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City Manager's Report

March 10, 2026 City Council Meeting

Prepared by: A. Cory Schiestel, Senior Civil Engineer

Item #: 12.4

Subject: Consider accepting a Public Roadway and Utilities Easement on Thompson Way on the Placerville Union School District parcel (APN 004-021-026) and authorizing the City Engineer to sign a Certificate of Acceptance and record said easement, and authorizing staff to advertise plans, specifications, and contract documents for public bidding for Phase 2 of the construction of the Thompson Way Repaving project (CIP #42206), the Sheridan Street Paving project (CIP #42324), and the Sherman Street Repaving project (CIP #42208).

Recommendation: Adopt a Resolution:

1. Accepting a Public Roadway and Utility Easement on Thompson Way on the Placerville Union School District parcel (APN 004-021-026), and authorizing the City Engineer to sign a Certificate of Acceptance and record said easement with the El Dorado County Office of the Recorder; and
2. Authorizing staff to advertise plans, specifications, and contract documents for public bidding for Phase 2 of the construction of the Thompson Way Repaving project (CIP #42206), the Sheridan Street Paving project (CIP #42324), and the Sherman Street Repaving project (CIP #42208); and authorizing the City Manager to execute the same.

Purpose: Draft plans and specifications have been finalized and are ready to be advertised for public bidding for the second phase of construction of the Thompson Way, Sheridan Street, and Sherman Street Projects, and an easement is required to be obtained from the Placerville School District prior to starting work on Thompson Way.

Strategic Plan Strategy: Infrastructure: Strategy 4. Update and Maintain City owned infrastructure.

Background: Thompson Way, which provides access to Sierra Elementary School, is currently in poor condition. The Public Works Department receives regular complaints about Thompson Way and they spend a significant amount of time cold patching the pavement. The City Council adopted the Fiscal Year 2021/2022 Capital Improvement Program Budget which included the Thompson Way Repaving Project (CIP #42206) and the Sherman Street Repaving Project (CIP #42208). The City Council adopted the Fiscal Year 2022/2023 Capital Improvement Program budget, which included the Sheridan Street Paving Project (CIP #42324). All three of these streets are contiguous from Cedar Ravine to Washington Street. The City's 2014 Pavement Management Program Report scored the Pavement Condition Index (PCI) for these roads as follows:

- Thompson Way: 15 (Very Poor/Failed)
- Sheridan Street: 12 (Very Poor/Failed)
- Sherman Street: 46 (Poor)

The projects will rehabilitate roadway pavement and provide underground utility repair/replacement.

On May 28, 2024, the City Council approved a Consulting Services Agreement with Rick Engineering, Inc. for engineering design services for all three projects. During the design phase, staff determined that it would be best to phase the project to minimize construction impacts to the adjacent elementary school. Phase 1, during summer of 2025, would include the underground utility work and Phase 2, during the summer of 2026, would primarily consist of the pavement rehabilitation. At its March 25, 2025 meeting, the City Council authorized the advertisement of bid documents for Phase 1 of the project. Phase 1 included the Thompson Way Repaving project (CIP #42206) and the Sherman Street Repaving Project (CIP #42208), but not the Sheridan Street Paving project (CIP #42324) since no utility improvements were needed on that street. On May 13, 2025, the City Council approved a construction contract in the amount of \$528,340 with C.E. Cox General Engineering, Inc for the Thompson Way Repaving Project (CIP #42206), and \$184,650 for the Sherman Street Repaving Project (CIP #42208). Construction of Phase 1 started on June 2, 2025 and concluded on September 17, 2025.

On November 12, 2025, the City Council approved Amendment #1 to the Agreement with Rick Engineering for additional engineering services to prepare easement documents, complete Phase 2 design, and prepare bid documents for all three projects.

Discussion: During the construction of Phase 1 while the contractor was excavating for a new sewer manhole on Thompson Way near Cedar Ravine Road, a previously unknown 12-inch storm drain (SD) pipe was discovered within City right-of-way. Field investigation revealed an existing 12-inch non-reinforced concrete SD pipe in poor and failed condition, and an old, buried junction structure that prevented a thorough inspection of the rest of the main at that time. No record of this main could be found in City files and there were no associated manholes or drain inlets that would point to its existence from the roadway surface. Presumably, based on alignment and condition, the pipe was installed decades ago as a drain from the Sierra Elementary School property to Cedar Ravine. Due to the failing condition and conflict with proposed sewer facilities, the new sewer manhole was adjusted away from the SD, a portion of collapsed SD pipe was replaced, and a new SD manhole was constructed to replace the buried SD junction structure by field instruction. This new SD manhole currently provides the only access to a long section of the existing 12-inch SD main within the City right-of-way.

