



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

AGENDA DATE 12/07/04  
AGENDA ITEM 3  
WORK SESSION ITEM \_\_\_\_\_

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

**FROM:** Director of Public Works

**SUBJECT:** City Hall Parking Structure Modification: Approval of Addenda and Award of Contract

**RECOMMENDATION:**

It is recommended that the City Council/Redevelopment Agency adopt the attached resolutions that:

1. Approve Addenda No. 1 and 2, which make modifications to the plans and specifications and extends the bid opening date;
2. Award the City Hall Parking Structure Modification contract to C. Overaa & Company of Richmond, California, in the amount of \$3,103,000; and
3. Appropriate \$3,388,000 to complete the project.

**BACKGROUND:**

On October 12, 2004, the City Council approved the plans and specifications for the City Hall Parking Structure Modification Project and called for bids to be received on November 9, 2004.

This project will modify the existing City Hall parking structure to accommodate increased parking demands from future developments in the downtown area. The modified City Hall parking structure will consist of a new deck above the existing parking structure, which will provide space for an additional 178 parking stalls and increase the total to 498 stalls. The project also includes the installation of lighting, striping, and signage as well as extending the existing elevator and stairs to the new deck. In addition to the base contract to construct a new deck, an additive alternative bid to paint the concrete ceilings was included. Painting the ceilings will increase the lighting levels and improve visibility within the structure.

During the bidding period, Addenda No. 1 and 2 were issued to extend the bid opening date to November 16, 2004, as well as to modify the plans and specifications in response to contractors' questions.

On November 16, 2004, seven bids were received. The base bids range from \$3,039,000 to \$4,200,000. C. Overaa & Company of Richmond, California, submitted the low base bid in the amount of \$3,039,000, which is 12.7 percent below the Engineer's Estimate of \$3,480,000. Taber Construction submitted the second low bid of \$3,051,000, which is 12.3 percent below the Engineer's Estimate. C. Overaa & Company submitted a total base bid plus the additive alternative item in the amount of \$3,103,000, which is 15 percent lower than Engineer's estimate of \$3,650,000. All bid documents and licenses are in order, and staff recommends award of contract for the total base bid plus the additive alternative item to the low bidder, C. Overaa & Company.

Safety and liability concerns prohibit the use of any part of the existing parking garage during construction, and thus, staff has obtained permission from the Bay Area Rapid Transit District to use its vacant Montgomery Street/B Street property as a temporary parking lot for City Hall employees and City vehicles, until construction of the new deck is complete. Minor work has been done on this lot, under a separate contract, to provide temporary lighting and create 214 usable spaces. Notices will be provided to city employees regarding procedures for the temporary parking lot, and signs will be posted in advance of the start of construction in the parking structure to inform other users of the construction period.

**PROJECT COSTS:**

The estimated project costs are as follows:

Construction Contract	\$ 3,103,000
Construction (Temporary Parking)	80,000
Consultant Design and Construction Support	200,000
City Design and Administration	25,000
Construction Inspection and Testing	<u>180,000</u>
<b>TOTAL</b>	<b>\$ 3,588,000</b>

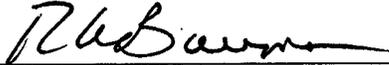
**FUNDING:**

Funding for this project is contained in the 2004 RDA Tax Allocation Bond issue that was approved on April 27, 2004. Previously, the Agency appropriated \$200,000 for design of the project. An additional appropriation of \$3,388,000 from the Bond Fund is recommended to complete this project.

**SCHEDULE:**

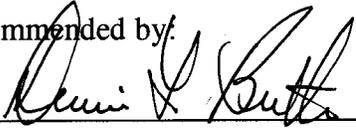
Award Contract	December 7, 2004
Begin Work	January 3, 2005
Complete Work	June 30, 2005

Prepared by:



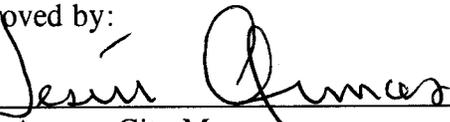
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachment: Exhibit A

**CITY OF HAYWARD  
 CITY HALL PARKING STRUCTURE MODIFICATION  
 PROJECT NO. 5094  
 BIDS OPENED: NOVEMBER 16, 2004**

(NUMBER OF BIDS RECEIVED - 7)

