

Memo

To: City Council
Via: Sean Crumby, Interim City Manager
Via: Alex Salazar, Acting Director of Public Works & Sustainability *AS*
From: Lincoln Lo, Deputy Director of Public Works & Sustainability *LL*
Date: September 5, 2025
Re: **City of Irvine – Capital Projects Monthly Notification**

The attached capital project information has been compiled in coordination with developers, utility companies, other agencies performing work, and the City's internal project managers. This report includes information for all Capital Improvement Program (CIP) projects within the City of Irvine and an update for every CIP project that is under construction.

All project descriptions include work hours as well as any lane closures and night and weekend work, which may occur intermittently on major arterials when permitted. Lane closures are monitored by City inspection staff. New projects and any completion date updates are shown in green font.

The information in this notification can also be accessed on the City's website using the [Road Construction Map](#) link.

Please call Public Works & Sustainability at 949-724-6676, if you have questions or would like additional information.

Attachments:

1. Public Works & Sustainability Construction Projects
2. Public Works & Sustainability Construction Map
3. Civic Center Electrical System Upgrade (Triple Switch) Vicinity Map
4. Marine Way Undercrossing Vicinity Map
5. Public Safety Real Time Crime Center Tenant Improvements Vicinity Map
6. Public Safety Evidence Area Modification Vicinity Map
7. One Irvine Improvements at Ranch Park Vicinity Map
8. Jamboree/Michelson Pedestrian Bridge Vicinity Map
9. Heritage Park Improvements Vicinity Map
10. Harvard/Michelson Intersection Improvements Vicinity Map
11. On Call Street Rehabilitation and Slurry Seal – Woodbridge North Neighborhood Vicinity Map
12. Culver/Alton Intersection Improvements Vicinity Map
13. Mike Ward Pickleball Courts Vicinity Map
14. Irvine Animal Care Center Renovations Vicinity Map
15. Jeffrey Open Space Trail/I-5 Bicycle and Pedestrian Bridge Vicinity Map

cc: Email Distribution List



PUBLIC WORKS & SUSTAINABILITY

MONTHLY CONSTRUCTION

PROJECTS IN THE CITY OF IRVINE

SEPTEMBER 2025

CITY PROJECTS

1. CIVIC CENTER ELECTRICAL SYSTEM UPGRADE



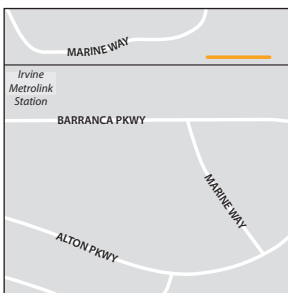
The Civic Center Electrical System Upgrade (Triple Switch) project involves electrical upgrades at City Hall including the installation of a manual transfer switch to allow for temporary power connectivity. Construction is anticipated to be complete by

fall 2025. Construction is inspected by Building & Safety and Public Works & Sustainability staff.

UPDATE

This past month the contractor mobilized to the site to place temporary power controls. This coming month, the contractor will have installed the transfer switch and re-energized electrical systems, resulting in the project's close-out.

2. MARINE WAY UNDERCROSSING



The Marine Way Undercrossing project entails construction of a new grade-separated rail-roadway crossing to connect the north and south segments of Marine Way under the Southern California Regional Rail Authority (SCRRA) railroad right-of-

way. Additionally, a below grade channel, which relocates the existing Borrego Channel, will be installed

under the SCRRA railroad right-of-way south of the proposed undercrossing. The project is anticipated to be complete spring 2027. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the contractor continued to secure submittal approvals and worked to secure all SCRRA right of entry permits. SoCalGas is on-site relocating their 30-inch gas line, and Verizon is working to relocate their conflicting facilities. This coming month, the contractor will install on-site construction offices, and begin grading the site to facilitate shoring and box structure construction.

3. PUBLIC SAFETY RTCC TENANT IMPROVEMENTS

The Public Safety Real Time Crime Center (RTCC) Tenant Improvements project involves renovating the existing space on the second floor of City Hall's A-wing to expand the RTCC workspace. The project is anticipated to be complete fall 2026. Construction is inspected by Public Works & Sustainability staff.



UPDATE

This past month, the contractor completed demolition of the existing improvements and completed new office and storage space framing. This coming month, they will install room finishes and the HVAC system replacement.

City of Irvine, Public Works & Sustainability Department

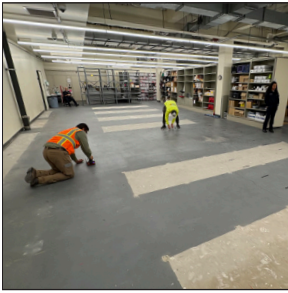
1 Civic Center Plaza, Irvine, CA 92606

For questions or additional information: 949-724-5546

ATTACHMENT 1

CITY PROJECTS (CONTINUED)

4. PUBLIC SAFETY EVIDENCE AREA MODIFICATION



The Public Safety Evidence Area Modification project will replace the existing evidence storage shelving with a high-density storage system, along with associated site modifications to support the new installation. The upgraded system will

enhance storage capacity and improve organization within Public Safety's Evidence Area. The project is anticipated to be complete fall 2025. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the City conducted investigative site work to evaluate flooring conditions. This coming month, the contractor will resume work on the installation of the storage system.

5. ONE IRVINE IMPROVEMENTS AT RANCH PARK



The One Irvine Improvements at Ranch Park includes the removal and replacement of concrete improvements and the construction of a new concrete pad with a shade structure to create a new picnic shelter area. The project is anticipated to be complete

fall 2025. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the contractor completed the removal and placement of concrete sidewalk and driveways. This coming month, the contractor will begin the construction of the concrete pad and shade structure improvements.

