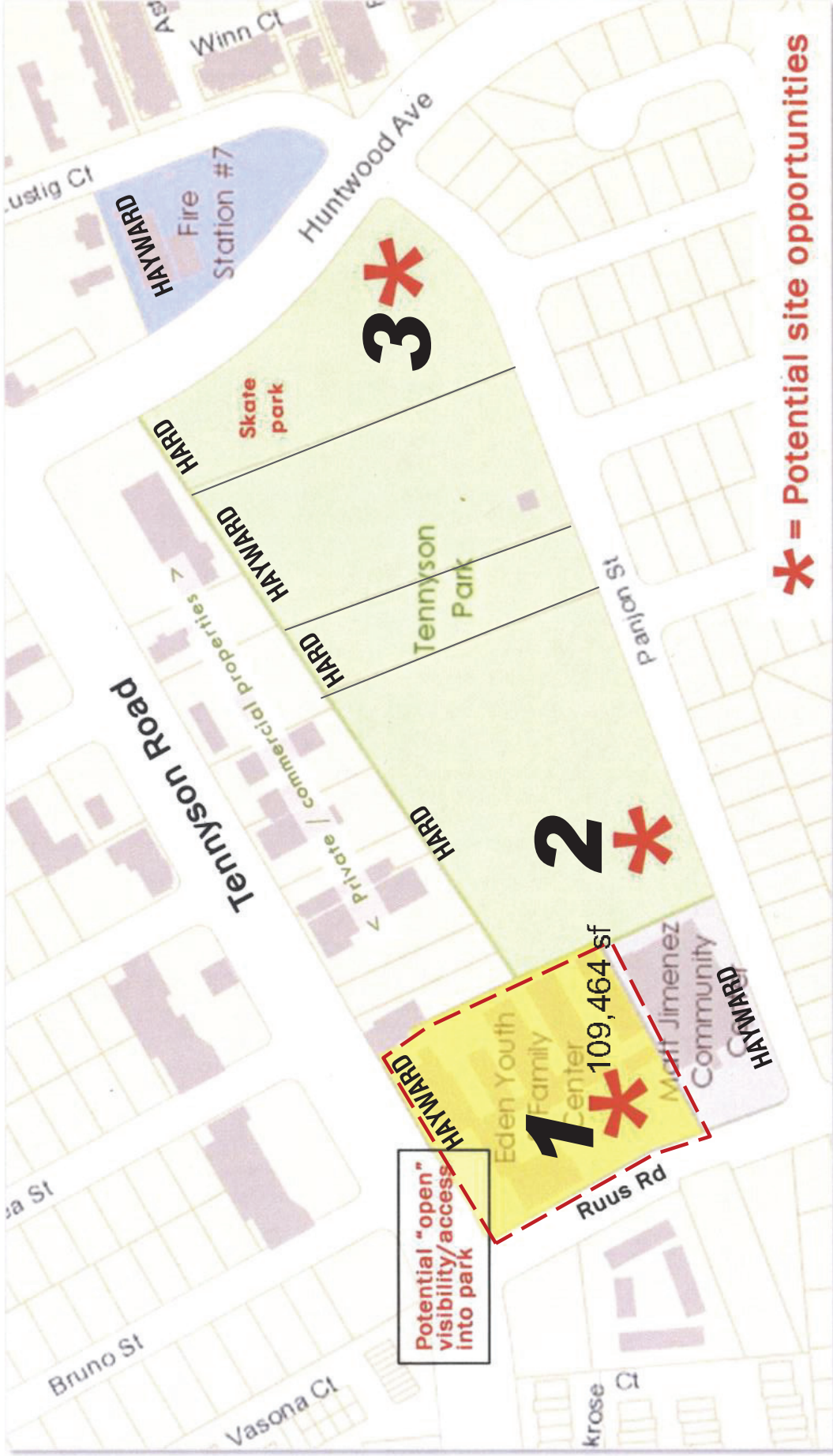
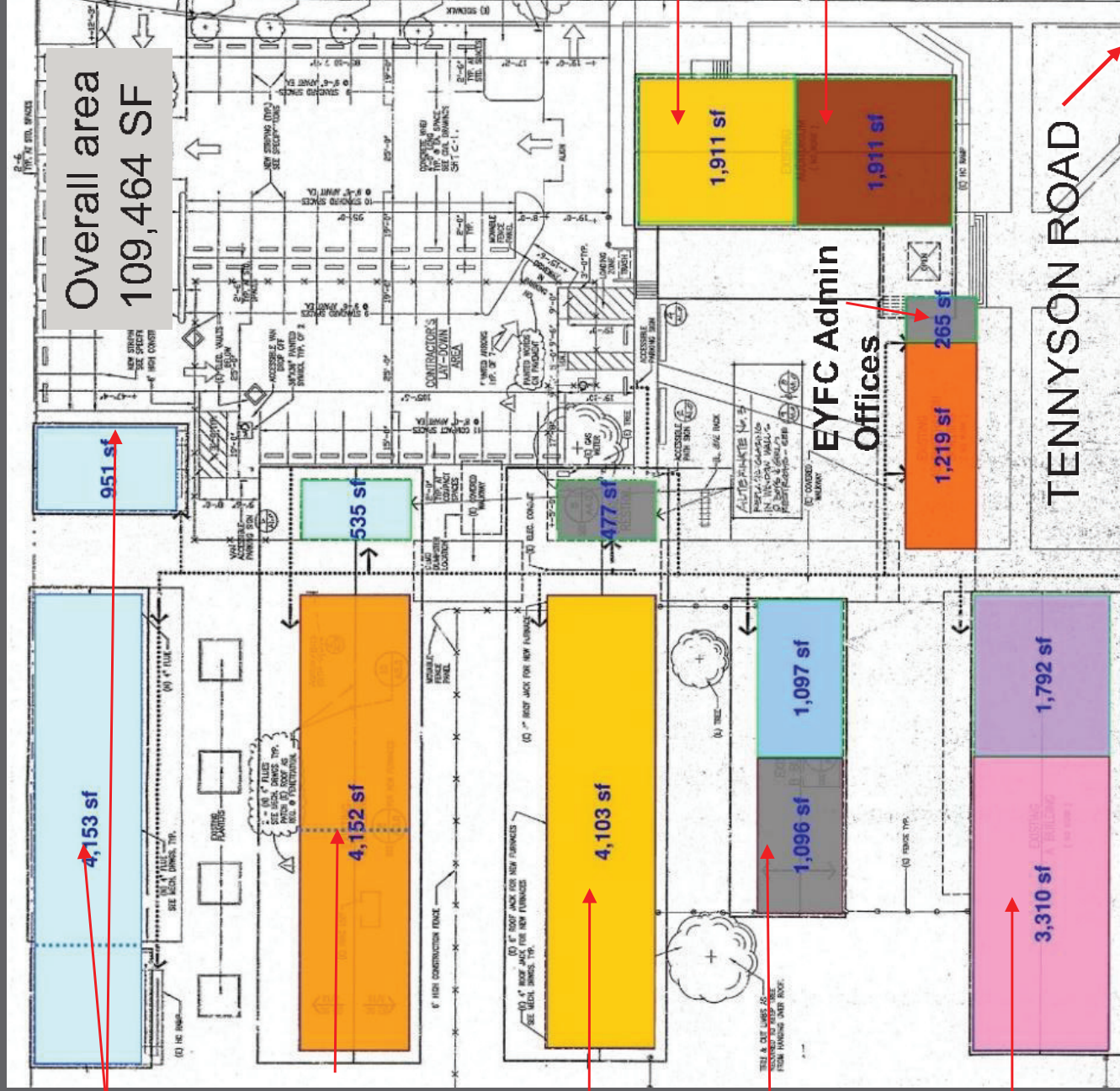


