



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 6/3/2025

To: Board of Commissioners

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number: Michelle Whitman 707-565-7504

Vote Requirement: 4/5th

Supervisory District(s): Countywide

Title:

Tierra de Rosas Plaza Permanente Addition to Contract

Recommended Action:

- A) Authorize the Executive Director of the Sonoma County Community Development Commission (Commission) to execute change orders as necessary with Ghilotti Construction Company, Inc. (Ghilotti) to expand the scope of work for the Tierra de Rosas project to include the Plaza Permanente.
- B) Approve the total not to exceed Ghilotti contract amount of \$19,553,625.90 for the Tierra de Rosas project.

Executive Summary:

The Commission is requesting authority for the Executive Director to execute change orders as necessary to add the Plaza Permanente scope of work at Tierra de Rosas to the Ghilotti construction contract. The Plaza Permanente change order is in the amount of \$2,428,315.00 for a total budget of \$2,574,013.90 inclusive of a \$145,698.90 owners' contingency. The Commission is also requesting approval to increase Ghilotti's construction contract for Tierra de Rosas to a total contract amount not-to-exceed \$19,553,625.90, inclusive of change order and owner's contingency.

Discussion:

The Sonoma County Board of Supervisors (Board) established the Roseland Redevelopment Project Area in 1984. In 2005, Commission and the City of Santa Rosa (City) joined together to sponsor a community visioning process to create a consensus among the local community about what future development of the Sebastopol Road corridor should look like and what types of uses should be located there. This process resulted in County of Sonoma and the City adopting the Sebastopol Road Urban Vision Plan (UVP).

The UVP envisioned a mixed-use project on what was formerly known as the Roseland Village property, including several elements the community identified as priorities: affordable housing, one-acre public plaza, commercial spaces, and an indoor community activity space that could accommodate public uses.

On July 25, 2019, the City Council affirmed the Planning Commission's approval of the Project and

environmental analysis. The project approved by the City includes the following planned components:

- "Casa Roseland" Affordable Housing Development:
 - 75 multi-family rental units for households at 30 - 60% of the Area Median Income
- "Tierra de Rosas" Mixed-Use Development:
 - 1-acre Public Plaza (Plaza Permanente)
 - Market Rate Housing: 100 multi-family rental units
 - Mercado Commercial Parcel
 - Space for 24,000 square foot Civic Building

There were several community outreach meetings held to seek input from the community on the Plaza Permanente. The Plaza Permanente was designed based on input received from the community. Some of the priority elements the community highlighted were that the Plaza should be an open space with shaded areas, seating, and a play element for children.

Tierra de Rosas is a master development; the public infrastructure is currently under construction and the next scope of work as part of the public infrastructure is the Plaza Permanente. The one-acre public plaza is known as Plaza Permanente and is an important component of the master development. Plaza Permanente is consistent with several planning documents, including the adopted UVP and the Roseland Area/Sebastopol Road Specific Plan, where both plans identified the need for open green space in the Roseland neighborhood. Plaza Permanente also serves an important role with the affordable housing development at Tierra de Rosas, as the development will benefit from a City Park credit, and residents will benefit from the close proximity to the open public plaza. In August 2023, the Commission was awarded a \$2,000,000.00 Ag+Open Space Matching Grant to fund the Plaza Permanente. □

On February 20, 2024, the Commission issued an open bid process for the Tierra de Rosas public infrastructure, and no bids were received. Pursuant to the California Public Contract Code § 22038(c), if no bids are received the project may be procured by negotiated contract and no further bidding is required. On May 15, 2024, the Board approved the construction contract between Ghilotti and the Commission for the Tierra de Rosas public infrastructure. The approval included any needed amendments to the contract, plans or specifications for add-on work for a total project cost of \$14,762,271.00 with a 15% owner contingency for a total not to exceed amount of \$16,979,612.00. A Notice to Proceed was issued to Ghilotti on May 30, 2024. On File attachment 5 01 10 00 A-Scope of Work, the narrative identifies the general work associated with the Plaza Permanente was intended to be awarded to the Ghilotti through a change order once the design was complete. The Plaza Permanente plans are in the City's building permit review process. The Plaza Permanente scope of work includes site clearing, infrastructure, grading, electrical, landscape, irrigation, hardscape, installation of play structures, and furnishings.

On May 30, 2024, the Board authorized the Commission's Executive Director to execute amendments to Ghilotti's contract as needed if the total contract amount does not exceed \$16,979,612.00. The Plaza

Permanente change order is in the amount of \$2,428,315.00 for a total budget of \$2,574,013.90 inclusive of a \$145,698.90 owners' contingency. This new contract amount is still within the committed funding sources allocated to this project. This request is to increase the not to exceed total amount to \$19,553,625.90, inclusive of the \$2,428,315.00 change order and a \$145,698.90 owner contingency, if needed, and to the authorization for the Executive Director to execute contract documents including change orders.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 3: In collaboration with cities, increase affordable housing development near public transportation and easy access to services.

Objective: Objective 3: Create incentives for developers to promote affordable housing development in the County.

Racial Equity:**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

Prior Board Actions:

See Attachment 1.

FISCAL SUMMARY

Expenditures	FY24-25 Adopted	FY25-26 Projected	FY26-27 Projected
Budgeted Expenses		\$2,574,013.90	
Additional Appropriation Requested			
Total Expenditures		\$2,574,013.90	
Funding Sources			
General Fund/WA GF			
State/Federal		\$2,574,013.90	
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources		\$2,574,013.90	

Narrative Explanation of Fiscal Impacts:

The committed funding sources for the Tierra de Rosas project is a total of \$37,817,557.00. The change order

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in the amount of \$2,428,315.00 plus the \$145,698.90 owner contingency for the Plaza Permanente is still within the committed funding budget.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)
N/A			

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment 1. Prior Board Actions

Attachment 2. Tierra de Rosas - Plaza Permanente Change Order

Related Items "On File" with the Clerk of the Board:

Attachment 3. 01 10 A Scope of Work Document