

CITY OF  
**HAYWARD**  
HEART OF THE BAY

# **Community Workforce Agreement for Library and Community Learning Center Project**

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*Morad Fakhrai, Director of Public Works - Engineering & Transportation*

*April 14, 2015*



# Presentation Overview

- Background/Context
- Project Scope and Cost Estimates
- Terms of Proposed Community Workforce Agreement (CWA)
- Staff Recommendations



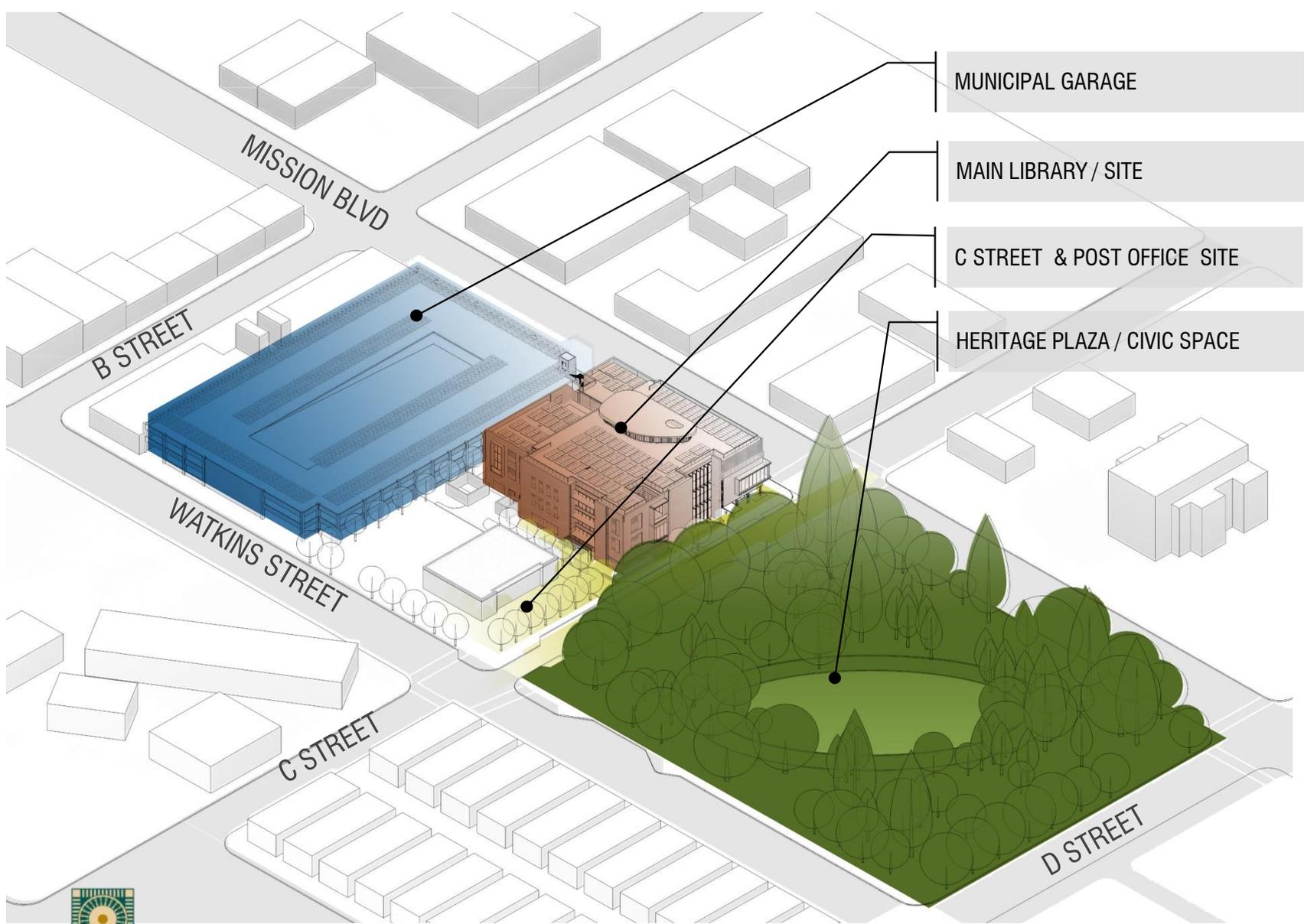
# Background/Context

- Planning and design work for new Library and Community Learning Center underway for over 7 years.
- Hayward voters approved Measure C in June 2014, providing a certain level of funding for the Library project.
- Building Trades Council of Alameda County and staff team entered into negotiations to develop a Community Workforce Agreement for this project in mid-March.