POTENTIAL SITE OPPORTUNITIES



City of Hayward owns and maintains all nearby streets, sidewalks, street lighting, medians, and landscaping

EXISTING SERVICES @ EDEN YOUTH AND FAMILY CENTER



Al Co
Community
Day School

Silva Pediatric
and Dental
Clinic

Kidango Day
Care

Storage

Head Start

Hayward Day
Labor Center

Intel Computer
Club



EXISTING ASSETS THAT WILL REMAIN

Existing South Hayward Community Buildings At Tennyson Park

Activity Space	Area	Parking #
Matt Jimenez Community Center		
Lobby/Activity area	1200	
Front Office Suite	1200	
Gymnasium (not including lockers+showers)	6,975	
Weight Room	600	
Commercial Kitchen	876	
Youth Hang out room	736	
Art Room	662	
Computer Room	585	
Homework Room/Conf room	853	
Office (currently Hayward Police Dept)	217	
ASF Subtotal	13,904	
TOTAL	19,675	11

Firehouse Health Clinic

(7) Exam Rooms + (1) Treatment Room	2,491	GSF
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SITE 1

TENNYSON ROAD COURT

1 STORY BUILDING- 30,000-35,000 SF
1st FLOOR RETAIL OPTION
PARKING - 100-120 SPACES

AUTO ENTRY

Retail could be on 1st floor if this is a 2 story building. Retail component would be additional area and cost

Soccer field would be additional cost



SITE 2

TENNYSON PARK WEST

1 STORY BUILDING - 30,000-35,000 SF TOTAL
STAND ALONE RETAIL OPTION
PARKING - 100-120 SPACES

AUTO ENTRY

Retail component would be additional area and cost

Soccer field would be additional cost



SITE 3

TENNYSON PARK EAST

1 STORY BUILDINGS - 30,000-35,000 SF TOTAL
STAND ALONE RETAIL OPTION
PARKING - 100-120 SPACES

AUTO ENTRY

Soccer field would be additional cost

Retail component would be additional area and cost



REPRESENTATIVE PROGRAM COMPONENTS FOR THE NEW CENTER

Select the combination of programs that make sense for the overall success of the project.

