## Preliminary Cost Estimate

### PLAYGROUND

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landscaping &amp; Irrigation (Fitness &amp; Play Areas)</td>
<td>1</td>
<td>LS</td>
<td>$6,500.00</td>
<td>$6,500</td>
</tr>
<tr>
<td>2</td>
<td>Play Area Excavation &amp; Off Haul *</td>
<td>100</td>
<td>CY</td>
<td>$30.00</td>
<td>$3,000</td>
</tr>
<tr>
<td>3</td>
<td>Concrete Play Area Curb</td>
<td>160</td>
<td>LF</td>
<td>$60.00</td>
<td>$9,600</td>
</tr>
<tr>
<td>4</td>
<td>Play Equipment Installed (2-5 Year Age Structure)</td>
<td>1</td>
<td>LS</td>
<td>$35,000.00</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Engineered Bark Mulch</td>
<td>60</td>
<td>CY</td>
<td>$75.00</td>
<td>$4,500</td>
</tr>
<tr>
<td>6</td>
<td>Poured In Place Resilient Surfacing</td>
<td>200</td>
<td>SF</td>
<td>$35.00</td>
<td>$7,000</td>
</tr>
<tr>
<td>7</td>
<td>Path of Travel Surfacing</td>
<td>500</td>
<td>SF</td>
<td>$5.00</td>
<td>$2,500</td>
</tr>
<tr>
<td>8</td>
<td>Fencing Sleeves (Drill Pavement &amp; Install Steel Sleeves)</td>
<td>16</td>
<td>EA</td>
<td>$100.00</td>
<td>$1,600</td>
</tr>
<tr>
<td>9</td>
<td>4' High Vinyl Clad Fencing</td>
<td>160</td>
<td>LF</td>
<td>$21.00</td>
<td>$3,360</td>
</tr>
<tr>
<td>10</td>
<td>Gates</td>
<td>2</td>
<td>EA</td>
<td>$450.00</td>
<td>$900</td>
</tr>
<tr>
<td>11</td>
<td>Benches</td>
<td>6</td>
<td>EA</td>
<td>$1,200.00</td>
<td>$7,200</td>
</tr>
<tr>
<td>12</td>
<td>Standard &amp; Disabled Parking w/ Signs**</td>
<td>1</td>
<td>LS</td>
<td>$1,800.00</td>
<td>$1,800</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $82,960

### OUTDOOR FITNESS EQUIPMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6 Station Fitness Equip (per attached)</td>
<td>1</td>
<td>LS</td>
<td>$34,000.00</td>
<td>$34,000</td>
</tr>
<tr>
<td>2</td>
<td>Assemble &amp; Install Fitness Equipment in Existing Paving</td>
<td>1</td>
<td>LS</td>
<td>$4,500.00</td>
<td>$4,500</td>
</tr>
<tr>
<td>3</td>
<td>Puncheon to Joe Rodota Trail</td>
<td>1</td>
<td>LS</td>
<td>$2,400.00</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $40,900

### PARKETTE

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Trash Cans</td>
<td>2</td>
<td>EA</td>
<td>$750.00</td>
<td>$1,500</td>
</tr>
<tr>
<td>2</td>
<td>Shade Structure (Includes Permit)</td>
<td>1</td>
<td>LS</td>
<td>$12,000.00</td>
<td>$12,000</td>
</tr>
<tr>
<td>3</td>
<td>Fencing or Bollards for Traffic Control</td>
<td>350</td>
<td>LF</td>
<td>$21.00</td>
<td>$7,350</td>
</tr>
<tr>
<td>4</td>
<td>Benches</td>
<td>8</td>
<td>EA</td>
<td>$1,200.00</td>
<td>$9,600</td>
</tr>
<tr>
<td>5</td>
<td>Shade Trees Planted in Pots</td>
<td>6</td>
<td>EA</td>
<td>$1,500.00</td>
<td>$9,000</td>
</tr>
<tr>
<td>6</td>
<td>Mobilization, Bonds &amp; Insurance for All Work</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $49,450

**TOTAL CONSTRUCTION COST** $173,310

Design & Project Management *** 15% $25,000

Sub Total $198,310

Project Contingency 10% $19,831

**TOTAL** $218,140

---

* Assumes Soil is Clean Material w/ No Hazardous Waste, Liners, or Other Remediation Needed

** Assumes Level, Solid Paved Area for Striping, Symbols & Signs

*** Assumes Simple CEQA & Use Permit Process @ PRMD

Attachment 1a
3' High Fencing or Bollards
Path of Travel from Bus Stop
Disabled Parking
Shade Structure w/ Benches
3' High Fencing or Bollards
Shade Trees in Pots

