



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

AGENDA DATE 05/20/03  
AGENDA ITEM 3  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board Members  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Approval of Contract for Architectural Services for Municipal Lot No. Two Parking Structure

**RECOMMENDATION:**

It is recommended that the Agency Board adopt the attached resolution authorizing the Executive Director to execute a contract with Watry Design, Inc. to provide architectural services for a proposed parking structure that would be built on Municipal Parking Lot No. Two, and appropriating funds for this purpose.

**BACKGROUND:**

Municipal Parking Lot Two is an interior lot located behind the Bank of the West. This lot has approximately 92 spaces in it.

The Agency entered into exclusive negotiations last February with BHV Hayward, LLC for the development of a retail-entertainment complex at the corner of B Street and Foothill Boulevard (the former Albertson's market). The proposed development at B and Foothill includes a multi-screen movie theater, which will necessitate that up to 1,000 parking spaces be provided in the downtown area. At that time, it was also proposed that the Agency consider the feasibility of constructing a parking structure that would add approximately 330 spaces on Municipal Lot No. 2 in order to augment the parking needed for the proposed theater. Should such a structure prove feasible and be built, it is proposed that the parking remain available to the public and serve the needs of surrounding businesses as well as the theater.

BHV Hayward, LLC has been working to refine its conceptual layout for the B and Foothill site over the past three months, and has also worked to consolidate tenant interest in the site. Interest by at least one theater operator remains strong. As a result, it is proposed that the Agency move forward to begin preliminary design and cost estimating work with a firm that specializes in parking design.

A Request for Proposals (RFP) was issued to three firms, including Watry Design, Inc, International Parking Design, Inc. and Walker Parking Consultants. All three firms submitted proposals. The firms were interviewed by a panel of staff, and were evaluated based on their experience with designing structures under similar circumstances, the quality of the firm's architecture and engineering, the ability to meet the Agency's schedule, and the fee structure proposed for the job. All three firms are considered qualified to undertake this job. The range of cost given in the proposals was from \$383,900 to \$511,641.

Staff is recommending that the Agency enter into a contract with Watry Design, Inc. based on the responsiveness of their proposal and presentation to the particular challenges posed by this site. In particular, Watry has designed parking structures under very similar circumstances with tight interior sites surrounded by retail commercial development in Palo Alto, Walnut Creek and elsewhere. While many of its example projects had fine architecture, the firm appears to be just as committed to cost control on the project, and has systems in place to ensure that the design will meet a realistic building budget. Both Watry and three of its six subcontracting firms are 50% woman owned.

The firm's fee is a total of \$394,435, which is broken down into three phases: Phase I is the schematic design phase which will include preliminary cost estimates. Phase II would include the preparation of working documents, specifications and cost estimates. This phase would include processing plans through to the procurement of building permits. Phase III would be the construction administration phase. In the third phase, Watry will participate in some on-site inspections and meetings, although it is anticipated that the City staff will provide significant support in the construction phase, thus providing some cost savings in this area.

Staff is requesting budget authority for designing the entire job in an amount not to exceed \$440,000. The additional amount over the firm's proposed fee amount would cover contingencies, including potential design change orders. Phase II design would begin only upon authorization from the Agency.

Prepared by:

  
Maret Bartlett, Redevelopment Director

Recommended by:



Sylvia Ehrental, Director of Community  
And Economic Development

Approved by:



Jesús Armas, City Manager

Resolutions

**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-03-\_\_\_\_\_

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

RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE A CONTRACT WITH WATRY DESIGN,  
INC., TO PROVIDE ARCHITECTURAL SERVICES FOR  
A PROPOSED PARKING STRUCTURE ON MUNICIPAL  
LOT NO. TWO

BE IT RESOLVED by the Agency Board of the City of Hayward that the  
Executive Director is hereby authorized and directed to execute on behalf of the  
Redevelopment Agency a contract with Watry Design, Inc., to provide architectural  
services for a proposed parking structure on Municipal Lot No. Two in an amount not to  
exceed \$440,000, in a form approved by General Counsel.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

**DRAFT** 

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 03-

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

RESOLUTION AMENDING RESOLUTION RA 02-09, AS AMENDED, THE REDEVELOPMENT BUDGET RESOLUTION FOR FISCAL YEAR 2002-2003, RELATING TO AN APPROPRIATION OF FUNDS FROM THE AGENCY FUND BALANCE TO THE MUNICIPAL PARKING LOT TWO PROJECT.

BE IT RESOLVED by the City Council of the City of Hayward that Resolution No. RA 02-09, as amended, the Redevelopment Budget Resolution for fiscal year 2002-2003, is hereby amended by approving an appropriation of \$440,000 from the Redevelopment Agency Fund, Fund 451 to the Municipal Parking Lot Two Project, Fund No. 4411-5123

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
MAYOR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary to the Redevelopment Agency

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel