

La Vista Park Council Infrastructure Committee - Project Update

7/22/2020

CITY LEADERSHIP



GEOTECH CONSULTANT



CONSULTANT TEAM



**HARD Board + City Council Approved Park Design in 2018*

La Vista Park Site Plan

Site Plan - 2/28/2018



Current Site Plan



Site Plan Approved 2/28/2018



Park Renderings



Earthforms + Science Garden



Play Field



Playground + Slides

La Vista Park - Hayward, CA

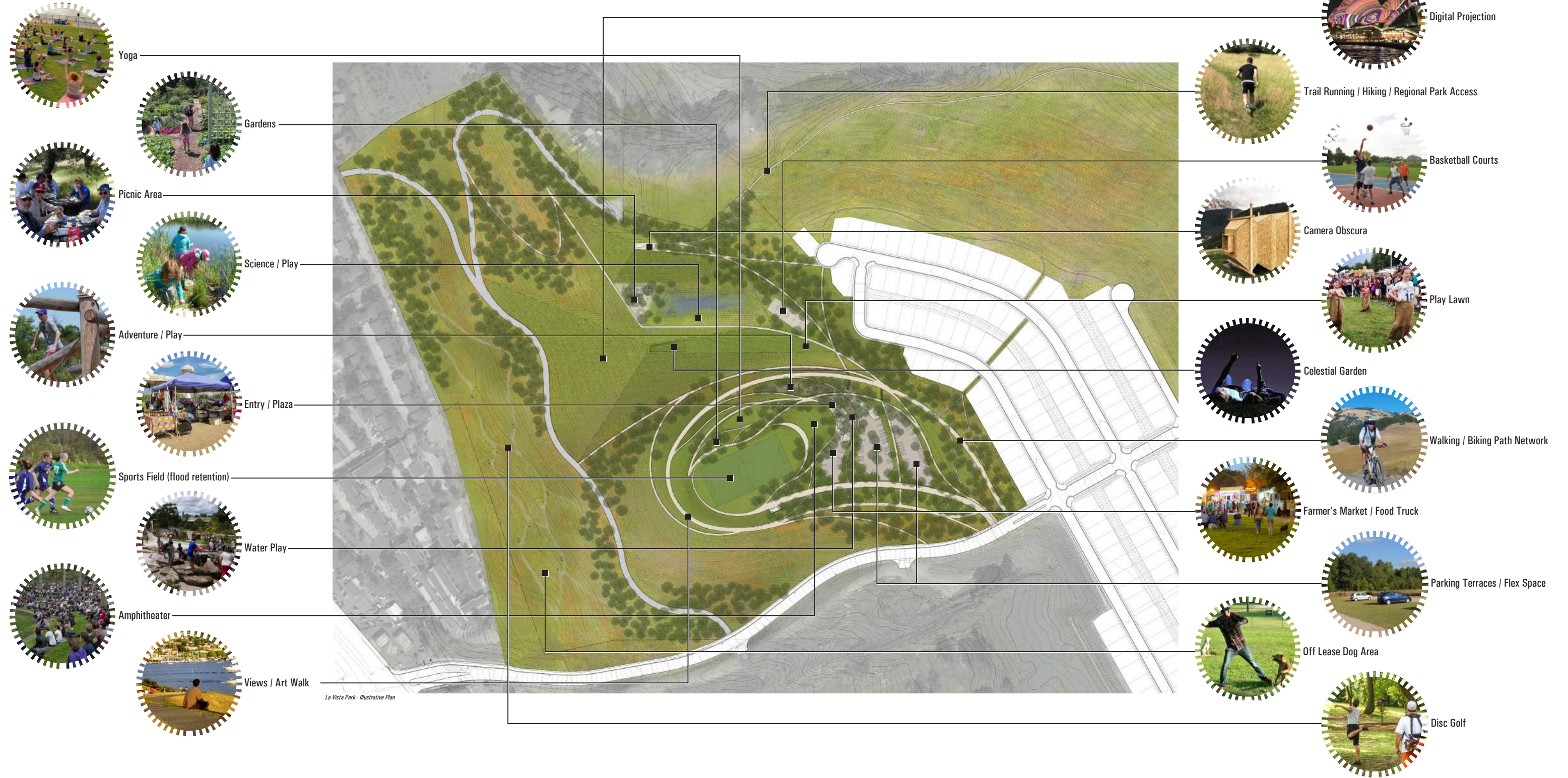


Play Field

Park Programming

Program Generated from Community Meeting

Additional Program



****Entire Park Universally Accessible***

Precedent Imagery



Material + Texture



Local Horticulture



Existing Site



Central Bowl + Parking Terraces



Bioretention Basin + Science Garden



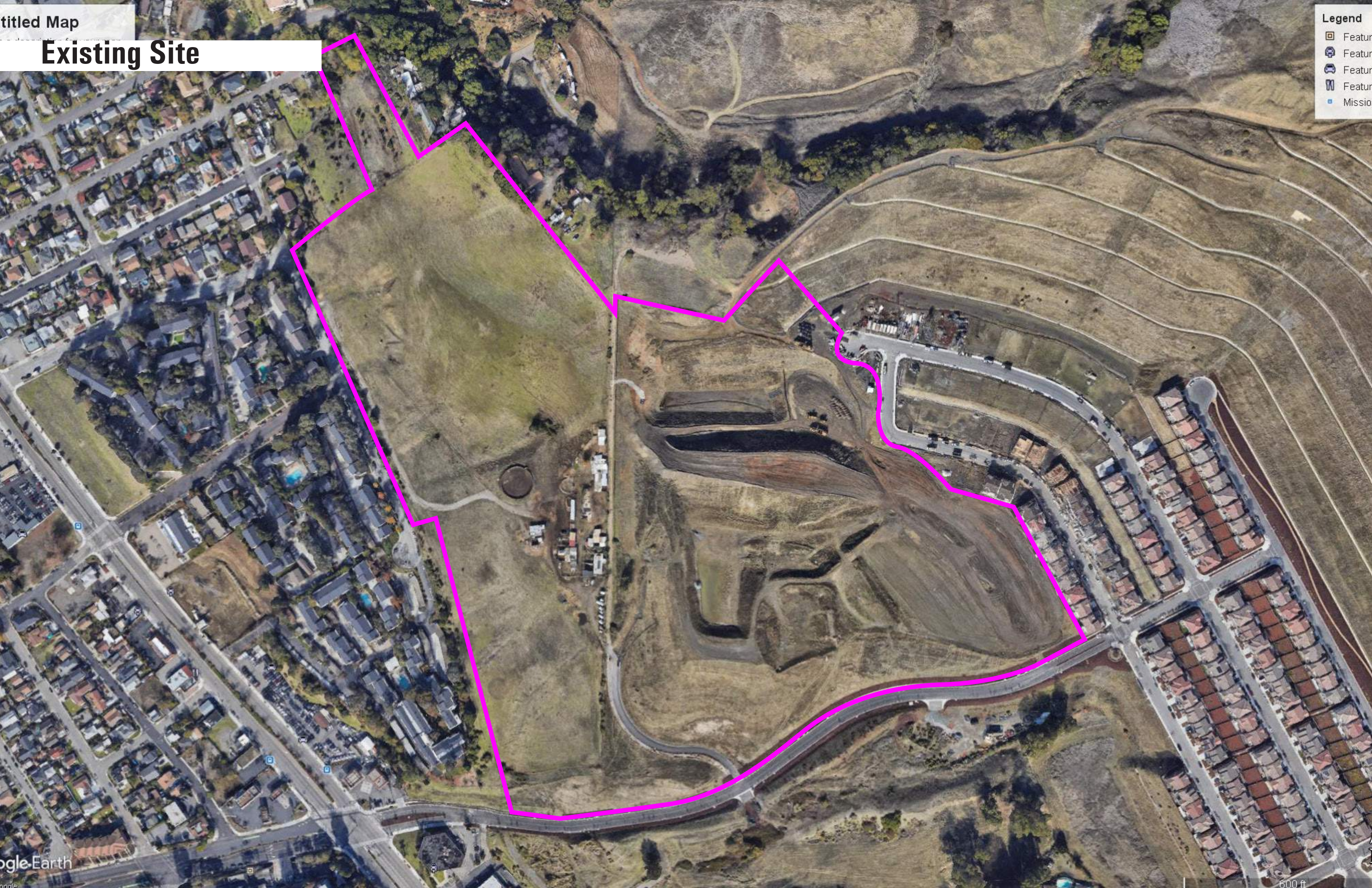
Central Bowl



Lower Park

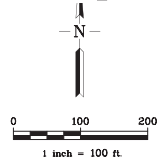
Existing Site

- Feature
- Feature
- Feature
- Feature
- Mission



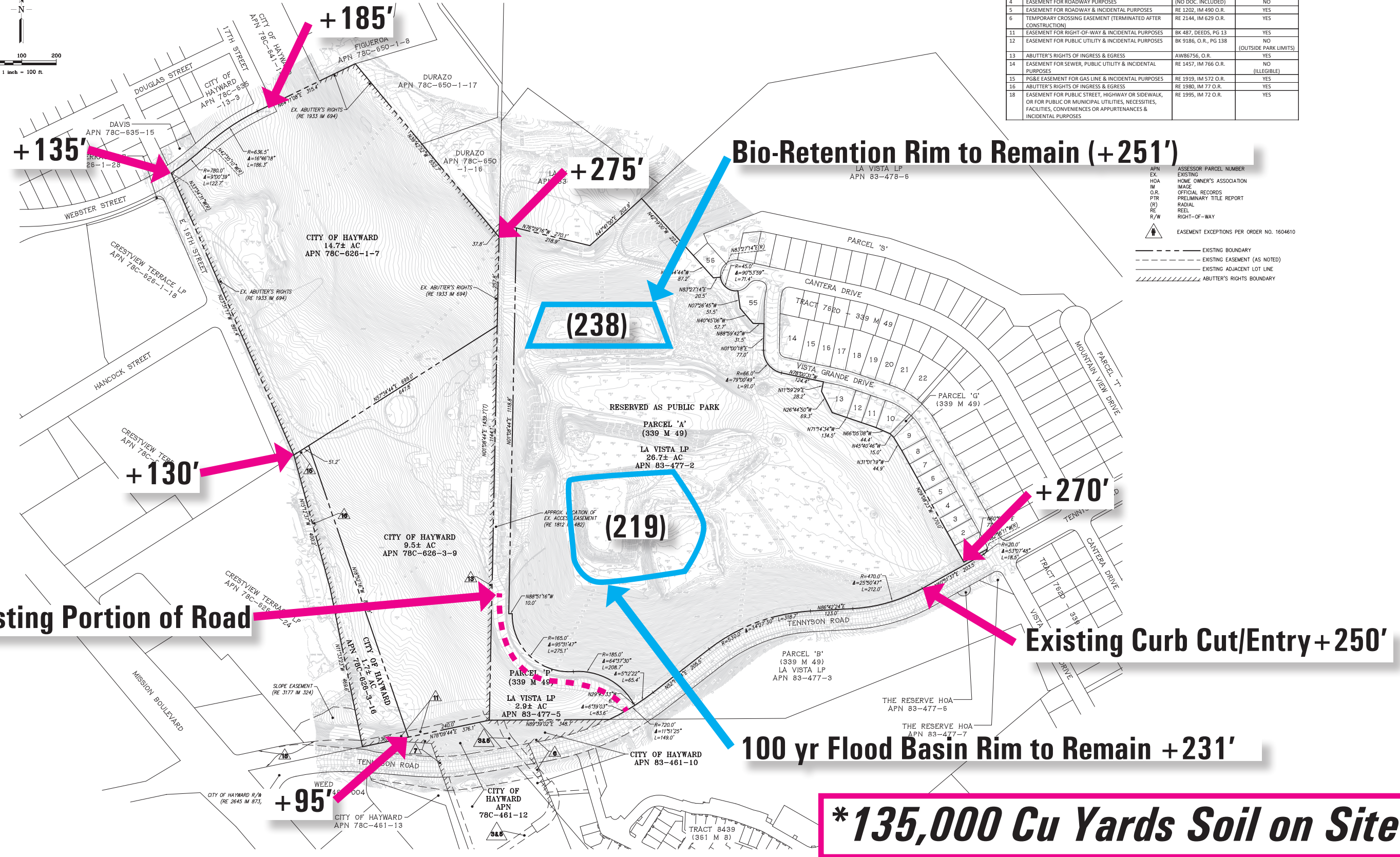
Site Constraints + Challenges

Existing Topography + Infrastructure



PRELIMINARY REPORT EXCEPTIONS

#	PURPOSE	DOCUMENT #	DATED	PLOTTED
3	EASEMENT FOR ROADWAY & INCIDENTAL PURPOSES	RE 1202, IM 480 O.R.		YES
4	EASEMENT FOR ROADWAY PURPOSES	(NO DOC INCLUDED)		NO
5	EASEMENT FOR ROADWAY & INCIDENTAL PURPOSES	RE 1202, IM 490 O.R.		YES
6	TEMPORARY CROSSING EASEMENT (TERMINATED AFTER CONSTRUCTION)	RE 2144, IM 629 O.R.		YES
11	EASEMENT FOR RIGHT-OF-WAY & INCIDENTAL PURPOSES	BK 487, DEEDS, PG 13		YES
12	EASEMENT FOR PUBLIC UTILITY & INCIDENTAL PURPOSES	BK 9186, O.R., PG 138		NO (OUTSIDE PARK LIMITS)
13	ABUTTER'S RIGHTS OF INGRESS & EGRESS	AW86756, O.R.		YES
14	EASEMENT FOR SEWER, PUBLIC UTILITY & INCIDENTAL PURPOSES	RE 1457, IM 766 O.R.		NO (ILLEGIBLE)
15	PG&E EASEMENT FOR GAS LINE & INCIDENTAL PURPOSES	RE 1919, IM 572 O.R.		YES
16	ABUTTER'S RIGHTS OF INGRESS & EGRESS	RE 1980, IM 77 O.R.		YES
18	EASEMENT FOR PUBLIC STREET, HIGHWAY OR SIDEWALK, OR FOR PUBLIC OR MUNICIPAL UTILITIES, NECESSITIES, FACILITIES, CONVENIENCES OR APPURTENANCES & INCIDENTAL PURPOSES	RE 1995, IM 72 O.R.		YES



APN	ASSESSOR PARCEL NUMBER
EX	EXISTING HOME OWNER'S ASSOCIATION
IM	IMAGE
O.R.	OFFICIAL RECORDS
PTR	PRELIMINARY TITLE REPORT
(R)	RADIAL
RE	REEL
R/W	RIGHT-OF-WAY
	EASEMENT EXCEPTIONS PER ORDER NO. 1604610

- EXISTING BOUNDARY
- - - EXISTING EASEMENT (AS NOTED)
- EXISTING ADJACENT LOT LINE
- ////// ABUTTER'S RIGHTS BOUNDARY

***135,000 Cu Yards Soil on Site**

RECORD BOUNDARY EXHIBIT OF
LA VISTA PARK
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
 FOR: CITY OF HAYWARD

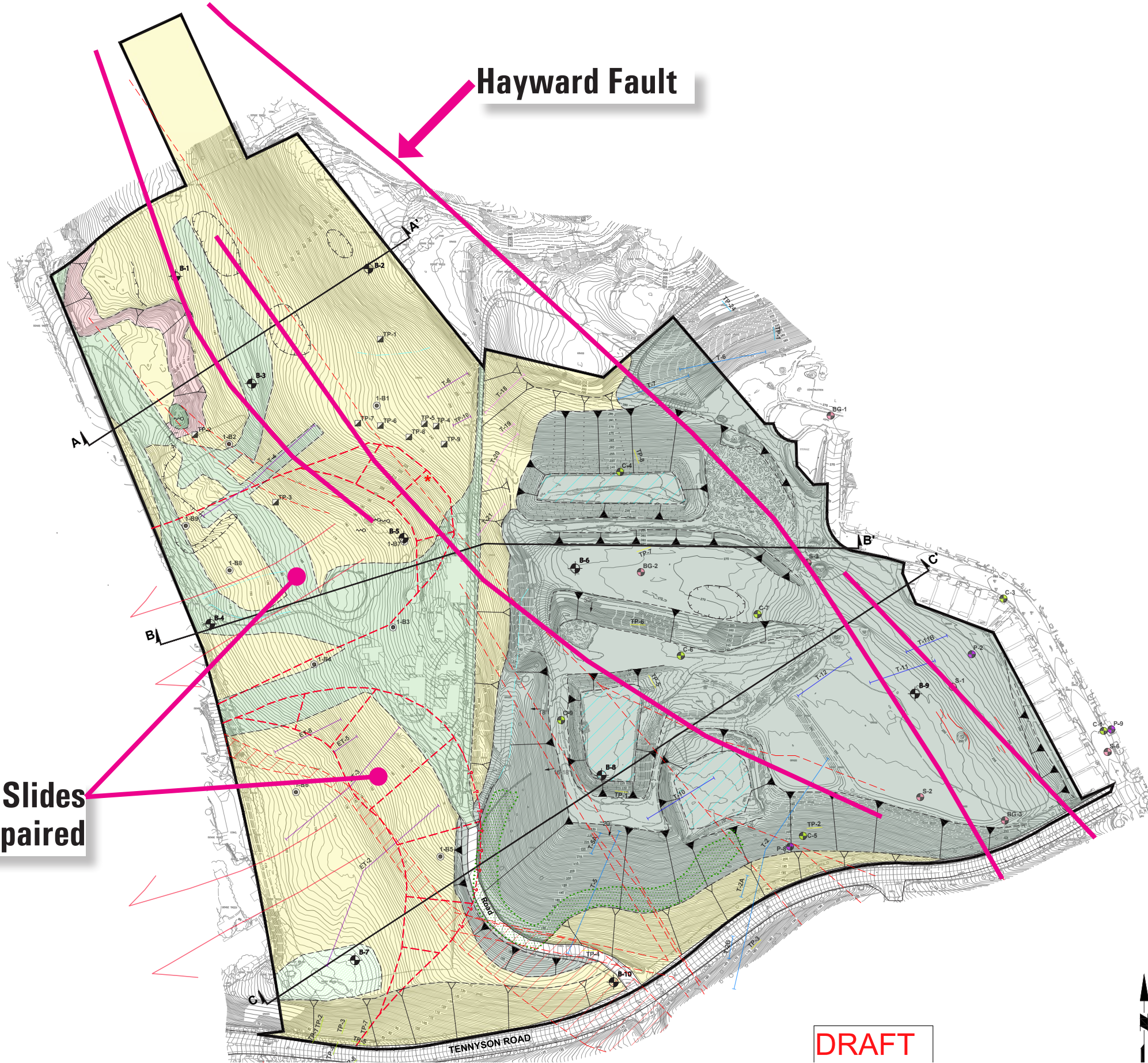
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: AUGUST 13, 2019 JOB NO. 191070 SHEET 1 OF 1

Geotech Report Map

Hayward Fault

Existing Slides to be Repaired



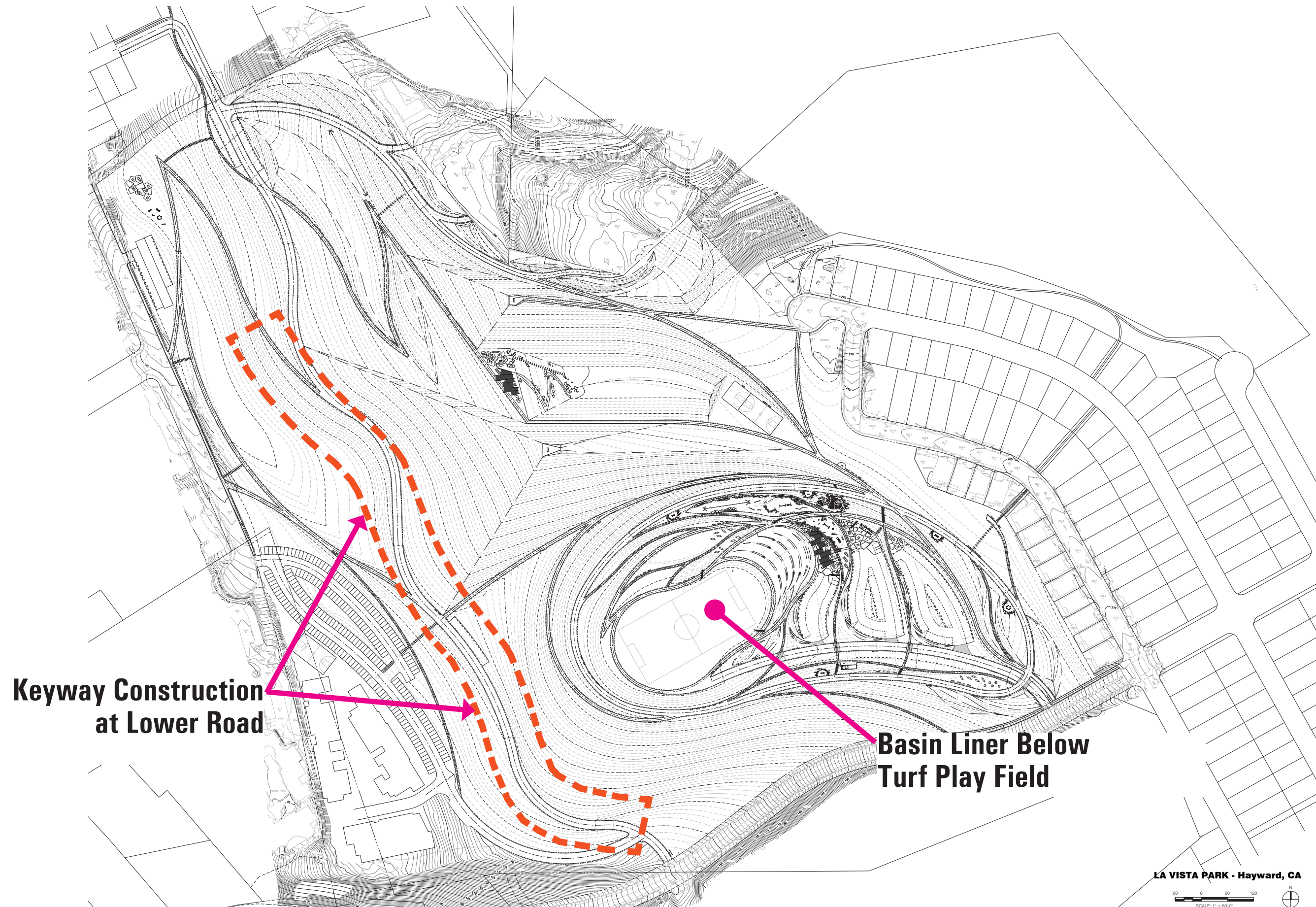
- EXPLANATION**
- LB-1 Approximate location of Langan boring, 2019
 - A-A Idealized geologic cross section
 - Site Boundary
 - Keyway
- GEOLOGIC**
- Seep
 - Fill slope, approximately located
 - Cut slope, approximately located
 - Depression
 - Geologic contact, approximately located
 - Drainage
 - Hayward Fault, USGS Fault and Fold Database
 - Linear Cracks
 - Slope inclination as measured in field with angle in degrees
 - Retention Pond (Dry)
 - Af, Residual Grading Fill
 - Af, Agricultural Fill
 - Af, Thin artificial fill
 - Qc, Colluvium
 - Qols, Old Landslide Deposit (dashed where Inferred, queried where uncertain)
 - K&Kc, Knoxville Formation

- PREVIOUS INVESTIGATIONS**
- C-3 Test Boring (BGC, 1997)
 - S-2, B-3 Test Boring (BGC, 2004a)
 - P-2 Test Boring (BGC, 2004c)
 - 1-B7 Exploratory Boring (ENGE0, 2016)
 - Trench (BGC, 2000b)
 - Trench (BGC, 2001a)
 - Trench (BGC, 2005)
 - Trench (ENGE0, 2016)
 - Test Pit (BGC, 1999a)
 - Test Pit (BGC, 1996)
 - Test Pit (BGC, 2000a)
 - TP-9 Exploratory Test Pit/Trench (Engeo, 2016)
 - Approximate locations of faults from previous explorations (BGC, 2005; ENGE0, 2016)
 - Wide fault zone with serpentinitic gouge (ENGE0, 2016)

Note:
 * Similar Landslide mapped by ENGE0 in 2016

DRAFT

Geotech Recommendations



**Keyway Construction
at Lower Road**

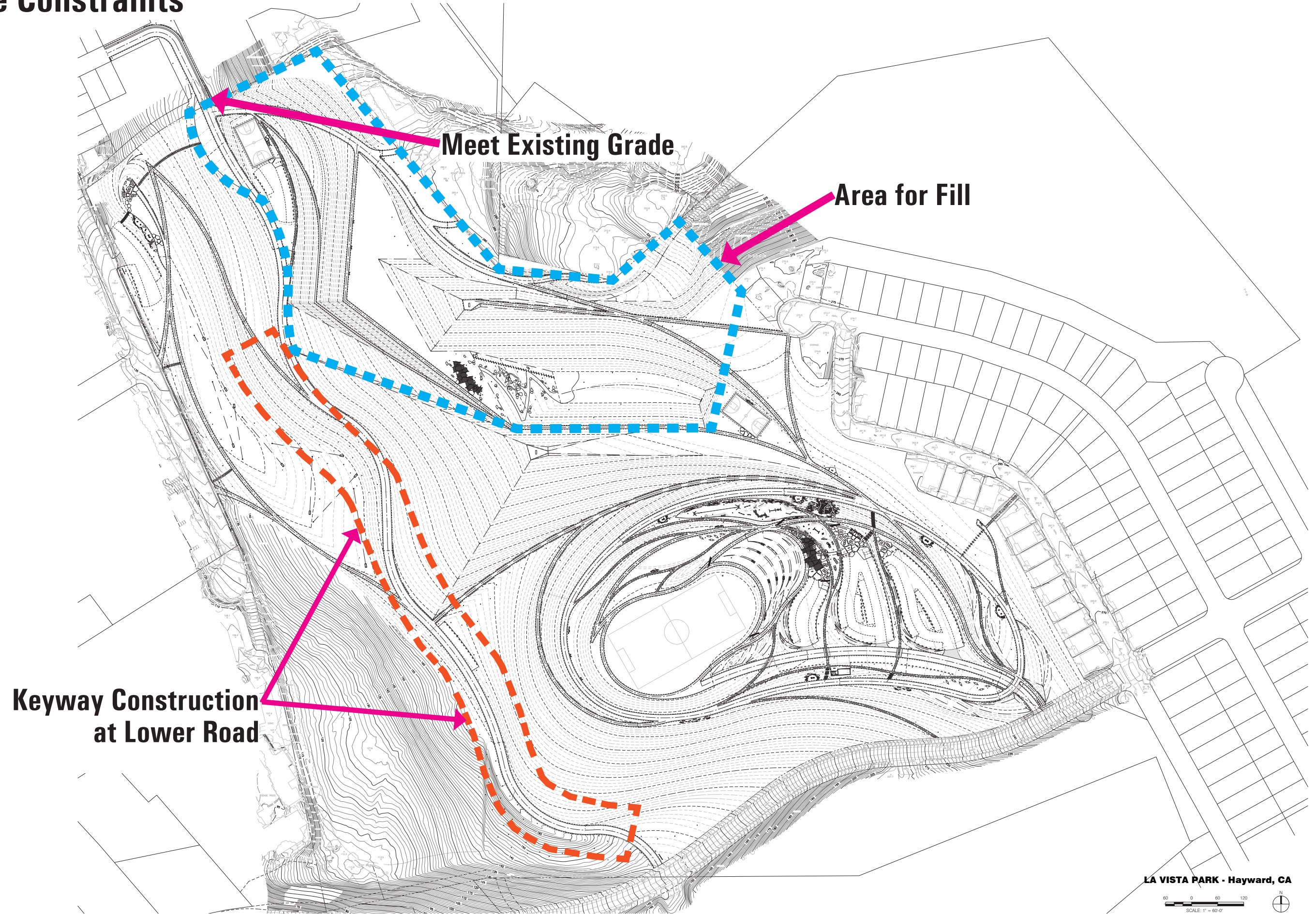
**Basin Liner Below
Turf Play Field**

LA VISTA PARK - Hayward, CA



Balancing Cut + Fill on Site

Site Constraints



Northern Park Area + Road Connection



Connection to 17th Street

Lower Park Development
(Approx 8.5 Acres)

