



**TOWN OF LOS GATOS
COMPLETE STREETS AND
TRANSPORTATION COMMISSION**

MEETING DATE: 09/11/2025

ITEM NO.: 5.

DATE: August 11, 2025
TO: Complete Streets and Transportation Commission
FROM: Gary Heap, Town Engineer
SUBJECT: Update on Shannon Road Repair Project

RECOMMENDATION:

Receive an update on the Shannon Road Repair Project (CIP No. 811-0008)

BACKGROUND:

The portion of Shannon Road between Santa Rosa Drive and Diduca Way has experienced long-term pavement cracking and settlement. A geotechnical study was conducted in 2020, and the consultant recommended retaining walls and reconstruction of the westbound lane to stabilize the embankment. Continued deterioration of the roadway creates some urgency for a permanent solution.

On May 31, 2021, the Town entered into an agreement with Nichols Consulting Engineers to analyze and prepare design plans through construction. Plans were finished in November 2023, but the project could not proceed until the Town acquired the right-of-way needed to build retaining walls on the northern boundary of the project, and an easement for on-going maintenance.

In Fall of 2023, while awaiting right-of-way and property acquisition, and due to the continued failure of the roadway surface, Parks and Public Works contracted for a temporary pavement restoration of Shannon Road. The repair was only expected to last for a period of two years so time is of the essence in completing the roadway reconstruction. Staff continues to monitor the repaired roadway surface for signs of deterioration.

On March 31, 2025, the Town acquired the right-of-way and easement needed for the construction of retaining walls allowing the project to proceed.

PREPARED BY: Saurabh Nijhawan
Senior Civil Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

On June 17, 2025, the Town Council awarded the construction contract to Ground Control, Inc. in the amount of \$3,572,874¹.

DISCUSSION:

The Shannon Road repair project addresses roadway distress along the northerly hillside embankment of Shannon Road. Improvements include the installation of 152 steel soldier pile beams, concrete retaining wall, drainage improvements, erosion control, excavation and pavement restoration. Construction will require closure of Shannon Road for the duration of the work, which is expected to be six to eight months.

The project schedule is being impacted by long procurement lead times for structural steel. The contractor, through conversations with several steel manufacturers and vendors, indicates that steel will not be available onsite until November 2025. Commencement of construction at this time of year risks the project schedule being impacted by winter storms. The project geotechnical/structural engineer has cautioned wet season construction activities will elevate multiple risks. Some concerns are as follows:

- Slope instability during wet weather which could include potential for slope failure, or road loss.
- Worker and public safety from unstable ground conditions.
- Construction challenges and possible cost escalation due to increased erosion control measures, temporary shoring, and claims from unforeseen conditions.
- Quality of construction may be compromised because wet conditions are less reliable.
- Increased risk of sediment runoff and associated environmental impacts
- Potential for schedule delays which would result in a longer closure duration of Shannon Road

As a result, construction is being postponed to April 2026. The work is expected to take 79 working days, with anticipated completion in August 2026. Postponing the work moves construction outside of the typical wet season that lasts from October to March. Postponement will also result in:

- Lower risk of slope instability and road failure
- Higher construction quality
- Lower cost exposure to unforeseen conditions
- Better schedule certainty
- Shorter construction duration as compared to Winter construction

¹ <https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Packet-2c0045f9dee749938cb3c3f591b58edc.pdf#page=67>

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- Minimized closure duration of Shannon Road
- Less risk to budget overruns

Staff will continue to monitor the condition of the road closely and be ready to install temporary stabilization or traffic detours as needed.

Outreach

Parks and Public Works is sensitive to the community impact of closing the road and is being thoughtful in how this is communicated. To that end, staff has developed a communication plan to identify outreach needs for the public and various service providers, and invites the commission to provide feedback on the plan. The plan identifies key stakeholders needing to be notified of the project and road closure, includes an Action Plan of tasks to make sure the community is aware of the projects and the impacts to the community. It includes the development of a project website for posting project updates, advanced noticing to drivers using Shannon Road and to the residents in the vicinity of the project, tools to provide regular project updates, and a social media outreach plan. The plan is attached for review.