6. JAMBOREE & MICHELSON PEDESTRIAN BRIDGE

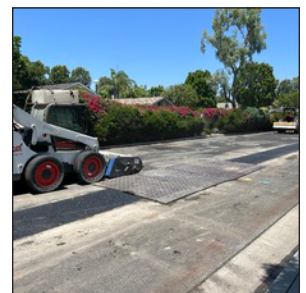


The Jamboree & Michelson Pedestrian Bridge project includes construction of a 175-foot-long bridge traversing Jamboree Road at Michelson Drive. The bridge features structural stainless steel, elevators, glass curtain walls, and decorative Corian cladding. Temporary and/or permanent lane closures may occur intermittently throughout the project's timeline. Advance notices and detour signs will be provided to alert motorists of lane closures. The project is anticipated to be complete summer 2027. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the contractor began utility exploratory work associated with utility relocations and elevator tower construction. Next month, utility associated work will continue and piles for the elevator towers will begin construction.

7. HERITAGE PARK IMPROVEMENTS PROJECT



The Heritage Park Improvements project will add two additional parking lots within the park, as well as an additional competition pool at William Woollett Jr. Aquatics Center. As part of this project, the storm drain on Escolar Avenue, northwest of Irvine High School, must be improved, and those improvements must be performed when school is not in session. The storm drain improvements, which involve trenching, installing pipe, and paving will require lane closures on Escolar Avenue. Temporary lane closures may occur intermittently Monday through Friday from 8 a.m. to 4 p.m. Alternate parking

CITY PROJECTS (CONTINUED)

arrangements are encouraged during the project duration. The storm drain work is expected to be complete winter 2025/2026. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the contractor continued installing the storm drain pipe. Next month, the remaining work of this project will be advertised through a competitive bid process, with construction expected to start in winter 2025.

8. HARVARD AVENUE AND MICHELSON DRIVE INTERSECTION IMPROVEMENTS



The Harvard/Michelson Intersection Improvement project includes cold milling, roadway excavation and paving, concrete curb, gutter, curb ramps, driveways, and sidewalk; water quality structures; utility protection relocation; signing and

striping; traffic signal modification; landscape and irrigation construction, and adjustments of Irvine Ranch Water District (IRWD) and other utility facilities. Temporary lane closures may occur intermittently between 9 a.m. and 3 p.m. on weekdays. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete summer 2026. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, the contractor completed some concrete improvements in Phase 1B, including sidewalk, curb and gutter, and a driveway. Next month, the contractor will continue with the concrete improvements and traffic signal modifications.

9. ON CALL STREET REHABILITATION AND SLURRY SEAL — WOODBRIDGE NORTH NEIGHBORHOOD WORK ORDER 2

The On Call Street Rehabilitation and Slurry Seal

— Woodbridge North Neighborhood project includes cold milling, roadway excavation and paving, concrete curb, gutter, ramps, and sidewalk; signing and striping; and adjustments of IRWD and other utility facilities. Temporary lane closures may occur intermittently between 9 a.m. and 3 p.m. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete winter 2025. Construction is inspected by Public Works & Sustainability staff.



UPDATE

This past month, the contractor continued constructing sidewalks, curb ramps, and driveways, while also initiating the grind and overlay paving work. Next month, work will continue on concrete improvements including surveying, sidewalks, curb ramps, and driveways along with grind and overlay paving operations.

10. CULVER/ALTON INTERSECTION IMPROVEMENTS

The Culver/Alton Intersection Improvements project includes cold milling, roadway excavation and paving, concrete curb, gutter, curb ramps, driveways, and sidewalk; water quality structures; retaining wall; utility protection relocation; signing and striping; traffic signal modification; landscape and irrigation construction, and adjustments of IRWD and other utility facilities. Temporary lane closures may occur intermittently between 9 a.m. and 3 p.m. on weekdays. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete fall 2025. Construction is inspected by Public Works & Sustainability staff.



CITY PROJECTS (CONTINUED)

UPDATE

This past month, the contractor completed coordination efforts with Southern California Edison (SCE), relocated the SCE vault, finished base paving behind the K-rail, and constructed a bus pad. Next month, the contractor will reconstruct the median along Alton Parkway, west of the intersection, and pave the intersection.

11. MIKE WARD COMMUNITY PARK PICKLEBALL COURTS



The Mike Ward Community Park Pickleball Courts project includes the construction of eight new pickleball courts and four shade structures within Mike Ward Community Park — Woodbridge. The project also includes the addition

of picnic tables, benches, drinking fountains, a new restroom building, and site lighting improvements. No lane closures will occur, and staff will coordinate with Community Services to mitigate construction impacts. The project is anticipated to be complete spring 2026. Construction is inspected by Public Works & Sustainability staff.

UPDATE

This past month, electrical and underground utility installation continued. Concrete was placed for the pedestrian walkways and bike trail. Construction of the new restroom building continues. Next month, concrete will be placed for the pickleball courts and site furnishings will be installed.

12. IRVINE ANIMAL CARE CENTER RENOVATIONS

The Irvine Animal Care Center Renovations project expands and renovates the Irvine Animal Care Center and its site features. Improvements include additions to the administration building, a new clinic building, and an in-fill administration addition. Renovations will be made to the existing administration building, cat/small animals housing, and kennels. Site improvements include modifications to the secured

parking area, a new trash enclosure, re-grading, drainage enhancements, entrance modifications, new activity yards, and landscaping. The project is anticipated to be complete summer 2026. Construction is inspected by Public Works & Sustainability staff.



UPDATE

This past month, the contractor made significant progress, including the installation of onsite sewer, water, and storm drain lines. Concrete footings were poured for the building canopies and new shade structures. Additionally, the new building received roof sealing in preparation for the upcoming roof installation. Next month, the contractor is scheduled to install the footings for the new freezer that will serve the upcoming clinic building, and interior work will continue with the installation of drywall.

13. JEFFREY OPEN SPACE TRAIL (JOST)/ INTERSTATE 5 (I-5) BICYCLE AND PEDESTRIAN BRIDGE

The JOST/I-5 Bicycle and Pedestrian Bridge project includes construction of a Class I bicycle and pedestrian connection of the Jeffrey Open Space Trail. Temporary lane closures may occur intermittently between 9 a.m. and 3 p.m. on City streets and along I-5 Freeway. Pedestrian and bicyclist access will be maintained during construction. Advance notices and detour signs will be provided to alert motorists of the lane closures. The project is anticipated to be complete summer 2026. Construction is inspected by Public Works & Sustainability staff.



UPDATE

This past month, the contractor completed placing concrete for the hinge structure on the bridge. This coming month, the contractor will work on installing truss railing posts on the bridge.

DEVELOPER PROJECTS

14. ALTON PARKWAY AND HUGHES INTERSECTION



PSIF EBS Hughes LLC is improving Alton Parkway and Hughes intersection. The project consists of upgrading traffic signal equipment and signing and striping modifications. Intermittent lane closures may occur between 9 a.m.

and 3 p.m. on weekdays. Access will be maintained for through-traffic. Alternate routes are suggested during the duration of this project. Advance notices will be provided to alert motorists of lane closures. Construction is scheduled to be complete fall 2025. Construction is inspected by Public Works & Sustainability staff.

15. WATERWORKS WAY — LAGUNA CANYON ROAD TO DISCOVERY



Maruchan is expanding the warehouse along Waterworks Way, from Laguna Canyon Road to Discovery. Temporary lane closures will occur along the southbound side of Waterworks Way, from Laguna Canyon Road to Discovery, between 7 a.m.

and 5:30 p.m. on weekdays. Access will be maintained for through-traffic. Advance notices and detour signs will be provided to alert motorists of lane closures. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete winter 2025. Traffic control is inspected by Public Works & Sustainability staff.

16. RED HILL AVENUE, MCGAW AVENUE, AND GILLETTE AVENUE

IBC Red Hill Owner LLC is improving underground water and sewer infrastructures for 17320 Red Hill Avenue at Red Hill Avenue, McGaw Avenue, and

Gillette Avenue. Temporary lane closures and restrictions are in place between 9 a.m. to 3 p.m. on weekdays. Access will be maintained for through-traffic. Advance notices will be provided to alert motorists of lane closures. Alternate routes are suggested during the duration of this project. Construction is scheduled to be complete fall 2025. Construction is inspected by Public Works & Sustainability staff.



17. BARRANCA PARKWAY, PACIFICA, AND GATEWAY

Irvine Company is installing underground utilities and street improvements to serve a five-story apartment building located at Gateway/Pacifica and Pacifica/Barranca Parkway. Temporary lane closures and restrictions are in place between 9 a.m.

to 3 p.m. on weekdays and Saturdays. Access will be maintained for through-traffic. Advance notices will be provided to alert motorists of lane closures. Alternate routes are suggested during the duration of this project. Construction is scheduled to be complete in fall 2025. Construction is inspected by Community Development staff.



18. GREAT PARK BOULEVARD — BOSQUE TO RIDGE VALLEY, BEACON — GREAT PARK BOULEVARD TO CARMINE, AND CARMINE — INTERVAL AND MAGNET

FivePoint Communities is improving Great Park Boulevard from Bosque to Ridge Valley; Beacon from Great Park Boulevard to Carmine; and Carmine from Interval to Magnet. The project includes intersection improvements, sidewalk improvements, and upgrading underground utilities. Intermittent lane closures may occur between 9 a.m. and 3 p.m.

DEVELOPER PROJECTS (CONTINUED)



on weekdays. Access will be maintained for through-traffic. Advance notices will be provided to alert motorists of lane closures and parking restrictions. Alternate routes are suggested during the duration of this project. This project is anticipated to

be complete fall 2025. Construction is inspected by Community Development staff.

19. BRYAN AVENUE — MARKET PLACE TO STATE ROUTE 261 (SR-261) AND EL CAMINO REAL — JAMBOREE ROAD TO SR-261



Irvine Company is improving Bryan Avenue, from Market Place to SR-261 and El Camino Real, from Jamboree Road to SR-261. The project includes median modifications, intersection improvements, sidewalk modifications, upgrading underground

utilities, and traffic signal improvements. Intermittent lane closures may occur between 9 a.m. and 3 p.m. on weekdays. Access will be maintained for through-traffic. Advance notices will be provided to alert motorists of lane closures. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete summer 2025. Construction is inspected by Community Development and Public Works & Sustainability staff.

20. BAKE PARKWAY — I-5 TO ROCKFIELD BOULEVARD



FivePoint Communities has started construction on Bake Parkway, from I-5 Freeway to Rockfield Boulevard. The project consists of roadway widening, new underground utility infrastructures, and

construction of a Bake Parkway and Marine Way intersection. A completion schedule has not been provided. Construction is inspected by Public Works & Sustainability staff.

21. MARINE WAY — FROM SKYHAWK TO 2,700 FEET EAST OF SKYHAWK

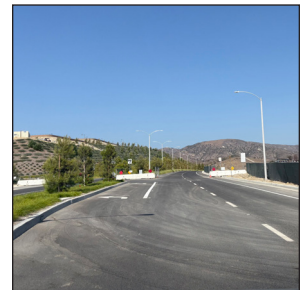
FivePoint Communities has started construction on Marine Way, from Skyhawk to 2,700 feet east of Skyhawk. Demolition, rough grading, and underground utility construction are complete, and street improvements are in progress. A completion schedule has not been provided. Construction is inspected by Public Works & Sustainability staff.



22. JEFFREY ROAD — PORTOLA PARKWAY TO 3,500 FEET NORTH OF PORTOLA PARKWAY

The Irvine Company is extending Jeffrey Road, from Portola Parkway to 3,500 feet north of Portola Parkway. The project includes installation of underground utility infrastructure, construction of a pedestrian undercrossing, and roadway improvements.

Public access to Jeffrey Road, north of Portola Parkway, is currently unavailable. Advance notices will be provided to alert motorists of lane closures. Alternate routes are suggested during the duration of this project. Construction is inspected by Public Works & Sustainability staff.



DEVELOPER PROJECTS (CONTINUED)

23. MARINE WAY — ALTON PARKWAY TO BAKE PARKWAY



FivePoint Communities continues to work on Marine Way from Alton Parkway to Bake Parkway. A completion schedule has not been provided. Construction is inspected by Public Works & Sustainability staff.

