



Folsom City Council Staff Report

MEETING DATE:	9/8/2026
AGENDA SECTION:	New Business
ITEM TITLE:	Resolution No. 11697 – A Resolution Accepting the Notice of Completion for the Community Facilities District No. 18 Phase 2 Water Improvements Project (Phase 2A) with a Construction Total of \$18,552,386, Authorizing an Appropriation of \$44,778 from the Road Maintenance and Rehabilitation Fund (Fund 235), and Authorizing the Chief Financial Officer/Finance Director to Release All Remaining Retention for Said Project.
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends that the City Council pass and adopt Resolution No. 11697 – A Resolution Accepting the Notice of Completion for the Community Facilities District No. 18 Phase 2 Water Improvements Project (Phase 2A) with a Construction Total of \$18,552,386 Authorizing an Appropriation of \$44,778 from the Road Maintenance and Rehabilitation Fund (Fund 235), and Authorizing the Chief Financial Officer/Finance Director to Release All Remaining Retention for Said Project.

BACKGROUND / ISSUE

On October 8, 2024, City Council approved Resolution No. 11270 with Mozingo Construction, Inc. for the construction of the Phase 2 Water Improvements Project (Phase 2A) and Appropriation of Funds from the Community Facilities District No. 18. This work generally consisted of:

- Additional potholing as needed to identify utility conflicts.
- Development of Traffic Control Plans for work covered in the project plans and specifications.
- Construction of approximately 18,500 L.F. of new 24” pipeline along the Oak Avenue and East Bidwell corridors.
- Construction of tie-ins to existing pipelines at the water treatment plant, Scholar Way and Broadstone Parkway.

- Trail modifications, grading, paving, drainage system modifications, and tree protection.

On November 11, 2024, City Council approved Resolution No. 11284 with Dewberry, Inc. for construction management and inspection services of the Phase 2 Water Improvements Project (Phase 2A) and Appropriation of Funds from the Community Facilities District No. 18. This work generally consisted of full-time, on-site inspection, resident engineering services, project constructability review, pre and post construction documentation, project schedule tracking, review and/or coordination of project submittals, labor compliance review, customer coordination, materials testing, and overall owner representation throughout construction. Work also included the following support from sub-consultants to Dewberry, Inc.

- Arborist services from ECORP.
- Surveying services from R.E.Y. Engineers, Inc.
- Materials testing services from ENGEO.
- Communications and outreach services from AIM Consulting.
- Storm Water Pollution Prevention Plan (SWPPP) services from VERUX.
- Engineering services during construction from HydroScience.

On October 28, 2025, City Council approved Resolution 11493 for the addition of maintenance paving on Iron Point Road as part of a necessary road closure scheduled to complete the original contract work and Appropriation of Funds from the Road Maintenance and Rehabilitation Fund (Fund 235). This work consisted of a grind and overlay maintenance paving of the existing asphalt and striping on Iron Point Road from East Bidwell Street to Cavitt Drive. The contractor did encounter some subbase failures during the work and repairs were necessary, including installation of Glaspave paving mat to reinforce the roadway section. This additional and unforeseen work led to an overage of \$44,778 and the need for an additional appropriation from the Road Maintenance and Rehabilitation Fund (Fund 235) as included under the recommended action.

POLICY / RULE

Section 7.30 of the City's General Provisions for public works projects states that the acceptance of the project work shall only be made by written formal acceptance by the City through a Notice of Completion recorded with the County of Sacramento. This indicates that the work is fully and satisfactorily completed and that the provisions of the contract documents were fully and satisfactorily performed in all respects.

ANALYSIS

When public works projects are completed by a Contractor the City will issue a Notice of Completion to begin the two-year warranty period per the City's General Provisions. Based on the work completed by Mazingo Construciotn, Inc. and on the City's formal acceptance of the Community Facilities District No. 18 Phase 2 Water Improvements Project (Phase 2A), the Notice of Completion (NOC) was issued on March 10, 2026 and is shown in Attachment 2. Below is a summary of the project costs associated with CFD No. 18.

