



HAYWARD AREA RECREATION & PARK DISTRICT

Meeting Date: April 4, 2022

Agenda Item:6.1

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Acceptance of the Hayward Area Senior Center Project and Approval of Change Orders (RESOLUTION NO. R-2122-42)

Executive Summary:

The Board of Directors will consider authorizing the General Manager to approve final change orders and to consider adopting a Resolution authorizing the General Manager to accept completion of the construction contract for the renovation project of the Hayward Area Senior Center (CIP #4-084.01).

Financial Impact:

Hayward Area Senior Center Renovation project (CIP No. 4-084.01). There is sufficient funding in the project budget to complete this project :

Total Project Budget	\$ 5,850,000
Construction Contract	\$ 3,977,700
Change Orders To-date	\$ 542,132
<u>Proposed Change Orders</u>	<u>\$ 110,000</u>
Total Construction Contract	\$ 4,629,832
Total Soft & Other Hard Costs:	\$ 1,051,629
<u>Construction Contingency Remaining</u>	<u>\$ 5,638</u>
Total Project Cost	\$ 5,687,099
Remaining Project Reserve	\$ 162,901

Staff Recommendation:

Staff recommends the Board of Directors, by motion:

1. Authorize the return of \$70,000 into Project Reserve, originally set aside to address possible unforeseen costs from utilities; and
2. Authorize the General Manager to approve change orders to the construction contract with JUV, Inc., for a not-to-exceed amount of \$ 110,000; and
3. Adopt a Resolution authorizing the General Manager to accept completion of the construction contract for the Hayward Area Senior Center Renovation project (CIP No. 4-084.01).

Description of Item:

Renovation of the Hayward Area Senior Center commenced in October 2020 and is now almost complete. On September 21, 2020, the Board of Directors approved a Construction Contract with JUV, Inc. for this renovation project, totaling \$3,977,700. This is included change order authority to the General Manager of up to \$397,777.

The project scope included replacement and/or upgrade of the facility's building systems (mechanical, electric, plumbing, information technology, fire alarm), addition of a fire suppression system, improvements to all the interior finishes and lighting, expansion of the lobby and administration areas, as well as added storage areas.

In the course of construction, staff discovered the coordination with various utilities was far more difficult and involved than anticipated. Hence, on September 20, 2021, this Board approved change orders up to \$150,000, for scope involving coordination with utilities. Additionally, \$70,000 was set aside for possible utility costs. The coordination was so successful that this reserved amount was not used, and can be returned to general project reserve.

As there is sufficient reserve available, staff now recommends Board approval authorizing the General Manager to execute final change orders not to exceed \$ 110,000. This will assist in addressing additional scope items such as improved perimeter fencing and data cabling, as well as address final fine-tuning issues with lighting and finishes. It also will allow for the installation of a temporary emergency generator so that the facility can be opened to the public. The permanent generator is still delayed, due to the global supply chain issues, and is not expected to arrive until June 2022.

District staff began occupying the facility on March 11, 2022, and general public opening is anticipated early Spring 2022. The attached Exhibit A shows photos of the facilities before and after improvements.

Following project final acceptance by the General Manager, staff will record the Notice of Completion (attached as Exhibit B) with the Alameda County Recorder's Office and release the balance of the project retention owed to JUV, Inc. after 35 days, unless any liens or stop notices have not been cleared on the project. Currently, the District has no record of any existing liens or stop notices on the project.

In addition to the beautiful renovation of the facility itself, the collaborative approach by contractor JUV, Inc., project consultants and HARD Staff during COVID time has made this project a solid success for the first facility renovation of the District's Capital Improvement Program.

ATTACHMENTS:

Description	Upload Date	Type
RESOLUTION Authorizing the Acceptance of the Hayward Area Senior Center Project (CIP No. 4-084.01)	3/15/2022	Resolution Letter
Exhibit A - Before/After Pictures - HASC	3/24/2022	Exhibit
Exhibit B - Notice of Completion / HASC	3/15/2022	Exhibit