

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: June 17, 2026

To: Mayor and Town Council
From: Alejandro Perez, Senior Civil Engineer
Subject: Dawn Way Conveyance Improvement Project

Recommendation to Council:

1. Approve the plans and specifications and award the construction contract to Cats4u, Inc. in the amount of \$972,146.00 for construction of the Dawn Way Conveyance Improvements Project, and authorize the Town Manager to execute said construction contract on behalf of the Town and any required construction change orders up to the authorized project budget; and
2. Approve a Professional Services Agreement with GHD, Inc. for Construction Management, Inspection and Materials Testing Services for the Dawn Way Conveyance Improvements Project in an amount not to exceed \$165,870.00 and authorize the Town Manager to execute said agreement on behalf of the Town and any contract amendments up to 20 percent of the original contract amount.

Strategic Plan Element:

The recommended action supports the goal of Infrastructure. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

Background:

Significant flooding at the Old Redwood Highway and Dawn Way intersection occurs during intense storm events. The flooding affects several residential properties and mitigating this flooding is a priority in the Fiscal Year 2023-28 Capital Improvement Program.

On November 5, 2025, Town Council approved Amendment No. 4 to the Professional Services Agreement with GHD, Inc. for the Dawn Way Drainage Conveyance Improvements Project. Amendment No. 4 finalized the design, permitting, utility coordination and right of way actions necessary to prepare the project for construction. The project is now fully designed and Town staff have proceeded with bidding and consultant selection for construction phase services.

The project was presented to the Town Council at the December 3, 2025 Town Council meeting. The project includes construction of a new culvert crossing beneath Old Redwood Highway at Dawn Way, replacement of a failing corrugated metal pipe beneath an existing driveway, roadway paving, and frontage improvements including new sidewalk, curb and gutter improvements adjacent to 9740 Old Redwood Highway at the northeast end of the project area. The Old Redwood Highway Corridor Enhancement Plan and the recently adopted Active Transportation Plan identify sidewalk improvements in this area, and this segment is consistent with those planned improvements. These improvements are intended to alleviate frequent flooding in the project area.

A Notice to Contractors soliciting construction bids was issued by Public Works on April 26, 2026. The

Notice was advertised in the Press Democrat and added to the Town website.

On April 23, 2026, a Request for Proposals for Construction Management services for the project was issued and posted on the Town website.

Discussion:

On May 26, 2026, a bid opening was held for the project. Three bids were received, and the base bid price ranged from \$972,146.00 to \$1,135,472.00 (Bid Summary Attached). Cats4u, Inc. submitted the lowest responsible bid of \$972,146.00, which is approximately 2.6% higher than the Engineer's Estimate of \$947,750.00. The total amount of the proposed construction contract with Cats4u, Inc. is therefore \$972,146.00.

Effective delivery of the Project will require construction management, inspection, and materials testing services to ensure the work is completed in accordance with the approved plans and specifications. These services are necessary to protect the Town's investment and ensure a safe, durable and compliant finished project.

On May 21, 2026, the Town received three proposals for Construction Management, Inspection and Materials Testing Services for the project. Following a qualifications-based evaluation, in which cost estimates are not revealed until after selection, staff recommends that GHD, Inc. be selected to provide services for construction management of the project. GHD, Inc. has a thorough understanding of the project and their proposed fee of \$165,870.00 was deemed fair and reasonable.

The current project schedule anticipates contract execution and issuance of the Notice to Proceed in late June or early July 2026. Construction is anticipated to begin on July 15, 2026, with substantial completion expected in October 2026, ahead of the October 15 environmental work window deadline.

The proposed project is 100 percent funded through the Drainage Mitigation Fund. The purpose of the Drainage Mitigation Fund is to provide for construction of drainage facilities to mitigate cumulative drainage impacts arising from new development. Revenues are derived from development impact fees. Drainage improvements required to mitigate drainage impacts or provide necessary drainage facilities for a specific project are funded by that development directly, outside the Drainage Mitigation Fund.

Fiscal Impact:

Sufficient appropriations for the proposed project are included in the adopted Fiscal Year 2025-26 Drainage Mitigation Fund budget. The total project cost of \$1,138,016 is within the adopted appropriation of \$1,435,000. No additional funding is required at this time, and no General Fund dollars are proposed to be used for this project.

Environmental Review:

The project is exempt from CEQA in accordance with Public Resources Code Section 21080.21 because the project involves installation of a new pipeline, less than one mile long, within a public street or public right of way. Additionally, the project is exempt from CEQA in accordance with section 15303 because it consists of the construction of a limited amount of new street improvements.

Attachment(s):

1. CA Major_Cats 4 U_Dawn Way Conveyance Imp
2. Bid Summary Dawn Way
3. PSA GHD CM for Dawn Way Conveyance

Prepared by:
Brendan Barrett
Engineer II

Reviewed by:
Alejandro Perez
Senior Civil Engineer

Carl Euphrat
Deputy Director of Engineering

Shannon Cotulla
Public Works Director/Town Engineer

Approved by:
Jon Davis
Town Manager