24. LAGUNA CANYON ROAD — IRVINE CENTER DRIVE TO DISCOVERY, AND DISCOVERY — LAGUNA CANYON ROAD TO 800 FEET EAST OF LAGUNA CANYON ROAD

Irvine Company is improving existing sewer infrastructures in Laguna Canyon Road from Irvine

Center Drive to Discovery, and Discovery from Laguna Canyon Road to 800 feet east of Laguna Canyon Road. Intermittent lane closures may occur between 10 p.m. and 5 a.m. on weekdays. Access will be maintained for through-traffic. Advance notices and detour signs will be provided to alert motorists of the temporary closures and detour routes. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete fall 2025. Construction is inspected by IRWD and Public Works & Sustainability staff.



UTILITY PROJECTS

25. SEWER SIPHON IMPROVEMENT PROJECT



IRWD is rehabilitating the existing sewer inverted siphons to improve the structural integrity and conveyance performance at University Drive/Harvard Avenue, University Drive/San Diego Creek Channel, Michelson Drive/Riparian

View, Jamboree Road/Barranca Channel, Jeffrey Road/San Diego Creek Channel, and Sand Canyon Avenue/San Diego Creek Channel. Access will be maintained for through-traffic. San Diego Creek trail, adjacent to the project site, may be closed intermittently. Advance notices and detour signs will be provided to alert motorists and trail users of the temporary closures. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete spring 2026. Construction is inspected by IRWD and Community Development staff.

26. TECHNOLOGY DRIVE WEST OF ALTON PARKWAY, AND ADA — ALTON PARKWAY TO BARRANCA PARKWAY

IRWD is improving existing recycled water infrastructures at Technology Drive west of Alton Parkway, and Ada from Alton Parkway to Barranca Parkway. Intermittent lane closures may occur between 6 a.m. and 7 p.m. on

weekdays. Access will be maintained for through-traffic. Advance notices and detour signs will be provided to alert motorists of the temporary closures. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete fall 2025. Construction is inspected by IRWD and Public Works & Sustainability staff.



OTHER AGENCIES

27. INTERSTATE 405 — I-5 TO SR-55



Caltrans is improving I-405, from I-5 Freeway to SR-55. The project will add auxiliary lanes, construct retaining walls, and upgrade freeway ramps and pedestrian ADA ramps. Weeknight lane closures may occur between 10 p.m. and 5

a.m. Intermittent freeway ramp closures may occur. Advance notices will be provided to alert motorists to the closures and detour signs will be posted. Alternate routes are suggested during the duration of this project. The project is anticipated to be complete summer 2026. Construction is inspected by Caltrans, and City staff will monitor local traffic.

28. STATE ROUTE 133 — IRVINE CENTER DRIVE TO I-405



Caltrans is improving the southbound lanes on SR-133 from Irvine Center Drive to I-405. The project includes construction of new drainage facilities, guard rails, and auxiliary lane within Caltrans right-of-way. Weeknight lane closures may occur between

10 p.m. and 5 a.m. San Diego Creek trail will be closed between Pacifica and Alton Parkway. Advance notices will be provided to alert motorists of lane closures, and trail detour signs will be posted. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete summer 2026. Construction is inspected by Caltrans, and City staff will monitor local traffic.

29. STATE ROUTE 55 — I-405 TO I-5

Orange County Transportation Authority (OCTA), in cooperation with Caltrans, is improving SR-55, between I-405 and I-5 Freeway. This project will add one regular lane and one carpool lane in each direction of SR-55, between I-405

and I-5 Freeway, improving mobility for commuters within Orange County. Intermittent on-ramp/off-ramp closures along SR-55 may occur. OCTA and Caltrans will provide advance notices to alert motorists and local businesses of closures. Alternate routes are suggested during the duration of this project. This project is anticipated to be complete fall 2026. Construction is inspected by Caltrans, and City staff will monitor local traffic.



COMPLETED PROJECTS

- **On Call Concrete Improvements — Work Order #1:** The City has completed the installation of sidewalk and curb ramps, reconstruction of driveways, construction of retaining curbs, utility adjustments, and landscape and irrigation retrofits along Armstrong.
- **Civic Center Parking Lot Improvements:** The City has completed the installation of 53 new parking spaces, three Modular Wetland water quality treatment units, and other utility improvements to accommodate solar carports at Civic Center.
- **Sweet Shade Playground Improvements Project:** The City has completed playground improvements at Sweet Shade Park, including the addition of rubber playing surface, a new sand area with sand tables, seating, and other site amenities.
- **Sweet Shade Bocce Ball Courts:** The City has completed construction of two accessible bocce ball courts at Sweet Shade Park.
- **MacArthur Boulevard — Douglas to I-405:** Orange County Public Works has completed improving ADA curb ramps and pedestrian access routes to John Wayne Airport terminals along MacArthur Boulevard, between Douglas and I-405.



PUBLIC WORKS & SUSTAINABILITY CONSTRUCTION MAP SEPTEMBER 2025



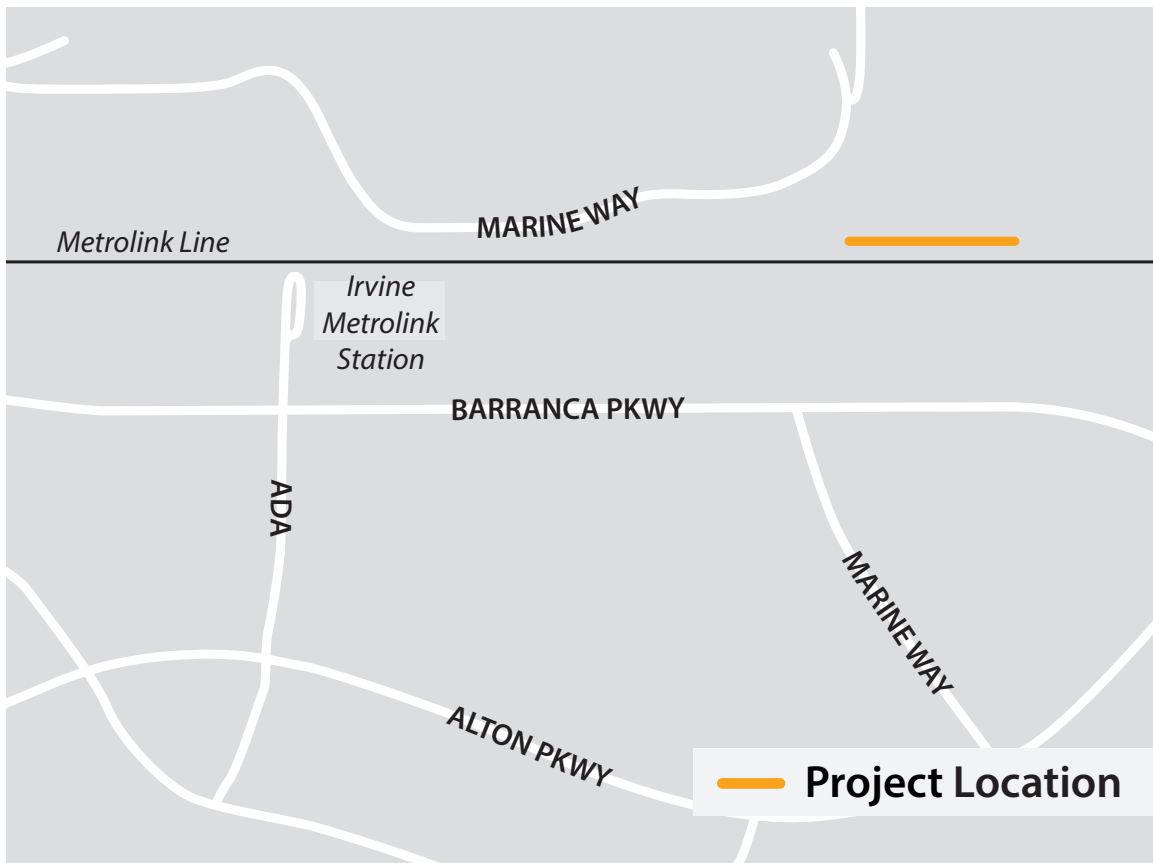


CIVIC CENTER ELECTRICAL SYSTEM UPGRADE





MARINE WAY UNDERCROSSING





PUBLIC SAFETY RTCC TENANT IMPROVEMENTS



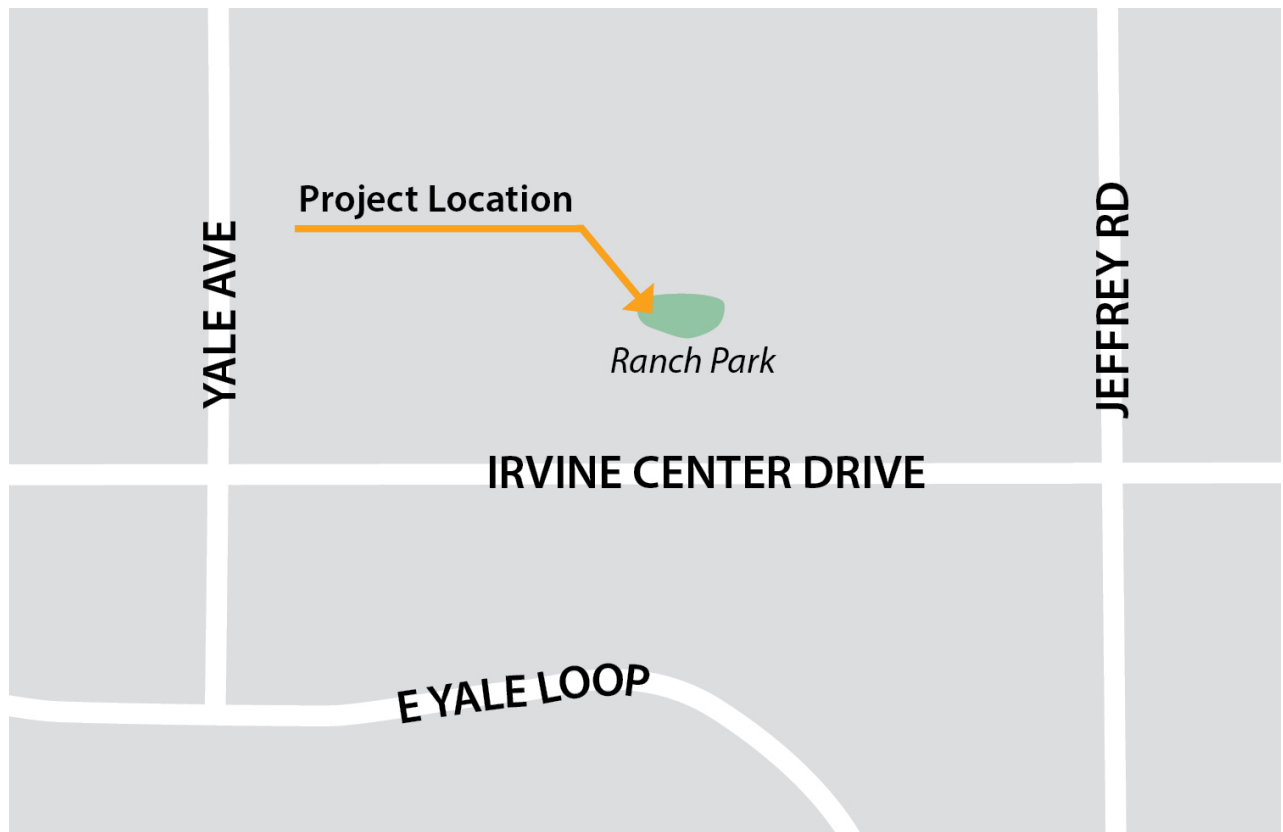


PUBLIC SAFETY EVIDENCE AREA MODIFICATION



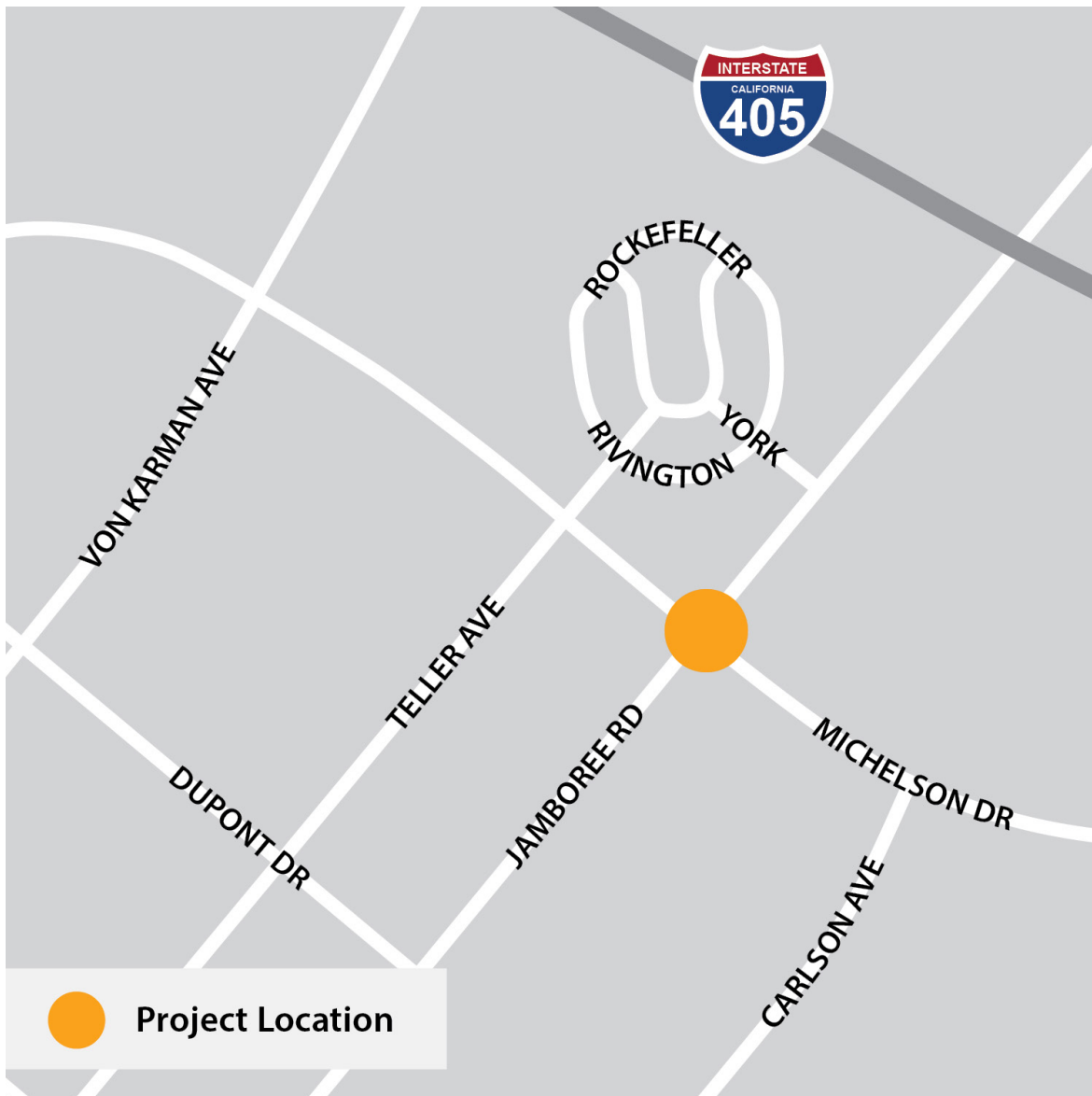


ONE IRVINE IMPROVEMENTS AT RANCH PARK





JAMBOREE & MICHELSON PEDESTRIAN BRIDGE



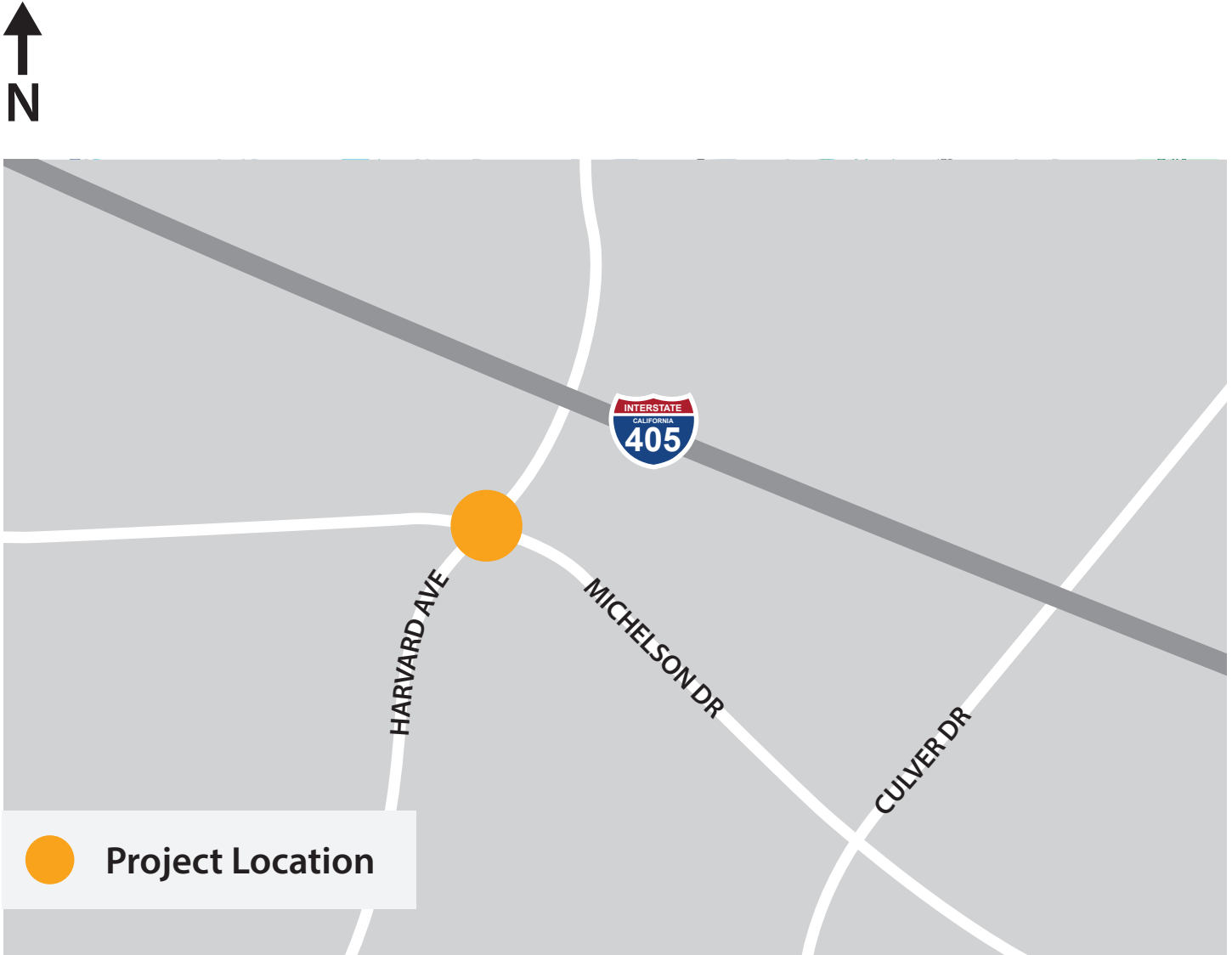


