



Legislation Details (With Text)

File #: 2021-0539
Type: Consent Calendar Item **Status:** Agenda Ready
File created: 5/5/2021 **In control:** Community Development Commission
On agenda: 7/20/2021 **Final action:**
Title: Mitote Food Park Construction Contract
Sponsors: Community Development Commission
Indexes:
Attachments: 1. Summary Report, 2. Attachment 1 - Plaza Temporal Site Plan, 3. Attachment 2 - Draft Plaza Activities Plan, 4. Attachment 3 - Summary of Bid Results

Date	Ver.	Action By	Action	Result
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To: Board of Supervisors of Sonoma County and Board of Commissioners of the Community Development Commission

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number: Paul Osmundson, 565-9900

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Mitote Food Park Construction Contract

Recommended Action:

- A) Authorize the Interim Executive Director of the Sonoma County Community Development Commission, or designee, to execute a construction contract with Buhler Commercial in an amount not to exceed \$848,147, including base contract amount of \$771,043 plus a ten percent contingency of \$77,104 for a total of \$848,147.
- B) Authorize use of an additional \$498,147 in Successor Agency funding, in addition to the \$350,000 already authorized for the project.

Executive Summary:

Roseland Village is a mixed-use development that will include affordable housing, market-rate housing, a retail development, a civic-use building and a public plaza. The Board of Commissioners of the Community Development Commission has long recognized the Roseland Village Development as an important project to the residents of the Roseland Neighborhood, to the City of Santa Rosa, and to County as a whole. Commission staff, along with MidPen and Urban Mix, have been working diligently to achieve key milestones on the way to getting this development project under construction.

The Commission is now requesting Board approval of the first phase of construction for the Mitote Food Park project, and approval to use \$498,147 of available Successor Agency funds for the required remaining funding for this portion of the project.

Discussion:

Disposition and Development Agreement

On March 12, 2019 the Board authorized the Executive Director of the Commission to execute a Disposition, Financing and Development Agreement (“DDA”) with MidPen Housing, Urban Mix and Notre Mire, Inc. for the planned Roseland Village Neighborhood Center mixed-use redevelopment project. The authorization included the approval of the construction of an initial phase of the Mitote Food Park, the “Plaza Temporal,” as part of the overall development of the site. See Attachment 1 Plaza Temporal Site Plan.

The main objectives and components of the project are:

Key deliverables of the Roseland Village development:

- Provide a mix of homes designed for a diverse cross-section of the Roseland community
- Create a vibrant market-hall and business incubator for local restaurants and food enterprises
- Deliver a public plaza that serves as Roseland’s community hub.
- Develop a multi-use building which accommodates civic uses and other community serving programs
- Support the revitalization of Sebastopol Road and Joe Rodota Trail linkages to regional transit, employment, and recreational centers

Roseland Village Development project details:

- Affordable Housing: 75 multifamily rental units at 30 - 60% of Average Median Income (1, 2, and 3 bedroom)
- Market Rate Housing: 100 multifamily rental units (1 and 2 bedroom)
- Civic Building: 25,000 sq. ft. of space in a free standing 2-story building located at the northwest corner of Sebastopol Road and West Avenue that will house a library and community center
- Mercado Food Hall: 7,400 sq. ft. of retail space intended to act as a catalyst for neighborhood economic development opportunities
- Plaza Temporal, a pop-up food truck, public dining and events area. (This is the Mitote Food Park portion of the project.)
- Plaza: 1-acre green space that will serve as Roseland’s community gathering hub, providing a public venue for community events, arts and culture, a farmers’ market and recreational uses

Plaza Temporal/Mitote Food Park

The approved site plan for Roseland Village also includes a “Plaza Temporal” constructed during the first phase of development of the project. The Plaza Temporal is referred to as “Mitote Food Park” and is a not-to-exceed 10-year temporary space, on a portion of the paved parking lot for the use of food trucks, public seating, restroom facilities and other temporary amenities. This Mitote Food Park will serve to activate the site by engaging the community, generating income and providing security while other necessary predevelopment and site construction work is completed (construction drawings, building permits, infrastructure construction). MidPen, the Master Developer for the Roseland Village project, identified Notre Mire Inc., DBA: Mitote Food Park (Operator) as a qualified and successful entrepreneur and food service operator based in part on research conducted by the Sonoma County Economic Development Board (EDB).

The Community Development Commission subsequently negotiated a lease with Notre Mire, Inc. which the Board of Commissioners approved at its meeting on March 12, 2019. The lease with Notre Mire, Inc. calls for payment of base rent and all operating expenses by the Tenant and adherence to the Plaza Temporal Activities Plan (“Plan”). The Plan includes policies for rotating food trucks, provision of services including janitorial, security and garbage and trash recycling, and management of special events within the site.

The Community Development Commission and Mid-Pen developed conceptual site plans for Mitote Food Park and received approval from the City of Santa Rosa’s Zoning Administrator on January 16, 2020. That action was appealed by the neighboring property owner to the City of Santa Rosa’s Design Review Board. The Design Review Board approved the project on June 18, 2020. Commission staff and Mid-Pen have applied for and received a building permit for the project from the City of Santa Rosa for the project.

Bidding

On April 19, 2021 an Invitation to Bid was advertised on the Commission’s website for the construction of the Mitote Food Park. The invitation was also sent to the North Coast Builder’s Exchange along with copies of the plans and specifications. The Invitation to Bid contains standard County construction requirements including payment of Prevailing Wages, Local Business Enterprise outreach, and other items. The Commission received three (3) bids in response to the invitation, as summarized below.

Company	Bid (including alternates)	Schedule
Buhler Commercial	\$771,043	120 days
Kirby Construction, Inc.	\$805,930	120 days
DMR Builders	\$709,024	161 days

The invitation to bid included a requirement that the project duration not exceed 120 days. On this basis, DMR Builders was determined to be non-responsive and Buhler Commercial is the low responsive bidder.

Prior Board Actions:

1. March 16, 2021 - 4th amendment to Professional Services Agreement with Mid-Pen Housing for Construction Management Development Management Services.
2. March 12, 2019 - Board approval of Disposition, Financing and Development Agreement with Mid-Pen Housing, Urban Mix and Notre Mire, Inc.
3. January 29, 2019 - (Item #2) Board approves Commission to disburse \$500,000 for interim relocation assistance (\$250,000 to Sonoma County Library for interim relocation of Roseland Branch; \$250,000 to Boys & Girls Club of Central Sonoma County for interim relocation of Roseland Village Teen Club).
4. December 11, 2018 - (Item #58) Board approves CFH Loan of \$2,000,000 to MidPen.

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY 22-23 Projected	FY 23-24 Projected
Budgeted Expenses	848,147		
Additional Appropriation Requested			
Total Expenditures	848,147	0	0
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	848,147		
Use of Fund Balance			
Contingencies			
Total Sources	848,147	0	0

Narrative Explanation of Fiscal Impacts:

This Board item requests the expenditure of an additional \$498,147 to construct the Plaza Temporal using pre-approved Successor Agency to the Sonoma County Redevelopment Agency funding for the Roseland site. This amount includes a 10% contingency factor. After this allocation, there will be \$2,547,950 left remaining in the Roseland Project Successor Agency set aside. There are sufficient appropriations in the Adopted 2021-22 Budget for the cost of the construction contract.

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

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- Attachment 1 - Plaza Temporal Site Plan
- Attachment 2 - Draft Plaza Activities Plan
- Attachment 3 - Summary of Bid Results

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

N/A