Differences in sf unit costs will not significantly affect project costs.

- Office spaces
- Classrooms
- Meeting room spaces
- Larger assembly spaces
- Kitchen and Rest Rooms
- Cafe
- Health care facilities
- Computer rooms
- Preschool

EXAMPLE PROGRAM: 35,000 GROSS SF MIXED USES (for discussion purposes only)

COMMUNITY

Lobby/Reception	800 sf
Police Station	2000 sf
Café	400 sf
Large Multi Purpose Room for 175	3500 sf
Warming Kitchen	500 sf
<u>(2) Multi purpose Rooms</u>	<u>1200 sf</u>
ASF Subtotal	8,400 sf
GSF (75% efficient)	11,200 sf

EDUCATION

Child Care Head Start	3000 sf
Community Day School	2000 sf
Intel Computer Center/Maker Space	1800 sf
<u>Resource Center Offices</u>	<u>500 sf</u>
ASF Subtotal	7,300 sf
GSF (75% efficient)	9,733 sf

HEALTH & WELLNESS

Pediatric Clinic (Dental & Health)	4500 sf
<u>Preschool Day Care Center</u>	<u>3500 sf</u>
ASF Subtotal	7,800sf
GSF (75% efficient)	10,400 sf

SUPPORT SPACES

Administrative offices	1000 sf
Restrooms	800 sf
General Building Storage	500 sf
<u>Mechanical Spaces</u>	<u>500 sf</u>
ASF Subtotal	2,800 sf
GSF (75% efficient)	3,667sf

TOTAL

35,000 GSF

aprox 120 parking spaces

PRELIMINARY COST GUIDELINES

Our project estimate is based on Site Option 1, used as a model. The construction costs include:

- A 35,000 sf single story building
- Site utilities, landscape and plaza adjacent to the building only
- 120 parking spaces
- Demolition of Eden Youth & Family Center buildings & existing site area
- 3.5% for Project Labor Agreement
- 15% Design Contingency
- 10% Escalation to Spring 2018

The construction costs do NOT include:

- New soccer field
- Improvements to Tennyson Park
- Optional retail area incorporated into the new building

PRELIMINARY COST GUIDELINES

The project costs include:

- Design, Management and other fees and services
- Permits and Agency fees
- Fixtures, Furnishings & Equipment (FF&E)

Contingencies included:

- 10% Construction Contingency
- 10% Soft Cost contingency

PRELIMINARY COST GUIDELINES

Stated Project Budget for Multi-Service Center
Funds Raised to date

\$24 to 26 Million
\$16 million +/-

Project Hard Costs:

• Building & Site Construction	\$18,650,000
• Project Labor Agreement	\$650,000
• Demolition of Existing Buildings	\$350,000
• Allowance for Building Hazardous Materials	\$350,000
• Escalation to Spring 2018 Construction	\$2,000,000
TOTAL HARD COST	\$22,000,000

Project Soft Costs:

• Design and Management fees	\$4,360,000
• Other fees & services	\$150,000
• Permit & Agency fees/entitlements	\$860,000
• Fixtures, Furnishings & Equipment	\$900,000
• Construction Contingency	\$2,200,000
• Soft Cost Contingency	\$630,000
TOTAL HARD COST	\$9,100,000

TOTAL PROJECT COST: \$31,100,000

PRELIMINARY COST GUIDELINES

- These costs are not based on an actual building or site design.
- The project costs will be very similar for all three potential sites given the same building program.
- All three site diagrams will be within 10% of each other.
- Therefore, the site selection should be based on the priorities of the Governing group not on cost alone.

PRELIMINARY COST GUIDELINES

Cost Options not in Project Budget

- Level of Sustainability TBD
- New Athletic Field in Park \$2-3 million
- Additional acre of developed park open space \$1.5-2.5 million
- 30,000 sf of Retail \$7.5- 9.5 million
- Land Acquisition TBD
- Street Work outside curb line TBD
- Upgrade Existing Facilities TBD
(Tot lot, fields, Matt Jimenez)

SOUTH HAYWARD MULTI SERVICE FAMILY CENTER CITY OF HAYWARD

