



HEARN COMMUNITY HUB PHASE 1 CONTRACT AWARD, BUDGET AMENDMENTS, CEQA, AND DELEGATIONS OF AUTHORITY

City Council Meeting – October 22, 2024

George Dyckes
Project Director – Kitchell CEM





BACKGROUND



On January 12, 2022, the Santa Rosa City Council voted unanimously to approve the purchase of an approximately six-acre site for the proposed Hearn Avenue Community Hub. The “Hearn Community Hub”, provides plans for the future extension of Dutton Avenue, the Colgan Creek Multi-use Path, and for multiple public uses identified in the Roseland Area/Sebastopol Road Specific Plan, such as a:

- Fire station
- Public library
- Multicultural community center-gymnasium



PROJECT MANAGEMENT TEAM



Ross Drulis Cusenbery



COMMUNITY NEEDS ASSESSMENTS



Community Outreach 2022

- Block party, 6 community workshops and meetings
- Online surveys
- 7,000+ people provided feedback

Community Outreach 2023

- Community workshops
- Pop-up survey kiosks at Roseland Library, Mitote Food Park, Finley Center, farmers' markets
- 900 people provided feedback





HEARN COMMUNITY HUB PHASE 1





FIRE STATION 8



FIRE STATION AT NIGHT



CROSS SECTION OF KITCHEN / DINING / DAYROOM / PATIO

FIRE STATION FROM HEARN AND DUTTON



ROSELAND REGIONAL LIBRARY



LIBRARY FROM NORTH



LIBRARY FROM SOUTHWEST



LIBRARY INTERIOR

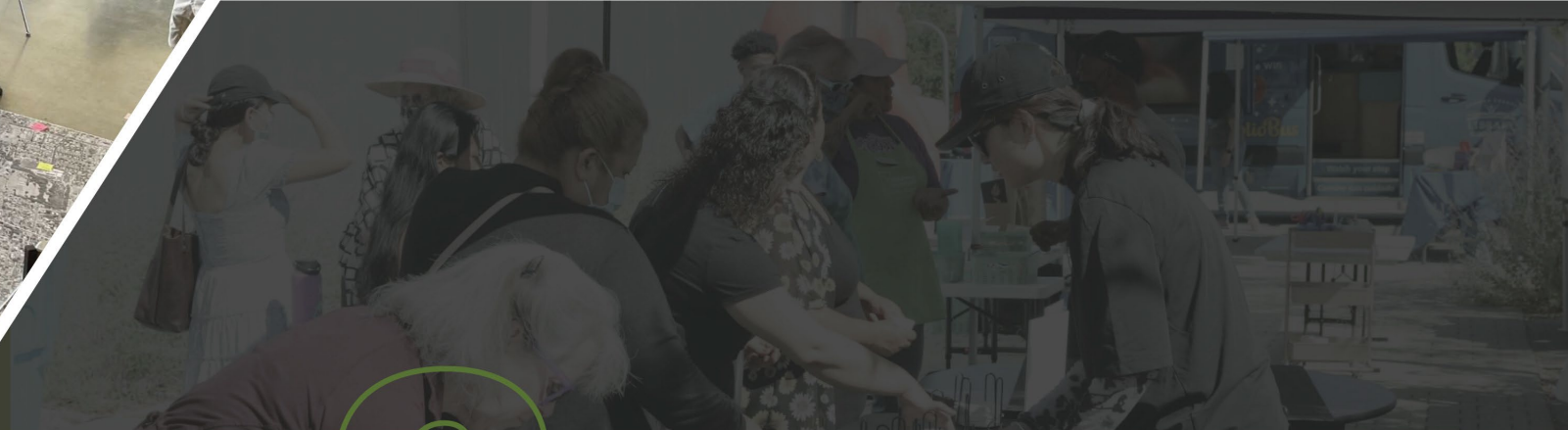


RECOMMENDATION



It is recommended by the Fire Department, Finance Department, and Transportation and Public Works that the Council, by resolution:

- 1) Award a Design-Build Contract No. 2412, Hearn Community Hub Phase 1 (Project), in the amount of \$31,000,000 to the best value Design-Build entity, Swinerton Incorporated (Swinerton Builders) of Sacramento, California, and approve a 6.4% contingency for a total contract amount of \$33,000,000.
- 2) Amend the Fiscal Year (FY) 2024-25 budget to increase appropriations in the amount of \$3,000,000, from the Public Safety and Prevention (PSAP)-Fire fund reserves;
- 3) Make findings that the Hearn Community Hub Project is within the scope of the previously certified 2016 Program EIR and that no further environmental review is required;
- 4) Adopt the CEQA checklist prepared for the Hearn Community Hub Project;
- 5) Authorize the City Manager or designee to negotiate and execute all related agreements, documents and any amendments thereto to receive such funds, including any necessary cooperative funding agreement(s) between the City and Sonoma County Library; including increasing appropriations for revenue, transfers and expenditures;
- 6) Authorize City Manager or designee to negotiate and execute all related agreements pertaining to the Design-Build contract's Additive Enhancements, Voluntary Enhancements and Additive Alternates.



QUESTIONS & ANSWERS

