



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	1/27/2026
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Resolution No. 11540 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. in the Amount of \$1,652,000 for the East Bidwell Pedestrian Overcrossing Project, Project No. PW2605, from a Developer Funding Obligation Outlined in the Developer Agreement Adopted by City Council per Ordinance No. 1354 in the Transportation Improvement Fund (Fund 446), and Approving the Project's Inclusion in the CIP, with project funding budgeted at \$1,852,000, and Appropriation of Funds
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Resolution No. 11540 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. in the Amount of \$1,652,000 for the East Bidwell Pedestrian Overcrossing Project, Project No. PW2605, from a Developer Funding Obligation Outlined in the Developer Agreement Adopted by City Council per Ordinance No. 1354 in the Transportation Improvement Fund (Fund 446), and Approving the Project's Inclusion in the CIP, with project funding budgeted at \$1,852,000, and Appropriation of Funds

**BACKGROUND / ISSUE**

The East Bidwell Pedestrian Overcrossing (POC) project will provide a grade-separated crossing of East Bidwell Street connecting the future Folsom-Placerville Rail Trail project and adjacent residential and office uses on the east side to various land uses (retail, parks, schools, etc.) on the west side. East Bidwell Street, between Highway 50 and Clarksville Road/Scholar Way, is one of Folsom's most heavily traveled roadways, featuring regionally significant shopping centers, office parks, medical offices, essential services, and service destinations that generate intense peak-hour congestion and operational challenges. Currently, there is no grade-separated crossing of East Bidwell Street in the immediate area, and additional pedestrian trips across East Bidwell Street could further exacerbate the existing traffic congestion of the corridor. The proposed POC

is anticipated to be located somewhere between Via Sol and Iron Point Road, as shown in Figure 1 below.



**Figure 1 – Conceptual Crossing Locations**

The City’s Planning Commission approved a new development at the northeast corner of East Bidwell Street and Iron Point Road for the Sutter Medical Office Building, also known as Broadstone Crossing II, that was conditioned to address the project’s direct impacts on the operations of nearby roadways and major intersections. While the project is expected to bring much-needed jobs and services to the region, it is also adding new traffic, pedestrian, and bicycle demands that need to be carefully managed. On August 20, 2025, the Planning Commission recommended approval of the Development Agreement between the City, Elliott Homes, and Sutter Health for the Sutter Medical Office Building project. As documented in the staff report and Conditions of Approval, the developer is required to fund up to \$2.5 million for design, environmental clearance, and right-of-way acquisition of a pedestrian overcrossing across East Bidwell Street.

On September 9th, 2025, City Council adopted Ordinance No. 1354 approving the Development Agreement, formalizing Elliott Homes’ commitment to fund the public improvements, including up to \$2.5 million for the design phase of the East Bidwell Street Pedestrian Overcrossing. Additional operational improvements are also being considered to mitigate the impacts on the adjacent developments. As noted in the development agreement, construction of the POC, along with any future maintenance or repairs, is the responsibility of the City.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, Public Works projects or purchases costing \$75,049 or greater shall be awarded by the City Council.

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

## ANALYSIS

On October 20, 2025, Parks & Recreation staff prepared and released a Request for Proposal (RFP) for engineering design and environmental clearance services for the East Bidwell POC Project. The scope of the proposed work involves CEQA and NEPA compliance, conceptual alternatives analysis, public outreach, design engineering, and preparation of construction plans, specifications, and cost estimates.

On November 17, 2025, staff received two proposals in response to the RFP. A review panel consisting of city staff from the Public Works and Parks & Recreation departments, along with one representative from Elliott Homes, separately evaluated and scored the proposals based on criteria including relevant experience, qualifications of the proposed team, understanding of the project scope, and approach to the work. The methods of analysis are consistent with the requirements of Chapter 10 of the Caltrans Local Assistance Project Manual for consultant selection and comply with a qualification-based selection process as required by California Government Code Section 4526. The results of the independent scoring are summarized below:

<u>Firm Name</u>	<u>Total Average Score</u>
Wood Rodgers, Inc.	84.6
Dokken Engineering, Inc.	82.2

Following the proposal, review process and discussion, staff elected to hold consultant interviews with both firms. Upon conclusion of the interview process, Wood Rodgers, Inc. was selected as the highest-ranked firm from the selection panel. The Wood Rodgers proposal and interview demonstrated a superior understanding of the project constraints. They identified innovative approaches to public outreach and to developing a federal nexus to begin the NEPA process early. The Wood Rodgers team was previously selected for both the Highway 50 Class I Undercrossing Project and the East Bidwell Street Operational Improvements Project, highlighting the efficiencies and cost savings that could be realized by combining certain efforts across the projects, including surveys, right-of-way base mapping, and utility coordination. Additionally, they presented a well-rounded team with strong technical expertise and a proven track record of success on similar types of projects. As a result, the staff recommends awarding the contract to Wood Rodgers, Inc.

In accordance with California Public Contract Code § 4526, which mandates a qualifications-based selection process for professional services such as engineering and construction management, the City is prohibited from opening or considering sealed cost proposals during the evaluation phase, except for the firm ranked highest based on qualifications. Only after Wood Rodgers was identified as the top-ranked proposer was cost considered during contract negotiations.

The contract with Wood Rodgers, Inc., would be authorized in the amount of \$1,652,000. The current project budget is summarized as follows:

<u>Design Costs</u>	<u>Costs</u>
Wood Rodgers	\$1,652,000

Staff Time (Design)	\$200,000
<b>Design Total:</b>	<b>\$1,852,000</b>

Preliminary construction estimates for the project range from \$9.0 to \$14.0 million. Detailed construction costs will be refined as design progresses, once a preferred crossing location and structure type have been determined.

Although construction funding has not yet been identified, the scope of work for Wood Rodgers, Inc. includes grant application identification and development support services.

Staff will use the City’s standard agreement in a form acceptable to the City Attorney.

The East Bidwell Pedestrian Overcrossing Project is being delivered as a City Capital Improvement Project consistent with the Broadstone Crossing Phase II Development Agreement. Under that Agreement, Elliott Homes is obligated to fund the cost of design, environmental clearance, and right-of-way acquisition for a cost not to exceed \$2.5 million.

As outlined in the Development Agreement, Elliott Homes has provided an initial deposit of \$1.0 million for the project. Once the available fund balance drops below \$150,000, Elliott Homes is required to provide an additional \$1.5 million. The proposed contract for Wood Rodgers, Inc. and the estimated staff time needed to complete the design are \$1,852,000

Funding for the future construction of the POC is not identified as a requirement of the Development Agreement. Future grant applications for construction funding will be brought to the City Council for consideration at a later date.

**FINANCIAL IMPACT**

If approved, the contract with Wood Rodgers, Inc. would be for an amount not to exceed \$1,652,000. The East Bidwell Pedestrian Overcrossing Project (PW2605) is not included in the FY2025-26 Capital Improvement Plan; therefore, an appropriation is required to fund the contract and staff time associated with the project. Staff recommends an appropriation of \$1,852,000 in the Transportation Improvement Fund (Fund 446). Sufficient funds are available in the Transportation Improvement Fund to support the proposed appropriation and would be fully offset by developer funding deposited for the project.

**ENVIRONMENTAL REVIEW**

Part of this project’s scope of services includes performing both a California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental review, which would provide environmental clearance for the project's construction. Staff will seek City Council certification of the environmental documents at a later date.

**ATTACHMENT**

1. Resolution No. 11540 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. in the Amount of \$1,652,000 for the East Bidwell Pedestrian Overcrossing Project, Project No. PW2605,

from a Developer Funding Obligation Outlined in the Developer Agreement Adopted by City Council per Ordinance No. 1354 in the Transportation Improvement Fund (Fund 446), and Approving the Project's Inclusion in the CIP, with project funding budgeted at \$1,852,000, and Appropriation of Funds

Submitted,

Kelly Gonzalez, Parks and Recreation Director

**RESOLUTION NO. 11540**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND ENGINEERING CONSULTANT SERVICES AGREEMENT WITH WOOD RODGERS, INC. IN THE AMOUNT OF \$1,652,000 FOR THE EAST BIDWELL PEDESTRIAN OVERCROSSING PROJECT, PROJECT NO. PW2605, FROM A DEVELOPER FUNDING OBLIGATION OUTLINED IN THE DEVELOPER AGREEMENT ADOPTED BY CITY COUNCIL PER ORDINANCE NO. 1354 IN THE TRANSPORTATION IMPROVEMENT FUND (FUND 446), AND APPROVING THE PROJECT'S INCLUSION IN THE CIP, WITH PROJECT FUNDING BUDGETED AT \$1,852,000, AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City desires to design a grade-separated pedestrian and bicycle overcrossing along the East Bidwell corridor between Via Sol and Iron Point Road; and

**WHEREAS**, on September 9th, 2025, City Council adopted Ordinance No. 1354 approving the Broadstone Crossing Phase II Development Agreement, formalizing Elliott Homes, Inc. commitment to fund public improvements, including up to \$2.5 million for the design phase of the East Bidwell Street Pedestrian Overcrossing; and

**WHEREAS**, on October 20, 2025, Parks and Recreation staff prepared and released a Request for Proposal (RFP) for engineering design and environmental clearance services for the East Bidwell Pedestrian Overcrossing (POC) Project.; and

**WHEREAS**, on November 17, 2025, staff received two qualified proposals; and

**WHEREAS**, following evaluation and ranking of the proposals and subsequent interviews, Wood Rodgers, Inc. was selected based on their project understanding, qualifications, approach to the scope of work, and extensive experience with similar projects in the past; and

**WHEREAS**, staff reviewed and negotiated the scope and work and fee proposal with Wood Rodgers, and both sides have agreed to complete the work for a not-to-exceed amount of \$1,652,000; and

**WHEREAS**, staff costs for management and delivery of the project are estimated to be \$200,000; and

**WHEREAS**, as outlined in the Development Agreement, an initial deposit of \$1.0 million has been provided by Elliott Homes, Inc. for the project. Once the available fund balance drops below \$150,000, Elliott Homes is required to provide the additional \$1.5 million.

**WHEREAS**, an appropriation of \$1,852,000 from the Transportation Improvement Fund (Fund 446) to the East Bidwell Pedestrian Overcrossing Project (PW2605) will be required to cover the cost of the contract and staff time and would be fully offset by developer funding deposited for the project; and

**WHEREAS**, the Design and Consulting Services 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 hereby authorizes the City Manager to execute a design and engineering consultant services agreement with Wood Rodgers, Inc. in the amount of \$1,652,000 for the East Bidwell Pedestrian Overcrossing Project, Project No. PW2605, from a developer funding obligation outlined in the developer agreement adopted by City Council per Ordinance No. 1354, and Approving the Project's Inclusion in the CIP, with project funding budgeted at \$1,852,000: and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Finance Director is authorized to appropriate \$1,852,000 in the Transportation Improvement Fund (Fund 446) to the East Bidwell Pedestrian Overcrossing Project (PW2605).

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2026, by the following roll-call vote:

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

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Justin Rathel, 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