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Staff Report for a Resolution Accepting the Work for the Estudillo Callan 2008 Parking Garage Project, Project No. 08-962-86-067

SUMMARY AND RECOMMENDATIONS

Staff recommends acceptance of the work, release of bonds, filing of the Notice of Completion and upon completion to the satisfaction of the City Engineer of the one-year maintenance period, authorizing the City Manager to release the maintenance bond for the subject project.

BACKGROUND

The previous 2-level parking garage on the same site footprint was constructed in 1973. Concerns with the existing structure developed, including: 1) the insufficient number of parking spaces; 2) traffic circulation within the structure and entry/exit onto both Estudillo Avenue and Callan Avenue; 3) Americans with Disabilities Act (ADA) accessibility; 4) security; and 5) the structure's ability to withstand a significant seismic event.

This project constructed a replacement parking structure to address all of the deficiencies noted. The project includes a 2,000-square foot office space for the San Leandro Chamber of Commerce located in the southwest corner of the structure fronting Estudillo Avenue and also improvements to Paseo Del Oro, the pedestrian area between the garage and East 14th Street.

The new structure includes 4 levels of parking, providing 395 parking spaces. Exterior colors and materials were selected to complement the architecture of the Main Library. The Chamber of Commerce space is faced with a storefront enclosure to improve the Estudillo Avenue facade. The building will be Leadership in Energy and Environmental Design (LEED) registered with Silver certification level anticipated.

Overall, the garage is an open structure to promote security and provide an inviting image to users.

The main entrance includes a generous stairway and dual elevators with glass fronts, providing a vista onto the Paseo Del Oro, East 14th Street/Downtown and beyond.

Improvements to the Paseo Del Oro match the improvements recently completed on the opposite, west side of East 14th Street. Stormwater runoff from the garage roof is collected and conveyed to provide irrigation to a Plaza rain garden and meet clean water requirements. An updated bus shelter structure is also provided.

Analysis

On August 25, 2010, Webcor Construction, LP, was awarded the construction contract. Construction began on November 29, 2010. The completed work was inspected and found in accordance with the project specifications and City standards.

There remains a small amount of corrective work to be completed by the contractor that will not significantly impact use of the garage. To insure full completion of this corrective work, the City will withhold funds in the amount of \$36,000 equal to 150% of its value. Upon completion, inspection and acceptance by the City Engineer, the funds held in retention will be released to the prime contractor. The prime contractor concurs with the proposed approach.

LEED certification is in review with the U.S. Green Building Council.

Additional work on this project such as Solar Panels, Security Cameras and Parking Access and Revenue Control System will be completed by other contractors under separate contracts.

Current Agency Policies

- Work with the community and all stakeholders toward completing major projects and programs for substantial economic growth
- Maintain and enhance the City's infrastructure

Previous Actions

- On September 20, 2010, by Resolution No. 2010-125, the City Council approved a cooperative agreement with the City of San Leandro Redevelopment Agency for the purpose of undertaking redevelopment activities within the Plaza project area
- On September 20, 2010, by Resolution No. 2010-126, the City Council awarded construction contract to Webcor Construction, LP for the subject project

Committee Review and Actions

On September 9, 2008, December 9, 2008, and May 12, 2009, the Facilities Committee received updates on the status of the Estudillo Callan Parking Garage Project.

Applicable General Plan Policies

- 6.01 Downtown Plan Implementation. In accordance with the adopted Downtown Plan and Urban Design Guidelines, ensure that the new downtown is attractive and creates an image conducive to economic revitalization

- 6.07 Parking. Ensure that parking for downtown businesses remains convenient, but take steps to de-emphasize surface parking lots as a dominant feature of the downtown landscape. Establish satellite parking areas, including attractively-designed parking structures, accessed by well-defined and inviting pedestrian passageways

Permits and/or Variances Granted

City Building Permits were issued.

Environmental Review

The environmental process for this project was completed as part of the Downtown TOD Strategy Environmental Impact Report (EIR).

Code Compliance Review

Code review was completed as part of the permit approval from the City of San Leandro Building Department and the Alameda County Fire Department.

Board/Commission Review and Actions

On June 7, 2010, by Resolution No. 2010-005 RDA, the City of San Leandro Redevelopment Agency Board approved plans and specifications and called for bids on the subject project.

Summary of Public Outreach Efforts

Meetings and communication with neighboring property owners were on-going throughout the design process, addressing both the new facility and temporary parking concerns during construction.

During construction, approximately 240 temporary replacement parking spaces were provided at the former San Leandro Chamber of Commerce/Mustang Bar site on the corner of Davis and Hays Streets and at 1550 East 14th Street, the former Albertsons site.

Fiscal Impacts

The total project cost is \$12,250,000. The Construction cost of this contract was as follows

Original Contract	\$7,880,000
<u>Contract Change Orders (estimated)</u>	<u>\$500,000</u>
Total Contract Amount (estimated)	\$8,380,000

Budget Authority

<u>Account No.</u>	<u>Budget Year Allocation</u>	<u>Amount</u>
961-86-063	07-08	\$500,000
962-86-067	07-08	\$1,150,000
961-83-074	08-09	\$400,000
962-86-063	08-09	\$8,000,000
<u>962-86-063</u>	<u>10-11</u>	<u>\$2,000,000</u>

Total Allocation \$12,050,000

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