



Folsom City Council Staff Report

MEETING DATE:	5/26/2026
AGENDA SECTION:	Consent Calendar
ITEM TITLE:	Resolution No. 11616 - A Resolution Authorizing the City Manager to Execute an Agreement with Waterproofing Associates, Inc. for \$103,247 from the Water Operating Fund (Fund 520) for the Water Treatment Plant Roof Restoration Project
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends that the City Council pass and adopt Resolution No. 11616 - A Resolution Authorizing the City Manager to Execute an Agreement with Waterproofing Associates, Inc. for \$103,247 from the Water Operating Fund (Fund 520) for the Water Treatment Plant Roof Restoration Project.

BACKGROUND / ISSUE

In February 2025, the roof of the City of Folsom's Water Treatment Plant Administration building was assessed by The Garland Company, Inc. to evaluate the existing conditions. The resulting report identified various locations of failure, including joints, seals, old repairs and skylights. Based on this evaluation, solutions were recommended for maintenance and restoration, including a recommendation to restore the roof on the treatment plant administration operations building. Recommended restoration work includes, but is not limited to, full restoration of the existing roofing materials, replacement of skylights, cleaning the roof, removal and repair of failed sealants and application of roof restoration coating.

This resolution will authorize the City Manager to execute an agreement with Waterproofing Associates, Inc. for the Water Treatment Plant Roof Restoration Project.

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 \$77,426 or greater shall be awarded by the City Council.

ANALYSIS

The City publicly advertised for bids for the Water Treatment Plant Roof Restoration Project in the Sacramento Bee on April 6, 2026. In addition, the City provided these documents to www.publicpurchase.com and www.virtual-bid.com, which are picked up by several area builders' exchanges, and posted information on the City of Folsom's website. The Utilities Department received the following bids on May 8, 2026 for construction of the Water Treatment Plant Roof Restoration Project:

Contractor	Bid Amount
Waterproofing Associates, Inc.	\$89,780
State Roofing Systems, Inc.	\$95,620
Fog City Roofing & Construction LLC	\$97,200
Universal Coatings, Inc.	\$99,500
Diablo Roofing, Inc.	\$133,771
Pacific Builders & Roofing, Inc. DBA WSP Roofing	\$140,355
All Seasons North Roofing & Waterproofing, Inc.	\$161,828

Table 1: Construction Bids

Upon review, Waterproofing Associates, Inc. was determined to be the lowest responsible and responsive bidder who meets the requirements and specifications set forth in the invitation for bids. The estimated cost for this work was \$120,000.

FINANCIAL IMPACT

The Utilities Department recommends that the contract be awarded to the lowest responsible, responsive bidder, Waterproofing Associates, Inc. for \$89,780 with the project budgeted for this agreement in the amount of \$103,247 which will include a 15% contingency in the amount of \$13,467.

Sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) in FY 2025-26 to provide for this agreement.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11616 – A Resolution Authorizing the City Manager to Execute an Agreement with Waterproofing Associates, Inc. for \$103,247 from the Water Operating Fund (Fund 520) for the Water Treatment Plant Roof Restoration Project.
2. Bid submitted by Waterproofing Associates, Inc.
3. Roof Inspection Report

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11616

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WATERPROOFING ASSOCIATES, INC. FOR \$103,247 FROM THE WATER OPERATING FUND (FUND 520) FOR THE WATER TREATMENT PLANT ROOF RESTORATION PROJECT

WHEREAS, based on an assessment performed by The Garland Company, Inc. it is recommended that the roof of the City of Folsom's Water Treatment Plant Administration building be repaired; and

WHEREAS, plans and specifications were prepared for this work and publicly advertised for bids on April 6, 2026; and

WHEREAS, on May 8, 2026, the Utilities Department received bids for construction of the Water Treatment Plant Roof Restoration Project; and

WHEREAS, Waterproofing Associates, Inc was the lowest responsible and responsive bidder, with an amount of \$89,780; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) for this agreement; and

WHEREAS, the agreement 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 an agreement with Waterproofing Associates, Inc for construction of the Water Treatment Plant Roof Restoration Project for a not-to-exceed amount of \$89,780 with the budgeted amount to include a 15% contingency of \$13,467 for a total of \$103,247 from the Water Operating Fund (Fund 520).

