



City Council Special Staff Report

Subject: Notice of Completion - Bluffs Subdivision Road Reconstruction Phase 1 Project

Date: November 18, 2025

Submitted By: Rick Lawrence, Public Works Manager
Justin Nartker, Public Works Director

Department: Public Works

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving Change Order No. 1 to the Bluffs Subdivision Road Reconstruction Phase 1 Project and Authorizing the City Manager to Execute Change Order No. 1 with All Phase Construction, Inc.
- B. Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as the Bluffs Subdivision Road Reconstruction Phase 1 Project Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (All Phase Construction, Inc.).

Background:

On May 27, 2025, the City Council awarded the Bluffs Subdivision Road Reconstruction Phase 1 Project (No. 74200) to All Phase Construction, Inc. in the amount of \$1,391,363.48 with a 15% contingency (\$208,704.52), for a total not-to-exceed amount of \$1,600,068 (Resolution No. 2025-103). This project consists of the removal and replacement of aged and failing asphalt in the Bluffs Subdivision area (see Attachment 3 for a project location map).

Balancing Change Order No. 1

During construction, staff identified unsuitable base conditions that necessitated additional asphalt work, the uncovering of an additional manhole, and extra striping. These unforeseen conditions and the increased scope of work required adjustments to the original contract. Change Order No. 1 is being issued to account for the following additional work and associated costs:

- An additional 1 Lump Sum (LS) Fabric for Cracks was added to the project at \$825 per LS for a total additional amount of \$825.
- An additional Storm Drain (Manhole) was added to the project at \$2,200.
- 5 additional Survey Spikes were added to the project at \$1,175 per spike for a total additional amount of \$5,875.
- 224 additional linear feet (LF) of Detail 22 Thermo-plastic Crosswalk were added to the project at \$4 per LF for a total additional amount of \$896.

- 172 additional linear feet (LF) of Thermo-plastic Yellow Crosswalk were added to the project at \$8 per LF for a total additional amount of \$1,376.
- An additional 822.58 tons of Hot Mix Asphalt Overlay were added to the project at \$132.50 per ton for a total additional amount of \$108,991.85.

Staff recommends that the City Council approve Change Order No. 1 for a total change order amount of \$120,163.85. This brings the total project cost to \$1,511,527.33.

Notice of Completion

This project was completed on October 15, 2025. One (1) change order was issued for a total change order amount of \$120,163.85, increasing the project cost to \$1,511,527.33.

Staff recommends the City Council accept the public work known as the Bluffs Subdivision Road Reconstruction Phase 1 Project, accept the Notice of Completion, and authorize and direct the execution and recordation of the Notice of Completion on behalf of the City.

Fiscal Impact:

There is no direct fiscal impact associated with approving the Notice of Completion. Project costs were funded through appropriations under Project No. 74200 in the Road Maintenance and Rehabilitation Allocation Fund (Fund 205).

ATTACHMENTS:

1. [Resolution A - Change Order](#)
2. [Resolution B - Notice of Completion](#)
3. [Project Location Map](#)