PARKETTE AREA
PLAYGROUND & OUTDOOR FITNESS EQUIPMENT AREA
### Sonoma County Library
Roseland Temporary Site
Expense Estimate

#### Library In-Kind Contributions

<table>
<thead>
<tr>
<th></th>
<th>First Year Costs</th>
<th>Ongoing Annual Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opening Day Collection</td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td>IT Equipment</td>
<td>15,000</td>
<td></td>
</tr>
<tr>
<td>IT Support</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Collection Maintenance</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Programming</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Operating Expenses</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Delivery, Supplies, Administrative Costs</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>90,000</td>
<td>25,000</td>
</tr>
</tbody>
</table>

#### Initial Setup, Ongoing Staffing - Paid by County(?)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelving, Book Drops</td>
<td>10,000</td>
</tr>
<tr>
<td>Furniture</td>
<td>25,000</td>
</tr>
<tr>
<td>Staffing - 28 hours per week</td>
<td>63,400</td>
</tr>
<tr>
<td>1 Library Associate @ $23.50/hour</td>
<td></td>
</tr>
<tr>
<td>1 Circulation Tech III @ $20.00/hour</td>
<td></td>
</tr>
<tr>
<td></td>
<td>98,400</td>
</tr>
</tbody>
</table>

Attachment 1c
Greenfields’ Small Circuit includes Greenfields’ most popular exercise machines. While only incorporating 6 units, the Small Circuit accommodates 14 people and covers all major muscle groups. The Small Circuit is an excellent option for small parks and apartment complexes.
Design 304

This playstructure can be purchased in phases.

**Phase 1**
- Area required: 41'5" x 24'4" (12.62 m x 7.41 m) ASTM
- Maximum fall height: 70" (1.78 m)
- Elevated play events: 8
- Ground-level play events: 1

**Note:** For ADA, 2 additional ground-level play events are needed. See pages 24-29 for details.

**Phases 1 and 2 complete**
- Area required: 41'5" x 37'2" (12.62 m x 11.33 m) ASTM
- Maximum fall height: 72" (1.81 m)
- Elevated play events: 12
- Ground-level play events: 1

**Note:** For ADA, 3 additional ground-level play events are needed. See pages 24-29 for details.

**Note:** Phases must be purchased in order (Phase 1, Phase 2, etc.).
LIFT-Levántate Agreement
Scope of Work
LIFT-Levántate (LIFT) will fulfill the following Scope of Work (SOW) on behalf of the Sonoma County Community Development Commission (CDC) and the Roseland Village Neighborhood Center Redevelopment Project (Roseland).

Goal:
The goal is to build organizational capacity to facilitate the successful development and provision of activities, programs and services requested by the residents in their community forums and meetings and reflected in the Urban Vision Plan.

Demographics:
Roseland is defined as the geographic area encompassed in the 95407 zip code in Southwest Santa Rosa, a growing region of over 31,000 residents. The population in Roseland is predominantly non-white (about 52%), with the largest ethnic groups represented by Latinos (39%) and Black, Asian and Native American populations (13%). This area is characterized by a high density of Latino residents and younger residents. It is also characterized by lower levels of educational attainment. The population in Southwest Santa Rosa is more ethnically diverse than the county as a whole, with more than double the percentage of Latinos, Blacks, and American Indians, and nearly double the percentage of Asians. Southwest Santa Rosa has a higher percentage of male residents than the county as a whole (51% versus 49%) and a much younger median age (29.9 versus 37.5). This area has a higher percentage of households with children, and a much lower percentage of households with persons 65 and older. (The Roseland Report, SRJC, 2008)

Support Requests: Sonoma County CDC will provide the following support for this engagement:
- CDC and/or County templates for outreach, marketing and educational materials as needed
- A single Point of Contact as staff lead to coordinate the engagement with the LIFT Team

Project Deliverables: LIFT will provide the following services:
1. Coordinate with existing and new Sonoma County departments, partners, community organizations, local residents, funders and stakeholders to facilitate the implementation of the Roseland Village Neighborhood Center Community Services plan:
2. Assist in planning and coordinating with the CDC and local partners any events, programs and activities that increase resident participation and engagement in local services that are designed to meet the growing needs of a multicultural, multilingual community with an emphasis on youth, young family and young adult programming.
a. Examples of program activities to be offered include those requested by community residents in the focus groups:
   i. Afterschool programming
   ii. Physical activity, such as zumba, soccer, walking groups (including local trail hiking), outdoor fitness
   iii. Young families groups with active play and education, especially for moms and their children
   iv. Food and nutrition, such as healthy food distribution, cooking classes, nutrition education

3. Recruit, train and provide stipends for a minimum of two (2) Community Promotores recruited from the underserved community of Roseland
   a. Recruit, train and support a minimum of two (2) Community Promotores with strong ties to Roseland and who share a commitment to increasing programs, services and activities that will benefit its underserved residents.
   b. Community Promotores deliverables will include:
      i. Act as greeters, translators and support staff at designated Roseland activities, celebrations, gatherings, programs and other events
      ii. Provide outreach support prior to each event in Roseland community
      iii. Obtain program and materials feedback, conduct residents surveys and interviews and facilitate community discussions to continuously improve the experience for community members and inform LIFT and CDC staff of opportunities and challenges
   c. Promotores will work on the deliverables identified above an average of 40 hours per month. The time period leading up to, and participating in community events and new program kick-offs will require the most amount of their time.
   d. Promotores will record their hours on our Weekly Time Logs and submit them monthly for payment from LIFT of a $500 stipend.
   e. Promotores will be provided with an Independent Contractor agreement that details all aspects of their engagement and work directly with a Bilingual LIFT staff resource. They will receive training, coaching and ongoing support.

4. LIFT will summarize feedback and recommendations from the Community Promotores and community participants regarding the viability of Roseland programs, how to overcome any existing barriers, implement outreach strategies and insure relevant, engaging programming is provided in the most accessible manner possible.

5. Plan, design, and implement monthly outreach and engagement activities focused on encouraging use of Roseland programs by local community members, in partnership with Sonoma County CDC staff and other service organizations.

6. Design and implement a survey that quantifies and characterizes the impact of the Roseland programs, activities and projects, community outreach and engagement events, event attendance, level of enjoyment, and potential to participate in the future.

7. Submit one (1) mid-term report and one (1) final report
**Term, Compensation and Fees:**

LIFT will provide the Scope of Work services for a period of 6 months.

LIFT will receive a monthly consulting fee of $4,166 in service of all the deliverables described in this Scope of Work including compensation for all multilingual, multicultural staff and Community Promotora stipends. An invoice will be submitted on the first business day of each month and payable in full by the 30th of that same month.

Additional fees for Roseland program and event supplies, transportation, mileage and third party services will be reviewed in advance and approved expenses will be submitted monthly along with original receipts/invoices. Any supplies and services provided in-kind will reduce the actual amount submitted:
The Sonoma County Community Development Commission (SCCDC) is soliciting preliminary proposals from qualified developers for construction of a multi-use development on its Roseland Village Property in Santa Rosa, California.

This document contains background information about the property and the general parameters of the envisioned development project. The purpose of this request is to identify qualified developers and to gather preliminary, conceptual proposals for development of the property, as well as feedback about what would or would not be feasible on the property given the constraints described in this request. Potential respondents are encouraged to ask for additional information, and to suggest alternative project elements or configurations in their responses.

Background:

The Roseland Village property is located at 665 Sebastopol Road, in an unincorporated Urban Service Area of Sonoma County. The location of the property is shown on the attached maps. The property is approximately 6.9 acres in size. It is zoned “PC” (Planned Community District) and is subject to the “Sebastopol Road Urban Vision Plan” adopted by the County of Sonoma and City of Santa Rosa in June 2007. The Urban Vision Plan resulted from a community input process that contemplates pedestrian-oriented development on the property, with a mix of commercial, office, multifamily housing, and public space. (Plan may be viewed at http://www.sonoma-county.org/cdc/pdf/roseland/sebastopol_road_uvp.pdf)

The SCCDC acquired the property with redevelopment funds in 2011 for $3.49 million. When the State Legislature dissolved redevelopment agencies in 2012, the property was transferred to the Sonoma County Housing Authority/SCCDC as a “housing asset.” The SCCDC is undertaking and will complete certain environmental clean-up activities on the property pursuant to a work plan approved by the North Coast Regional Water Quality Control Board, at an estimated and approved cost of $1.17 million. In addition, a total of up to $5.4 million has been earmarked for the development of public improvements on the property, including a public plaza, which is a central element of the Urban Vision Plan.

Because the property is held for low-income housing purposes, the developer will either have to purchase the property from the SCCDC for fair market value (excluding the gains attributable to the improvements to be constructed on the property as described above), or commit to build a specific number of housing units affordable to households at or below 80% of area median income (AMI) for a period of 55 years, with a minimum of 30% of the units affordable to households with incomes below
30% of AMI and no more than 20% of the units affordable to households between 60% - 80% AMI. The SCCDC expects the total number will be in the range of 20 to 30 units.

Since acquiring the property, the SCCDC has facilitated a number of meetings in the Roseland area to gather information about residents' desires with respect to the development of the project. A one-acre public plaza and pathway connection to the Joe Rodota Trail, which is located along the northern property line, are required elements and will be constructed with SCCDC funds. Other desired uses identified by residents include a multi-cultural community center providing youth programs and other community activities, retail uses, recreational activities, educational programming and/or library services. All conceptual proposals should be informed by the Urban Vision Plan, and proposals containing some or all of these additional identified elements may be received more favorably.

For legal reasons, it is necessary for the SCCDC to complete the construction of the plaza and other public improvements on the property before title to the property transfers to the developer. However, because the location, size, configuration, and design of the plaza and trail connection will impact the development of other parts of the property, the SCCDC requests that conceptual proposals address these elements in general terms, assuming that the budget available for development of the plaza and trail connection is covered by the SCCDC. The developer will be required to maintain and allow public access to the plaza and trail connection.

Preliminary proposals must also generally describe how the development would be financed, and highlight any financing contingencies or obstacles.

Developer Selection Process Overview:

1. SCCDC will review all proposals received to verify responsiveness to RFP requirements. Qualified respondents will be asked to attend a public meeting in Roseland, to describe and answer questions about their proposals.

2. After receiving public input, SCCDC staff will select a proposed developer or developers to advance to a second stage. Each selected developer will then prepare and submit a more detailed project proposal to the SCCDC. The proposal will describe more specifically what the developer will construct on the property (including the number of affordable housing units) and provide an outline of the financing the developer expects to obtain for the project. The proposal will also set forth any financial contribution expected from the SCCDC or other entities (e.g., long term deferred payment loans, transfer of the property for less than fair market value, or other financial support).

3. SCCDC will negotiate a development agreement for the project that will describe the respective obligations and contributions of the SCCDC and the developer with respect to the project. The agreement will provide for the transfer of the property to the developer for purposes of carrying out the project.

PROPOSAL SUBMISSION REQUIREMENTS & BOILERPLATE RFP LANGUAGE WILL BE APPENDED HERE.
SECOND AMENDMENT TO THE AGREEMENT FOR ROOF REPAIR AND WEATHER PROOFING SERVICES BETWEEN THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AND CRANDALL ROOFING, INC.

WHEREAS, the Sonoma County Community Development Commission, hereinafter referred to as "Commission," and Crandall Roofing, Inc. have previously entered into that certain Agreement for services.

WHEREAS, the parties mutually desire to amend said Agreement to revise: Section 3. Scope of services, Section 4. Payment and Section 5. Term of Agreement.

NOW, THEREFORE, BE IT RESOLVED that Commission and Crandall Roofing, Inc., in consideration of their mutual promises herein contained, do agree and covenant to amend that certain Agreement by and between them by amending the Agreement as follows:

Section 3 of the Agreement shall read as follows:

3. Scope of services: The Commission has contracted with Crandall Roofing, Inc. to perform the services described in Exhibit "A", attached hereto and incorporated herein by this reference; and

Section 4 of the Agreement shall read as follows:

4. Payment: Payment to Consultant shall not exceed $50,000 for services as specified in Exhibit A, attached hereto and incorporated herein by this reference, and

Section 5 of the Agreement shall read as follows:

5. Term of Agreement: The term of this agreement shall be from Effective Date through June 1, 2016, unless terminated earlier in accordance with the provisions of Article 6 below; and

Except as expressly provided herein, all other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this instrument or caused this Amendment to be executed by their duly authorized agents this ___ day of February 2015.
Crandall Roofing, Inc.

Dated: 2/24/15

By: [Signature]

Jack Andreasen, Project Manager

Sonoma County Community Development Commission

Dated: ________

By: __________________________

Kathleen H. Kane, Executive Director
Exhibit A

SCOPE OF WORK & PAYMENT

PAYMENT
Consultant will from time to time be asked to provide an estimate for roof repairs or other weather proofing services at the Dollar Tree Store at 777 Sebastopol Rd in Santa Rosa by Commission. The estimate shall be the basis for the contract amount, and payment for the work.

A breakdown of costs used to derive the service price will be submitted to Commission for evaluation.

Upon completion of the work, Consultant shall submit its bill[s] for payment in a form approved by Commission. The bill[s] shall identify the services completed and the amount charged.

Total contact expense is not to exceed $50,000 under this agreement.