



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 03/16/04
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT Amendment to Watry Design, Inc. Contract for Municipal Parking Structure

RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolutions authorizing the Executive Director to amend the contract with Watry Design, Inc. and appropriating funds for this purpose.

BACKGROUND:

Municipal Parking Lot Two is located behind the Bank of the West, and has its entrance on B Street (Exhibit A). The parking lot has approximately 92 spaces. On May 20, 2003, the Agency Board authorized a contract with Watry Design, Inc. to provide design services for a parking structure on Municipal Lot Two. The parking structure would provide public parking to serve the needs of downtown businesses and the theater proposed as part of the Cinema Place Project.

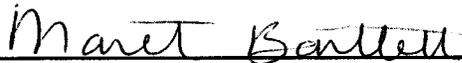
The contract with Watry Design, Inc. was originally authorized in an amount not to exceed \$440,000. The scope of services consisted of three phases: Phase I, schematic design; Phase II, working documents and specifications; and Phase III, construction management. The Phase I services, which have been completed, entailed designing various configurations for the parking structure to optimize utilization of this challenging site. The configurations were evaluated for cost efficiency, aesthetics, and structural safety.

The preferred configuration for the parking structure was presented to the City Council and the Agency Board on January 13, 2004. It provides for parking on a ground level plus on two elevated decks, and contains a total of 267 parking spaces. The structure is being designed to allow future expansion, including the potential for a third elevated deck and an extension of the entire structure north into the area presently used as the Salvation Army store parking lot. The architect's fees for designing the structure for future expansion were not provided for in the

original contract, and would add \$102,000 to the contract. Additionally, a geotechnical investigation of the site has been conducted, and it has been determined that soil conditions would have to be improved to accommodate the most efficient foundation system for the structure. The design fees for this work would be about \$12,500. Therefore, the total amount of fee increase requested by Watry Design, Inc. is \$114,500.

Staff is requesting budget authority for the contract amendment not to exceed \$120,000 in order to accommodate the additional proposed design fees plus a small contingency.

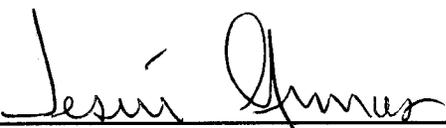
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community
and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Resolutions (2)

DRAFT 

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE AN AMENDMENT TO THE CONTRACT WITH
WATRY DESIGN, INC RELATING TO THE MUNICIPAL
PARKING STRUCTURE

WHEREAS, on May 20, 2003, the Agency Board authorized a contract with Watry Design, Inc., to provide design services for a parking structure on Municipal Lot Two to provide public parking for the downtown businesses and partially satisfy the needs for a proposed theater at B Street and Foothill Boulevard; and

WHEREAS, Watry Design, Inc. designed the parking structure which included allowance for future expansion and conducted a geotechnical investigation which will require soil conditions to be improved in order to accommodate the most efficient foundation system; and

WHEREAS, staff is requesting an increase in the amount of the original contract by \$120,000 in order to accommodate the additional proposed design fees plus a small contingency.

NOW THEREFORE BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is authorized and directed to execute an amendment to the contract with Watry Design, Inc., for the additional services requested, in an amount not to exceed \$120,000 for additional design fees plus a small contingency, in a form to be approved by General Counsel.

HAYWARD, CALIFORNIA _____, 2004

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 04-

Introduced by Agency Member _____

RESOLUTION AMENDING RESOLUTION RA 03-11, AS AMENDED, THE REDEVELOPMENT BUDGET RESOLUTION FOR FISCAL YEAR 2003-2004, 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 03-11, as amended, the Redevelopment Budget Resolution for fiscal year 2003-2004, is hereby amended by approving an appropriation of \$120,000 from the Redevelopment Agency Fund, Fund 451 to the Municipal Parking Lot Two Project, Fund No. 4411-5123

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2004

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