PASSED AND ADOPTED this 26th day of May, 2026, by the following roll-call vote:

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

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

CITY OF FOLSOM

SEALED BID

(MUST BE SIGNED BY BIDDER)

Sealed Bids will be received not later than **10:00 A.M on May 8th, 2026**, at the City of Folsom City Clerk's Office, 50 Natoma Street, Folsom, California and opened at **10:05 A.M.**, or as soon thereafter as business allows in the Council Chambers, at Folsom City Hall 50 Natoma Street, Folsom, California.

TO THE HONORABLE CITY COUNCIL:

The undersigned hereby proposes and agrees to furnish any and all required labor, material, transportation, and services for

City of Folsom Water Treatment Plant

Roof Restoration Project

in the City of Folsom, County of Sacramento, California.

The work is to be done in strict conformity with the Contract Documents, at the following Lump Sum Price:

TOTAL BASE BID \$ 89,780.00

Total Project Bid shall be (spell out) _____

Eighty Nine Thousand Seven Hundred Eighty Dollars

If awarded the contract, the undersigned shall execute said Contract and furnish the necessary bonds within **ten (10) calendar days** after the Notice of Award of said Contract and begin work within **ten**

(10) calendar days from and after receipt of written Notice to Proceed from City to Contractor.

In determining the amount bid by each bidder, the City of Folsom (City) shall disregard mathematical errors in addition, subtraction, multiplication, and division that appear obvious on the face of the Bid. When such a mathematical error appears on the Bid, the City shall have the right to correct such error and to compute the total amount bid by said bidder on the basis of the corrected figure or figures.

When an item price is required to be set forth in the Bid, and the total for the item set forth separately does not agree with a figure which is derived by multiplying the item price times the Engineer's estimate of the quantity of work to be performed for said item, the item price shall prevail over the sum set forth as the total for the item unless, in the sole discretion of the City, such a procedure would be inconsistent with the policy of the bidding procedure. The total paid for each such item of work shall be based upon the item price and not the total price. Should the Bid contain only a total price for the item and the item price is omitted, the City shall determine the item price by dividing the total

price for the item by Engineer's estimate of the estimated quantities of work to be performed as items of work.

If the Bid contains neither the item price nor the total price for the item, then it shall be deemed incomplete and the Bid shall be disregarded.

It is understood that this bid is based upon completion of the work within a period of **150 calendar days** commencing on the day the Notice to Proceed is issued.

The amount of the liquidated damages to be paid by the Contractor for failure to complete the entire work by the Completion Date (as extended, if applicable) will be **\$250 (Two-Hundred Fifty Dollars) for each calendar day**, continuing to the time at which the work is completed. Such amount is the actual cash value agreed upon as the loss to the City resulting from Contractor's default.

The undersigned represents and warrants that the undersigned has examined the location of the proposed work and is familiar with the local conditions at the place where the work is to be done, and the undersigned has reviewed and understands the plans, specifications and other contract documents, and the undersigned is satisfied with all conditions for the performance of the work.

The undersigned has checked carefully all of the above figures and understands that the City of Folsom will not be responsible for any errors or omissions on the part of the undersigned in making up this bid.

The contractor shall initial below that he has received the appropriate addenda and has incorporated the addenda into his bid.

Addenda Received and Acknowledged

Ex. A	N/A
Ex. B	

BID DEPOSIT ENCLOSED IN THE FOLLOWING FORM:

\$ Bid Bond not less than ten percent (10%) of amount bid.

