



CITY COUNCIL AGENDA

JANUARY 20, 2026

STAFF REPORT

CONSENT

ITEM NUMBER: 4.

TITLE

Notice of Completion for Rancho Del Mar Paving and Utility Improvements Project (TR24-0300)

RECOMMENDATION

Adopt a Resolution accepting the project as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing a Retention payment to Ghilotti Construction Company, Inc. in conjunction with the Rancho Del Mar Paving and Utility Improvements Project (TR24-0300).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer

Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The Rancho Del Mar Paving and Utility Improvements Project (TR24-0300; "Project") consisted of pavement rehabilitation by means of full depth replacement, asphalt rubber cape seal, water main replacement and reconnect, and sewer main cured in place lining throughout the eastern portions of the Rancho Del Mar neighborhood in the City of American Canyon. The Project completed curb ramp upgrades, sidewalk gap closures, micro milling, dig out repairs, full depth replacement of asphalt along Rio Del Mar, crack seal, cape seal, new signage and striping, replacement of water mains and services, and cured in place pipe lining on the existing sewer mains.

The City solicited competitive bids for the project and opened bids on December 4, 2024. Ghilotti Construction Company, Inc. (GCC) was determined to be the lowest responsible and responsive bidder, with a bid of \$5,997,715. On December 17, 2024, the City Council authorized the award of the construction contract and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (R2024-95).

On May 6, 2025, the City Council authorized amending the Capital Budget and increasing the project budget to cover the additional costs due to unforeseen conditions related to shallow existing utilities including gas and storm drain lines, and existing concrete driveway and sidewalk improvements (R2025-31).

GCC has completed the contract work, including Contract Change Order (CCO) Nos. 1 through 23, to the satisfaction of the Public Works Director, at a final contract cost of \$7,356,070.29. Staff

recommends the Council accept the work as complete, authorize the Public Works Director to file a Notice of Completion, and authorize the release of Retention payment to Ghilotti Construction Company, Inc.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The total approved project budget as of May 2025 (R2025-31) is \$8,621,000. The total construction contract amount including change orders is \$7,356,070.29.

Contract Item	Amount
Original Construction Contract	\$5,997,715
Change Order No. 1	\$50,261.64
Change Order No. 2	\$10,684.35
Change Order No. 3	\$440,684.10
Change Order No. 4	\$86,964.09
Change Order No. 5	\$4,857.55
Change Order No. 6	\$41,711.84
Change Order No. 7	\$17,965.33
Change Order No. 8	\$7,221.50
Change Order No. 9	\$2,166.45
Change Order No. 10	\$53,003.04
Change Order No. 11	\$85,489.60
Change Order No. 12	\$23,778.14
Change Order No. 13	\$117,024.35
Change Order No. 14	\$287,230.26
Change Order No. 15	\$44,679.72
Change Order No. 16	\$9,577.19
Change Order No. 17	\$19,573.31
Change Order No. 18	\$2,259.12
Change Order No. 19	\$15,479.80
Change Order No. 20	\$20,295.53
Change Order No. 21	\$13,509.76
Change Order No. 22	\$2,194.23
Change Order No. 23	\$1,742.39
Total Construction Contract	\$7,356,068.29

The change orders were primarily the result of unforeseen site conditions and additional scope that were not included in the original design. Due to the age of the existing infrastructure and the lack of reliable as-built information, numerous unexpected issues were encountered during construction. For example, the existing water main and service lines were over 70 years old and had not been

replaced since the subdivision was constructed in the 1950s.

As a result, the project scope was expanded to include replacement of the entire water service assembly from the main to the meter, installation of vertical offsets to avoid conflicts with existing utilities, and construction of sewer manholes to replace end-of-line lampholes for improved maintenance access. Additional concrete costs were also incurred due to conflicts with existing sidewalk and driveway improvements that impact and impede the proposed pavement rehabilitation efforts. Additionally, the pavement rehabilitation design along Rio Del Mar had to be modified to avoid conflicts with shallow utilities, including gas and storm drain lines.

The estimated total project cost including design, construction contract, materials testing services, in-house staff and project support, and miscellaneous expenses, is estimated at

Description	Amount
Design Contract (Bennett Engineering)	\$485,000*
Construction Contract (Ghilotti Construction Company)	\$7,356,068.29
Materials Testing Services	\$72,000*
Construction Inspection Services	\$5,000
In-house Staff and Project Support	\$149,424.65
Miscellaneous	\$29,174.60
Total Estimated Project Expenditure (rounded)	\$8,097,000

*Estimated amount to complete project closeout efforts

ENVIRONMENTAL REVIEW

15302 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 2 exemption of replacement or reconstruction of existing facilities of Section 15302 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

- [1. Resolution - Rancho Del Mar Paving and Utility Improvements Project](#)
- [2. Notice of Completion - ARPA Rancho Del Mar](#)