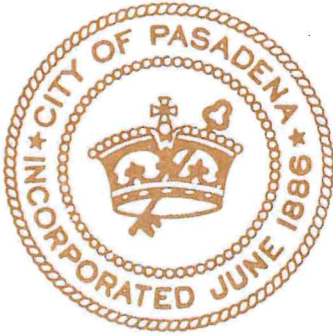




Agenda Report

November 24, 2025

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: **AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CJ CONCRETE CONSTRUCTION, INC. FOR ANNUAL ADA CITYWIDE SIDEWALK IMPROVEMENTS AND MISCELLANEOUS SIDEWALK REPAIR PROGRAM FISCAL YEAR 2026 FOR AN AMOUNT NOT-TO-EXCEED \$1,000,000**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1, Existing Facilities; and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and
2. Authorize the City Manager to enter into a contract as a result of the competitive bid process, as specified by Section 4.08.045 of the Pasadena Municipal Code, with CJ Concrete Construction, Inc. for the Annual ADA Citywide Sidewalk Improvements and Miscellaneous Sidewalk Repair Program FY 2026 for an amount not-to-exceed \$1,000,000 which includes the base contract amount of \$744,500 and a contingency of \$255,500 to provide for additional scope and any necessary change orders.

BACKGROUND:

The project provides for annual concrete sidewalk improvements citywide. It was created and initially funded in FY 2016 as the result of the sidewalk inventory list generated in 2015 where nearly 1.1 million square feet of damaged sidewalk covering over 18,000 locations were identified. The sidewalk locations are prioritized based on the City's Accessibility and Disability Commission's criteria such as highest vertical deviation, pedestrian usage, high traffic volume streets, and ADA-related citizen complaints. Since its creation in FY 2016,

the Annual ADA Sidewalk Improvement Program has appropriated a total of \$11.5 million of General Fund, replacing approximately 898,000 square feet of damaged sidewalk. The Citywide Sidewalk Repair Project will address sidewalk, curb and gutter deficiencies throughout Pasadena. The contract includes the removal and replacement of approximately 55,000 square feet of sidewalk at 461 locations citywide. The scope of work also includes the replacement of curb and gutter segments where needed to improve stormwater flow.

Attachment A provides a map of the citywide general-funded repair locations included in this contract. Attachment B provides an overview of where work is planned for both this citywide general-funded contract and the companion Community Development Block Grant (CDBG) funded contract. Of the 461 citywide locations, 127 are situated within CDBG eligible neighborhoods. When combined with the 206 locations included in the CDBG contract, a total of 667 sidewalk repair locations will be addressed across the City, with 333 (50%) of those locations located within the CDBG eligible area. The citywide general-funded contract locations are proportionally distributed by area inside and outside of the CDBG benefit service areas.

Additionally, this contract includes repair of sidewalk locations paid for by adjacent property owners, as required by Chapter 12.04 of the Pasadena Municipal Code. Under that ordinance, repair of damaged sidewalk is the responsibility of the adjacent property owner, and this requirement is triggered when a building permit for improvements valued at over \$20,000 is obtained by the adjacent property owner. Approximately 175 locations are planned for repair under this component of the project. This portion of work will be paid for with private capital.

The Department of Public Works prepared plans and specifications for the subject contract. Bids were requested and received in accordance with Section 4.08.070 of the Pasadena Municipal Code. On September 23, 2025, a Notice of Inviting Bids for the Annual Citywide/Miscellaneous Sidewalk Improvement Program FY 2026 was published in 22 trade journals, as well as posted on OpenGov Procurement. The posting generated notices to all vendors who had previously registered with the City for this particular commodity class. A total of 39 vendors downloaded the contract documents, one was local. Five bids were received by the bid opening date, none were local.

Following advertising, bids were received on October 7, 2025, and are as follows:

Bidder	Base Bid Amount (\$)
1. CJ Concrete Construction, Inc., Santa Fe Springs, CA	\$ 744,500
2. NPL Construction Co., Eastvale, CA	\$ 840,000
3. FS Contractors, Inc., Sylmar, CA	\$ 861,250
4. Pavement Rehab Company, Yorba Linda, CA	\$ 973,250
5. Hardy & Harper, Inc., Lake Forest, CA	\$1,478,350
Engineer's Estimate	\$1,046,500

The lowest bid received is 29 percent lower than the Engineer's Estimate.

It is recommended that CJ Concrete Construction, Inc. be awarded the contract for this project as they are the lowest and best bidder. The proposed contract with CJ Concrete Construction, Inc. fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by City Council on December 14, 2014. The contractor has indicated that the awarding of this contract will result in no new hires to the present workforce. In accordance with the Local Preference provisions of the contract, the contractor is encouraged to recruit Pasadena residents initially and to give them preference, if all other factors are equal, for any new positions generated from this contract.

CJ Concrete Construction, Inc. has performed satisfactory work as a contractor for the City on six prior sidewalk improvement projects totaling \$8.5 million over the last four years. Staff has confirmed the contractor's license and verified that their Department of Industrial Relations status is in good standing. The contractor received favorable reference checks from other agencies.

The contract for this project will be set as follows:

Bid Amount	\$ 744,500
<u>Contingency Allowance</u>	<u>\$ 255,500</u>
Contract Not-to-Exceed Amount	\$1,000,000

A higher-than-usual contingency of 34.3 percent is being recommended for this contract to ensure full utilization of the budgeted funds to take advantage of significantly lower than expected unit costs and to address any unforeseen conditions. The low bid for standard 4-inch sidewalk removal and replacement was bid at \$11.50 per square foot, compared to \$14.00 per square foot under the last Annual Citywide and Miscellaneous Sidewalk Improvement Program contract awarded in November 2024. This unexpected reduction in unit pricing allows the Department to complete a greater quantity of work with the same level of funding. The contractor, who has successfully delivered the City's annual sidewalk projects in prior years, indicated that increased competition among building contractors entering the civil concrete market, possibly due to a perceived slowdown in other markets, has contributed to the reduced bid prices. Given this market condition, allocating a larger contingency enables the City to capitalize on these unusually competitive prices and maximize the amount of sidewalk replacement performed under this contract. CJ Concrete Construction, Inc. has confirmed that they would hold their bid unit prices for the projected increase in volume. Construction is anticipated to begin in early March 2026.

If approved with the recommended contingency, staff anticipates that approximately 100 additional sidewalk locations would be constructed under this contract. These added locations would be focused within the CDBG Benefit Service Area to make the most effective use of the competitive unit prices and available funding.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goals to improve, maintain, and enhance public facilities and infrastructure, while advancing mobility and accessibility citywide. It also

supports the Mobility Element Policy 2.7 of the General Plan by promoting improvements for pedestrians to support vibrant and active streets throughout the community.

ENVIRONMENTAL ANALYSIS:

The contract award has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, Existing Facilities. Class 1 consists of minor alterations of existing public facilities involving negligible or no expansion of use. There are no features that distinguish this project from others in the exempt class and therefore, there are no unusual circumstances.

FISCAL IMPACT:

Staff recommends amending the FY 2026 CIP Budget by transferring \$332,885 in Private Capital from the Miscellaneous Sidewalk Repair Program FY 2021-2025 (73940) project to the Miscellaneous Sidewalk Repair Program FY 2026-2030 (73950) project. The Private Capital is collected from property owners who have paid fees to the City to perform sidewalk repairs along their property frontage. The subject contract will include the locations associated with these fees.

The total cost of this contract including contingency is \$1,000,000 and the total cost of this action will be \$1,100,000. Funding for this action will be addressed by the utilization of existing Private Capital and General Fund appropriations in the *Annual ADA Sidewalk Improvement Program (73949)* and *Miscellaneous Sidewalk Repair Program FY 2026-2030 (73950)* projects. It is anticipated all costs will be expended in FY 2026.

The following table represents a project summary:

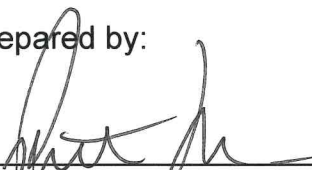
Project	Budget
Base Bid	\$ 744,500
Contingency	\$ 255,500
Construction Administration/Inspection/Material Testing	\$ 100,000
TOTAL	\$1,100,000

Respectfully submitted,



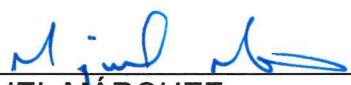
GREG DE VINCK, P.E.
Director of Public Works

Prepared by:



Brent Maue, P.E.
City Engineer

Approved by:



MIGUEL MARQUEZ
City Manager

Attachments:

Attachment A: Map of FY 26 Annual Sidewalk Repair Locations

Attachment B: Map of FY 26 Annual and CDBG Sidewalk Repair Locations