- ☐ CERTIFIED CHECK
☐ MONEY ORDER
☐ CASHIER'S CHECK
☒ BID BOND

BIDDER'S CHECKLIST

(ENSURE ALL OF THE FOLLOWING ARE INCLUDED WITH THIS SEALED BID):

- ☒ **CHECK HERE TO ACKNOWLEDGE CHANGES TO GENERAL PROVISIONS (SEE SPECIAL PROVISIONS SP-48)** I hereby acknowledge receipt of the changes to the standard specifications of the City of Folsom. I further acknowledge that these changes replace and supersede any and all affected sections and conflicting language within the revision of the standard specifications that is current as of the date of this request for bid.
- | | |
|--|--|
| ☒ CERTIFICATE OF AUTHORIZATION | ☒ WORKER'S COMPENSATION INSURANCE CERTIFICATION |
| ☒ SUB-BIDDER FORM | ☒ RESOLUTION OF DISPUTES REGARDING THE BIDDING PROCESS |
| ☒ NONCOLLUSION AFADAVIT | ☒ BIDDER'S BOND |

CONTRACTOR

Waterproofing Associates, Inc.

By:


Signature

Address:

1211 E. Vine Street

Lodi, CA 95240

Telephone No.:

209-256-6777

Email Address:

rob@roofwa.com

Contractor's License: 649862

Dept. of Ind. Relations Reg. No.: 1000000647

License Required: **Class A Contractor**

Valid Contractor's License No. 649862 is held by the bidder.

The Expiration date is 7/31/26.

Anticipated set date of Notice to Proceed TBD

Representations contained within this bid are made under penalty of perjury.

March 2026

CERTIFICATE OF AUTHORIZATION

(If Bidder is a Corporation or a Limited Liability Corporation)

STATE OF CALIFORNIA

COUNTY OF Santa Clara

I HEREBY CERTIFY that at a meeting of the Board of Directors of the _____
Waterproofing Associates, Inc., a corporation existing under the
laws of the State of California, held on April 27, 2026 the following resolution was
duly passed and adopted:

“RESOLVED, that Robert Wyllie,
as _____ Vice- President of the Corporation, be and is hereby
authorized to execute the Bid dated May 8, 2026 to the City of
Folsom and this Corporation and that his/her execution thereof, attested by the
Secretary of the Corporation, and with the Corporate seal fixed, shall be the official
act and deed of this Corporation.”

I further Certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
Corporation this 27th day of April, 2026.



Secretary Steve Nash



Corporate Officer Steve Nash President

1295 Norman Avenue

Santa Clara, CA 95054
Corporate Address

(seal)

SUB-BIDDER FORM

As of March 1, 2015 Contractors (and sub-contractors) wishing to bid on public works contracts shall be registered with the State Division of Industrial Relations and certified to bid on Public Works contracts. Please register at:

<https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRegistrationForm>

In accordance with Section 4104 of the Public Contract Code of the State of California, as amended, the following information is required for each subcontractor who will perform work amounting to more than one half of one percent (0.05%) of the Total Cost Base Bid. In addition, this form will be used to determine if the bidder is responsive to Section 2.08 of the General Provisions.

Name of Sub-Bidder	Street Address of Shop, Mill, or Office (Shall be completed within 2 working days of bid opening by apparent low bidder)	License Type and Number	Dept. of Ind. Relations Reg. No.	Portion of Work to be Done by Specification Section	Percentage of Total Work
None					

§ 7103.5. Unfair business practices claims; assignment to awarding body

(a) As used in this section:

(1) "Public works contract" means a contract awarded through competitive bids by the state or any of its political subdivisions or public agencies, on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code, for the erection, construction, alteration, repair, or improvement of any structure, building, road, or other improvement of any kind.

(2) "Awarding body" means the state or the subdivision or agency awarding a public works contract.

(b) In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties.

(c) Subdivision (b) shall be included in full in the specifications for the public works contract or in the general provisions incorporated therein and shall be included in full in the public works contract or in the general provisions incorporated therein.

Formerly § 7103, added by Stats.1990, c. 694 (A.B.3416), § 5. Renumbered § 7103.5 and amended by Stats.1991, c. 1091 (A.B.1487), § 121.

Government Code former § 4551, added by Stats.1978, c. 414, § 1.

§4552. Assignment by bidder to purchasing body of rights under federal law arising from purchases pursuant to bid

In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid, Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder.

The preceding provisions of this section shall be included in full in any specifications for the public purchase and shall be included in full in the bid agreement or general provisions incorporated into the bid agreement.

Added Stats 1978 Ch 414 § 1.

NONCOLLUSION AFFIDAVIT

To be Executed by Bidder and Submitted with Bid

STATE OF CALIFORNIA

COUNTY OF San Joaquin

Robert Wyllie, being first duly shown, deposes and says that he or she is Manager of Waterproofing Associates, Inc., the party making the forgoing Bid that the Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the Bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham Bid, or that anyone shall refrain from bidding; that Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the Bid are true; and further, that the Bidder has not, directly or indirectly, submitted his or her Bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid.

Signed: _____

Robert Wyllie

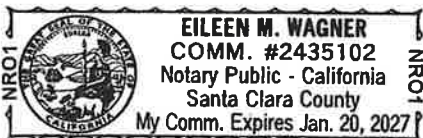
Title: _____

Manager

Subscribed and sworn to before me this

29th day of April, 20 26

Eileen M. Wagner, Notary Public
Notary Public



(seal)

WORKERS' COMPENSATION INSURANCE CERTIFICATION

TO THE CITY OF FOLSOM:

The undersigned does hereby certify that Bidder is aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for workmen's compensation claims or to undertake self-insurance in accordance with the provisions of said Code, and that Bidder will comply with such provisions before commencing the performance of work on this contract.

Bidder: Waterproofing Associates, Inc.

By: 

Title: Manager

Address: 1211 E. Vine Street

Lodi, CA 95240

Date: 5/8/26

PLEASE READ CAREFULLY BEFORE SIGNING

To be signed by authorized corporate officer or partner or individual submitting the bid. If bidder is: *(example)*

1. An individual using a firm name, sign: "John Doe, an individual doing business as Blank Company."
2. An individual doing business under his/her own name, sign your name only.
3. A co-partnership, sign: "John Doe, and Richard Doe, co-partners doing business as Blank Company, by, John Doe, Co-Partner."
4. A corporation, sign: "Blank Company, by John Doe, Secretary." (or other title).

RESOLUTION OF DISPUTES REGARDING THE BIDDING PROCESS

The lack of a prompt procedure to resolve disputes regarding the bidding process would impair the City's ability to carry out its purpose of constructing this project in a timely manner. Therefore, to the maximum extent authorized by law and notwithstanding any other procedures specified in documents referenced herein, all disputes and/or protests regarding the bidding process shall be subject to the following procedure. In submitting a bid to the City for this project, the bidder agrees to comply with and to be bound by this procedure.

1. Within five days after the opening of bids, bidder shall provide a written notice to the City of any and all mistakes regarding the bid for which a bidder requests relief. The City shall not consider any requests for relief due to mistake if notice is not received within the specified time period.
2. All bidders shall be provided with notice of the date and time of the City Council meeting at which the award of the contract for this project shall be considered. All bidders will be provided with an opportunity to bring to the City Council's attention disputes and/or protests regarding the bidding process. No bidder may bring any action or proceeding challenging the bidding process unless the alleged grounds for the dispute and/or protest are presented to the City Council before or during the meeting referenced above, and before action by the City Council on award of the contract.
3. Any bidder complying with the above procedure may bring an action within sixty (60) days from the action of the City Council, in accordance with Section 860 of the California Code of Civil Procedure, to determine the validity of the City Council's action on the award of the contract. The City shall be a defendant and shall be served with the summons and complaint in the action in the manner provided by law for the service of a summons in a civil action. In any such action the summons shall be in the form prescribed in Section 861.1 of the California Code of Civil Procedure except that in addition to being directed to "all persons interested in the matter of [specifying the matter]," it shall also be directed to the City. If the bidder bringing such action fails to complete the publication and such other notice as may be prescribed by the court in accordance with Section 861 of the California Code of Civil Procedure and to file proof thereof in the action within 60 days from the filing of his complaint, the action shall be dismissed on the motion of the City unless good cause for such failure is shown by the bidder.

Waterproofing Associates, Inc.

Contractor

5/8/26

Date

Signature Robert Wyllie

BIDDER'S BOND

City of Folsom - Utilities Department

We, Waterproofing Associates, Inc, as principal, and Harco National Insurance Company, as Surety are bound unto the City of Folsom, Department Parks and Recreation, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid including additive alternates, if any, of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitting a bid to the obligee, for _____

City of Folsom Water Treatment Plant Roof Restoration Project

(Copy here the exact description of work, including location, as it appears on the bid)

for which; bids are to be opened at Folsom, CA on May 8, 2026

(Insert date of bid opening)

NOW, THEREFORE, if the Principal is awarded the contract and within the time and manner required under the specification, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in accordance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: April 22, 2026

By: _____

Principal: Waterproofing Associates, Inc

APPROVED AS TO FORM:

Surety: Harco National Insurance Company

Address: 4200 Six Forks Road, Ste 1400, Raleigh, NC 27609

Telephone: (919) 833-1600

City Attorney

Attorney in Fact: _____

Stephanie Agapoff
Stephanie Agapoff, Attorney-In-Fact

NOTICE:

A CERTIFICATE OF ACKNOWLEDGMENT IN ACCORDANCE WITH THE PROVISIONS OF CIVIL CODE SECTION 1189 MUST BE ATTACHED FOR EACH PERSON EXECUTING THIS AGREEMENT ON BEHALF OF CONTRACTOR AND SURETY.

City of Folsom
Folsom WTP Roof Restoration

Bidder's Bond

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 04/22/20 before me, Tina S. Salas, Notary Public
(insert name and title of the officer)

personally appeared Stephanie Agapoff,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Tina S. Salas* (Seal)



POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # N/A

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

STEPHANIE AGAPOFF, JOSE LEMUS, DAVID WEISE, NICKI MOON

Rancho Cordova, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents
on this 31st day of December, 2023



STATE OF NEW JERSEY
County of Essex

Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, April 22, 2026

Irene Martins, Assistant Secretary

A00701

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

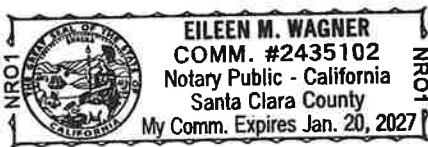
State of California)

County of Santa Clara)On April 29th, 2026 before me, Eileen M. Wagner, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Robert Wyllie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Eileen M. Wagner Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Attachment 3

The Garland Company, Inc.

Roof Asset Management Program

R A M P®



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City of Folsom - Water Treatment Plant Facility Roof Inspections and Budgets

Prepared By
Dan Mc Cready

Prepared For
Bryson Pearson

March 03, 2025

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Client Data



CITY OF FOLSOM - ENVIRONMENTAL
AND WATER RESOURCES
194 RANDALL DR
FOLSOM, CALIFORNIA 95630



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Client Data

Name	City of Folsom - Environmental and Water Resources		
Address 1	194 Randall Dr		
City	Folsom	State	California
ZIP	95630	Country	United States

Contact Info

Contact Person	Bryson Pearson	Title	Water Treatment Plant Supervisor
Mobile Phone:	-	Office Phone:	916-461-6191
Email:	bpearson@folsom.ca.us		



Condition Map



CITY OF FOLSOM - ENVIRONMENTAL AND WATER RESOURCES
194 RANDALL DR
FOLSOM, CALIFORNIA 95630

FACILITY: Water Treatment Plant

Facility Condition Map



- 5 (Excellent)
- 4 (Good)
- 3 (Fair)
- 2 (Poor)
- 1 (Failed)
- N/A

SQFT:
24,625



Inspection Report



CITY OF FOLSOM - ENVIRONMENTAL
AND WATER RESOURCES
194 RANDALL DR
FOLSOM, CALIFORNIA 95630

FACILITY: Water Treatment Plant	ROOF SECTION: Admin / WTP	DATE: 03/02/2025
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Inspection Information

Inspection Date	03/02/2025	Core Data	No
Inspection Type	Visual Inspection	Leakage	No

