



## **CITY OF ALBANY CITY COUNCIL AGENDA STAFF REPORT**

Agenda Date: December 15, 2025

Reviewed by: NA

**SUBJECT:** Annual Street Rehabilitation Program (CIP No. 21000) – 2025 Buchanan Street Repair Project (C25-05) Project Completion

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

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### **SUMMARY**

Construction of the 2025 Buchanan Street Repair Project is complete. Staff recommends that Council authorize the City Manager to approve the final contract change order (CCO) to Contract No. C25-05 with McGuire and Hester, accept the construction, and file the Notice of Completion. The change order recommended for approval is proposed to be funded within the Annual Street Rehabilitation Program (CIP No. 21000) budget, and an additional appropriation of funds from Alameda County Transportation Commission (Alameda CTC) Measure B fund balance is recommended, to assist with compliance with timely use of funds requirements for this funding source.

### **STAFF RECOMMENDATION**

That the Council adopt Resolution No. 2025-78, authorizing the City Manager to:

1. Approve contract change order (CCO) #1 to Contract No. C25-05 in the amount of \$101,876.55;
2. Appropriate \$135,457 from Alameda County Transportation Commission (Alameda CTC) Measure B Local Streets and Roads Funds and \$18,831 from Alameda CTC Measure B Bicycle & Pedestrian Funds to the Annual Street Rehabilitation Program (CIP No. 21000);
3. Accept the improvements completed in Contract No. C25-05; and
4. File the Notice of Completion with the County Recorder's Office.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

This 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 streets and pedestrian crossings.

## **BACKGROUND**

The City of Albany currently maintains approximately 30 centerline miles of roads representing over five million square feet of pavement. In November 2020, Council approved the five-year Capital Improvement Plan (CIP; Resolution No. 2020-108); this included the Annual Street Rehabilitation Program (CIP No. 21000), which was established in order to formalize the City's annual investment into pavement management and maintaining existing City assets and facilities.

The City's Annual Street Rehabilitation Program (Program) consists of various categories of treatments, including pavement rehabilitation, maintenance treatments, and pothole repairs. Pavement maintenance and repair projects, like the 2025 Buchanan Street Repair Project, are short-term pavement repairs that are intended to supplement a more extensive and costly full street rehabilitation.

Buchanan Street is an arterial and truck route that serves as the City's primary connection to Interstate 80 and the greater San Francisco Bay Area. Buchanan Street was last rehabilitated in 2003; staff observed accelerated deterioration of pavement in late 2024 and began scoping a pavement repair project aimed at the 2025 paving season.

Project scope at time of bid consisted of:

- Removal of existing traffic striping and pavement markings
- Approximately 2,700 square yards of 4-inch thickness pavement repair located at Buchanan Street and Marin Avenue
- Approximately 870 square yards of 4-inch thickness pavement repair located at Eastshore Highway near the entrance to the Toyota of Berkeley and Target lots
- Replacement of traffic striping and pavement markings with the existing configuration, except for replacing 4-inch wide traffic striping with 6-inch wide traffic striping per current MUTCD (Manual on Uniform Traffic Control Devices) standard

On May 5, 2025, the City Council awarded Contract No. C25-05 in the amount of \$401,281.00 to McGuire and Hester to construct the 2025 Buchanan Street Repair Project.

## **DISCUSSION**

Construction of the 2025 Buchanan Street Project was completed in August 2025. The limits of the pavement repair were extended past the original scoped amount to capture and repair the additional damaged pavement caused by wear over the remainder of the rainy season. The area of pavement repair was increased from approximately 3,600 square yards to approximately 4,500 square yards, a 25% increase. The additional repair also impacted additional traffic loops near the intersection of Buchanan Street and San Pablo Avenue and the intersection of Eastshore Highway and the entrance to the Target shopping center.

The Contractor completed work in Contract No. C25-05, including:

- Repairs to 4,520 square yards of pavement base failure;
- Replacement of traffic pavement striping and markings;
- Replacement of traffic detector loops in the project area.

Included in this report is CCO #1, which includes quantity adjustments for an additional 914 square yards of pavement repairs due to the extent of pavement condition requiring repair prior to construction, as well as replacement of additional traffic detector loops and traffic striping completed for this project. CCO #1 includes all necessary project adjustments and final quantities.

The total additional amount requested in CCO #1 to close out Contract No. C25-05 is \$101,876.55, for a final contract amount of \$503,157.55.

### **ENVIRONMENTAL CLEARANCE**

This 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 streets and pedestrian crossings.

### **SUSTAINABILITY CONSIDERATIONS**

The pavement repair work on this project will maintain the City’s roadway network in good condition, which will help to avoid the need for more extensive and environmentally impactful street rehabilitation. The project scope also includes refreshing striping along a section of the City’s Bicycle Network and Pedestrian Priority Network, promoting non-motorized travel and reducing greenhouse gas emissions.

