



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 04/23/02
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT: Authorization to Amend an Agreement for Environment Services and
Authorization for the Solicitation of Bids for Hazardous Materials
Abatement

RECOMMENDATION:

It is recommended that the Agency Board:

1. Authorize appropriation of funds and execution of an amended agreement for professional services with ACC Environmental Consultants, Inc. for environment services for Site 4 in a total amount not to exceed \$37,000.
2. Authorize solicitation of bids for hazardous materials abatement and building deconstruction for Site 4.

BACKGROUND:

The Agency owns fifteen of the eighteen parcels on the block bounded by Watkins, C, Atherton, and D Streets, which is referred to as "Site 4" as shown in the attached Exhibit A. It is anticipated that the Agency will soon have full possession rights for two more parcels. The remaining property, Mrs. Heringer's home, is not within the scope of the project.

Staff is attempting to expedite the hazardous materials remediation and building deconstruction process. The Agency is liable for the unoccupied buildings, which have become an attractive nuisance and a source of numerous complaints for adjacent property owners. It is essential that the Site be cleared as soon as possible.

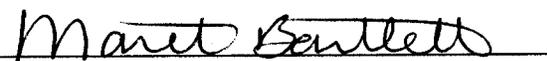
A Request For Proposals (RFP) was sent to three environmental consulting firms to evaluate the unoccupied Agency-owned buildings. All of the firms are certified by the California Department of General Services as small business enterprises. ACC Environmental Consultants, Inc. was selected as it has provided environmental services for many municipalities, including the City for several ongoing projects, and has extensive knowledge of the applicable laws and regulations for this work. Also, their proposed fees were lower than the other proposing firms.

ACC Environmental evaluated the Agency-owned buildings on Site 4 for the presence of asbestos and lead paint, and prepared a plan for the removal of these hazardous materials. The consultant's fee for this work was \$14,110.00. However, additional services are needed for monitoring and inspecting the removal of the hazardous materials, and closure of an abandoned groundwater monitoring well on one of the parcels. The consultants were unable to provide an estimate for these services until they had surveyed the buildings to determine the extent of material to be removed. ACC's proposal for this portion of the work is lower than other bids received, and the requested budget authorization includes a contingency in order to add the two remaining properties to the contract when the Agency has possession. Because the contract with ACC would now be over \$25,000, staff is requesting the Agency Board's authorization to amend the contract for a total amount not to exceed \$37,000.

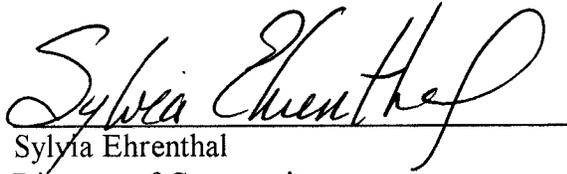
Competitive bids will be solicited for both the hazardous materials abatement and building deconstruction. In accordance with the City's policy, 100% of the asphalt/concrete material and 50% of the remaining building material will be required to be recycled as the buildings are taken down. In addition, contractors will be encouraged to salvage any re-usable equipment, appliances, cabinetry and ornamental architectural features. It is anticipated that the cost of hazardous materials abatement and building deconstruction will not exceed \$270,000. This estimate also includes a contingency amount for the two properties yet to be acquired. Staff will return for Agency Board approval of the contract and related appropriation of funds after bids are received.

It is anticipated that staff would return to approve an abatement/deconstruction contract by May 21, 2002. Following contract approval, the asbestos work would begin, and would require approximately six weeks to complete. It is currently anticipated that the deconstruction work will require approximately three to four weeks to complete, and that the site would be cleared by the end of July or early August.

Prepared by:


Maret Bartlett
Redevelopment Director

Recommended by:



Sylvia Ehrental
Director of Community
and Economic Development

Approved by:



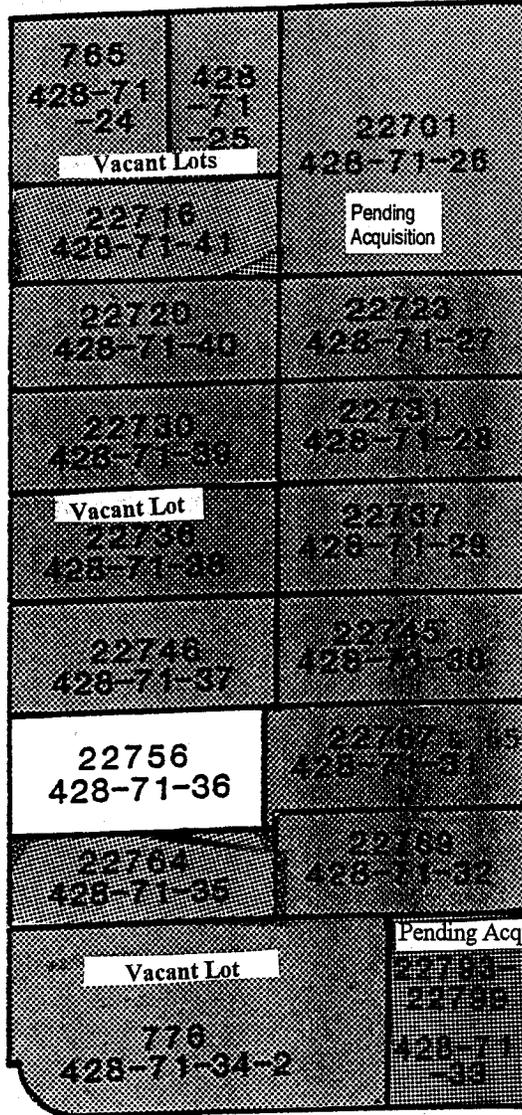
Jesús Armas, City Manager

Attachments: Exhibit A (Site 4)

EXHIBIT A

"C" STREET

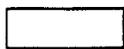
ATHERTON ST.



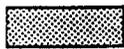
WATKINS ST.

"D" STREET

SITE 4
(TOTAL PARCELS - 18)



Not Included in Project Area



Included in Project Area

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-___

Introduced by Agency Member _____

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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED AGREEMENT FOR ADDITIONAL ENVIRONMENTAL SERVICES AND APPROPRIATION OF FUNDS

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is hereby authorized and directed to execute on behalf of the Redevelopment Agency an amended agreement with for additional professional services by and between the Redevelopment Agency of the City of Hayward and ACC Environmental Consultants, Inc., in an amount not to exceed \$37,000, in a form acceptable to the Executive Director upon consultation with the General Counsel.

BE IT FURTHER RESOLVED, by the Redevelopment Agency of the City of Hayward that Resolution No. RA 01-10, as amended, the Redevelopment Agency Resolution for fiscal year 2001-02, is hereby further amended by appropriating \$23,000 from the Low and Moderate Income Housing Fund, Fund 452 to the Site 4 Redevelopment Project Fund, Fund 452-5125-9546.

HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

MAYOR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

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

APPROVED AS TO FORM:

General Counsel

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-___

Introduced by Agency Member _____

**RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO SOLICIT BIDS FOR HAZARDOUS
MATERIALS ABATEMENT AND BUILDING
DECONSTRUCTION AND APPROPRIATION OF FUNDS**

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BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is hereby authorized and directed to solicit bids for hazardous materials abatement and building deconstruction for Site 4, in a form acceptable to the Executive Director upon consultation with the General Counsel.

HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:
MAYOR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

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

APPROVED AS TO FORM:

General Counsel