HERITAGE PARK IMPROVEMENTS PROJECT



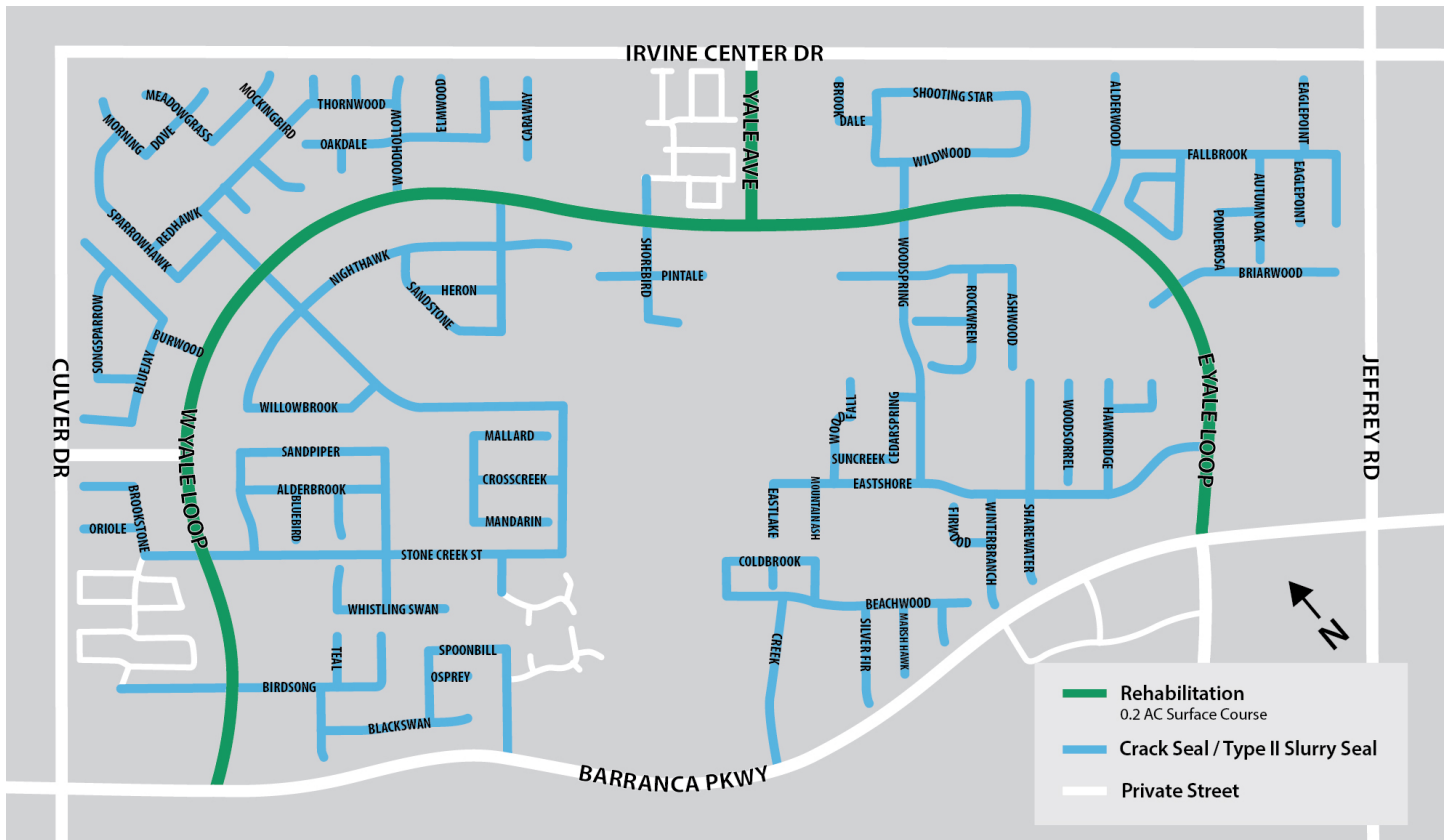


HARVARD/MICHELSON INTERSECTION IMPROVEMENTS



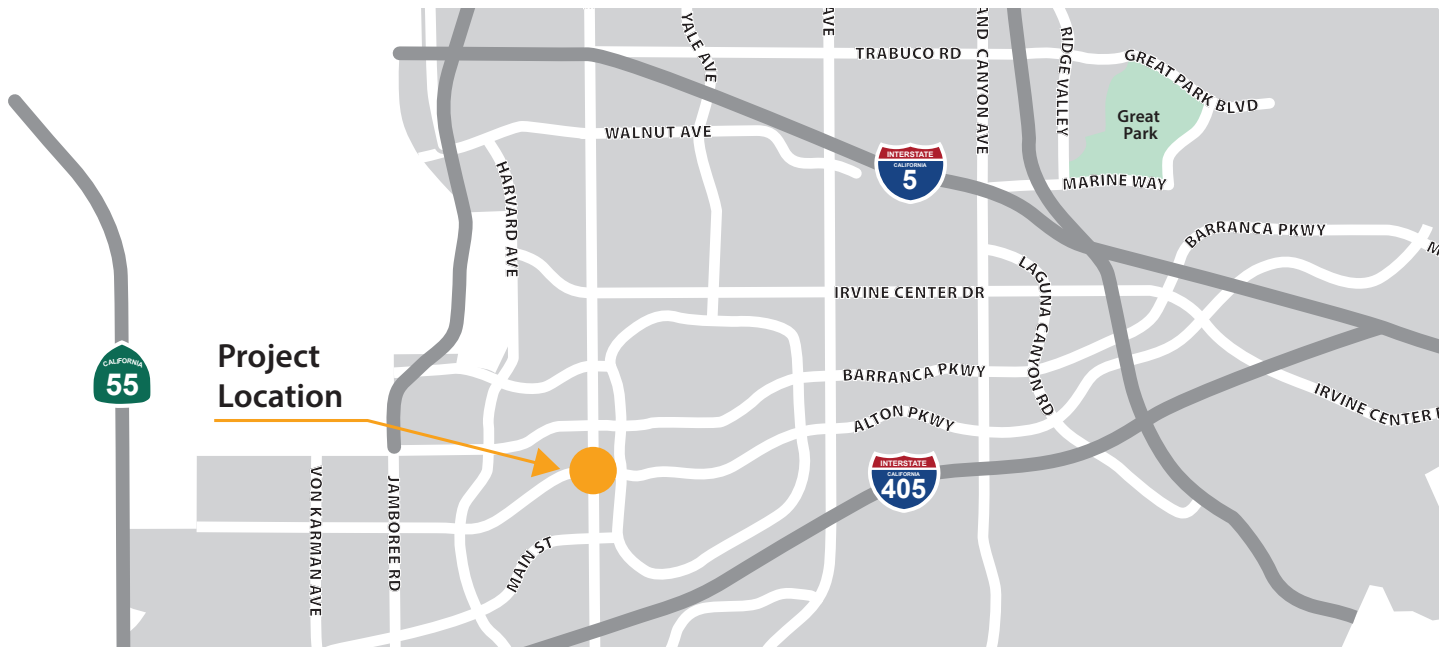


ON CALL STREET REHAB AND SLURRY SEAL — WOODBRIDGE NORTH





CULVER/ALTON INTERSECTION IMPROVEMENTS



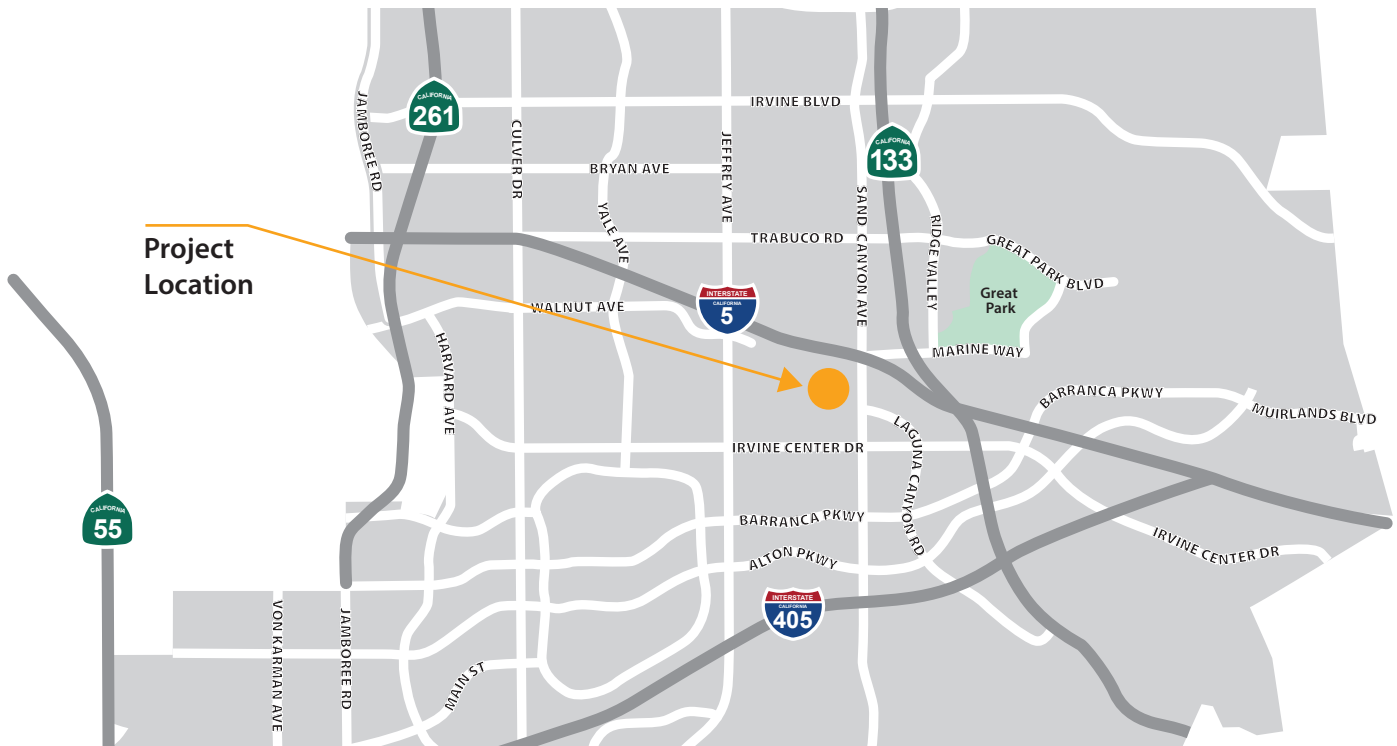


MIKE WARD COMMUNITY PARK PICKLEBALL COURTS





IRVINE ANIMAL CARE CENTER EXPANSION AND RENOVATION PROJECT





JEFFREY OPEN SPACE TRAIL (JOST)/ I-5 BICYCLE AND PEDESTRIAN BRIDGE PROJECT