LA VISTA PARK - Hayward, CA
SCALE: 1" = 60'-0"
SUNFACEDSIGN INC

Design Update + Grading Strategy



17th St Entry Drive

Full Basketball Court

Gravel Parking Terrace

Neighborhood Park
- Picnic Tables
- BBQs
- Play Lawn
- Exercise Equipment

'Plateau' - Earthform to Create Level Play Area (1.2 Acres)

Shift forward ~ 80' more fill on North earthform

Expanded Science Garden

Gravel Parking Terrace

Full Basketball Court

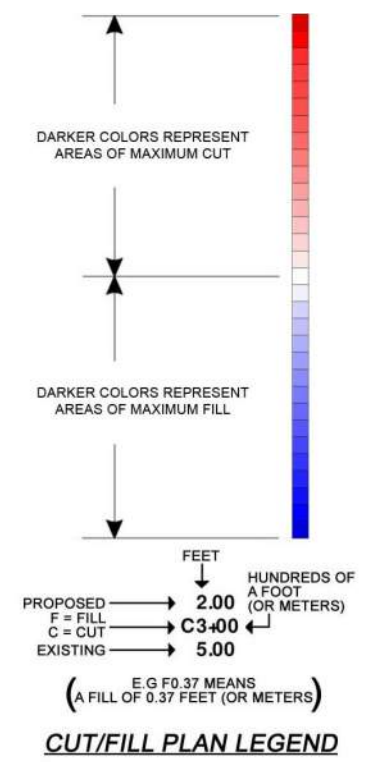
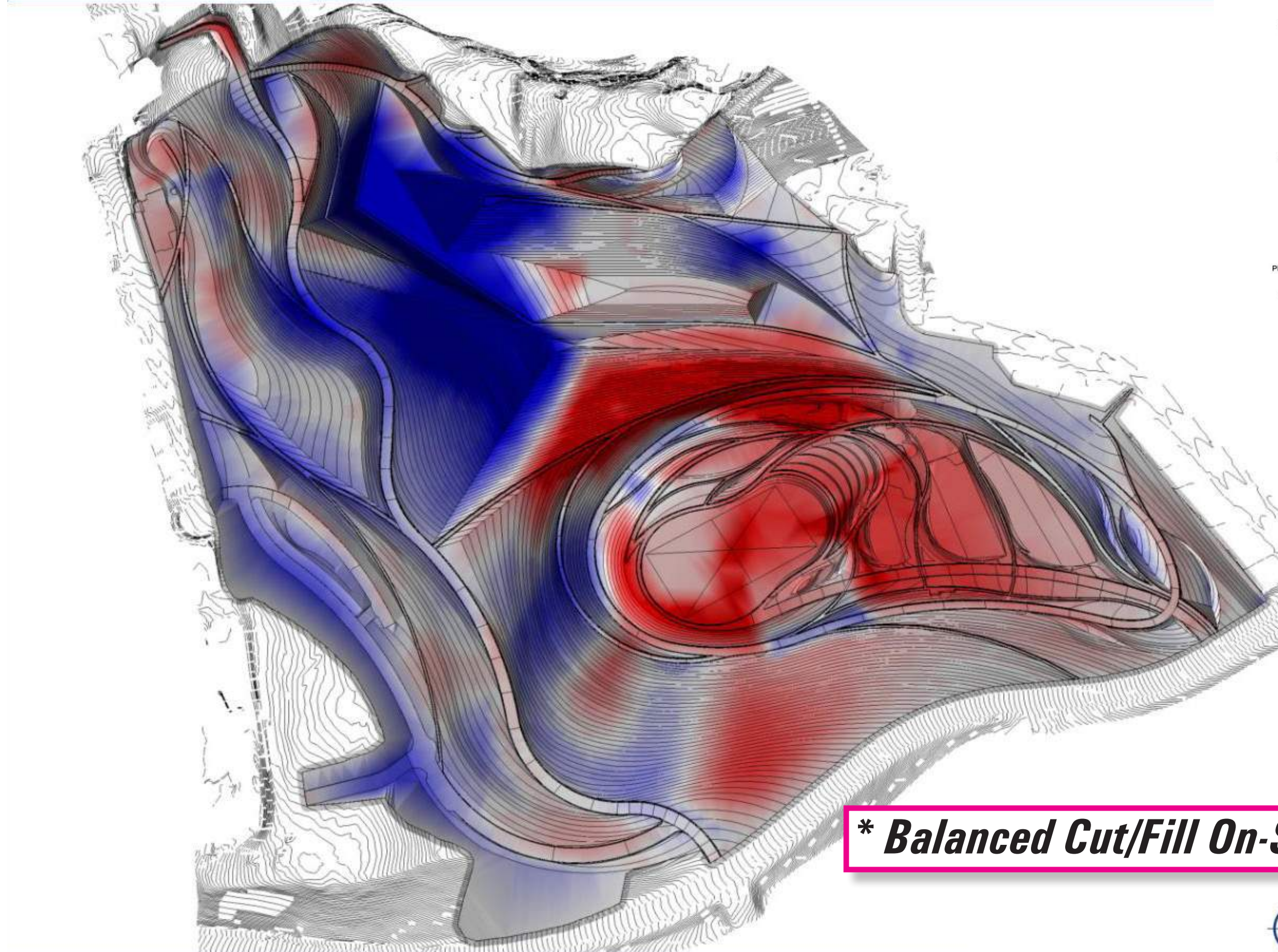
Frisbee Golf Course

Accessible Path Connections to 16th Street

Circulation



Current Cut/Fill Map



*** *Balanced Cut/Fill On-Site***



Current Site Plan



LA VISTA PARK - Hayward, CA

SCALE: 1" = 60'-0"



SUNFACEDSIGN INC

Program + Park Development

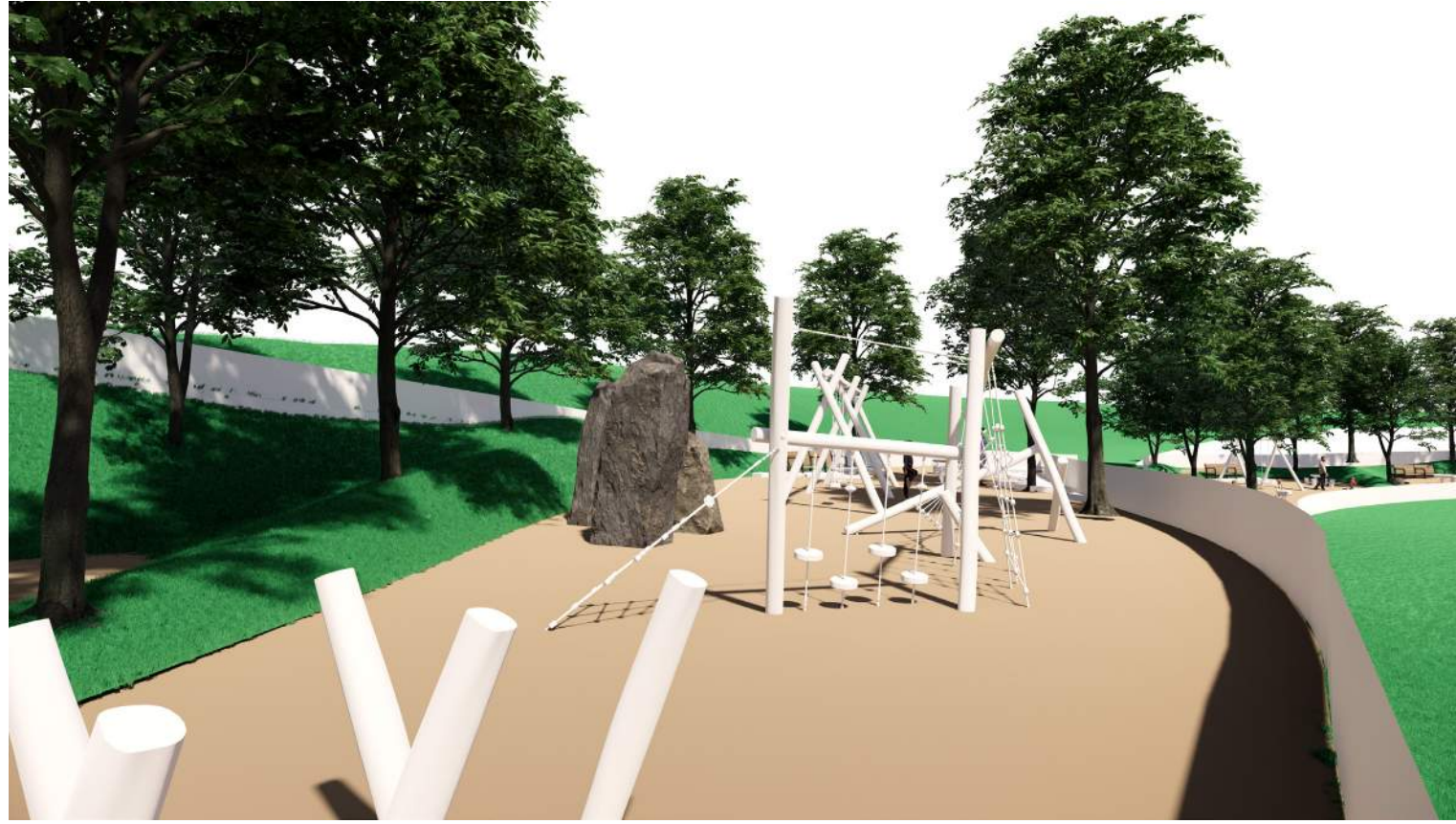
Earthforms + Science Garden / Bio-Retention



