



Folsom City Council Staff Report

MEETING DATE:	8/22/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvement Project and Appropriation of Funds
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvements Project and Appropriation of Funds.

BACKGROUND / ISSUE

At the April 12, 2022 City Council meeting, the City Council provided direction to City staff to utilize American Rescue Plan Act (ARPA) funds to design and implement improvements to the Traders Lane Parking Lot. On May 15, 2022, the City contracted with Bennett Engineering Services, Inc., to evaluate circulation, design the elimination of the driveway entrance near the intersection of Riley Street and Leidesdorff Street, maintain fire lane access, provide parking for up to three delivery trucks, design irrigation for new tree wells, design a new trash enclosure for the Historic District merchants, and facilitate the installation of parking sensors to expand the Historic District Parking Management Plan. An exhibit of the proposed design and improvement changes is shown in Exhibit B.

The parking lot upgrades would redesign the circulation within Traders Lane. The lot would be re-striped to maintain a one-way clockwise flow, allowing for better ease-of-use and safety during parking and exiting. Current City of Folsom parking spot width standards would replace the existing striping and the addition of the trash enclosure will reduce the parking capacity of the lot by 19. To mitigate this reduction, striping will be extended 120' along Leidesdorff Street towards

Riley Street to allow for up to eight additional parallel parking spaces. The existing granite boulders which line parking spaces along the northern edge of the lot would be removed and replaced with wheel stops.

A thorough tree analysis was performed by the City Arborist, and it was recommended that the existing fruitless mulberry trees be removed as part of this project. Although they are an asset because of the shade they currently provide to the parking lot, it was determined that they are approaching the end of their expected life span as urban trees. Many of the existing fruitless mulberry trees currently exhibit substantial decay and increasing patterns of failure and the project could further impact these trees during demolition, subgrade work, and paving. As these older trees begin to decline, there are no practical means to replace them. For the city to create a succession plan to replace these trees, for future shade to be provided, and for natural beauty to be added to the parking lot, the existing trees should be removed and replaced per the recommendations of the City's Urban Forester.

City staff is aware of the high utilization of this parking lot and plans to minimize the impacts of the construction on Historic District parking wherever possible. Staff will work with the contractor to phase the improvements so that the row of parking spaces directly adjacent to the neighboring businesses will be kept open during construction and staff will work with the Historic District Association to prepare merchants and motorists for any impactful closures. Appropriate notification will be given to the surrounding properties that may be affected. Representatives from the Folsom Historic District Association have been included in preliminary meetings to discuss the project scope and will be kept informed as it progresses.

Public outreach for this project will include the installation of signage indicating details about the project, including tree removal information, a labeled and easy-to-read map of the complete project, and directions to alternative parking locations. These signs will be posted on-site, well in advance of the project start date. In addition to these signs, staff will develop a public outreach program with information about the project. This will include newsletter and e-newsletter articles, a City website page, and letters to the Historic District and Merchants Association, all of which will provide project details, dates, and alternative parking locations.

This project is expected to begin in September 2023 and is anticipated to be completed by November 2023.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

ANALYSIS

Public Works staff prepared the bid package, and the project was publicly advertised on May 1, 2023. On May 31, 2023, the Public Works Department received the following bids:

- Central Valley Engineering & Asphalt, Inc. \$ 272,269.00
- B & M Builders \$ 367,575.00
- Martin General Engineering \$ 355,275.00

The Engineer’s Estimate for this project was \$209,000.00. The Public Works Department has evaluated the bids received and recommends that the contract be awarded to the low-bidder, Central Valley Engineering & Asphalt, Inc.

Staff will use the City’s standard Construction Agreement in a form acceptable to the City Attorney.

FINANCIAL IMPACT

The contract with Central Valley Engineering & Asphalt, Inc. would be authorized for \$272,269, with the project budgeted for a total of \$299,496, which will include a ten percent contingency amount of \$27,227 for potential change orders.

Funds in the amount of \$76,070 are budgeted and available for the Trader’s Lane Parking Lot Improvement Project utilizing ARPA Funds. Funds in the amount of \$150,426 are available in the 2011 Non-Housing Bond Proceeds Fund (Fund 431) and will require an appropriation to the project. Funds in the amount of \$73,000 are available in the Solid Waste Operating Fund (Fund 540) for the new trash enclosure that will be constructed as part of this project and will require an appropriation to the project.

ENVIRONMENTAL REVIEW

All items of work are categorically exempt from environmental review per CEQA Section 15301-Existing Facilities.

ATTACHMENTS

1. Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Trader’s Lane Parking Lot Improvement Project and Appropriation of Funds
2. Exhibit B - Site Plan

Submitted,

Mark Rackovan, PUBLIC WORKS DIRECTOR

Attachment 1

Resolution No. 11095

RESOLUTION NO. 11095

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT WITH CENTRAL VALLEY ENGINEERING AND ASPHALT, INC. FOR THE TRADERS LANE PARKING LOT IMPROVEMENTS PROJECT AND APPROPRIATION OF FUNDS

WHEREAS, the City of Folsom desires to remove and replace existing trees, install an irrigation system, resurface and restripe the Traders Lane Parking Lot in Historic Folsom; and

WHEREAS, the project was publicly advertised, and the bids were received on May 31, 2023, with Central Valley Engineering & Asphalt, Inc. being the lowest responsible bidder; and

WHEREAS, funds in the amount of \$76,070 are budgeted and available utilizing American Rescue Plan Act (ARPA) Funds; and

WHEREAS, funds in the amount of \$150,426 are available in the 2011 Non-Housing Bond Proceeds Fund (Fund 431) and will require an appropriation to the project; and

WHEREAS, funds in the amount of \$73,000 are available in the Solid Waste Operating Fund (Fund 540) for the new trash enclosure that will be constructed as part of the project and will require an appropriation to the project; and

WHEREAS, the contract will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvement Project in the amount of \$272,269, with the budgeted amount to include a ten percent contingency for a total not-to-exceed amount of \$299,496.

BE IT FURTHER RESOLVED that the Chief Financial Officer is authorized to appropriate the following for this project:

- \$150,426 from the 2011 Non-Housing Bond Proceeds Fund (Fund 431)
- \$73,000 from the Solid Waste Operating Fund (Fund 540)

PASSED AND ADOPTED on this 22nd day of August 2023, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

Exhibit B – Site Plan



Remove Granite Boulders - Replace with Wheel Stops

Increase On-Street Parking

Leidesdorff St

New Trash Enclosure

Remove and Replace Trees

New Curb

New Circulation Pattern

Wool St

Digital Parking Occupancy Sign

Trade St

Riley St