



Folsom City Council Staff Report

MEETING DATE:	4/28/2026
AGENDA SECTION:	Consent Calendar
ITEM TITLE:	<p>Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401)</p> <ul style="list-style-type: none"> i. Resolution No. 11598 – A Resolution Authorizing the City Manager to Execute an Agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for \$1,311,720 from the Water Operating Fund (Fund 520) and \$874,480 from the Water Capital Fund (Fund 521) for Construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) ii. Resolution No. 11599 – A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$225,171 from the Water Operating Fund (Fund 520) and \$150,114 from the Water Capital Fund (Fund 521) for Construction Management and Inspection Services for the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) and Appropriation of Funds
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends the City Council pass and adopt the following resolutions:

- i. Resolution No. 11598 – A Resolution Authorizing the City Manager to Execute an Agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for \$1,311,720 from the Water Operating Fund (Fund 520) and \$874,480 from the Water Capital Fund (Fund 521) for Construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401)

- ii. Resolution No. 11599 – A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$225,171 from the Water Operating Fund (Fund 520) and \$150,114 from the Water Capital Fund (Fund 521) for Construction Management and Inspection Services for the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) and Appropriation of Funds

BACKGROUND / ISSUE

The Utilities Department identifies projects that are critical to ensuring the delivery of adequate and high-quality water supply to all water customers through water master plans, ongoing condition assessment programs, and regulatory changes. Through these efforts, City staff identified the Water Treatment Plant Caustic Soda System Project as a priority project.

This project involves removal of existing, decommissioned steel tanks and associated piping, modifications to the existing tank containment wall, installation of new caustic feed tank and new caustic containment area, installation of new caustic feed pumps and caustic feed pipeline, removal of existing lime feed piping and abandoned aqua ammonia tank, miscellaneous civil sitework including AC pavement and concrete replacement associated with the Work, and associated electrical, instrumentation, and controls.

These resolutions will accept the request from American Integrated Services, Inc. to withdraw their bid and will authorize the City Manager to execute an agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project for a not-to-exceed amount of \$2,186,200 including a 10% contingency in the amount of \$218,620, and an agreement with Inferrera Construction Management Group, Inc. for construction management and inspection services for a not-to-exceed amount of \$375,285.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$77,426 or greater shall be awarded by City Council.

ANALYSIS

- i. Construction:

The City completed plans and specifications for the Water Treatment Plant Caustic Soda Storage and Feed System Project and publicly advertised in the Sacramento Bee for bids on February 2, 2026. In addition, the City provided these documents to www.publicpurchase.com and www.virtual-bid.com, which are picked up by several area builders’ exchanges, and posted information on the City of Folsom’s website. The Utilities Department received the following bids on March 3, 2026, for construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project:

Contractor	Bid Amount
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American Integrated Services, Inc.	\$1,794,800.00*
BWD Construction, Inc. dba BWD General Engineering Contractors	\$2,186,200.00
TNT Industrial Contactors, Inc.	\$2,320,450.00
Auburn Constructors LLC	\$2,382,300.00
Swierstok Enterprise Inc. dba Pro Builders	\$2,388,000.00
GSE Construction Co. Inc	\$2,388,600.00

Table 1: Construction Bids

**Bid determined as non-responsive due to inclusion of non-approved alternative pump package*

Upon review, the bid from American Integrated Services, Inc. was shown to include an alternative pump package as part of their bid. The required pre-approved pump package was identified in the technical specifications of the project manual of the bid documents. The alternative pump package proposed by American Integrated Services, Inc. does not meet the project technical specifications and is not approved by the city for use at the Water Treatment Plant. In consultation with the City Attorney’s office, the bid from American Integrated Services, Inc. was determined to be non-responsive.

BWD Construction, Inc., dba BWD General Engineering Contractors, was therefore determined to be the lowest responsible and responsive bidder who meets the requirements and specifications set forth in the invitation for bids.

This resolution will authorize the City Manager to execute an agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for Construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project for a not-to-exceed amount of \$2,186,200.

ii. Construction Management and Inspection:

In January 2025, the Utilities Department completed a pre-qualification process for consultants for construction management services for water and wastewater projects. The firms Albat, Inferred Construction Management (ICM) Group, Inc., and Psomas were among a group of firms selected to provide these services for this type of project through this previously completed pre-qualification process.

On November 13, 2025, the City requested proposals from these consultants to provide construction management services consisting of full-time resident engineer services, full-time on-site inspection, project schedule tracking, coordination of project submittals, coordination with the other on-going City construction projects, labor compliance review, customer coordination, materials testing, and overall owner representation throughout construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project. On December 12, 2025, Utilities Department staff received proposals from Albat, ICM Group, Inc., and Psomas.

Based on the scope of work assumptions described above, Utilities Department staff assumed a maximum of 1,998 hours of work would be required for the duration of the project. This includes inspection time during regular working hours, nightwork inspection hours, resident engineer time, and administration support time for the project. These assumptions are based on previous City

projects of similar size and scope. Each consultant had the opportunity to adjust hours based on the scope of work provided and is outlined in Table 3 below.

The proposals were evaluated by three Utilities Department staff members for technical evaluation prior to reviewing project costs. The proposals were reviewed and scored for project understanding, project team qualifications and experience, recent relevant project experience, and understanding of the scope of work. The technical evaluations were scored as shown in Table 2.

Consultant	UT 1	UT 2	UT 3	Average
ICM Group, Inc.	73	74	69	72
Albat	65	65	56	62
Psomas	72	75	75	74

Table 2: Consultant Technical Scores without Costs

After reviewing each proposal for project understanding, project team qualifications and experience, recent relevant project experience, and understanding of the scope of work, the proposals were reviewed for project costs.

Utilities Department staff compared the direct hours and corresponding direct costs from each proposal for work expected to be performed by the Project Manager, Resident Engineer, Inspector (regular time), Inspector (night work), and Administration for pre-construction services, services during construction and post-construction services. These were then compared to the assumptions included in the RFP described above. The direct hours from each consultant, direct cost per hour (not including subconsultants), and total project costs are shown in Table 3.

Consultant	Fee Amount	Direct Consultant Hours	Direct Cost Per Hour Construction Phase
ICM Group, Inc.	\$375,285.00	1,897	\$190.30
Albat	\$468,867.83	1,998	\$229.82
Psomas	\$522,553.00	2,482	\$208.12

Table 3: Consultant Direct Hours, Cost per Hour, and Total Project Costs

Table 4 shows the overall total scores including project costs based on a maximum score of 100:

Consultant	Technical Score (Avg.)	Cost Score	Total Score
Inferrera Construction Management Group, Inc.	72.0	20	92.0
Albat	62.0	16.3	78.3
Psomas	74.0	16.3	90.3

Table 4: Consultant Overall Scoring Including Project Costs

ICM Group, Inc. was determined to provide the best value to the City based on the scope of work provided in their proposal, the project team, their expertise for this type of project, and the fee amount that aligned with the assumptions provided in the RFP.

This resolution will authorize the City Manager to execute an agreement with Inferrera Construction Management Group, Inc. for Construction Management and Inspection services for the Water Treatment Plant Caustic Soda Storage and Feed System Project for a not-to-exceed amount of \$375,285.

FINANCIAL IMPACT

The current Lime Feed System at the Water Treatment Plant (WTP) can treat 30 million gallons a day (MGD) with a current overall WTP capacity of 50 MGD. The new Caustic Soda Feed System will have the capacity to treat the maximum 50 MGD. Therefore, project funding is split 60/40 between the Water Operating Fund (Fund 520) and the Water Capital Fund (Fund 521).

i. Construction:

The Utilities Department recommends that the contract be awarded to the lowest responsible, responsive bidder, BWD Construction, Inc. dba BWD General Engineering Contractors for \$2,186,200 with the project budgeted for this agreement in the amount of \$2,404,820 which will include a 10% contingency in the amount of \$218,620.

The Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a total project budget of \$3,222,500 with \$1,933,500 in the Water Operating Fund (Fund 520) and \$1,289,000 in the Water Capital Fund (Fund 521).

Sufficient funds in the amount of \$1,311,720 are budgeted and available in the Water Operating Fund (Fund 520) and \$874,480 the Water Capital Fund (Fund 521).

ii. Construction Management and Inspection:

The Utilities Department recommends that the contract be awarded to Inferrera Construction Management Group, Inc. for \$375,285.

The Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a total project budget of \$3,222,500 with \$1,933,500 from the Water Operating Fund (Fund 520) and \$1,289,000 from the Water Capital Fund (Fund 521).

Planned project costs to date, including design, advertisement, construction, and construction management and inspection services total approximately \$3,257,500, with \$1,954,500 from the Water Operating Fund (Fund 520) and \$1,303,000 from the Water Capital Fund (Fund 521).

An appropriation is therefore needed for the costs of construction management and inspection services. Staff is requesting an appropriation in the amount \$21,000 in the Water Operating Fund (Fund 520) and \$14,000 in the Water Capital Fund (Fund 521) for this agreement. Sufficient funds are available in both funds. The updated total project budget will be \$3,257,500

ENVIRONMENTAL REVIEW

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

ATTACHMENTS

1. Resolution No. 11598 – A Resolution Authorizing the City Manager to Execute an Agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for \$1,311,600 from the Water Operating Fund (Fund 520) and \$874,480 from the Water Capital Fund (Fund 521) for Construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401)
2. Resolution No. 11599 – A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for \$225,171 from the Water Operating Fund (Fund 520) and \$150,114 from the Water Capital Fund (Fund 521) for Construction Management and Inspection Services for the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) and Appropriation of Funds

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11598

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BWD CONSTRUCTION, INC. DBA BWD GENERAL ENGINEERING CONTRACTORS FOR \$1,311,720 FROM THE WATER OPERATING FUND (FUND 520) AND \$874,480 FROM THE WATER CAPITAL FUND (FUND 521) FOR CONSTRUCTION OF THE WATER TREATMENT PLANT CAUSTIC SODA STORAGE AND FEED SYSTEM PROJECT (WA2401)

WHEREAS, the City identified that the project is critical to ensuring the treatment of high quality water supply to be delivered to all residents; and

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

WHEREAS, the current Lime Feed System at the Water Treatment Plant (WTP) can treat 30 million gallons a day (MGD) with a current overall WTP capacity of 50 MGD. The new Caustic Soda Feed System will have the capacity to treat the maximum 50 MGD. Therefore, project funding is split 60/40 between the Water Operating Fund (Fund 520) and the Water Capital Fund (Fund 521); and

WHEREAS, plans and specifications were prepared for this work and publicly advertised for bids on February 2, 2026; and

WHEREAS, on March 3, 2026, the Utilities Department received bids for construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project; and

WHEREAS, BWD Construction, Inc. dba BWD General Engineering Contractors was the lowest responsible and responsive bidder, with an amount of \$2,186,200; and

WHEREAS, the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) was included in the FY 2025-26 Capital Improvement Plan with a total project budget of \$3,222,500 with \$1,933,500 in the Water Operating Fund (Fund 520) and \$1,289,000 in the Water Capital Fund (Fund 521); and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) and in the Water Capital Fund (Fund 521) for this project; 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 hereby authorizes the City Manager to execute an agreement with BWD Construction, Inc. dba BWD General Engineering Contractors for Construction of the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) in them amount of \$2,186,200 with the budgeted amount to include a 10% contingency of \$218,620 for a total not to exceed amount of \$2,404,820 with \$1,442,892 from the Water Operating Fund (Fund 520) and \$961,928 from the Water Capital

Fund (Fund 521).

PASSED AND ADOPTED this 28th day of April 2026, by the following roll-call vote:

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

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

RESOLUTION NO. 11599

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH INFERRERA CONSTRUCTION MANAGEMENT GROUP, INC. FOR \$225,171 FROM THE WATER OPERATING FUND (FUND 520) AND \$150,114 FROM THE WATER CAPITAL FUND (FUND 521) FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE WATER TREATMENT PLANT CAUSTIC SODA STORAGE AND FEED SYSTEM PROJECT (WA2401) AND APPROPRIATION OF FUNDS

WHEREAS, the City identified that the project is critical to ensuring the treatment of high quality water supply to be delivered to all residents; and

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

WHEREAS, the current Lime Feed System at the Water Treatment Plant (WTP) can treat 30 million gallons a day (MGD) with a current overall WTP capacity of 50 MGD. The new Caustic Soda Feed System will have the capacity to treat the maximum 50 MGD. Therefore, project funding is split 60/40 between the Water Operating Fund (Fund 520) and the Water Capital Fund (Fund 521); and

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

WHEREAS, the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) was included in the FY 2025-26 Capital Improvement Plan with a total project budget of \$3,222,500 with \$1,933,500 in the Water Operating Fund (Fund 520) and \$1,289,000 in the Water Capital Fund (Fund 521) and staff is now projecting the total project costs will be \$3,257,500; and

WHEREAS, an additional appropriation of funds in the amount of \$35,000 is needed for a revised project budget of \$3,257,500; 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 execute an agreement with Inferrera Construction Management Group, Inc. for Construction Management and Inspection Services for the Water Treatment Plant Caustic Soda Storage and Feed System Project (WA2401) for \$375,285 with \$225,171 funded from the Water Operating Fund (Fund 520) and \$150,114 funded from the Water Capital Fund (Fund 521); and

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$35,000 for this agreement. The appropriation will be from the Water Operating Fund (Fund 520) in the amount of \$21,000 and from the Water Capital Fund (Fund 521) in the amount of \$14,000,

for a total project budget of \$3,257,500.

PASSED AND ADOPTED this 28th day of April 2026, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK