



2027 Construction Season: Prioritizing Roadway Improvements

**Public Works & Facilities Committee
City of Fort Bragg**

Purpose of Today's Discussion

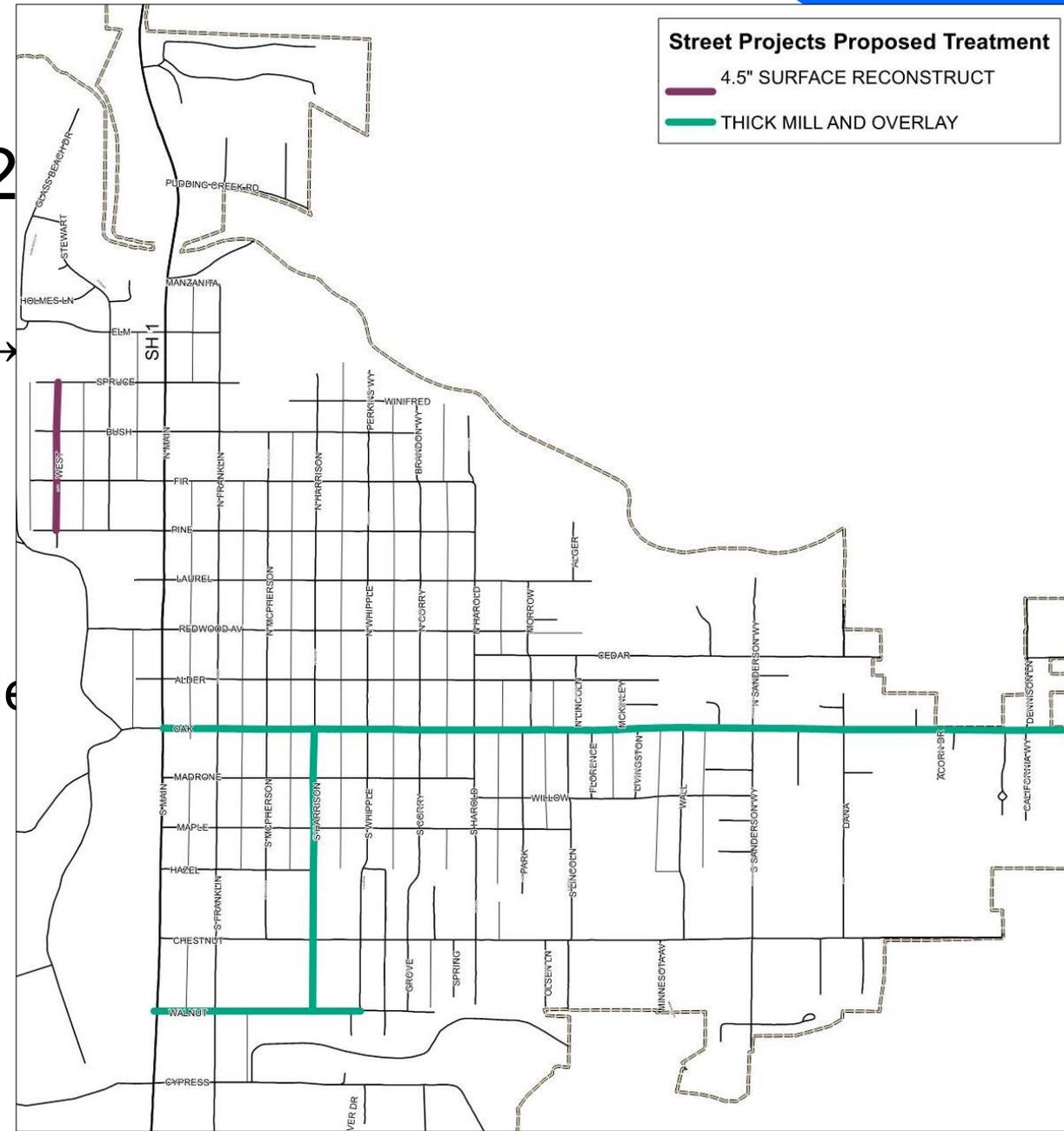
- Confirm 2027 project scope
- Discuss Oak Street Priority Elements
- Consider Alternative Scenarios
- Provide Recommendation to Staff to prepare the scope of work for design services



Background: Original 2027 LPP Project

Four roadway segments (2.2 miles total):

- Oak Street pavement from SR 1 → City Limits and 1,700 LF Storm Drain Replacement
- South Harrison Street – Walnut → Oak
- Walnut Street – SR 1 → S. Whipple
- West Street – Pine → Spruce
- 46 ADA Ramps



Total Project Cost
\$4,731,000



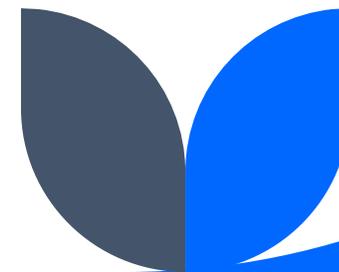
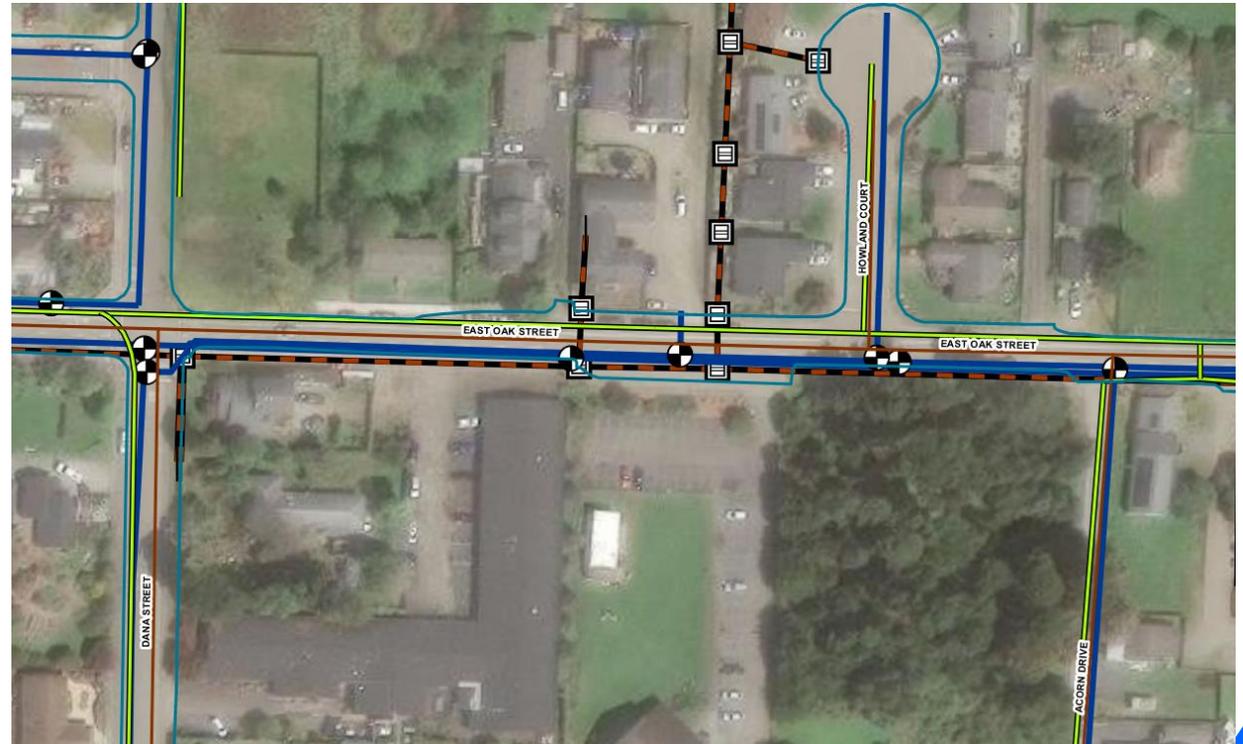
Design 2025/2026
Construct 2027/2028



- 2.2 Miles of improved pavement
- 46 new ADA-curb ramps
- 1,700 linear feet of replaced storm drain

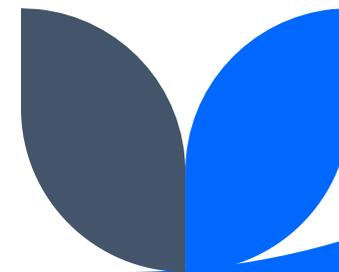
Oak Street: Four Project Elements

1. **Sewer Upsizing**
(Dennison → Sanderson)
2. **Water Valve Replacement (V-1)**
(Sanderson → Livingston)
3. **Storm Drain Replacement** (California Way → Sanderson)
4. **Pavement Rehabilitation**
(California Way → Jewett Street)



Oak Street ~ Costs

Project Component	Cost (Planning Level)	Funding Source
● Storm Drain Replacement California Way → Sanderson	Construction: TBD (est ~ \$1.2M)	● Street Funds
□ Sewer Upsizing Dennison → Sanderson (~2,000 LF)	~\$250,000 (enterprise-funded trench restoration)	□ Sewer Enterprise Fund
● Water Valve Replacement (V-1) Two 10" valves + one 18" valve	\$85,000 (2025 dollars)	● Water Enterprise Fund
● Pavement Rehabilitation Mill & overlay / FDR / R&R	\$12–\$30/sf depending on method	● Street Funds (if constructed)



Public Requests: Commercial Alleys

- Two alleys requested by businesses
- Both contain water & sewer utilities
- One has storm drain issues
- Proposed for 2026 LPP Competitive application



Scenario A: Oak Street Utilities + Pavement Alternates

Scope of Work

1. **Storm drain replacement**
(California Way → Sanderson)
2. **Sewer upsizing** (Dennison → Sanderson)
3. **Water valve replacements (V-1)**
4. **Pavement rehabilitation included in design as alternates**
 - a. Construct only if bids allow
 - b. Provides shovel-ready plans for 2026 LPP application

Pros

- Addresses the **highest safety risk** (failed storm drain)
- Coordinates sewer and water enterprise-funded work efficiently
- Avoids re-digging pavement later
- Pavement alternates provide **bid-time flexibility**
- Produces a **complete design package** for future grant competitiveness
- Keeps the project within **realistic funding limits**

Cons

- Pavement may need to be deferred if bids exceed available street funds
- Focuses all 2027 construction on Oak Street, leaving other LPP streets for future years
- Does not address alley requests (but positions them well for 2026 LPP application)

Scenario A – Planning-Level Cost Table

Cost Component	Amount	Notes
Storm Drain Replacement	\$1,200,000	Planning-level estimate based on prior budget allocation
Sewer Upsizing	\$250,000	Enterprise-funded trench restoration
Water Valve Replacement (V-1)	\$85,000	From WDSMP Preliminary Engineering Report
Subtotal – Construction	\$1,535,000	—
Design (12%)	\$184,200	Applied to construction subtotal
Construction Management (12%)	\$184,200	Applied to construction subtotal
Total Estimated Scenario A Cost	\$1,903,400	Planning-level estimate; subject to refinement during design



Scenario B: Other LPP Streets Only

Use available street funds to complete pavement rehabilitation on one or more of the previously prioritized LPP streets:

1. **South Harrison Street** (Walnut → Oak)
 - a. High need, but likely full-depth reconstruction
 - b. Expensive; may consume most or all available funds
2. **Walnut Street** (SR 1 → S. Whipple)
 - a. Thick mill & overlay / dig-outs
 - b. More affordable than South Harrison
3. **West Street** (Pine → Spruce)
 - a. Potential full-depth reconstruction
 - b. Moderate cost

When to choose this

If the Committee wants to **defer Oak Street entirely** and focus on “quick wins” in the Pavement Management Program List.

Pros

- Advances original 2027 LPP priorities
- Improves pavement condition on high-visibility corridors
- No dependency on utility work

Cons

- Leaves Oak Street storm drain failure unaddressed
- Does not resolve any utility deficiencies
- May reduce competitiveness of future LPP applications (Oak Street was the centerpiece)

Scenario C: Alley-Focused Year (No Work on Oak Street)

Use available street funds to reconstruct one or both commercial alleys:

1. **Alley N100E** (Alder ↔ Oak, Franklin ↔ McPherson)
 - a. Known storm drain issues
 - b. Contains water & sewer utilities
2. **Alleys N300D & N400D** (Pine ↔ Redwood, Main ↔ Franklin)
 - a. Water & sewer utilities present
 - b. High business access impact

When to choose this

If the Committee wants to **prioritize downtown business concerns** and push Oak Street to the 2026 LPP cycle.

Pros

- Responds directly to public/business requests
- Highly visible improvements in the downtown core
- Could be paired with a 2026 LPP application for Oak Street

Cons

- Does not address Oak Street safety issues
- Alley utility conflicts may increase cost
- Not aligned with original 2027 LPP priorities
- May not be the best use of limited funds

Scenario D: Deferred Oak Street + 2026 LPP Prep (No Construction in 2027)

Use 2027 funds only to:

1. **Design of Oak Street** (full utilities + pavement)
2. **Design of alleys** (if desired)
3. **Design of one additional LPP street**
4. **No construction in 2027**

When to choose this

If the Committee wants to **maximize competitiveness** for the 2026 LPP cycle and avoid committing to construction without full funding.

Pros

Produces shovel-ready plans for a strong 2026 LPP application

Avoids piecemeal construction

Allows time to secure additional funding

Reduces risk of cost overruns

Cons

No visible construction in 2027

Oak Street storm drain remains in poor condition

Public may perceive lack of progress

2027 Project Options – Summary Snapshot

Scenario	What It Includes	Key Purpose
A. Oak Street Utilities + Pavement Alternates (Staff Recommendation)	<ul style="list-style-type: none"> • Storm drain replacement • Sewer upsizing • Water valves (V-1) • Pavement included in design as alternates 	Address safety + coordinate utilities
B. Other LPP Streets Only	<ul style="list-style-type: none"> • Pavement rehab on South Harrison, Walnut, or West Street • No work on Oak Street 	Advance other LPP priorities
C. Alley-Focused Year	<ul style="list-style-type: none"> • Reconstruction of one or both commercial alleys • No work on Oak Street 	Respond to business requests
D. Design-Only Year (No Construction)	<ul style="list-style-type: none"> • Design Oak Street utilities + pavement • Optional alley or LPP street design • No 2027 construction 	Maximize 2026 LPP readiness

Provide Direction to City Council for Programming and Funding the Next Street Rehabilitation Project Location and Scope

Thank You



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Public Works