

DATE: April 6, 2010
TO: Mayor and City Council
FROM: Acting City Manager
SUBJECT: Amendment to Contract for Design Services for the Replacement Parking Garage at the South Hayward BART Station Transit-Oriented Development Project

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to negotiate and execute a contract amendment with International Parking Design, Inc. (IPD) for design services related to the replacement parking garage at the South Hayward BART Transit-Oriented Development Project, for a total compensation amount not to exceed \$50,000 for all services rendered under the contract.

BACKGROUND

In the spring of 2009, the City, the Redevelopment Agency, Eden Housing, BART, and a private development group, Wittek Development, LLC and Montana Properties, Inc. (Wittek & Montana) joined forces to apply for State Housing & Community Development (HCD) Proposition 1-C Bond monies to develop a transit village at the South Hayward BART station. The Project will utilize the South Hayward BART station parking lots, the privately-owned former Perry & Key site along Mission Boulevard, and some surplus property owned by the State Department of Transportation as part of the Rt 238 ByPass corridor.

The application was successful and the City and other applicants were awarded \$47 million in HCD Proposition 1-C monies from Round II for the South Hayward BART Transit-Oriented Development Project (the "Project," also known as the "Wittek-Montana Project"). Of the award, \$30 million was awarded to the City as a grant in the Infill Infrastructure Grant (IIG) Program. Project plans are to construct a mixed-use retail and housing development that includes 788 units of market-rate housing, a Safeway lifestyle store, ancillary retail stores, 125 affordable family apartments, 81 affordable senior apartments, and two parking garages, one of which is a replacement parking garage for BART patrons. Additional public funding is coming from the Redevelopment Agency or other public sources in the form of \$7.1 million from Housing Set-aside funds, and \$12.7 million for infrastructure and site improvements. Project costs are currently projected to be approximately \$300 million, exclusive of land costs.

DISCUSSION

With the HCD IIG in the amount of \$30 million, the City/Agency intends to design and construct the replacement parking garage (which will replace the current surface parking lots) to serve BART patrons. As BART is concerned that its patrons should have a consistent parking experience as they would have at other BART stations, BART intends to closely monitor the design of the garage and its amenities. If the replacement parking garage were being built by BART, it would be constructed according to BART Facilities Standards ("BFS"). BART is willing to accept and review applications for variances from the BFS. It has granted variances to other BART station garages being designed and built by third parties.

The City entered into a contract with IPD on February 19, 2010 in the amount of \$24,500 to perform design services in completing BFS variances applications. As the contract was less than \$25,000, it was executed by the City Manager. This design variance work is currently underway, but in addition, conceptual design drawings are now needed for the new garage. Staff recommends that IPD is the best choice to do this concept design work as well as the preparation of a better construction cost estimate. IPD has indicated they can accomplish this additional work for \$18,000, which staff finds to be reasonable for the additional work. This contract amendment is proposed to include \$7,500 for additional services that may be required.

ECONOMIC IMPACT

The successful development of the Project will have an immense economic impact on South Hayward, and will move Hayward one step closer to meeting the goals in the City's Climate Action Plan as a result of this transit-oriented project. Additionally, it is estimated that the Project will create approximately 700+ high quality construction, design and engineering services jobs through the eight-year development cycle and approximately 150 permanent jobs.

FISCAL IMPACT

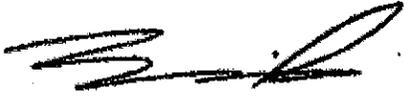
The FY 2010 Capital Improvement Program includes \$330,000 in the Redevelopment Project Fund for the South Hayward BART Garage Project. It is expected that this project will also be used for design of the BART Garage and this work will eventually be reimbursed from state funds.

NEXT STEPS

Upon approval of the attached Resolution, a contract amendment will be negotiated and executed with IPD. This amendment will task IPD with creating the conceptual design work and a construction estimate. Thereafter, coupled with BART's review and approval of the proposed design variances, the City will be able to issue a Request for Proposals (RFP) for the detailed design work for the Garage. Once the HCD IIG Agreements have been executed and Proposition 1-C funding commences, the City will be able to retain the selected design firm (with Council approval) and proceed to have the Garage designed and eventually built. The timing for the release of 1-C funds from the State is unknown at this time.

Prepared by: Robert A. Bauman, Director of Public Works and
Maret Bartlett, Redevelopment Director

Approved by:



Fran David, Acting City Manager

Attachment:

Attachment I - Draft Resolution authorizing a contract amendment with
International Parking Design, Inc.

DRAFT

HAYWARD CITY COUNCIL _____

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT AMENDMENT WITH INTERNATIONAL PARKING DESIGN, INC., FOR DESIGN SERVICES RELATED TO THE REPLACEMENT PARKING GARAGE AT THE SOUTH HAYWARD BART TRANSIT-ORIENTED DEVELOPMENT PROJECT FOR A TOTAL COMPENSATION AMOUNT NOT TO EXCEED \$50,000 FOR ALL SERVICES RENDERED UNDER THE CONTRACT.

WHEREAS, the replacement parking garage in an integral part of the South Hayward BART Transit-Oriented Development Project; and

WHEREAS, it is in the City's best interest that this parking garage for the Project be designed consistent with the City's design and financial constraints as well as BART's design requirements; and

WHEREAS, Consultant is specially trained, experienced and competent to perform the special services needed for such design services for the replacement parking garage at the South Hayward Transit-Oriented Development Project; and

WHEREAS, Consultant is willing to render the professional services defined in the proposed contract.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is authorized to negotiate and execute a contract amendment with International Parking Design, Inc. for design services related to the replacement parking garage at the South Hayward BART Transit-Oriented Development Project, for a total compensation amount not to exceed \$50,000 for all services rendered under the contract,, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA, _____, 2010

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMEBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney for the City of Hayward