# Project Scope and Cost Estimates





MUNICIPAL GARAGE

MAIN LIBRARY / SITE

C STREET & POST OFFICE SITE

HERITAGE PLAZA / CIVIC SPACE



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## HAYWARD LIBRARY & COMMUNITY LEARNING CENTER HERITAGE PLAZA PROJECT SCOPE



Schematic Illustration



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**ACROSS MISSION AFTER**

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**VIEW FROM C STREET EDGE**

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Schematic Illustration



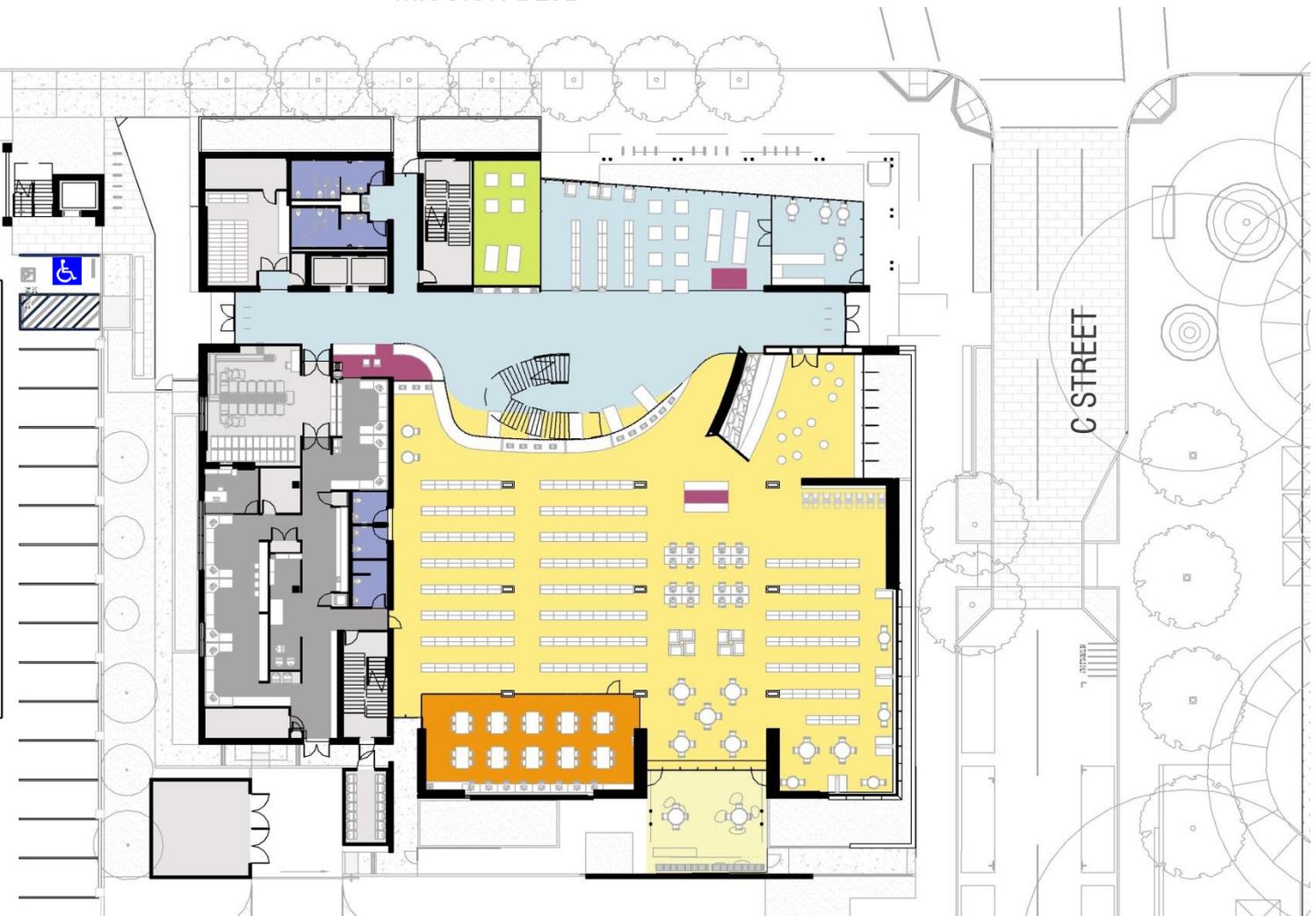
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**VIEW ACROSS C STREET**

