



CITY OF ALBANY CITY COUNCIL AGENDA STAFF REPORT

Agenda Date: October 6, 2025
Reviewed by: NA

SUBJECT: Annual Sewer Rehabilitation Program (CIP No. 32000)
Brighton Avenue Sewer Rehabilitation Project: Authorization to Bid
Contract No. C25-43

REPORT BY: James Cirelli, Associate Engineer
Allison Carrillo, CIP Program Manager
Devora Zauderer, Program Manager
Mark Hurley, Public Works Director/City Engineer

SUMMARY

The action before the City Council is authorize a Call for Bids for construction of the Brighton Avenue Sewer Rehabilitation Project (Project). The Project is planned, designed, and constructed as part of the Annual Sewer Rehabilitation Program (CIP No. 32000).

STAFF RECOMMENDATION

That the Council adopt Resolution No. 2025-64, authorizing the City Manager to approve a Call for Bids for the Brighton Avenue Sewer Rehabilitation Project (Contract No. C25-43).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project is Categorically Exempt from CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing sewer with negligible expansion of use.

BACKGROUND

The City of Albany owns and maintains approximately 34 miles of sewer main and 14 miles of lower laterals. Sewer mains that have not yet been replaced or rehabilitated are predominantly made of vitrified clay with cement mortar joints. Most remaining clay pipes in Albany's system are over 60 years old and are in a deteriorated condition. These defects increase the risk of major structural failures and allow root intrusion to extend through the openings which increases the risk of a blockage and sewer overflows.

Older sewer systems also experience excessive amounts of wet weather sanitary flows caused by the infiltration of stormwater and groundwater into the cracked sewer pipes and aging brick

manholes which would otherwise be conveyed through the storm drain system. This influx of water can overwhelm the treatment plants that clean wastewater, causing partially treated wastewater to be released into the San Francisco Bay.

In 2014, the City of Albany, along with seven other East Bay cities and agencies, entered into a Consent Decree agreement with the US Environmental Protection Agency (EPA), et. al, which requires the City of Albany to perform significant sewer rehabilitation work with an aim to reduce infiltration.

As of June 30, 2022, the City has rehabilitated approximately 6900 linear feet of sewer main and is currently in compliance with the Consent Decree through the end of the last Fiscal Year ending on June 30, 2025. The Brighton Avenue Sewer Rehabilitation Project under consideration in this staff report, along with a 2026 Sewer Rehabilitation Project anticipated to complete design this winter, will continue maintain continued compliance with the City's rehabilitation requirements.

DISCUSSION

The Brighton Avenue sewershed is one of the remaining area-wide unrehabilitated clay pipe systems within the City of Albany and consists of two collection mains:

- An easement collector that runs east-west from Evelyn Avenue to San Pablo Avenue. This sewer is located mid-block between Brighton Avenue and Cerrito Creek, and crosses private properties. The easement sewer lacks a formally recorded easements and is located below or immediately adjacent to buildings, including several apartment complexes.
- A sewer main within the Brighton Avenue between Evelyn Avenue and San Pablo Avenue.

The proposed project is part of the City's Annual Sanitary Sewer Rehabilitation Program (CIP No. 32000) and includes rehabilitation of sewer mains that run through existing roadways and sidewalks, abandonment of City sewer mains in private property, and appurtenant work to reconnect these properties to the relocated sewer mains. Limits of work can be found in the attached project location map (Attachment 2).

Planning efforts on the Project initially began in the early 2010s but were temporarily halted during the initial decade of the Consent Decree as the City focused on meeting highly prescriptive annual rehabilitation quantities. After several years of work to expedite sewer rehabilitation, the City built sufficient buffer in the Consent Decree rehabilitation quantities to resume work on this Project in 2023.

To mitigate major maintenance and ongoing liability risks associated with having a City owned sewer below buildings, the project intends to fully remove the City's sewer main from within private property by relocating the flows from the easement sewer main to Brighton Avenue. This approach will require the deepening of the sewer main on Brighton Avenue. However, re-routing of the sewer will remove the ongoing risk of City owned sewer main failures near

or under apartment complexes and residential buildings, improve maintenance access, and reduce the amount of City owned mainline.

This Project is complicated by the interface with private buildings which are connected directly into the easement main from within private property. To abandon the easement main, these connections will need to be redirected to the new sewers within the City's right-of-way. Staff have been coordinating with property owners with this condition over the past year and are continuing to work with these property owners to complete plumbing and building sewer work within private properties in advance so as to simplify delivery of the Project.

The project consists of replacement of 3,183 feet of 6-inch and 8-inch sewer mains with 12-inch sewer mains by open cut excavation and abandonment of 1,186 feet of existing 6-inch clay pipe, including the replacement of 15 sanitary manholes, and rehabilitation of approximately 3,000 feet of 4-inch and 6-inch lower laterals.

The following are the anticipated key dates through the bidding period:

- October 6, 2025: Council Authorization
- October 20, 2025: Notice ready to Newspaper
- November 3, 2025: 1st publication of Notice
- November 10, 2025: 2nd publication of Notice
- December 17, 2025: Bid Opening

ENVIRONMENTAL CLEARANCE

The project is Categorically Exempt from CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing sewer with negligible expansion of use.

SUSTAINABILITY CONSIDERATIONS

The rehabilitation of sanitary sewer mains, manholes and laterals prevents sanitary sewer overflows (SSOs). SSOs can reach storm drains and the San Francisco Bay causing unhealthy bacteria and pollutant levels. Working to keep the City's sewer system in good condition prevents contamination of clean water and protects surrounding environment from unnecessary impact. Preventing SSOs is a requirement of the Consent Decree.

CITY COUNCIL STRATEGIC PLAN INITIATIVES

The City's Annual Sewer Rehabilitation Program (CIP No. 32000) serves as one of the core ongoing capital management & renewal programs for the City of Albany, formalizing annual investment into preserving and renewing this important infrastructure system. The Program supports Goal 3 and Goal 6 of the City Council's Strategic Plan.

Goal 3: Promote Streets that Support Safety, Transportation, and Mobility Options

Timely rehabilitation of sewer systems reduces the risk of overflows within the City of Albany system, thereby decreasing the risk of local releases of sewage onto streets and sidewalks used for transportation. Timely rehabilitation reduces hazards to vehicular and pedestrian traffic by reducing subsurface deterioration of the City's pavement.

Goal 6: Increase Public Health, Safety, and Resiliency

Projects under the Program are planned, designed, and constructed with the intention to reduce infiltration and inflow from external sources into the City's sewer system, which if left unaddressed, can overwhelm downstream treatment plants that clean wastewater before release into the San Francisco Bay.

FINANCIAL CONSIDERATIONS

The Annual Sewer Rehabilitation Program (CIP No. 32000) is budgeted within the Capital Improvement Program to formalize annual investment into rehabilitation and renewal of the City's sanitary sewer infrastructure.

The following are the estimated costs of construction for the Brighton Avenue Sewer Rehabilitation Project:

Construction	\$ 4,000,000
Construction Mgmt./Inspection	\$ 400,000
Materials Testing	\$ 20,000
Contingency	<u>\$ 400,000</u>
Total Estimated Cost	\$ 4,820,000

As of August 25, 2025, approximately \$1.07 million of the \$10.5 million Annual Sewer Rehabilitation Program budget for FY25-FY27 has been expended or encumbered into active contracts. The Project recommended for bid is expected to utilize existing appropriations for the Program.

Attachments

1. Resolution No. 2025-64
2. Location Map

RESOLUTION NO. 2025-64

**A RESOLUTION OF THE ALBANY CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO APPROVE A CALL FOR BIDS FOR
THE BRIGHTON AVENUE SEWER REHABILITATION PROJECT
(CONTRACT NO. C25-43) AS PART OF THE ANNUAL SEWER
REHABILITATION PROGRAM (CIP NO. 32000)**

WHEREAS, the City of Albany is required by US EPA (Environmental Protection Agency) Consent Decree to rehabilitate its aging sanitary sewer system; and

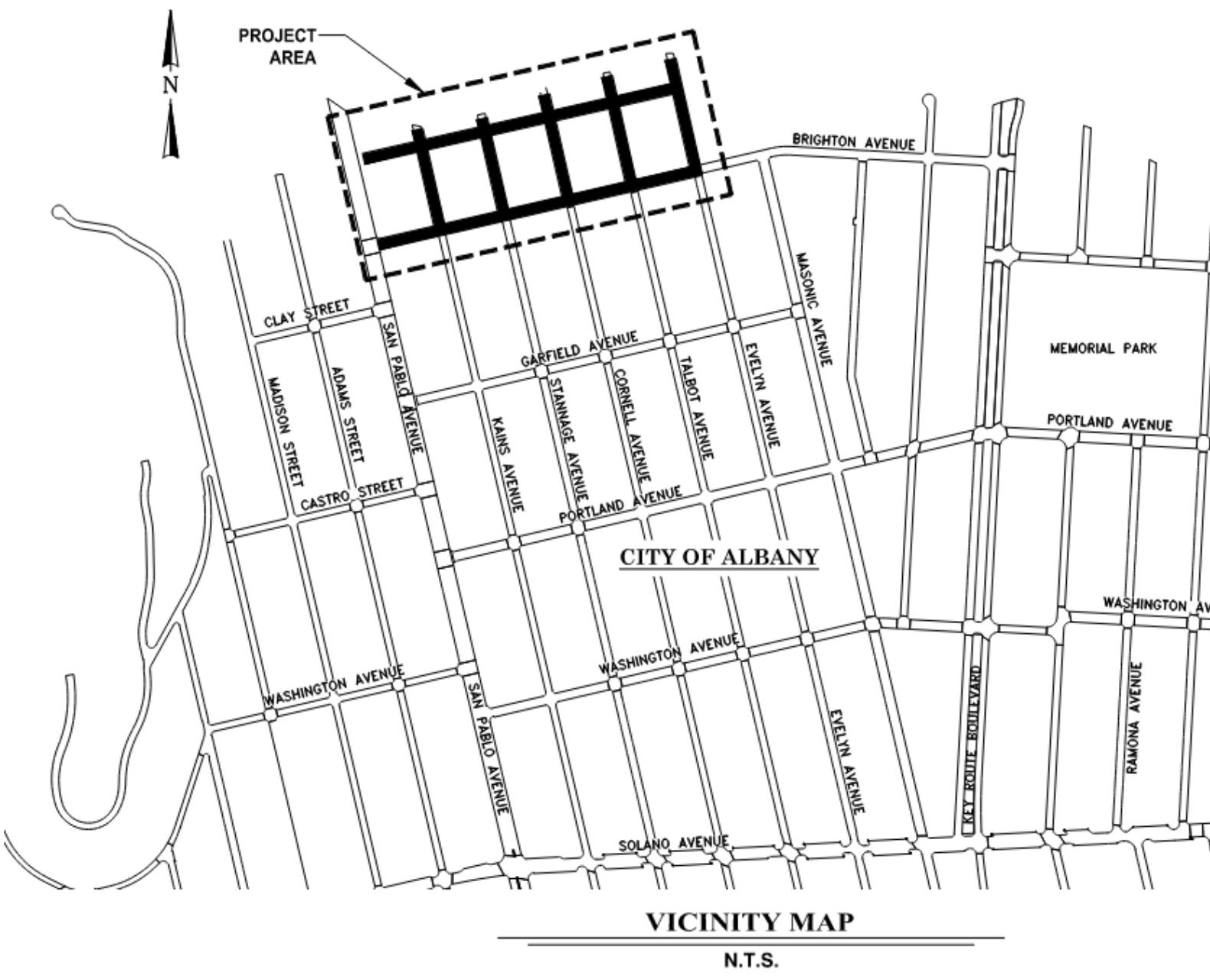
WHEREAS, the City of Albany's Capital Improvement Plan includes the Annual Sanitary Sewer Rehabilitation Program (CIP No. 32000), designed and budgeted to implement the requirements of the Consent Decree and invest into renewal of Albany's sanitary sewer system on an annual basis; and

WHEREAS, the City has prepared the bid and contract documents necessary to call for bids for the Brighton Avenue Sewer Rehabilitation Project (Contract No. C25-43); and

WHEREAS, the project consists of the rehabilitation of an existing sewerage facility to meet current standards of public health and safety and is determined to be categorically exempt under CEQA (California Environmental Quality Act).

NOW, THEREFORE, BE IT RESOLVED, that the Albany City Council hereby authorizes the City Manager to approve a Call for Bids for the Brighton Avenue Sewer Rehabilitation Project (Contract No. C25-43).

ROBIN D. LÓPEZ, MAYOR



PROJECT LOCATION MAP