



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: John Ristow
Matt Loesch

SUBJECT: See Below

DATE: September 15, 2025

Approved

Date:

9/17/2025

COUNCIL DISTRICTS: 1, 2, 3, 4, 5, 6, 8, 10

SUBJECT: Actions Related to the 10586 – 2026 ADA Curb Ramps Concrete Project

RECOMMENDATION

- (a) Accept the report on bids and award a contract for the construction of 10586 – 2026 ADA Curb Ramps Concrete Project, to the lowest responsive, responsible bidder, Spencon Construction, Inc., in the amount of \$2,126,800.
- (b) Approve a 10% contingency in the amount of \$212,680.

SUMMARY AND OUTCOME

Award of the contract to Spencon Construction, Inc. enables the construction of the 10586 – 2026 ADA Curb Ramps Concrete Project (Project), which involves upgrading and constructing Americans with Disabilities Act (ADA) compliant wheelchair ramps at various locations citywide in preparation for the 2026 Major Streets Pavement Maintenance Program. Approval of the 10% contingency will provide funding for any unanticipated work necessary for the proper completion or construction of the Project.

BACKGROUND

The Department of Transportation will maintain approximately 45 miles of roadway on the Major Streets Network during the 2026 construction season. This network consists of high-volume streets that are critical to the City's mobility and connectivity. As part of the annual pavement maintenance program, the Department of Transportation incorporates preventative maintenance treatments, such as surface sealing and resurfacing to extend pavement life, improve ride quality, and reduce long-term maintenance costs. ADA compliant curb ramp installations and retrofits are typically

required prior to the commencement of pavement treatments. These curb ramps provide safe and accessible pedestrian crossings for all users, including individuals with disabilities, and ensure that the City's infrastructure meets current accessibility standards.

The ADA curb ramp installation work typically includes removal of existing non-compliant curb ramps or barriers, grading and pouring of new compliant curb ramps, installation of detectable warning surfaces, and restoration of adjacent sidewalk and roadway surfaces.

To develop the curb ramp candidate list, the Department of Transportation utilized data from Cartegraph, an ADA curb ramp management system, which tracks curb ramp conditions and compliance status. The candidate list is further refined by staff using the following criteria:

- Funding availability and funding use restrictions;
- Locations on the Major Street Network;
- Existing conditions and compliance needs;
- Equity and community need;
- Community and City Council Office feedback regarding roadway conditions and priority street segments; and
- Coordination with other planned or utility projects.

Construction is scheduled to begin in January 2026 with substantial completion in June 2026.

The Attachment to this memorandum includes the list of ADA curb ramp locations proposed for installation or retrofits as part of this Project. This list is subject to change if unforeseen circumstances arise or if new information about other street-related projects becomes available.

ANALYSIS

Bids were opened on July 17, 2025, with the following results:

<u>Contractor</u>	<u>Bid Amount</u>	<u>Variance Amount</u>	<u>Over/(Under) Percent</u>
Spenco Construction, Inc. (Sunnyvale)	\$2,126,800	(\$558,200)	(21)
Rosas Brothers Construction (Oakland)	\$2,138,400	(\$546,600)	(20)

<u>Contractor</u>	<u>Bid Amount</u>	<u>Variance Amount</u>	<u>Over/(Under) Percent</u>
Wattis Construction Company, Inc. (San José) <i>(non-responsive)</i>	\$2,286,825	(\$398,175)	(15)
JJR Construction, Inc. (San José)	\$2,293,800	(\$391,200)	(15)
Zara Construction, Inc. (Sacramento)	\$2,361,200	(\$323,800)	(12)
R&S Construction Management, Inc. (San Francisco) <i>(non-responsive)</i>	\$2,441,050	(\$243,950)	(9)
McKim Corporation (Gilroy) <i>(non-responsive)</i>	\$2,527,450	(\$157,550)	(6)
QLM, Inc. (San José)	\$2,574,300	(\$110,700)	(4)
Calico California Constructores, Inc. (San Pablo) <i>(non-responsive)</i>	\$2,607,800	(\$77,200)	(3)
Engineer's Estimate	\$2,685,000	--	--
FBD Vanguard Construction, Inc. (Livermore)	\$3,173,044	\$488,044	18

Procurement Issues

The bid from Wattis Construction Company, Inc. was deemed non-responsive for failing to meet the City's experience requirements. In addition, the bid from R&S Construction Management, Inc. was deemed non-responsive for failing to include a properly executed bidder's bond, and the bid from McKim Corporation was deemed non-responsive for failing to provide the bidder's California Air Resources Board (CARB) Certificate of Reported Compliance. Lastly, the bid from Calico California Constructores, Inc. was deemed non-responsive for failing to meet the City's experience requirements, failing to accurately complete the CARB Regulation Compliance form, and failing to provide the bidder's CARB Certificate of Reported Compliance.

Since 2008, CARB has regulated certain types of construction vehicles through the In-Use Off-Road Diesel-Fueled Fleets Regulation (Off-Road Regulation). The Off-Road Regulation requires contractors and other fleet owners to reduce their emissions by retiring older vehicles and replacing the retired vehicles with newer vehicles, repowering older engines, or installing verified diesel emission control strategies in older engines; and by restricting the addition of older vehicles to fleets.

In 2022, the CARB approved amendments to the Off-Road Regulation aimed at “[establishing] a proactive check at the onset of a project or at contract renewal to encourage fleets to comply with the regulation...[and] also safeguard against the unfair monetary advantage of non-compliance and thus help level the playing field for all fleets.”¹ The amendments, which went into effect January 1, 2024, require public agencies to obtain a valid Off-Road Certificate of Reported Compliance for the fleets and subcontractors that are listed in the contract. The certificates must be obtained by the public agency prior to entering into a public works contract.

In accordance with the Off-Road Regulation, the City has, since January 2024, required that bidders provide CARB compliance documentation with each bid.

Bid Price Analysis

The low bid submitted by Spencon Construction, Inc. is 21% below the Engineer's Estimate. The bids are lower than the Engineer's Estimate likely due to competitive contractor pricing and market efficiencies identified.

The Engineer's Estimate was developed using recent bid data from smaller-scale ADA curb ramp projects, as this is the first major curb ramp project undertaken by the team in several years. While this approach provided a basis for estimating, it may have resulted in higher projected costs compared to current market pricing for a larger-scale project.

Staff has determined that the submitted low bid is reasonable and acceptable for the scope of work.

Contractor Responsibility Analysis

Spencon Construction, Inc. has successfully completed numerous ADA curb ramp projects for the City including, 8300 – 2016 ADA Sidewalk Accessibility Ramps Project, 9050 – 2019 Major Streets Concrete and ADA Ramps Project #2 Project, 9951 – 2021 ADA Curb Ramp Request Project #2 – Sustainable Mix Design, 10060 – 2022 Major Streets Concrete and ADA Ramp Minor Project #1, 10231 – 2023 MS ADA Ramp Minor Project #2, 10348 – 2024 LS ADA Ramps #1 Project, and 10473 – 2025 LS ADA Ramps #1 Project.

Contingency

San José Municipal Code Section 27.04.050 provides for a standard contingency of 10% on all public works contracts except those involving the renovation of building or buildings. The standard contingency is appropriate for this Project.

¹ CARB Amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation website: <https://ww2.arb.ca.gov/resources/fact-sheets/fact-sheet-contracting-requirements>

Wage Theft Prevention Policy Check

The Department of Public Works' Office of Equality Assurance reviewed bidders for compliance with the City's Wage Theft Prevention Policy on July 21, 2025 and again on August 18, 2025. No wage theft issues were identified.

Project Labor Agreement Applicability

The City's Project Labor Agreement is applicable to this Project because the Engineer's Estimate is over \$1.21 million.

Local and Small Business Outreach

Spenco Construction, Inc. is a local and small business enterprise. No local or small business enterprises were listed as subcontractors on the Project.

EVALUATION AND FOLLOW-UP

The Department of Transportation continuously evaluates the condition of the City's pavement and regularly reports its findings to the Transportation and Environment Committee. In addition to the Project discussed in this memorandum, 10 additional pavement maintenance projects are scheduled for City Council consideration in the spring of 2026. These include two contracts for preparatory work and up to eight contracts for sealing or resurfacing, covering a combined total of approximately 143 miles of streets planned for the 2026 construction season.

COST SUMMARY/IMPLICATIONS

This Project supports the Transportation and Aviation Services City Service Area goal to Preserve and Improve Transportation Assets and Facilities. In compliance with federal ADA requirements, the City must ensure that all ADA curb ramps are upgraded to current standards on streets scheduled for maintenance. The source of funding for this project is through the SB1 Road Repair & Accountability Act 2017. This project will have no net operating and maintenance costs to the General Fund.

1. TOTAL COST OF PROJECT

Programmatic Project Delivery	\$212,680
Construction	\$2,126,800
Contingency	\$212,680
TOTAL PROJECT COSTS	\$ 2,552,160

2. COST ELEMENTS OF CONTRACT AS RECOMMENDED AS PART OF THE MEMORANDUM:

Concrete ADA Curb Ramps	\$1,988,800
Construction Material Removal and Replacement	\$62,000
Utility Modification	\$60,000
Other Construction Costs	\$16,000
TOTAL CONTRACT AMOUNT	\$2,126,800

BUDGET REFERENCE

The table below identifies the fund and appropriations to fund the contract recommended as part of this memorandum and remaining project costs, including project delivery, construction, and contingency costs.

Fund #	Appn. #	Appropriation Name	Total Appropriation	Amount for Contract	2025-2027 Proposed Biennial Capital Budget Page*	Last Budget Action (Date, Ord. No.)
465	406C	Pavement Maintenance – SB1 Road Repair & Accountability Act 2017	\$27,204,144	\$2,126,800	825	6/17/2025 31230

** The 2025-2027 Proposed Biennial Capital Budget was approved on June 10, 2025, and adopted on June 17, 2025 by the City Council.*

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Planning, Building and Code Enforcement Department.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the October 7, 2025 City Council meeting.

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When the Project commences, the contractor will provide advance notification regarding working hours, Project duration, and any appropriate schedule and lane closures to affected businesses and residents, as stated in the specifications.

COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

CEQA

Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c), Existing Facilities.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
JOHN RISTOW
Director, Department of Transportation

/s/
MATT LOESCH
Director, Department of
Public Works

For questions, please contact Jennifer Seguin, Deputy Director, Department of Transportation, at jennifer.seguin@sanjoseca.gov or Mathew Nguyen, Deputy Director, Department of Public Works at mathew.nguyen@sanjoseca.gov.

ATTACHMENT: List of ADA Curb Ramp Locations

ATTACHMENT

List of ADA Curb Ramp Locations

Corridor	Cross Street	Corner	Council District
McCoy Av	Glenbriar Dr	SE	1
McCoy Av	Glenbriar Dr	SW	1
McCoy Av	Grandby Dr	NW	1
McCoy Av	Meta Dr	NE	1
McCoy Av	Meta Dr	NW	1
McCoy Av	Meta Dr	SE	1
McCoy Av	Meta Dr	SW	1
McCoy Av	Neville Av	NE	1
McCoy Av	Neville Av	NW	1
McCoy Av	Villanova Rd	NE	1
Rincon Ave	Anthony Dr	SE	1
Rincon Ave	Anthony Dr	SW	1
Rincon Ave	Montezuma Dr	SE	1
Rincon Ave	Montezuma Dr	SW	1
Rincon Ave	Via Napoli	NE	1
Rincon Ave	Via Napoli	NW	1
Rincon Ave	Violet Wy	NE	1
Rincon Ave	Violet Wy	NW	1
Williams Rd	Camellia Wy	NE	1
Williams Rd	Camellia Wy	NW	1
Williams Rd	Daffodil Wy	NE	1
Williams Rd	Desert Isle Dr	NE	1
Williams Rd	Eden Av	SE	1
Williams Rd	Gretchen Ln	NE	1
Williams Rd	Hibiscus Ln	NE	1
Williams Rd	Hibiscus Ln	NW	1
Williams Rd	Keltner Av	SE	1
Williams Rd	Nottingham Pl	SE	1
Williams Rd	Oakmont Pl	NW	1
Williams Rd	Oakmont Pl	NW-2	1
Williams Rd	Oakmont Pl	SW	1
Williams Rd	Phelps Av	SW	1
Chynoweth Av	Banana Grove Ln	SE	2
Chynoweth Av	Birch Grove Dr	SE	2
Chynoweth Av	Birch Grove Dr	SW	2
Chynoweth Av	Broken Lance Ct & Shenado Pl	NE	2
Chynoweth Av	Cedar Grove Cl	SE	2

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Corridor	Cross Street	Corner	Council District
Chynoweth Av	Cedar Grove Cl	SE	2
Chynoweth Av	Cedar Grove Cl	SW	2
Chynoweth Av	Cedar Grove Cl	SW	2
Chynoweth Av	Cherry Blossom Dr	SW	2
Chynoweth Av	Countryside Ln	SE	2
Chynoweth Av	Derek Dr	NE	2
Chynoweth Av	Derek Dr	NW	2
Chynoweth Av	Mango Blossom Ct	NW	2
Chynoweth Av	Poston Dr / Jacana Ln	NE	2
Chynoweth Av	Rio Grande Dr	NE	2
Chynoweth Av	Running Bear Dr	NE	2
Chynoweth Av	Sigrid Wy	NE	2
Chynoweth Av	Sigrid Wy	NE	2
Chynoweth Av	Sigrid Wy	NW	2
Chynoweth Av	Sigrid Wy	SE	2
Chynoweth Av	Sigrid Wy	SW	2
Chynoweth Av	War Wagon Dr	NE	2
Chynoweth Av	Waterfall Ct	NE	2
Ford Rd	Demerest Ln	NE	2
Ford Rd	Demerest Ln	NW	2
Ford Rd	Mayland Av	NE	2
Ford Rd	Shopping Center	NE	2
Ford Rd	Shopping Center	NW	2
Ford Rd	Summer Dr	NW	2
Ford Rd	Sunspring Cl	SE	2
Ford Rd	Sunspring Cl	SE	2
Ford Rd	Sunspring Cl	SW	2
Ford Rd	Sunspring Cl	SW	2
Silver Creek Valley Rd	Piercy Rd	NE	2
2nd St	Bassett St	NW	3
2nd St	Bassett St	SW	3
2nd St	E Empire St	SE	3
2nd St	E Julian St	NE	3
2nd St	Jackson St	SE	3
Taylor St	Miller St	NE	3
Taylor St	Miller St	SE	3
Taylor St	N 18th St	NE	3
Taylor St	N 18th St	NW	3

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Corridor	Cross Street	Corner	Council District
Taylor St	N 19th St	NE	3
Taylor St	N 19th St	SW	3
Taylor St	N 21st St	SE	3
Taylor St	N 3rd St	SE	3
Taylor St	N 3rd St	SW	3
Taylor St	N 4th St	NE	3
Taylor St	N 4th St	NW	3
Taylor St	N 4th St	SE	3
Taylor St	N 5th St	NE	3
Taylor St	N 5th St	SW	3
Taylor St	N 7th St	NE	3
Taylor St	N San Pedro St	NE	3
Younger Av	N San Pedro St	NE	3
Younger Av	N San Pedro St	SE	3
1st St	Nicholson Ln	SE	4
1st St	Nicholson Ln	SW	4
1st St	Rose Orchard Wy	NE	4
1st St	Rose Orchard Wy	NW	4
1st St	Tasman Dr	NE-1	4
1st St	Tasman Dr	NE-2	4
1st St	Tasman Dr	NW	4
1st St	Vista Montana / Headquarters Dr	SW	4
Cropley Av	Morrill Av	NE	4
Cropley Av	Morrill Av	NE	4
Cropley Av	Morrill Av	NE	4
Cropley Av	Morrill Av	NW	4
Cropley Av	Morrill Av	NW	4
Cropley Av	Morrill Av	NW	4
Cropley Av	Morrill Av	SE	4
Cropley Av	Morrill Av	SW	4
Trade Zone BI	Lundy Av Lundy Pl	NE	4
Trade Zone BI	Lundy Av Lundy Pl	NE	4
Trade Zone BI	Lundy Av Lundy Pl	NE-1	4
Trade Zone BI	Lundy Av Lundy Pl	NE-2	4
Trade Zone BI	Lundy Av Lundy Pl	NW	4
Trade Zone BI	Lundy Av Lundy Pl	NW-1	4
Trade Zone BI	Lundy Av Lundy Pl	NW-2	4
Trade Zone BI	Lundy Av Lundy Pl	SE	4