BID SUMMARY				ENGINEER'S ESTIMATE		C. OVERAA & COMPANY 200 PARR BOULEVARD RICHMOND CA 94801 (510) 234-0926 PHONE (510) 237-2435 FAX		TABER CONSTRUCTION P.O. BOX 1309 MARTINEZ CA 94553 (925) 682-6133 PHONE (925) 682-6122 FAX		ZOVICH & SONS, INC. 2485 TECHNOLOGY DRIVE HAYWARD CA 94545 (510) 784-1273 PHONE (510) 784-0173 FAX	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	1	LS	CONSTRUCTION OF THIRD TIER OPEN PARKING GARAGE DECK DIRECTLY ABOVE AN EXISTING, POST-TENSION CONCRETE STRUCTURE. OPEN STEEL STAIRWAYS AND ELEVATOR ACCESS TO GROUND FROM THIRD TIER, AND ALL ASSOCIATED WORK AS SHOWN ON APPROVED PLANS AND SPECIFICATIONS	3,256,000.00	3,256,000.00	2,816,300.00	2,816,300.00	2,828,000.00	2,828,000.00	2,900,000.00	2,900,000.00
2.	1	LS	BUILDER RISK INSURANCE	4,000.00	4,000.00	2,700.00	2,700.00	3,000.00	3,000.00	7,000.00	7,000.00
3.	1	LS	ADMINISTRATIVE CHANGE ORDERS	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00
			<b>TOTAL BASE BID</b>		<b>3,480,000.00</b>		<b>3,039,000.00</b>		<b>3,051,000.00</b>		<b>3,127,000.00</b>
			<b>ADDITIVE ALTERNATIVE BID ITEM</b>								
4.	1	LS	PAINT CONCRETE CEILINGS	170,000.00	170,000.00	64,000.00	64,000.00	140,000.00	140,000.00	75,000.00	75,000.00
			<b>TOTAL BID (BASE BID + ADDITIVE ALTERNATIVE BID)</b>		<b>3,650,000.00</b>		<b>3,103,000.00</b>		<b>3,191,000.00</b>		<b>3,202,000.00</b>

Exhibit A

**CITY OF HAYWARD  
 CITY HALL PARKING STRUCTURE MODIFICATION  
 PROJECT NO. 5094  
 BIDS OPENED: NOVEMBER 16, 2004**

(NUMBER OF BIDS RECEIVED - 7)

BID SUMMARY				ENGINEER'S ESTIMATE		WEST BAY BUILDERS, INC. 250 BEL MARIN KEYS BLVD. BUILDING A NOVATO CA 94949 (415) 456-8972 PHONE (415) 459-0665 FAX		BIG-D PACIFIC BUILDERS 3875 HOPYARD ROAD PLEASANTON CA 94588 (925) 460-3232 PHONE (925) 460-3242 FAX		VALINTINE CORPORATION P.O. BOX 9337 SAN RAFAEL CA 94912 (415) 453-3732 PHONE (415) 457-5820 FAX	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	1	LS	CONSTRUCTION OF THIRD TIER OPEN PARKING GARAGE DECK DIRECTLY ABOVE AN EXISTING, POST-TENSION CONCRETE STRUCTURE. OPEN STEEL STAIRWAYS AND ELEVATOR ACCESS TO GROUND FROM THIRD TIER, AND ALL ASSOCIATED WORK AS SHOWN ON APPROVED PLANS AND SPECIFICATIONS	3,256,000.00	3,256,000.00	3,070,000.00	3,070,000.00	3,101,490.00	3,101,490.00	3,859,369.00	3,859,369.00
2.	1	LS	BUILDER RISK INSURANCE	4,000.00	4,000.00	5,000.00	5,000.00	14,000.00	14,000.00	10,000.00	10,000.00
3.	1	LS	ADMINISTRATIVE CHANGE ORDERS	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00	220,000.00
			<b>TOTAL BASE BID</b>		<b>3,480,000.00</b>		<b>3,295,000.00</b>		<b>3,335,490.00</b>		<b>4,089,369.00</b>
			<b>ADDITIVE ALTERNATIVE BID ITEM</b>								
4.	1	LS	PAINT CONCRETE CEILINGS	170,000.00	170,000.00	71,000.00	71,000.00	68,000.00	68,000.00	87,000.00	87,000.00
			<b>TOTAL BID (BASE BID + ADDITIVE ALTERNATIVE BID)</b>		<b>3,650,000.00</b>		<b>3,366,000.00</b>		<b>3,403,490.00</b>		<b>4,176,369.00</b>

