



## CITY COUNCIL STAFF REPORT

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**TO:** City Council

**DATE:** June 23, 2025

**DEPARTMENT:** Public Works Department

**PREPARED BY:** Chantell O'Neal, Assistant Director, Engineering

**PRESENTER:** John Smith, Public Works Director

**AGENDA TITLE:** Receive Report and Consider Adoption of Two (2) City Council Resolutions:

(1) Accepting the Bid of Argonaut Constructor, Inc., as the Lowest Responsive Bidder, Awarding the 2025 Pavement Preservation Project, and Authorizing the City Manager to Execute the Contract (Amount Not to Exceed \$1,968,141.90), Categorical Exemption 15301(c); and

(2) Approving a Professional Services Agreement with Lumos and Associates, Inc. to Provide Construction Management Services for the 2025 Pavement Preservation Project and the Stop Gap Project, and Authorizing the City Manager to Execute the Contract (Amount Not to Exceed \$300,000)

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### RECOMMENDATION

Staff recommends that the City Council adopt the two attached resolutions:

1. Accepting the lowest responsive bid for the 2025 Pavement Preservation Project and authorizing the City Manager to execute a contract with Argonaut Constructors, Inc. in an amount not to exceed \$1,968,141.90.
2. Approving a Professional Services Agreement with Lumos and Associates, Inc. to provide Construction Management (CM) services for the 2025 Pavement Preservation Project and the Stop Gap Project, and authorizing the City Manager to execute a contract in an amount not to exceed \$300,000.

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### BACKGROUND

As part of the City's ongoing pavement management strategy, the Public Works Department follows the recommendations outlined in the Pavement Management Program (PMP) to prioritize investments in street maintenance and preservation. The 2025 Pavement Preservation Project is a key implementation step in that plan. Below is a summary of project milestones:

- **October 24, 2022** – City Council adopted Resolution 4617, identifying street segments for the 2025 project.

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- **November 14, 2022** – Project submitted to the California Transportation Commission (CTC) for programming.
  - **February 26, 2024** – Council approved the design scope and street list for the 2025 project.
  - **April 22, 2024** – Lumos and Associates awarded the design contract.
  - **June 13, 2024** – PW&F Committee approved revised street list for final design.
  - **March 17, 2025** – Bid packet submitted to CTC for May 2025 fund allocation.
  - **May 15, 2025** – City Council confirmed the scope and directed staff to proceed.
  - **May 19, 2025** – Bid packet released.
  - **June 13, 2025** – Bids opened.
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## DISCUSSION AND ANALYSIS

The 2025 Pavement Preservation Project includes slurry sealing, pavement patching, and crack sealing for 27 street segments totaling 7.2 miles of roadway (Figure 1). Seventeen ADA-compliant curb ramps will be constructed, and pavement striping will be applied. The contract also includes an alternate bid item: the rehabilitation of the City Hall parking lot, funded with in-lieu parking fees.

The Engineer's Estimate is \$1,999,805.85 for the base bid and \$2,040,470.45 with the alternate. Staff recommends awarding the base bid plus the alternate to maximize project benefit.

To ensure effective oversight, staff also recommends entering into a Professional Services Agreement with Lumos and Associates, Inc. for Construction Management (CM). Lumos, as the project designer and the City's on-call engineering consultant, brings notable benefits:

1. Familiarity with the project ensures a rapid response to contractor inquiries.
2. In-house experts with more than 20 years of slurry seal experience address past Council concerns about technique and quality.
3. Engaging Lumos reduces coordination complexity by limiting contract responsibility to a single design/CM team.

The Construction Management Contract with Lumos will also include providing these services for the Stop-Gap Project, which is described in another report on this agenda.

The project has been coordinated to align with underground utility work and other street-related activities to minimize community disruption.

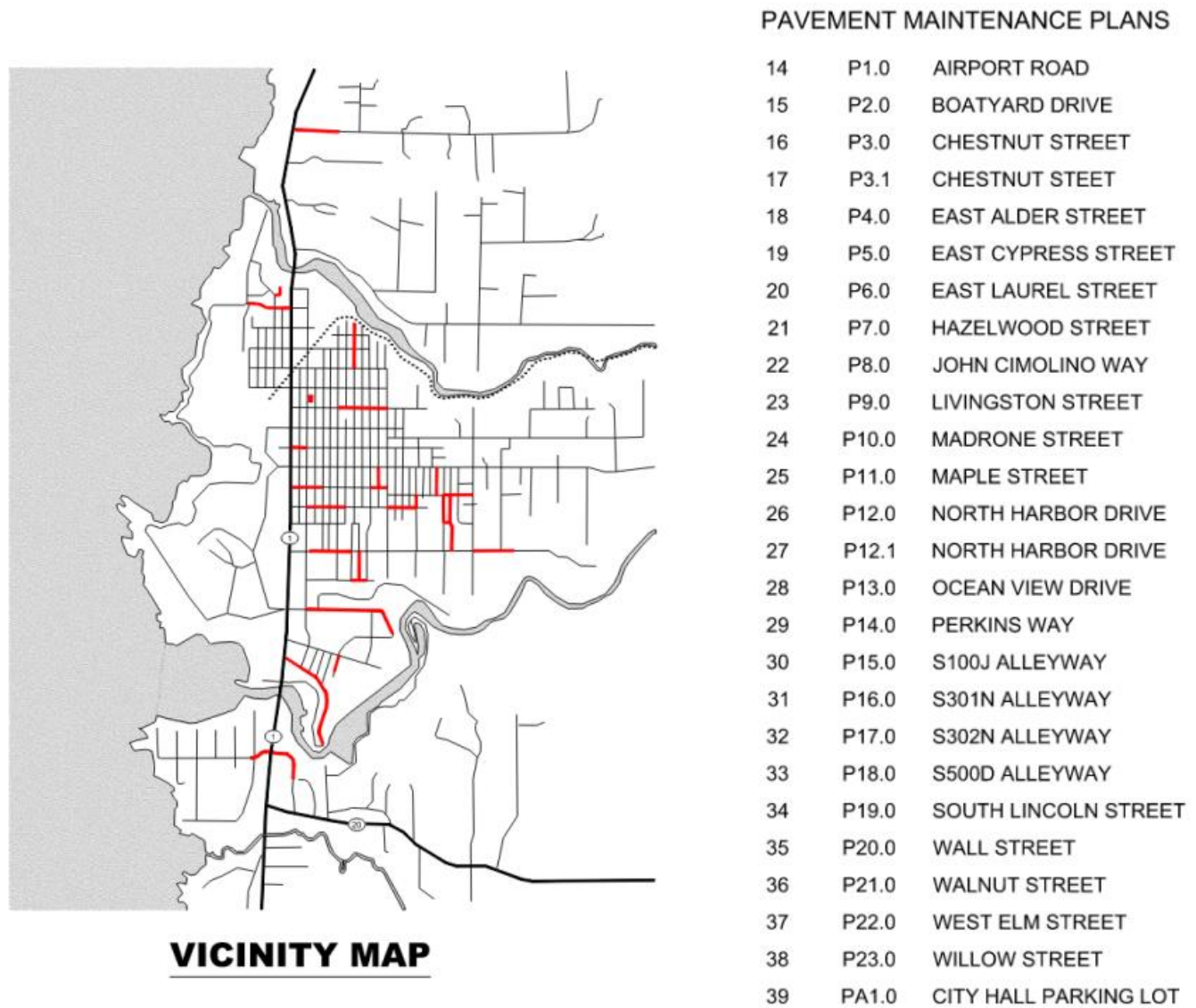


Figure 1: 2025 Pavement Preservation Project Locations

## FISCAL IMPACT/FUNDING SOURCE

Tables (below) detail project costs and funding sources.

Funding sources include:

- Special Street Sales Tax (local)
- Local Partnership Program (LPP) state formulaic funds
- In-lieu parking fees for the alternate

All funds are programmed in the current Capital Improvement Program (CIP) budget. The Construction Management (CM) support reflected in the table below is only the estimated services for the 2025 portion of the project, as the Stop Gap CM is budgeted separately for that project.

Programmed Project Cost Details				
Funding Source(s):	BUDGET ACTIVITY			
	Prof. Services	Construction	Const. Support	Total
<b>250- Special Sales Tax</b>	\$ 233,000.00	\$ 614,500.00	\$ 275,000.00	<b>\$ 1,122,500.00</b>
<b>LPP- F</b>		\$ 400,000.00		<b>\$ 400,000.00</b>
<b>Incentive Funds (LPP)</b>		\$ 1,200,000.00		<b>\$ 1,200,000.00</b>
<b>Total Project Cost:</b>	<b>\$ 233,000.00</b>	<b>\$ 2,214,500.00</b>	<b>\$ 275,000.00</b>	<b>\$ 2,722,500.00</b>

*Table 1: Project Budget*

#### ENVIRONMENTAL ANALYSIS:

The project is categorically exempt under CEQA Guidelines Section 15301(c), which covers maintenance of existing streets with no expansion of use. Work consists of slurry sealing, crack repair, minor curb ramp upgrades, and restriping, with no significant increase in traffic or environmental disturbance.

#### STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

The project supports the following:

- Strategic Plan Goal 2F: Maintain resilient and walkable streetscapes.
- General Plan Policy C-15.1.6: Maintain an ongoing inventory of transportation system needs.
- General Plan Policy C-9.2: Improve east-west arterials such as Oak, Chestnut, and Redwood.

The City's Special Street Sales Tax makes Fort Bragg a "Self-Help" City under the Road Maintenance and Rehabilitation Act (RMRA), which qualifies the City for additional state funding through the Local Partnership Program (LPP). Renewal of the Street Sales Tax by Fort Bragg voters in 2023 enabled the City to become eligible for a one-time LPP incentive allocation of \$1,200,000. These funds are being used to support the 2025 Pavement Preservation Project in combination with the City's LPP Formulaic funds and local street tax revenues. The use of these funds is fully consistent with their purpose of preserving and improving existing roadway infrastructure.

Additionally, the project includes the construction of 17 new ADA-compliant curb ramps. This work directly supports implementation of the City's ADA Transition Plan by removing physical barriers to accessibility in the public right-of-way and advancing the City's goal of creating a safe and inclusive pedestrian network for all users.

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## **COMMUNITY OUTREACH**

While the development of street projects typically begins with data from the Pavement Management Plan (PMP), proposed street lists are vetted with the City Council before any street project enters the design phase. Staff maintains an active list of street projects in the City's Capital Improvement Plan (CIP), provides updates on the City's website, and shares information regularly through social media and press releases to keep the public informed.

For the 2025 Pavement Preservation Project specifically, numerous public meetings have been held throughout the planning and design process, as detailed in the Background section of this report. These meetings provided opportunities for Council and the public to review and comment on street selections, scope of work, and project timing.

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## **COMMITTEE REVIEW AND RECOMMENDATIONS**

The Public Works and Facilities Committee reviewed and approved the final street list on June 13, 2024.

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## **ALTERNATIVES:**

1. Do not award the construction contract or CM agreement – This would delay critical pavement preservation work and jeopardize timely use of allocated funds.
2. Award construction contract without the alternate – This would reduce scope but forgo timely rehabilitation of the City Hall parking lot, which is funded separately and ready for inclusion.
3. Issue a new RFP for Construction Management – This could cause delays and increase cost due to loss of project-specific knowledge and continuity.

Staff recommends proceeding with both contract awards to ensure timely and coordinated project delivery.

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**ATTACHMENTS:**

1. Resolution Awarding Construction Contract
  2. Resolution Approving Professional Services Agreement with Lumos
  3. Construction Contract with Argonaut Constructors, Inc.
  4. Construction Management Agreement with Lumos
  5. Bid Summary
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**NOTIFICATION:**

- Notify: Street Construction Listserve (via City website “Notify Me”)
- Lumos and Associates, Inc
- All Contractors on Bid Summary