



Folsom City Council Staff Report

MEETING DATE:	5/26/2026
AGENDA SECTION:	Consent Calendar
ITEM TITLE:	Benevento Family Park i. Resolution No. 11631– A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2123-027) with Helix Environmental for Benevento Family Park Environmental Consulting Services in the Amount of \$42,250 from the Park Improvements Fund (412) for a New Total Contract Amount Not-To-Exceed \$120,500 ii. Resolution No. 11632– A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2120-045) with Wilson Design Studios for Benevento Family Park and Prospector Park Design Services in the Amount of \$277,980 from the Park Improvements Fund (Fund 412) and \$2,463 from the Folsom Plan Area Specific Plan Capital Fund (Fund 472) for a New Total Contract Amount Not-To-Exceed \$1,167,980
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommend the City Council approve the following:

Resolution No. 11631– A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2123-027) with Helix Environmental for Benevento Family Park Environmental Consulting Services in the Amount of \$42,250 from the Park Improvements Fund (412) for a New Total Contract Amount Not-To-Exceed \$120,500; and

Resolution No. 11632– A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2120-045) with Wilson Design Studios for Benevento Family Park and Prospector Park Design Services in the Amount of \$277,980 from the Park Improvements Fund (Fund 412) and \$2,463 from the Folsom Plan Area Specific Plan Capital Fund (Fund 472) for a New Total Contract Amount Not-To-Exceed \$1,167,980

BACKGROUND / ISSUE

The Benevento Family Park Master Development Plan project has experienced a multi-year pause followed by renewed project activity beginning in 2025. As the project resumes and advances toward completion, additional professional services are required to update environmental documentation, reflect current regulatory requirements, and complete design work aligned with updated community input and project direction.

The Folsom Parks & Recreation Commission reviewed the Benevento Family Park Master Development Plan at its March 31, 2026, meeting and voted to recommend approval to the Folsom City Council.

On April 28, 2026, the Folsom City Council unanimously approved the Benevento Family Park Master Development Plan. As part of its action, the City Council also authorized the inclusion of three additive alternates to be considered as part of the project. These additive alternates provide a strategic framework to expand project scope in alignment with available funding, while ensuring the base project remains financially responsible and constructible.

To support continued project advancement, staff is seeking authorization to execute contract amendments for both Helix Environmental and Wilson Design Studio. The amendment with Helix Environmental will provide the necessary environmental consulting services to update and complete project-specific environmental documentation in accordance with current regulatory requirements. The amendment with Wilson Design Studio will support ongoing planning, design refinement, preparation of construction documents, and construction support services to ensure the project remains consistent with the approved Master Development Plan and responsive to community input.

These contract amendments are necessary to maintain project momentum and ensure a coordinated approach between environmental compliance and design development as the Benevento Family Park project progresses toward implementation.

Helix Environmental

On March 30, 2023, the City entered into a contract with Helix Environmental to provide environmental consulting services for the Benevento Family Park Project. The original contract amount was \$78,248. Services included preparation of technical environmental studies, California Environmental Quality Act (CEQA) documentation, regulatory permit support, and project management services.

To date, approximately \$41,859 has been expended, with approximately \$36,389 remaining. Helix completed several technical studies and prepared an administrative draft of the CEQA document.

However, due to refinements to the project design and scope by the City and the project design team, work was placed on hold in Spring 2024.

As the project is now resuming, certain environmental studies and documentation require updating due to the passage of time, changes in site conditions, and revised project design. In addition, regulatory agencies generally consider biological studies to have a limited “shelf life,” and updated information is required to proceed with CEQA and permitting.

Wilson Design Studios

In August 2020, the City entered into a single professional services agreement with Wilson Design Studios (WDS) in the amount of \$890,000 to provide planning, design, and construction support services for two park projects: Prospector Park (\$490,000, Fund 472) and Benevento Family Park (\$400,000, Fund 412). While each project is funded from a separate fund, both are administered under the same purchase order. The Prospector Park project has since been completed, with total WDS services amounting to \$492,463, which is \$2,463 above the original contract allocation for Prospector Park. Sufficient funding remains available within the overall Prospector Park project budget in Fund 472 to cover the additional costs.

For Benevento Family Park, the City’s commitment to transparency and rebuilding trust with the community led staff to re-engage the public after a multi-year pause in project activity. What began as a single community meeting in September 2025 expanded into three community meetings to better reflect current community priorities and expectations. Community feedback led to revisions to the master plan, the development of multiple design options, and additional public presentation materials. The final phase of work includes updating the construction documents to reflect the community-preferred design. This amendment formalizes these additional services, ensures contract compliance, and supports the City’s goal of delivering high-quality, fiscally responsible, and community-driven park projects.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, contracts greater than \$77,426 shall be awarded by the City Council.

ANALYSIS

Helix Environmental Contract Amendment

Helix has submitted a request for a contract amendment to augment their scope of work and update their fee schedule to reflect current conditions and regulatory requirements as of Spring 2026. The proposed amendment includes the following:

1. Escalation of Rates (2022–2026)
Adjustment of labor rates to reflect Helix’s current rate schedule, as the original proposal was prepared in 2022.
2. Rare Plant Surveys
Two focused botanical surveys during the appropriate bloom season to determine whether rare or listed plant species are present, as required by mitigation measures in the previously prepared draft biological resources evaluation.

3. Revisions to Technical Studies and Reports

Updates to previously prepared technical documents, including:

- Biological Resources Evaluation
- Noise Study and pickleball noise assessment memo
- Cultural Resources Evaluation

These updates are necessary due to the passage of time and refinements to the project design.

4. Regulatory Permitting Consultation Support

Additional staff time to assist the City in navigating agency review and approval of regulatory permit applications, including responding to agency comments and revising documents as needed.

The requested amendment amount is **\$42,250**, increasing the total contract amount to **not-to-exceed \$120,500**.

Wilson Design Studios Contract Amendment

Additional services for Benevento Family Park were driven primarily by the City's commitment to transparency, rebuilding community trust, and ensuring that the final park design reflects current community needs and expectations. After a multi-year pause in project activity, staff initiated renewed outreach beginning with a community meeting in September 2025. Based on community interest and feedback, this initial meeting expanded into two additional public meetings to provide meaningful opportunities for input and collaboration. This approach reflects the City's commitment to transparency, responsiveness, and community-driven design. Community feedback led to significant revisions to the master plan, including the development of multiple design alternatives, the consolidation and reconfiguration of park amenities, and updates to cost estimates. These revisions were necessary to align the project with current community priorities, funding realities, and operational considerations. WDS provided additional services to support these efforts, including preparation of revised master plans, visual materials, and technical documentation for public meetings. These services ensured that community feedback could be meaningfully incorporated into the design process and that decision-makers had accurate and up-to-date information.

Since June 2024, WDS has provided multiple rounds of master plan revisions and community engagement support in response to evolving City direction, environmental review needs, budget constraints, and extensive public input. These services include updating the 2022 master plan for CEQA analysis; preparing 3D visualizations and attending community meetings; developing several revised master plan options (Options B, C, D, and E) that progressively adjusted park amenities, layout, and costs based on community feedback; and preparing updated cost estimates and renderings to support decision-making at Parks & Recreation Commission meetings.

Following the master plan approval on April 28, WDS will proceed with final design development and the remaining phases of work. Due to the project's extended timeline, remaining design, bidding, and construction administration services are proposed to be adjusted to current 2026 rates,

and additional effort is needed to update partially completed construction documents and coordinate sub-consultants.

These additional services and rate adjustments are necessary to complete the project and deliver construction-ready documents aligned with the community-approved master plan and the City's budget.

The following is a summary of the additional services associated with Benevento Family Park.

1. Master Plan Revisions - \$1,732.50

In June 2024, WDS was asked to update the Master Development Plan (MDP) approved by Folsom's Parks & Recreation Commission (PRC) in 2022. The design was refined with some minor items removed or added. This was to provide an updated MDP for Helix Environmental to complete the CEQA study/documentation.

2. Additional Community Meeting Support - \$4,700.00

The City asked WDS to provide a 3D rendering of the updated MDP to use at a new community meeting to be held in September 2025. The 3D was requested to assist the community in understanding the topography of the site and how the proposed amenities would be located.

3. Revised Master Plan Option B - \$7,515.00

Based on input from the September community meeting, WDS revised the MDP to significantly reduce park amenities. Programmed and active elements were relocated to the lowest level of the park, and the upper levels were reduced to a pedestrian pathway connection from the upper neighborhood down to the lower level. This plan was presented at a second community meeting in October 2025.

4. Revised Master Plan Option C - \$18,172.50

Input received during the October meeting indicated the community felt the design was scaled back too far and wanted passive amenities added back to the park's two upper levels. An updated cost estimate was provided to accompany this design. The design was presented at the December 10, 2025, community meeting and the January 6, 2026, PRC meeting. Public comment at the December meeting indicated support for the plan. However, public comments at the PRC meeting led to the PRC deciding not to take action on the revised MDP. They instead asked for staff to continue working with the community and evaluate other amenities, including the dock.

5. Coordination for March 3, 2025, PRC Workshop Option D - \$6,517.50

A new community group was organized in early 2026 to create a survey, vote for preferred amenities, and develop a community prepared master plan for City consideration. WDS assisted staff in preparation for the meeting, which was used as a workshop to gather more input. WDS developed a new Master Plan Option D, which added 4 pickleball courts and a U9 soccer field to the lower terrace, while adding back parking, a group picnic structure, and children's play areas to the upper and middle terraces. An updated cost estimate was also provided.

6. Revised Master Development Plan Option E - \$25,611.25

The City issued a survey to the community as a result of the March 3 PRC meeting/workshop. Based on the results, WDS developed Master Plan Option E (and cost estimate), aligning with the community's votes and the \$6,000,000 park construction budget. This plan was presented and approved at the March 31 PRC special meeting as the MDP for Benevento Family Park. Additional community input was received and the City asked WDS to develop an alternate version of the PRC-approved MDP that included 3 additive alternates and an updated cost estimate. The 3 additive alternates included adding lights to the basketball court, adding 2 lighted sand volleyball courts to the middle terrace, and extending an accessible concrete pathway to a new pond pier. Both the PRC-approved MDP and the second version with the 3 additive alternates were presented at the April 28 City Council meeting. City Council approved the alternate version that includes the 3 additive alternates.

7. Updated Fees for Remaining Design and Engineering Services- \$144,168.00

This addresses increased consultant costs associated with the extended project schedule, updated 2026 billing rates, and revisions to the construction documents resulting from changes to the approved project scope. Prior to the project pause and subsequent redesign efforts, construction documents had progressed to approximately 50–60% completion. Following City Council approval of the revised Master Development Plan, Wilson Design Studio (WDS) and Bennett Engineering resumed preparation of final bid-level construction documents, requiring portions of the previous work to be revised or recreated to reflect the updated design.

The requested amendment includes updated fees for the remaining construction document, bidding, and construction assistance phases, including rate escalations from 2020 to the current 2026 rates, additional design coordination, and supplemental effort needed to revise previously completed work and advance the plans to final bid-ready status.

8. Inclusion of Additive Alternates - \$67,100

At the April 28, 2026, City Council meeting, staff was directed to incorporate additive alternates into the project scope. This amendment includes supplemental design and engineering services necessary to advance the optional project elements identified in the approved Master Development Plan. The additive alternates include basketball court lighting, two sand volleyball courts on the middle terrace requiring relocation of the group picnic area, and a fishing dock at the pond with an ADA-accessible concrete pathway surrounding the pond area.

The requested services include concept refinement, design development, preparation of construction documents, and development of the additive alternate bid package for the proposed improvements. The work also includes coordination among supporting disciplines, including civil, electrical, irrigation, and stormwater engineering, to ensure the alternates are feasible and fully integrated into the overall project design.

The requested amendment amount is **\$277,980**, increasing the total contract amount to **not-to-exceed \$1,167,980**.

Contract Compliance and Fiscal Stewardship

These amendments ensure that all additional professional services are formally authorized and incorporated into the existing agreements, bringing the contracts into full compliance. The additional costs are supported by available project funding and reflect the necessary work to address unforeseen conditions, extended timelines, and enhanced community engagement.