CITY OF HAYWARD  
 CITY HALL PARKING STRUCTURE MODIFICATION  
 PROJECT NO. 5094  
 BIDS OPENED: NOVEMBER 16, 2004

(NUMBER OF BIDS RECEIVED - 7)

BID SUMMARY				ENGINEER'S ESTIMATE		RALPH LARSEN & SON, INC. 300 8TH AVENUE SAN MATEO CA 94401 (650) 579-0339 PHONE (650) 579-0349 FAX	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	1	LS	CONSTRUCTION OF THIRD TIER OPEN PARKING GARAGE DECK DIRECTLY ABOVE AN EXISTING, POST-TENSION CONCRETE STRUCTURE. OPEN STEEL STAIRWAYS AND ELEVATOR ACCESS TO GROUND FROM THIRD TIER, AND ALL ASSOCIATED WORK AS SHOWN ON APPROVED PLANS AND SPECIFICATIONS	3,256,000.00	3,256,000.00	3,950,000.00	3,950,000.00
2.	1	LS	BUILDER RISK INSURANCE	4,000.00	4,000.00	30,000.00	30,000.00
3.	1	LS	ADMINISTRATIVE CHANGE ORDERS	220,000.00	220,000.00	220,000.00	220,000.00
			<b>TOTAL BASE BID</b>		<b>3,480,000.00</b>		<b>4,200,000.00</b>
			<b>ADDITIVE ALTERNATIVE BID ITEM</b>				
4.	1	LS	PAINT CONCRETE CEILINGS	170,000.00	170,000.00	100,000.00	100,000.00
			<b>TOTAL BID (BASE BID + ADDITIVE ALTERNATIVE BID)</b>		<b>3,650,000.00</b>		<b>4,300,000.00</b>

# DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. 04-

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

*Yme  
12/2/04*

RESOLUTION AMENDING RESOLUTION NO. RA-04-101,  
AS AMENDED, THE REDEVELOPMENT AGENCY  
BUDGET RESOLUTION FOR FISCAL YEAR 2004-05,  
RELATING TO AN APPROPRIATION OF FUNDS FROM  
THE REDEVELOPMENT TAX ALLOCATION BOND FUND  
TO THE CITY HALL PARKING STRUCTURE  
MODIFICATION PROJECT, PROJECT NO. 5094

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA-04-101, as amended, the Redevelopment Agency Budget Resolution for Fiscal Year 2004-05, is hereby further amended by appropriating \$3,388,000 from the Redevelopment Tax Allocation Bond Fund to the City Hall Parking Structure Modification Project, Project No. 5094.

IN COUNCIL, 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

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

*note 12/2/04*

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

**RESOLUTION APPROVING ADDENDA NOS. 1 AND 2 FOR  
THE CITY HALL PARKING STRUCTURE MODIFICATION  
PROJECT, PROJECT NO. 5094 AND AWARDED  
CONSTRUCTION CONTRACT TO C. OVERAA &  
COMPANY**

WHEREAS, on October 12, 2004, the City Council approved the plans and specifications for the City Hall Parking Structure Modification Project, Project No. 5094, and called for bids to be received on November 9, 2004; and

WHEREAS, Addenda Nos. 1 and 2 were issued to extend the bid opening date to November 16, 2004 and to modify the plans and specifications to respond to contractor's questions; and

WHEREAS, on November 16, 2004, seven bids were received, ranging from \$3,039,000 to \$4,200,000; by C. Overaa & Company of Richmond submitted the low base bid of \$3,039,000, which is 12.7 percent below the Engineer's estimate of \$3,480,000, and submitted the low base bid plus the additive alternative item in the amount of \$3,103,000 which is 15 percent below the Engineer's Estimate of \$3,650,000.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that Addenda Nos. 1 and 2 are hereby approved and adopted as part of the plans and specifications for the project.

BE IT FURTHER RESOLVED that C. Overaa & Company is hereby awarded the contract for the City Hall Parking Structure Modification Project, Project No. 5094, in accordance with the plans and specifications adopted therefor and on file in the office of the City Clerk of the City of Hayward at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute an agreement for the award of the contract on behalf of the City of Hayward, in an amount not to exceed \$3,103,000 in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: CITY COUNCIL:

MAYOR:

NOES: CITY COUNCIL:

ABSTAIN: CITY COUNCIL:

ABSENT: CITY COUNCIL:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward