



Mirasol Village Twin Rivers Block C

Outreach Overview



MCCORMACK
BARON
SALAZAR

Out to Bid: Mirasol Village/Twin Rivers Block C, Sacramento CA

Bids Due December 16, 2021 by 2:00 PM



SEEKING SECTION 3 AND MBE/WBE PARTICIPATION

Scope of Work:

New construction of apartments and townhouse-style units. Seven new two and three story buildings on a 2.84 unit acre site, totaling 84 units in Sacramento, CA. Adjacent to Mirasol Village/Twin Rivers Blocks A, B and E, under construction by Midstate, totaling 233 units. At completion, the Mirasol Village/Twin Rivers project will total 489 units on 22 acres.

General Contractor:

Midstate Construction Corporation

Developer:

McCormack Baron Salazar

Developer/Lender:

Sacramento Housing and Redevelopment Agency (SHRA)

Architect:

SVA Architects, Inc.

Job Opportunities:

Seeking all trades for scopes of work and new hires in all trades for new construction, including but not limited to Carpenters, Laborers, Mechanical, Electrical, Plumbing, Concrete, Masonry, Metals, Flooring, Painting, Waterproofing, Openings, Finishes, and Furnishings.

Project Metrics:

Site Area:	2.84 Acres	Bid Due Date:	12/16/2021
Buildings:	7 Buildings	Start Date:	February 2022
Units:	84 Units	Completion Date:	Summer 2023
Building SF:	91,868SF		
Parking:	68 Spaces		

Project Info Presentation:

<https://tinyurl.com/MirasolBlockC>



Bidder's List:

If you would like to bid this project or future Mirasol Village/Twin Rivers Blocks, please sign up below. Section 3 & MBE/WBE encouraged to bid.

<https://www.midstateconstruction.com/plans/>

Bidroom@midstateconstruction.com

MirasolHires@mccormackbaron.com

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Building Relationships



Outreach Overview

Private Database selection

Online resources

Regional Builder's Exchanges

Regional Chamber of Commerce

DBE Section 3 Ads:

Trade Journal Ads

Construction Focus Journal Ads

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Building Relationships

What is Section 3?

- Section 3 is a provision of the Housing and Urban Development Act of 1968.
- It provides the legal basis for creating job opportunities for residents and awarding contracts to businesses in areas receiving HUD financial assistance.

The Purpose of Section 3

To ensure that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, **to the greatest extent feasible**, be directed toward low-income persons, particularly those who are recipients of government assistance for housing.

-Section 3 of the Housing and Urban Development Act of 1968

General Statement

Midstate Construction Corporation (Midstate), as the prime contractor, is committed to complying with Section 3 regulations.

It is our desire to work together with the owner and governing agencies to ensure compliance to the greatest extent feasible through the awarding of contracts for work and services to Section 3 Certified businesses, and by providing employment and training opportunities to Section 3 residents.

Midstate will include Section 3 language in the Invitation to Bid, perform outreach to Section 3 residents and certified businesses, and include the Section 3 clause in the construction contract and all subcontracts.

All subcontractors interested in submitting bids will be informed of the Section 3 requirements and goals for the project.

Section 3 Worker Eligibility:

Section 3

- **Section 3 Workers** – For a worker to qualify as a Section 3 worker, ONE of the following must be maintained.
 - A worker's self-certification that their income is below the income limit from the prior calendar year;
 - A worker's self-certification of participation in a means-tested program such as public housing or section 8-assisted housing;
 - Certification from a PHA, or the owner of property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;
 - An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis;
 - An employer's certification that the worker is employed by a Section 3 business concern.

Section 3 Worker Eligibility: Targeted Section 3

- **Targeted Section 3 Workers** – For a worker to qualify as a TARGETED Section 3 worker, ONE of the following must be maintained.
 - For Public Housing Financial Assistance Projects
 - A worker's self-certification of participation in public housing or Section 8-assisted housing programs.
 - Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;
 - An employer's certification that the worker is employed by a Section 3 Business concern.
 - A worker's certification that the worker is a YouthBuild participant.

Section 3 - Definitions

Section 3 Resident:

- Has an income for the previous calendar year that is below the income limit established by HUD.

Number in Household	1	2	3	4	5	6	7	8
Max Household Income	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700

- Is employed by a Section 3 business concern.
- Is a YouthBuild participant.

Section 3 Business:

- At least 51% owned and controlled by low or very low-income persons;
- Over 75% of the labor hours performed for the business over the previous 3-month period are performed by Section 3 workers; or
- At least 51% owned and controlled by current public housing residents or Section 8-assisted housing residents.

Targeted Section 3 Worker:

- Is employed by a Section 3 business concern; or
- Is a resident of public housing or Section 8-assisted housing
- Is a resident of other public housing projects or Section 8-assisted housing managed by the PHA that is providing assistance.
- Is a YouthBuild participant

Section 3 – Goals

- Midstate will demonstrate compliance with Section 3 regulations, and its Good Faith Efforts to comply with the City / County specific Section 3 requirements.
- **Prior Rule**
 - Depending on the agency, these efforts can fall into the 30/10/3 category or similar:
 - 30% of all new hires need to be a Section 3 Residents. Section 3 can be met by County and City individuals
 - 10% of the contract amount Obtaining MBE/WBE/DVBE subcontractors that equal 10% of the contract amount
 - 3% of the contract would need to be with non-construction related PO's or contracts
 - In some instances, the agencies can offer an additional option which is a training program also known as a Section 3 training fund. In this case, Midstate would commit to sponsoring a training course with the governing agency for the education and training program for Section 3 individuals.
 - If minimum goals are not met, Midstate will provide evidence of our Good Faith Efforts. We understand failure to follow the required Section 3 Plan could result in finding our efforts non-compliant with the Section 3 regulations.

Section 3 – New Rule

- **New Rule**

- 25% or more of the total number of labor hours worked by all workers are worked by Section 3 workers
- 5% or more of the total number of labor hours worked by all workers are worked by Targeted Section 3 workers

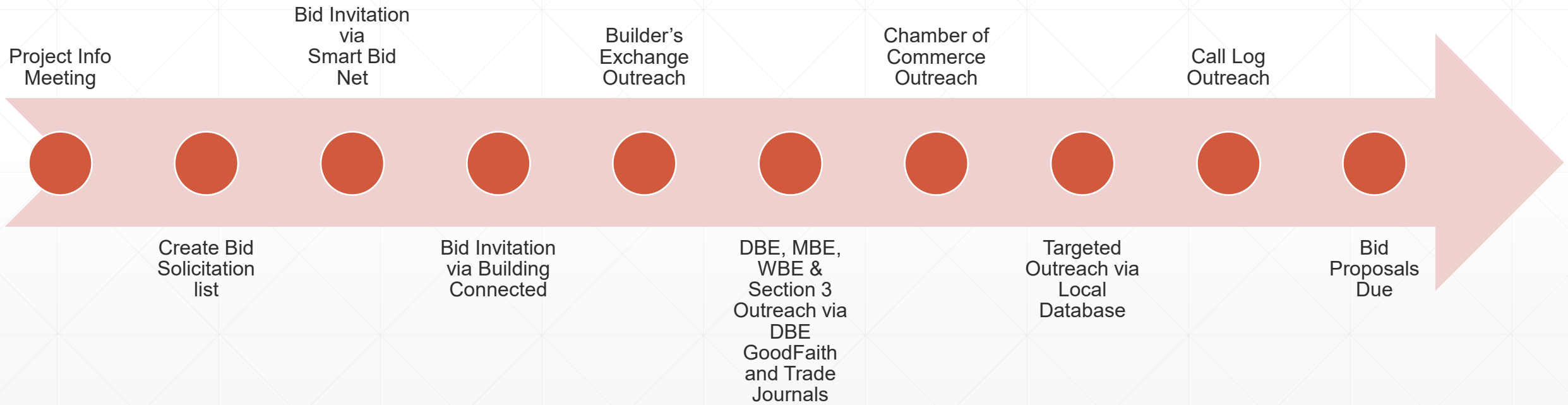
- **Purpose of Rule Change**

- Promote sustained employment and career development
- Align Section 3 reporting with standard business practices

Section 3 - Outreach

- Midstate is committed to outreach in efforts to make Section 3 Businesses and Section 3 Residents aware of contracting and possible hiring opportunities in connection with this Section 3 project. Efforts will include but are not limited to; publication of opportunities in local newspapers, advertisements and solicitations made through Trade Journal and Focus Journal ads, contacting community organizations, posting to Builder's Exchanges, use of signage at the project site, notifying local housing authorities, sending invitations to bid, and solicitation to Section 3 business concerns.
- Midstate will send out invitations to bid requesting Section 3 and WBE/MBE participation. The invitation to bid will include the date and time of bid and the prevailing wage requirements to facilitate the participation of Section 3 business concerns.
- Midstate will utilize the governing agencies Section 3 Coordinator and their Office of Minority Business Development.

Twin Rivers Block C – Bid Process



Outreach: Online Sources

Smart Bid Net



Building Connected



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Building Relationships

Please feel free to review our standard Midstate Construction Bid List Application.

Midstate Construction Maintains a large list of subcontractors to submit your bid list as a potential bidder, please submit your bid list to us.

If there have been changes in your organization or you are no longer a subcontractor, please let us know.

