



## **CITY OF ORLAND STAFF REPORT**

### **MEETING DATE: November 3, 2026**

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**TO:** Honorable Mayor and Council

**FROM:** Paul W. Rabo, City Engineer

**SUBJECT:** Colusa Street Improvements (Discussion/Action)

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#### **BACKGROUND:**

The owner of Newville Brewing contacted the City regarding the poor condition of the existing curb, gutter and sidewalk improvements on Colusa Street from 5<sup>th</sup> Street to the alley west of 5<sup>th</sup> Street. The City Manager, City Engineer and Public Works Director met with the owner to discuss a scope of work that could include an option to share the cost of new improvements between the owner and the City. At the March 17, 2026 Council meeting, Council directed staff to prepare plans and contract documents for a public works project to remove and replace the existing curb, gutter and sidewalk as stated above. The project cost would be proportionally split between Newville Brewing and the City of Orland. Funding for the project would come from Measure J.

#### **ANALYSIS:**

The existing improvements contain many cracks and there are multiple areas where improvements have settled over time. The approved plans for the remodeling of Newville Brewing show the removal and replacement of approximately 300 square feet of sidewalk to accommodate a new entrance on Colusa Street. The entrance sits approximately 3" to 4" above the existing sidewalk and extends 2' to 3' into the City right-of-way.

To provide ADA compliant sidewalk and conform to the new entrance, the City's plans show the installation of a modified City Standard vertical curb (12" tall), directly in front of the entrance, transitioning to a City Standard vertical curb (6" tall) on either side of the entrance. The plan also shows the installation of a commercial driveway for the alley, 11-foot-wide sidewalk, new street sign, concrete parking bumpers, and tree well grates (as shown on the Newville Brewing approved plans), and replacing asphalt concrete along the gutter pan.

The City Engineer sent the plan and specifications to five separate contractors and received two bids on October 22, 2026. The project was not publicly bid because it was under the threshold established by Chapter 2.46 of the City Municipal Code as amended by Resolution No. 2025-18 and the City's Purchasing and Contracting Policy. The two bids received were from:

1. Franklin Construction, Inc. with a bid of \$104,625.00 (lowest responsible bidder)
2. R & R Horn with a bid of \$123,548.00

The engineer's estimated cost was \$63,200.00. The Council can consider the following options:

1. Consider accepting the lowest responsible bid and proportionally increase the cost borne by Measure J and Newville Brewing. Staff do not recommend this option because it would conflict with the thresholds established in the City's Purchasing and Contracting Policy.
2. Reject all bids and revise the limits of the project. This option could include the Public Works Department performing a portion of the work including removal of existing concrete curbs and flatwork, installing parking bumpers, and road sign(s). Work could be performed depending on staff availability and workload.
3. Reject all bids and do not participate in the construction of improvements.

**RECOMMENDATION:**

Staff recommend Council reject all bids, revise the limits of the project and explore possible options in which the Public Works Department can perform a portion of the work. Provide staff with direction on what the City's scope of work should include and if Public Works should participate in performing a portion of the work.

**FISCAL IMPACT OF RECOMMENDATION:**

During the March 17, 2026 meeting, Council chose to use funds from Measure J to pay for the City's portion of the project.

**ATTACHMENTS:**

Preliminary Engineer's Estimate of Construction Costs

Bid Summary

City improvement plan

Newville Brewery approved plan (a portion of)