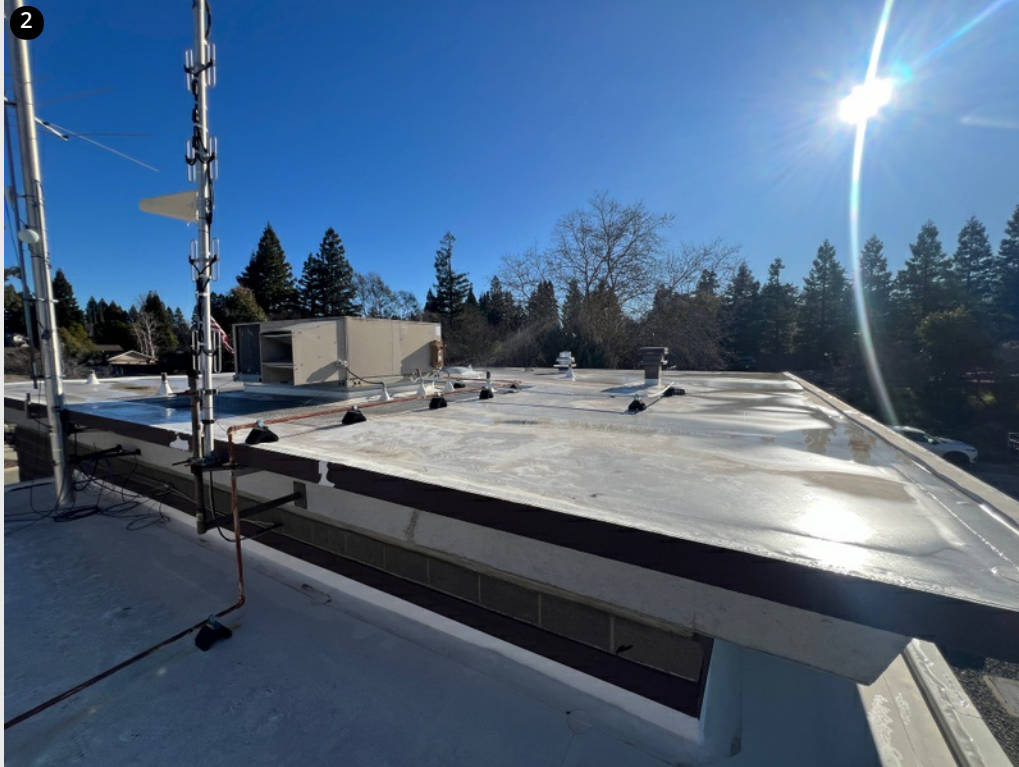
Overall

Rating	Poor
Condition	

1



Front of the building. Four roof sections, all single ply roofs of different condition and age.



Roof is in fair condition, a known leak on the far eastern side. This could be due to the skylights, multiple repairs and sealant on the dome. It is recommended that these be replaced and a maintenance done.



Overview of the upper roof. Basic maintenance is recommended for the roof.

4



Seam tape on the skylight curb. This is a temporary solution.

5



Minimal ponding water and debris on the roof.



Failed sealant around all penetrations to be removed and sealed.



The joint has failed and the backer rod exposed. The failed sealant needs to be removed and replaced.

8

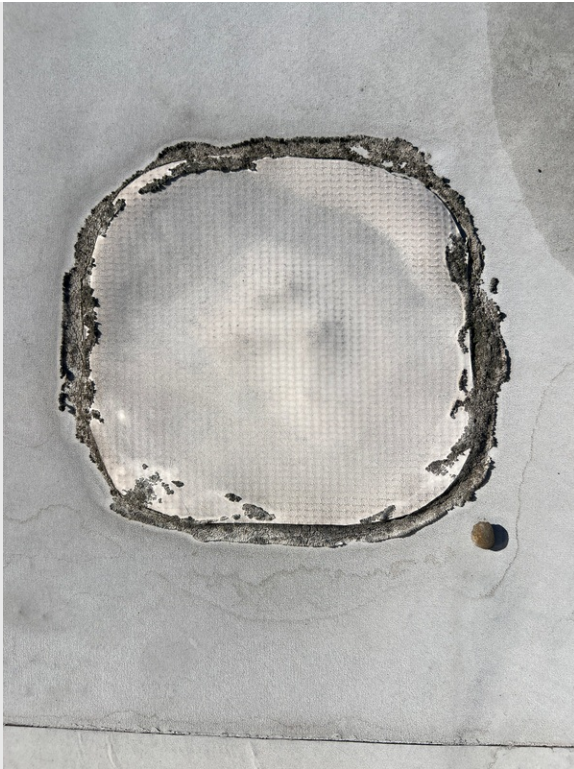


9



The western section of the roof is in the worst condition. Multiple areas have failed, a restoration is recommended.