After Phase 1 construction was completed, the Engineering Department and the Public Works Department were able to inspect the SD main accessing the new SD manhole using CCTV camera equipment and discovered that approximately much of the pipe is currently collapsed or nearing the end of its service life. While the Phase 2 construction was originally planned to only include pavement rehabilitation, this new discovery required staff to modify the scope of work to include the replacement of all failed pipe, provide CIPP lining of pipe that is near the end of service life but not yet failed, and the install 3 new storm drain manholes for future maintenance access.

Due to the location of Sierra Elementary School within the project limits, staff has been coordinating with the Placerville Union School District and has agreed to limit construction activities to summer

recess, between the first week of June and the second week of August. All work included within the scope of the project, including SD and roadway rehabilitation is anticipated to be complete prior to the resumption of classes on August 14, 2026.

Additionally, during the design phase, staff discovered that Sierra Elementary School (Placerville Union School District) sits on a large parcel (APN 004-021-026), that does not contain a public roadway easement for Thompson Way. Staff evaluated this in detail and performed a thorough review of the mapping history. A record of survey indicates the intent to maintain a public street through the parcel, but a formal easement was never established. For all intents and purposes, this road has always been used by the public as a public local street connecting between an arterial (Cedar Ravine Road) and a collector (Washington Street). Staff met with the School District and discussed this matter, and they agreed to grant a Public Roadway and Utility Easement for Thompson Way to the City. The School Board is considering approval of the grant of the Public Roadway and Utility Easement to the City of Placerville at their March 11, 2026 meeting. This easement will allow the City the proper rights to maintain the roadway and utilities. The easement excludes the sidewalk along the frontage of the school.

Draft construction bid documents for Phase 2 of the Thompson Way Repaving Project, the Sheridan Street Paving Project, and the Sherman Street Repaving Project are complete, and staff intends to advertise these projects together and award one construction contract containing all three projects. At this time, staff recommends accepting the Easement and authorizing the City Engineer to sign a Certificate of Acceptance and record the Easement. The project will not be released for public bidding until both parties sign the easement and it is recorded.

The construction cost of Phase 2 based on the Engineer’s Estimate provided by Rick Engineering, Inc. is in the amount of \$690,000 for Thompson Way, \$90,000 for Sheridan Street, and \$152,000 for Sherman Street (not including contingency). Actual costs will be identified upon receipt of construction bids. At the time of the Council’s award of the construction contract, budget appropriations for additional construction funds will be sought for the construction contract and construction engineering and inspection costs.

A tentative schedule of the project milestones is as follows:

Final bid documents are provided to City.....	March 9, 2026
Advertise Bid Documents for Construction.....	March 13, 2026
Public Notification (Mt. Democrat and others).....	March 13, 2026
Bid Opening.....	April 9, 2026
Award Construction Contract.....	April 28, 2026
Phase 1 Construction Start	June 2025
Phase 1 Construction Finish	August 2025

Options:

1. Accept the easement and authorize advertisement for the construction of Phase 2 of the Thompson Way, Sheridan Street, and Sherman Street Projects for public bidding.
2. Provide other direction to staff.

Environmental: All three projects were determined to be Categorical Exempt according to CEQA Guidelines Section 15301 because the project involves the rehabilitation and replacement of existing facilities and negligible expansion of use of the public roadway. The Notices of Exemption for Thompson Way and Sherman Street were filed separately on the same day with the El Dorado County Recorder's Office on November 3, 2021, and Sheridan Street was filed on May 10, 2024.

Cost: There is no cost associated with tonight's action.

Budget Impact: There is no budget impact associated with tonight's action.



Dave Warren, City Manager



Melissa Savage, City Engineer

Attachments:

- A. Resolution
- B. Project Limits Exhibit
- C. Easement Document