



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/28/2024
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11209 – A Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Belfor Restoration Services for Stucco Repairs at the Folsom Public Library and Appropriation of Contingency Funds
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11209 – A Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Belfor Restoration Services (Belfor) for Stucco Repairs at the Folsom Public Library and Appropriation of Contingency Funds.

**BACKGROUND / ISSUE**

Over the past 6-8 months staff have been tracking issues at the Folsom Public Library regarding water leakage into the interior spaces of the building. Staff has determined that most of the issues are due to exterior stucco panels that are cracking and/or delaminating from the main structure as well as issues with windows in the affected area. Staff recommends that Belfor conduct a thorough investigation of the building envelope where leaks have occurred, develop a scope of work, and perform repairs to the existing stucco, flashing, and windows as needed. Part of this work will be pre and post project environmental testing to confirm that any mold issues that may have been present, have been rectified.

**POLICY / RULE**

In accordance with **Chapter 2.36.150** of the Folsom Municipal Code, Notwithstanding any other provisions of this chapter, the city manager shall make, or authorize others to make, emergency procurement of supplies, equipment, services, or construction items when there exists a threat to public health, welfare, or safety; provided, that such emergency procurement shall be made with sufficient competition as is practicable under the circumstances. The

requesting department shall complete a waiver of bid format and submit it to the purchasing agent for filing with the city clerk. (Ord. 723 § 3 (part), 1991)

**ANALYSIS**

Staff recommends Belfor for this project because they are the vendor of choice for the City's insurance provider, and because they have the resources to test, investigate, and remediate the stucco issue at the Folsom Public Library. After the repairs are complete, Belfor will conduct testing to ensure that all leaks have been addressed, and that environmental testing has confirmed that no mold issues are present. Belfor did remediation work at the Folsom Garage, Rotary Clubhouse, and Fire Station 36.

**FINANCIAL IMPACT**

The cost of the Building Assessment and the replacement of damaged stucco is proposed to be financed from the General Fund's (Fund 010) contingency budget. Sufficient funds for this emergency procurement are available in the General Fund's (Fund 010) contingency budget. The request is for Not to Exceed (NTE) Funding of \$150,000, along with a 15% contingency for unknown conditions. The contingency percentage exceeds the 10% construction contingency authorized in the Folsom Municipal Code but is highly recommended due to conditions that are not known at this time. The total NTE project request with contingency would be in the amount of \$172,500.

**Project Costs:**

Total Not to Exceed Request	\$150,000
Construction Contingency	\$ 22,500
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Total project Cost	\$172,500

**ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act, the proposed project is Categorically Exempt per Article 19, 15300.1 – Relation to Ministerial Projects.

**ATTACHMENTS**

1. Resolution No. 11209 – A Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Belfor Restoration Services for Stucco Repairs at the Folsom Public Library and Appropriation of Contingency Funds

Submitted,

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Kelly Gonzalez, Parks & Recreation Director

**RESOLUTION NO. 11209**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A  
NON-PROFESSIONAL SERVICES AGREEMENT WITH BELFOR  
RESTORATION SERVICES FOR STUCCO REPAIRS AT THE FOLSOM  
PUBLIC LIBRARY AND APPROPRIATION OF CONTINGENCY FUNDS**

**WHEREAS**, The Parks & Recreation Department has identified the need to perform emergency repairs and replace damaged exterior stucco wall panels at the Folsom Library to prevent further damage to infrastructure; and

**WHEREAS**, staff is recommending the use of emergency or contingency funding; and

**WHEREAS**, staff is recommending Not to Exceed funding for a building assessment, environmental testing, and complete stucco repairs; and

**WHEREAS**, sufficient funds for this emergency procurement are available in the General Fund's (Fund 010) contingency budget; 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 enter into a non-professional services agreement with Belfor Restoration Services to provide Not to Exceed funding in the amount of \$150,000, along with a contingency of 15% (\$22,500) for total funding of \$172,500 and the Finance Director is authorized to appropriate an amount not to exceed \$172,000 from the General Fund contingency budget .

**PASSED AND ADOPTED** this 28th day of May 2024, by the following roll call vote:

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

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Michael D. Kozlowski, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

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



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE