Folsom City Council
Staff Report

MEETING DATE:	9/9/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11456 - A Resolution Authorizing the City Manager to Execute an Agreement with Dewberry Engineers Inc. for $541,442 from the Sewer Operating Fund (Fund 530) for Construction Management and Inspection Services for the Basin 4 Sewer Phase 1 Project (WW2201) and Appropriation of Funds
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. 11456 - A Resolution Authorizing the City Manager to Execute an Agreement with Dewberry Engineers Inc. for $541,442 from the Sewer Operating Fund (Fund 530) for Construction Management and Inspection Services for the Basin 4 Sewer Phase 1 Project (WW2201) and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department identifies infrastructure rehabilitation and replacement projects through water and sewer master plans, ongoing condition assessment programs, and regulatory changes. As a condition of the City's State permit for its wastewater collection system, the EWR Department is required to perform ongoing condition assessments on the wastewater system and correct any defects/deficiencies identified through this process. Through these efforts, EWR staff identified the Basin 4 Sewer Phase 1 Project as a priority project.

The Basin 4 Sewer Phase 1 Project consists of rehabilitating and replacing approximately 3,200 lineal feet of sanitary sewer pipeline and the rehabilitation and repair of various sewer manholes within the City. Specifically, the project includes rehabilitating and replacing approximately 400 feet of sewer pipeline near Granite Park along Reading Street from Mormon/Natoma Alley to Figueroa/Mormon Alley, approximately 1,800 feet of sewer pipeline within the Natoma-Persifer

Alley between Sibley Street and Riley Street, approximately 1,000 feet of sewer pipeline along Sutter Street between Scott Street and Coloma Street, and the rehabilitation and repair of a sewer manhole near Oak Avenue Parkway and East Bidwell. Additionally, the project consists of relining approximately 16 sanitary sewer manholes near East Bidwell and Clarksville Road and 1 sanitary sewer manhole on Sutter Street as well replacing the flow meter at Pump Station No. 2. This project will reduce inflow and infiltration, minimize annual maintenance costs, and minimize the risk of sewer overflows.

This resolution will authorize the City Manager to execute an agreement with Dewberry Engineers Inc. for Construction Management and Inspection Services for the Basin 4 Sewer Phase 1 Project for a not-to-exceed amount of $541,442 and appropriation of funds.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $75,049 or greater shall be awarded by City Council.

ANALYSIS

In January 2025, the EWR Department completed a pre-qualification process for consultants for construction management services for water and wastewater projects. The firms Dewberry Engineers Inc., Psomas, and West Yost & Associates, 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 June 26, 2025, the City requested proposals from these consultants to provide construction management services consisting of resident engineer services, full-time on-site inspection, project schedule tracking, review and/or 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 Basin 4 Sewer Phase 1 Project. On July 18, 2025, EWR received proposals from Dewberry Engineers Inc., Psomas, and West Yost & Associates, Inc. The scope of work included the following assumptions that were required to be included in the proposals.

1. Construction Period: 150 calendar days
    a. Full time inspector for duration of project
    b. Resident Engineer for duration of the project
2. Pre-construction and post-construction period (submittals, punch list, final project walkthrough, as-builts, change order support): 90 calendar days
    a. Inspector for 50% of period duration
    b. Resident Engineer for 50% of period duration
3. Night work: 10 shifts
4. Materials testing
    a. Compaction testing at eight (8) locations
    b. Concrete testing (sidewalk, curb, and gutter)
5. Special inspections
    a. Sewer manhole coating

b. Cured in place pipeline (CIPP)
c. Sewer manhole injection grouting

Based on the scope of work assumptions described above, EWR staff calculated approximately 2,400 hours of work 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.

The 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, 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 1.

Consultant	EWR 1	EWR 2	EWR 3	Average
Dewberry Engineers Inc.	66	68	69	67.7
Psomas	67	69	67	67.7
West Yost & Associates, Inc.	70	66	62	66.0

Table 1: 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. The fee schedules for the scope of work outlined in the request for proposal from each consultant are shown in Table 2.

Consultant	Total Fee Amount
Dewberry Engineers Inc.	$541,441.36
Psomas	$710,556.00
West Yost & Associates, Inc.	$424,260.00

Table 2: Consultant Project Costs

EWR staff noted various differences and assumptions used amongst the 3 proposers related to pre-construction work, work during construction, and work during project closeout. To better understand the impacts of the consultant costs and related working hours, EWR 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 are shown in Table 3. The direct costs per hour from each consultant are shown in Table 4.

Consultant	Direct Hours for Pre-Construction Phase	Direct Hours for Construction Phase	Direct Hours for Project Closeout Phase	Total Direct Hours
Dewberry Engineers Inc.	303	1,851	315	2,469

Psomas	208	1,736	588	2,532
West Yost & Associates, Inc.	18	1,245	100	1,363

Table 3: Consultant Direct Hours

Based on the review of the associated hours within each proposal there was a significant difference between the hours submitted by West Yost & Associates, Inc. compared to Dewberry Engineers Inc. and Psomas. The hours provided by West Yost & Associates, Inc. are significantly lower than the calculated hours assumed in the RFP by EWR staff and by the hours proposed by the other two consultant firms.

To better understand the cost impacts, EWR staff calculated the direct cost per hour of all three firms as shown in the table below. Increasing West Yost's hours to 2,400 hours (1,037 hour increase), would yield an additional funding need of approximately $260,000 above West Yost's direct costs of $341,573 listed below for a revised not-to-exceed amount of approximately $600,000, which is higher than the other two consultant firms for slightly less total hours. EWR staff considers the proposal by West Yost & Associates, Inc. insufficient to meet the project needs and does not adequately represent the necessary working hours needed for this project.

Consultant	Direct Cost	Total Direct Hours	Direct Cost/Direct Hour
Dewberry Engineers Inc.	$513,846.47	2,469	$208.12
Psomas	$526,076.00	2,532	$207.77
West Yost & Associates, Inc.	$341,573.00	1,363	$250.60

Table 4: Consultant Cost Per Hour

Dewberry Engineers 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. Dewberry Engineers Inc. included a detailed and thorough project understanding as well as past relevant experience with similar projects. Dewberry Engineers Inc. also went above and beyond and provided a complimentary constructability review in their proposal, which highlighted some potential challenges with the project and ideas of how to mitigate them. EWR staff was able to incorporate some of the items of the constructability review into an addendum for this project's construction bid, potentially preventing some complications during the construction phase. Table 5 shows the overall total scores including direct project costs based on a maximum score of 100.

Consultant	Technical Score (Avg.)	Cost Score	Total Score
Dewberry Engineers Inc.	67.7	17.1	84.8
Psomas	67.7	17.0	84.7
West Yost & Associates, Inc.	66	18.3	84.3

Table 5: Consultant Overall Scoring Including Project Costs

This resolution will authorize the City Manager to execute an agreement with Dewberry Engineers Inc. for Construction Management and Inspection services for the Basin 4 Sewer Phase 1 Project for a not-to-exceed amount of $541,442.

FINANCIAL IMPACT

The Basin 4 Sewer Phase 1 Project (WW2201) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a project budget of $2,840,705 in the Sewer Operating Fund (Fund 530). The project budget will require an appropriation in the amount $541,442 in the Sewer Operating Fund (Fund 530) for this agreement which has sufficient funds available. Assuming the City Council passes and adopts Resolution No. 11454 authorizing an appropriation increase of $515,655, the updated total project budget will be $3,897,802.

ATTACHMENTS

1. Resolution No. 11456 - A Resolution Authorizing the City Manager to Execute an Agreement with Dewberry Engineers Inc. for $541,442 from the Sewer Operating Fund (Fund 530) for Construction Management and Inspection Services for the Basin 4 Sewer Phase 1 Project (WW2201)

2. Basin 4 Phase 1 Sewer Project Map

Submitted,

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Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT