**

1. FY 2014 Proposed Mid-Biennial Budget Update – Work Session #2

Staff report submitted by Director of Finance Vesely, dated May 28, 2013, was filed.

Director of Finance Vesely noted Council would hear presentations from Development Services, Public Works-Engineering and Transportation, Capital Improvement Project, Public Works-Utility and Services, City Attorney, and City Clerk.

Development Services Director Rizk delivered a PowerPoint presentation for the Development Services Department related to FY 2014 budget update, FY 2014 staffing update, FY 2014 key budget changes, FY 2013 accomplishments, and FY 2014 goals.

Council Member Peixoto commended Development Services Director Rizk for his commitment to the Department during challenging staffing changes. In response to Council Member Peixoto's inquiry, Mr. Rizk noted that the administrative analyst position would handle budget and technical analysis. In response to Mr. Peixoto's inquiry about the "Deemed Approved" ordinance, Mr. Rizk noted staff would provide updates in June.

Council Member Zermeño commended the Department's efforts and thanked staff for pursuing an update to the Sign ordinance.

Council Member Mendall appreciated the Department's hard work during the challenging year. Mr. Mendall noted that the administrative analyst could assist with metrics.

Council Member Halliday acknowledged the Department's efforts during the past year and encouraged staff to continue to move forward in achieving the standards that were set for the Department.

Council Member Jones thanked Development Services Director Risk for his leadership and recommended that staff stay vigilant and structure the City's fee schedule in a way that allows the City to generate revenue but also attract thriving businesses.

Public Works-Utilities and Environmental Services Director Ameri delivered a PowerPoint presentation for the Public Works-Utilities and Environmental Services Department related to FY 2014 budget update, FY 2014 staffing update, FY 2014 key budget changes, FY 2013 accomplishments, and FY 2014 goals.

In response to Council Member Peixoto's inquiry, Public Works Director Ameri indicated that the solar panels and cogeneration system are on a Net Energy Metering (NEM) tariff because energy is being distributed at the same location where it receives energy from PG&E.

In response to Council Member Halliday's inquiry related to the Waste Management Franchise Agreement, Public Works Director noted that the Franchise Agreement, set to expire in May 2014, had a three-year extension provision, and staff would provide an update to Council in September.

Public Works-Engineering and Transportation Director Fakhrai delivered a PowerPoint presentation for the Public Works-Engineering and Transportation Department related to FY 2014 budget update, FY 2014 staffing update, FY 2014 key budget changes, FY 2013 accomplishments, and FY 2014 goals.

Council Member Peixoto expressed concern about of the impact to transportation corridors due to the loss of Federal transportation funding programs.



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Council Member Zermeño thanked Public Works Director Fakhrai for increasing the number of speed bumps throughout the city which increased the safety of residents.

Council Member Halliday was satisfied that there was continued improvement and reinstatement of certain pedestrian crossing in the mini-loop area without any mayor expenditures.

Council Member Salinas commended Director of Public Works Fakhrai and staff for their hard work and professionalism through the implementation of the mini-loop and the Route 238 Mission Corridor Project.

Council Member Mendall commended Director of Public Works Fakhrai on the data driven approach for selecting which roads get repaired and highlighted that the City had a shortfall of funds for maintenance of roadways.

Mayor Sweeney commented that requests for additional lighting and speed bumps were continuously expressed at Neighborhood Partnership meetings.

Public Works-Engineering and Transportation Director Fakhrai provided a synopsis of the Recommended Capital Improvement Program (CIP) FY 2014, and he acknowledged Administrative Analyst II Strojny for his efforts with the CIP.

In terms of identified capital needs, Council Member Mendall noted that setting a Pavement Condition Index (PCI) at 70 could be part of next year's budget discussion.

In response to Council Member Halliday's inquiry about funding for Fire Station No. 7, it was noted that staff was going to identify funding sources for the station because it was in deplorable condition.

It was noted that the Housing Authority Capital Fund would be eliminated and the 238 Housing Trust Fund was no going to be refurbished.

Council Member Jones suggested a Council discussion for next year to discuss a bond measure that would address City facilities' needs. Mr. Jones added that when considering revisions to the Waste Management Franchise Agreement staff review the fee structure and consider recovering costs associated with repair of roads.

City Attorney Lawson delivered a PowerPoint presentation for the City Attorney's Department related to FY 2014 budget update, FY 2014 staffing update, FY 2014 key budget changes, FY 2013 accomplishments, and FY 2014 goals.

Council Member Mendall requested staff to provide the cost of a Synchronized Multi-agency Safe Housing (SMASH) operation across departments as that data would be helpful in establishing priorities for FY 2015.

Council Member Halliday commented on the successful litigation that had resulted in additional revenue and thanked the City Attorney's staff efforts. City Attorney Lawson took the opportunity to praise the City Attorney's staff.

Mayor Sweeney commended the City Attorney's Office for the impressive cost savings achieved by the department.

City Clerk Lens delivered a PowerPoint presentation for the City Clerk Department related to FY 2014 budget update, FY 2014 staffing update, FY 2014 key budget changes, FY 2013 accomplishments, and FY 2014 goals.

Mayor Sweeney suggested that the reference under revenues "sale of documents-election" be renamed. Mayor Sweeney thanked the City Clerk's staff for the service to the public.

Consent Items No. 4 and No. 7 were removed for a separate vote.

## **CONSENT**

### **2. Approval of Minutes of the City Council Meeting on May 7, 2013**

It was moved by Council Member Jones, seconded by Council Member Zermeño, and unanimously carried, to approve the minutes of the City Council Meeting of May 7, 2013.

### **3. New Sidewalks FY14 - Huntwood Avenue, D Street and Industrial Boulevard: Award of Contract**

Staff report submitted by Associate City Engineer Owusu, dated May 28, 2013, was filed.

It was moved by Council Member Jones, seconded by Council Member Zermeño, and unanimously carried to adopt the following:

Resolution 13-069, "Resolution Increasing the Administrative Change Order Amount for the New Sidewalks FY14 – Huntwood Avenue, D Street, and Industrial Boulevard Project, Project No. 5154, and Awarding the Contract to Spencon Construction, Inc."

Consent Item No. 4 was removed for a separate vote. Council Member Mendall noted he would recuse from voting on Consent Item No. 4 as it pertained to Zone No. 7 which was an assessment of homes in his neighborhood.



**MINUTES OF THE CITY COUNCIL MEETING  
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4. Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 13 – Preliminarily Approve the Engineer’s Report and Levy Assessments for Fiscal Year 2014, and Set July 16, 2013, as the Public Hearing Date for Such Actions

Staff report submitted by Development Review Engineer Nguyen, dated May 28, 2013, was filed.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and unanimously carried to adopt the following:

Resolution 13-072, “Resolution Preliminarily Approving Engineer’s Report, Declaring Intention to Levy Assessments for Fiscal Year 2014 for Zones 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, and Setting July 16, 2013, as the Public Hearing Date Concerning Consolidated Landscaping and Lighting District No. 96-1, Zones 1-13”

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and carried with Council Member Mendall absent to adopt the following:

Resolution 13-073, “Resolution Preliminarily Approving Engineer’s Report, Declaring Intention to Levy Assessments for Fiscal Year 2014 for Zone 7, and Setting July 16, 2013, as the Public Hearing Date Concerning Consolidated Landscaping and Lighting District No. 96-1, Zones 1-13”

5. Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - Preliminarily Approve the Engineer’s Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing Date for Such Actions

Staff report submitted by Development Review Engineer Nguyen, dated May 28, 2013, was filed.

It was moved by Council Member Jones, seconded by Council Member Zermeño, and unanimously carried to adopt the following:

Resolution 13-070, “Resolution Preliminarily Approving Engineer’s Report, Declaring Intention to Levy Assessments for Fiscal Year 2014, and Setting July 16, 2013, as the Public Hearing Date Concerning Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit – Pacheco Way, Stratford Road, and Ruus Lane (The District)”

6. Maintenance District No. 2 – Eden Shores Storm Water Facilities and Water Buffer - Preliminarily Approve the Engineer's Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing for Such Actions

Staff report submitted by Development Review Engineer Nguyen, dated May 28, 2013, was filed.

It was moved by Council Member Jones, seconded by Council Member Zermeño, and unanimously carried to adopt the following:

Resolution 13-071, “Resolution Preliminarily Approving Engineer’s Report, Declaring Intention to Levy Assessments for Fiscal Year 2014, and Setting July 16, 2013, as the Public Hearing Date Concerning Maintenance District No. 2 – Eden Shores Storm Water Facilities and Water Buffer (The District)”

7. Final Tract Map 8032 – JMJ Development LLC (Developer) – Approving the Final Map, and Authorizing the City Manager to Execute a Subdivision Agreement (Project location – east side of Dixon Street, across from South Hayward BART Station)

Staff report submitted by Development Review Engineer Nguyen, dated May 28, 2013, was filed.

Mayor Sweeney asked for clarification regarding the acronym JMJ. Development Services Director Rizk noted JMJ stood for Joe Montana Junior.

It was moved by Council Member Jones, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-074, “Resolution Approving Final Map for Tract 8032 and Authorizing the City Manager to Execute a Subdivision Agreement”

## **PUBLIC HEARING**

8. Proposed Overrule Action Regarding Section 2.7.5.7 of the Hayward Executive Airport Land Use Compatibility Plan

Staff report submitted by Associate Planner Camire, dated May 28, 2013, was filed.

Director of Development Services Rizk provided a synopsis of the report.



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Discussion and clarification ensued related to the Alameda County Airport Land Use Commission (ALUC) overrule action on the Hayward Executive Airport Land Use Compatibility Plan (ALUCP) in order to protect development efforts at Southland Mall.

There being no public comments Mayor Sweeney opened and closed the public hearing at 9:18 p.m.

It was moved by Council Member Zermeño, seconded by Council Member Halliday, and unanimously carried to adopt the following:

Resolution 13-075, “Resolution Approving Proposed Findings to Overrule Section 2.7.5.7, Special Conditions, of the Hayward Executive Airport Land Use Compatibility Plan”

**COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS**

Council Member Zermeño congratulated Hayward students who were graduating this year.

Council Member Halliday reported on her attendance at Bret Hart Middle School’s Space Day on May 28, 2013. Ms. Halliday noted that volunteers operated a space station that was part of the NASA Traveling Space Museum and that students enjoyed the event.

**ADJOURNMENT**

Mayor Sweeney adjourned the meeting at 9:22 p.m., in memory of Joseph F. Vilardi who passed away on May 21, 2013. Mr. Vilardi was born in New Britain, Connecticut, and moved to San Francisco in 1949, graduated from the University of Berkeley with a degree in Business Administration, and had an illustrious 30-year career with the City of Hayward as the Personnel and Employee Relations Director. He served as president of the Hayward Boys Club, president and member of the Hayward Rotary Club, sat on the Board of the Hayward Historical Society and was part of the Hayward Emergency Shelter Program. It was noted that Mr. Vilardi put his family above all else. Mayor Sweeney noted that donations would be accepted by the Family Emergency Shelter Coalition and the Salvation Army of Hayward in his name. Mayor Sweeney asked staff to work with the family and find a suitable place to plant a tree in memory of Mr. Vilardi.

**APPROVED:**

Michael Sweeney  
Mayor, City of Hayward

**ATTEST:**

Miriam Lens  
City Clerk, City of Hayward

**DATE:** June 18, 2013  
**TO:** Mayor and City Council  
**FROM:** City Clerk  
**SUBJECT:** Resignation of William Roberts from the Downtown Hayward Business Improvement Area Advisory Board

**RECOMMENDATION**

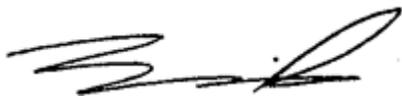
That the City Council accepts the resignation of Mr. William Roberts from the Downtown Hayward Business Improvement Area Advisory Board.

**BACKGROUND**

Mr. Robert Williams was appointed to the Downtown Hayward Business Improvement Area Advisory Board on September 20, 2011. Mr. Williams submitted the attached resignation letter (Attachment II). His resignation is effective May 29, 2013, and his vacated position will be filled as part of the annual appointment process for the City's Appointed Officials to Boards and Commissions.

*Prepared and Recommended by:* Miriam Lens, City Clerk

Approved by:



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Fran David, City Manager

Attachments:

- Attachment I Resolution Accepting the Resignation
- Attachment II Resignation Letter

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

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

RESOLUTION ACCEPTING THE WRITTEN RESIGNATION OF WILLIAM ROBERTS FROM THE DOWNTOWN HAYWARD BUSINESS IMPROVEMENT AREA ADVISORY BOARD

WHEREAS, Mr. William Roberts was appointed to the Downtown Hayward Business Improvement Area Advisory Board on September 20, 2011 and;

WHEREAS, Mr. William Roberts submitted his resignation on May 29, 2013, effective immediately.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the Council hereby accepts the resignation of Mr. William Roberts; and commends him for his civic service to the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2013.

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

**From:** Wwillrob@aol.com [mailto:Wwillrob@aol.com]  
**Sent:** Wednesday, May 29, 2013 12:22 PM  
**To:** Miriam Lens  
**Subject:** DBIA resignation

Dear Miriam,

As per our conversation this morning I am sending this email regarding my resignation to the DBIA effective immediately. It is too difficult for me to attend the meetings at the time period that they are held due to my work schedule.

I am sorry for any inconvenience that this may cause.

Sincerely yours,

William Roberts

**DATE:** June 18, 2013

**TO:** Mayor and City Council

**FROM:** City Clerk

**SUBJECT:** Adoption of an Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2010-0380 Relating to the Rooftop Garden Villas Residential Development

**RECOMMENDATION**

That the City Council adopts the Ordinance introduced on June 4, 2013.

**BACKGROUND**

The Ordinance was introduced by Council Member Zermeño at the June 4, 2013, meeting of the City Council with the following vote:

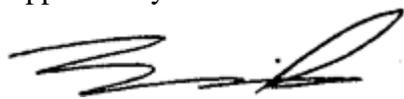
AYES:	Council Members:	Zermeño, Jones, Halliday, Peixoto, Salinas, Mendall
	Mayor:	Sweeney
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

The motion was carried with two additions to the Conditions of Approval: that all units shall be owner-occupied, and that appropriate facilities/infrastructure be available for plug-in electric vehicles throughout the project.

The summary of the Ordinance was published in the Hayward Daily Review on Saturday, June 8, 2013. Adoption at this time is therefore appropriate.

*Prepared and Recommended by:* Miriam Lens, City Clerk

Approved by:



\_\_\_\_\_  
Fran David, City Manager

Attachments:

Attachment I Summary of Ordinance Published on 06/08/13

**PUBLIC NOTICE OF AN INTRODUCTION OF ORDINANCE  
BY THE CITY COUNCIL OF THE CITY OF HAYWARD**

ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY IN CONNECTION WITH ZONE CHANGE APPLICATION NO. PL-2010-0380 RELATING TO THE ROOFTOP GARDEN VILLAS RESIDENTIAL DEVELOPMENT

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning.

Article 1 of Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 26736 Hayward Boulevard (APN 081D-1640-016-00) from Single Family Residential to Planned Development District.

Section 2. Severance.

Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonable interpreted to give effect to intentions of the City Council.

Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

Introduced at the meeting of the Hayward City Council held June 4, 2013, the above-entitled Ordinance was introduced by Council Member Zermeño.

This Ordinance will be considered for adoption at the regular meeting of the Hayward City Council, to be held on June 18, 2013, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. A copy of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: June 8, 2013  
Miriam Lens, City Clerk  
City of Hayward

**DATE:** June 18, 2013

**TO:** Mayor and City Council

**FROM:** Director of Public Works – Engineering & Transportation

**SUBJECT:** B Street Pavement Repair: Award of Contract

### **RECOMMENDATION**

That Council adopts the attached resolution:

1. Increasing the Administrative Change Order amount from \$45,000 to \$132,000; and
2. Awarding the contract to Fonseca/McElroy Grinding Co., Inc., in the amount of \$474,676.

### **BACKGROUND**

This project is a continuation of the City's ongoing program to provide preventative maintenance for street pavement and to repair failed pavement sections. The work consists of localized pavement section repairs and the application of slurry seal, depending on the severity of the pavement deterioration. Slurry seal is applied on streets every six to seven years after reconstruction or overlay to extend the life of the pavement before it deteriorates to the point where more costly rehabilitation work is needed. Streets that exhibit greater pavement stresses are treated with localized pavement section repairs.

On April 23, 2013, Council approved the plans and specifications for the B Street Pavement Repair Project, and called for bids to be received on May 21, 2013.

### **DISCUSSION**

The selection of streets for slurry seal is based on staff's analysis of the pavement condition indices identified through the City's computerized Pavement Management Program (PMP), field examination, and the functional classification of each street. Please see Attachment II, which provides the limits of the portion of B Street, from Second Street to Center Street/Kelly Street, scheduled for slurry seal. B Street is a major collector street in the City that is heavily travelled. There are significant localized pavement failures that have developed over the past several years. The project will repair the localized failed pavement sections prior to the application of slurry seal. Pavement repairs on B Street will cover 1.4 lane miles. Overall, the City is responsible for the maintenance of 630 lane-miles of roadway.

The project is categorically exempt from environmental review under section 15301 (c) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

On May 21, 2013, eight bids were received for the B Street Pavement Repair Project. Fonseca/McElroy Grinding Co., Inc. of San Jose submitted the low bid in the amount of \$387,676, which is 18% below the Engineer's estimate of \$473,000. O'Grady Paving, Inc. of Mountain View submitted the second low bid in the amount of \$397,350, which is 16% below the Engineer's estimate. The bids ranged from \$387,676 to \$471,329.

The low bid received provides an opportunity to repair additional pavement. C Street from Second Street to Fifth Street is a good candidate because of its similar pavement condition, its proximity to B Street and the cost of the repair. An additional \$87,000 will allow the repair work to be extended to C Street. Therefore, staff recommends increasing the Administrative Change Order amount from \$45,000 to \$132,000, which will increase the total construction contract to \$474,676. This additional portion of the project will cover 0.7 lane miles; therefore, the total project will repair 2.1 lane miles, or 0.33% of the City's total 630 lane miles.

All bid documents and licenses are in order. Staff recommends awarding the contract to the low bidder, Fonseca/McElroy Grinding Co., Inc., in the amount of \$474,676.

## **FISCAL AND ECONOMIC IMPACT**

The estimated project costs are as follows:

Contract Construction	\$474,676
Design and Administration	45,000
Construction Survey, Inspection, and Testing	60,000
Striping By City Crew	40,000
TOTAL	<u>\$619,676</u>

The Recommended FY 2014 Capital Improvement Program originally includes a total of \$650,000 in the Streets System Improvements Fund for the B Street Pavement Repair project.

## **SCHEDULE**

The estimated schedule for this project is as follows:

Begin Construction	July 15, 2013
End Construction	August 23, 2013

## **PUBLIC CONTACT**

Because of the temporary inconvenience expected to be caused by the slurry seal work, after the construction contract is awarded, a preliminary notice explaining the project will be posted and distributed to all residents and businesses along B Street. Later, owners of the affected properties will receive letters regarding this pavement repair prior to the start of construction. After the construction work is scheduled, a detailed notice indicating the date and time of work will be

distributed to all affected residents and businesses. The notice will explain the necessity for allowing the seal coats to dry (for approximately four hours) before the street can be reopened to traffic. Residents will be advised to park their vehicles on side streets outside of the project area while work is being done on their street.

*Prepared by:* Yaw Owusu, Assistant City Engineer

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

Approved by:



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Fran David, City Manager

Attachments:

- Attachment I: Resolution
- Attachment II: Location Map
- Attachment III: Bid Summary

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION INCREASING THE ADMINISTRATIVE CHANGE ORDER AMOUNT FOR THE B STREET PAVEMENT REPAIR PROJECT, PROJECT NO. 5107, AND AWARDING THE CONTRACT TO FONSECA/MCELROY GRINDING CO., INC.

WHEREAS, by resolution on April 23, 2013, the City Council approved the plans and specifications for the B Street Pavement Repair Project, Project No. 5107, and called for bids to be received on May 21, 2013; and

WHEREAS, on May 21, 2013, eight bids were received ranging from \$387,676 to \$471,329; Fonseca/McElroy Grinding Co., Inc. of San Jose submitted the low bid in the amount of \$387,676, which is 18% below the Engineer's Estimate of \$473,000; and

WHEREAS, the low bid provides an opportunity to repair additional pavement, and staff is recommending an increase in the Administrative Change Order amount by \$87,000, to a total amount of \$132,000, to cover the extra work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that an increase in the Administrative Change Order amount by \$87,000 to a total of \$132,000 to complete additional pavement repairs is hereby authorized.

BE IT FURTHER RESOLVED by the City Council of the City of Hayward that Fonseca/McElroy Grinding Co., Inc. is hereby awarded the contract for the B Street Pavement Repair Project, Project No. 5107, in an amount not to exceed \$474,676, in accordance with the plans and specifications adopted therefor and on file in the office of the City Clerk of the City of Hayward at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the contract with Fonseca/McElroy Grinding Co., Inc., in the name of and for and on behalf of the City of Hayward, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA June 18, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

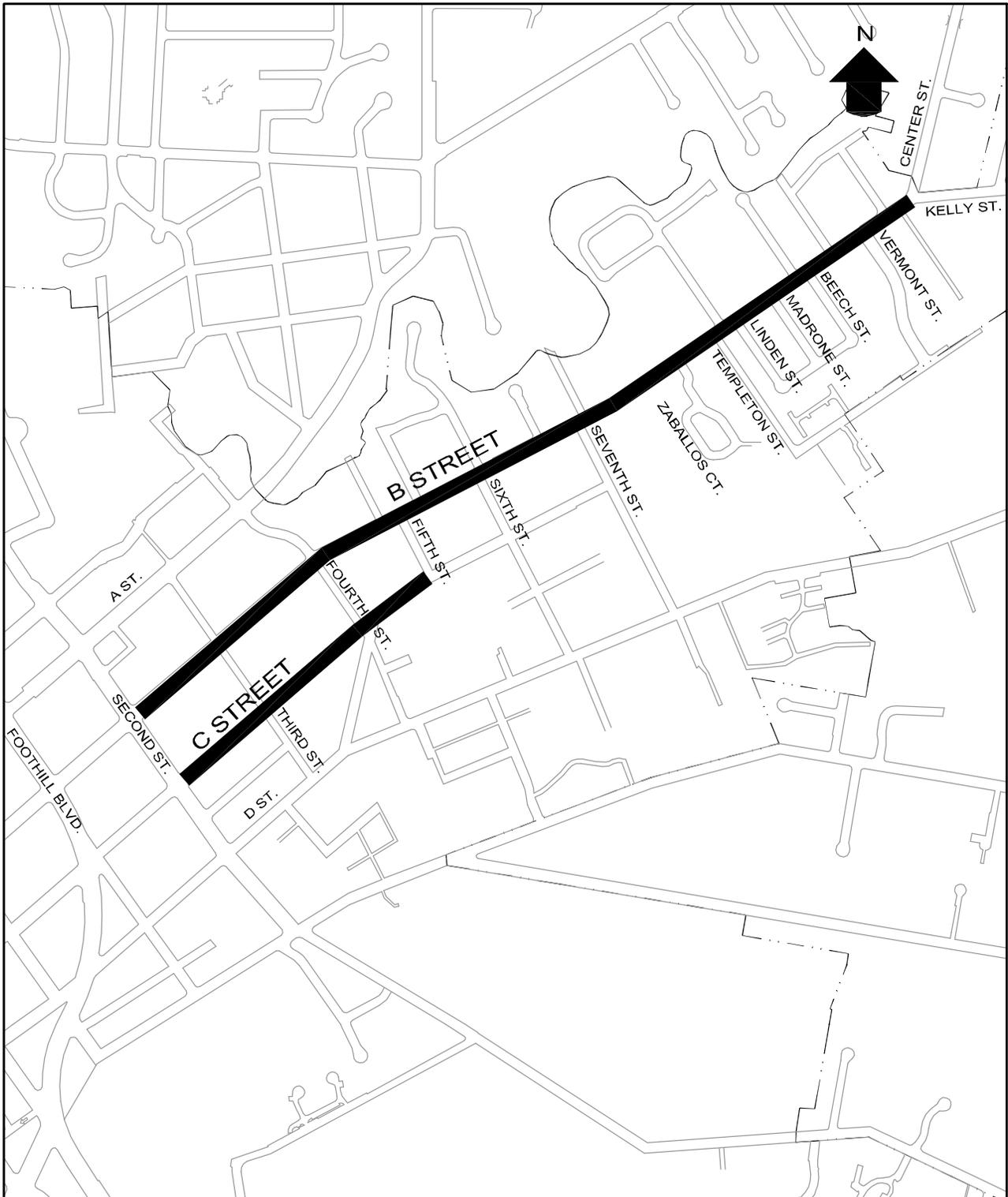
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

APPROVED AS TO FORM:

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



**B STREET PAVEMENT REPAIR  
PROJECT NO. 5107  
LOCATION MAP**

CITY OF HAYWARD  
 CONSTRUCTION OF B STREET PAVEMENT REPAIR  
 PROJECT NO. 5107  
 BIDS OPENED: 5/21/13  
 (NUMBER OF BIDS RECEIVED - 8)

<b>BID SUMMARY</b>				<b>ENGINEER'S ESTIMATE</b>		<b>Fonseca / McElroy Grinding Co., Inc.</b> 336 E Gish Road San Jose, CA 95112 (408) 573-9364 (408) 573-8364 Fax		<b>O'Grady Paving, Inc.</b> 2513 Wyandotte Street Mountain View, CA 94043 (650) 966-1926 (650) 966-1946 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	19,132.00	19,132.00	15,000.00	15,000.00
2	1	LS	MOBILIZATION	30,000.00	30,000.00	17,200.00	17,200.00	22,000.00	22,000.00
3	1	LS	REMOVE TRAFFIC STRIPES AND PAVEMENT MARKERS	15,000.00	15,000.00	3,500.00	3,500.00	12,500.00	12,500.00
4	27,400	SF	FULL DEPTH ASPHALT CONCRETE SPOT REPAIR (6")	6.50	178,100.00	4.50	123,300.00	5.50	150,700.00
5	1	LS	CRACK SEAL	30,000.00	30,000.00	13,400.00	13,400.00	7,500.00	7,500.00
6	28,100	SY	POLYMER MODIFIED SLURRY SEAL (TYPE III)	3.00	84,300.00	2.74	76,994.00	1.70	47,770.00
7	5,430	SF	CURB RAMPS WITH DETECTABLE WARNING SURFACE	14.00	76,020.00	15.00	81,450.00	16.00	86,880.00
8	180	SF	RETROFIT EXISTING CURB RAMP WITH DETECTABLE WARNING SURFACE	20.00	3,600.00	40.00	7,200.00	50.00	9,000.00
9	1	EA	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	500.00	500.00	1,000.00	1,000.00
10	1	LS	ADMINISTRATIVE CHANGE ORDERS	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
			<b>TOTAL</b>		<b>473,020.00</b>		<b>387,676.00</b>		<b>397,350.00</b>

CITY OF HAYWARD  
 CONSTRUCTION OF B STREET PAVEMENT REPAIR  
 PROJECT NO. 5107  
 BIDS OPENED: 5/21/13  
 (NUMBER OF BIDS RECEIVED - 8)

<b>BID SUMMARY</b>				<b>ENGINEER'S ESTIMATE</b>		<b>Interstate Grading &amp; Paving, Inc.</b> 128 So. Maple Avenue So. San Francisco, CA 94080 (650) 952-7333 (650) 952-6851 Fax		<b>American Asphalt Repair &amp; Resurfacing</b> 24200 Clawiter Road Hayward, CA 94540 (510) 723-0280 (510) 723-0288 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	15,000.00	15,000.00	13,000.00	13,000.00
2	1	LS	MOBILIZATION	30,000.00	30,000.00	26,200.00	26,200.00	16,000.00	16,000.00
3	1	LS	REMOVE TRAFFIC STRIPES AND PAVEMENT MARKERS	15,000.00	15,000.00	13,600.00	13,600.00	14,000.00	14,000.00
4	27,400	SF	FULL DEPTH ASPHALT CONCRETE SPOT REPAIR (6")	6.50	178,100.00	6.00	164,400.00	6.63	181,662.00
5	1	LS	CRACK SEAL	30,000.00	30,000.00	7,000.00	7,000.00	20,000.00	20,000.00
6	28,100	SY	POLYMER MODIFIED SLURRY SEAL (TYPE III)	3.00	84,300.00	1.80	50,580.00	2.45	68,845.00
7	5,430	SF	CURB RAMPS WITH DETECTABLE WARNING SURFACE	14.00	76,020.00	16.00	86,880.00	13.22	71,784.60
8	180	SF	RETROFIT EXISTING CURB RAMP WITH DETECTABLE WARNING SURFACE	20.00	3,600.00	42.00	7,560.00	35.00	6,300.00
9	1	EA	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	1,600.00	1,600.00	500.00	500.00
10	1	LS	ADMINISTRATIVE CHANGE ORDERS	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
			<b>TOTAL</b>		<b>473,020.00</b>		<b>417,820.00</b>		<b>437,091.60</b>

CITY OF HAYWARD  
 CONSTRUCTION OF B STREET PAVEMENT REPAIR  
 PROJECT NO. 5107  
 BIDS OPENED: 5/21/13  
 (NUMBER OF BIDS RECEIVED - 8)

<b>BID SUMMARY</b>				<b>ENGINEER'S ESTIMATE</b>		<b>C. F. Archibald Paving, Inc.</b> PO Box 37 Redwood City, CA 94064 (650) 364-3045 (650) 366-8777 Fax		<b>G. Bortolotto &amp; Co., Inc.</b> 582 Bragato Rd. San Carlos, CA 94070 (650) 595-2591 (650) 595-0718 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	30,000.00	30,000.00	11,111.11	11,111.11
2	1	LS	MOBILIZATION	30,000.00	30,000.00	48,000.00	48,000.00	19,857.33	19,857.33
3	1	LS	REMOVE TRAFFIC STRIPES AND PAVEMENT MARKERS	15,000.00	15,000.00	12,425.00	12,425.00	8,400.00	8,400.00
4	27,400	SF	FULL DEPTH ASPHALT CONCRETE SPOT REPAIR (6")	6.50	178,100.00	6.00	164,400.00	6.39	175,086.00
5	1	LS	CRACK SEAL	30,000.00	30,000.00	6,500.00	6,500.00	6,000.00	6,000.00
6	28,100	SY	POLYMER MODIFIED SLURRY SEAL (TYPE III)	3.00	84,300.00	1.68	47,208.00	2.93	82,333.00
7	5,430	SF	CURB RAMPS WITH DETECTABLE WARNING SURFACE	14.00	76,020.00	15.00	81,450.00	16.00	86,880.00
8	180	SF	RETROFIT EXISTING CURB RAMP WITH DETECTABLE WARNING SURFACE	20.00	3,600.00	15.00	2,700.00	50.00	9,000.00
9	1	EA	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	2,500.00	2,500.00	777.00	777.00
10	1	LS	ADMINISTRATIVE CHANGE ORDERS	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
<b>TOTAL</b>					<b>473,020.00</b>		<b>440,183.00</b>		<b>444,444.44</b>

CITY OF HAYWARD  
 CONSTRUCTION OF B STREET PAVEMENT REPAIR  
 PROJECT NO. 5107  
 BIDS OPENED: 5/21/13  
 (NUMBER OF BIDS RECEIVED - 8)

<b>BID SUMMARY</b>				<b>ENGINEER'S ESTIMATE</b>		<b>Breneman, Inc.</b> 2000 Norris Road Walnut Creek, CA 94596 (925) 457-2026 (925) 446-6600 Fax		<b>Fanfa, Inc.</b> 2401 Grant Avenue San Lorenzo, CA 94580 (510) 278-8410 (510) 278-3095 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	9,000.00	9,000.00	12,840.99	12,840.99
2	1	LS	MOBILIZATION	30,000.00	30,000.00	11,400.00	11,400.00	25,297.53	25,297.53
3	1	LS	REMOVE TRAFFIC STRIPES AND PAVEMENT MARKERS	15,000.00	15,000.00	14,200.00	14,200.00	11,332.53	11,332.53
4	27,400	SF	FULL DEPTH ASPHALT CONCRETE SPOT REPAIR (6")	6.50	178,100.00	7.66	209,884.00	6.17	169,058.00
5	1	LS	CRACK SEAL	30,000.00	30,000.00	16,000.00	16,000.00	14,902.53	14,902.53
6	28,100	SY	POLYMER MODIFIED SLURRY SEAL (TYPE III)	3.00	84,300.00	2.60	73,060.00	2.91	81,771.00
7	5,430	SF	CURB RAMPS WITH DETECTABLE WARNING SURFACE	14.00	76,020.00	14.00	76,020.00	18.53	100,617.90
8	180	SF	RETROFIT EXISTING CURB RAMP WITH DETECTABLE WARNING SURFACE	20.00	3,600.00	50.00	9,000.00	30.88	5,558.40
9	1	EA	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	500.00	500.00	4,950.12	4,950.12
10	1	LS	ADMINISTRATIVE CHANGE ORDERS	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
<b>TOTAL</b>					<b>473,020.00</b>		<b>464,064.00</b>		<b>471,329.00</b>

**DATE:** June 18, 2013

**TO:** Mayor and City Council

**FROM:** Chief of Police and Director of Development Services

**SUBJECT:** For Full-Service Restaurants, Additional Extension up to December 26, 2013 of Temporary Revisions to the Alcohol Beverage Outlet Regulations to Allow on a Trial Basis Happy Hours from 4:00 to 9:00 pm and Music until Midnight

### **RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment I) allowing happy hours from 4:00 to 9:00 pm, and recorded or live musical entertainment (no dancing) until midnight on a trial basis for up to an additional six months until December 26, 2013, at full service restaurants.

### **SUMMARY**

Staff is recommending that the trial program that has been in effect since June 26, 2012 be extended another six months to December 26, 2013. This extension is requested because the Development Services Department has been unexpectedly without major staff and has not had the resources to complete the needed research on all relevant issues, conduct a community meeting, and prepare code revisions associated with Hayward's alcohol beverage outlet regulations. Staff anticipates presenting comprehensive revisions to the Planning Commission and City Council in September, and if adopted, the trial program would end upon adoption of any permanent revisions. The Hayward Police Department reports no noticeable impacts associated with the trial program for full-service restaurants since its inception on June 26, 2012.

### **BACKGROUND**

On January 24, 2012, the City Council and Planning Commission held a joint work session to initiate the process to comprehensively revise Hayward's alcohol regulations (see staff report and attachments at <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2012/CCA12PDF/cca012412full.pdf> (agenda item #1)).

On June 19, 2012, the City Council adopted a resolution that temporarily allowed at full-service restaurants only reduced price alcohol sales (happy hours) from 4:00 pm to 9:00 pm through December 26, 2012. This trial period required reduced price appetizers and non-alcoholic drinks; and allowed live or recorded musical entertainment with no dancing at full service restaurants until

midnight. The staff report and attachments for the June 19, 2012 meeting is at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2012/CCA12PDF/cca061912full.pdf> (item number 10 on the agenda).

On December 4, 2012, the City Council adopted another resolution that extended the trial period another six months through June 26, 2013, to allow staff more time to conduct research and analysis and to give more time to gauge the impacts of the trial program. The staff report and attachments for that item are on the City's website at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2012/CCA12PDF/cca120412full.pdf> (agenda item #2).

## **DISCUSSION**

Hayward Police Department (HPD) staff has reviewed statistics/data since last June and compared such data with data prior to the trial period and reports that there has been no increase in calls for service or crime activity as a result of the happy hour and music at full-service restaurants. The previous Council actions in June and December only apply to full-service restaurants, which are sit-down establishments that serve alcohol as an adjunct to the primary purpose of food service. Additionally, as has been reported in the past, on average, most full service restaurants previously surveyed have experienced significant sales increases between ten to twenty-five percent above what they had prior to the trial period, inclusive of all product categories. Staff has been developing the comprehensive ordinance revisions needed to permanently implement elements of the trial period. These will include, but not be limited to:

- Revising and adding definitions to better distinguish different establishments that sell alcohol;
- Codifying the trial period provisions associated with full-service restaurants;
- Adding security requirements and standards for nightclubs/cabarets;
- Incorporating 'deemed approved' standards/provisions, which will ensure alcohol establishments are operated in compliance with basic operating standards so as not to create a public nuisance;
- Including summary suspension provisions, to allow an establishment to immediately be shut down to abate imminent threats to public health, safety or welfare;
- Revising the City's public dance provisions, to better clarify the process for obtaining approvals to allow dancing and the establishments subject to such approvals; and
- Adding cost recovery fees, including fees associated with responding to critical incidents that involve crimes of violence or large HPD response.

## **ECONOMIC IMPACT**

As indicated above, the economic benefits of the trial period have been positive for Hayward restaurants, and are expected to continue to be so.

## FISCAL IMPACT

Because there have been no noticeable increases in calls for service and criminal activity at full-service restaurants since the trial period began approximately a year ago, no negative fiscal impacts to the City's General Fund have occurred, or are expected to occur with the extension of the trial period. As noted above, staff will propose amendments to the Master Fee Schedule to ensure full cost recovery associated with HPD's oversight and enforcement of alcohol establishments, should permanent ordinance revisions be adopted.

## PUBLIC CONTACT

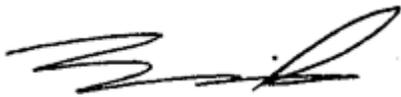
Staff recently met with the Hayward Chamber of Commerce president and a local representative of the Californai Restaurant Association to discuss planned revisions to the regulations.

## NEXT STEPS

<u>ACTIVITY</u>	<u>DATE</u>
Community meeting	Mid-July, 2013
Staff will present final recommendations to Planning Commission	September 5, 2013
Staff will present final recommendations to City Council incorporating feedback from the entire process	September 24, 2013

*Prepared and Recommended by:* David Rizk, AICP, Director of Development Services  
Diane Urban, Chief of Police

Approved by:



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Fran David, City Manager

## Attachments

Attachment I: Draft Resolution

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION EXTENDING UNTIL DECEMBER 26, 2013,  
A HAPPY HOUR TRIAL PROGRAM ALLOWING  
REDUCED PRICE ALCOHOL SALES AND MUSICAL  
ENTERTAINMENT DURING SPECIFIED  
TIMES AT FULL SERVICE RESTAURANTS

WHEREAS, local restaurants and the Hayward Chamber of Commerce had requested authorization to offer happy hours and musical entertainment at full-service restaurants, which activities are currently permitted under the City's Zoning Ordinance only with a conditional use permit, in order to allow Hayward's full service restaurants the opportunity to compete favorably with restaurants in surrounding communities; and

WHEREAS, on June 19, 2012, the Hayward City Council adopted Resolution No. 12-106 that allowed on a temporary six-month trial basis full-service restaurants in Hayward to offer reduced price alcohol sales with reduced price appetizers and non-alcoholic drinks from 4:00 pm to 9:00 pm, and musical entertainment without dancing until midnight (the "Happy Hour Trial Program"); and

WHEREAS, on December 4, 2012, the Hayward City Council adopted Resolution No. 12-106 that extended the Happy Hour Trial Program until June 26, 2013; and

WHEREAS, the Happy Hour Trial Program expires no later than June 26, 2013, unless extended by the City Council, and Hayward Police Department staff indicate that there has not been a noticeable increase in calls for service or criminal activity at full-service restaurants since the trial program began; and

WHEREAS, the City's former Economic Development Manager had indicated that there has been increased sales at restaurants and positive economic benefits since the Happy Hour Trial Program began in late June of 2012.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward hereby extends, on a temporary, trial basis for a period of six additional months (to expire not later than December 26, 2013), the existing Happy Hour Trial Program, permitting the following activities without the need to obtain a conditional use permit:

- a) Reduced price alcohol sales from 4:00 p.m. to 9:00 p.m. at full-service restaurants; provided, however, that each full-service restaurant offering reduced price alcohol beverages also offer reduced prices for appetizer food items and non-alcoholic drinks during Happy Hour; and

- b) Live or recorded music until midnight at full-service restaurants; provided, however, that dancing is not allowed with such music and such musical entertainment does not violate provisions of the City’s Noise Ordinance.

BE IT FURTHER RESOLVED, that full-service restaurants may participate in the Happy Hour Trial Program only if the restaurant operator has an ABC license in good standing and is in compliance with all applicable requirements of the City’s Municipal Code. This Happy Hour Trial Program does not confer a vested right on operators, owners and/or licensees of full-service restaurants to continue to offer happy hours and/or music after the conclusion of the Happy Hour Trial Program.

BE IT FURTHER RESOLVED, that staff is directed to return to Council with a report should an increase in incidents associated with alcohol sales at restaurants occur during the extended Happy Hour Trial Program, at which time the City Council may unilaterally terminate the Happy Hour Trial Program without further notice.

BE IT FURTHER RESOLVED, that City staff is directed to return to City Council prior to November of 2013, with recommended comprehensive revisions to the City’s alcohol beverage outlet regulations, to include identification of processes to regulate more effectively and/or eliminate problem establishments and to recover costs for administering and enforcing the alcohol regulations of the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2013

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



**DATE:** June 18, 2013

**TO:** Mayor and City Council

**FROM:** Director of Public Works – Engineering & Transportation

**SUBJECT:** Hayward Executive Airport Administration Building Project: Approval of Addendum, Award of Contract, Transfer of Funds, and Appropriation of Additional Funds

**RECOMMENDATION**

That Council adopts the attached resolutions:

1. Approving Addendum No. 1, providing minor revisions to the plans and specifications; and awarding the contract to SW Allen Construction, Inc., in the amount of \$3,971,952; and
2. Transferring \$2,172,000 from the Airport Real Estate Fund to the Airport Capital Improvement Fund; and appropriating an additional \$2,172,000 to the project budget from the Airport Capital Improvement Fund in order to complete this project.

**BACKGROUND**

The existing five-story Hayward Municipal Airport Air Traffic Control Tower was dedicated in 1961. The Federal Aviation Administration (FAA) has occupied the top three floors of the building since it opened, and the Airport management offices have been located on the first and second floors for approximately twenty-five years. As the needs of Airport customers have changed over time, issues with the current building have developed and the Airport operation has outgrown the limited 1,800 square feet of available floor space. New and modern building features are needed to effectively administer Airport operations and provide a high level of customer service.

The site identified for the proposed new 8,739 square foot administration building is adjacent to the existing Control Tower building (see Attachment IV). The Airport Administration building is designed to be constructed in two phases. Phase one of this project is approximately 5,000 square feet with 55% of the space devoted to common public areas and 45% to Airport staff offices. Phase two will include the future development of approximately 4,000 square feet of commercial, leasable office space.

On March 19, 2013, Council approved the plans and specifications for the Hayward Executive Airport Administration Building and called for bids to be received on April 16, 2013. Addendum No. 1, which was issued on April 12, 2013, made minor revisions to the drawings and specifications.

## DISCUSSION

On April 16, 2013, the City received seven bids ranging from \$3,824,968 to \$4,248,000 for the Base Bid (the primary administration building structure), and \$125,000 to \$290,000 for the Additive Bid Alternate, which is a pedestrian bridge structure that links the building to the Airport runway. SW Allen Construction, Inc. of Sacramento submitted the low bid in the amount of \$3,824,968 and \$146,984 for the administration building and pedestrian bridge, respectively. The initial Engineer's Estimate for this project, prepared in October 2012, was \$2,035,000 for the administration building and \$86,000 for the bridge structure. The large variance between the bids received and the Engineer's Estimate, as well as the closeness in value among the seven bids received for the project, caused staff to engage in a careful review of the original Engineer's Estimate to ascertain its reasonableness and a review of the submitted bids to assure they were based on an accurate understanding of the project.

AECOM Technical Services (AECOM), which is an independent professional building construction cost estimator, was retained to evaluate the original Engineer's Estimate and the bids received. They examined current local construction market conditions for similar building projects, and prepared a new Revised Engineer's Estimate. The AECOM report (Attachment III) concluded that reasonable July 2013 market values for the new Administration building and the pedestrian bridge would be approximately \$3,708,000 and \$162,000, respectively, for a total construction estimate of \$3,870,000. This revised Engineer's estimate, the close alignment to that of the submitted bids, and staff's careful review confirm that these costs are accurate and reliable.

Staff also underwent an internal project team review to determine why the Engineer's Estimate was so much lower than bids received for the project (47%), since this has never happened within PW-E&T in recent history. That review provided the following information indicating a convergence of actions and conditions:

1. The outside firm used to develop the original Engineer's Estimate, unbeknownst to staff, did not conduct due diligence to assure that Bay Area costs and the expanding economy were taken into account when completing their cost estimating..
2. Staff relied too heavily on the design firm for cost estimating. It is common for design firms to provide Engineer Estimates, but in this case, staff learned too late that the estimate was not completed by an experienced cost estimator. As a result of this project, staff has revised the internal review process and due diligence required before accepting any Engineer's Estimate for any and all projects.
3. The original building design was developed on a budget of approximately \$2 million. However, as the design options proceeded through the review process, it became apparent that the City's goals for the project, such as aviation business attraction and meeting the needs of the traveling public in a modern aviation building, would need to include design and materials that involved reduced long-term maintenance, which would increase the durability and appeal of the Airport. Some of these changes were made after the original Engineer's Estimate was submitted, and were not subsequently taken into account by the design firm. Those materials and changes are still recommended by staff as best meeting the needs of the Airport and the project.

4. Construction costs have severely escalated in the Bay Area over the last few months. Bidders on this project were reflecting both actual and anticipated escalation in cost of materials and labor that were not factored into the original Engineer's Estimate.

A review of bids submitted and discussions with contractors also confirmed that bidders did understand the project and that their bids were based on the correct plans and specifications. Therefore, staff was faced with several options:

1. Agree that the project was correctly bid and award the bid to the lowest bidder (SW Allen);
2. Affirm that the project was appropriately planned and specifications were accurate, determine that lower bids were possible, and rebid the project; or
3. Consider a redesign of the project to lower costs.

Staff reviewed all three possibilities and determined that the most effective and efficient resolution in the best interest of the airport and the project was to go forward with the project as currently designed and bid upon. Staff does not recommend redesigning the project to lower costs.

The original intent of the project was to provide modern facilities for the airport and to signal to charter and commercial companies that Hayward Airport was open and ready for business at a larger, more modern scale. Therefore, since the airport has sufficient funding for the project as currently designed and bid, it does not seem prudent to change the scale of the project or settle for something less as this will be Hayward's signature airport building for the next thirty or more years. In addition, the AECOM report also noted a rising construction cost environment could cause the project costs to increase beyond the difference between AECOM's revised estimate and the low bid should the bids be rejected and the project re-advertised. Furthermore, any construction cost savings that can be achieved with value engineering and a redesign of the building would more than likely be offset by both the additional design cost and the rising construction costs. As a result of this analysis, staff recommends pursuing option one above and awarding the contract to the low bidder, SW Allen Construction, Inc., in the amount of \$3,971,952 without any changes to the scope of the project.

On March 19, 2013, Council certified the Negative Declaration for the project consistent with requirements of the California Environmental Quality Act (CEQA). The pedestrian bridge component of the project has been submitted to the California Department of Fish and Wildlife (CDFW) for review and determination if a Lake or Streambed Alteration Agreement (LSAA) permit is needed. The CDFW is expected to render a decision by later this month. The City's environmental consultant has indicated that an LSAA permit should not be required since the bridge structure will be installed outside the Sulphur Creek channel. However, construction of the bridge will not start until after a decision is reached by CDFW.

**FISCAL IMPACT**

	<b>AECOM’s July 2013 Engineer’s Estimate</b>	<b>Low Bid Price SW Allen Construction</b>	<b>2<sup>nd</sup> Low Bid Price Pacific Mountain Contractors</b>
Primary Building	\$3,708,000	\$3,824,968	\$3,885,961
Pedestrian Bridge	\$162,000	\$146,984.00	\$182,643
TOTAL	\$3,870,000	\$3,971,952	4,068,604
% Difference from Engineer’s Estimate		2.6%	5.1%

The estimated project costs based on the bid results are as follows:

Construction Contract	\$3,971,952
Design & Construction Support Services - Consultant	\$260,000
Staff Project Administration	200,000
Inspection and Testing	160,048
Furniture and Equipment	<u>180,000</u>
<b>TOTAL</b>	<b>\$4,772,000</b>

The Adopted FY 2013 Capital Improvement Program includes \$2,600,000 for the Hayward Executive Airport Administration Building Project. However, an additional allocation of \$2,172,000 is needed to complete the project. As noted in Attachment II, staff recommends that Council approve the resolution, which authorizes the transfer of additional funds from the Airport Real Estate Fund (Fund 633) to the Airport Capital Improvement Fund (Fund 632) to complete this project. The Airport Real Estate Fund contains adequate balance to fulfill this transfer.

**SCHEDULE**

The estimated schedule for this project is as follows:

Begin Construction	July 15, 2013
End Construction	May 13, 2014

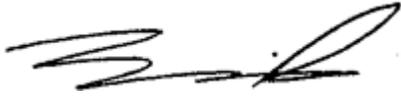
**PUBLIC CONTACT**

On April 26, 2012, the preliminary design of the New Airport Administration Building was presented to the Council Airport Committee (CAC), and was well-received by the Committee and those members of the public who attended the meeting. A PowerPoint presentation from the meeting and exterior renderings were made available to the public on the City’s website at: [www.hayward-ca.gov/departments/publicworks/HEA/NAB.shtm](http://www.hayward-ca.gov/departments/publicworks/HEA/NAB.shtm) . The preliminary design was also reported to Council in the City Manager’s Bi-weekly Report on May 25, 2012. Notifications will be distributed to Airport tenants once the construction schedule is established.

*Prepared by:* Yaw Owusu, Assistant City Engineer

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

Approved by:



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Fran David, City Manager

Attachments:

- Attachment I: Resolution I – Award of Contract
- Attachment II: Resolution II – Transfer and Appropriation of Funds
- Attachment III: AECOM Cost Estimate Report
- Attachment IV: Location Map, Site Plan, Floor Plan and Elevation
- Attachment V: Bid Summary

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION APPROVING ADDENDUM NO. 1 FOR THE HAYWARD EXECUTIVE AIRPORT ADMINISTRATION BUILDING PROJECT, PROJECT NO. 6815, AND AWARDING THE CONTRACT TO SW ALLEN CONSTRUCTION, INC.

WHEREAS, by resolution on March 19, 2013, the City Council approved the plans and specifications for the Hayward Executive Airport Administration Building project, Project No. 6815, and called for bids to be received on April 16, 2013; and

WHEREAS, on April 12, 2013, Addendum No. 1 was provided to make revisions to the plans and specifications; and

WHEREAS, on April 16, 2013, seven bids were received, ranging from \$3,971,952 to \$4,411,984; SW Allen Construction, Inc. of Sacramento, California submitted the low bid in the amount of \$3,971,952.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that SW Allen Construction, Inc. is hereby awarded the contract for the Hayward Executive Airport Administration Building project, Project No. 6815, in an amount not to exceed \$3,971,952, in accordance with the plans and specifications adopted therefore and on file in the office of the City Clerk of the City of Hayward at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the contract with SW Allen Construction, Inc., in the name of and for and on behalf of the City of Hayward, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA June 18, 2013

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

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION AMENDING RESOLUTION 12-121, AS AMENDED, THE BUDGET RESOLUTION FOR CAPITAL IMPROVEMENT PROJECTS FOR FISCAL YEAR 2013, FOR A TRANSFER OF FUNDS FROM THE AIRPORT REAL ESTATE FUND (FUND 633) TO THE AIRPORT CAPITAL IMPROVEMENT FUND (FUND 632); AND FOR AN APPROPRIATION OF FUNDS FROM THE AIRPORT CAPITAL IMPROVEMENT FUND TO THE AIRPORT ADMINISTRATION BUILDING PROJECT, PROJECT NO. 6815

BE IT RESOLVED by the City Council of the City of Hayward that Resolution 12-121, as amended, the Budget Resolution for Capital Projects for Fiscal Year 2013, is hereby further amended by approving a transfer of \$2,172,000 from the Airport Real Estate Fund (Fund 633) to the Airport Capital Improvement Fund (Fund 632); and an appropriation of \$2,172,000 from the Airport Capital Improvement Fund to the Airport Administration Building Project, Project No. 6815.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2013

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

**Davis Langdon**  
An AECOM Company

**CONSTRUCTION DOCUMENTS  
COST ESTIMATE**

**for**

**City of Hayward  
Three Buildings  
Hayward, California**

May 22, 2013

**CONSTRUCTION DOCUMENTS COST ESTIMATE**

**for**

**City of Hayward  
Three Buildings  
Hayward, California**

Department of Public Works, City Engineer's Office  
777 B Street  
Hayward, California 94541

Tel: (510) 583-4762  
Fax: (510) 583-3620

**May 22, 2013**

**Davis Langdon**  
An AECOM Company

300 California Street  
Suite 400  
San Francisco  
California 94104  
Tel: 415.981.1004  
Fax: 415.981.1419

[www.davislangdon.com](http://www.davislangdon.com)  
2 of 53 [www.aecom.com](http://www.aecom.com)

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Health Portal Component Summary	45
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**BASIS OF COST ESTIMATE**

<u>Cost Estimate Prepared From</u>	Dated	Received
Drawings issued for 95% Construction Documents Fire Station		
Cover Sheet T-1	3.22.13	5.10.13
Civil C1-C10, C-1.1, C-2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C5.1, C5.2, C6.1, C6.2, C7.1, C7.2, ER-1, ER-2	3.22.13	5.10.13
Landscaping L1-L6, L1.1, L1.2, L7.1-L7.4	3.22.13	5.10.13
Architectural A0.1-A0.4, A1.1-A1.4, A2.1, A2.2, A3.1, A3.2, A4.1, A4.2, A5.1- A5.3, A6.1, A7.1-A7.6, A8.1, A9.1-A9.5, A10.1-A10.9	3.22.13	5.10.13
Structural S1.1-S1.9, S2.1-S2.3, S3.1-S3.4, S4.1-S4.9, S5.1, S5.2, S6.1, S7.1- S7.5	3.22.13	5.10.13
Mechanical M0.1-M0.3, M2.1, M2.2, M3.1, M3.2, M4.1-M4.4, M5.1-M5.3, M6.1- M6.3	3.22.13	5.10.13
Plumbing P0.1, P0.2, P1.1, P2.1, P2.2, P3.1, P3.2, P4.1-P4.3, P5.1-P5.3	3.22.13	5.10.13
Electrical E0.1-E0.5, E1.1, E1.2, E2.1-E2.7, E3.1-E3.4	3.22.13	5.10.13
	4.18.13	5.10.13
Floor Plan and Site Plan, Health Portal		
Drawings issued for 100% Construction Documents Administration Building		
Cover Sheet T-1	1.11.13	5.10.13
Civil C1.1-C7.2 (13 sheets); ER-1, ER-2, SW-2	1.11.13	5.10.13
Landscaping L1-L7.4 (6 sheets)	1.11.13	5.10.13
Architectural A0.1, A0.2, A0.3, A0.4, A1.1 - A10.4 (22 sheets)	1.11.13	5.10.13
Structural S1.1 - S4.9 (22 sheets)	1.11.13	5.10.13
Mechanical M0.1 - M5.3 (1 sheets)	1.11.13	5.10.13
Plumbing P0.1 - P4.1 (6 sheets)	1.11.13	5.10.13
Electrical E0.1 - E3.4 (16 sheets)	1.11.13	5.10.13

***BASIS OF COST ESTIMATE***

Specifications for Fire Station and Administration Building

Discussions with the Project Architect and Engineers

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of July 2013 for the Fire Station and Health Portal; Administration Building bid April 2013

A construction period of 14 months for the Fire Station & Health Portal; 10 months for the Administration Building

The general contract will be competitively bid with qualified general and main subcontractors

The Airport Administration Building will be bid as a separate project; Fire Station 7 and the Health Portal will be bid together as one project

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal business hours

## **INCLUSIONS**

The project consists of new administration building for Hayward Executive Airport, a new fire station and a 2,400SF health portal and associated sitework.

The cost estimate is based on the following building systems:

Foundation includes reinforced concrete pad footing and wall footing.

Vertical structure includes steel columns, wood posts, shear walls, shear steel framing, load bearing walls and miscellaneous blocking.

Floor and roof structure include concrete slab on grade, suspended wood joist framing and blocking and flat and sloped wood joist framing roofing. This section also includes miscellaneous framing and blocking.

Exterior cladding includes wood framing, sheathing and insulation, cement plaster and aluminum cladding, exterior doors, windows and architectural detailing.

Roofing includes concrete tile roofing, single ply roofing and standing seam metal roofing, insulation, roof access and flashing and sheet metal and miscellaneous caulking and sealants,

Interior partitions include wood stud framing, sheathing and insulation, interior doors, interior glazing and railing.

Floor finishes include carpet to offices, ceramic tile to restrooms, rubber mat flooring, VCT flooring, sealed and stained concrete. Wall finishes include ceramic wall tile, fiber reinforced panels, rubber mat wall panels and miscellaneous wall finishes. Ceiling finishes include gypsum board ceiling, ceramic tile ceiling and acoustical ceiling tile.

Function equipment and specialties include prefabricated compartment and accessories, toilet and lavatory accessories, shelving and millwork, countertops, light control and signage.

Stairs and vertical transportation includes flight to flight staircase

Plumbing includes sanitary fixtures, sanitary waste, vent and service pipework, valves and specialties, water heating equipment, natural gas, fuel oil tank and delivery system, roof drainage system, compressed air equipment and delivery system, RO system for purified water at sinks, sand/oil interceptor for garage drains, testing and disinfection.

HVAC includes air cooled condensing units, split AC condensing units, packaged AC units for fire station, refrigerant pipework, valves and specialties, air distribution, return and exhaust, air inlets and outlets, temperature controls, testing and balancing, unit heaters, and exhaust fans. Airport Administration is served by a variable refrigerant flow system.

Fire protection includes automatic wet sprinkler systems.

Electrical project include normal and emergency power, machine and equipment connections, user convenience power and lighting, light and power specialties, telephone data and communication systems.

## **INCLUSIONS**

Site preparation includes demolition of existing structure and paving. This section also includes allowance for site protective construction and grading.

Site development includes pedestrian and vehicular paving, site structure, site furnishing, and landscaping. Site lighting and utilities are included.

### ***BIDDING PROCESS - MARKET CONDITIONS***

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

**EXCLUSIONS**

Fixed exam room equipment other than cabinetry (Health Portal)

Architecturally exposed structural steel

Vapor emission control to slabs

Fireproofing steel

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Security equipment and devices

Audio visual equipment

Hazardous material handling, disposal and abatement

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Testing and inspection fees

Architectural, design and construction management fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Kitchen appliances

Cost escalation beyond a start date of July 2013

**OVERALL SUMMARY**

	Gross Floor Area	\$ / SF	\$x1,000
<b>Airport Administration Building &amp; Sitework</b>	6,484 SF	571.87	3,708
Fire Station Number 7	13,620 SF	551.60	7,513
Health Portal	2,310 SF	573.29	1,324
<b>Fire Station &amp; Health Building, Including Sitework</b>	15,930 SF	554.75	8,837

**Alternates**

Alternate 1: Prefabricated Pedestrian Bridge	162
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*Please refer to the Inclusions and Exclusions sections of this report*

**AIRPORT ADMINISTRATION BUILDING AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
First floor	4,948		
Second floor-attic	861		
SUBTOTAL, Enclosed Area		<u>5,809</u>	
Covered area	1,350		
SUBTOTAL, Covered Area @ ½ Value		<u>675</u>	
<b>TOTAL GROSS FLOOR AREA</b>			<u>6,484</u>

**Control Quantities**

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.308
Gross Area	6,484	SF	1.000
Enclosed Area	5,809	SF	0.896
Covered Area	1,350	SF	0.208
Footprint Area	4,948	SF	0.763
Gross Wall Area	6,325	SF	0.975
Finished Wall Area	6,325	SF	0.975
Windows or Glazing Area	24.82%	1,570 SF	0.242
Roof Area - Flat		2,953 SF	0.455
Roof Area - Sloping		4,634 SF	0.715
Roof Area - Total		7,587 SF	1.170
Interior Partition Length		568 LF	0.088
Finished Area		5,809 SF	0.896
Elevators (x10,000)		0 EA	0.000
Plumbing Fixtures (x1,000)		16 EA	2.468

**AIRPORT ADMINISTRATION BUILDING COMPONENT SUMMARY**

	Gross Area: 6,484 SF	\$/SF	\$x1,000
1. Foundations		10.48	68
2. Vertical Structure		21.62	140
3. Floor & Roof Structures		49.89	324
4. Exterior Cladding		68.30	443
5. Roofing, Waterproofing & Skylights		25.61	166
<b>Shell (1-5)</b>		<b>175.90</b>	<b>1,141</b>
6. Interior Partitions, Doors & Glazing		26.76	173
7. Floor, Wall & Ceiling Finishes		17.27	112
<b>Interiors (6-7)</b>		<b>44.03</b>	<b>285</b>
8. Function Equipment & Specialties		26.47	172
9. Stairs & Vertical Transportation		2.31	15
<b>Equipment &amp; Vertical Transportation (8-9)</b>		<b>28.78</b>	<b>187</b>
10 Plumbing Systems		15.74	102
11 Heating, Ventilating & Air Conditioning		42.91	278
12 Electric Lighting, Power & Communications		50.88	330
13 Fire Protection Systems		5.00	32
<b>Mechanical &amp; Electrical (10-13)</b>		<b>114.53</b>	<b>743</b>
<b>Total Building Construction (1-13)</b>		<b>363.24</b>	<b>2,355</b>
14 Site Preparation & Demolition		19.60	127
15 Site Paving, Structures & Landscaping		82.55	535
16 Utilities on Site		37.08	240
<b>Total Site Construction (14-16)</b>		<b>139.23</b>	<b>903</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>502.47</b>	<b>3,258</b>
General Conditions	10.50%	52.75	342
Contractor's Overhead & Profit or Fee	3.00%	16.66	108
<b>PLANNED CONSTRUCTION COST</b>	<b>May 2013</b>	<b>571.87</b>	<b>3,708</b>
Contingency for Development of Design	0.00%	0.00	0
Escalation is excluded	0.00%	0.00	0
<b>RECOMMENDED BUDGET</b>	<b>July 2013</b>	<b>571.87</b>	<b>3,708</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>1. Foundations</b>				
Excavation				
Overexcavate existing soils, backfill and recompact				Section 14
Reinforced concrete including excavation				
Reinforced concrete pad footing				
Excavate	5	CY	20.00	100
Formwork	35	SF	6.00	210
Disposal	2	CY	15.00	30
Backfill	3	CY	16.00	48
Concrete	3	CY	260.00	780
Reinforcement	360	LB	1.10	396
Reinforced concrete continuous footing				
Excavate	200	CY	20.00	4,000
Formwork	2,670	SF	6.00	16,020
Disposal	100	CY	15.00	1,500
Backfill	100	CY	16.00	1,600
Concrete	100	CY	260.00	26,000
Reinforcement	15,000	LB	1.10	16,500
Reinforced concrete column pedestal	1	CY	750.00	750
				<b>67,934</b>

**2. Vertical Structure**

Columns and pilasters				
Steel tube or pipe columns	1	T	5,000.00	5,000
Wide flange columns	5	T	4,850.00	24,250
Wood posts				
2-2x6 wood posts	133	LF	25.00	3,325
3-2x6 wood posts	101	LF	30.00	3,030
2-2x8 wood posts	34	LF	31.00	1,054
Reinforced concrete circular columns, 10" diameter	1	CY	1,500.00	1,500
Shear bracing				
Exterior shear walls				
Wood framed exterior shear walls, 2'x8' at 16" o.c, non rated	4,234	SF	9.00	38,106
Plywood sheathing to exterior shearwall	4,234	SF	4.00	16,936
Batt insulation	4,234	SF	1.50	6,351
Miscellaneous blocking	4,234	SF	1.50	6,351
Interior shear walls				
Wall framing, 2'x6' wood stud shear walls	2,636	SF	7.50	19,770

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Plywood sheathing to interior shearwall	2,636	SF	4.00	10,544
Miscellaneous blocking	2,636	SF	1.50	3,954
Fireproofing				
Fireproofing steelwork	6	T		NIC
				<b>140,171</b>

**3. Floor and Roof Structure**

Floor at lowest level

Reinforced concrete slab on grade, 4" thick				
Formwork	327	SF	8.00	2,616
Reinforcement	6,581	LB	1.10	7,239
Concrete	61	CY	260.00	15,860
Cure and finish	4,948	SF	1.00	4,948
Vapor retarder, 15 mil	4,948	SF	0.75	3,711
Fine sand, 2"	4,948	SF	0.50	2,474
Granular material, 5"	4,948	SF	1.00	4,948

Suspended floors

Wood joist framing, attic framing	2,117	BF	6.00	12,702
Plywood sheathing, 1 1/8" thick	989	SF	4.50	4,451
Miscellaneous blocking	989	SF	2.00	1,978

Pitch roof

Steel framing, HSS framing	5	T	5,000.00	25,000
Steel framing, curved on plan HSS framing	11	T	5,500.00	60,500
Channel framing	2	T	3,500.00	7,000
Channel framing, curved on plan	1	T	4,000.00	4,000
Wide flange framing	2	T	4,850.00	9,700
Wide flange framing, curved on plan	1	T	5,350.00	5,350
Wood joist framing	241	BF	6.00	1,446
Metal deck, 20 ga Epicore ER2R	2,097	SF	12.00	25,164
Metal deck, 20 ga Epicore ER2RA	2,537	SF	14.00	35,518
Plywood sheathing, 5/8" thick	4,634	SF	4.50	20,853
Miscellaneous blocking	4,634	SF	2.00	9,268

Flat roof

Wood joist framing	3,388	BF	6.00	20,328
3 1/2"x11 7/8" LVL	236	LF	25.00	5,900
Plywood sheathing, 5/8" thick	2,247	SF	4.50	10,112
Miscellaneous blocking	2,247	SF	2.00	4,494

Canopy

Wide flange framing, curved on plan	1	T	5,350.00	5,350
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Steep pipes, 2 1/2" dia	1	T	5,000.00	5,000
Plywood sheathing, 5/8" thick	246	SF	4.50	1,107
Fireproofing				
Fireproofing steelwork	24	T		NIC
Miscellaneous				
Allowance for miscellaneous framing, bracing, blocking and metals	6,484	SF	1.00	6,484
				<b>323,500</b>

**4. Exterior Cladding**

Wall framing, furring and insulation				
Wood stud framing, 2" x 6" at 16" o.c	521	SF	8.00	4,168
Plywood sheathing, 1/2" thick	521	SF	4.00	2,084
Batt insulation	521	SF	1.25	651
Applied exterior finishes				
Alpolic aluminum wall panels	4,755	SF	35.00	166,425
Interior finish and lining to exterior walls				
Gypsum board, taped and sanded	3,239	SF	3.25	10,527
Paint to gypsum board lining	3,239	SF	1.00	3,239
Exterior doors				
Hollow metal doors and frames				
Single leaf with louver	1	EA	2,000.00	2,000
Aluminum framed sliding glass doors with tempered low-e tinted glass, 4.5'x7'	2	EA	7,500.00	15,000
Premium for panic hardware	1	EA	800.00	800
Premium for self closing hardware	3	EA	550.00	1,650
Windows, glazing and louvers				
Aluminum framed glazed windows with laminated, insulated low-e tinted safety glazing	972	SF	95.00	92,340
Aluminum framed glazed window walls with laminated, insulated low-e tinted safety glazing	598	SF	115.00	68,770
Canopy				
Canopy framing including tension rods and finish and painting	460	SF	40.00	18,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Polycarbonate panel at entry canopies and finishing	246	SF	20.00	4,920
Fascias, bands and sunscreens				
Roof fascia, metal awning	240	LF	30.00	7,200
Allow for architectural detailing	1	LS	10,000.00	10,000
Soffits				
Metal soffits	644	SF	35.00	22,540
Balustrades, roofscreens and parapet walls				
Single ply roofing at back of parapet walls	1,516	SF	8.00	12,128
				<b>442,842</b>

**5. Roofing, Waterproofing & Skylights**

Insulation				
Rigid board insulation	6,881	SF	4.50	30,965
Roof covering				
Single ply roofing	2,247	SF	8.00	17,976
Standing seam metal roofing	4,634	SF	18.00	83,412
Roofing upstands and sheet metal				
Solatubes	7	EA	750.00	5,250
Metal parapet coping	216	LF	25.00	5,400
Can strip	190	LF	12.00	2,280
Flashing	190	LF	18.00	3,420
Ridge flashing	135	LF	15.00	2,025
Flashing and trim, roof specialties and accessories	6,881	SF	1.00	6,881
Traffic pads	342	SF	5.00	1,710
Roof access and ventilation				
Roof access ladder and hatch	1	EA	3,500.00	3,500
Caulking and sealants				
Caulking and sealants	6,484	SF	0.50	3,242
				<b>166,061</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>6. Interior Partitions, Doors &amp; Glazing</b>				
Partition framing and cores				
Wood studs framing				
Typical wall, 2" x 6" at 16" o.c	3,462	SF	6.50	22,503
Chase wall, 2 x 6" at 16" o.c	180	SF	9.00	1,620
Partition surfacing				
Gypsum board, taped and sanded	7,284	SF	3.25	23,673
Paint to gypsum board lining	7,284	SF	1.00	7,284
Insulation				
Sound batt insulation	3,642	SF	1.00	3,642
Window walls and borrowed lights				
Aluminum framed glazed curtain walls with laminated glazing	764	SF	85.00	64,940
Allow for translucent airport graphics applied on MDC window	128	SF	10.00	1,280
Interior doors, frames and hardware				
Hollow metal doors, frame and hardware				
Single leaf	1	EA	1,800.00	1,800
Solid core wood doors and hollow metal frames				
Single leaf with louver	15	EA	2,500.00	37,500
Aluminum framed sliding glass doors with tempered low-e clear glass, 10.3'x7.4'	1	EA	6,500.00	6,500
Premium for self closing hardware	5	EA	550.00	2,750
				<b>173,492</b>

**7. Floor, Wall & Ceiling Finishes**

Floors				
Carpet flooring	3,356	SF	4.00	13,424
Linoleum flooring	383	SF	8.00	3,064
Ceramic floor tile, 24"x24"	1,210	SF	18.00	21,780
Marine grade plywood, 3/4" attic	860	SF	5.00	4,300
Bases				
Ceramic tile base	322	LF	12.00	3,864
Rubber base	1,247	LF	2.50	3,118
Walls				
Ceramic wall tile, 12"x12"	1,116	SF	16.00	17,856

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Fiber reinforced panels	126	SF	14.00	1,764
Allow for miscellaneous wall finishes	1	LS	5,000.00	5,000
<b>Ceilings</b>				
Exposed metal decking	2,839	SF	1.50	4,259
Suspended curving metal ceiling	50	SF	45.00	2,250
Acoustical ceiling tile, 2'x2'	1,960	SF	5.00	9,800
Gypsum board ceiling	960	SF	12.00	11,520
Allow for soffits and bulkheads	1	LS	5,000.00	5,000
<b>Column furring and furnishing</b>				
Allow for column furring and furnishing	1	LS	5,000.00	5,000
				<b>111,998</b>

**8. Function Equipment & Specialties**

<b>Prefabricated compartments and accessories</b>				
Toilet partitions	6	EA	1,000.00	6,000
Urinal screens	6	EA	350.00	2,100
Toilet accessories	6	EA	750.00	4,500
Lavatory accessories	6	EA	350.00	2,100
Mirrors	68	SF	15.00	1,020
<b>Shelving and millwork</b>				
Janitor shelf and mop rack	1	EA	350.00	350
Space saver storage shelving	22	LF	300.00	6,600
<b>Cabinets and countertops</b>				
Lavatory countertops	18	LF	400.00	7,200
Solid polymer countertop	64	LF	200.00	12,800
Solid polymer basecabinet	33	LF	350.00	11,550
Wall cabinets	112	LF	325.00	36,400
Reception desk	30	LF	550.00	16,500
Recessed display case with glass shelving at hallway and lobby	16	LF	550.00	8,800
Miscellaneous shelving and casework	1	LS	3,500.00	3,500
<b>Amenities and convenience items</b>				
Fire extinguisher cabinets	1	LS	2,000.00	2,000
Walk off mat	52	SF	12.00	624
<b>Presentation/display boards, insignia and graphics</b>				
Signage, 10" high metal letters	13	EA	150.00	1,950
Tackable wall board	220	SF	12.00	2,640
Marker board	30	SF	12.00	360

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Logo wall	80	SF	4.50	360
Interior code and directional signage	5,809	SF	1.50	8,714
Interior signage and graphics	1	LS	4,500.00	4,500
Light control and vision equipment				
Window shades, blinds and shutters-Allow	1,570	SF	8.00	12,560
Projection screens-recessed	1	EA	3,500.00	3,500
Special construction				
Built-in interior planter and impact wall	15	LF	1,000.00	15,000
				<b>171,628</b>

**9. Stairs & Vertical Transportation**

Staircase				
Retractable stairs to attic	1	FLT	15,000.00	15,000
				<b>15,000</b>

**10. Plumbing Systems**

Sanitary Fixtures	16			
Water closets	6	EA	1,462.50	8,775
Urinals	2	EA	1,426.50	2,853
Lavatories	6	EA	1,395.00	8,370
Single bowl w/disposer	1	EA	1,642.50	1,643
Mop sink	1	EA	2,025.00	2,025
Drinking fountain	1	EA	3,226.50	3,227
Sanitary waste, vent and service pipework				
Floor drains/sinks	2	EA	742.50	1,485
Hub drain, fire sprinkler drain	1	EA	652.50	653
Hose bibbs	7	EA	450.00	3,150
Sanitary waste/vent pipework, <= 4", underslab	230	LF	58.50	13,455
Sanitary waste/vent pipework, <= 4"	150	LF	54.00	8,100
Domestic cold water, <= 2"	340	LF	43.20	14,688
Trap primer lines, 1/2"	20	LF	22.50	450
Domestic hot water/return, <= 2"	130	LF	37.80	4,914
Pipe insulation	130	LF	10.80	1,404
Valves and specialties	1	LS	4,000.00	4,000
Condensate drainage, 3/4"	120	LF	45.00	5,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Water treatment, storage and circulation				
Water heaters, 20 gallon	1	EA	1,875.00	1,875
Undercounter, instantaneous type	1	EA	1,500.00	1,500
Storm drainage				
Roof/overflow drains	4	EA	1,125.00	4,500
Storm/overflow drainage pipework, <= 4"	90	LF	65.00	5,850
Testing and disinfecting	1	LS	3,750.00	3,750
				<b>102,066</b>

**11. Heating, Ventilation & Air Conditioning**

Heating and chilling generation equipment				
Air cooled condensing unit, HP-1, 18tons, 208v, 3ph, serves FC-1 thru -10	1	EA	22,000.00	22,000
Condensing unit, CU-1, < 2ton, split AC, serves FC-11	1	EA	1,500.00	1,500
Pipe, fittings, valves and specialties				
Refrigerant pipework, <= 2"	900	LF	42.00	37,800
Insulation	900	LF	10.00	9,000
Valves and specialties	1	LS	5,500.00	5,500
Air handling equipment				
Fan coil units, VRF, < 5ton, < 1600 cfm	2	EA	6,500.00	13,000
Fan coil units, VRF, < 2ton, < 600 cfm	4	EA	4,500.00	18,000
Fan coil units, VRF, < 1ton, < 400 cfm	4	EA	3,500.00	14,000
Split AC unit, FC-11, < 2 ton, 431 cfm	1	EA	4,500.00	4,500
Heat recovery boxes, 208v, 1ph	3	EA	4,250.00	12,750
Air distribution				
Galvanized sheet metal supply, return and exhaust ductwork	4,000	LBS	7.50	30,000
Flex duct	240	LF	15.00	3,600
Dampers				
Volume	48	EA	85.00	4,080
Combination, fire/smoke	1	LS	4,000.00	4,000
Duct insulation	2,900	SF	4.00	11,600
Acoustic lining	300	SF	4.50	1,350
Diffusers, registers and grilles				
Wall and ceiling diffusers	48	EA	175.00	8,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Temperature controls				
Variable refrigerant flow system controls	60	PTS	1,150.00	69,000
Testing and balancing	25	HR	160.00	4,000
Unit ventilation				
Ceiling mounted fans, <= 450 cfm, 115v	3	EA	575.00	1,725
Gravity ventilators, <= 625 cfm	4	EA	600.00	2,400
				<b>278,205</b>

**12. Electrical Lighting, Power & Communication**

Service and distribution				
Main service switchboard, 208V/120V/3	400	AM	45.00	18,000
Feeder conduit and cables				
Provide (N) breaker in (E ) switchboard				
"DPN"	400	AM	8.00	3,200
Emergency power				
Automatic transfer switch	100	AM	45.00	4,500
Feeder conduit and cables	15	LF	38.00	570
Generator controls conduit and cables	50	LF	18.00	900
Machine and equipment connection				
Including conduit and cables				
Heat recovery unit, 208V/1	3	EA	1,000.00	3,000
Air cooled condensing unit, 208V/3, 10 hp	1	EA	1,000.00	1,000
Condensing unit, 208V/1, 1 hp	1	EA	675.00	675
Fan coil units, 208V/1, 1/16 hp	1	EA	650.00	650
Fan coil units, 208V/1, <= 1/2 hp	10	EA	600.00	6,000
Exhaust fan, 115V/1	7	EA	600.00	4,200
WH-1, water heater, 208V/1	1	EA	675.00	675
WH-2, water heater, 208V/1	1	EA	500.00	500
Disposal, 120V/1, 1/3 hp	1	EA	500.00	500
Plumbing fixture flushing sensor conn	8	EA	200.00	1,600
Drinking fountain	1	EA	450.00	450
Trap primer conn.	2	EA	500.00	1,000
Motorized door	2	EA	750.00	1,500
Motorized screen	1	EA	750.00	750
Hand dryer	2	EA	600.00	1,200
User convenience power				
Panel board breaker circuits, 120V	168	EA	75.00	12,600
Feeder conduit and cables, U/g				<i>See Section 16</i>
Receptacles including conduit and cables				
Duplex	88	EA	325.00	28,600

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Duplex, floor/combination box	5	EA	650.00	3,250
Duplex, flush in clg	1	EA	330.00	330
Duplex, floor box	6	EA	500.00	3,000
Double duplex	3	EA	375.00	1,125
Special outlet	5	EA	400.00	2,000
<b>Lighting</b>				
A - wall mounted direct/indirect linear fluorescent light fixture w/louvered housing, 0-10v 1% dimming ballast	22	EA	650.00	14,300
B - track mounted LED light fixture, allow 1/4' length of track	45	EA	400.00	18,000
2-circuit light track/fixture B	180	LF	35.00	6,300
C - recessed 2'x2' LED light fixture, w/0-10v dimming driver, diffused lens	40	EA	650.00	26,000
D - 8" recessed LED downlight, semi specular reflector and 0-10v dimming driver	18	EA	625.00	11,250
E - recessed 1'x4' LED light fixture w/0-10v dimming driver, diffused lens	2	EA	650.00	1,300
G/G1/G2 - recessed 12'-0" x 6" wide perimeter light fixture with programmed start low power factor electronic T8 ballast	56	LF	125.00	7,000
H - recessed CMH downlight fixture with electronic ballast, (1) 39W lamp	3	EA	600.00	1,800
I - pendant mount LED light fixture with red cone	5	EA	575.00	2,875
J - under cabinet LED light fixture	2	EA	500.00	1,000
K - surface mount LED wrap around fixture	6	EA	550.00	3,300
L - 6" recessed mount LED downlight fixture	8	EA	650.00	5,200
M - 2'x2' volumetric LED troffer with single clear acrylic diffuser	2	EA	650.00	1,300
Exit sign	9	EA	625.00	5,625
F2	3	EA	475.00	1,425
SA - 8" aperture recessed LED down light luminaire with lens, UL listed for damp locations	12	EA	600.00	7,200
SF - recessed 6'-0" linear LED fixture flush mounted in steel covered concrete column. UL listed for wet locations	6	EA	750.00	4,500
Switches	11	EA	265.00	2,915
Occupant sensors	18	EA	400.00	7,200
OS - low voltage occupant sensors	13	EA	415.00	5,395
DS - low voltage daylight sensors	1	EA	400.00	400
LV - low voltage switch	4	EA	400.00	1,600
D - dimmer controller, LED rated	6	EA	450.00	2,700

Light and power specialties

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Grounding	1	LS	5,000.00	5,000
Cable tray, allow	200	LF	40.00	8,000
Lighting control relay panel	1	EA	7,000.00	7,000
Telephone data and communication systems				
Teledata outlet - wall/clg	47	EA	550.00	25,850
Teledata outlet - flloorbox/combo	5	EA	600.00	3,000
Wireless access point	3	EA	550.00	1,650
2 " conduit	270	LF	10.00	2,700
(3) 2" conduit sleeve	2	EA	300.00	600
PA/Sound system				
Speakers, wall/clg	28	EA	250.00	7,000
Speakers, podium	3	EA	350.00	1,050
Speakers, sound system	6	EA	250.00	1,500
TV system				
TV outlet	7	EA	750.00	5,250
Clock system				
Clock (OF/CI), including conduit and data cables	3	EA	400.00	1,200
Fire alarm system				
Knox box	1	EA	1,200.00	1,200
Fire alarm manual station	3	EA	775.00	2,325
Fire alarm Smoke detectors, allow	10	EA	650.00	6,500
Fire alarm horn/strobe	2	EA	675.00	1,350
Fire alarm PIV switch	1	EA	675.00	675
Fire alarm tamper switch	1	EA	550.00	550
Fire alarm flow switch	1	EA	550.00	550
Security system				
CR - proximity card reader	3	EA	2,200.00	6,600
				<b>329,910</b>

**13. Fire Protection Systems**

Automatic wet sprinkler system	6,484	SF	5.00	32,420
				<b>32,420</b>

**14. Site Preparation & Building Demolition**

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Demolition				
Demolish existing structures and paving	35,376	SF	0.25	8,844
Selective protective construction				
Allow for erosion control	35,376	SF	0.20	7,075
Site clearing and grading				
Overexcavate existing soils per quantities on C1.1	2,840	CY	12.00	34,080
Rough grading	770	CY	12.00	9,240
Fill	325	CY	30.00	9,750
Off-haul	3,285	CY	15.00	49,275
Site clearing and fine grading	35,376	SF	0.25	8,844
				<b>127,108</b>

**15. Site Paving, Structures & Landscaping**

Pedestrian paving				
Concrete sidewalk, 4" on 6" aggregate base	1,488	SF	8.00	11,904
Vehicular paving				
Asphalt paving, 6" on 11" aggregate base	9,936	SF	5.00	49,680
Concrete curb	870	LF	25.00	21,750
Striping to paving	9,936	SF	0.20	1,987
Concrete trash pad	220	SF	10.00	2,200
Site structures				
Pedestrian bridge, including support and finish	490	SF		<i>Alternate</i>
Wrought iron fence, 6' high	305	LF	50.00	15,250
Trash enclosure CMU	192	SF	30.00	5,760
Gate	1	EA	7,500.00	7,500
Site furnishing				
Bike racks	1	LS	750.00	750
Generator screen	20	LF	30.00	600
Wheel stops	7	EA	60.00	420
Bollards	9	EA	500.00	4,500
36" high banister	20	LF	200.00	4,000
Flag pole	1	EA	10,000.00	10,000
Site signage	1	LS	10,000.00	10,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>Landscape</b>				
Soil preparation including grading & topsoil	19,000	SF	1.00	19,000
Planting including trees	19,000	SF	8.00	152,000
Irrigation	19,000	SF	3.00	57,000
<b>Site lighting</b>				
SC - pole mounted 400watt metal halide	4	EA	5,000.00	20,000
SD - LED bollard	10	EA	2,200.00	22,000
SE - 10" round in-grade LED light fixture, UL listed for wet location	8	EA	750.00	6,000
Pull box, P-2	1	EA	1,500.00	1,500
(N) parking lot luminaire pole mounted	4	EA	5,000.00	20,000
Flush podium power conn, wp	3	EA	400.00	1,200
Duplex receptacle, wp	2	EA	400.00	800
Irrigation controller power conn.	1	EA	1,200.00	1,200
<b>Site drainage</b>				
Storm drain pipework, 12"	150	LF	75.00	11,250
Storm drain pipework, 8"	290	LF	65.00	18,850
Storm drain pipework, 8" DIP	50	LF	115.00	5,750
Storm drain pipework, 6"	165	LF	55.00	9,075
Storm drain pipework, 4"	110	LF	45.00	4,950
Storm drain area drains and bubblers	18	EA	1,250.00	22,500
Catch basins	3	EA	3,250.00	9,750
Connect to existing	1	LS	6,100.00	6,100
				<b>535,226</b>

**16. Utilities on Site**

<b>Site Mechanical Utilities</b>				
2" water PRV station, includes pipe, fittings, valves, specialties, and connection to existing system	1	LS	2,250.00	2,250
<b>Water</b>				
6" fire water service	207	LF	105.00	21,735
2-1/2" domestic water service	207	LF	75.00	15,525
Reroute 2" domestic water service	140	LF	45.00	6,300
6" double check valve assembly	1	EA	6,500.00	6,500
6" check valve	1	EA	2,500.00	2,500
Post indicator valve and Fire department connection	1	EA	2,250.00	2,250
2" backflow preventer	1	EA	1,250.00	1,250
Metering	1	LS	5,500.00	5,500
Connect to existing water main, 6"	4	EA	1,850.00	7,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Sanitary sewer				
6" sewer pipework	30	LF	70.00	2,100
Reroute 6" sewer pipework	350	LF	70.00	24,500
Sewer floor drain	1	EA	850.00	850
Connect to existing 6" SS line	3	EA	2,250.00	6,750
Normal power				
Feeder "PGE-1" - (N) conductors in (E ) conduit, 4 #1000kcmil	25	LF	275.00	6,875
Feeder DPN-1, u/g concrete encased, (3) 3" C . 4#250 kcmil + 1#2 gnd	330	LF	165.00	54,450
NEMA 3R wall mounted pull box 12" x 12" x 9" deep	1	EA	600.00	600
Pull box, concrete, P-1	1	EA	3,500.00	3,500
Charging station 11"x17" u/g pull box with bolt down concrete cover and stub out for future	1	EA	2,000.00	2,000
Removal and relocation of existing electrical conduit	225	LF	85.00	19,125
Emergency power				
Feeder EM-1, u/g concrete encased/panel "E"	275	LF	50.00	13,750
U/g feeders to panel "A", "B", & "AC-1", (3) sets of 1 1/4"C, 4 #2 & 1 #8 gnd - (1) 2 1/2" C spare	35	LF	150.00	5,250
Pull box, EP-1	1	EA	3,500.00	3,500
Telecom service conduit				
(1) 4" C u/g, concrete encased	490	LF	35.00	17,150
Pull box, concrete	1	EA	3,500.00	3,500
1"C. 2#7 + 1#8 gnd to B-40,42	140	LF	38.00	5,320
				<b>240,430</b>

**FIRE STATION NUMBER 7 AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Level One	10,340		
Level Two	2,743		
SUBTOTAL, Enclosed Area		<u>13,083</u>	
Covered area	1,074		
SUBTOTAL, Covered Area @ ½ Value		<u>537</u>	
<b>TOTAL GROSS FLOOR AREA</b>			<u>13,620</u>

**Control Quantities**

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.147
Gross Area	13,620	SF	1.000
Enclosed Area	13,083	SF	0.961
Covered Area	1,074	SF	0.079
Footprint Area	10,340	SF	0.759
Volume	216,575	CF	15.901
Gross Wall Area	13,015	SF	0.956
Finished Wall Area	13,015	SF	0.956
Windows or Glazing Area	3.73%	486 SF	0.036
Roof Area - Flat		7,239 SF	0.531
Roof Area - Sloping		4,734 SF	0.348
Roof Area - Total		11,973 SF	0.879
Interior Partition Length		861 LF	0.063
Finished Area		13,083 SF	0.961
Elevators (x10,000)		0 EA	0.000
Plumbing Fixtures (x1,000)		33 EA	2.423

**FIRE STATION NUMBER 7 COMPONENT SUMMARY**

		<b>Gross Area: 13,620 SF</b>	
		\$/SF	\$x1,000
1.	Foundations	17.33	236
2.	Vertical Structure	26.70	364
3.	Floor & Roof Structures	37.15	506
4.	Exterior Cladding	48.01	654
5.	Roofing, Waterproofing & Skylights	21.66	295
<b>Shell (1-5)</b>		<b>150.86</b>	<b>2,055</b>
6.	Interior Partitions, Doors & Glazing	22.21	303
7.	Floor, Wall & Ceiling Finishes	20.85	284
<b>Interiors (6-7)</b>		<b>43.06</b>	<b>586</b>
8.	Function Equipment & Specialties	27.03	368
9.	Stairs & Vertical Transportation	2.57	35
<b>Equipment &amp; Vertical Transportation (8-9)</b>		<b>29.60</b>	<b>403</b>
10.	Plumbing Systems	40.58	553
11.	Heating, Ventilating & Air Conditioning	32.53	443
12.	Electric Lighting, Power & Communications	44.86	611
13.	Fire Protection Systems	6.00	82
<b>Mechanical &amp; Electrical (10-13)</b>		<b>123.97</b>	<b>1,689</b>
<b>Total Building Construction (1-13)</b>		<b>347.49</b>	<b>4,733</b>
14.	Site Preparation & Demolition	29.62	403
15.	Site Paving, Structures & Landscaping	59.55	811
16.	Utilities on Site	18.47	252
<b>Total Site Construction (14-16)</b>		<b>107.64</b>	<b>1,466</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>455.13</b>	<b>6,199</b>
	General Conditions	11.50%	52.35 713
	Contractor's Overhead & Profit or Fee	4.00%	20.26 276
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2013</b>	<b>527.74 7,188</b>
	Contingency for Development of Design	4.00%	21.15 288
	Cost Escalation to Start Date	0.50%	2.72 37
<b>RECOMMENDED BUDGET</b>		<b>July 2013</b>	<b>551.60 7,513</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>1. Foundations</b>				
Excavation				
Overexcavate existing soils, backfill and recompact, 5' deep	2,449	CY	30.00	73,470
Reinforced concrete including excavation				
Reinforced concrete pad footing				
Excavate	8	CY	22.00	176
Formwork	34	SF	8.00	272
Disposal	4	CY	18.00	72
Backfill	4	CY	16.00	64
Concrete	4	CY	260.00	1,040
Reinforcement	480	LB	1.10	528
Reinforced concrete wall footing				
Excavate	476	CY	22.00	10,472
Formwork	4,373	SF	8.00	34,984
Disposal	228	CY	18.00	4,104
Backfill	248	CY	16.00	3,968
Concrete	248	CY	260.00	64,480
Reinforcement	37,200	LB	1.10	40,920
Reinforced concrete column pedestal	2	CY	750.00	1,500
				<b>236,050</b>

**2. Vertical Structure**

Columns and pilasters				
Steel tube or pipe columns	1	T	5,000.00	5,000
Wood posts				
6x6 wood posts	2,360	BF	5.50	12,980
4x6 wood posts	337	BF	4.50	1,517
Shear bracing				
Exterior wood shear walls				
Wood studs, 2" x 6" stud wall at 16" o.c.	6,285	SF	8.50	53,423
Plywood sheathing to exterior shearwall	6,285	SF	4.50	28,283
Batt insulation	6,285	SF	3.00	18,855
Miscellaneous blocking	6,285	SF	1.50	9,428
Interior wood shear walls				
Wood studs, 2" x 6" stud wall at 16" o.c.	1,360	SF	8.50	11,560
Plywood sheathing to interior shearwall	1,360	SF	4.50	6,120
Miscellaneous blocking	1,360	SF	1.50	2,040
Diagonal bracing, HSS framing	3	T	5,000.00	15,000
Vertical bracing, wide flange	6	T	4,850.00	29,100
horizontal bracing, wide flange	3	T	4,850.00	14,550

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Fireproofing				
Fireproofing steelwork	13	T		NIC
Load bearing walls				
Reinforced CMU walls, 12" - exterior	4,445	SF	25.00	111,125
Reinforced CMU walls, 12" - interior, painted	1,789	SF	25.00	44,725
				<b>363,704</b>

**3. Floor and Roof Structure**

Floor at lowest level				
Reinforced concrete slab on grade, 5" thick				
Formwork	377	SF	8.00	3,016
Reinforcement	6,897	LB	1.10	7,587
Concrete	80	CY	260.00	20,800
Cure and finish	5,186	SF	1.00	5,186
Vapor retarder, 15 mil	5,186	SF	0.75	3,890
Fine sand, 2"	5,186	SF	0.50	2,593
Granular material, 5"	5,186	SF	1.00	5,186
Apparatus area, reinforced concrete slab on grade, 8" thick				
Formwork	288	SF	8.00	2,304
Reinforcement	6,855	LB	1.10	7,541
Concrete	127	CY	260.00	33,020
Cure and finish	5,154	SF	1.00	5,154
Vapor retarder, 15 mil	5,154	SF	0.75	3,866
Fine sand, 2"	5,154	SF	0.50	2,577
Granular material, 5"	5,154	SF	1.00	5,154
Suspended floors				
Wood joist framing	6,534	BF	6.00	39,204
Plywood sheathing, 1 1/8" thick	2,743	SF	4.50	12,344
Light weight concrete topping with synthetic fiber reinforcing cast over 15 mill vapor barrier	2,743	SF	10.00	27,430
5 1/4"x14" LVL	83	LF	28.00	2,324
3 1/2"x14" LVL	32	LF	25.00	800
Miscellaneous blocking	2,743	SF	2.00	5,486
Flat roof				
Roof framing, wide flange steel framing	14	T	4,850.00	67,900
Wood joist framing	5,359	BF	6.00	32,154
Glulam framing	1,212	BF	8.00	9,696
Metal roof deck, 18 ga -B-36	3,920	SF	8.00	31,360

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Plywood sheathing, 5/8" thick	7,239	SF	4.50	32,576
Miscellaneous blocking	7,239	SF	2.00	14,478
Pitch roof				
Wood joist framing	5,097	BF	6.00	30,582
3 1/2"x11 1/4" LVL	43	LF	25.00	1,075
Glulam framing	915	BF	8.00	7,320
Steel truss at pitch roof				
Wide flange framing	4	T	4,850.00	19,400
HSS framing	1	T	5,000.00	5,000
Plywood sheathing, 5/8" thick	4,734	SF	4.50	21,303
Miscellaneous blocking	4,734	SF	2.00	9,468
Fireproofing				
Fireproofing steelwork	19	T		NIC
Miscellaneous				
Miscellaneous blocking, bracing and framing hardware	13,620	SF	2.00	27,240
Equipment pads	120	SF	8.00	960
				<b>505,971</b>

**4. Exterior Cladding**

Wall framing, furring and insulation				
Wood stud framing, 2" x 6" at 16" o.c	1,799	SF	8.00	14,392
Plywood sheathing, 1/2" thick	1,799	SF	4.50	8,096
Batt insulation	1,799	SF	1.50	2,699
Applied exterior finishes				
Cement plaster, painted	10,743	SF	20.00	214,860
Plaster joints	10,743	SF	2.00	21,486
Prefabricated cladding panels				
Precast concrete logo	240	SF	75.00	18,000
Interior finish and lining to exterior walls				
Gypsum board, taped and sanded	9,301	SF	3.50	32,554
Paint to gypsum board lining	9,301	SF	1.00	9,301
Exterior doors				
Hollow metal doors and frames				
Single leaf with louver	4	EA	2,000.00	8,000
Single leaf, glazed door	2	EA	3,500.00	7,000
Double leaf	1	EA	5,500.00	5,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Roll up aluminum doors, with eight laminated safety glazing panels, 14'x13.8'	773	SF	85.00	65,705
Bi-fold aluminum doors with laminated insulated safety glazing	773	SF	35.00	27,055
Premium for panic hardware	4	EA	800.00	3,200
Premium for self closing hardware	7	EA	550.00	3,850
Premium for specialty hardware	1	LS	10,000.00	10,000
Mail slot	1	EA	2,500.00	2,500
<b>Windows, glazing and louvers</b>				
Aluminum framed glazed windows with laminated, insulated, tinted safety glazing	486	SF	100.00	48,600
Allow for operable windows	419	SF	25.00	10,475
Combustion air louvers	2	EA	250.00	500
<b>Fascias, bands and sunscreens</b>				
Precast concrete cornice	594	SF	80.00	47,520
Wall feature, 8" dia long pipes on metal	2	EA	1,000.00	2,000
Fascia 2x10 at pitch roof	167	LF	28.00	4,676
Fascia 2x12 at pitch roof	214	LF	30.00	6,420
Allow for architectural detailing	13,015	SF	2.00	26,030
<b>Soffits</b>				
Cement plaster soffits	1,290	SF	18.00	23,220
<b>Balustrades, roofscreens and parapet walls</b>				
Single ply roofing at back of parapet walls	1,682	SF	18.00	30,276
				<b>653,914</b>

**5. Roofing, Waterproofing & Skylights**

<b>Insulation</b>				
Rigid board insulation	7,239	SF	5.00	36,195
Batt insulation	4,734	SF	2.00	9,468
<b>Roof covering</b>				
Single ply roofing	7,239	SF	10.00	72,390
Concrete tile roof	4,734	SF	22.00	104,148
<b>Roofing upstands and sheet metal</b>				
Metal parapet coping	445	LF	25.00	11,125
Can strip	633	LF	12.00	7,596
Flashing	633	LF	18.00	11,394
Ridge flashing	214	LF	15.00	3,210
Traffic pads	630	SF	5.00	3,150

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Gutter	384	LF	20.00	7,680
Flashing and trim, roof specialties and accessories	11,973	SF	1.20	14,368
Roof access and ventilation				
Roof access ladder	1	EA	1,500.00	1,500
Roof hatch	3	EA	2,000.00	6,000
Caulking and sealants				
Caulking and sealants	13,620	SF	0.50	6,810
				<b>295,034</b>

**6. Interior Partitions, Doors & Glazing**

Partition framing and cores				
Wood studs framing				
Typical wall, 2" x 6" at 16" o.c	9,585	SF	7.00	67,095
Chase wall, 2 x 6" at 16" o.c	954	SF	10.00	9,540
Partition surfacing				
Gypsum board, taped and sanded	21,078	SF	4.00	84,312
Paint to gypsum board lining	21,078	SF	1.00	21,078
Insulation				
Sound batt insulation	10,539	SF	1.00	10,539
Balustrades and rails				
One piece stainless steel pole, 2 1/2' dia-				
Slide pole	24	LF	175.00	4,200
Chair rail at dinning room wall	18	LF	100.00	1,800
Window walls and borrowed lights				
Aluminum framed glazed windows with laminated, clear safety glazing	171	SF	80.00	13,680
Allow for operable windows	18	SF	25.00	450
Interior doors, frames and hardware				
Hollow metal doors, frame and hardware				
Single leaf with louver	1	EA	2,000.00	2,000
Single leaf with laminated tinted insulated glazing	1	EA	3,500.00	3,500
Solid core wood doors and hollow metal frames				
Single leaf with louver	18	EA	2,500.00	45,000
Single leaf with vision panel	4	EA	3,000.00	12,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Premium for self closing hardware	20	EA	550.00	11,000
Premium for panic hardware	2	EA	800.00	1,600
Access panels	1	LS	4,500.00	4,500
Miscellaneous rough & finish carpentry	13,620	SF	0.75	10,215
				<b>302,509</b>

**7. Floor, Wall & Ceiling Finishes**

<b>Floors</b>				
Carpet flooring	2,116	SF	5.00	10,580
Sealed concrete	7,771	SF	1.00	7,771
Ceramic floor tile, 12"x12"	1,012	SF	18.00	18,216
VCT flooring	205	SF	5.00	1,025
Rubber mat flooring, exercise room	590	SF	7.50	4,425
Stained concrete	1,389	SF	2.00	2,778
<b>Bases</b>				
Ceramic tile base	470	LF	12.00	5,640
Exposed concrete base	520	LF		
Rubber base	1,293	LF	2.50	3,233
<b>Walls</b>				
Ceramic wall tile, 6"x6'	4,230	SF	16.00	67,680
Plywood, fire resistant, telecom room	405	SF	4.50	1,823
Fiber reinforced panels	360	SF	14.00	5,040
Rubber mat wall panel-exercise room	132	SF	7.50	990
Allow for abuse resistant gyp wall	378	SF	3.00	1,134
<b>Ceilings</b>				
Ceramic tile ceiling at shower rooms, 3"x3"	78	SF	16.00	1,248
Acoustical ceiling tile, 2'x2'	2,028	SF	5.00	10,140
Gypsum board ceiling	10,977	SF	12.00	131,724
Allow for soffits and bulkheads	1	LS	5,500.00	5,500
<b>Column furring and furnishing</b>				
Allow for column furring and furnishing	1	LS	5,000.00	5,000
				<b>283,946</b>

**8. Function Equipment & Specialties**

Prefabricated compartments and accessories				
Toilet partitions	3	EA	1,000.00	3,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Shower doors	5	EA	900.00	4,500
Urinal screens	2	EA	350.00	700
Recessed towel dispenser/ waste receptacle-1003	9	EA	200.00	1,800
Wall mounted soap dispenser-1015	7	EA	70.00	490
Mirror with stainless steel frame	193	SF	15.00	2,895
Recessed seat cover/toilet paper dispenser and napkin disposal-1001	4	EA	220.00	880
Recessed soap dish at shower-1004	2	EA	50.00	100
Recessed toilet tissue dispenser-1026	5	EA	125.00	625
Surface mounted stainless steel corner shelf at shower-1046	6	EA	175.00	1,050
Robe hook-1012	28	EA	40.00	1,120
6" diam trash ring for trash disposal-0628	3	EA	150.00	450
Grab bars	6	EA	275.00	1,650
<b>Shelving and millwork</b>				
Janitor shelf and mop rack	2	EA	350.00	700
Full height shelving-6' high	53	LF	350.00	18,550
Full height shelving-7' high	26	LF	375.00	9,750
Mail shelving, 36" high	1	LS	4,000.00	4,000
Stainless steel shelf with hanging rod for drying	12	LF	120.00	1,440
Oxygen tank storage rack	1	EA	1,500.00	1,500
<b>Cabinets and countertops</b>				
Lavatory countertops with base cabinets	22	LF	420.00	9,240
Countertops	185	LF	200.00	37,000
Base cabinets	185	LF	350.00	64,750
Wall cabinets	112	LF	325.00	36,400
Key board tray	5	EA	150.00	750
Custom wood casework, counter and base at training room	28	LF	500.00	14,000
Stainless steel upper shelf	5	LF	350.00	1,750
Stainless steel splash	50	SF	30.00	1,500
Kitchen island and millwork	12	LF	500.00	6,000
Built-in platform bed with drawer	16	EA	750.00	12,000
Built-in desk at bunk beds	21	LF	150.00	3,150
<b>Amenities and convenience items</b>				
Refrigerators, range, range hood, microwave, dishwashers	1	LS	12,000.00	12,000
Washer extractor, washer, dryer	1	EA	20,000.00	20,000
Fire extinguisher cabinets	1	LS	3,500.00	3,500
Full height mirrors-exercise room	308	SF	15.00	4,620
Landing mat at pole	28	SF	35.00	980
Built in plastic laminate lockers, 2-tier	38	EA	275.00	10,450

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Bench at locker rooms	80	LF	250.00	20,000
Gear grid lockers, wall hung, 6' tall, 24" deep	26	EA	350.00	9,100
Presentation/display boards, insignia and graphics				
Exterior signage, 10" high metal letters	14	EA	150.00	2,100
Tackable wall board	344	SF	12.00	4,128
Marker board	75	SF	12.00	900
TV mounting	8	EA	150.00	1,200
Interior code and directional signage	13,083	SF	1.50	19,625
Interior signage and graphics	1	LS	5,000.00	5,000
Light control and vision equipment				
Window shades, blinds and shutters-Allow	486	SF	12.00	5,832
Projection screens	2	EA	3,500.00	7,000
				<b>368,175</b>

**9. Stairs & Vertical Transportation**

Staircase flights- floor to floor				
Precast concrete stairs including landings, resilient finish and handrails	1	FLT	35,000.00	35,000
				<b>35,000</b>

**10. Plumbing Systems**

Sanitary Fixtures	33			
Water closets	8	EA	1,625.00	13,000
Urinals	4	EA	1,585.00	6,340
Lavatories	9	EA	1,550.00	13,950
Shower	6	EA	2,450.00	14,700
Sinks				
Kitchen, dbl bowl, w/disposer	1	EA	1,975.00	1,975
Single bowl w/disposer	1	EA	1,825.00	1,825
Scullery type, single compartment	1	EA	2,100.00	2,100
Mop sink, laundry sink	3	EA	2,250.00	6,750
Washer wall box	1	EA	750.00	750
Sanitary waste, vent and service pipework				
Floor drains/sinks	12	EA	825.00	9,900
Trench drains, 54' long	4	EA	13,450.00	53,800
Hose bibbs	6	EA	500.00	3,000
Sanitary waste/vent pipework, <= 4", underslab	626	LF	65.00	40,690
Sanitary waste/vent pipework, <= 4"	855	LF	60.00	51,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Domestic cold water, <= 3"	60	LF	85.00	5,100
Domestic cold water, <= 2"	786	LF	48.00	37,728
Trap primer lines, 1/2"	382	LF	25.00	9,550
Domestic hot water/return, <= 2"	683	LF	42.00	28,686
Pipe insulation	683	LF	12.00	8,196
Valves and specialties	1	LS	8,250.00	8,250
Condensate drainage, 3/4"	246	LF	45.00	11,070
<b>Water treatment, storage and circulation</b>				
Water heaters, 100 gallon	2	EA	7,500.00	15,000
Undercounter, instantaneous type	1	EA	1,500.00	1,500
Circulation pump, 2gpm, 1/25hp	1	EA	750.00	750
<b>Storm drainage</b>				
Roof/overflow drains	16	EA	1,125.00	18,000
Storm/overflow drainage pipework, <= 4"	344	LF	65.00	22,360
<b>Compressed air equipment</b>				
Air compressor, two stage reciprocating, 7.5 hp, 80 gallon receiver	1	LS	3,600.00	3,600
Compressed air pipework, <= 1-1/2"	520	LF	45.00	23,400
Hose reels	7	EA	750.00	5,250
Quick disconnects	10	EA	50.00	500
<b>Natural gas</b>				
3" pipework	181	LF	65.00	11,765
<= 2" pipework	357	LF	55.00	19,635
Seismic valve	1	EA	825.00	825
Solenoid valve	2	EA	625.00	1,250
Control station, wall mounted panel	2	EA	1,125.00	2,250
<b>Miscellaneous Plumbing Systems</b>				
Sand/oil interceptor, two compartment, 1000 gallon, manholes and extensions, 24" gas tight CI covers	1	EA	5,000.00	5,000
Reverse osmosis, 50 gpd, purified water, two sink spigots, air gap, 12.8 gallon storage, complete with tubing	1	LS	3,950.00	3,950
<b>Fuel oil storage and delivery</b>				
Fuel oil tank, above ground, dual fuel, 1500 gallon diesel, 500 gallon gasoline, Fuel dispenser packages, side mounted, fuel master	1	LS	10,000.00	10,000
Spill containment	2	EA	20,000.00	40,000
Double contained fuel oil delivery pipework	1	LS	3,500.00	3,500
	60	LF	195.00	11,700

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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Control, leak detection, level sensor and alarm panels, veeder root	1	LS	4,850.00	4,850
Fuel oil pumps	2	EA	1,225.00	2,450

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Testing and disinfecting	1	LS	16,500.00	16,500
				<b>552,695</b>

**11. Heating, Ventilation & Air Conditioning**

Heating and chilling generation equipment				
Condensing unit, CU-1 and -2, <= 1.5ton	2	EA	1,500.00	3,000
Pipe, fittings, valves and specialties				
Refrigerant pipework, <= 2"	380	LF	45.00	17,100
Insulation	380	LF	10.00	3,800
Valves and specialties	1	LS	2,500.00	2,500
Air handling equipment				
Packaged gas/electric AC units, 7.4 ton	3,000	CFM	7.00	21,000
Packaged gas/electric AC units, 5 ton	2,000	CFM	8.00	16,000
Fan coil units, <= 710 cfm	4	EA	3,500.00	14,000
Split heat pump units, HP-1 and -2, 2.2 ton	2	EA	5,000.00	10,000
Unit heaters, 120mbh, 83% efficient	4	EA	2,000.00	8,000
Air distribution				
Galvanized sheet metal supply, return and exhaust ductwork	10,000	LBS	8.00	80,000
Intake and exhaust, water heater flues, 3"	156	LF	6.00	936
Flex duct	225	LF	15.00	3,375
Dampers				
Volume	45	EA	85.00	3,825
Zone and bypass dampers	8	EA	525.00	4,200
Combination, fire/smoke	1	LS	5,000.00	5,000
Duct insulation	5,400	SF	4.00	21,600
Acoustic lining	540	SF	4.50	2,430
Diffusers, registers and grilles				
Wall and ceiling diffusers	45	EA	175.00	7,875
Plymovent straight rail system	208	LF	100.00	20,800
Temperature controls	120	PTS	1,350.00	162,000
Testing and balancing	64	HR	160.00	10,240
Unit ventilation				
Ventahood, EF-1	1,200	CFM	1.00	1,200
Plymovent, EF-8	2,000	CFM	5.00	10,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Roof exhaust, EF-10	600	CFM	2.00	1,200
Roof exhaust, EF-13	5,000	CFM	1.50	7,500
Toilet and general exhaust fans, <= 400 cfm	11	EA	500.00	5,500
				<b>443,081</b>

**12. Electrical Lighting, Power & Communication**

Service and distribution

MSBD - main service distribution including  
 main breaker, meter and 400A/3 ATS  
 section, 208V/3  
 Service feeder conduit

600	AM	72.67	43,600
			<i>See Section 16</i>

Emergency power

Emergency generator

*See Section 16*

Machine and equipment connections

Including conduit and cables

AC unit, 208V/3, 20 hp  
 Air compressor, 208V/3, 7.5 hp  
 Condensing unit <= 5 hp  
 Heat pump, 208V/1  
 Circulating pump, 1/4 hp  
 Ply movent control panel , 50A  
 Fan coil unit, 208V/1  
 Exhaust fan, <= 1/4 hp  
 Exhaust fan, 120V/3, 1 1/5 hp  
 Exhaust fan, 208V/3, 7.5 hp  
 Unit heaters, 1/4 hp  
 Water heater connection  
 Hood power conn., 120V/1  
 Zone & Barrier by-pass dampers  
 Gas solenoid control station power conn,  
 120V/1  
 Bi-fold doors power and controls conn, 3/4  
 hp  
 Roll-up door power conn. 3/4 hp  
 Roll-up door controller  
 Local door operator switch connections  
 Irrigation controller power conn.  
 Miscellaneous specialty equipment  
 connections allow

2	EA	2,000.00	4,000
1	EA	950.00	950
2	EA	775.00	1,550
2	EA	750.00	1,500
1	EA	675.00	675
1	EA	1,525.00	1,525
4	EA	650.00	2,600
13	EA	650.00	8,450
1	EA	775.00	775
1	EA	975.00	975
4	EA	675.00	2,700
1	EA	500.00	500
1	EA	550.00	550
8	EA	575.00	4,600
1	EA	450.00	450
4	EA	900.00	3,600
4	EA	700.00	2,800
4	EA	500.00	2,000
6	EA	400.00	2,400
1	EA	400.00	400
13,620	SF	0.75	10,215

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
User convenience power				
Panel board breaker circuits, 120V	252	EA	105.00	26,460
Feeder conduit and cables	675	LF	50.00	33,750
Stub-up (4) 3/4" C in ceiling /panel	120	LF	22.00	2,640
Receptacles including conduit and cables				
Duplex	119	EA	335.00	39,865
Duplex, gfi, wp locking type cover	17	EA	675.00	11,475
Duplex, 30A NEMA 5-30R	12	EA	450.00	5,400
Double duplex	14	EA	400.00	5,600
Special outlet	5	EA	425.00	2,125
Kitchen outlets				
Duplex	2	EA	350.00	700
Duplex, gfi	10	EA	365.00	3,650
Duplex, dedicated	6	EA	400.00	2,400
Turnout extractor, 120V/3	1	EA	550.00	550
Lighting				
Lighting luminaires including conduit and cables				
A - recessed 2' x 2' direct/indirect fluorescent luminaire, 2 lamps	65	EA	600.00	39,000
B - wall mounted vanity luminaire, electronic ballast, 2 lamps	1	EA	550.00	550
C - 6" recessed compact fluorescent down light luminaire, electronic ballast, (1) 26W lamp	13	EA	600.00	7,800
D - 6" recessed compact fluorescent down light luminaire, electronic ballast, (1) 26W lamp	40	EA	585.00	23,400
E - 6" semi-recessed compact fluorescent down light luminaire, electronic ballast, (1) 26W lamp, UL listed for wet location	7	EA	600.00	4,200
F - surface mounted 1' x 4' fluorescent wrap around luminaire, 2 lamps	6	EA	575.00	3,450
G - recessed 1' x 4' fluorescent luminaire, prismatic acrylic lens, electronic ballast, 2 lamps	83	EA	550.00	45,650
H - recessed horizontally mounted twin tube fluorescent step light	2	EA	575.00	1,150
J - wall mounted LED reading luminaire, matte chrome, white finish	18	EA	625.00	11,250
Occupant sensors	39	EA	400.00	15,600
Switches	69	EA	265.00	18,285
Light and power specialties				
Grounding	1	LS	5,000.00	5,000
Cable tray, allow	250	LF	45.00	11,250
Lighting control panel	1	EA	7,500.00	7,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Door bell	1	EA	600.00	600
Fuel master power connections, 120V/1	1	EA	800.00	800
Telephone data and communications				
Fire rated plywood	3	EA	200.00	600
Data rack	1	EA	1,500.00	1,500
MDF patch panels, terminal blocks, wire manager, patch cords, allow including conduit and cables	1	LS	4,000.00	4,000
Teledata outlet	32	EA	675.00	21,600
Teledata outlet/floor box	1	EA	850.00	850
Voice outlet	3	EA	600.00	1,800
Data outlet	12	EA	650.00	7,800
911 telephone outlet, wp box w/hinged door, 3/4"C	1	EA	1,000.00	1,000
(1) 1' conduit and junction box- Bi-fold door/traffic controls/ 1/2"C w/pull string from push button to	985	LF	8.00	7,880
Locution panel	100	LF	5.00	500
Drop cord and j.box	4	EA	600.00	2,400
AV system - conduit and box only				
Speakers, conduit and j.box only	46	EA	250.00	11,500
Surround speakers, conduit j.box only	6	EA	275.00	1,650
(2) 2" conduit	50	LF	22.00	1,100
AV rack	1	EA	1,500.00	1,500
AV equipment, installation including cables, allc	1	LS	40,000.00	40,000
TV antenna conduit and w.p box , (1) 2"	30	LF	22.00	660
TV outlet including conduit and cables	12	EA	850.00	10,200
Wireless Clock system, GPS receiver/transceiver, wireless analog clocks, allow	1	LS	4,500.00	4,500
Fire alarm system				
Fire alarm control and annunciator panels, allow	1	LS	12,000.00	12,000
Fire alarm initiating devices, connection to BMS, including conduit and cables	13,620	SF	3.75	51,075
				<b>611,030</b>

**13. Fire Protection Systems**

Automatic wet sprinkler system	13,620	SF	6.00	81,720
				<b>81,720</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>14. Site Preparation &amp; Building Demolition</b>				
Demolition of building structures Demolish existing above ground structures, slabs, concrete foundations, walks, landscape and curbs	23,087	SF	10.00	230,870
Site protective construction Allow for erosion control	49,660	SF	0.20	9,932
Selective demolition				
Remove existing trees	7	EA	175.00	1,225
Remove existing fence	308	LF	10.00	3,080
Remove, curb, gutter and sidewalk	4,756	SF	4.00	19,024
Site clearing and grading				
Site clearing and fine grading	49,660	SF	0.50	24,830
Rough grading	49,660	SF	1.50	74,490
Overexcavate and recompact under paved areas, allow 2' deep	1,998	CY	20.00	39,960
				<b>403,411</b>

**15. Site Paving, Structures & Landscaping**

Paving and surfacing				
Pedestrian paving				
Concrete sidewalk, 4" on 6" aggregate base	3,854	SF	10.00	38,540
Vehicular paving				
Pervious concrete paving	4,101	SF	13.00	53,313
Reinforced concrete driveway, 6" on 6" aggregate base	5,582	SF	12.50	69,775
Asphalt paving, 6" on 11" aggregate base	13,433	SF	5.00	67,165
Concrete curb	945	LF	25.00	23,625
Striping to paving	23,116	SF	0.20	4,623
Site structures				
Chain-link fence, 6' high	386	LF	42.00	16,212
Wrought iron fence, 6' high	101	LF	50.00	5,050
Pedestrian gate-single leaf	3	EA	3,500.00	10,500
Trash enclosure, double leaf gate	1	EA	7,500.00	7,500
Rolling security gate, 6 high and equipment	1	EA	15,000.00	15,000
Patio wall, cmu 8", 6' high	342	SF	40.00	13,680

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Trash enclosure, CMU walls 8", painted	324	SF	35.00	11,340
Allow for equipment pad	1	LS	5,000.00	5,000
<b>Site furnishing</b>				
Bike racks	1	LS	750.00	750
Flag pole	3	EA	15,000.00	45,000
Wheel stops	10	EA	60.00	600
Bollards	33	EA	170.00	5,610
Trash bin and recycle bins	1	LS	1,500.00	1,500
Truncate dome	1	EA	1,500.00	1,500
Allow for miscellaneous site structures and furnishing	1	LS	5,000.00	5,000
Site signage	1	LS	5,500.00	5,500
<b>Landscape</b>				
Soil preparation including grading and	11,985	SF	1.50	17,978
Trees- 15 gal	18	EA	1,000.00	18,000
Decomposed granite at health portal until construction	1,790	SF	3.50	6,265
Ground cover				
1 gal	4,130	SF	5.00	20,650
Turf sod	1,811	SF	2.50	4,528
Bioswale	410	SF	7.00	2,870
Shrubs				
1 gal	246	EA	30.00	7,380
5 gal	250	EA	75.00	18,750
Irrigation	11,985	SF	4.00	47,940
<b>Offsite improvements</b>				
<b>Paving and surfacing</b>				
Construct concrete ramp	288	SF	15.00	4,320
Construct sidewalk	2,698	SF	10.00	26,980
Construct driveway	1,770	SF	12.00	21,240
<b>Site lighting</b>				
<b>Luminaires including conduit and cables</b>				
SA - 8" aperture recessed LED down light luminaire with lens, UL listed for damp locations	4	EA	600.00	2,400
SB - wall mounted LED luminaire	9	EA	700.00	6,300
SC - wall mounted LED luminaire	5	EA	700.00	3,500
SD - wall mounted compact fluorescent vapor luminaire with red globe	1	EA	575.00	575
SE - wall mounted compact fluorescent luminaire	5	EA	550.00	2,750
SF - 15' pole mounted area light luminaire, 250w hps lamp	7	EA	5,000.00	35,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
SG - 15' pole mounted area light luminaire, 250w hps lamp	1	EA	5,000.00	5,000
SH - 10" round in-grade LED luminaire with anti-slip lens, UL listed for wet locations	3	EA	775.00	2,325
Light bollards/civil drawing	7	EA	2,200.00	15,400
Lighting controls, including lighting control relay panel, 7-day, 365-day 2-channel time clock with daylight and leap year adjustments and photo cell	1	LS	11,000.00	11,000
Site drainage				
Storm drain pipework, 12"	675	LF	85.00	57,375
Storm drain inlets	11	EA	3,250.00	35,750
Storm drain manholes	4	EA	7,500.00	30,000
Connect to existing	1	LS		
				<b>811,058</b>

**16. Utilities on Site**

Mechanical utilities

Water

6" fire water service	100	LF	125.00	12,500
2-1/2" domestic water service	150	LF	85.00	12,750
6" double check valve assembly	1	EA	6,500.00	6,500
6" check valve	1	EA	2,500.00	2,500
Post indicator valve and Fire department connection	1	EA	2,250.00	2,250
2-1/2" backflow preventer	1	EA	2,500.00	2,500
Metering	1	LS	5,500.00	5,500
Connect to existing water main, 6"	2	EA	2,850.00	5,700

Sanitary sewer

6" sewer pipework	140	LF	75.00	10,500
4" sewer pipework	55	LF	65.00	3,575
Sewer cleanout	1	EA	850.00	850
Sewer manhole	1	EA	8,500.00	8,500
Connect to existing 6" SS line	1	EA	2,250.00	2,250

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Natural gas				
Service line and meter provided by PG&E				NIC
Stub-out to meter and connection	1	LS	750.00	750
Earthquake valve (allow)				<i>included with Plumbing</i>
Electrical utilities				
Normal power				
Transformer pad	1	EA	3,500.00	3,500
(1) 4" service conduit, u/g, conc.				
Encased stub-out and cap	15	LF	40.00	600
(1) 4" service conduit/sub-out to future				
HP bldg, u/g conc. encased	250	LF	40.00	10,000
(1) 4" conduit u/g, conc. encased to MSBD	85	LF	40.00	3,400
<i>Transformer, primary and secondary</i>				
<i>service conductors and terminations.</i>				<i>BY PG &amp; E</i>
Emergency power				
Emergency generator, 208/3, including				
particulate filter, Quite Site II enclosure	175	kW	515.00	90,125
Generator load bank and feeder				
breakers, 400 A/3	2	EA	5,200.00	10,400
Feeder u/g conc. encased (2) 4"C, 4				
#350 kcmil + 1 #3/0 gnd	130	LF	120.00	15,600
GCP - generator control panel	1	EA	8,500.00	8,500
GAP - generator remote alarm panel	1	EA	1,500.00	1,500
VRP - power connections incl. conduit				
and cables, 120V/1	1	EA	1,950.00	1,950
EPO - emergency stop button, including				
conduit and wires	1	EA	800.00	800
20A, 4-pole contactor in 8"x8"x4"				
NEMA1 pull box	1	EA	750.00	750
Generator control conduit and wires	130	LF	20.00	2,600
(1) 1" C w/5 #12 and (1) 1"C w/control				
wires, u/g conc encased	130	LF	46.00	5,980
Motorized gate power connection,				
120V/1	1	EA	1,500.00	1,500
(1) 1" C + 3 #10 for fuel dispenser, water				
heater, battery charger	225	LF	22.00	4,950
Fuel master connections, 120V/3	1	EA	2,100.00	2,100
Particulate filter power conn, including				
conduit and cables	1	LS	1,950.00	1,950
(2) 1"C fuel pump control controls				

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Telecom				
Telecom service - (2) 4" C & (1) 4"C spare, u/g conc. encased , stub-out	80	LF	55.00	4,400
Security				
Door control relay and cabinet	1	EA	700.00	700
Key reader	3	EA	1,200.00	3,600
				<hr/>
				<b>251,530</b>

**HEALTH PORTAL AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Health Portal	2,310		
SUBTOTAL, Enclosed Area	<hr/>	2,310	
Covered area			
SUBTOTAL, Covered Area @ ½ Value		<hr/>	
<b>TOTAL GROSS FLOOR AREA</b>			<hr/> 2,310

**Control Quantities**

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.433
Gross Area	2,310	SF	1.000
Enclosed Area	2,310	SF	1.000
Covered Area	0	SF	0.000
Footprint Area	2,310	SF	1.000
Volume	27,720	CF	12.000
Basement Volume	0	CF	0.000
Gross Wall Area	2,560	SF	1.108
Windows or Glazing Area	26.56%	680 SF	0.294
Roof Area - Total		2,550 SF	1.104

**HEALTH PORTAL COMPONENT SUMMARY**

	<b>Gross Area:</b>	<b>2,310 SF</b>	
		<b>\$/SF</b>	<b>\$x1,000</b>
1. Foundations		20.38	47
2. Vertical Structure		22.00	51
3. Floor & Roof Structures		34.00	79
4. Exterior Cladding		79.39	183
5. Roofing, Waterproofing & Skylights		16.56	38
<b>Shell (1-5)</b>		<b>172.34</b>	<b>398</b>
6. Interior Partitions, Doors & Glazing		29.15	67
7. Floor, Wall & Ceiling Finishes		36.00	83
<b>Interiors (6-7)</b>		<b>65.15</b>	<b>151</b>
8. Function Equipment & Specialties		47.06	109
9. Stairs & Vertical Transportation		0.00	0
<b>Equipment &amp; Vertical Transportation (8-9)</b>		<b>47.06</b>	<b>109</b>
10. Plumbing Systems		44.85	104
11. Heating, Ventilating & Air Conditioning		45.00	104
12. Electric Lighting, Power & Communications		45.00	104
13. Fire Protection Systems		6.00	14
<b>Mechanical &amp; Electrical (10-13)</b>		<b>140.85</b>	<b>325</b>
<b>Total Building Construction (1-13)</b>		<b>425.40</b>	<b>983</b>
14. Site Preparation & Demolition		2.00	5
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
<b>Total Site Construction (14-16)</b>		<b>2.00</b>	<b>5</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>427.40</b>	<b>987</b>
General Conditions	11.50%	49.35	114
Contractor's Overhead & Profit or Fee	4.00%	19.05	44
<b>PLANNED CONSTRUCTION COST</b>	<b>May 2013</b>	<b>495.80</b>	<b>1,145</b>
Contingency for Development of Design	15.00%	74.46	172
Cost Escalation to Start Date	0.50%	3.03	7
<b>RECOMMENDED BUDGET</b>	<b>July 2013</b>	<b>573.29</b>	<b>1,324</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>1. Foundations</b>				
Excavation Overexcavate existing soils, backfill and recompact, 5' deep	607	CY	30.00	18,210
Reinforced concrete including excavation Reinforced concrete pad footing and wall footing	2,310	SF	12.50	28,875
				<b>47,085</b>
<b>2. Vertical Structure</b>				
Wood posts, shear bracing, load bearing walls	2,310	SF	22.00	50,820
				<b>50,820</b>
<b>3. Floor and Roof Structure</b>				
Floor at lowest level Reinforced concrete slab on grade	2,310	SF	10.00	23,100
Roof framing Wood joist framing, plywood sheathing and miscellaneous blocking	2,310	SF	22.00	50,820
Miscellaneous Miscellaneous blocking, bracing and framing hardware	2,310	SF	2.00	4,620
				<b>78,540</b>
<b>4. Exterior Cladding</b>				
Exterior cladding Applied exterior finishes, interior lining, doors and architectural detailing, per exposed wall area	1,880	SF	65.00	122,200
Windows, glazing and louvers-allow	680	SF	90.00	61,200
				<b>183,400</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>5. Roofing, Waterproofing &amp; Skylights</b>				
Roof covering, insulation, roofing upstands and sheet metal, roof access and miscellaneous caulking and sealants	2,550	SF	15.00	38,250
				<b>38,250</b>
<b>6. Interior Partitions, Doors &amp; Glazing</b>				
Partition framing and cores Non load bearing wood stud wall framing, surfacing and insulation	2,310	SF	14.00	32,340
Allow for interior railing	1	LS	3,500.00	3,500
Window walls and borrowed lights Interior glazing	1	LS	3,500.00	3,500
Interior doors, frames and hardware	1	LS	28,000.00	28,000
				<b>67,340</b>
<b>7. Floor, Wall &amp; Ceiling Finishes</b>				
Floor finishes	2,310	SF	12.00	27,720
Wall finishes	2,310	SF	12.00	27,720
Ceiling finishes	2,310	SF	12.00	27,720
				<b>83,160</b>
<b>8. Function Equipment &amp; Specialties</b>				
Toilet and lavatory accessories	2	EA	950.00	1,900
Sink accessories- exam rooms and labs	13	EA	250.00	3,250
Shelving and millwork				
Reception desk	20	LF	600.00	12,000
Work surface	22	LF	200.00	4,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Countertops,basecabinet and wall cabinets	51	LF	800.00	40,800
Exam room and treatment room millwork	36	LF	400.00	14,400
Allowance for miscellaneous shelving and millwork	1	LS	20,000.00	20,000
Amenities and convenience items				
Fire extinguisher cabinets	1	LS	3,500.00	3,500
Presentation/display boards, insignia and graphics				
Interior code and directional signage	2,310	SF	1.50	3,465
Interior signage and graphics	1	LS	2,500.00	2,500
Light control and vision equipment				
Window shades, blinds and shutters-Allow	1	LS	2,500.00	2,500
				<b>108,715</b>

**9. Stairs & Vertical Transportation**

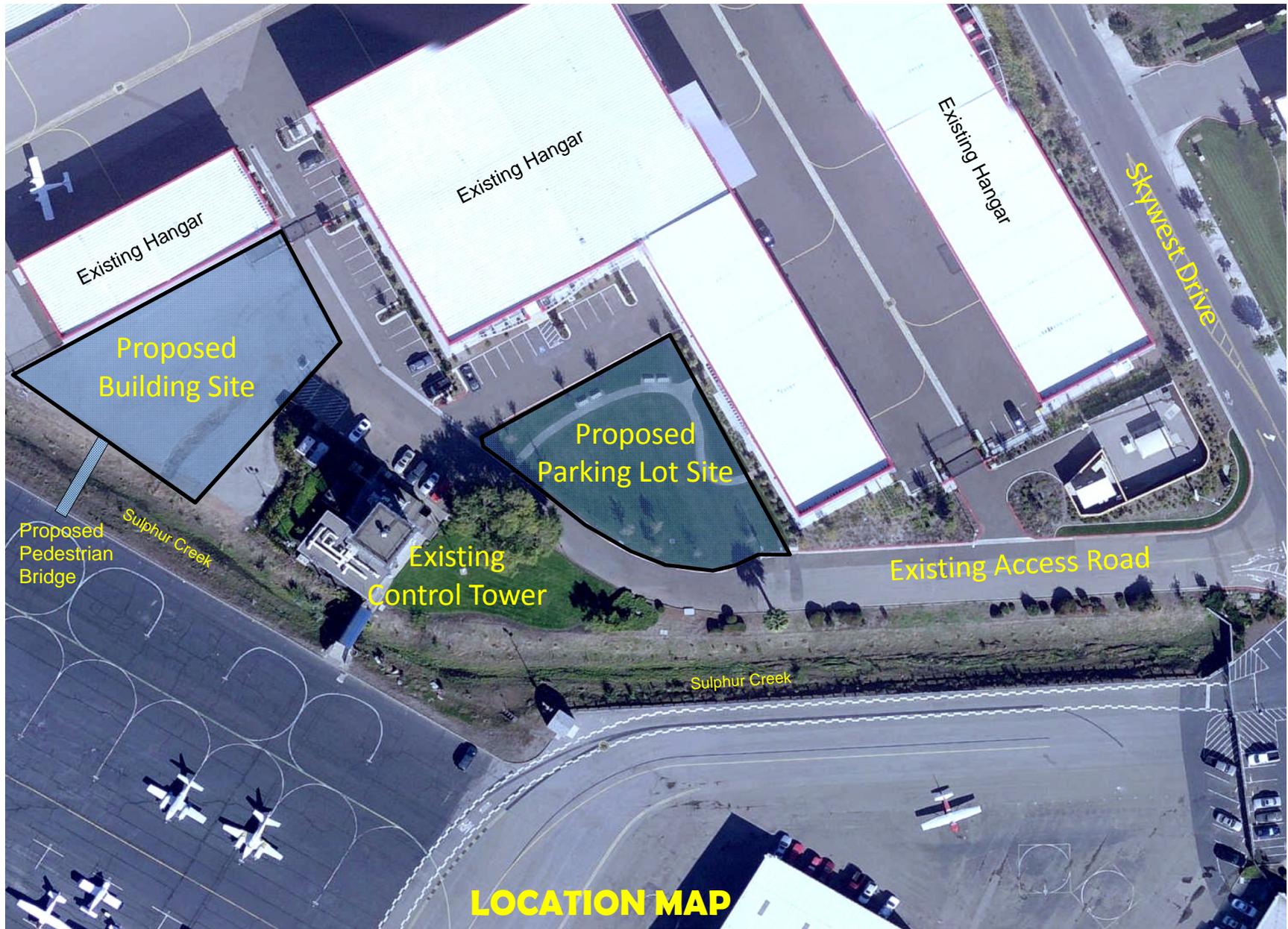
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**10. Plumbing Systems**

Sanitary fixtures	16			
Water closets	2	EA	1,625.00	3,250
Lavatories	2	EA	1,550.00	3,100
Exam room sinks	10	EA	1,675.00	16,750
Break room sink	1	EA	1,825.00	1,825
Lab sink	1	EA	1,675.00	1,675
Sanitary waste, vent and service pipework				
Rough-in sanitary waste/vent, domestic cold and hot water	16	EA	3,500.00	56,000
Water treatment, storage and circulation				
Water heaters, 100 gallon	1	EA	7,500.00	7,500
Expansion tank	1	EA	750.00	750
Circulation pump	1	EA	1,250.00	1,250
Storm drainage				
Roof/overflow drains	4	EA	1,125.00	4,500
Storm/overflow drainage pipework, <= 4"	60	LF	65.00	3,900
Testing and disinfecting	1	LS	3,100.00	3,100

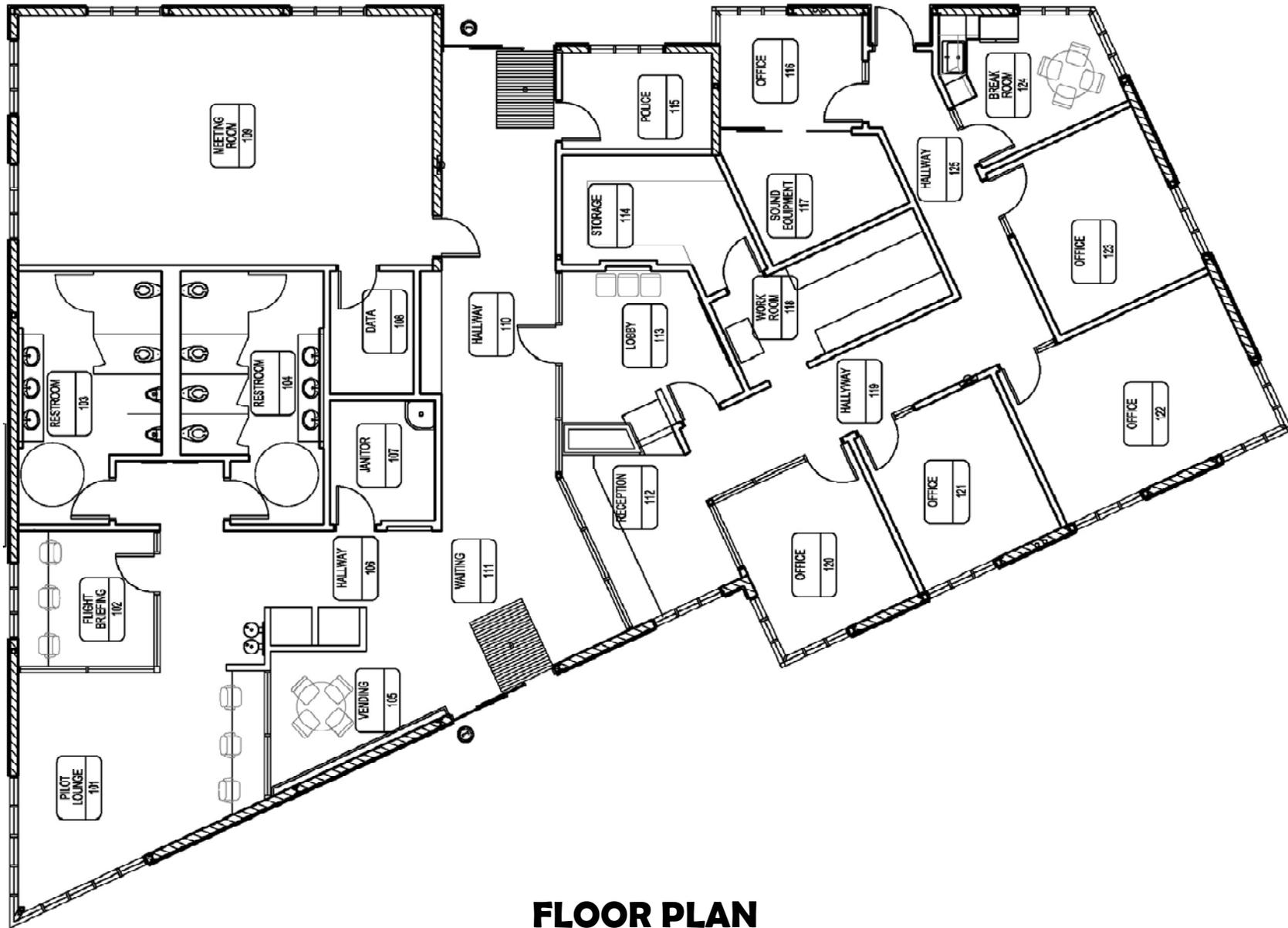
<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
				<b>103,600</b>
<b><u>11. Heating, Ventilation &amp; Air Conditioning</u></b>				
HVAC allowance	2,310	SF	45.00	103,950
				<b>103,950</b>
<b><u>12. Electrical Lighting, Power &amp; Communication</u></b>				
Electrical including main service panel, subpanels, feeders, HVAC equipment conn. lighting, receptacles, teledata and communications systems, conduit & cables	2,310	SF	45.00	103,950
				<b>103,950</b>
<b><u>13. Fire Protection Systems</u></b>				
Automatic wet sprinkler system	2,310	SF	6.00	13,860
				<b>13,860</b>
<b><u>14. Site Preparation &amp; Building Demolition</u></b>				
Site protection and grading Fine grading at building pad	2,310	SF	2.00	4,620
				<b>4,620</b>
<b><u>15. Site Paving, Structures &amp; Landscaping</u></b>				
Included with Fire Station 7				<b>0</b>
<b><u>16. Utilities on Site</u></b>				
Included with Fire Station 7				<b>0</b>

	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>Alternate 1: Prefabricated Pedestrian Bridge</u></b>				
Pedestrian bridge, including support and finish	490	SF	290.00	142,100
Markups	13.82	%	142,100.00	19,631
				<hr/> <b>161,731</b>





**SITE PLAN**



**FLOOR PLAN**



**WEST ELEVATION FACING THE RUNWAY**

CITY OF HAYWARD  
 CONSTRUCTION OF HAYWARD EXECUTIVE AIRPORT ADMINISTRATION BUILDING  
 PROJECT NO. 6815  
 BIDS OPENED: 4/16/13  
 (NUMBER OF BIDS RECEIVED - 7)

<b>BID SUMMARY</b>				<b>*ENGINEER'S ESTIMATE</b>		<b>S W Allen Construction, Inc.</b>		<b>Pacific-Mountain Contractors of CA, Inc.</b>	
						4777 Auburn Blvd, Suite 100 Sacramento, CA 95841 (916) 344-2098 (916) 344-0307 Fax		4061 Port Chicago Hwy Suite H Concord, CA 94520 (925) 603-2652 (925) 687-8430 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID (ITEMS 1-4)</b>									
1-4	1	LS	CONSTRUCTION OF ADMINISTRATION BUILDING INCLUDING PARKING LOT, BUILDER'S RISK INSURANCE, RECYCLING IMPLEMENTATION, AND ADMINISTRATIVE CHANGE ORDERS (\$1 93,000)	3,708,000.00	3,708,000.00	3,824,968.00	3,824,968.00	3,885,961.00	3,885,961.00
<b>TOTAL BASE BID</b>				<b>3,708,000.00</b>		<b>** 3,824,968.00</b>		<b>3,885,961.00</b>	
<b>ADDITIVE BID ALTERNATE (ITEM 5)</b>									
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
5	1	LS	PREFABRICATED PEDESTRIAN BRIDGE INCLUDING CONCRETE ABUTMENTS. SEE SPECIAL NOTE FOR PEDESTRIAN BRIDGE (SHEET NO. 2 OF 105) UNDER PROJECT DESCRIPTION	162,000.00	162,000.00	146,984.00	146,984.00	182,643.00	182,643.00
<b>TOTAL ADDITIVE BID ALTERNATE</b>				162,000.00		146,984.00		182,643.00	
<b>TOTAL BID</b>				<b>3,870,000.00</b>		<b>3,971,952.00</b>		<b>4,068,604.00</b>	

\* Engineer's Estimate determined by AECOM Technical Services, all inclusive lump sum

\*\* Total Base Bid Correction

CITY OF HAYWARD  
 CONSTRUCTION OF HAYWARD EXECUTIVE AIRPORT ADMINISTRATION BUILDING  
 PROJECT NO. 6815  
 BIDS OPENED: 4/16/13  
 (NUMBER OF BIDS RECEIVED - 7)

<b>BID SUMMARY</b>				<b>*ENGINEER'S ESTIMATE</b>		<b>Sausal Corporation</b>		<b>Gonsalves and Stronck Construction Company, Inc.</b>	
				422 Whitney Street San Leandro, CA 94577 (510) 568-6600 (510) 632-9769 Fax		1000 Washington Street San Carlos, CA 94070 (650) 802-2960 (650) 802-2970 Fax			
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID (ITEMS 1-4)</b>									
1-4	1	LS	CONSTRUCTION OF ADMINISTRATION BUILDING INCLUDING PARKING LOT, BUILDER'S RISK INSURANCE, RECYCLING IMPLEMENTATION, AND ADMINISTRATIVE CHANGE ORDERS (\$1 93,000)	3,708,000.00	3,708,000.00	3,915,900.00	3,915,900.00	3,963,777.00	3,963,777.00
<b>TOTAL BASE BID</b>				<b>3,708,000.00</b>		<b>3,915,900.00</b>		<b>3,963,777.00</b>	
<b>ADDITIVE BID ALTERNATE (ITEM 5)</b>									
5	1	LS	PREFABRICATED PEDESTRIAN BRIDGE INCLUDING CONCRETE ABUTMENTS. SEE SPECIAL NOTE FOR PEDESTRIAN BRIDGE (SHEET NO. 2 OF 105) UNDER PROJECT DESCRIPTION	162,000.00	162,000.00	290,000.00	290,000.00	167,700.00	167,700.00
<b>TOTAL ADDITIVE BID ALTERNATE</b>				162,000.00		290,000.00		167,700.00	
<b>TOTAL BID</b>				<b>3,870,000.00</b>		<b>4,205,900.00</b>		<b>4,131,477.00</b>	

\* Engineer's Estimate determined by AECOM Technical Services, all inclusive lump sum

CITY OF HAYWARD  
 CONSTRUCTION OF HAYWARD EXECUTIVE AIRPORT ADMINISTRATION BUILDING  
 PROJECT NO. 6815  
 BIDS OPENED: 4/16/13  
 (NUMBER OF BIDS RECEIVED - 7)

<b>BID SUMMARY</b>				<b>*ENGINEER'S ESTIMATE</b>		<b>Zovich &amp; Sons, Inc.</b>		<b>Alten Construction, Inc.</b>	
						2485 Technology Dr Hayward, CA 94545 (510) 784-1273 (510) 784-0173 Fax		720 12th Street Richmond, CA 94801 (510) 234-4200 (510) 234-4221 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID (ITEMS 1-4)</b>									
1-4	1	LS	CONSTRUCTION OF ADMINISTRATION BUILDING INCLUDING PARKING LOT, BUILDER'S RISK INSURANCE, RECYCLING IMPLEMENTATION, AND ADMINISTRATIVE CHANGE ORDERS (\$1 93,000)	3,708,000.00	3,708,000.00	3,970,500.00	3,970,500.00	4,104,640.00	4,104,640.00
<b>TOTAL BASE BID</b>				<b>3,708,000.00</b>		<b>3,970,500.00</b>		<b>4,104,640.00</b>	
<b>ADDITIVE BID ALTERNATE (ITEM 5)</b>									
5	1	LS	PREFABRICATED PEDESTRIAN BRIDGE INCLUDING CONCRETE ABUTMENTS. SEE SPECIAL NOTE FOR PEDESTRIAN BRIDGE (SHEET NO. 2 OF 105) UNDER PROJECT DESCRIPTION	162,000.00	162,000.00	125,000.00	125,000.00	162,000.00	162,000.00
<b>TOTAL ADDITIVE BID ALTERNATE</b>				162,000.00		125,000.00		162,000.00	
<b>TOTAL BID</b>				<b>3,870,000.00</b>		<b>4,095,500.00</b>		<b>4,266,640.00</b>	

\* Engineer's Estimate determined by AECOM Technical Services, all inclusive lump sum

CITY OF HAYWARD  
 CONSTRUCTION OF HAYWARD EXECUTIVE AIRPORT ADMINISTRATION BUILDING  
 PROJECT NO. 6815  
 BIDS OPENED: 4/16/13  
 (NUMBER OF BIDS RECEIVED - 7)

<b>BID SUMMARY</b>				<b>*ENGINEER'S ESTIMATE</b>		<b>Transworld Construction, Inc.</b>	
						1178 Folsom Street San Francisco, CA 94103 (415) 626-5500 x102 (415) 863-3578 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID (ITEMS 1-4)</b>							
1-4	1	LS	CONSTRUCTION OF ADMINISTRATION BUILDING INCLUDING PARKING LOT, BUILDER'S RISK INSURANCE, RECYCLING IMPLEMENTATION, AND ADMINISTRATIVE CHANGE ORDERS (\$1 93,000)	3,708,000.00	3,708,000.00	4,248,000.00	4,248,000.00
<b>TOTAL BASE BID</b>				<b>3,708,000.00</b>		<b>4,248,000.00</b>	
<b>ADDITIVE BID ALTERNATE (ITEM 5)</b>							
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
5	1	LS	PREFABRICATED PEDESTRIAN BRIDGE INCLUDING CONCRETE ABUTMENTS. SEE SPECIAL NOTE FOR PEDESTRIAN BRIDGE (SHEET NO. 2 OF 105) UNDER PROJECT DESCRIPTION	162,000.00	162,000.00	163,984.00	163,984.00
<b>TOTAL ADDITIVE BID ALTERNATE</b>				162,000.00		163,984.00	
<b>TOTAL BID</b>				<b>3,870,000.00</b>		<b>4,411,984.00</b>	

\* Engineer's Estimate determined by AECOM Technical Services, all inclusive lump sum

DATE: June 18, 2013

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Downtown Business Improvement Area Annual Report, Proposed Budget for FY 2013-2014, and Setting Public Hearing for July 9, 2013

### **RECOMMENDATION**

That the City Council accepts the Downtown Business Improvement Area “Annual Report and Proposed Budget for FY 2014,” and adopts the attached resolution (Attachment I) setting a public hearing for July 9, 2013, to consider the Annual Downtown Business Improvement Area levy.

### **BACKGROUND**

Hayward’s Downtown Business Improvement Area (“DBIA”) was established by the City Council in 1984. The DBIA’s purpose is to promote the economic revitalization and physical improvement of the downtown business district and to attract new business to the downtown.

The DBIA Advisory Board’s Annual Report and Proposed Budget for FY 2014 are attached to this report as Attachment II. The Annual Report is mandated by the State legislation that enables a city to establish an assessment district. The Annual Report is required to discuss a variety of topics concerning boundaries, levy rates, business classifications, recommended funding from the DBIA levy, and other sources. It also recommends the DBIA activities for the upcoming fiscal year.

The DBIA’s boundaries and levy rates are shown on pages four through six of the Annual Report. This area includes more than 500 holders of Hayward business licenses. Within it are three benefit zones, each with different levy rates. State law requires that levy rates relate to the amount of benefit derived by the businesses being assessed. Zones 1 and 2 were established in 1984. Zone 1A was adopted by City Council as a subset of Zone 1 in FY 2002. Zone 1A is comprised of the downtown core and has the highest assessment rates. The amount of assessment fees paid by the business owner is determined by the type of business. Retail business owners pay between \$75 to \$500 per year, depending on gross receipts and the location (see the map in Attachment II). Professional service and other non-retail business owners pay a flat fee ranging from \$75 to \$200, depending on the location.

Every year, the DBIA Advisory Board recommends to the City Council, an annual budget to fund activities in the following categories: (1) Events and Promotions; (2) Decorative Banners; (3) Communications with DBIA members; and (4) sidewalk steam cleaning. Since 2008, the amount of

DBIA assessments collected has been impacted by business closures, and business owners' inability to pay the assessment fee. When the economy was strong and businesses were thriving, the level of DBIA assessment fees collected had been as high as \$65,000 annually. In FY 2009, assessment fees collected began to decline, reaching a low of \$44,037 in FY 2011. Since that year, revenues have begun to rise again. The Revenue Department collected around \$52,000 in FY 2012 and has collected \$54,500 in FY 2013 as of June 1, 2013. This increase is indicative of an improving economy with businesses better positioned to pay the assessment fee and new businesses locating in the DBIA. In spite of this increasing revenue from assessment fees, the loss of Redevelopment Agency funds in FY 2013 (\$55,000 annually) had a significant impact on the level of services provided to DBIA businesses.

The assessment fee invoice and a brochure describing the services provided by the DBIA are mailed out annually in late December or early January with business license renewal applications (see Attachment III: Brochure). Business owners who do not pay the DBIA assessment fees in a timely manner are sent a demand letter in April. By June or July, if assessment fees are not paid businesses will receive a past due letter with a 10% penalty, up to 50% of the total fee due. Businesses that have not paid fees are reported to a private collection agency who attempts to collect the fees. Historically, the collection rate has been around 90%.

The proposed FY 2014 Budget is below, and is more fully described in the Annual Report (Attachment II). It should be noted that, at no cost to the DBIA, City staff continues to administer DBIA contracts, hold quarterly and special meetings, and meet the regulatory requirements of the DBIA. Staff has managed holiday festivities, which have included the Light Up the Season holiday event. In addition, the City's Revenue Department handles annual billing and collections.

## Proposed Budget FY 2014

<b>REVENUES</b>	
DBIA Assessments	\$ 55,000
DBIA Budget Reserve	\$ 35,000
<b>Total Revenues</b>	<b>\$ 90,000</b>
<b>EXPENSE ITEMS</b>	
Summer Street Parties (1)	
June 2013	\$ 7,500
July 2013	\$ 7,500
August 2013	\$ 7,500
Item Subtotal:	\$ 22,500
Banners	
One Banner Rotation	\$ 3,400
Banner Storage	\$ 500
Install New Hardware	\$ 15,000
Item Subtotal:	\$ 18,900
Marketing, Promotions & Communications	
Marketing Strategies (Could include banners)	\$ 33,000
Item Subtotal:	\$ 33,000
Sidewalk Cleaning Contract	
Sidewalk Cleaning Entire BIA 2 x Year	\$ 15,600
Item Subtotal:	\$ 15,600
<b>Total Budget</b>	<b>\$ 90,000</b>

## FISCAL AND ECONOMIC IMPACT

DBIA assessment revenue is currently expected to remain static at the \$55,000 level or increase slightly in the upcoming fiscal year. The Advisory Board has proposed to use \$35,000 of the budget reserve in FY 2014 for one-time expenses to purchase banner hardware (\$15,000) and develop new marketing strategies to complement the work contemplated in the recently adopted Economic Development Strategic Plan (\$20,000). The budget reserve currently has \$120,000.

Business Improvement Districts exist to help create the conditions that support a robust downtown economy. The DBIA mission/vision statement is: “To create a safe, clean, and inviting downtown environment that supports existing businesses, attracts new businesses, and increases the number of downtown visitors.”

## PUBLIC CONTACT

The DBIA Advisory Board met nine times during FY 2013 on the following dates: August 29, 2012; September 27, 2012; October 3, 2012; November 7, 2012; January 9, 2012; January 23, 2013; March 6, 2013; April 3, 2013; and June 5, 2013. A representative from the Hayward Chamber of Commerce attends DBIA Board meetings to report on Chamber activities and the BIA and Chamber coordinate closely on the street party implementation. A special all-member meeting was held on October 2, 2012, which was advertised in advance in a mailing to all members. Feedback

was collected through an interactive exercise on each service area, spending priorities, and ideas for future action items. On April 3, 2013, a quorum of the DBIA Advisory Board adopted a motion approving the proposed FY 2014 budget.

## **NEXT STEPS**

The attached resolution sets a public hearing date of July 9, 2013 to consider the FY 2014 DBIA Levy.

*Prepared by:* Mary Thomas, Analyst

*Recommended by:* Lori Taylor, Economic Development Manager  
Kelly McAdoo, Assistant City Manager

Approved by:



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Fran David, City Manager

### Attachments:

Attachment I:	Resolution
Attachment II:	FY 2013 Annual Report and FY 2014 Proposed Budget
Attachment III:	DBIA Brochure

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION ACCEPTING ANNUAL REPORT AND  
DECLARING INTENTION TO LEVY ANNUAL CHARGES  
FOR THE DOWNTOWN HAYWARD BUSINESS  
IMPROVEMENT AREA FOR THE FISCAL YEAR 2014  
AND PROVIDING FOR NOTICE OF HEARING THEREON

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

1. On September 18, 1984, the City Council established the Downtown Hayward Business Improvement Area pursuant to section 36500 et. seq. of the Streets and Highways Code of the State of California, which was commonly known as the Parking and Business Improvement Area Law of 1979 and, as now codified, is commonly known as the Parking and Business Improvement Law of 1989.

2. The Advisory Board for the Downtown Hayward Business Improvement Area prepared an annual report for the fiscal year July 1, 2012 to June 30, 2013, on behalf of the Downtown Hayward Business Improvement Area pursuant to section 36533 of the California Streets and Highways Code, which report, on file in the office of the City Clerk, is hereby accepted by the City Council. Said report may be referred to for the particulars as to the detailed descriptions of improvements and activities to be provided, the charges to be levied, the benefit zones within the area, the proposed charges to be levied on businesses, and exact boundaries of the area.

3. It is the intention of the City Council to levy and collect the charges within the Downtown Hayward Business Improvement Area for the fiscal year 2014 as set forth in the annual report or such report as hereafter modified. The charges may be used for parking facilities serving the area, decoration or music or advertising public events in public places in the area, and to promote business activities in the area. The area is generally described on the map attached hereto as Attachment I-a.

4. Notice is hereby given that Tuesday, July 9, 2013, at the hour of 7:00 p.m., in the regular meeting place of this City Council, 777 B Street, Hayward, California, a hearing will be held on the question of the levy of the proposed charges, at which time written and oral protests may be made in compliance with sections 36524 and 36525 of the Streets and Highways Code.

5. The City Clerk shall cause notice of hearing to be given by publishing a copy of this resolution in The Daily Review, a newspaper published and circulated in the City of Hayward, at least seven days prior to the date of the hearing specified above.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

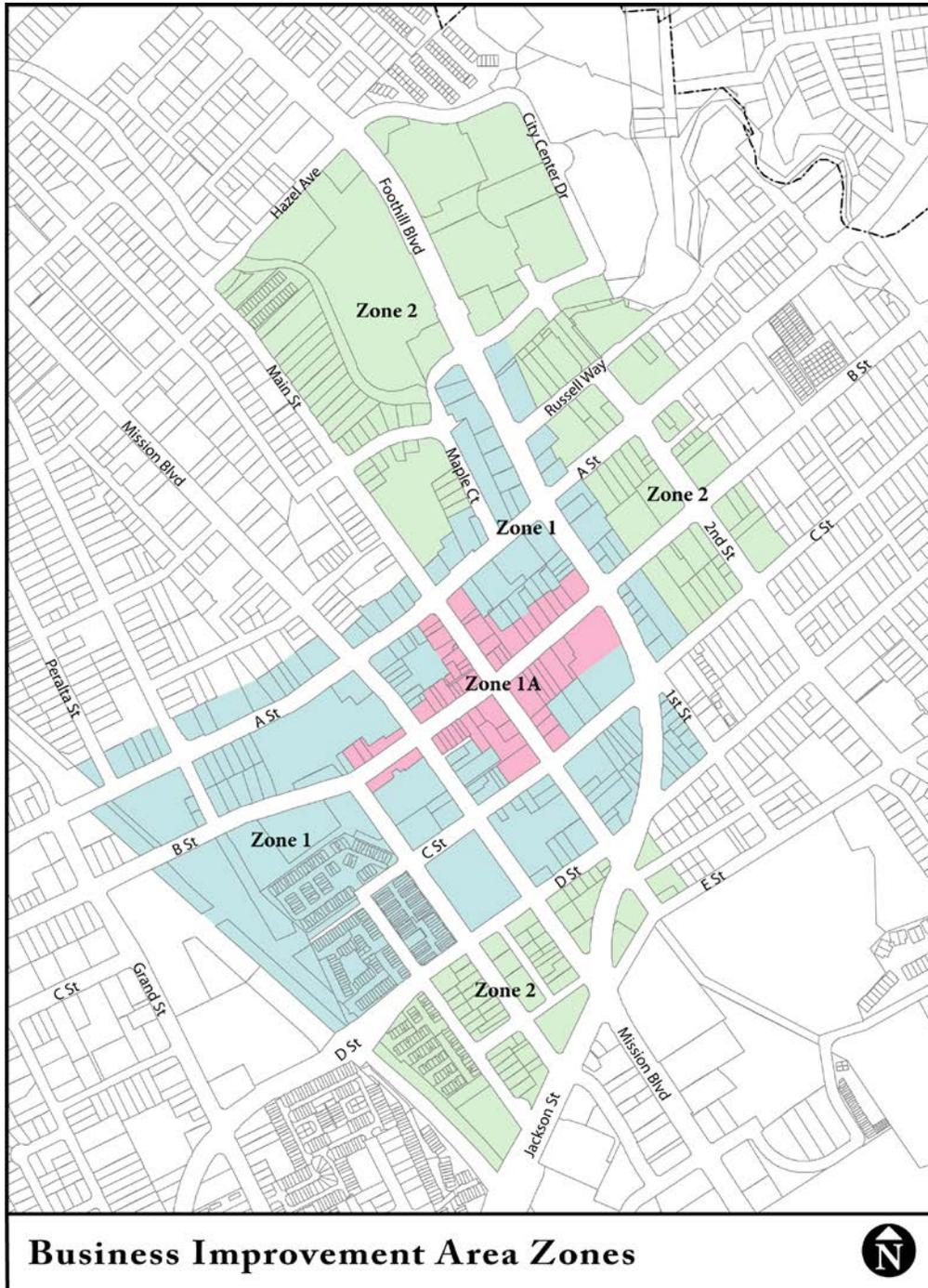
ABSENT: COUNCIL MEMBERS:

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

APPROVED AS TO FORM:

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

**Business Improvement Area Zones**



Services	Zone 1A	Zone 1	Zone 2
Banners	✓	✓	✓
Street Parties, LUTS, Parade, etc.	✓		
Side Walk Cleaning (Twice)	✓	✓	✓
Side Spot Cleaning (B St – 2x Weekly) - TBD			
BIA Members Communications	✓	✓	✓
Banners	✓	✓	✓

## **BIA FEE STRUCTURE**

All businesses classified as PROFESSIONAL SERVICE AND MISCELLANEOUS NON-RETAIL which are located in **Zone 1A** shall pay a flat fee of \$125.00 per year. **Zone 1** is a flat fee of \$75.00 per year.

All businesses classified as FINANCIAL which are located in **Zone 1A** shall pay a flat fee of \$325.00 per year. **Zone 1** is a flat fee of \$200.00 per year.

All businesses classified as PROFESSIONAL SERVICE AND MISCELLANEOUS NON-RETAIL which are located in **Zone 2** shall pay a flat fee of \$75.00 per year.

All businesses classified as FINANCIAL which are located in **Zone 2** shall pay a flat fee of \$200.00 per year.

All businesses classified as RETAIL shall pay an assessment based on the following gross receipts schedule:

<b>GROSS RECEIPTS</b>	<b>ZONE 1A</b>	<b>ZONE 1</b>	<b>ZONE 2</b>
Less than \$100,000	\$145.00	\$120.00	\$90.00
\$100,001 - \$150,000	\$175.00	\$150.00	\$115.00
\$150,001 - \$200,000	\$205.00	\$180.00	\$135.00
\$200,001 - \$300,000	\$255.00	\$230.00	\$175.00
\$300,001 - \$400,000	\$305.00	\$280.00	\$210.00
\$400,001 - \$500,000	\$355.00	\$330.00	\$250.00
\$500,001 - \$750,000	\$425.00	\$400.00	\$300.00
\$750,001 - \$1,000,000	\$495.00	\$400.00	\$300.00
\$1,000,001 and up	\$525.00	\$400.00	\$300.00

**DOWNTOWN BUSINESS IMPROVEMENT AREA  
ANNUAL REPORT AND PROPOSED BUDGET FOR FY 2014**

**BACKGROUND:**

The Downtown Business Improvement Area (DBIA) was established in 1984. State law requires that an Advisory Board, appointed by City Council, submit an Annual Report identifying the activities, budget, boundaries, and proposed assessments to businesses within the Improvement Area. The report may propose changes, including such items as the boundaries or benefit zones within the area, the basis and method of levying the charges, and any changes in the classification of businesses. The City Council may approve the report as submitted by the Advisory Board or may modify any particular item contained in the report and approve the report as modified.

**STATEMENT OF ACTIVITIES AND ACCOMPLISHMENTS FOR FISCAL YEAR 2013:**

The DBIA’s activities during the current fiscal year were funded by Business Improvement Area assessments. Fiscal year 2013 was a transition year for the DBIA, as it was the first year that the budget did not include Redevelopment Agency contributions. The loss of the Redevelopment Agency contribution to the DBIA budget decreased revenues by fifty percent (50%) from fiscal year 2012.

DBIA activities in fiscal year 2013 fell under the following four categories. This loss of Redevelopment funds critically impacted the service level in each of the categories.

- 1) Events and Promotions: Summer Street Parties and Light Up the Season
- 2) Downtown Banners: maintenance and rotation of banners located in the DBIA boundaries
- 3) Communications: newsletters and membership outreach
- 4) Sidewalk Cleaning: pressure washing DBIA area sidewalks

**FY 2013 DBIA Budget**

<b>REVENUES</b>	<b>FY 2013</b>
DBIA Assessments	\$ 54,000
Estimated Reserve	\$ 1,000
<b>Total Revenues</b>	<b>\$ 55,000</b>
<b>EXPENSE ITEM</b>	
Summer Street Parties	\$22,500
Light Up The Season	\$9,300
Decorative Banners	\$3,400
DBIA Communications/Newsletters	\$5,500
Sidewalk Cleaning Contract	\$14,300
<b>Total Expenses</b>	<b>\$ 55,000</b>

## **ACTIVITIES AND ACCOMPLISHMENTS FOR FISCAL YEAR 2013:**

All major activities planned for fiscal year 2013, have been, or are scheduled to be accomplished by the end of the fiscal year and include the following:

### **Summer Street Parties** **\$22,500**

Three Street Parties were approved. These were held in July, August, and September of 2012. This budget was reduced and did not include funds for the June, 2013 Street Party, which will instead be paid for in the fiscal year 2014 budget.

### **Light Up The Season** **\$9,300**

The budget for holiday events was reduced from a high of \$22,000 in fiscal year 2011. This also included the budget for the Santa Paws Parade, which did not take place this past year. To account for the reduction in funds, Light Up the Season activities were concentrated in and around City Hall this year, rather than continuing up B Street. Sold-out activities included the skate rink and pictures with Santa. The City covered some additional costs for this event, bringing the total budget to around \$13,000.

### **Decorative Banners:** **\$3,400**

Banner rotation was limited to one rotation. Upon final completion of RT 238 construction and placement of new light poles, staff will seek input from the DBIA Advisory Board regarding location of banners and which banners best reflect the image of downtown.

The RT 238 project agreed to replace banner hardware on all new light poles. However, banner hardware on light poles not replaced by the RT 238 project are aging and in need of replacement. Replacement of this hardware is part of the fiscal year 2014 budget. In the past, replacement of banners, hardware, and other one-time costs have come from budget reserves.

### **DBIA Communications/Newsletters:** **\$5,500**

With the loss of Redevelopment Agency funds the DBIA newsletter was reduced from four quarterly newsletters to one.

### **Sidewalk Cleaning Contract:** **\$14,300**

This budget was reduced from \$31,040, which resulted in a notable reduction of pressure washing services. This included pressure washing of the entire DBIA twice yearly. In previous years, the service included "spot" cleaning of B Street, steam cleaning of City Hall Plaza monthly, and pressure washing of decorative garbage cans twice yearly. The pressure washing and spot cleaning was previously performed by a contractor. This year, the City's Maintenance Services Department agreed to perform the service, which was more cost-effective and flexible in light of the scaled-down contract.

**The Annual Report addresses the following six topic areas:**

**1. PROPOSED BIA BOUNDARY CHANGES DURING FY 2014**

The Advisory Board is proposing no changes to the boundaries at this time. Figure 1 on page six of this report shows a map of the DBIA boundaries.

**2. STATEMENT OF PROPOSED BUDGET AND ACTIVITIES FOR FY 2014**

The services recommended by the DBIA Advisory Board were guided by their “mission/vision” statement: “To create a safe, clean, and inviting downtown environment that supports existing businesses, attracts new businesses, and increases the number of downtown visitors.” As of June 1, 2013, The City’s Revenue Department has collected \$54,500 in assessment fees.

The proposed DBIA budget for fiscal year 2014 has assessment revenue remaining static at \$55,000. In addition, the Advisory Board has proposed to use \$35,000 of budget reserve in fiscal year 2014 for one-time expenses to purchase banner hardware and develop new marking strategies. The budget reserve currently has \$120,000. If the amount of assessment fees collected is higher than \$55,000, then the amount used from the reserve will decrease.

**Proposed Budget FY 2014**

<b>REVENUES</b>	
DBIA Assessments	\$ 55,000
DBIA Budget Reserve	\$ 35,000
<b>Total Revenues</b>	<b>\$ 90,000</b>
<b>EXPENSE ITEMS</b>	
Summer Street Parties (1)	
June 2013	\$ 7,500
July 2013	\$ 7,500
August 2013	\$ 7,500
Item Subtotal:	\$ 22,500
Banners	
One Banner Rotation	\$ 3,400
Banner Storage	\$ 500
Hardware	\$ 15,000
Item Subtotal:	\$ 18,900
Marketing, Promotions & Communications	
Marketing Strategies (Could include banners)	\$ 33,000
Item Subtotal:	\$ 33,000
Sidewalk Cleaning Contract	
Sidewalk Cleaning Entire BIA 2 x Year	\$ 15,600
Item Subtotal:	\$ 15,600
<b>Total Budget</b>	<b>\$ 90,000</b>

**PROPOSED ACTIVITIES FOR FISCAL YEAR 2014:**

**Summer Street Parties** **\$22,500**

This level of funding would allow for three street parties. If the Chamber of Commerce is contracted to do the parties, they will propose the time, dates, and themes for the events.

**Decorative Banners:** **\$18,900**

This level of funding would result in one banner rotation, storage fees for banners not in rotation, and new hardware for banner light poles not replaced by the RT238 project. The DBIA owns four sets of banners, which will be stored by the banner installation company until the DBIA Advisory Board decides how they should be utilized.

**DBIA Communications/Newsletters:** **\$33,000**

Based on input from the membership, this budget line-item was increased from \$13,000 to \$20,000 and will be used to support marketing efforts that could include new promotional banners, such as “Shop Hayward” with support from merchants.

**Sidewalk Cleaning Contract:** **\$15,600**

Twice-a-year pressure washing of sidewalks in the entire DBIA area.

**3. PROPOSED BUDGET EXPENDITURES FY 2014**

The total proposed budget for fiscal year 2014 is \$90,000.

**4. PROPOSED METHOD AND BASIS FOR LEVYING DBIA ASSESSMENTS**

The DBIA zones and levy (fee structure) are indicated below. No changes are proposed at this time.

**BIA Fee Structure**

All businesses classified as PROFESSIONAL SERVICE AND MISCELLANEOUS NON-RETAIL which are located in **Zone 1A** shall pay a flat fee of \$125.00 per year. **Zone 1** is a flat fee of \$75.00 per year.

All businesses classified as FINANCIAL which are located in **Zone 1A** shall pay a flat fee of \$325.00 per year. **Zone 1** is a flat fee of \$200.00 per year.

All businesses classified as PROFESSIONAL SERVICE AND MISCELLANEOUS NON-RETAIL which are located in **Zone 2** shall pay a flat fee of \$75.00 per year.

All businesses classified as FINANCIAL which are located in **Zone 2** shall pay a flat fee of \$200.00 per year.

All businesses classified as RETAIL shall pay an assessment based on the following gross receipts schedule:

<b>GROSS RECEIPTS</b>	<b>ZONE 1A</b>	<b>ZONE 1</b>	<b>ZONE 2</b>
Less than \$100,000	\$145.00	\$120.00	\$90.00
\$100,001 - \$150,000	\$175.00	\$150.00	\$115.00
\$150,001 - \$200,000	\$205.00	\$180.00	\$135.00
\$200,001 - \$300,000	\$255.00	\$230.00	\$175.00
\$300,001 - \$400,000	\$305.00	\$280.00	\$210.00
\$400,001 - \$500,000	\$355.00	\$330.00	\$250.00
\$500,001 - \$750,000	\$425.00	\$400.00	\$300.00
\$750,001 - \$1,000,000	\$495.00	\$400.00	\$300.00
\$1,000,001 and up	\$525.00	\$400.00	\$300.00

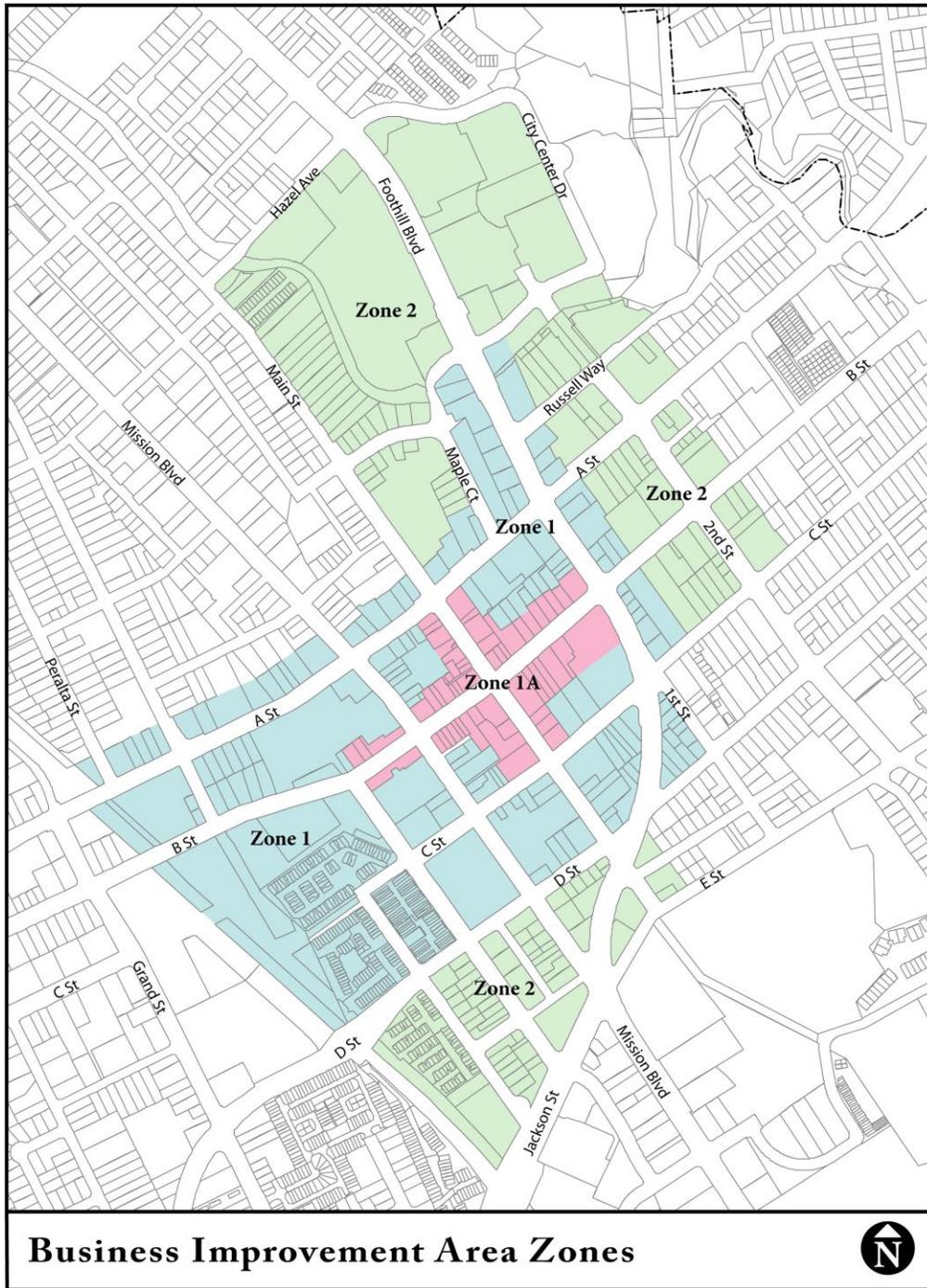
**5. CONTRIBUTIONS FROM OTHER SOURCES**

The proposed budget includes the use of \$35,000 from the budget reserve.

**6. CLOSING STATEMENT OF THE BOARD**

The DBIA Advisory Board will continue to seek input from downtown merchants to ensure that the District's limited funds best reflect the membership's priorities for downtown services. This year the Advisory Board will focus especially on developing and increasing marketing activities, which will complement the efforts of the City's newly adopted Economic Development Strategic Plan.

**Figure 1: Map of Downtown Business Improvement District**



<b>Services</b>	<b>Zone 1A</b>	<b>Zone 1</b>	<b>Zone 2</b>
Banners	√	√	√
Street Parties, LUTS, Parade, etc.	√		
Side Walk Cleaning (Twice)	√	√	√
Side Spot Cleaning (B St – 2x Weekly) - TBD			
BIA Members Communications	√	√	√

## Business Improvement Area Activities

The Downtown Hayward Business Improvement Area (BIA) District generates funding for a variety of downtown promotional events, activities and beautification projects. The goal of the BIA is to promote Downtown Hayward as a destination for shopping, dining, entertainment and more. In the past BIA funds have been allocated to promote the downtown in the following manner:

**Downtown Events:** BIA fees help pay for summer street parties and seasonal events designed to attract people to the downtown and City-at-large. In the past these events have included the Summer Street Parties and Light Up the Season.

**Downtown Hayward Banners:** Seasonal banners are located throughout the downtown and are changed four times a year. These banners are periodically replaced with updated images.

**Communications:** BIA fees pay for quarterly newsletters informing business owners of the latest downtown news and events impacting them and their customers.

**“Clean & Safe” Strategies:** The City, with input from the BIA Advisory Board, have adopted a number of “Clean & Safe” strategies which include increased sidewalk steam cleanings, improved street lighting, and new garbage cans.



## Downtown Hayward Business Improvement Area

OFFICE OF THE CITY MANAGER  
777 B Street, Hayward, CA 94541-5007  
Tel: 510/583-4260 Fax: 510/583-3650

## What is a Downtown Business Improvement Area?

A Business Improvement Area (BIA) is an assessment district approved by the City Council to perform approved downtown promotional and improvement tasks within its adopted boundaries. The Hayward City Council approved our district in 1985.

All businesses within the district are assessed a mandatory fee that contributes to funding of promotional events and activities in Downtown Hayward. This fee is payable to the City at the beginning of each calendar year. A business may pay from \$75 to \$500 per year, depending on its location and the type of business.

These funds are used to:

- ❖ Organize special events;
- ❖ Assist in the beautification of downtown streets and public places;
- ❖ Purchase and install decorative banners to create a sense of place for the downtown;
- ❖ Develop positive marketing campaigns to promote the Downtown;
- ❖ Foster communication regarding activities and development in the Downtown area through Merchant Newsletters.

The BIA Advisory Board, a 9-member board appointed by the City Council, provides guidance on the expenditure of these funds. For additional information about the BIA Advisory Board, please contact Gloria Ortega, Redevelopment Project Manager at (510) 583-4260.

## Downtown Business Improvement Area

The Downtown BIA is divided into three zones as shown: Zone 1, Zone 1A, and Zone 2.

Street	Zone 1	Zone 2
A Street	636-1099	1100-1229
Atherton St	22660-22799	22800-22999
B Street	630-804	1131-1229
	1091-1130	
C Street	700-1099	1100-1224 <small>even</small>
City Center Dr		22001-22399 <small>odd</small>
D Street	700-1098 <small>even</small>	701-1029 <small>odd</small>
First Street	22701-22799 <small>odd</small>	
Foothill Blvd	22380-22694	22253-22370
	22696-22803	22805-22899
Hazel Ave		1101-1199 <small>odd</small>
Jackson St		790-898 <small>even</small>
Main St	22500-22506	22192-22498 <small>even</small>
	22697-22777	22778-22899
Maple Ct	22400-22498 <small>even</small>	22401-22499 <small>odd</small>
McKeever Ave		1000-1099
Mission Blvd	22484-22799	22800-22899
Montgomery Ave	22500-22599	
Richard Place		1207-1217
Russell Way		1100-1261
Second Street		22300-22699
Watkins Street	22500-22799	22800-22999
Willis Avenue		700-899

Street	Zone 1A
B Street	805-1090
Foothill Blvd	22695
Main Street	22507-22696

### Fee Structure

The fee structure that applies to each of these business classifications is shown on the annual BIA assessment that is issued by the City's Revenue Division. Please direct any billing inquiries to Teresita Ang at (510) 583-4630.

## Business Classifications

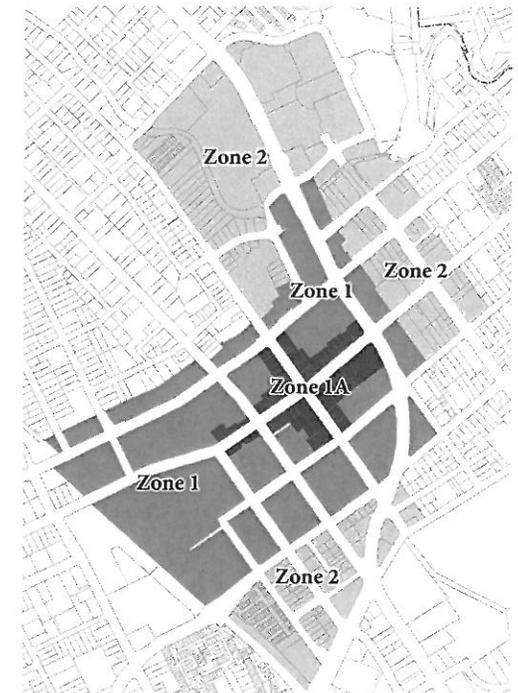
**Professional Businesses** include, but are not limited to accountants, architects, attorneys, chiropractors, consultants, dentists, designers, engineers, optometrists, osteopaths, physicians, surgeons, and veterinarians.

**Service Businesses** include, but are not limited to, bail bondsmen, barber and beauty shops, contractors, dry cleaners, employment agencies, hospitals, investment brokers and agents, locksmiths, radio and television repair, real estate brokers and agents, schools, secretarial services, shoe repair, and travel agencies.

**Financial Businesses** include, but are not limited to, banks and Savings & Loan institutions.

**Miscellaneous Non-Retail Businesses** include, but are not limited to, apartments, auto repair, card clubs, home operations, hotels/motels, interior designers, mortuaries, office buildings, photographers, taxicabs, and theaters.

**Retail Businesses** are those which do not fall into any of the above classifications.



**DATE:** June 18, 2013

**TO:** Mayor and City Council

**FROM:** Director of Public Works - Engineering & Transportation

**SUBJECT:** Support for the Extension of Authority for Alameda County Transportation Commission to Impose the Transactions and Use Tax for Countywide Transportation Programs until December 31, 2020, Conditioned on Voter Approval (AB 210)

### **RECOMMENDATION**

That Council adopts the attached resolution supporting AB 210 (See Attachment II) and authorizes the Mayor and the City's Alameda County Transportation Commission representative to sign and distribute a letter of support.

### **BACKGROUND**

In November 2012, Measure B1, which would have reauthorized and extended the existing half-cent transportation sales tax that expires in 2022, failed to win the necessary two-thirds voter approval by less than 1,000 votes county-wide.

### **DISCUSSION**

This measure was placed on the ballot through prior legislation; however, the authorization to place a measure on the ballot through that legislation expires on January 1, 2014. The Alameda County Transportation Commission (Alameda CTC) has been working with Assembly Member Bob Wieckowski to draft a bill that would provide an extension to 2020 to allow Alameda CTC to place another measure on the ballot. The bill is Co-Authored by Assembly Members Bonta, Buchanan, Quirk, and Skinner, as well as Senators Corbett and DeSaulnier; and has moved through the Assembly and Senate Committees. It is now scheduled to move to the Senate Floor. If passed by the Senate, the bill would continue on to Governor Jerry Brown for approval. The bill limits the future sales tax to no more than one-half cent.

To improve the chances of this second ballot measure succeeding, staff is suggesting that, if Council does support this action, that the commitment to a defined sunset period be added to the next ballot measure. Including a sunset provision, even if out twenty or twenty-five years, gives voters a chance to assess the achievements of the previous ballot measure and holds taxing entities to a clear standard of reporting and accountability.

## FISCAL AND ECONOMIC IMPACT

While there are no identifiable negative impacts from this action on the City's general fund, if passed, the extended measure will provide much needed additional funding for roadway improvement projects such as pavement rehabilitation, bicycle and pedestrian improvements, and upgrades to many existing interchanges along the I-880 corridor.

*Prepared by:* Don Frascinella, Transportation Manager

*Recommended by:* Morad Fakhrai, Public Works Director – Engineering & Transportation

Approved by:



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Fran David, City Manager

### Attachments

Attachment I: Resolution  
Attachment II: Text of Assembly Bill 210

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-\_\_\_\_\_

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

RESOLUTION APPROVING SUPPORT FOR THE EXTENSION OF AUTHORITY FOR ALAMEDA COUNTY TRANSPORTATION COMMISSION (ACTC) TO IMPOSE THE TRANSACTIONS AND USE TAX FOR COUNTYWIDE TRANSPORTATION PROGRAMS UNTIL DECEMBER 31, 2020, CONDITIONED ON VOTER APPROVAL (AB 210)

WHEREAS, the existing Alameda County half-cent transportation sales tax (Measure B) passed in 2000 expires in 2022; and

WHEREAS, Measure B1, to augment and extend this tax, was placed on the November 2012 ballot and failed to garner the necessary two-thirds voter support; and

WHEREAS, authorization to place another measure on the ballot expires January 1, 2014; and

WHEREAS, AB 210 has been introduced by Assembly Member Bob Wieckowski to extend this authorization to December 31, 2020; and

WHEREAS, ACTC has requested support from the City of Hayward for this legislation; and

WHEREAS, the City Council of the City of Hayward has previously expressed support for transportation sales tax measures.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward hereby supports AB 210, and encourages ACTC to include a sunset provision in any future ballot measures placed before the Alameda County voters, which asks for an increase in taxes for transportation purposes.

BE IT FURTHER RESOLVED, that the City Council of the City of Hayward authorizes the Mayor and its representative on the ACTC to sign and distribute appropriately a letter in support of AB 210 consistent with the terms of this Resolution.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

APPROVED AS TO FORM:

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

AMENDED IN ASSEMBLY APRIL 23, 2013  
AMENDED IN ASSEMBLY MARCH 18, 2013  
CALIFORNIA LEGISLATURE—2013–14 REGULAR SESSION

**ASSEMBLY BILL**

**No. 210**

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**Introduced by Assembly Member Wieckowski**  
**(Coauthors: Assembly Members Bonta, Buchanan, Quirk, and**  
**Skinner)**  
*(Coauthors: Senators Corbett and DeSaulnier)*

January 30, 2013

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An act to amend Sections 7291 and 7292 of the Revenue and Taxation Code, relating to taxation.

LEGISLATIVE COUNSEL'S DIGEST

AB 210, as amended, Wieckowski. Transactions and use taxes: County of Alameda and the County of Contra Costa.

Existing law authorizes the County of Alameda to impose a transactions and use tax for the support of countywide transportation programs at a rate of no more than 0.5% that, in combination with other specified taxes, exceeds the combined rate of all these taxes that may be imposed, if certain requirements are met, including a requirement that the ordinance proposing the transactions and use tax be submitted to, and approved by, the voters on a certain date. Existing law repeals this authority on January 1, 2014, if the ordinance is not approved by the voters on that date.

This bill would extend the authority of the County of Alameda, and would authorize the County of Contra Costa, to impose the transactions and use tax for countywide transportation programs until December 31, 2020, conditioned upon prior voter approval.

AB 210

— 2 —

This bill makes legislative findings and declarations as to the necessity of a special statute.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 7291 of the Revenue and Taxation Code  
2 is amended to read:

3 7291. Notwithstanding any other law, the County of Alameda  
4 and the County of Contra Costa may each impose a transactions  
5 and use tax for the support of countywide transportation programs  
6 at a rate of no more than 0.5 percent that would, in combination  
7 with all taxes imposed ~~in accordance with~~ *pursuant to* Part 1.6  
8 (commencing with Section 7251), exceed the limit established in  
9 Section 7251.1, if all of the following requirements are met:

10 (a) The county adopts an ordinance proposing the transactions  
11 and use tax by any applicable voting approval requirement.

12 (b) The ordinance proposing the transactions and use tax is  
13 submitted to the electorate and is approved by the voters voting  
14 on the ordinance ~~in accordance with~~ *pursuant to* Article XIII C of  
15 the California Constitution.

16 (c) The transactions and use tax conforms to the Transactions  
17 and Use Tax Law, Part 1.6 (commencing with Section 7251), other  
18 than Section 7251.1.

19 SEC. 2. Section 7292 of the Revenue and Taxation Code is  
20 amended to read:

21 7292. If, as of December 31, 2020, an ordinance proposing a  
22 transactions and use tax has not been approved as required by  
23 subdivision (b) of Section 7291, this chapter shall be repealed as  
24 of that same date.

25 SEC. 3. The Legislature finds and declares that a special law  
26 is necessary and that a general law cannot be made applicable  
27 within the meaning of Section 16 of Article IV because of the  
28 unique fiscal pressures being experienced in the County of  
29 Alameda and the County of Contra Costa in providing essential  
30 transportation programs.

**DATE:** June 18, 2013

**TO:** Mayor and City Council  
Redevelopment Successor Agency Board of Directors  
Housing Authority Board of Directors

**FROM:** Director of Finance

**SUBJECT:** Public Hearing for the Proposed FY 2014 Mid-Biennial Operating Budget Update for the City of Hayward, Hayward Redevelopment Successor Agency, and Hayward Housing Authority; and the FY 2014 Capital Improvement Program Budget Update

### **RECOMMENDATION**

That the City Council consider changes to the Proposed FY 2014 Mid-Biennial Operating Budget Update, and the FY 2014 Capital Improvement Program Budget Update; conducts a Public Hearing on each; and that following public testimony, the Council and Agency Board Members review and comment on the:

- FY 2014 Mid-Biennial Operating Budget Update
- FY 2014 Capital Improvement Program Budget Update

### **BACKGROUND**

The City Manager presented the Proposed FY 2014 Mid-Biennial Operating Budget Update to City Council on May 7, 2013. The City operating budget is comprised of a number of different funding sources.<sup>1</sup> The General Fund is the largest single fund and represents the revenue for which the City Council has the most discretion. The total City expenditure budget for the Proposed FY 2014 Update as presented on May 7, 2013, was \$247.8 million, with a General Fund budget of \$126.4 million.

Even after implementing significant balancing measures, making considerable adjustments to revenue projections, and assuming all labor concessions hit the 17% target and are on-going, the remaining operating *structural* General Fund gap, as presented on May 7, was projected at \$2.3 million in FY 2014.

Since May 7, Council has held three budget work sessions (May 21, May 28, and June 4) to further discuss the proposed budget update. These work sessions included a presentation of the proposed CIP budget, presentations on department/program budgets and operations, a discussion on benefit liabilities, a time for public input, and Council discussion. As a result of these discussions, staff recommends several changes to the FY 2014 Propose Update – as detailed in this report. Tonight’s

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<sup>1</sup> Other funds is comprised of all non-General Fund revenue sources with key funds including the City’s enterprise funds (Water, Sewer, Airport, etc.) and Internal Service Funds (Facilities, Equipment, Technology).

meeting has been advertised as a public hearing on the proposed budget update and is an opportunity to receive further public input. Upon closure of the public hearing, Council will provide any additional comments and direction to staff before adopting the budget on June 25, 2013.

The changes from the May 7 submission of the FY 2014 Proposed Update, as included in this report, result in an increase to General Fund expenditures of \$541,000 and an increase to General Fund Revenues of \$784,000 – for a net improvement of \$243,000. This reduces the projected FY 2014 General Fund gap from \$2.3 million to \$2.04 million.

*It should be noted that these projections include \$1.1 million in additional concession savings currently under consideration. Failure to achieve this goal will result in a larger General Fund gap.*

## DISCUSSION

The budget process is very dynamic; however, the Proposed FY 2014 Mid-Biennial Budget Update provides the foundation for these budget discussions. As the budget process has progressed, both City Council and staff are recommending several changes to the proposed budget. This report contains a summary of the changes to date, and the resultant impacts to both the General Fund and other revenue funds for FY 2014.

Both Tables 1 and 2 compare the original FY 2014 Budget as adopted by Council on June 26, 2012 to the Proposed FY 2014 Update presented on May 7, 2013 and tonight's (June 18, 2013) revision to the FY 2014 Proposed Update.

Table 1 summarizes the net impacts from the proposed expenditure changes for the General Fund and all other funds. The change to the citywide expenditure budget is an overall increase of \$865,000 from what was proposed on May 7.

**Table 1 – Citywide Expenditure Budget Changes**

Budget Summary in 1,000's	FY 2014 Adopted (6/26/12)	FY 2014 Update (5/7/13)	FY 2014 Revised Update (6/18/13)	Change from 5/7/13	\$ Total Change from 6/26/12	% Total Change from 6/26/12
General Fund	127,094	126,403	126,944	541	(150)	-0.1%
All Other Funds	122,328	121,404	121,728	324	(600)	-0.5%
<b>Total Operating Budget</b>	<b>249,422</b>	<b>247,807</b>	<b>248,672</b>	<b>865</b>	<b>(750)</b>	<b>-0.3%</b>

**Table 2 – Citywide Position Changes**

FTE Summary	FY 2014 Adopted (6/26/12)	FY 2014 Update (5/7/13)	FY 2014 Revised Update (6/18/13)	Change from 5/7/13	\$ Total Change from 6/26/12	% Total Change from 6/26/12
General Fund	621.6	628.1	629.1	1.0	7.5	1.2%
All Other Funds	168.9	173.5	174.5	1.0	5.6	3.3%
<b>Total City Postions</b>	<b>790.45</b>	<b>801.55</b>	<b>803.55</b>	<b>2.00</b>	<b>13.1</b>	<b>1.7%</b>

Table 2 summarizes the total proposed staffing – as it has been slightly modified over the past couple months. In short, following the May 7 budget submission, one General Fund FTE has been added and one non-General Fund FTE has been added for total citywide staffing of 803.55 for FY 2014 – an increase of 13.1 FTE (1.7%) over the original FY 2014 Adopted Budget.

**General Fund Expenditures + \$541,000**

Table 3 summarizes the change in expenditures by category.

**Table 3 – Summary of General Fund Expenditures**

\$ in 1,000s	FY 2014 Adopted (6/26/12)	FY 2014 Update (5/7/13)	FY 2014 Revised Update (6/18/13)	Change from 5/7/13	\$ Total Change from 6/26/12	% Total Change from 6/26/12
<b>Expenditures</b>						
Salaries & Benefits	\$ 100,590	\$ 100,184	\$ 100,321	\$ 137	(269)	-0.3%
Maintenance & Utilities	1,018	1,018	1,018	\$ -	-	0.0%
Supplies & Services	6,527	6,092	6,396	\$ 304	(131)	-2.0%
Internal Service Fees	9,313	9,409	9,409	\$ -	96	1.0%
Capital	-	30	130	\$ 100	130	-
Assumed Additional Concession						
Savings	-	(1,114)	(1,114)	\$ -	(1,114)	-
Transfers Out	9,646	10,783	10,783	\$ -	1,137	11.8%
<b>Total Operating Expenditures:</b>	<b>\$ 127,094</b>	<b>\$ 126,402</b>	<b>\$ 126,943</b>	<b>\$ 541</b>	<b>\$ (151)</b>	<b>-0.1%</b>

Below is a summary of the key changes proposed for the General Fund expenditure budget by department/program area.

Development Services: + \$264,881; +1.0 FTE

- ❑ Addition of 1.0 FTE Administrative Clerk I/II for the Permit Center (75% charged to Development Services, 25% charged to Fire Department)
- ❑ Reduction of .25 FTE in cost for previous Administrative Analyst II – transferred to Library
- ❑ Inclusion of \$240,000 for Outside Plan Check Services, which will be offset by revenue from developers using these services

Fire Department: +\$19,875

The revised update adds 25% of the Administrative Clerk I/II for the Permit Center, which will be charged to the Hazardous Materials Division.

Human Resources: +\$48,286

The revised update adjusts vacant and flexibly staffed positions to accommodate filling vacant positions at higher benefit levels than departing incumbents and the ability to flex-up current employees to a higher level within their current positions.

Library & Community Services: +\$41,933

The revised update adds 25% time distribution charge for the Administrative Analyst II that was previously charged to Development Services.

Police Department: +\$165,000

This increase reflects adjustments made to cover several one-time necessary operating expenses. The expenses cover SWAT equipment replacement (\$65,000), Interrogation Room Repairs/Upgrades (\$70,000), and a Motor Shed Rehab (\$30,000). This one-time funding is contingent upon the Police Department ending FY 2013 with available balance to cover these expenditures.

**General Fund Revenues +784,000**

Below is a summary of the key changes proposed for General Fund revenues.

**Table 4 – Summary of General Fund Revenues**

	FY 2014 Adopted (6/26/12)	FY 2014 Update (5/7/13)	FY 2014 Revised Update (6/18/13)	Change from 5/7/13	\$ Total Change from 6/26/12	% Total Change from 6/26/12
\$ in 1,000s						
<b>Revenues</b>						
Property Tax	\$ 36,588	\$ 37,541	\$ 38,141	600	1,553	4.2%
Sales Tax	27,312	29,500	30,500	1,000	3,188	11.7%
Utility Users Tax	15,398	15,000	15,000	-	(398)	-2.6%
Franchise Fees	9,917	9,917	9,917	-	-	0.0%
Real Property Transfer Tax	3,600	4,500	4,500	-	900	25.0%
Other Taxes	5,764	5,769	5,980	211	216	3.7%
Charges for Services	8,259	8,596	8,836	240	577	7.0%
Inter-Governmental	2,728	3,341	3,341	-	613	22.5%
Fines & Forfeitures	2,579	1,869	1,869	-	(710)	-27.5%
Other Revenues	3,978	3,978	2,711	(1,267)	(1,267)	-31.9%
Interest & Rents	264	264	264	-	-	0.0%
Transfers In	3,875	3,844	3,844	-	(31)	-0.8%
<b>Total Operating Revenues:</b>	<b>\$ 120,262</b>	<b>\$ 124,119</b>	<b>\$ 124,903</b>	<b>\$ 784</b>	<b>\$ 4,641</b>	<b>3.9%</b>

Property Tax +600,000

Based on year-to-date FY 2013 actuals for Secured Property Tax (includes the first and second installments), receipts indicate that revenues are trending about \$600,000 over FY 2013 projections. Based on this information and the recent assessed valuation information provided by the Alameda County Assessor on June 2, 2013, staff is increasing Property Tax revenue projections for FY 2014 accordingly.

Sales Tax +\$1M

Year-to-date FY 2013 actuals for Sales Tax revenues, which includes receipt of the third quarter clean-up payment from the State, indicates that Sales Tax revenues continue to improve. Based on the year-to-date trend and a recent analysis completed by the City's sales tax consultant, MuniServices, staff is adjusting FY 2014 projections accordingly.

Other Taxes – Business License Tax + \$211,000

On June 4, 2013, Council approved an amendment to the City's FY 2014 Master Fee Schedule for Card Rooms that will result in increased business license revenue to the City of about \$211,000 per year. The forecast for the Business License Tax revenue is increased accordingly.

### Charges for Service +240,000

As discussed under General Fund Expenditures, the Development Services budget is adjusted to include funding in the amount of \$240,000 for Outside Plan Check Services. These expenses are fully paid for by the users of these services, and projected fee revenues are increased to offset the expenditure.

### Other Revenues -\$1.267M

This revenue category is primarily comprised of an annual transfer from the Workers' Compensation (WC) Fund of \$1.2 million and annual revenues of \$2.6 million received from the Fairview Fire District cost sharing agreement.

- *Reduction of \$1.2M* – The transfer to the General Fund from the WC Fund was essentially established to “reimburse” departments for the loss of employees that are off work due to a Workers' Compensation claim – and is above and beyond the funding already budgeted in department budgets to fund these positions and the related claim costs. Staff is discontinuing this practice as we implement improvements to the Workers' Compensation Program and its funding. The WC Fund will realize a budgetary savings by not transferring these funds – thereby providing funding toward the Workers' Compensation \$10 million unfunded liability.
- *Reduction of \$67,000* – Pursuant to the contract negotiated between the City and the Fairview Fire District, the annual cost increase for FY 2014 is less than originally budgeted. The contract cost escalator is tied to the Consumer Price Index – All Urban Consumers for the Bay Area – and is linked to the April over April growth. The April 2012 to April 2013 growth is 2.4%. As stipulated in the contract, the escalator has a floor of 2% and a ceiling of 5%. The original budget assumed a 5% increase and is now reduced to reflect a 2.4% increase.

### **Special Revenue Funds Expenditures**

Following the issuance of the proposed FY 2014 update, staff identified a number of corrections related to several special revenue funds.

#### Housing Mortgage Bond Fund: + \$86,689; +1.0 FTE

This increase reflects the addition of an Administrative Clerk I/II which was inadvertently omitted from the FY2014 Update. This position will support the affordable housing division and is for a two-year period only.

#### Community Development Block Grant Fund: +\$178,740

This change reflects an increase to the Grant Awards and Special Services budget to reflect the actual grant award for FY 2014, which was understated in the Proposed FY 2014 Budget Update. The amount is offset by a like increase to grant revenue.

### **Internal Service Funds Expenditures**

#### Workers Compensation Fund: +\$58,951

This increase reflects the budgeting of employee service charges for the Human Resources Director position from the General Fund to the Worker's Compensation Fund. These have been routinely charged through the years, but not previously budgeted. This also results in a budget savings to the General Fund of a like amount.

## Capital Improvement Program (CIP) Budget

There are several changes to the recommended CIP budget as initially presented to Council on May 21, which have been incorporated in the recent FY 2014 CIP Update. Below is a summary of the key changes:

- ❑ The City Manager’s letter contained in the CIP document is updated to reflect the total CIP expenditure amount for FY 2014 as \$101 million and total expenditures through FY 2022 as \$323 million.
- ❑ The CIP budget adds \$20,000 to the OBAG-funded Industrial Pavement Rehabilitation project in Fund 413.
- ❑ The CIP budget reduces the Pavement Reconstruction FY 2016-FY 2022 project in Fund 413 by an additional \$50,000 in FY 2016 due to a reduction of available fund balance
- ❑ The CIP budget adds \$700,000 to Project 5117 (Route 238 Corridor Improvements project) in FY 2014 to reflect the updated total amount of \$100.5 million.
- ❑ The CIP budget adds \$100,000 to project 7522 (Fund 613) in FY 2014 based on available Sewer Capital Fund revenues.

## Notice of Gann Appropriation Limit

State Proposition 4, commonly known as the Gann Initiative, was approved by California voters in November 1979. Proposition 4 created Article XIIB of the State Constitution, which places limits on the amount of revenue that can be spent by government agencies. This is referred to as the Gann Appropriation Limit, or Gann Limit. Each year the City is required to complete its Gann Limit calculation to be adopted by City Council. This public hearing provides notice that the City Council will adopt the appropriations limit for FY 2014 on June 25, 2013. The City is well within the appropriations limit. The calculations used to establish the Gann limit were made available for review by June 10, 2013, in the Office of the City Clerk.

## FISCAL IMPACT

The above items reflect the major proposed changes received to date for the City of Hayward’s Proposed Operating Budget for Fiscal Year 2014 – with Table 1 (on page 2) summarizing the expenditure changes to the City’s General, Special Revenue, and Enterprise Funds should all proposed changes be approved. Table 4 below provides a summary of the overall impact to the General Fund.

**Table 5 – General Fund Summary**

	FY 2014 Adopted (6/26/12)	FY 2014 Update (5/7/13)	FY 2014 Revised Update (6/18/13)	Change from 5/7/13	\$ Total Change from 6/26/12	% Total Change from 6/26/12
Operating Revenues	\$ 120,262	\$ 124,119	\$ 124,903	\$ 784	\$ 4,641	3.9%
Operating Expenditures	\$ 127,094	\$ 126,402	\$ 126,943	\$ 541	\$ (151)	-0.1%
<b>Total Annual Surplus/(Shortfall)</b>	<b>\$ (6,832)</b>	<b>\$ (2,283)</b>	<b>\$ (2,040)</b>	<b>\$ 243</b>	<b>\$ (4,792)</b>	<b>-70.1%</b>

The total General Fund projected gap for FY 2014 is reduced from the original projection of \$6.8 million to the current projection of \$2 million, an overall reduction of the proposed shortfall of \$4.8 million. While this is a tremendous improvement, the General Fund still projects a \$2 million gap, which could actually be \$3 million if the \$1 million in assumed additional labor concessions do not materialize.

## **PUBLIC CONTACT**

The Proposed FY 2014 Operating Budget Update has been discussed by the Council Budget & Finance Committee over the last several months. A public notice was published in The Daily Review on June 8 and June 13, 2012 announcing the date, time, location, and subject matter of this public hearing. A notice advising residents about the Planning Commission's public hearing on the CIP was published in the *Daily Review* newspaper more than the requisite ten days in advance. Furthermore, staff members from Alameda County Transportation Commission (ACTC) were contacted in the event that any members from the organization's Measure B Citizen Watchdog Committee were interested in learning more about City projects funded through Measure B.

The FY 2014 Proposed Operating Budget Update is currently available for public review in the City Clerk's Office at City Hall, at the Main Library and the Weekes Branch, and on the City's website at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/>

A schedule of the FY 2014 Proposed Operating Budget work sessions is available for public information on the City's website at:

<http://www.hayward-ca.gov/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/>

The FY 2014 Capital Improvement Program Update is currently available for public review in the City Clerk's Office at City Hall, at the Main Library and the Weekes Branch, and on the City's website at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/>

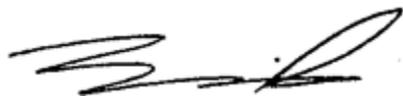
## **NEXT STEPS**

Council's direction from previous discussions and this Public Hearing will be incorporated into the budget and will be reflected in the resolutions prepared for formal budget adoption at the City Council meeting of June 25, 2013.

*Prepared by:* Nan Barton, Financial Analyst  
Tracy Vesely, Director of Finance

*Recommended by:* Tracy Vesely, Director of Finance

*Approved by:*



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Fran David, City Manager

**DATE:** June 18, 2013  
**TO:** Mayor and City Council  
**FROM:** City Clerk  
**SUBJECT:** Adoption of an Ordinance Amending Chapter 4, Article 3 of the Hayward Municipal Code Relating to Card Club Regulations

**RECOMMENDATION**

That the City Council adopts the Ordinance introduced on June 4, 2013.

**BACKGROUND**

The Ordinance was introduced by Council Member Mendall at the June 4, 2013, meeting of the City Council with the following vote:

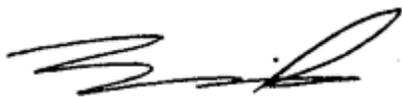
AYES:	Council Members:	Zermeño, Jones, Halliday, Peixoto, Salinas, Mendall
NOES:	Council Members:	None
	Mayor:	Sweeney
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

The motion was carried with an amendment that the Conditional Use Permit include language requiring that access to security cameras be provided to the Hayward Police Department.

The summary of the Ordinance was published in the Hayward Daily Review on Saturday, June 8, 2013. Adoption at this time is therefore appropriate.

*Prepared and Recommended by:* Miriam Lens, City Clerk

Approved by:



\_\_\_\_\_  
Fran David, City Manager

Attachments: Attachment I Summary of Ordinance Published on 06/08/13

**PUBLIC NOTICE OF AN INTRODUCTION OF ORDINANCE  
BY THE CITY COUNCIL OF THE CITY OF HAYWARD**

ORDINANCE AMENDING CHAPTER 4, ARTICLE 3 OF THE CITY'S MUNICIPAL CODE,  
RELATING TO CARD CLUB REGULATIONS

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES HEREBY ORDAIN AS  
FOLLOWS:

Section 1. Upon the adoption of this Ordinance, Sections 4-3.00 through 4-3.47, relating to Card Club Regulations, of the City's Municipal Code are hereby repealed and new Sections 4-3.00 through 4-3.47 are enacted to read as follows:

**CARD CLUB AND BINGO REGULATIONS**

- SEC. 4-3.00 PURPOSE AND INTENT.
- SEC. 4-3.01 DEFINITIONS.
- SEC. 4-3.10 CARD CLUB PERMIT REQUIRED.
- SEC. 4-3.11 APPLICATION FOR NEW CARD CLUB PERMIT.
- SEC. 4-3.12 APPLICATION FEE.
- SEC. 4-3.13 APPLICATION ACCEPTANCE, REFERRAL, INVESTIGATION, AND REPORT FOR NEW CARD CLUB PERMITS.
- SEC. 4-3.14 PERMIT ISSUANCE.
- SEC. 4-3.14.1 COMPLIANCE WITH STATE GAMBLING CONTROL ACT.
- SEC. 4-3.15 EXPIRATION DATE.
- SEC. 4-3.16 PERMITS NONASSIGNABLE.
- SEC. 4-3.17 PERMIT RENEWALS AND RENEWAL APPLICATION FEES.
- SEC. 4-3.18 LIMITATIONS ON NUMBER OF CARD TABLES.
- SEC. 4-3.19 ANNUAL PERMIT FEE.
- SEC. 4-3.30 NUMBER OF TABLES RESTRICTED.
- SEC. 4-3.30.1 INTERNAL CONTROL STANDARDS.
- SEC. 4-3.30.2 CHANGE OF CARD GAME AT A TABLE.
- SEC. 4-3.31 ALCOHOL, NARCOTICS, DRUGS PROHIBITED.
- SEC. 4-3.32 MINORS PROHIBITED.
- SEC. 4-3.33 REGISTRATION OF EMPLOYEES AND AGENTS; THIRD PARTY PROVIDERS.
- SEC. 4-3.34 CERTAIN ACTS PROHIBITED.
- SEC. 4-3.35 OBLIGATION TO INFORM OF CERTAIN CHANGES CONCERNING PERMITTEES, THIRD PARTY PROVIDERS, AGENTS AND EMPLOYEES.
- SEC. 4-3.36 HOURS OF OPERATION.
- SEC. 4-3.37 POSTING OPERATING REGULATIONS.
- SEC. 4-3.40 SUSPENSION AND REVOCATION OF PERMITS; APPEALS.

- SEC. 4-3.41 SUSPENSION AND REVOCATION OF EMPLOYEE OR AGENT REGISTRATION; APPEALS.
- SEC. 4-3.42 APPEAL OF DENIAL OF PERMIT.
- SEC. 4-3.43 INJUNCTIVE RELIEF.
- SEC. 4-3.44 OPERATION OF GAMES.
- SEC. 4-3.45 PATRON SAFETY AND SECURITY.
- SEC. 4-3.46 WAGERING LIMITS.
- SEC. 4-3.47 LOCATION OF THE CARD CLUB.

Section 2. Effective Date. In accordance with the provisions of Section 620 of the City Charter, this Ordinance shall become effective thirty days after adoption.

Section 3. Severance. Should any portion of this ordinance be declared by court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond the authority of the City, such decision shall not affect the validity of the remainder of the ordinance, which shall continue in full force and effect, provided that the remainder of the ordinance absent the excised portion, can be reasonably interpreted to give effect to the intentions of the City Council

Introduced at the meeting of the Hayward City Council held June 4, 2013, the above-entitled Ordinance was introduced by Council Member Mendall.

This Ordinance will be considered for adoption at the regular meeting of the Hayward City Council, to be held on June 18, 2013, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. A copy of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: June 8, 2013  
Miriam Lens, City Clerk  
City of Hayward