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MISSION BLVD

- HOMESCHOOL / STUDY
- CHILDREN
- CHILDREN PATIO
- FRIENDS
- PUBLIC
- RESTROOM
- HELP
- SUPPORT
- STAFF



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# 1ST FLOOR – PLAN



Schematic Illustration



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1<sup>ST</sup> FLOOR LOBBY, TOWARDS PLAZA

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Schematic Illustration

MISSION BLVD



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## 2ND FLOOR – PLAN



Schematic Illustration



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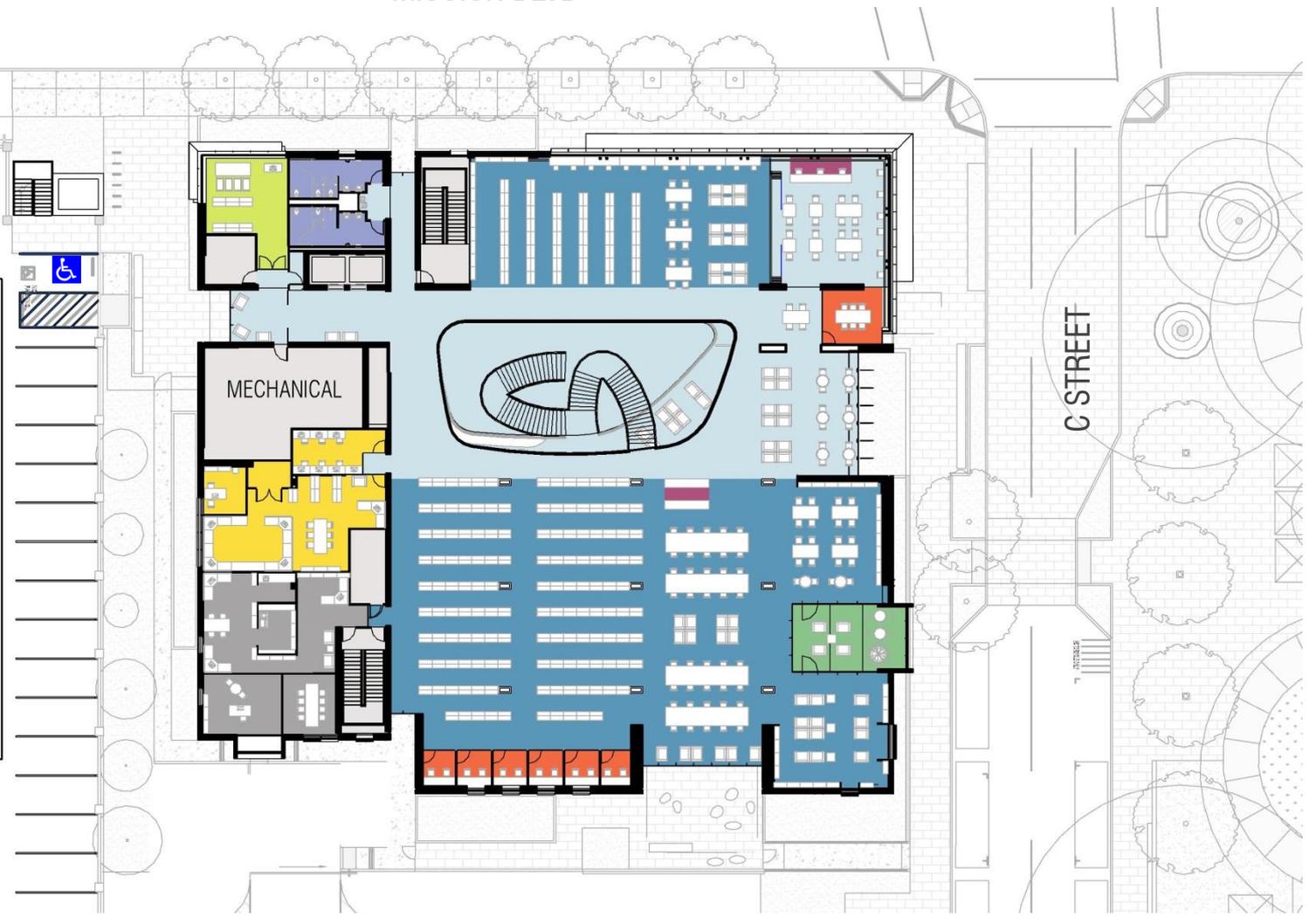
## 2<sup>ND</sup> FLOOR, LOOKING EAST

