



CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: August 3, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Carlye Buchholz, City Engineer

SUBJECT: Consider Approval to Advertise and Solicit Bids for the FY 25/26 Parking Lot Improvement Project; and Consider Approval of a Contract Amendment to Dewberry's Task Order 26-08 to Complete Final Design, Including the Addition of Bradford Street and the Associated Improvements to the scope of Work.

RECOMMENDATION:

Consider Approval to Advertise and Solicit Bids for the FY 25/26 Parking Lot Improvement Project; and Consider Approval of a Contract Amendment to Dewberry's Task Order 26-08 to Complete Final Design, Including the Addition of Bradford Street and the Associated Improvements to the Scope of Work.

BACKGROUND:

The City of Sonora owns two (2) parking lots located along Stewart Street that need reconstruction and associated improvements.

Parking Lot #1 – Stewart Street and Church Street

The Stewart Street and Church Street parking lot was purchased by the City in 2024 and is currently closed to the public until reconstruction occurs. Prior to closing, it was a private commercial parking lot that contained 12 parking stalls, including one (1) stall marked as ADA accessible. An abandoned structure is in the southeast corner of the parcel, and the concrete floor of the existing carport is sunken below the rest of the parking lot. The existing parking lot structural section is three (3) inches of asphalt concrete over three (3) inches of aggregate base. The pavement surface is cracked and showing signs of base failure.

Parking Lot #2 – Stewart Street and Lyons Street

The Stewart Street and Lyons Street parking lot is one of the City's largest downtown public parking lots with 51 existing parking stalls. One of the parking stalls is marked as ADA compliant but fails to meet ADA standards. The parking lot is adjacent to the City's Chinatown historical monument. Bradford Street functions as a main drive aisle across the north end of the parking lot and lacks ADA accessible sidewalks and curb ramps at both ends. The existing roadway structural section in Bradford Street is three (3) inches of asphalt concrete over eight (8) inches of aggregate base, and the existing parking lot structural section is one (1) inch of asphalt concrete over four (4) inches of aggregate base.



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DISCUSSION:

Both parking lots need new pavement with improved pedestrian access to existing sidewalks. Performing the construction of both parking lots at once allows for better economies of scale rather than completing one at a time.

The City previously approved the design task orders for the reconstruction of the parking lots with the goals of improved pavement surface, ADA access to existing sidewalks, and the opening of a new parking lot location. The design is now 90% complete and construction is anticipated to take place this Fall (2026). City staff are seeking approval to release the project for advertising and bidding.

More specifically, project improvements include:

Parking Lot #1 – Stewart Street and Church Street:

- 12 standard parking stalls, 2 compact parking stalls, and 1 ADA compliant parking stall (15 total)
- Re-grading and reconstruction of the parking lot
- Sidewalk around the perimeter of the parking lot
- Church Street crossing improvements with ADA accessible curb ramps
- Reconstruction of adjacent Church Street
- Pedestrian handrailing
- Removal of abandoned structure
- Planter box for future landscaping
- Lowering height of freestanding block wall
- Bid alternative: Solar Street lighting

Parking Lot #2 – Stewart Street and Church Street:

- 44 standard parking stalls, 2 compact parking stalls, and 2 ADA compliant parking stalls (48 total)
- Minor re-grading and reconstruction of parking lot
- Reconstruction of Bradford Street
- New at-grade sidewalk along Bradford Street
- Bradford Street crossing improvements with ADA accessible curb ramps

Contract Amendment Justification

Dewberry is seeking a contract amendment for Task Order 26-08 in the amount of \$21,680. This amendment will fund the additional design, geotechnical, and surveying efforts spent to incorporate the added scope of improvements. The additional efforts spent total \$61,570, but the amendment request was mitigated by removing Construction Management services from the task order and utilizing the efficiencies from other tasks that came under budget. Construction Management services will be presented to City Council for approval with the final construction contract.



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The following items have been added to the project scope since approval of the original task order:

- Design services for Bradford Street pavement rehabilitation, sidewalk, and ADA curb ramp improvements.
- Topographic surveying services for Bradford Street and the Lyons Street parking lot.
- Pavement cores for Bradford Street, Lyons Street parking lot, and Church Street parking lot.

FISCAL IMPACT:

The estimated cost of construction is \$1.14M and will be funded through the City's General Fund. The Task Order 26-08 contract amendment cost is \$21,680 and that will also be funded through the City's General Fund. The cost of construction, construction management services, and final engineering services were encumbered and approved as part of the FY 25/26 budget.

Improved parking capacity and rehabilitation in the City will result in a positive fiscal impact by allowing more people to explore the downtown area, show new improvements in the area and patronize shops and restaurants.

ATTACHMENTS:

- 90% Project Improvement Plans
- Task Order 26-08 Amendment Request #1

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan, Homelessness Issues, Staffing - Salary, Benefits, Training, and Retention