Central Bowl



Discovery Playground



Tot Lot



Slides



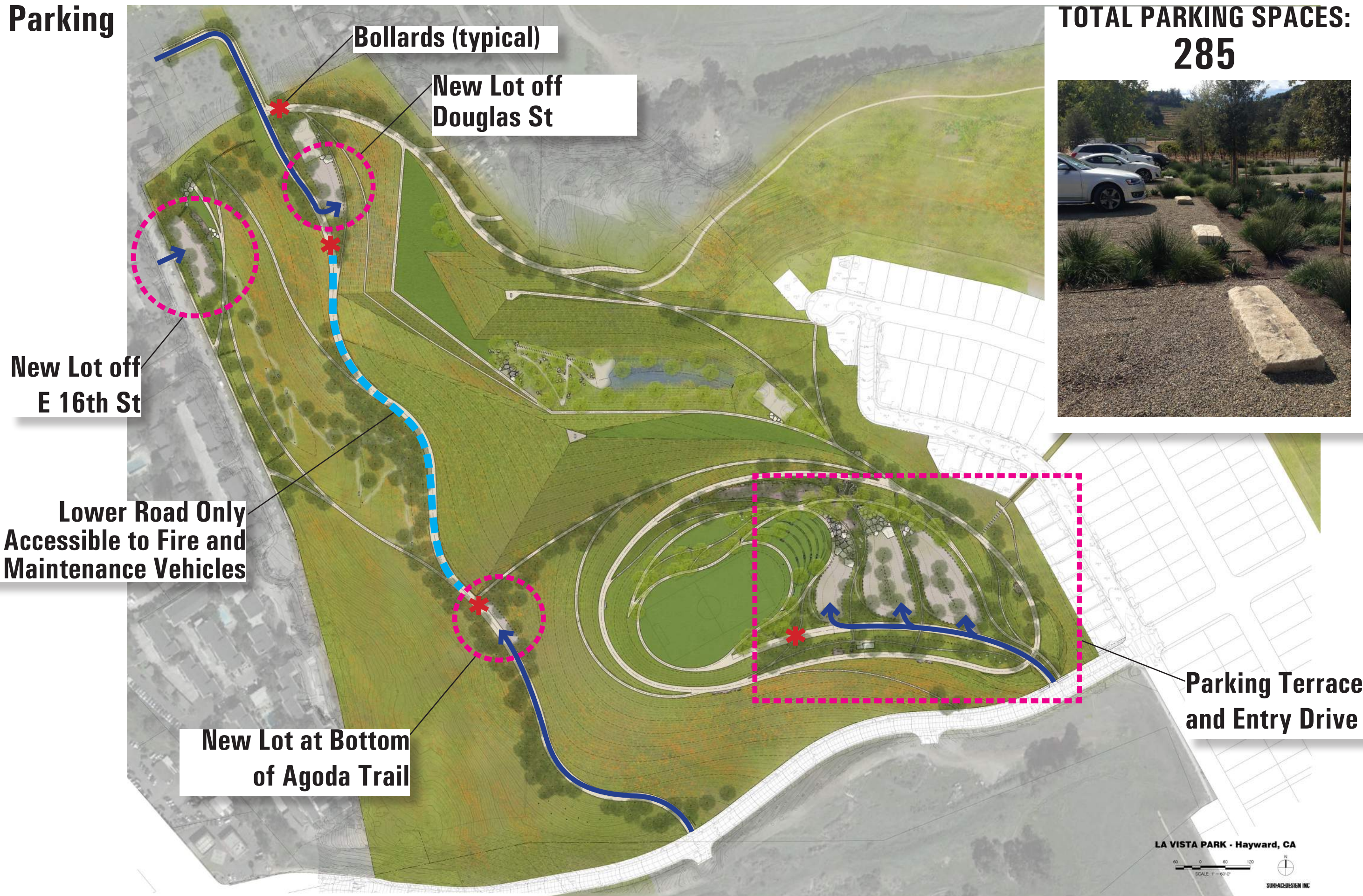
Play Equipment + Slides Precedents



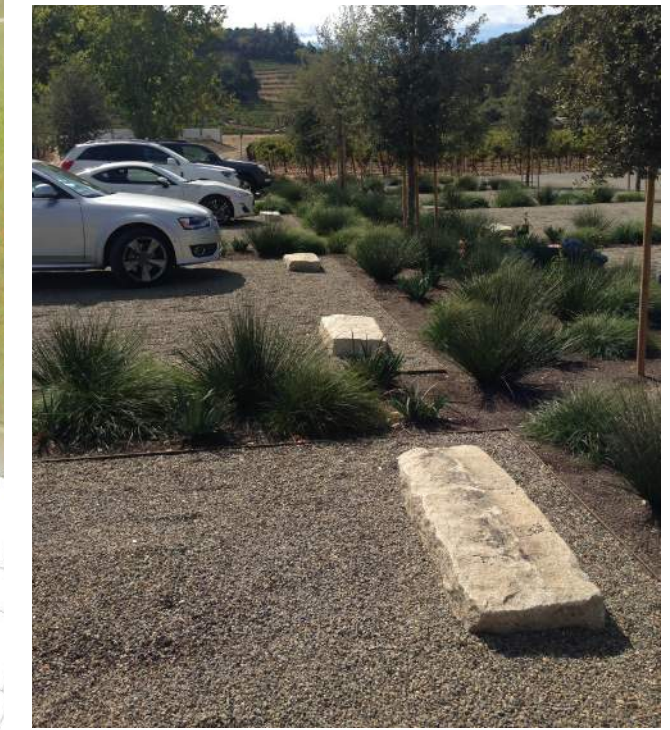
Trellis Study + Boulders



Parking



**TOTAL PARKING SPACES:
285**



**New Lot off
E 16th St**

**Lower Road Only
Accessible to Fire and
Maintenance Vehicles**

**New Lot at Bottom
of Agoda Trail**

**Parking Terraces
and Entry Drive**

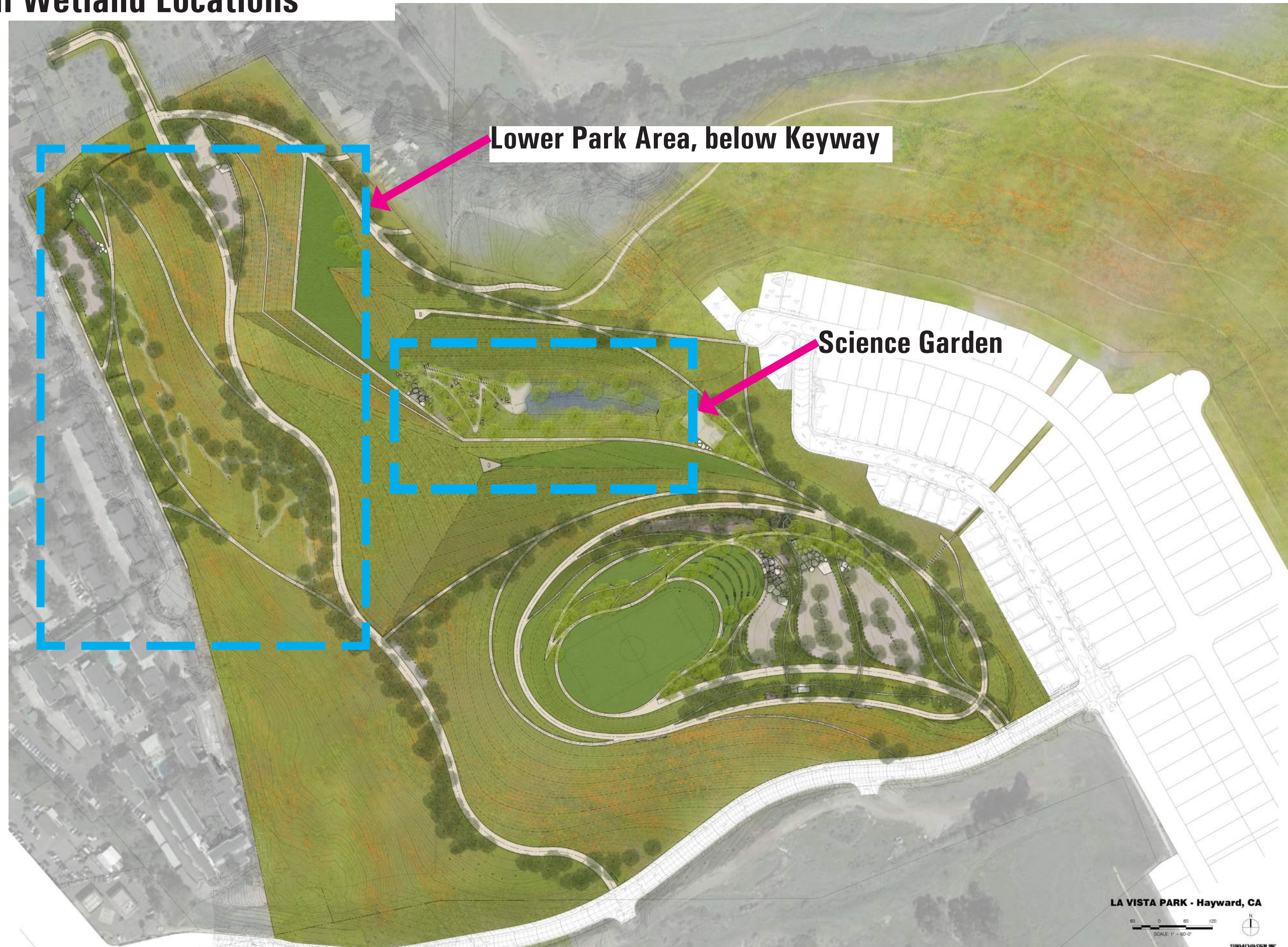
LA VISTA PARK - Hayward, CA
SCALE: 1" = 60'-0"
SUNFACERSTON INC.

Parcel 3 Engagement



***La Vista Residential +
School Development***

Potential Wetland Locations



Construction Costs + Budget

Additional Cost

Engineer's Opinion of Probable Construction Costs
La Vista Park 35% Improvement Plans
City of Hayward, California

Date: June 17, 2020

Item	Description	Quantity	Unit	Cost	Total Cost
A. KEYWAY CONSTRUCTION					
1	Keyway Mobilization	1	LS	\$10,000.00	\$10,000
2	Keyway Clear and Grub	1	LS	\$5,000.00	\$5,000
3	Keyway Excavation	183,200	CY	\$4.00	\$732,800
4	Keyway Cement Treated Backfill	183,200	CY	\$10.00	\$1,832,000
5	Keyway Geogrid Placement	181,250	SF	\$4.00	\$725,000
6	Keyway Backdrain	1,450	LF	\$85.00	\$123,250
7	Keyway Export	9,500	CY	\$15.00	\$142,500
				SUBTOTAL=	\$3,575,550
B. SITE WORK					
1	Mobilization	1	LS	\$10,000.00	\$10,000
2	Clear and Grub	1	LS	\$15,000.00	\$15,000
3	Traffic Control	1	LS	\$10,000.00	\$10,000
4	Construction Staking	1	LS	\$120,000.00	\$120,000
5	Temporary Construction Fencing	5,200	LF	\$8.00	\$41,600
6	Remove and Offhaul Existing Storm Drain Pipe	1,200	LF	\$50.00	\$60,000
7	Cut Ex SD and Plug End with Brick and Mortar	3	EA	\$500.00	\$1,500
8	Remove and Offhaul Existing 48" Storm Drain Pipe	370	LF	\$55.00	\$20,350
9	Remove and Offhaul Existing SDMH	1	EA	\$1,500.00	\$1,500
10	Remove and Offhaul Existing 8" SS Pipe	490	LF	\$35.00	\$17,150
11	Rough Grading	290,000	CY	\$3.00	\$870,000
12	Export	24,700	CY	\$18.00	\$444,600
13	Erosion and Sediment Control and SWPPP Implementation	1	LS	\$25,000.00	\$25,000
14	Remove and Offhaul Existing Trees (Allowance)	1	LS	\$5,000.00	\$5,000
				SUBTOTAL=	\$1,641,700
17	Asphalt Paving with "StreetBond" Color Compound and Hardener	320,000	SF	\$0.35	\$112,000
2	Asphalt Paving with "StreetBond" Color Compound and Hardener	4,390	TON	\$200.00	\$878,000
3	Class 2 Aggregate Base	6,440	CY	\$80.00	\$515,200
				SUBTOTAL=	\$1,505,200
D. CONCRETE					
1	Remove and Replace 6" Curb and Gutter on East 16th Street	1,000	LF	\$85.00	\$85,000
2	Remove and Replace 8" Curb and Gutter on Tennyson Road	26	LF	\$85.00	\$2,210
3	Sawcut Existing AC Pavement on Tennyson & Replace with 1' AC Plug	20	LF	\$50.00	\$1,000
4	Remove and Replace Existing Sidewalk on Tennyson Road	100	SF	\$0.00	\$0.00
5	City Standard SD-8 Sidewalk along East 16th Street	3,400	SF	\$12.00	\$40,800
6	4" Cast in Place Concrete Paving	15,500	SF	\$15.00	\$232,500
7	1.5' Wide Concrete Ditch	16,300	LF	\$25.00	\$407,500
8	Water Barrier along upslope of Lower Road, Entry Drive, and Trails	16,300	LF	\$3.00	\$48,900
9	Curb Ramp	4	EA	\$5,000.00	\$20,000
10	24' Driveway on East 16th Street	1	EA	\$3,500.00	\$3,500
				SUBTOTAL=	\$844,500
E. SANITARY SEWER					
1	6" SDR-26 PVC Sanitary Sewer	300	LF	\$150.00	\$45,000
2	8" SDR-26 PVC Sanitary Sewer	410	LF	\$175.00	\$71,750
3	Adjust Sanitary Sewer Manhole to Finished Grade	7	EA	\$1,000.00	\$7,000
4	4" Sanitary Sewer Lateral	5	EA	\$600.00	\$3,000
5	Sanitary Sewer Cleanout	6	EA	\$500.00	\$3,000
6	Sanitary Sewer Manhole	1	EA	\$12,000.00	\$12,000
7	Connect to Existing Sanitary Sewer	3	EA	\$2,500.00	\$7,500
				SUBTOTAL=	\$149,250

Keyway Approx \$1.3M More

17th Street Connection

Engineer's Opinion of Probable Construction Costs
La Vista Park 35% Improvement Plans
City of Hayward, California

Date: June 17, 2020

F. STORM DRAIN					
1	8" SDR-35 PVC Storm Drain Pipe	1,000	LF	\$150.00	\$150,000
2	12" SDR-35 PVC Storm Drain Pipe	2,500	LF	\$175.00	\$437,500
3	18" SDR-35 PVC Storm Drain Pipe	2,015	LF	\$200.00	\$403,000
4	48" RCP Storm Drain Pipe	400	LF	\$250.00	\$100,000
5	12"x12" Drop Inlet with Side Opening	6	EA	\$5,000.00	\$30,000
6	18"x18" Drop Inlet with Side Opening				
7	24"x24" Drop Inlet with Side Opening				
8	Adjust Existing Storm Drain Manhole to Finished Grade	7	EA	\$1,000.00	\$7,000
9	Adjust Existing Drop Inlet to Finished Grade	5	EA	\$1,000.00	\$5,000
10	48" Storm Drain Headwall	2	EA	\$25,000.00	\$50,000
11	City Standard Storm Drain Manhole	2	EA	\$12,000.00	\$24,000
12	Connect to Existing Storm Drain	1	EA	\$2,500.00	\$2,500
13	Soccer Field Liner with 4" Perforated Subdrain and Drain Rock	200,000	SF	\$4.00	\$800,000
14	C3 Stormwater Treatment (Allowance)	1	LS	\$300,000.00	\$300,000
				SUBTOTAL=	\$2,569,500
G. WATER LINE					
1	3" Schedule 40 PVC Water Service	1,200	LF	\$75.00	\$90,000
2	Gate Valve	7	EA	\$2,500.00	\$17,500
3	Check Valve	4	EA	\$3,500.00	\$14,000
4	2" Potable Water Service and Meter	1	EA	\$5,500.00	\$5,500
5	2" Irrigation Water Service and Meter	1	EA	\$5,500.00	\$5,500
6	2" Reduced Pressure Backflow Preventer	2	EA	\$6,500.00	\$13,000
7	Connect to Existing Water Line	2	EA	\$5,000.00	\$10,000
				SUBTOTAL=	\$155,500
H. MISCELLANEOUS					
1	4" Thick Decomposed Granite	60,000	SF	\$3.50	\$210,000
2	Cobble Paving - Vehicular	1,894	SF	\$12.00	\$22,730
3	Cobble Paving - Pedestrian	462	SF	\$8.00	\$3,700
4	4" Thick, 3/8" Pea Gravel Paving	66,000	SF	\$3.00	\$198,000
5	Turf Cell Paving	14,800	SF	\$18.00	\$266,400
6	Removable Bollards on Tennyson Road	3	EA	\$750.00	\$2,250
7	Class 2 Aggregate Base	1,160	CY	\$80.00	\$92,800
				SUBTOTAL=	\$795,880

Basin Line Approx \$800K

Total Estimated Construction Cost \$11,237,080

Notes:

- It is assumed for this probable construction costs that high strength flexible storm drain pipes are not required across the fault zone.
- This engineer's opinion does not include any undergrounding of the existing overhead poles.
- This engineer's opinion does not include perforated subdrain pipes for keyway in fill slope grading areas.
- This engineer's opinion does not include any striping or signage.
- It is assumed for this probable construction costs select fill with on site soil will be used under trails, Entry Drive or Lower Roads. No imported material or lime treatment is included in this probable construction costs.
- Quantities for asphalt pavement sections are based on:
 - with vehicular traffic - 3"AC / 10"AB
 - without vehicular traffic - 3"AC / 8"AB

Construction Cost Estimate Summary



Estimated Earthworks + Keyway: \$11,237,080

Total Planting + Equipment: \$5,748,753

Total Before Contingency: \$16,748,614

...next steps

