



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	9/14/2021
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10681 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates for Design and Engineering of the Future Mangini Ranch Trails Project in the Folsom Plan Area
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 10681 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates for Design and Engineering of the Future Mangini Ranch Trails Project in the Folsom Plan Area.

**BACKGROUND / ISSUE**

The future 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 5 miles of trails already constructed in the FPA. With recent construction of two phases of the Mangini Ranch development, along with future phases underway, staff commenced with process to design and engineer additional trail segments within the Mangini Ranch development to connect to parks, schools, and other FPA neighborhoods. It is anticipated that approximately 3 miles of trails will be designed and engineered at this time. The trail alignments through this new residential development were approved as part of the FPASP and the Mangini Ranch development project approvals.

This current step is to procure specialized professional services to design and engineer the proposed trails, and hence the selection process is governed by section in Section 2.36.120 (Contracting for Designated Professional Services) of the Folsom Municipal Code. After completing the design of the trails, a separate process will be initiated to solicit bids from licensed contractors to construct the Mangini Ranch Trails Project.

### **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 \$62,657 or greater shall be awarded by the City Council.

### **ANALYSIS**

On June 11, 2021, the Parks and Recreation Department issued a Request for Proposal (RFP) for professional design services for a portion of future Mangini Ranch Trails in the Mangini Ranch development area. The RFP was distributed to qualified design consultants and advertised on CIPlist.com. The due date for the proposals was July 9, 2021, and four proposals were received. A full review of these proposals was performed by city staff from both the Public Works and Parks and Recreation departments.

Four criteria were used to evaluate the proposals: (1) Understanding of Work; (2) Potential Project Issues; (3) Consultant Scope of Work, and (4) Cost. After reviewing the proposals, three of the firms demonstrated the professional abilities to perform the design services and were invited for an interview. In the end, the interview team deemed Kimley-Horn and Associates best qualified to provide design and engineering services for the proposed trail segments. Kimley-Horn and Associates demonstrated the expertise, capacity, and ability to complete the scope of services which entails completion of construction documents, preparation of technical specifications, preparation of construction cost estimates and quantity calculations, and design details for trail connections to streets, sidewalks, on-street bicycle facilities, schools, and parks.

The cost proposal from Kimley-Horn and Associates is \$180,239.50, and this amount is within the approved FY 2021-22 Capital Improvement Plan budget.

### **FINANCIAL IMPACT**

The cost of the design and engineering work for the future Mangini Ranch Trails Project is included in the Fiscal Year 2021-22 Capital Improvement Plan in the Folsom Plan Area Capital Fund (Fund 472) utilizing impact fees. The current project budget for this project is \$920,000.

### **ENVIRONMENTAL REVIEW**

The City, as 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 entirely 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. 10681 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates for Design and Engineering of the Future Mangini Ranch Trails Project in the Folsom Plan Area

Submitted,

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Lorraine Poggione,  
Parks and Recreation Department Director

**RESOLUTION NO. 10681**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES FOR DESIGN AND ENGINEERING OF THE FUTURE MANGINI RANCH TRAILS PROJECT IN THE FOLSOM PLAN AREA**

**WHEREAS**, the Folsom Plan Area Specific Plan includes over 30 miles of planned trails, including the future Mangini Ranch Trails 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; and

**WHEREAS**, the future Mangini Ranch Trails will connect residents in the Mangini Ranch residential community to parks, schools, and other neighborhoods in the Folsom Plan Area; and

**WHEREAS**, the City is in the process of initiating the design of approximately 3 miles of the future Mangini Ranch Trails Project; and

**WHEREAS**, the design of the future Mangini Ranch Trails Project requires specialized professional services of an engineering and design consultant; and

**WHEREAS**, staff issued a Request for Proposal to qualified consultants for design services for the future Mangini Ranch Trails Project, and received four proposals; and

**WHEREAS**, Kimley-Horn and Associates is most qualified to provide specialized professional services for the design and engineering of the future Mangini Ranch Trails Project contemplated and planned for in the Folsom Plan Area Specific Plan; and

**WHEREAS**, the cost of the design and engineering work for the future Mangini Ranch Trails Project is included in the Fiscal Year 2021-22 Capital Improvement Plan (CIP) Budget with a project budget of \$920,000.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the City Manager is authorized to execute a design and engineering Professional Services Agreement with Kimley-Horn and Associates, in a form acceptable to the City Attorney, for design and engineering services for the future Mangini Ranch Trails Project for a total not-to-exceed amount of \$180,239.50.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September 2021, 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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