



Folsom City Council Staff Report

MEETING DATE:	11/12/2025
AGENDA SECTION:	Old Business
SUBJECT:	Resolution No. 11500 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 in the Amount of \$64,168 to the Contract with Kimley-Horn and Associates, Inc. for Mangini Ranch Trails Project Design and Engineering (Contract No. 173-21 17-054) to Include Additional Trail Design for the Community Park East Site at Savannah Parkway, West of Grand Prairie Road, and Trail Improvements Along Mangini Parkway, Westwood Drive, and East Bidwell Street, in the Folsom Plan Area Capital Improvement Fund (Fund 472)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11500 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 in the Amount of \$64,168 to the Contract with Kimley-Horn and Associates, Inc. for Mangini Ranch Trails Project Design and Engineering (Contract No. 173-21 17-054) to Include Additional Trail Design for the Community Park East Site at Savannah Parkway, West of Grand Prairie Road, and Trail Improvements Along Mangini Parkway, Westwood Drive, and East Bidwell Street, in the Folsom Plan Area Capital Improvement Fund (Fund 472).

BACKGROUND / ISSUE

The Mangini Ranch Trails Project is located within the Folsom Plan Area Specific Plan (FPASP), specifically in the Mangini Ranch area bounded by Alder Creek Parkway to the north, Old Placerville Road to the east, East Bidwell Street to the west, and White Rock Road to the south. The FPASP includes over 30 miles of planned trails. Currently, there are approximately ten miles of trails already constructed in the Folsom Plan Area (FPA). With the recent construction of two phases of the Mangini Ranch development and future phases underway, staff have commenced the process of designing and engineering additional trail segments within the Mangini Ranch development to connect to parks, schools, and other

FPA neighborhoods. The trail alignments through this new residential development were approved as part of the FPASP and the Mangini Ranch development project approvals.

In September 2021, the City Council awarded a contract to Kimley-Horn and Associates to prepare the design/engineering plans for the Folsom Plan Area Mangini Ranch Trails project. The original contract was to procure specialized professional services to design and engineer the proposed trails. After completing the design of the trails, a separate process was initiated to solicit bids from licensed contractors to construct the Mangini Ranch Trails Project.

In July 2024, the City Council approved Contract Amendment No. 1, which added two additional Class I trail improvement areas to the Mangini Ranch Trails project that were outside of the original contract scope of services with Kimley-Horn and Associates. One of the areas will continue the Class I trail constructed by a developer north of the SMUD substation to connect to the existing Class I trail to the east, crossing the former Old Placerville Road and existing Sacramento Placerville Transportation Corridor (SPTC) Joint Powers Authority (JPA) railroad tracks. The other area will continue the Class I trail on the east side parallel to the railroad tracks from the existing Class I trail south of Grand Prairie to White Rock Road (approximately 2,400 feet in length).

In January 2025, the City Council approved Contract Amendment No. 2, which included conducting a feasibility analysis for a grade-separated pedestrian and bicycle crossing of East Bidwell Street between Savannah Parkway and Mangini Parkway to increase safety for Class I trail users. The Folsom Plan Area Specific Plan (FPASP) included an at-grade crossing bicycle/pedestrian-activated traffic signal on East Bidwell Street. Prior to advertising the project for construction, staff had internal discussions about switching from an at-grade East Bidwell Street crossing (traffic signal) for bicycles and pedestrians to a grade-separated crossing (overcrossing/undercrossing), between Savannah Parkway and Mangini Parkway. These discussions included issues such as safety, visibility, and connectivity of an at-grade crossing versus a grade-separated crossing of East Bidwell Street. Ultimately, the grade separation did not prove feasible for both cost and constructability purposes and was not added to the project. The bicycle/pedestrian-activated mid-block crossing on East Bidwell Street was also removed due to safety concerns, given the high volumes and speeds of vehicular traffic; however, staff have continued to investigate other options for expanded connectivity and safe routes for bicyclists and pedestrians.

In July 2025, the City Council approved the construction contract with Consolidated Engineering, Inc., as well as Contract Amendment No. 3 with Kimley-Horn for construction engineering support services as part of the Mangini Ranch trails construction.

As noted above, based on the analysis and conclusions from the feasibility study completed with Amendment No. 2, staff rejected both the undercrossing and overcrossing East Bidwell Street crossing alternatives due to constructability, right-of-way impacts, utility conflicts, visual/aesthetic considerations, and estimated costs. With the at-grade and grade-separated East Bidwell Street crossing options rejected, staff from both Parks and Recreation and Public Works met onsite to investigate safer options for crossing East Bidwell.

Improvements to Westwood Drive and Mangini Parkway, consisting of safety features to the existing Class II bike lanes, were deemed the most feasible crossing option for trail users to access either side of East Bidwell Street (**Attachment 2**).

Additionally, the current trail construction project includes the southern Class I trail segment around Community Park East, including the pedestrian-activated Savannah Pkwy traffic light crossing; however, the 1,700-foot northern segment around Community Park East was originally planned to be only a 6' sidewalk and was slated for construction as part of the Community Park East development in approximately 5-7 years. The community has advocated for the City to construct the sidewalk ahead of the Community Park East construction to improve pedestrian circulation around the adjacent neighborhoods and Alder Creek Elementary School (**Attachment 2**). Staff met internally and agreed that adding the northerly segment to this current Mangini Ranch Trails project and expanding it to a full 12' Class 1 trail would be consistent with the rest of the Class I trail segments is appropriate and warranted.

POLICY / RULE

In accordance with Sections 2.36.090(A)(1) and 2.36.120 of the Folsom Municipal Code, professional services are not subject to competitive sealed bidding requirements, and those costing \$75,049 or greater shall be awarded by the City Council.

ANALYSIS

The City Council approved Resolution No. 10681 at the September 14, 2021, City Council meeting, authorizing the City Manager to execute an agreement with Kimley-Horn and Associates for planning and design services for the Folsom Plan Area Mangini Ranch Trails Project (Project PK2201) in the amount of \$180,239.50. The City Council approved Resolution No. 11229 at the July 9, 2024, City Council meeting, authorizing the City Manager to execute Contract Amendment No. 1 to include two additional Class I trail improvement areas to the project in the amount of \$31,734. The City Council approved Resolution No. 11291 at the November 12, 2024, City Council meeting, authorizing the City Manager to execute Contract Amendment No. 2 to conduct feasibility analysis for a grade-separated pedestrian and bicycle crossing of East Bidwell Street in the amount of \$143,944.50. The City Council approved Resolution No. 11433 at the July 8, 2025, City Council meeting, authorizing the City Manager to execute Contract Amendment No. 3 for construction design and engineering support services in the amount of \$29,640.

Staff coordinated with Kimley-Horn and requested an updated scope and fee to add improvements to Westwood Drive and Mangini Parkway, as well as adding the northerly trail around Community Park East. Staff reviewed the scope and fee to provide the additional services and concurs with the level of effort required to add the design and plans sheets to the project.

Contract Amendment No. 4 would include design and engineering services for additional trail segments around the perimeter of the future Community Park East (**Attachment 3**), located on the south side of Savannah Parkway, east of Timberline Meadow Way, connecting

to the trails already under construction as part of the Mangini Ranch Trails project. The segment along Savannah Pkwy is approximately 1,700 feet, and the southern segment is approximately 3,000 feet. The City desires a separated, Class IV bicycle facility on Westwood Drive between Emerald Knoll Drive and Mangini Parkway (**Attachment 4**), and along Mangini Parkway from Westwood Drive to East Bidwell Street.

Staff estimate the construction cost of these additional improvements would be approximately \$400,000. Staff recently moved a segment from the Mangini Ranch Trails construction project, referred to as the N6 line, to the Regency trail construction project at a saving cost of approximately \$540,000 for the Mangini Ranch Trails construction contract. The savings are more than enough to cover the cost of Contract Amendment No 4 and the estimated construction cost of the proposed improvements, adding value to the overall project. The current project budget is summarized as follows:

<u>Design</u>	
Original Contract	\$ 180,239.50
Amendments 1-3	\$ 205,318.50
Proposed Amendment 4	\$ 64,168.00
<u>Design Subtotal</u>	\$ 449,726.00
<u>Construction and CM</u>	
Construction Contract	\$ 2,774,608.00
Construction Contingency	\$ 277,461.00
Construction Management	\$ 99,000.00
Staff Time (Construction)	\$ 40,000.00
Environmental Monitoring	\$ 25,500.00
Geotechnical Testing	\$ 59,685.00
Construction Contract Deduction (estimated)	\$ (540,000.00)
CCO from Proposed Amendment 4 Work (estimated)	\$ 400,000.00
<u>Construction Subtotal</u>	\$ 3,136,254.00
<u>Project Total</u>	<u>\$ 3,585,980.00</u>

Currently there are approximately 15 miles of Class I trails completed or under construction in the FPA. At complete buildout of the FPA, there will be approximately 30 miles of Class I trails. At completion of construction of the Mangini Ranch and Regency Class I trails, including Kimley-Horn Contract Amendment No 4, the City will have spent approximately \$7,900,000 in Folsom Plan Area Specific Plan Impact Fees related to trails. The FPA (PFFP) Appendix M: Trails estimated FPA buildout would generate \$13,257,000 in trail impact fees in 2013 dollars. Buildout of all 30 miles of FPA trails was estimated to cost \$18,026,000 in

2013 dollars with a funding gap of approximately \$4,769,000. The funding gap would be addressed through seeking grant funding for the remainder of the Class I trails to be built.

FINANCIAL IMPACT

The Parks & Recreation Department recommends that Contract Amendment No. 4, which provides design and engineering services, be executed with Kimley-Horn for \$64,168 for a new contract total amount not to exceed \$449,726. Construction funding for the Savannah Parkway trail segment and the Westwood Drive and Mangini Parkway improvements will be funded from the Folsom Plan Area Capital Improvement Fund (Fund 472)

The current approved project budget for the Mangini Ranch Trails project is \$3,669,275. With the recent movement of the “N6 line” segment from the Mangini Ranch Trails project at a cost savings of approximately \$540,000, funding for this amendment is appropriated and available within the Folsom Plan Area Capital Improvement Fund (Fund 472)

ENVIRONMENTAL REVIEW

The city, as the lead agency, previously certified an EIR/EIS for the Folsom Plan Area Specific Plan (FPASP). Subsequently, the city determined that the Mangini Ranch Subdivision project, including the future Mangini Ranch Trails, was consistent with the FPASP. In reviewing this project, staff has determined that none of the events specified in Public Resources Code Section 21166 has occurred. Therefore, the proposed project is exempt from CEQA as previously determined per Government Code Section 65457 and CEQA Guidelines Section 15182.

ATTACHMENT

1. Resolution No. 11500 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 in the Amount of \$64,168 to the Contract with Kimley-Horn and Associates, Inc. for Mangini Ranch Trails Project Design and Engineering (Contract No. 173-21 17-054) to Include Additional Trail Design for the Community Park East Site at Savannah Parkway, West of Grand Prairie Road, and Trail Improvements Along Mangini Parkway, Westwood Drive, and East Bidwell Street, in the Folsom Plan Area Capital Improvement Fund (Fund 472)
2. Location Maps for Trail Design
3. Savannah Pkwy / Community Park East Existing Conditions Photos
4. Westwood Drive and Mangini Pkwy Existing Conditions Photos
5. Previous Resolution-Resolution No. 10681
6. Previous Resolution-Resolution No. 11229
7. Previous Resolution-Resolution No. 11291
8. Previous Resolution-Resolution No. 11433
9. Proposed Contract Amendment No. 4

Submitted,

Kelly Gonzalez,
Parks & Recreation Director