



Folsom City Council Staff Report

MEETING DATE:	8/27/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11243 – A Resolution Authorizing the City Manager to Execute an Agreement with West Yost & Associates, Inc. for Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402)
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. 11243 – A Resolution Authorizing the City Manager to Execute an Agreement with West Yost & Associates, Inc. for Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402).

BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department identifies water infrastructure rehabilitation and replacement projects through water master plans, ongoing water condition assessment programs, and regulatory changes. Through these efforts, portions of the water system have been identified as needing rehabilitation or replacement in order to improve the water distribution system reliability. Through these efforts, EWR Staff identified the Tower Tank Rehabilitation Project as a priority project.

The Tower Tank Rehabilitation Project involves improvements and repairs to five of the City’s water tanks due to aging infrastructure. The water tanks that will be rehabilitated include Tower Tank, Foothills Tanks No. 1 and No. 2, South Tank, and East Tank No. 2. As part of the City’s Water Tank Inspection Program Project, the Tower Tank and East Tank No. 2 were inspected in 2018 and the Foothills Tanks No. 1 and No. 2 and South Tank were inspected in 2019. The tanks were also inspected by the State Water Resources Control Board Division of Drinking Water (DDW) in April 2022.

Per the recommendations from the inspection reports and recommendations by EWR staff from the City's routine maintenance inspections, some of the improvements and repairs at the five tank locations will include:

- Interior tank recoating.
- Structural repairs.
- Blower and mixer installation.
- Ladder/stair upgrades for climbing the outside of the tank.
- Cathodic protection system upgrades.
- Electrical upgrades.
- Interior and exterior overall upgrades.
- Exterior spot recoating.

The City publicly bid the construction of the Tower Tank Rehabilitation Project in July 2024. During construction, the City will need construction management and inspection services for the project during the duration of the construction.

This resolution will authorize the City Manager to execute an agreement with West Yost & Associates, Inc. for construction management and inspection services for the Tower Tank Rehabilitation Project for a not-to-exceed amount of \$549,734.

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.

ANALYSIS

In October 2018, the EWR Department completed a pre-qualification process for consultants for construction management and inspection services for water and wastewater projects. The consulting firms West Yost & Associates, Inc., PSOMAS, and Inferrera Construction Management (ICM) Group, Inc. were among a group of firms selected to provide these services for this type of project through this previously completed pre-qualification process.

On July 10, 2024, the City requested proposals from consultants to provide construction management and inspection services consisting of full-time, on-site inspection, project schedule tracking, review and/or coordinating of project submittals and Requests for Information (RFI's), labor compliance review, materials testing and special inspections, and overall owner representation throughout construction of the Tower Tank Rehabilitation Project. On August 2, 2024, EWR received proposals from West Yost & Associates, Inc., PSOMAS, and ICM.

The three proposals were evaluated by three EWR staff members for technical evaluation prior to reviewing project costs. The proposals were reviewed and scored for project understanding, deliverables, and project team staffing. The technical evaluations were scored and are shown in Table 1.

Consultant	EWR 1	EWR 2	EWR 3	Total	Average
West Yost & Associates, Inc.	62.0	59.0	70.0	191.0	63.7
PSOMAS	61.0	62.0	53.0	176.0	58.7
ICM	53.0	49.0	30.0	132.0	44.0

Table 1: Consultant Technical Scores without Costs

After reviewing each proposal for project understanding, deliverables, and project team staffing, the proposals were reviewed for project costs. The fee schedules for the scope of work outlined in the request for proposals from each consultant are shown in Table 2.

Consultant	Fee Amount
West Yost & Associates, Inc.	\$549,734.00
PSOMAS	\$821,240.33
ICM	\$861,656.00

Table 2: Consultant Project Costs

West Yost & Associates, Inc. was determined to provide the best value to the City based on the fee amount, past project experience involving work of similar scope and complexity including staff coordination and technical knowledge and expertise for these types of projects. West Yost & Associates, Inc. included a detailed and thorough project understanding as well as past relevant construction project experience. Table 3 shows the overall total scores including project costs based on a maximum score of 100.

Consultant	Technical Score (Avg.)	Cost Score	Total Score
West Yost & Associates, Inc.	63.7	25.0	88.7
PSOMAS	58.7	16.7	75.4
ICM	44.0	15.9	59.9

Table 3: Consultant Overall Scoring Including Project Costs

This resolution will authorize the City Manager to execute an agreement with West Yost & Associates, Inc. for Construction Management and Inspection Services for the Tower Tank Rehabilitation Project in the amount of \$549,734.

FINANCIAL IMPACT

The Tower Tank Rehabilitation Project (Project WA2402) is included in the Capital Improvement Plan with a Fiscal Year 2024-25 project budget of \$4,363,950. Sufficient funds are budgeted and available in the Water Operating Fund (Fund 520). The EWR Department recommends that the contract be awarded to West Yost & Associates, Inc. for a not-to-exceed amount of \$549,734.

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) and 15302 (Replacement or Reconstruction).

ATTACHMENT

Resolution No. 11243 – A Resolution Authorizing the City Manager to Execute an Agreement with West Yost & Associates, Inc. for Construction Management and Inspection Services for the Tower Tank Rehabilitation Project (Project WA2402).

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11243

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WEST YOST & ASSOCIATES, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TOWER TANK REHABILITATION PROJECT (PROJECT WA2402)

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

WHEREAS, the rehabilitation work identified to enhance the City's water distribution system and to continue to provide reliable water service to the City includes rehabilitating Tower Tank, Foothills Tanks No. 1 and No. 2, South Tank, and East Tank No. 2; and

WHEREAS, West Yost and Associates, 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, the Tower Tank Rehabilitation Project is included in the Fiscal Year 2024-25 Capital Improvement Plan with a total project budget of \$4,363,950; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) in the amount of \$549,734; 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 West Yost and Associates, Inc. for construction management and inspection services for the Tower Tank Rehabilitation Project for a not-to-exceed amount of \$549,734; and

PASSED AND ADOPTED this 27th day of August, 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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CITY OF
FOLSOM
DISTINCTIVE BY NATURE