Subcontractor Bid List Application

*Company Name:
Company Name

*Phone Number:
####

*Street Address:
Street Address

Street Address Line 2:
Street Address Line 2

*City:
City

*License Number:
License Number

*DIR Number:
DIR Number

*CSI Code:
024100, 061000, 312200

Will Sign PLA?
 Yes No
Other

Please enter up to three contacts to be added to the bid list. If you have more than three contacts, please email us.

Contact 1:
Full Name

Contact 2:
Full Name

Contact 3:
Full Name

*Required fields

*Please note, you must add at least 1 contact with a valid e-mail address.

SUBMIT

Add Bidders: All Trades - Sample Project

SEARCH IMPORT EMAIL

Search for companies

495 companies best match your filters. Add multiple best matches with slider + Add 495 companies

PREMIER WOODWORKING, LLC
Sacramento, CA

Invited 40 times

Steel V...
Wilmington, NC

Invited 0 times

Russco...
Fall River, MA

Invited 1 times

Diamond...
Lee's Summit, MO

Invited 0 times

Reconn...
League City, TX

Invited 1 times

Vogel F...
Hillsboro, OR

Invited 0 times

BCI Nat...
South San Francisco, CA

Invited 1 times

The Os...
Topeka, KS

Invited 0 times

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Building Relationships

Companies Projects Prequal Reports Admin

Main Dashboard

Project: Twin Rivers Block C

1. Project Info 2. Groups / Filters 3. Trades 4. Files / Plan Room 5. Edit Mail 6. Qualified 7. Invited 8. Awarded / Negotiated

Save

Select companies from

Subcontractor Networks ?

constructconnect Add Filter
Get coverage from the largest subcontractor network. Learn More

SMARTINSIGHT Add Filter

Midstate Co **SMARTINSIGHT**

Every C
 Every C
 Every C
 Only th

Certification Select Certification

- Select Certification
- Minority Status - DVBE
- Minority Status - DBE
- Minority Status - MBE**
- Minority Status - NONE
- Minority Status - OTHER
- Minority Status - SBE
- Minority Status - WBE
- PLA Participation - PLA-Yes
- Trade - AISC
- Trade - WI
- Union Status - OpenShop
- Union Status - UNION

Over Company Location Address

- City
- Area Code
- Zip Code
- County
- State

Over Company Location Area of Work

- Zip Code

Outreach: Chamber of Commerce

California Black Chamber of Commerce

North Sacramento Chamber of Commerce

California Chamber of Commerce

Sacramento Area Women's Chamber of Commerce

California Hispanic Chambers of Commerce

Sacramento Asian Pacific Chamber of Commerce

Citrus Heights Chamber of Commerce

Sacramento Black Chamber of Commerce

East Sacramento Chamber of Commerce

Sacramento Hispanic Chamber of Commerce

El Dorado Hills Chamber of Commerce

Sacramento Metropolitan Chamber of Commerce

Elk Grove Chamber of Commerce

Sacramento Rainbow Chamber of Commerce

Greater Arden Chamber of Commerce

West Sacramento Chamber of Commerce

Natomas Chamber of Commerce

Employment & Training

Depending on the agency, Midstate will demonstrate compliance with Section 3 regulations and Good Faith Efforts to employ and provide training to Section 3 residents as:

- At Least **25%** of the total labor hours to be performed by Section 3 workers (who reside in the City/County of Sacramento)
- At Least **5%** of total labor hours to be performed by Targeted Section 3 workers (residents of the project or within the geographical area)

Reporting

- Midstate has the responsibility of demonstrating that its efforts meet the Section 3 and MBE/WBE program requirements of the soliciting of Section 3 and MBE/WBE businesses for any subcontracting opportunity. Reporting includes any supporting documentation from outreach efforts, ads, email messages, and call logs.
- Midstate shall maintain records of all subcontracts with Section 3 and/or MBE/WBE subcontractors. Such records shall show the name and business address of every Section 3 and MBE/WBE subcontractor.
- If the Owner is using an electronic compliance system for certified payroll reports and Section 3 compliance, Midstate will upload our Section 3 plan into the system.
- Midstate will upload all active and some future employee rosters into the system.
- Midstate will cross references employees to ensure that if they are on the certified payroll reports, then they are also listed on the employee rosters.
- Midstate and our subcontractors will submit employment opportunities to the governing agency for Section 3 job orders. Midstate will send Job Order Referral Forms to all subcontractors with instructions on submission <https://www.dacor.com/home/> for Section 3 new hires.
- Midstate will perform quarterly updates for Section 3 compliance.



Thank You!

For more info please email: Bidroom@midstateconstruction.com or MirasolHires@mccormackbaron.com



SmartBidNet
Bidder's List



Project Info Presentation



Building Connected
Bidder's List