



STAFF REPORT

AGENDA NO: 9m

MEETING DATE: August 17, 2026

To: Honorable Mayor and City Council

Date: August 17, 2026

**From: Chris Lamm, Director of Public Works – (650) 558-7230
Weizhi Cheng, Senior Civil Engineer – (650) 558-7258**

Subject: Adoption of a Resolution Accepting the Central Burlingame Terrace Subdivision Water Main Replacement Project, City Project No. 86440, and Valve Replacement Project Phase 2, City Project No. 85260, by Westland Contractors Inc. in the Amount of \$3,209,288.34

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the Central Burlingame Terrace Subdivision Water Main Replacement Project, City Project No. 86440, and Valve Replacement Project Phase 2, City Project No. 85260, constructed by Westland Contractors Inc. in the amount of \$3,209,288.34.

BACKGROUND

On May 5, 2025, the City Council awarded a construction contract to Westland Contractors Inc. in the amount of \$2,794,150 for the Central Burlingame Terrace Subdivision Water Main Replacement Project, City Project No. 86440, and Valve Replacement Project Phase 2, City Project No. 85260 (Resolution No. 033-2025).

The completed water main improvements include approximately 70 linear feet of 12-inch, 650 linear feet of 8-inch, and 4,200 linear feet of 6-inch new Ductile Iron Pipe (DIP) water main on Paloma Avenue, Acacia Drive, Palm Drive, Edgehill Drive, and Barroilhet Avenue. The project also replaced 130 water service lines to existing water meters for customer connections and installed 12 new fire hydrant assemblies. Miscellaneous concrete and asphalt improvements were completed as necessary. In addition, the project included replacement of nine aging and malfunctioning water valves at seven locations within the Bayfront area. The new potable water system infrastructure improves water quality, system reliability, operational flexibility, fire protection capability, and water flow and pressure for residents in the project area.

DISCUSSION

The project construction has been successfully completed in accordance with the plans and specifications. The final construction cost is \$3,209,288.34, which is \$415,138.34, or approximately 15%, above the originally awarded contract amount and within the City Council-authorized construction contingency.

The majority of the contract increase was attributable to a single change order totaling \$321,765 to revise the project scope by eliminating a portion of the work on Paloma Avenue and extending the water main replacement on Palm Drive from Acacia Drive to California Drive, taking advantage of the contractor's favorable bid prices while coordinating with construction activities at McKinley Elementary School and the El Camino Real Roadway Renewal Project. This additional scope and associated revisions accounted for approximately 77% of the total contract increase. The remaining change orders were associated with unforeseen field conditions and constructability modifications necessary to complete the work.

The completed improvements will enhance the reliability of the City's water distribution system with the replacement of aging water mains, services, hydrants, and valves that had reached the end of their useful service life.

FISCAL IMPACT

The following are the estimated final construction expenditures:

Construction	\$3,209,288
Construction Management and Inspection	\$521,532
Engineering and Administration	\$149,180
Total	\$3,880,000

The estimated final expenditures are allocated between the two project funding sources as follows:

Central Burlingame Terrace Water Main Replacement (City Project No. 86440)	\$3,657,200
Valve Replacement Project Phase 2 (City Project No. 85260)	\$222,800
Total	\$3,880,000

There are adequate funds available in the Water Capital Improvements Program budget to cover the estimated final construction expenditures.

Exhibits:

- Resolution
- Final Progress Payment
- Project Location Map