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MISSION BLVD

- GROUP STUDY
- LITERACY
- FRIENDS
- OUTDOOR READING
- ADULT COLLECTIONS
- PUBLIC
- RESTROOM
- HELP
- SUPPORT
- STAFF



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**3<sup>RD</sup> FLOOR – PLAN**

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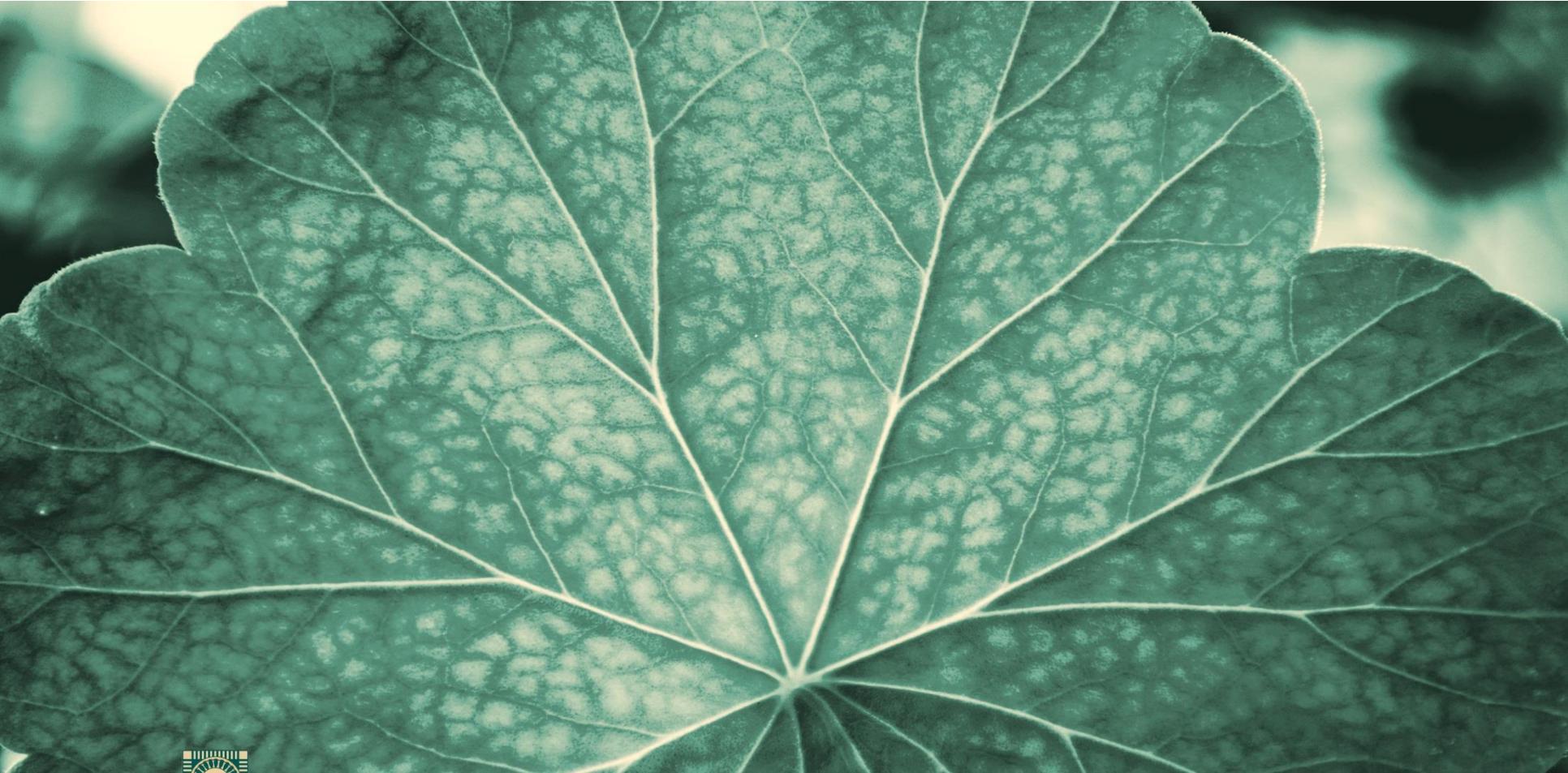
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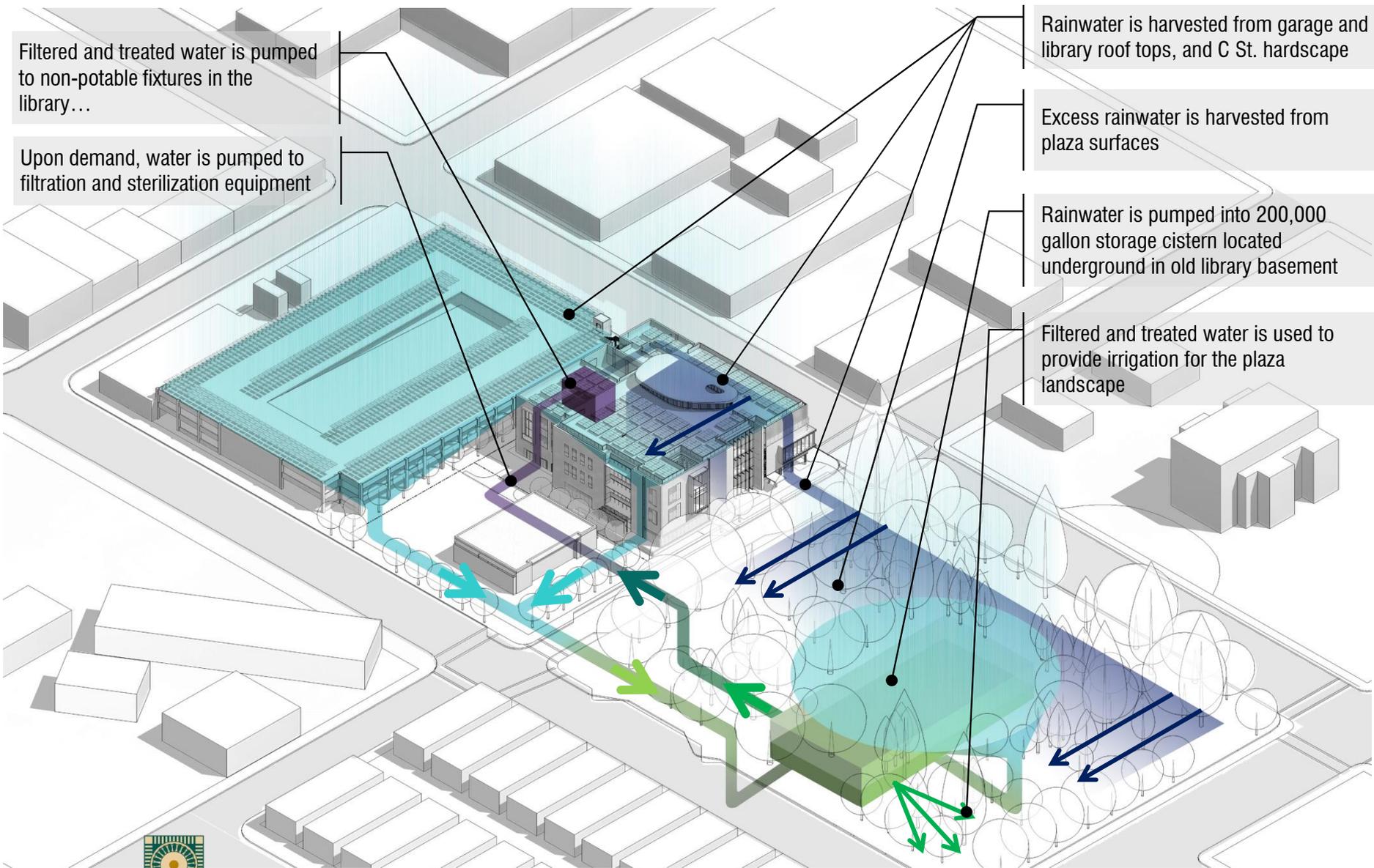
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# 3<sup>RD</sup> FLOOR, LOOKING SOUTH

# LEED CERTIFICATION AND BEYOND



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Filtered and treated water is pumped to non-potable fixtures in the library...

Upon demand, water is pumped to filtration and sterilization equipment

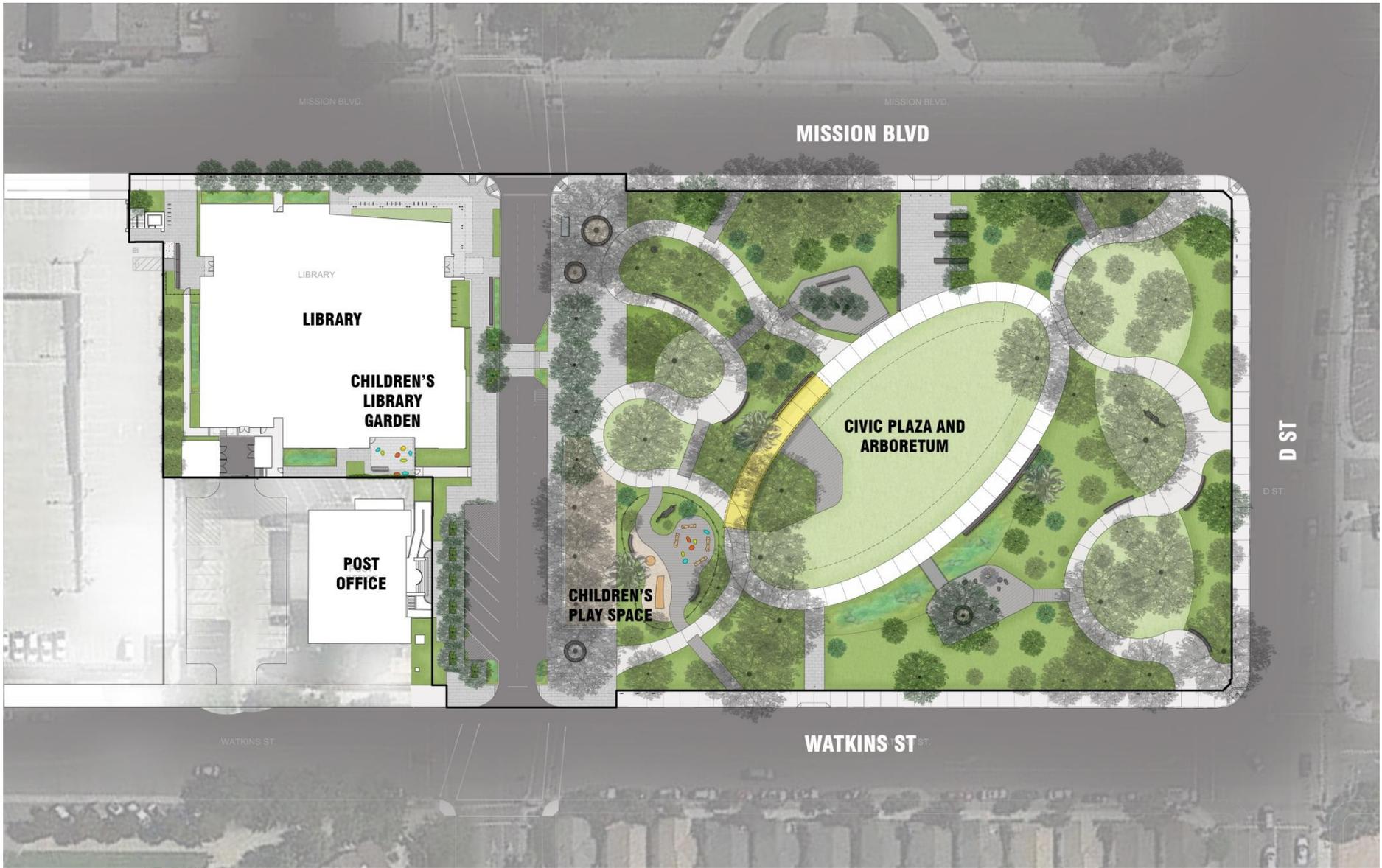
Rainwater is harvested from garage and library roof tops, and C St. hardscape

