



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

AGENDA DATE 07/06/04  
AGENDA ITEM 6  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board Members  
**FROM:** Director of Public Works  
**SUBJECT:** New Burbank Elementary School: Authorization for Professional Services Agreement with Aedis Group, Inc.

**RECOMMENDATION:**

It is recommended that the Redevelopment Agency Board adopt the attached resolutions authorizing the City Manager to execute a Professional Services Agreement with Aedis Group, Inc., in an amount not to exceed \$1,375,000, in conjunction with the New Burbank Elementary School project and to appropriate funds for this purpose.

**BACKGROUND:**

On March 31, 2004, elected officials from the City, the Hayward Unified School District, and the Hayward Area Recreation and Park District met to discuss a status report regarding implementation of the Cannery Area Plan with respect to the major public facilities proposed for the northern end of the Cannery Area, including a new, larger Burbank Elementary School; an expanded Cannery Park; and the surrounding street, infrastructure, and parking facilities. During that meeting, it was announced that the Hayward Redevelopment Agency was about to issue tax allocation bonds in an amount sufficient to finance these improvements. Also during that meeting, the three agencies discussed the need to develop appropriate documents establishing the respective project implementation responsibilities and financial roles of each agency. Finally, the three Boards re-affirmed their support for the project and the overall layout of the proposed facilities, including the layout of the school that is based primarily on the Delaine Eastin Elementary School in Union City.

Subsequent to this meeting, staffs from the three agencies have continued to meet in an effort to move forward with the Cannery Area Plan implementation. On June 22, the City Council approved the hiring of a Project Manager to coordinate the project and to serve as a liaison for the three agencies.

The next step is to begin design of the new Burbank Elementary School. Because Aedis Group, Inc., designed the Delaine Eastin Elementary School in Union City and owns the rights to the plans that are to be adapted for the Burbank school, it was jointly agreed by the City and HUSD to request a proposal from Aedis Group, Inc., for this project. The Aedis Group, Inc. also performed some preliminary consulting work related to this proposed project and,

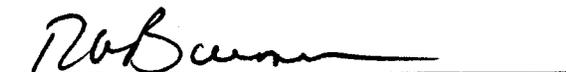
therefore, is familiar with the various components of this design and with City requirements. Staff considers the negotiated level of effort reasonable for the proposed project scope. It is therefore appropriate to select Aedis Group to be the lead designer for this project. School District staff has also reviewed and concurs with the scope of services, since although the City is managing the contract, the school district will provide most of the coordination and direction. An overall project schedule will be developed in conjunction with the three participating agencies.

While the new Burbank School is to be based on the Delaine Eastin School, it will not be identical, and two major areas of change are part of the scope of work. The exterior style will be changed to one more compatible with the Cannery Row development and the surrounding neighborhood. Changes may include roof lines and roofing materials; exterior finishes and articulation (trim and other decorative elements), and color scheme. Also, the designer will adjust the plan based on a review of the programmatic needs of the Hayward Unified School District and its facilities standards for elementary schools.

**FUNDING:**

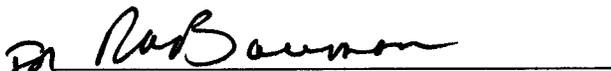
At this time, it is requested that \$1,375,000 be appropriated from the Redevelopment Agency Fund to complete design of the project. At a later date, when authorization to solicit bids is requested, an overall budget for the project will be presented to the Council for its consideration. The recently approved 2004-05 Capital Improvement Program includes a new Redevelopment Agency Fund section to include this project as well as other Redevelopment Agency capital projects. On April 27, 2004, the City Council approved the issuance of Redevelopment Tax Allocation Bonds to provide sufficient, new money to fund the construction of the Cannery Area Plan, including construction of the new Burbank Elementary School and the expansion and improvement of the parking facilities in the downtown area. Since then, the Redevelopment Agency has sold its bonds and has obtained the necessary financing to construct the project.

Prepared by:



Robert A. Bauman, Deputy Director of Public Works

Recommended by:



