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DATE: April 6, 2010
TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: Mt. Eden Annexation Area - Phase II Project: Approval of Plans and Specifications and Call for Bids

RECOMMENDATION

That Council adopts the attached resolution approving the plans and specifications for the Mt. Eden Annexation Area – Phase II project and calls for bids to be received on May 11, 2010.

BACKGROUND

In the summer of 2003, the City initiated the Mt. Eden Annexation Study to determine the desirability and feasibility of annexing unincorporated lands in the Mt. Eden area into the City of Hayward (Attachment II). Mt. Eden Phase I reorganization was approved by the Local Agency Formation Commission (LAFCO) on March 5, 2007. The annexation included three westerly, largely underdeveloped islands. Street and other improvements within the Phase I area are now complete.

Mt. Eden Phase II reorganization was approved by LAFCO on January 14, 2010. The annexation included the two easterly islands. Funding for both Annexation Phases was described in earlier reports on funding agreements with the Alameda County Redevelopment Agency and was possible because all the annexed properties were in the County's Redevelopment Project area. Funds are being advanced by the City, County, and a developer, who will be reimbursed over time from tax increment funding generated by future development.

On November, 18, 2008, City Council approved the consultant agreement with Ruggeri-Jensen-Azar (RJA) to provide engineering design services for the Mt Eden Annexation Area Phase II Project improvements. The design is now complete.

DISCUSSION

The project area for the Phase II Annexation is approximately sixty-one acres, includes approximately 1.4 miles of roadway, and contains sixty-nine parcels located in two islands -- the Mohr-Depot Island and the West-Mohr Island. The area is primarily developed with single-family residential parcels. Similar to the first phase, this project was initiated with the goal of upgrading the annexed area's infrastructure to City standards. The area will have new sewer and storm drain systems, in addition to street improvements and streetlights. Properties that previously were served by Mohrland Mutual Water Association are now served by the City's water system. A limited number of properties are currently served by the City of Hayward's public sewer system; the remaining properties are required to connect to the City's sewer system within ten years from date of annexation.

Most streets in the annexation area do not meet City standards and lack curbs, gutters, and sidewalks. As part of the road improvements, right-of-way acquisitions or easements are needed from twenty-eight parcels. In addition, right-of-entry permits are needed from forty-two parcels. To date, staff has been successful in obtaining right-of-way or easements from twelve parcels, and right-of-entry permits from twenty eight parcels. All needed right-of-way and right-of-entry permits will be secured prior to the award of contract.

The project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA). The City Council adopted a mitigated Negative Declaration on November 3, 2009: <http://www.hayward-ca.gov/citygov/meetings/cca/2009/cca110309.htm>

FISCAL IMPACT

The estimated project costs are as follows:

Design - Consultant	\$ 500,000
Design Administration - City Staff	220,000
Construction Contract	5,880,000
Construction Administration	400,000
R/W Engineering & Acquisition	400,000
TOTAL	\$7,400,000

The FY 2009 Capital Improvement Budget includes funding of \$7.4 million in the Street System Improvements Fund for the Mt. Eden Annexation Phase II project.

The project is being financed from the following sources:

City of Hayward	\$1,900,000
County of Alameda	1,900,000
Developer Contribution	3,600,000
Total	\$7,400,000

The County funds will be requested after bids are received and the budget is adjusted as appropriate.

PUBLIC CONTACT

Property owners and residents were invited to several public meetings on improvements and to discuss the annexation issues. All property owners were also contacted by letter in December 2009 regarding right-of-way and easement issues affecting their properties. After the project is awarded, staff will send notification letters to all residents regarding the project schedule.

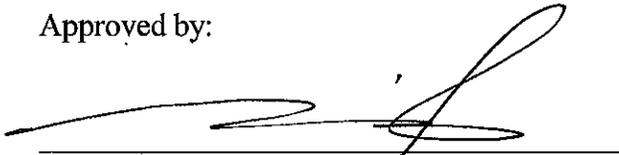
SCHEDULE

Open Bids	May 11, 2010
Award Contract	June 1, 2010
Begin Work	June 21, 2010
Complete Work	Jan 11, 2011

Prepared by: Morad Fakhrai, Deputy Director of Public Works

Recommended by: Robert A. Bauman, Director of Public Works

Approved by:



Fran David, Acting City Manager

Attachments:

- Attachment I: Resolution
- Attachment II: Area Map

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HAYWARD CITY COUNCIL

RESOLUTION NO. 10-

Introduced by Council Member _____

RESOLUTION APPROVING PLANS AND SPECIFICATIONS
FOR THE MT. EDEN ANNEXATION AREA – PHASE II
PROJECT, PROJECT NO. 5143, AND CALL FOR BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That those certain plans and specifications for the Mt. Eden Annexation Area – Phase II Project, Project No. 5143, in the office of the City Clerk, are hereby adopted as the plans and specifications for the project;
2. That the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law;
3. That sealed bids therefor will be received by the City Clerk's office at City Hall, 777 B Street, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, May 11, 2010, and immediately thereafter publicly opened and declared by the City Clerk in Conference Room 4D, City Hall, Hayward, California;
4. That the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same.
5. A mitigated Negative Declaration was prepared and approved by the City Council on November 3, 2009, and in accordance with the requirements of the California Environmental Quality Act (CEQA).