10



Previous repair, the sealant is old and failed.

11



Failed sealant on the skylight curb. The repairs are temporary and the skylight should be replaced.

12



Failed sealant on the coping cap joints.

13



Overview, the roof has multiple old repairs that are failing. The roof is near its end of its lifespan.

14



Upper main roof.



Solution Options



CITY OF FOLSOM - ENVIRONMENTAL
AND WATER RESOURCES
194 RANDALL DR
FOLSOM, CALIFORNIA 95630

FACILITY: Water Treatment Plant	ROOF SECTION: Admin / WTP	TITLE: Solution for Admin / WTP	DATE: 03/02/2025
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Report Data

Report Date	03/02/2025
Title	Solution for Admin / WTP

Four roof sections, they are in varying condition. Solutions have been given for maintenance and restoration.

Restore Options

Solution Option:	Restore 	Action Year:	2025
Square Footage:	5,500	Expected Life (Years):	10
Budget Range:	\$105,000.00 - \$120,000.00		

This roofing assessment was completed on 2/20/2025. The purpose of this assessment was to evaluate the existing roof conditions and provide recommendations as well as budget costs for the recommended solutions. The visual roof assessment consisted of walking the subject roof areas and documenting the existing conditions of the surfacing, membrane, flashings, drainage, and other related rooftop components. We also talked to available on site personnel and walked accessible building interiors to document reported leak locations.

Project budget / cost estimates are approximates for budgetary purposes and are based upon current labor and material rates for the geographical location. Roof budget costs are based on the roofing system noted below, manufacturer inspections, and warranties based on the system chosen. Actual project costs will depend on the quality and quantity of materials used, options chosen by the designer and owner, quality and availability of contractors, extent of work performed at one time, and time of year the work is performed.

Maintenance and Cleaning on Single Ply Roof \$7,500 - \$9,500

Scope of work includes but is not limited to:

1. Clean roof, valleys and drains of debris.
2. All debris to be bagged and properly disposed offsite.
3. Clean all drain areas, inspect and reseal as needed.
4. Walk roof and look for failed sealants at all penetrations and curbs. Remove failed sealants and reseal.
5. Inspect all fasteners on coping metal and curbs, replace any loose or missing with new fasteners w/ grommets. Reseal existing fasteners as needed.
6. Remove and reseal expansion joint on CMU wall.
7. Replace two (2) ~2'x2' skylights with like kind.

Replacing the skylights can be added to the maintenance.

4'x4' skylights with internal fall protection. 1 skylight - \$2,350. ~ \$2,000 for each additional.

Restoration Budget Entire Roof - \$105,000 - \$120,000 **10-year Manufacturers Warranty**

Restoration Budget - Eastern Roof Section \$ 35,000 - \$45,000

Properly repair the entire roof system to receive the roof restoration coating. The scope of work includes but is not limited to:

1. Surface preparation: Prepare the roofing system to receive the restoration coating.
2. Clean roof, valleys and drains of debris.
3. Pressure wash the entire roof system.
4. Repair/replace metal flashing, pitch pockets, etc.
5. Three course all penetrations.
6. Remove and replace all failed sealants
7. Seal all curbs and surrounding areas.
8. Seal all fasteners with mastic.
9. Apply Liquitex Base coat to entire roof at a rate of 1.0 gallons per 100sqft. Allow proper cure time but no more than 72 hours.
10. Apply LiquiTex top coat at a rate of 1.5 gallons per 100sqft.
11. Replace all Skylights. Install fall protection to meet required code.