



CITY OF
FOLSOM
DISTINGUISHED BY NATURE

Folsom City Council Staff Report

MEETING DATE:	9/10/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11257- A Resolution Authorizing the City Manager to Execute a Consultant Services Agreement with Dewberry, Inc. for Construction Management and Inspection Services and Appropriation of Funds from the Community Facilities District Fund and Authorize a Partial Notice to Proceed for Pre-Construction Tasks for an amount not to exceed \$200,000 for the Phase 2 Water Improvements Project (Phase 2A)
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11257 - A Resolution Authorizing the City Manager to Execute a Consultant Services Agreement with Dewberry, Inc. for Construction Management and Inspection Services and Appropriation of Funds from the Community Facilities District Fund and Authorize a Partial Notice to Proceed for Pre-Construction Tasks for an amount not to exceed \$200,000 for the Phase 2 Water Improvements Project (Phase 2A).

BACKGROUND / ISSUE

The City of Folsom currently supplies treated and untreated water to an array of residential, commercial, institutional, and industrial users for over 25,000 connections. Based on land use, water demand, and water supply detailed in the City’s Water Master Plan, the ultimate Folsom Plan Area (FPA) maximum daily demand is 8.8 million gallons per day (MGD), which does not include the 0.4 MGD demand within the El Dorado Irrigation District service area.

The proposed phase of the project will construct a new 24” diameter water transmission pipeline that extends from an existing manifold located at the intersection of East Bidwell and Iron Point, on the northerly side of US 50, and extends north to the City’s Water Treatment Plant (WTP) by

ways of the rail and trail shoulder located on East Bidwell to Oak Avenue Parkway and placement within Oak Avenue Parkway. The project generally consists of the following:

- Additional potholing as needed to identify utility conflicts.
- Development of Traffic Control Plans for work covered in the project plans and specifications.
- Construction of approximately 19,700 L.F. of new 24” pipeline along the Oak Avenue and East Bidwell corridors.
- Construction of tie-ins to existing pipelines at the WTP, Scholar Way and Broadstone Parkway.
- Trail modifications, grading, paving, drainage system modifications, and tree protection.

The Phase 2 Water Improvements Project (Phase 2A) construction contract was released for public bidding on August 14, 2024, with a public bid opening to be held on September 17, 2024. The item under consideration is for consultant services related to Construction Management and Inspection Services for the project.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$73,209 or greater shall be awarded by City Council.

In accordance with California Government Code Section 4526, selection by a state or local agency head for professional services of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required.

ANALYSIS

Due to the volume of work required to deliver the Phase 2 Water Improvements Project (Phase 2A), on June 14, 2024, the City issued a Request for Proposals (RFP) from consultants to provide construction management services consisting of full-time, on-site inspection, project constructability review, pre and post construction documentation, project schedule tracking, review and/or coordination of project submittals, labor compliance review, customer coordination, materials testing, and overall owner representation throughout construction. City staff included the RFP on the City’s website, on CIPList, and on Public Purchase (two nationwide online databases for bid opportunities). In addition to these online listings, City staff directly contacted 14 consulting firms given their experience completing similar types of services for City projects and other municipal agencies in the past.

In the RFP, the City provided the consultants with the evaluation criteria and the associated points available. The following table shows the breakdown of the points for each of the criteria. A narrative of the expectations for the evaluation criteria was also provided in the RFP.

<u>Evaluation Criteria</u>	<u>Maximum Possible Points</u>
Overall approach to the project	5
Capabilities of the project team	15
Qualifications and availability of the project team	35
Project understanding and approach to the project	35
Ability to meet contract requirements	10
Total possible points	100

Proposals were due to the City Clerk’s Office on July 23, 2024, and the City received five proposals. The selection panel consisted of four City staff from the Community Development, Public Works and the Environmental and Water Resources Departments who then reviewed each of the proposals and provided their respective scores below based on the evaluation criteria listed above. The review panel also included Kelley Butcher of Pinnacle Project Management, who is the Owner’s Representative (overall project management and inspection) for the construction of the City’s infrastructure in the Folsom Plan Area. The scores below are determined solely on the demonstrated competence and on the professional qualifications for the satisfactory performance of the services necessary as required by California Government Code Section 4526 and do not include any reference to proposal cost.

<u>Consultant</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>R5</u>	<u>Average</u>
4 LEAF, Inc.	88	82	75.5	84	85	82.9
Dewberry	84	79	73	88	88	82.4
Ghirardelli Associates	71	69	50	73	72	67.0
PSOMAS	60	87	75	59	70	70.2
West Yost Associates ¹	NR	NR	NR	NR	NR	NR

The top three consultants by average score were interviewed on August 20, 2024 to further discuss the proposed project, the consultant’s approach for its management of this type of project, the consultant’s experience, the proposed project team, and provide the consultants with an opportunity to provide additional feedback on the project or other items related to the consultant’s capabilities. After the interviews were completed, the review team ranked the three consultants in the following order and selected Dewberry as the highest-ranking consultant for construction management and inspection services.

<u>Consultant</u>	<u>Overall Rank</u>
Dewberry	1
4LEAF	2
PSOMAS	3

Once the review panel completed its overall rankings after interviews, City staff opened the cost proposal and discussed the overall scope and fee with Dewberry. There were several scope related items that City staff and Dewberry agreed could be reduced without compromise to services and this negotiation resulted in nearly a \$310,000 savings from the proposal for a total contract value

¹ West Yost and Associates was deemed non-responsive as the firm did not include a required quality assurance review of the 100% plans and technical specifications provided with the RFP. As stated in the RFP, the review must be completed and submitted with the proposal.

of \$2,435,058. The engineer's estimate for construction management and inspection services was \$2,925,000.

This resolution will authorize City Manager to execute a Consultant Services Agreement with Dewberry, Inc. for Construction Management and Inspection Services and appropriation of funds from the Community Facilities District Fund and authorize a Partial Notice to Proceed for pre-construction tasks for an amount not to exceed \$200,000 for the Phase 2 Water Improvements Project (Phase 2A).

FISCAL IMPACT

This agreement is funded by pay-as-you-go (PAYGO) funds from the established Community Facilities District No. 17 (the District) (Fund 737). The District is located within the Folsom Plan Area, with boundaries contiguous with the Plan Area but excluding Folsom Heights. PAYGO funds were collected by the District to offset expected cost overruns with the Willow Hill Pipeline Project. Those overruns never materialized, leaving these PAYGO funds to be used for the benefit of the District. Thus, no ratepayer funding will be used to fund this contract. The EWR Department recommends that the contract be awarded to Dewberry, Inc. for an amount not to exceed \$200,000. The partial notice to proceed will allow for some pre-construction activities to begin. This includes, but is not limited to, project setup and documentation control, constructability review, plans and specifications addendums, and construction administration support. The remaining balance of approximately \$2,235,058 for the total contract amount will come back to City Council in October 2024.

ENVIRONMENTAL REVIEW

On December 11, 2012 through Resolution No. 9096, the Folsom City Council approved and certified an addendum to the Environmental Impact Report, along with its related Mitigation Monitoring and Reporting Program, for the Folsom Plan Area (FPA) Specific Plan Project for purposes of analyzing an alternative water supply for the Project. The Addendum concluded that the use of the FPA Water Supply and the changes in the facilities to treat and convey that water supply to the FPA will not (1) result in new significant impacts not identified in the FPA EIR/EIS; (2) substantially increase the severity of impacts previously disclosed in the FPA EIR/EIS; or (3) involve any of the other conditions related to new information that can require a subsequent or supplemental EIR under Public Resources Code section 21166 and CEQA Guidelines section 15162, and that therefore the use of the FPA Water Supply and changes in the facilities to treat and convey that supply will not have any incrementally significant effects on the environment and that the impacts of the use of the FPA Water Supply are within the range of potential impacts identified in the FPA EIR/EIS.

ATTACHMENT

Resolution No. 11257 - A Resolution Authorizing the City Manager to Execute a Consultant Services Agreement with Dewberry, Inc. for Construction Management and Inspection Services and Appropriation of Funds from the Community Facilities District Fund and Authorize a Partial

Notice to Proceed for Pre-Construction Tasks for an amount not to exceed \$200,000 for the Phase 2 Water Improvements Project (Phase 2A).

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11257

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH DEWBERRY, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES AND APPROPRIATION OF FUNDS FROM THE COMMUNITY FACILITIES DISTRICT FUND AND AUTHORIZE A PARTIAL NOTICE TO PROCEED FOR PRE-CONSTRUCTION TASKS FOR AN AMOUNT NOT TO EXCEED \$200,000 FOR THE PHASE 2 WATER IMPROVEMENTS PROJECT (PHASE 2A)

WHEREAS, the City has identified this project as a priority to maintain integrity and operation of the water distribution system; and

WHEREAS, the City issued a Request for Proposals (RFP) on June 14, 2024 and advertised on the City's webpage, on CIPList, on Public Purchase, and through direct contact with various consulting firms; and

WHEREAS, the City received five proposals in response to the RFP; and

WHEREAS, the City review panel conducted interviews with the top three consulting firms after reviewing and ranking the proposals based on the criteria outlined in the RFP; and

WHEREAS, Dewberry, Inc. by reason of their past experience and abilities for performing these types of services, are qualified to perform the required construction management and inspection services for this project; and

WHEREAS, sufficient funds are available in the Community Facilities District No. 17 Fund (Fund 737); 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 execute a Consultant Services Agreement with Dewberry, Inc. for construction management and inspection services and authorize a partial notice to proceed for pre-construction tasks for an amount not to exceed \$200,000 for the Phase 2 Water Improvements Project (Phase 2A).

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$200,000 in the Fiscal Year 2024-25 Budget for this agreement. The appropriation will be in the Community Facility District No. 17 Fund (Fund 737) for the Phase 2 Water Improvements Project (Phase 2A).

PASSED AND ADOPTED this 10th day of September 2024, by the following roll-call vote:

AYES: Councilmember(s):

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

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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