Project Services	Bid Amount	Projected Final Amount	Delta
Construction	\$18,485,246	\$18,552,386	(\$67,140)
Construction Management and Inspection (arborist, materials testing, surveying, communications and outreach, engineering services during construction, and stormwater pollution prevention)	\$2,909,198	\$1,445,000	\$1,464,198
Prior project costs (design, environmental, planning)	N/A	\$2,188,839	N/A
CFD No. 18 Project Proceeds		\$25,800,000	
Approximate CFD No. 18 Proceeds Remaining		\$3,613,775	

Table 1: CFD No. 18 Overall Project Budget

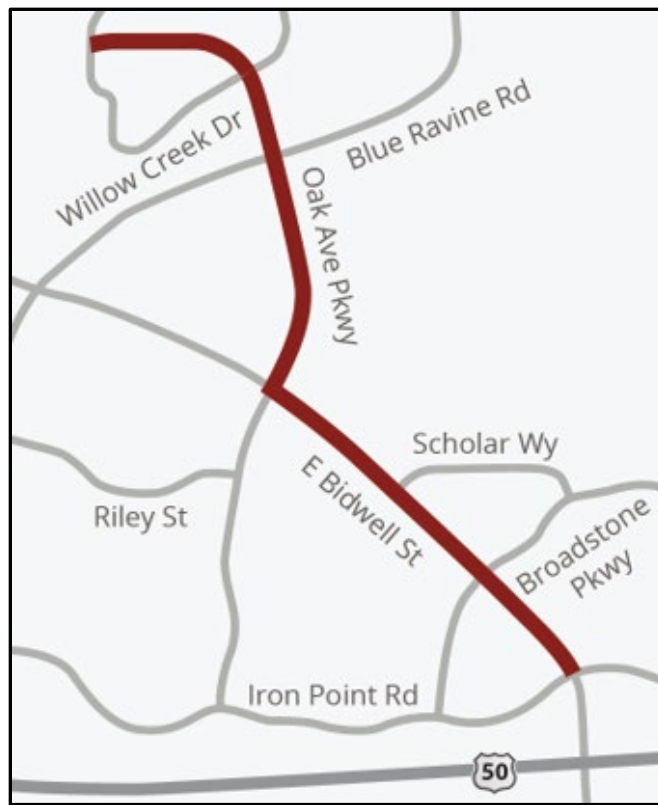


Figure 1. CFD No. 18 Project Location Map

Construction Photos





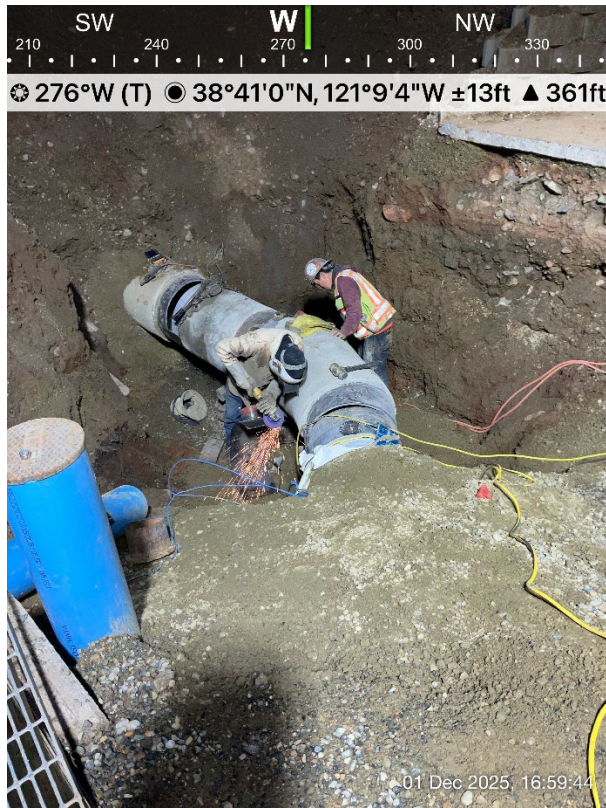


E 90 SE 120 S 180 210
 148°SE (T) 38°41'0"N, 121°9'4"W ±13ft ▲ 368ft



NW 300 N 330 NE 0 30
 347°N (T) 38°38'53"N, 121°6'51"W ±36ft ▲ 434ft









FINANCIAL IMPACT

An appropriation in the amount of \$44,778 in the Road Maintenance Rehabilitation fund (Fund 235) is required to cover additional costs incurred during the paving work due to unforeseen subbase failures. Sufficient funds are available in the Road Maintenance Rehabilitation fund (Fund 235) to support the requested appropriation.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11697 – A Resolution Accepting the Notice of Completion for the Community Facilities District No. 18 Phase 2 Water Improvements Project (Phase 2A) with a Construction Total of \$18,552,386, Authorizing an Appropriation of \$44,778 from the Road Maintenance and Rehabilitation Fund (Fund 235), and Authorizing the Chief Financial Officer/Finance Director to Release All Remaining Retention for Said Project.
2. Notice of Completion for the Phase 2 Water Improvements Project (Phase 2A) for filing with the Sacramento County Recorder's Office.

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11697

**A RESOLUTION ACCEPTING THE NOTICE OF COMPLETION FOR THE
COMMUNITY FACILITIES DISTRICT NO. 18 PHASE 2 WATER IMPROVEMENTS
PROJECT (PHASE 2A) WITH A CONSTRUCTION TOTAL OF \$18,552,386,
AUTHORIZING AN APPROPRIATION OF \$44,778 FROM THE ROAD
MAINTENANCE AND REHABILITATION FUND (FUND 235), AND AUTHORIZING
THE CHIEF FINANCIAL OFFICER/FINANCE DIRECTOR TO RELEASE ALL
REMAINING RETENTION FOR SAID PROJECT**

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

WHEREAS, the work is fully and satisfactorily complete and the provision of the contract documents were fully and satisfactorily complete including additional maintenance paving on Iron Point Road; and

WHEREAS, the project was completed ahead of schedule; and

WHEREAS, the City issued a Letter of Acceptance to Mozingo Construction, Inc. on March 10, 2026; and

WHEREAS, the project is now ready to record the Notice of Completion and release all remaining retention.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom accepts the Notice of Completion for the Community Facilities District No. 18 Phase 2 Water Improvements Project (Phase 2A) with a construction total of \$18,552,386, and Authorizes the Chief Financial Officer/Finance Director to Release All Remaining Retention for Said Project.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$44,778 for this project in the Road Maintenance Rehabilitation Fund (Fund 235) for the additional costs incurred during the paving work due to unforeseen subbase failures.

PASSED AND ADOPTED this 8th day of September 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

For the benefit of the City of Folsom
pursuant to Government Code §6103

WHEN RECORDED, RETURN TO:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

City of Folsom
NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT the City of Folsom, **OWNER in fee**, located at 50 Natoma Street, Folsom, CA 95630 accepted completion of the **City of Folsom Community Facilities District No.18 Phase 2A Water Improvements Project**.

On December 4, 2025, substantial completion and acceptance of the pipeline was completed, and on **March 10, 2026**, the remaining work of improvement on the real property herein described was completed. Completion of all work involved with the construction of the **City of Folsom Community Facilities District No.18 Phase 2A Water Improvements Project** at various locations along the Oak Parkway Trail Corridor, Oak Avenue Parkway, and East Bidwell Street within the City of Folsom, County of Sacramento, State of California performed by **Mozingo Construction, Inc.**, the original Contractor.

City of Folsom



Vaughn Fleischbein, Principal Engineer

VERIFICATION

I, the undersigned, say:

I am Marcus Yasutake, the Director of the Utilities Department of the City of Folsom;

I have read the foregoing notice and know and understand the contents thereof, and the facts stated herein are true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 14, 2026, at 50 Natoma Street, Folsom, California.

A handwritten signature in blue ink, appearing to read 'm yd', is positioned above a horizontal line.

Marcus Yasutake, Utilities Director

*This page is intentionally left blank
to facilitate double-sided printing
and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE