



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

AGENDA DATE 10/16/01  
AGENDA ITEM 3  
WORK SESSION ITEM \_\_\_\_\_

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

**FROM:** Director of Public Works

**SUBJECT:** Downtown Sidewalk and Streetscape Improvements: Authorization to Amend a Professional Services Agreement and to Appropriate Downtown Redevelopment Funds

**RECOMMENDATION:**

It is recommended that the City Council and Redevelopment Agency Board approve the attached resolutions that:

1. Authorize the City Manager to amend the Berryman & Henigar professional services agreement by adding an additional \$295,000, for a total not-to-exceed amount of \$397,000; and
2. Transfer \$324,000 from the Redevelopment Agency (RDA) Fund to the Capital Improvement Fund, and appropriate the same amount to the Downtown Sidewalk Rehabilitation Project for the design phase of the project.

**BACKGROUND:**

On July 24, 2001, a Local Improvement District to fund extensive downtown sidewalk and streetscape improvements was not established due to a majority protest against its formation. The City Council did approve the project's negative declaration.

Although the District was not formed, this should not detract from the overall goal of improving the downtown. The District assumed a \$3 million contribution from the Redevelopment Agency (RDA). Staff reexamined the proposed project and identified an alternative downtown project that can be done relying solely on the RDA funding.

On September 24, 2001, the City Council Downtown Committee reviewed this alternative project and recommended that the City Council proceed with the revised project.

"B" Street improvements would be the same scope as presented in the District proposal. Improvements on other streets would be limited to spot repair of sidewalks, closure of the remaining cellar access through the sidewalks, removal and replacement of trees that are lifting sidewalks, and a few new trees; no tree grates or pavers would be installed. It should be noted that the southern limit of the improvements would now be the southerly side of "C" Street instead of the northerly side of "D" Street (see Exhibit A). Also, due to boundary reduction, no work is proposed for Foothill Boulevard. As previously indicated, borrowing by the Redevelopment Agency would be required, and \$300,000 is set aside for financing costs.

1. "B" Street between Foothill Boulevard and Watkins Street: Sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer deciduous trees with grates and guards, and grates on existing trees; new landscaping, new patio areas with seat walls, fencing, lighted columns, benches, tables, kiosks, trash receptacles, street signage, bus shelters, an entry monument, and minor drainage improvements. (\$1,675,000)
2. Main Street between "A" Street and "C" Street: Approximately 35 percent of the sidewalks in the poorest condition reconstructed; cellar access within the sidewalk area closed off; selective removal and replacement of trees; and a few new trees. (\$535,000)
3. "C" Street between Foothill Boulevard and Watkins Street: Approximately 35 percent of the sidewalks in the poorest condition reconstructed; cellar access within the sidewalk area closed off; and a few new trees. (\$225,000)
4. Mission Boulevard between "A" Street and "C" Street: Approximately 30 percent of the sidewalks in the poorest condition reconstructed; cellar access within the sidewalk area closed off; and a few new trees. (\$227,500)
5. "A" Street (southerly side) between Foothill Boulevard and Mission Street: Approximately 30 percent of the sidewalks in the poorest condition reconstructed; selective removal and replacement of trees; and a few new trees. (\$37,500)

Although it is necessary to scale back the project because of the limited funding, this does not preclude consideration of the remaining improvements in the future, if and when additional funding becomes available.

Before the final plans and specifications are prepared, staff will meet with the property owners to discuss the proposed placement of trees and street furniture, and with the business owners to discuss the construction phasing, so that it will minimize business disruption.

On January 11, 2000, the City Council authorized an agreement with Berryman & Henigar, in concert with their landscape architect Callander Associates, to prepare preliminary plans and assessment spread information for the district. Staff is requesting authorization to increase the Berryman & Henigar agreement by an additional \$295,000 for the preparation of the final plans, specifications and cost estimates, including the structural design of the cellar closures, and the selection of design level details for the entry monument, seat walls, columns, signage, and other street furniture.

A revised schedule for the project will be developed as part of the early stages of the design work.

#### **FUNDING:**

As previously indicated, some form of financing will be required by the Redevelopment Agency to provide the total estimated project cost of \$3 million. In order to begin design of the work now, an additional appropriation of \$324,000 to the Downtown Sidewalk and Streetscape Improvement project is needed. A transfer of \$324,000 from the Redevelopment Agency (RDA) Fund to the Capital Improvement Fund is required to fund this appropriation. At a future date, after design is complete, staff will propose financing for the entire RDA contribution.

Prepared by:

Rob Baum

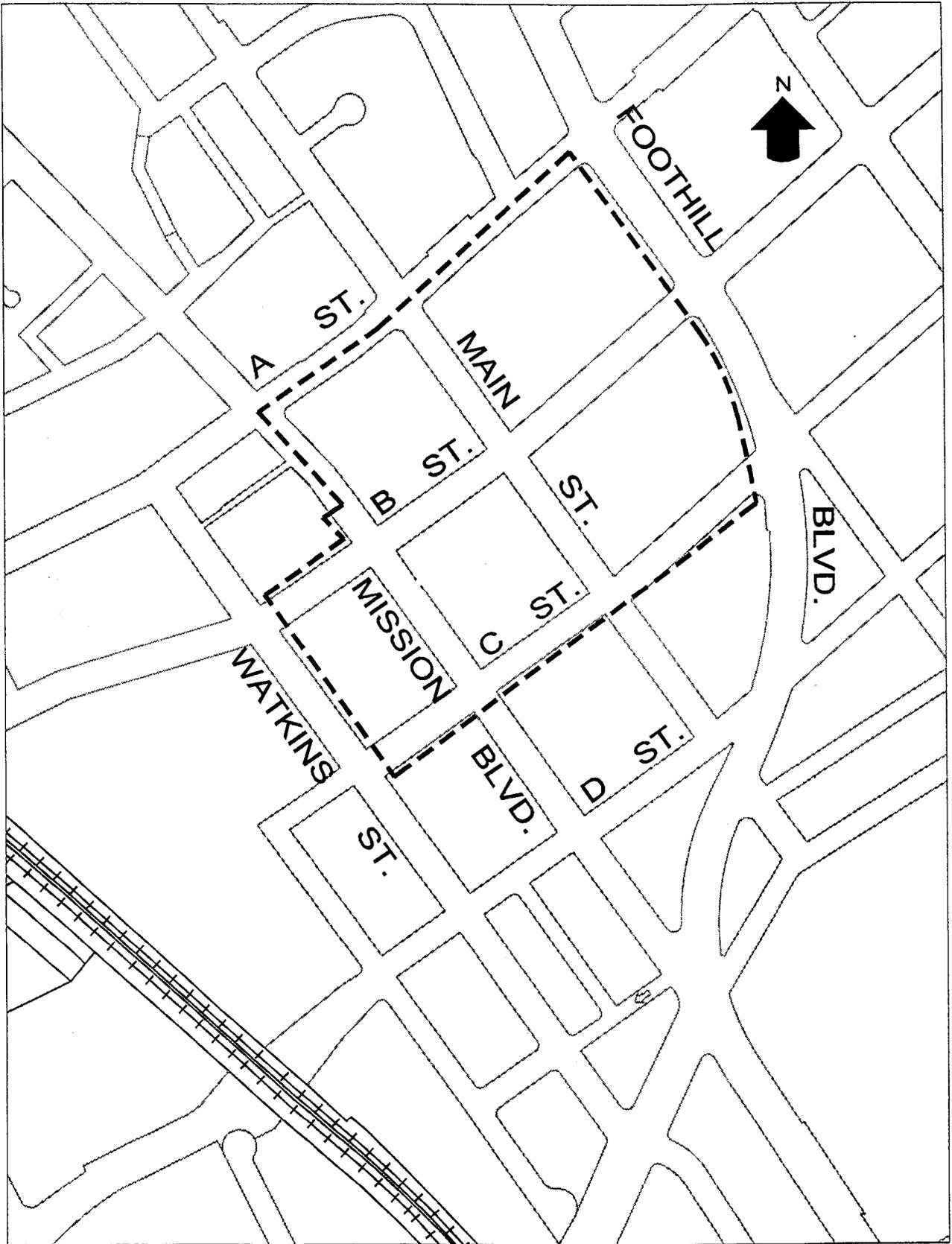
Recommended by:

Gene V. Ruth

Approved by:

Jesús Armas  
Jesús Armas, City Manager

Exhibit A: Revised Project Boundary Map



REVISED PROJECT BOUNDARY MAP

Exhibit A

**DRAFT**  
HAYWARD CITY COUNCIL



RESOLUTION NO. \_\_\_\_\_

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

**RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE AMENDMENTS TO THE  
PROFESSIONAL SERVICES AGREEMENT WITH  
BERRYMAN AND HENIGAR**

BE IT RESOLVED, that the City Council of the City of Hayward hereby authorizes and directs the City Manager to negotiate and execute on behalf of the City of Hayward an amendment to the professional services agreement with Berryman and Henigar by adding an additional \$295,000 for a total not to exceed amount of \$397,000, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

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

**DRAFT**

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION AMENDING RESOLUTION RA 01-10, AS  
AMENDED, THE REDEVELOPMENT BUDGET  
RESOLUTION FOR FISCAL YEAR 2001-2002,  
RELATING TO A TRANSFER OF FUNDS FROM THE  
REDEVELOPMENT AGENCY FUND TO THE CAPITAL  
IMPROVEMENT FUND

BE IT RESOLVED by the City Council of the City of Hayward that  
Resolution No. RA 01-10, as amended, the Redevelopment Budget Resolution for fiscal  
year 2001-2002, is hereby amended by approving a transfer of \$324,000 from the  
Redevelopment Agency Fund, Fund 451 to the Capital Improvement Fund (Fund 410).

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

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

**DRAFT**

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

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

RESOLUTION AMENDING RESOLUTION 01-097, AS AMENDED, THE CAPITAL IMPROVEMENT BUDGET FOR FISCAL YEAR 2001-2002, RELATING TO AN APPROPRIATION OF OF FUNDS FROM THE CAPITAL IMPROVEMENT FUND TO THE DOWNTOWN SIDEWALK REHABILITATION PROJECT

BE IT RESOLVED by the City Council of the City of Hayward that Resolution No. 01-097, as amended, the Capital Improvement Budget Resolution for fiscal year 2001-2002, is hereby amended by appropriating \$324,000 from the Capital Improvement Fund, (Fund 410) to the Downtown Sidewalk Rehabilitation Project, Project No. 6915.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

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