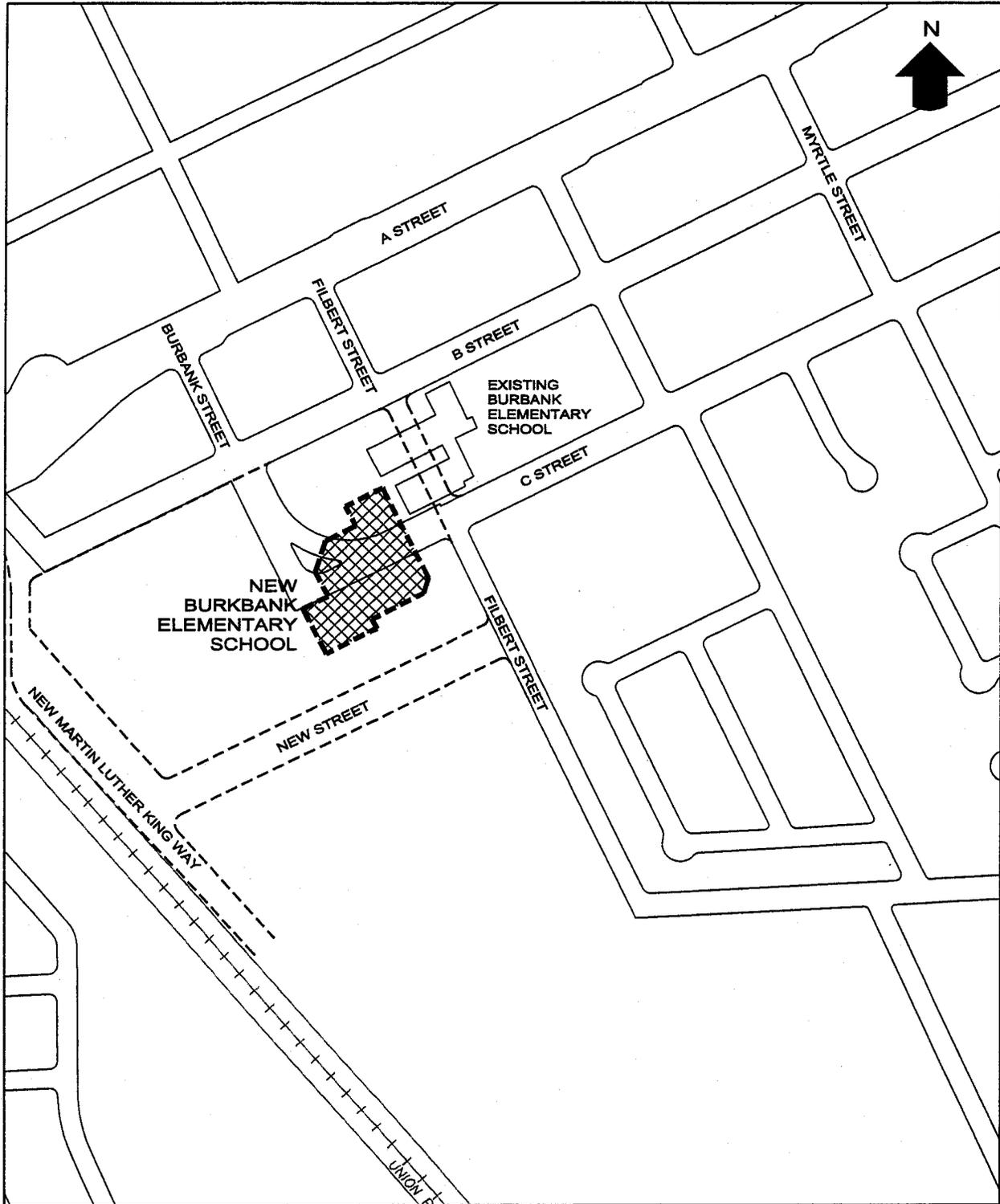
Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Exhibit A: Location Map



## LOCATION MAP

NEW BURBANK ELEMENTARY SCHOOL

PROJECT NO. 5097

Exhibit A

**DRAFT**

*UH  
4/30/04*

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

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

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

RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE AN AGREEMENT BETWEEN THE CITY  
OF HAYWARD AND AEDIS GROUP, INC., FOR  
PROFESSIONAL SERVICES FOR THE NEW BURBANK  
ELEMENTARY SCHOOL

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that the Executive Director is hereby authorized and directed to negotiate and execute on behalf of the Redevelopment Agency an agreement with Aedis Group, Inc., for professional services for the New Burbank Elementary School, in an amount not to exceed \$1,375,000, in a form to be approved by the 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

APPROVED AS TO FORM:

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

**DRAFT** NH 4/30/04

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 04-

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

RESOLUTION AMENDING RESOLUTION RA 04-07, AS AMENDED, THE REDEVELOPMENT BUDGET RESOLUTION FOR FISCAL YEAR 2004-05 RELATING TO AN APPROPRIATION OF FUNDS AND AUTHORIZING EXPENDITURES FOR THE NEW BURBANK ELEMENTARY SCHOOL PROJECT

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 04-07, as amended, the Redevelopment Agency Budget Resolution for fiscal year 2004-05, is hereby further amended by approving a supplemental appropriation of \$1,375,000 from the Redevelopment Agency Fund, and authorizing expenditures for the New Burbank Elementary School Project.

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

APPROVED AS TO FORM:

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