Excess rainwater is harvested from plaza surfaces

Rainwater is pumped into 200,000 gallon storage cistern located underground in old library basement

Filtered and treated water is used to provide irrigation for the plaza landscape







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## PLAZA FROM WATKINS

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landscape architecture and planning



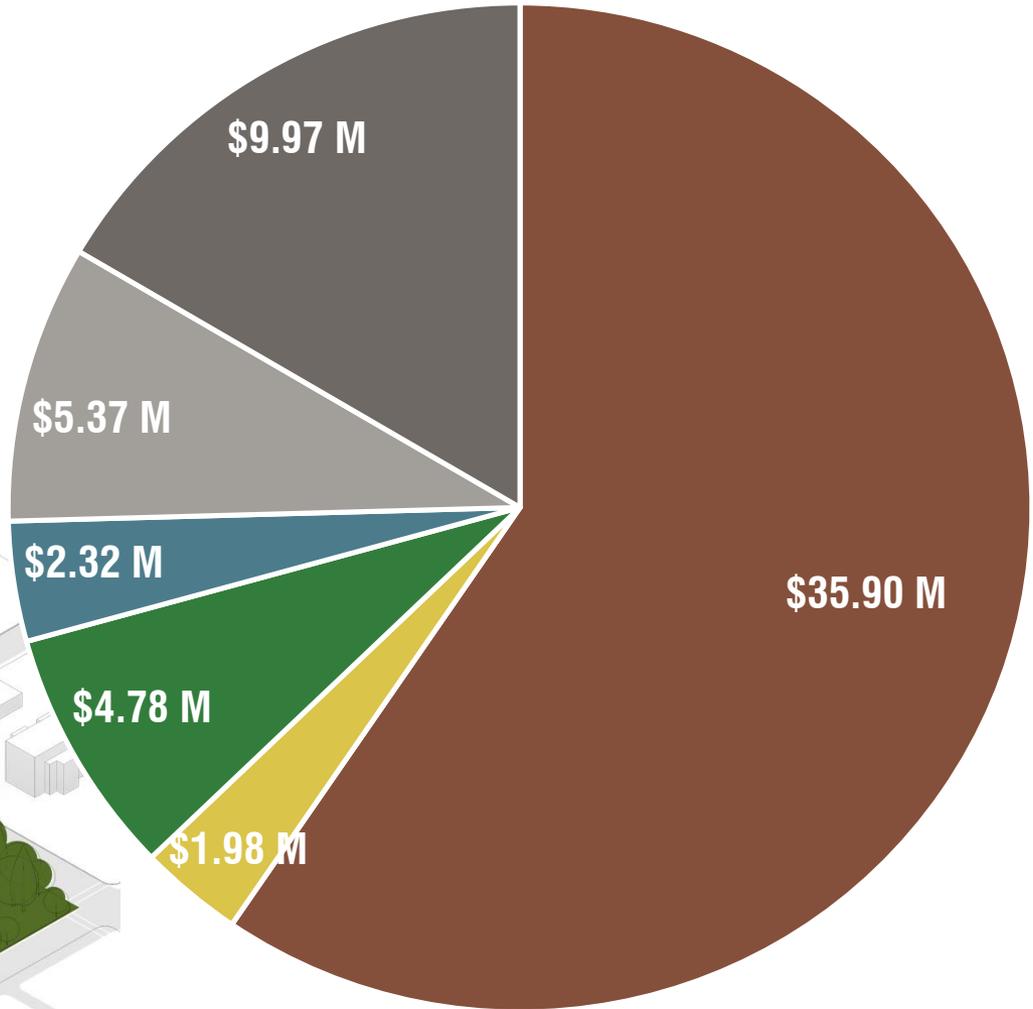
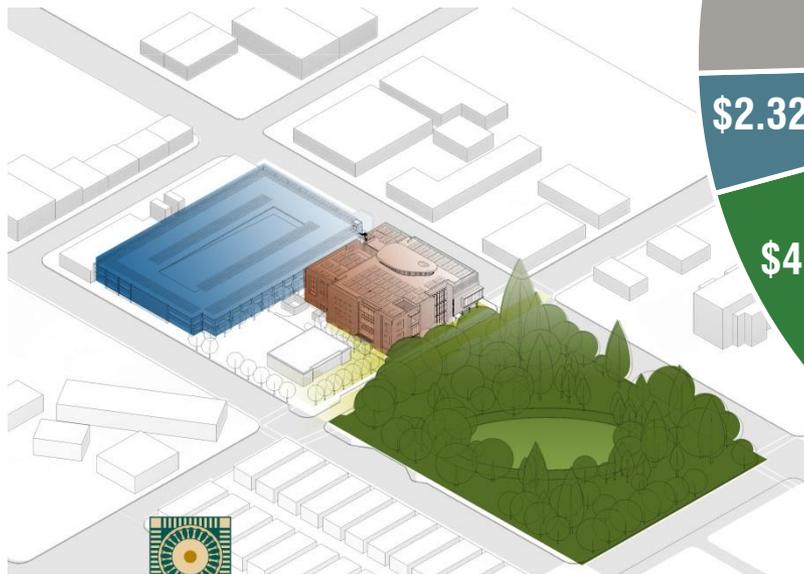
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**PLAZA & C STREET**

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landscape architecture and planning

# PROJECT BUDGET \$60.32 Million

- Library and Site
- C Street
- Plaza & Rainwater
- Garage Access and PV
- FFE, AV, Technology
- Project Design / Mgmt



# PROJECT DESIGN AND CONSTRUCTION MILESTONES

## 2015

- Design Completion & Council Authorization (May)
- Bid Opening & Contract Award (June-July)
- Start of Library Construction (August)

## 2017

- Completion of New Main Library (February)
- Demolition of Existing Library (April)
- Start of Heritage Plaza Construction (May)
- Completion of Heritage Plaza (September)

# Terms of Proposed CWA

- Term
- Scope
- No work stoppages or job actions
- Union Hiring Hall
- Local Hire
- Joint Administrative Committee
- Substance Abuse Policy

**Proposed Side Letter** — preserve Council ability to rebid the project with or without the CWA depending upon circumstances and further Council action



# Staff Recommendations

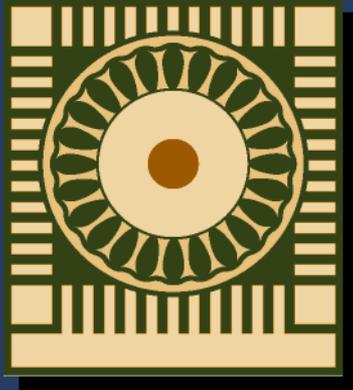
- 1) Council to decide whether to enter into a CWA pursuant to the terms outlined in Attachment II to the staff report.
- 2) If the Council approves the CWA, staff recommends that Council adopt the side letter in Attachment III to be executed concurrently with the CWA.



# Next Steps/Timeline

- April 14, 2015 - CWA decision by Council
- Prior to April 17, 2015, if approved, CWA and Side Letter executed by all parties
- April 24, 2015 - 100% plans / specifications completed (including provisions of CWA)
- May 26, 2015 - Plans / Specs Approval by City Council and Advertise for Bids
- June 30, 2015 - Bid Opening
- July 21, 2015 - Contract Award
- August 18, 2015 - Notice to Proceed to Contractor (based on 7/21/15 award date)
- September/October 2015 - Construction begins
- Spring 2017 - Library Construction Completion
- Fall 2017 - Plaza Construction Completion





# Council Questions and Discussion