### **CITY COUNCIL STRATEGIC PLAN INITIATIVES**

#### **Goal 3: Promote Streets that Support Safety & Transportation Mobility Options**

The City’s Local Roadway Safety Plan in connectivity with the Active Transportation Plan (ATP) help guide transportation and mobility enhancement projects within the City. Buchanan Street serves as an important truck route for the City of Albany as well as the City’s primary connection to the Albany Bulb and Interstate 80, which connects the City with the greater San Francisco Bay Area. Improving pavement quality and repairing potholes on Buchanan Street serves to increase safety on the street for all users.

### **FINANCIAL CONSIDERATIONS**

The budget for the first three years of the City’s Annual Street Rehabilitation (Streets) Program (CIP No. 21000) was appropriated by Council as part of the City’s FY25-FY29 Capital Improvement Plan as adopted on July 7, 2025 (Resolution No. 2025-52). This budget reflects the City’s commitment to investing annually in maintaining and improving the City’s public right-of-way.

The following table details the total current appropriated budget and funding sources for the Streets Program (CIP No. 21000):

<b><u>Funding Sources</u></b>	<b><u>Budget FY25-FY27</u></b>
1101 – Meas B LSR	\$235,893
1104 – VRF	\$65,000
1201 – Meas BB LSR (ACTC)	\$1,584,000
2006 – Meas F Street & Storm	\$1,305,000
2009 – State SB-1/RMRA	\$500,000
1405 – CDBG	\$25,898
<b>Appropriations:</b>	<b>\$3,715,791</b>

As of December 12, 2025, approximately \$1.8 million has been expended or encumbered of the \$3.7 million budget.

Costs for the 2025 Pavement Maintenance and Repair Project, including soft costs, are reflected in Attachment 4: Project Budget Summary. The following table details the specific project expenditures for Contract No. C25-05 including the proposed CCO#1.

<b>Contract No. C25-05 Budget</b>	<b>Amount</b>
C25-05 Base Contract	\$401,281.00
CCO #1 (Additional Repair and True Up)	\$101,876.55
<b>Total Cost</b>	<b>\$503,157.55</b>

While the currently appropriated Streets Program budget is sufficient to support the change order recommended for approval in this report, budget appropriations in the amount of \$135,457 from Alameda CTC Measure B Local Streets and Roads (Fund 1101) and \$18,831 from Alameda CTC Measure B Bicycle & Pedestrian (Fund 1102) are recommended at this time. Measure B sunsetted in 2022 and timely use of funds policies require that all Measure B funds be expended by June 30, 2026. The recommended appropriations will authorize expenditure of the remaining funds on appropriate program needs.

#### **Attachments**

1. Resolution No. 2025-78
2. C25-05 Contract Change Order #1
3. Notice of Completion
4. Project Budget Summary

**A RESOLUTION OF THE ALBANY CITY COUNCIL AUTHORIZING  
THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 TO  
CONTRACT NO. C25-05, APPROPRIATING FUNDS FROM ALAMEDA COUNTY  
TRANSPORTATION COMMISSION MEASURE B FUNDS, ACCEPT  
THE IMPROVEMENTS COMPLETED UNDER CONTRACT NO. C25-05  
FOR THE 2025 BUCHANAN STREET REPAIR PROJECT (CIP NO. 21000), AND  
AUTHORIZING STAFF TO FILE THE NOTICE OF COMPLETION**

**WHEREAS**, the project is now complete and a Notice of Completion is required to be filed with the County Recorder's Office; and

**WHEREAS**, Alameda CTC Measure B collection expired in 2022, and timely use of funds policies require that all Measure B Direct Local Distribution fund balances be spent by June 30, 2026.

**NOW, THEREFORE, BE IT RESOLVED,** that the Albany City Council hereby authorizes the City Manager to execute Change Order #1 to Contract No. C25-05 in the amount of \$101,876.55; and

**BE IT FURTHER RESOLVED**, that the Albany City Council hereby appropriates \$135,457 from Alameda CTC Measure B Local Streets and Roads funds and \$18,831 from Alameda CTC Measure B Bicycle & Pedestrian funds to the Annual Street Rehabilitation Program (CIP No. 21000); and

**BE IT FURTHER RESOLVED**, that the Albany City Council hereby accept the improvements completed in Contract No. C25-05 and file the Notice of Completion with the Alameda County Recorder's Office.

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ROBIN D. LÓPEZ, MAYOR



CITY OF ALBANY  
PUBLIC WORKS DEPARTMENT  
1000 SAN PABLO AVENUE  
ALBANY, CA 94706

**CONTRACT CHANGE ORDER No. 1**

**CONTRACT:** 2025 Buchanan Street Repair Project  
**Contract No. C25-05**

Page 1 of 2

11/24/2025

**CONTRACTOR:** McGuire and Hester

*You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on your contract.*

***DESCRIPTION OF WORK***

*Closeout change order including extra work for additional pavement repair area; additional traffic detector loop replacement; additional traffic striping and markings; and final quantity adjustments.*

Contractor will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified.

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising out of or related to the subject of this Change Order and acknowledges that the compensation (time and cost) set forth herein comprises the total compensation due for the work or change defined in the Change Order, including all impact on any unchanged work. By signing this Change Order, the Contractor acknowledges and agrees that the stipulated compensation includes payment for all Work contained in the Change Order, plus all payment for any acceleration or interruption of schedules, extended overhead costs, delay, and all impact or cumulative impact on all Work under this Contract. The Contractor hereby releases and agrees to waive all rights, without exception or reservation of any kind whatsoever, to file any further claim or request for equitable adjustment of any type, for any reasonably foreseeable cause that shall arise out of, or as a result of, this Change Order and/or its impact on the remainder of the Work under the Contract.

In consideration of the change(s) described above, the Contract Time is adjusted as follows: the Contract Time will be unchanged.

Except as amended by this Change Order, all other provisions of the Contract remain in full force and effect and shall govern the actions of the parties under this Change Order. From and after the date of this Change Order, whenever the term "Contract" appears in the Contract, it shall mean the Contract as amended by this Change Order.

**STATEMENT OF ACCOUNT**

Original Contract Price:	\$401,281.00
Previous Change Orders	\$0.00
Total to date	\$401,281.00
<b>This Change Order</b>	<b>\$101,876.55</b>
Revised Contract Price	\$503,157.55
Contract Price Change	+25.4%

*[Signatures are on the following page]*



CITY OF ALBANY  
PUBLIC WORKS DEPARTMENT  
1000 SAN PABLO AVENUE  
ALBANY, CA 94706

**CONTRACT CHANGE ORDER No. 1**

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**Contractor:**

Date Accepted: December 9, 2025

By: James Alderman SPM

**City of Albany:**

Date Approved: \_\_\_\_\_

By: \_\_\_\_\_  
Nicole Almaguer, City Manager

**NOTE:** *This change order is not effective until approved by the City Manager*



Recorded at the request of:  
CITY OF ALBANY

When Recorded, Mail to:  
City Clerk  
City of Albany  
1000 San Pablo Avenue  
Albany, CA 94706

(Space Above for Recorder's Use)

## NOTICE OF COMPLETION AND ACCEPTANCE OF PUBLIC WORK

Notice is hereby given by the City of Albany, a municipal corporation, located in Alameda County, State of California, with its principal offices at City Hall, 1000 San Pablo Avenue, Albany, CA 94706, of the following:

That it has caused the construction and installation of the following described public work upon the following described real property; and the furnishing of all labor, materials, methods or processes, implements, tools, machinery, equipment, transportation, and services necessary to accomplish same, to wit:

**Contract No. C25-05, 2025 Buchanan Street Repair Project**, including, but not limited to, approximately 4,500 square yards of pavement repair located at Buchanan Street, Marin Avenue, and Eastshore Highway, restoration of traffic striping and markings, and traffic detection loop restoration within project limits.

That the said City of Albany is in possession of said real property and owns a fee simple estate or an easement for public use therein.

That said work was done in accordance with plans and specifications therefore approved and adopted by said City of Albany, and said work was done pursuant to a public works contract dated May 6, 2025, duly awarded by said City of Albany to McGuire and Hester, 9009 Railroad Avenue, Oakland, CA 94603, and was accepted by the City Council of the City of Albany as complete on December 15, 2025.

That the undersigned certifies that he is authorized to and does make this verification on behalf of the City of Albany; that he has read the foregoing notice and knows the contents thereof; and that the undersigned declares under penalty of perjury that the foregoing is true and correct to the best of his knowledge.

Executed on \_\_\_\_\_, at Albany, California.

CITY OF ALBANY  
A Municipal Corporation

By:

\_\_\_\_\_  
Mark Hurley  
Public Works Director  
City of Albany

**PROJECT BUDGET SUMMARY**  
**2025 PAVEMENT MAINTENANCE AND REPAIR PROJECT (CIP NO. 21000)**

**Project Budget**

• Fund 1101 Measure B Local Streets & Roads*	\$	272,000.00
• Fund 1201 Measure BB Local Streets & Roads	\$	263,000.00
<b>Total Approved Budget</b>	<b>\$</b>	<b>535,000.00</b>

**Project Expenses**

*Advertising – BPXpress*

• Plan Room Hosting	\$	184.00
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*Advertising – Adtaxi | Bay Area News Group*

• West Bay Times Publications	\$	1,107.74
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*Construction Management – Zoon (Contract No. C25-25)*

• Original Contract	\$	24,930.00
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<b>Final CM Contract Cost</b>	<b>\$</b>	<b>24,930.00</b>
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*Construction – McGuire and Hester (Contract No. C25-05)*

• Original Contract	\$	401,281.00
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• Contract Change Order #1	\$	101,876.55
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<b>Final Construction Contract Cost</b>	<b>\$</b>	<b>503,157.55</b>
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<b>Total Project Cost</b>	<b>\$</b>	<b>529,379.29</b>
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*\*Includes appropriation recommended for 12/15/25 Council action.*