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Corridor	Cross Street	Corner	Council District
Trade Zone BI	Lundy Av Lundy Pl	SE	4
Trade Zone BI	Lundy Av Lundy Pl	SE	4
Trade Zone BI	Lundy Av Lundy Pl	SE	4
Trade Zone BI	Lundy Av Lundy Pl	SE	4
Trade Zone BI	Lundy Av Lundy Pl	SW	4
Trade Zone BI	Lundy Av Lundy Pl	SW	4
Jackson Av	Bambi Ln	SE	5
Jackson Av	Cinderella Ln	NW	5
Jackson Av	Dobern Av	NE	5
Jackson Av	Dobern Av	SW	5
Jackson Av	Story Rd	NE	5
Toyon Av	Joanne Av	NW	5
Toyon Av	Richardson Dr	NW	5
Toyon Av	Richardson Dr	SW	5
Toyon Av	Toyon Ct	SE	5
Toyon Av	Toyon Ct	SW	5
Lincoln Av	Auzerais Av	NE	6
Lincoln Av	Northrup St/ Savaker Av	NE	6
Lincoln Av	Northrup St/ Savaker Av	SE	6
Lincoln Av	Pacific Av	NE	6
Lincoln Av	Pacific Av	NW	6
Lincoln Av	Pacific Av	SE	6
San Carlos St	Brooklyn Av	NE	6
San Carlos St	Brooklyn Av	NW	6
San Carlos St	Raymond Av	SE	6
Stevens Creek BI	Di Salvo Av	NW	6
Stevens Creek BI	Revey Av	NW	6
The Alameda	Asbury St	NE	6
The Alameda	Asbury St	SE	6
The Alameda	Atlas Av	SE	6
The Alameda	Atlas Av	SW	6
The Alameda	Bush St	NW	6
The Alameda	Bush St	SE	6
The Alameda	Bush St	SW-1	6
The Alameda	Bush St	SW-2	6
The Alameda	Cleaves Av	NW	6
The Alameda	Cleaves Av	SE	6
The Alameda	Emory St	NE	6

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Corridor	Cross Street	Corner	Council District
The Alameda	Emory St	NW	6
The Alameda	Emory St	SE	6
The Alameda	Emory St	SE	6
The Alameda	Emory St	SW	6
The Alameda	Emory St	SW-1	6
The Alameda	Emory St	SW-2	6
The Alameda	Fremont St/Schiele Av	NE	6
The Alameda	Fremont St/Schiele Av	NE-1	6
The Alameda	Fremont St/Schiele Av	NE-2	6
The Alameda	Fremont St/Schiele Av	NW-2	6
The Alameda	Fremont St/Schiele Av	SE	6
The Alameda	Fremont St/Schiele Av	SW	6
The Alameda	Fremont St/Schiele Av	SW-1	6
The Alameda	Hanchett Av	NW	6
The Alameda	Hanchett Av	SE	6
The Alameda	Hester Av	NW	6
The Alameda	Lenzen Av	NE	6
The Alameda	Lenzen Av	NW	6
The Alameda	Lenzen Av	SE	6
The Alameda	Lenzen Av	SW	6
The Alameda	Magnolia Av	NW	6
The Alameda	Magnolia Av	SE	6
The Alameda	Magnolia Av	SW	6
The Alameda	Martin Av/ Race St	NE	6
The Alameda	Martin Av/ Race St	NE	6
The Alameda	Martin Av/ Race St	NW-1	6
The Alameda	Martin Av/ Race St	NW-2	6
The Alameda	Martin Av/ Race St	SE-1	6
The Alameda	Martin Av/ Race St	SE-2	6
The Alameda	Martin Av/ Race St	SW	6
The Alameda	McKendrie St	NE	6
The Alameda	McKendrie St	NW	6
The Alameda	McKendrie St	SE-1	6
The Alameda	McKendrie St	SE-2	6
The Alameda	McKendrie St	SW	6
The Alameda	N Morrison Av / S Morrison Av	NE-1	6
The Alameda	N Morrison Av / S Morrison Av	NE-2	6
The Alameda	N Morrison Av / S Morrison Av	NW	6

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Corridor	Cross Street	Corner	Council District
The Alameda	N Morrison Av / S Morrison Av	SE-1	6
The Alameda	N Morrison Av / S Morrison Av	SE-2	6
The Alameda	N Morrison Av / S Morrison Av	SW	6
The Alameda	Naglee Av	NE-1	6
The Alameda	Naglee Av	NE-2	6
The Alameda	Naglee Av	NW	6
The Alameda	Naglee Av	SE	6
The Alameda	Naglee Av	SW-1	6
The Alameda	Naglee Av	SW-2	6
The Alameda	Pershing Av	NE-1	6
The Alameda	Pershing Av	NE-2	6
The Alameda	Pershing Av	SE	6
The Alameda	Randol Av	NE	6
The Alameda	Randol Av	NE	6
The Alameda	Randol Av	NW	6
The Alameda	Randol Av	NW	6
The Alameda	Randol Av	SW	6
The Alameda	Rhodes Ct	NE	6
The Alameda	Rhodes Ct	NW	6
The Alameda	S Keeble Av / N Keeble Av	NE	6
The Alameda	S Keeble Av / N Keeble Av	NW	6
The Alameda	S Keeble Av / N Keeble Av	NW-1	6
The Alameda	S Keeble Av / N Keeble Av	NW-2	6
The Alameda	S Keeble Av / N Keeble Av	SE	6
The Alameda	S Keeble Av / N Keeble Av	SW	6
The Alameda	Shasta Av	NW	6
The Alameda	Shasta Av	SW	6
The Alameda	Singletary Av	NW	6
The Alameda	Singletary Av	SE	6
The Alameda	Singletary Av	SW-1	6
The Alameda	Singletary Av	SW-2	6
The Alameda	Stockton Av/White St	NE	6
The Alameda	Stockton Av/White St	NE	6
The Alameda	Stockton Av/White St	NW	6
The Alameda	Stockton Av/White St	SW-1	6
The Alameda	Stockton Av/White St	SW-2	6
The Alameda	Sunol St	NE	6
The Alameda	Sunol St	NW	6

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Corridor	Cross Street	Corner	Council District
The Alameda	Sunol St	SE	6
The Alameda	Sunol St	SW	6
The Alameda	University Av	NE	6
The Alameda	University Av	NW	6
The Alameda	University Av	SW	6
The Alameda	Villa Av	NE	6
The Alameda	Villa Av	SE	6
The Alameda	W Hedding St	NE-1	6
The Alameda	W Hedding St	NE-2	6
The Alameda	W Hedding St	NW-1	6
The Alameda	W Hedding St	NW-2	6
The Alameda	W Hedding St	SE-1	6
The Alameda	W Hedding St	SE-2	6
The Alameda	W Hedding St	SW-1	6
The Alameda	W Hedding St	SW-2	6
The Alameda	W Julian St	NE	6
The Alameda	W Julian St	SE	6
The Alameda	W Taylor St	NE	6
The Alameda	W Taylor St	SE	6
The Alameda	Wilson Av	NE	6
The Alameda	Wilson Av	SE-1	6
The Alameda	Wilson Av	SW	6
Aborn Rd	Aborn Sq	NE	8
Aborn Rd	Aborn Sq	NW	8
Aborn Rd	Blue Creek Ct	SW	8
Aborn Rd	Brigadoon Way	SW	8
Aborn Rd	Brownhill Ct	SW	8
Aborn Rd	Danderhall Wy	SW	8
Aborn Rd	Freya Dr/Goldridge Ct	SE	8
Aborn Rd	Heritage Estates Dr / Alessandro Dr	NW	8
Aborn Rd	Irwindale Dr	SW	8
Aborn Rd	Teddington Dr/Urzi Dr	SE	8
Almaden Rd	Amanda Lyne Ct	SE	10
Almaden Rd	Barnes Ct	SE	10
Almaden Rd	Barnes Ln	NE	10
Almaden Rd	Foxhurst Wy	NW	10
Almaden Rd	Foxhurst Wy	SW	10
Almaden Rd	Grimley Ln	NW	10

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Corridor	Cross Street	Corner	Council District
Almaden Rd	Lio Ct	NW	10
Almaden Rd	Lio Ct	SE	10
Almaden Rd	McKean Rd / Mockingbird Hill Ln	NW	10
Almaden Rd	McKean Rd / Mockingbird Hill Ln	NW	10
Almaden Rd	McKean Rd / Mockingbird Hill Ln	SE	10
Almaden Rd	Nunzio Ct	NE	10
Almaden Rd	Nunzio Ct	SE	10
Almaden Rd	Scaletta Ln	SE	10