By formalizing these services, the City reinforces sound contract management practices, transparency in public expenditures, and accountability in project delivery. Approval of these amendments will allow the City to continue advancing the Benevento Family Park project while maintaining compliance with procurement and contracting requirements.

Sufficient funds are available within the approved project budgets and designated capital improvement program funds. Funding for both contract amendments is available within the approved project budget and will be paid from the Park Improvements Fund (412). There is no impact to the General Fund.

Helix Environmental

Original Contract Amount	\$78,248
<u>Amendment #1</u>	<u>\$42,250</u>
New Total	\$120,500

Wilson Design Studios

Prospector Park (completed)	\$492,463
Benevento	\$400,000
<u>Amendment#1 for Benevento</u>	<u>\$275,517</u>
New Total:	\$1,167,980

The total contract amount for WDS associated with the completed Prospector Park project is \$492,463. The revised contract amount associated with the Benevento Park project is \$675,516.70, resulting in a combined contract total of \$1,167,980.

The approved FY 2025-26 budget for the Benevento Park Project is \$7,973,288.

Funding Summary:

<u>Item</u>	<u>Cost</u>
Park Construction	\$6,000,000
(includes 10% construction contingency)	
Design & Engineering	
Topographic Survey	\$10,000
Geotechnical	\$69,070
CEQA (Helix)	\$120,500
Design & Engineering (WDS)	\$675,517
Subtotal Design & Engineering	\$875,087
Permit Fees	\$65,000
Staff Administration	\$220,000
<u>Project Contingency</u>	<u>\$813,201</u>
Total	\$7,973,288

FINANCIAL IMPACT

An additional \$2,463 is required from the Prospector Park (Project No. PK2101) project budget within Fund 472 to reconcile final costs associated with the Wilson Design Studios agreement for the completed Prospector Park project. Sufficient funds are available within the existing Prospector Park project budget to support this additional cost.

Benevento Family Park (Project No. 2604) has a total project budget of \$7,973,288, funded through the Park Dedication Quimby Fund (Fund 240) in the amount of \$500,000, the Supplemental Park Fee Fund (Fund 411) in the amount of \$290,864, and the Park Improvements Fund (Fund 412) in the amount of \$7,182,424.

If approved, the amendment to the agreement with Helix Environmental for additional environmental consulting services in the amount of \$42,250 will be funded through the Park Improvements Fund (Fund 412) within the Benevento Family Park project (Project No. 2604), increasing the total contract amount to a not-to-exceed amount of \$120,500.

If approved, the amendment to the agreement with Wilson Design Studios for additional design services in the amount of \$277,980 will increase the total shared contract amount to a not-to-exceed amount of \$1,167,980. Of this amount, \$675,517 (\$400,000 from the original agreement and \$275,517 from the proposed amendment) is budgeted within the Park Improvements Fund (Fund 412) for the Benevento Family Park project (Project No. 2604). An additional \$492,463 (\$490,000 from the original agreement and \$2,463 from the proposed amendment) associated with the completed Prospector Park project (Project No. PK2101) will be funded through the Prospector Park project budget within Fund 472 to reconcile final contract costs under the shared Wilson Design Studios agreement.

Sufficient funds are budgeted and available within the Benevento Family Park project (Project No. 2604) to support the proposed contract amendments and associated increased costs.

ENVIRONMENTAL REVIEW

This action is not a project as defined under the California Environmental Quality Act (CEQA) and is therefore exempt pursuant to CEQA Guidelines Section 15378, as it involves administrative and contractual actions that do not result in a direct or indirect physical change in the environment.

ATTACHMENTS

1. Resolution No. 11631 – A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2123-027) with Helix Environmental for Benevento Family Park Environmental Consulting Services in the Amount of \$42,250 from the Park Improvements Fund (412) for a New Total Contract Amount Not-To-Exceed \$120,500.
2. Resolution No. 11632– A Resolution Authorizing the City Manager to Execute a Contract Amendment (Contract No. 173-2120-045) with Wilson Design Studios for Benevento Family Park and Prospector Park Design Services in the Amount of \$277,980 from the Park Improvements Fund (Fund 412) and \$2,463 from the Folsom Plan Area Specific Plan Capital Fund (Fund 472) for a New Total Contract Amount Not-To-Exceed \$1,167,980

Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11631
A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A
CONTRACT AMENDMENT (CONTRACT NO. 173-2123-027) WITH HELIX
ENVIRONMENTAL FOR THE BENEVENTO FAMILY PARK ENVIRONMENTAL
CONSULTING SERVICES IN THE AMOUNT OF \$42,250 FROM THE PARK
IMPROVEMENTS FUND (412) FOR A NEW TOTAL CONTRACT AMOUNT NOT-TO-
EXCEED \$120,500

WHEREAS, on March 30, 2023, the City of Folsom entered into a contract with Helix Environmental to provide environmental consulting services for the Benevento Family Park Project; and

WHEREAS, the original contract amount was \$78,248, and Helix has completed various technical studies and environmental documentation associated with the project; and

WHEREAS, due to refinements to the project design and the passage of time, certain environmental studies and documentation require updating, and additional regulatory consultation services are needed to proceed with project approvals; and

WHEREAS, Helix Environmental has submitted a request for a contract amendment in the amount of \$42,250 to update labor rates, conduct rare plant surveys, revise technical studies, and provide regulatory permitting consultation support; and

WHEREAS, sufficient funds are budgeted and available in the Park Improvements Fund (Fund 412) as part of the Benevento Family Park project (Project No.2604) to support this contract amendment; 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 a contract amendment (Contract No. 173-2123-027) with Helix Environmental in the amount of \$42,250 for environmental consulting services for the Benevento Family Park Project, increasing the total contract amount to not-to-exceed \$120,500.

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

RESOLUTION NO. 11632

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT (CONTRACT NO. 173-21.20-045) WITH WILSON DESIGN STUDIOS FOR BENEVENTO FAMILY PARK AND PROSPECTOR PARK DESIGN SERVICES IN THE AMOUNT OF \$277,980 FROM THE PARK IMPROVEMENTS FUND (FUND 412) AND \$2,463 FROM THE FOLSOM PLAN AREA SPECIFIC PLAN CAPITAL FUND (FUND 472) FOR A NEW TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$1,167,980

WHEREAS, in August 2020, the City of Folsom entered into a professional services agreement with Wilson Design Studios (WDS) in the amount of \$890,000 to provide planning, design, and construction support services for Prospector Park and Benevento Family Park; and

WHEREAS, the professional services agreement with WDS included both Prospector Park and Benevento Family Park under the same purchase order; and

WHEREAS, for Benevento Family Park, the City's commitment to transparency and rebuilding trust with the community resulted in renewed public engagement, multiple community meetings, significant design revisions, and the need to update construction documents to reflect the community-preferred design; and

WHEREAS, this contract amendment formalizes these additional services, brings the agreement into compliance, and supports the City's goal of delivering high-quality, fiscally responsible, and community-driven park projects; and

WHEREAS, this action is not a project as defined by the California Environmental Quality Act (CEQA) and is exempt pursuant to CEQA Guidelines Section 15378; and

WHEREAS, the agreement with Wilson Design Studios for additional design services in the amount of \$277,980 will increase the total shared contract amount to a not-to-exceed amount of \$1,167,980. Of this amount, \$675,517 (\$400,000 from the original agreement and \$275,517 from the proposed amendment) is budgeted within the Park Improvements Fund (Fund 412) for the Benevento Family Park project (Project No. 2604) and an additional \$492,463 (\$490,000 from the original agreement and \$2,463 from the proposed amendment) associated with the completed Prospector Park project (Project No. PK2101) will be funded through the Prospector Park project budget within Fund 472; and;

WHEREAS, sufficient funds are budgeted and available within the Benevento Family Park project (Project #2604) and the Prospector Park project (Project No. PK2101) budgets to support the proposed contract amendment; 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 a Contract Amendment (Contract No. 173-21.20-045) with

Wilson Design Studios for Benevento Family Park and Prospector Park Design Services in the Amount of \$277,980 from the Park Improvements Fund (Fund 412) and \$2,463 from the Folsom Plan Area Specific Plan Capital Fund (Fund 472) for a New Total Contract Amount Not-To-Exceed \$1,167,980.

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

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to facilitate double-sided printing
and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE