



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	10/14/2025
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	<p>Water System Flow Control Facilities Rehabilitation Project (WA2302)</p> <ul style="list-style-type: none"> <li>i. Resolution No. 11465- A Resolution Authorizing the City Manager to Execute an Agreement with Abide Builders, Inc. for \$1,463,825 from the Water Operating Fund (Fund 520) for Construction of the Water System Flow Control Facilities Rehabilitation Project (WA2302)</li> <li>ii. Resolution No. 11466 - A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$409,268 from the Water Operating Fund (Fund 520) for Construction Management and Inspection Services for the Water System Flow Control Facilities Rehabilitation Project (WA2302) and Appropriation of Funds</li> </ul>
<b>FROM:</b>	Environmental and Water Resources Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Environmental and Water Resources Department recommends the City Council pass and adopt the following resolutions:

- i. Resolution No. 11465- A Resolution Authorizing the City Manager to Execute an Agreement with Abide Builders, Inc. for \$1,463,825 from the Water Operating Fund (Fund 520) for Construction of the Water System Flow Control Facilities Rehabilitation Project (WA2302)
- ii. Resolution No. 11466 - A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$409,268 from the Water Operating Fund (Fund 520) for Construction Management and Inspection

Services for the Water System Flow Control Facilities Rehabilitation Project (WA2302) and Appropriation of Funds

**BACKGROUND / ISSUE**

The Environmental and Water Resources (EWR) Department identifies water infrastructure rehabilitation and replacement projects through water master plans, ongoing water condition assessment programs, and regulatory changes. Through these efforts, portions of the water system have been identified as needing rehabilitation or replacement in order to improve the water distribution system reliability.

The Water System Flow Control Facilities Rehabilitation Project involves relocating seven of the City’s pressure reducing valve (PRV) stations from below-ground to above ground as well as the installation of one new PRV station within the City’s water distribution system. Relocating PRV stations out of underground vaults eliminates the safety risk of confined-space entry, reduces corrosion damage, and simplifies inspection and repair tasks. The installation of the new PRV station will provide additional operational flexibility by controlling the downstream pressure in the water distribution system which helps protect the water infrastructure and improves system efficiency and redundancy.

These resolutions will authorize the City Manager to execute an agreement with Abide Builders, Inc. for construction of the Water System Flow Control Facilities Rehabilitation Project for a not-to-exceed amount of \$1,333,750 including a 10% contingency in the amount of \$133,075, and an agreement with Inferrera Construction Management Group, Inc. for construction management and inspection services for a not-to-exceed amount of \$409,268 and appropriation of funds.

**POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$75,049 or greater shall be awarded by City Council.

**ANALYSIS**

- i. Construction:

The City completed plans and specifications for the Water System Flow Control Facilities Rehabilitation Project and publicly advertised in the Sacramento Bee for bids on August 8, 2025. In addition, the City provided these documents to [www.publicpurchase.com](http://www.publicpurchase.com) and [www.virtual-bid.com](http://www.virtual-bid.com), which are picked up by several area builders’ exchanges, and posted information on the City of Folsom’s website. The Environmental and Water Resources Department received the following bids on September 5, 2025, for construction of the Water System Flow Control Facilities Rehabilitation Project:

<b>Contractor</b>	<b>Bid Amount</b>
Abide Builders, Inc.	\$1,330,750.00
T & S Construction Co., Inc.	\$1,337,125.00
Soracco, Inc.	\$1,348,200.00
Mozingo Construction, Inc.	\$1,433,619.90
C.E. Cox Engineering, Inc.	\$1,452,190.00
Doug Veerkamp General Engineering, Inc.	\$1,505,180.00

*Table 1: Bids received for construction of the Water System Flow Control Facilities Rehabilitation Project*

The EWR department and members of the City Council received a Bid Advisory from the Foundation for Fair Contracting (FFC) on September 10, 2025, requesting that the apparent low bidder, Abide Builders, Inc. (Abide), be found non-responsible due to previous infractions and violations pertaining to payment of prevailing wage.

EWR staff worked with the city’s legal department to confirm if Abide’s bid was considered responsive and responsible. City staff received a list of five (5) projects of similar magnitude and conditions in the field of water systems and flow control systems within the last seven (7) years as required in the bid document’s Special Provisions, as well as a signed letter from Abide’s president refuting the claims by the FCC. EWR staff was notified by the City Attorney’s Office that the appropriate due diligence was conducted and Abide could be considered a responsive and responsible bidder and could be awarded the contract for construction of the Water System Flow Control Facilities Rehabilitation Project.

Staff has reviewed the submitted bids and has determined that Abide Builders, Inc. is the lowest responsible and responsive bidder who meets the requirements and specifications set forth in the invitation for bids.

ii. Construction Management and Inspection:

In January 2025, the EWR Department completed a pre-qualification process for consultants for construction management services for water and wastewater projects. The firms Albat, Inferrera Construction Management (ICM) Group, Inc., and Kennedy/Jenks Consultants, Inc. were among a group of firms selected to provide these services for this type of project through this previously completed pre-qualification process.

On July 8, 2025, the City requested proposals from these consultants to provide construction management services consisting of full-time resident engineer services, full-time on-site inspection, project schedule tracking, review and/or coordination of project submittals, coordination with the other on-going City construction projects, labor compliance review, customer coordination, materials testing, and overall owner representation throughout construction of the Water System Flow Control Facilities Rehabilitation Project. On August 8, 2025, EWR received proposals from Albat, ICM Group, Inc., and Kennedy/Jenks Consultants, Inc.

Based on the scope of work assumptions described above, EWR staff calculated that a maximum of 2,300 hours of work would be required for the duration of the project. This includes inspection time during regular working hours, nightwork inspection hours, resident engineer time, and

administration support time for the project. These assumptions are based on previous City projects of similar size and scope.

The proposals were evaluated by three EWR staff members for technical evaluation prior to reviewing project costs. The proposals were reviewed and scored for project understanding, project team qualifications and experience, recent relevant project experience, and understanding of the scope of work. The technical evaluations were scored as shown in Table 2.

<b>Consultant</b>	<b>EWR 1</b>	<b>EWR 2</b>	<b>EWR 3</b>	<b>Average</b>
ICM Group, Inc.	75	69	78	74.0
Albat	58	56	51	55.0
Kennedy/Jenks Consultants, Inc.	55	41	37	44.3

*Table 2: Consultant Technical Scores without Costs*

After reviewing each proposal for project understanding, project team qualifications and experience, recent relevant project experience, and understanding of the scope of work, the proposals were reviewed for project costs.

EWR staff compared the direct hours and corresponding direct costs from each proposal for work expected to be performed by the Project Manager, Resident Engineer, Inspector (regular time), Inspector (night work), and Administration for pre-construction services, services during construction and post-construction services. These were then compared to the assumptions included in the RFP described above. The direct hours from each consultant, direct cost per hour (not including subconsultants), and total project costs are shown in Table 3.

<b>Consultant</b>	<b>Fee Amount</b>	<b>Direct Consultant Hours</b>	<b>Direct Cost Per Hour Construction Phase</b>
ICM Group, Inc.	\$409,268.00	1,816	\$225.37
Albat	\$491,351.00	2,160	\$227.52
Kennedy/Jenks Consultants, Inc.	\$490,275.00	1,739	\$281.93

*Table 3: Consultant Direct Hours, Cost per Hour, and Total Project Costs*

Table 4 shows the overall total scores including project costs based on a maximum score of 100:

<b>Consultant</b>	<b>Technical Score (Avg.)</b>	<b>Cost Score</b>	<b>Total Score</b>
Infererra Construction Management Group, Inc.	74.0	22.0	96.0
Albat	55.0	19.9	74.9
Kennedy/Jenks Consultants, Inc.	44.3	18.0	62.3

*Table 4: Consultant Overall Scoring Including Project Costs*

ICM Group, Inc. was determined to provide the best value to the City based on the scope of work provided in their proposal, the project team, their expertise for this type of project, and the fee amount that aligned with the assumptions provided in the RFP.

This resolution will authorize the City Manager to execute an agreement with Inferrera Construction Management Group, Inc. for Construction Management and Inspection services for the Water System Flow Control Facilities Rehabilitation Project for a not-to-exceed amount of \$409,268 and appropriation of funds.

### **FINANCIAL IMPACT**

i. Construction:

The Environmental and Water Resources Department recommends that the contract be awarded to the lowest responsible, responsive bidder, Abide Builders, Inc. for \$1,330,750 with the project budgeted for this agreement in the amount of \$1,463,825 which will include a 10% contingency in the amount of \$133,075.

The Water System Flow Control Facilities Rehabilitation Project (WA2302) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a project budget of \$2,005,000 in the Water Operating Fund (Fund 520). Sufficient funds in the amount of \$1,463,825 are budgeted and available in the Water Operating Fund (Fund 520).

ii. Construction Management and Inspection:

The Water System Flow Control Facilities Rehabilitation Project (WA2302) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a project budget of \$2,005,000 in the Water Operating Fund (Fund 520). Current planned project costs, including design, advertisement, construction, and construction management and inspection services total approximately \$2,089,211. An appropriation is therefore needed for the costs of construction management and inspection services. Staff is requesting an appropriation in the amount \$84,211 in the Water Operating Fund (Fund 520) for this agreement which has sufficient funds available. The updated total project budget will be \$2,089,211.

### **ATTACHMENTS**

1. Resolution No. 11465- A Resolution Authorizing the City Manager to Execute an Agreement with Abide Builders, Inc. for \$1,463,825 from the Water Operating Fund (Fund 520) for Construction of the Water System Flow Control Facilities Rehabilitation Project (WA2302)
2. Resolution No. 11466 - A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$409,268 from the Water Operating Fund (Fund 520) for Construction Management and Inspection Services for the Water System Flow Control Facilities Rehabilitation Project (WA2302) and Appropriation of Funds
3. Water System Flow Control Facilities Project Map
4. Abide Builders, Inc. Relevant Project Experience
5. Foundation for Fair Contracting Bid Advisory
6. Abide Builders, Inc. Claim Response

Submitted,

---

Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT