Newville Brewing (Colusa Street Improvements)

Preliminary Engineer's Estimate of Construction Costs

March, 2025

ITEM	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1.	Mobilization/Demobilization	1	LS	$ 2,500.00 /LS	$ 2,500.00
2.	Traffic Control	1	LS	$ 1,000.00 /LS	$ 1,000.00
3.	Water Pollution Control	1	LS	$ 1,000.00 /LS	$ 1,000.00
4.	Remove and dispose concrete flatwork	1,460	SF	$ 4.00 /LF	$ 5,840.00
5.	Remove and dispose curb and gutter	130	LF	$ 6.00 /LF	$ 780.00
6.	Adjust Existing Valve Cover to Finish Grade	1	EA	$ 1,000.00 /EA	$ 1,000.00
7.	Hot Mix Asphalt	3	TON	$ 200.00 /TON	$ 600.00
8.	Install City Std. 202 6" Barrier Curb	149	LF	$ 50.00 /LF	$ 7,450.00
9.	Install City Std. 204 Sidewalk (City portion)	1,048	SF	$ 20.00 /SF	$ 20,960.00
10.	Install City Std. 204 Sidewalk (Newville Brewing portion)	303	SF	$ 20.00 /SF	$ 6,060.00
11.	Install City Std. 206 Commercial Driveway	288	SF	$ 30.00 /SF	$ 8,640.00
12.	Install Roadside Sign (One Post)	1	EA	$ 750.00 /EA	$ 750.00
				Total:	**$ 56,580.00**
				Construction Contingency (10%):	$ 5,658.00
				Construction Engineering (5%):	$ 2,829.00
				Project Total:	**$ 65,067.00**

Paul W. Rabo
R.C.E. 72209

Registration Expires: 06-30-26

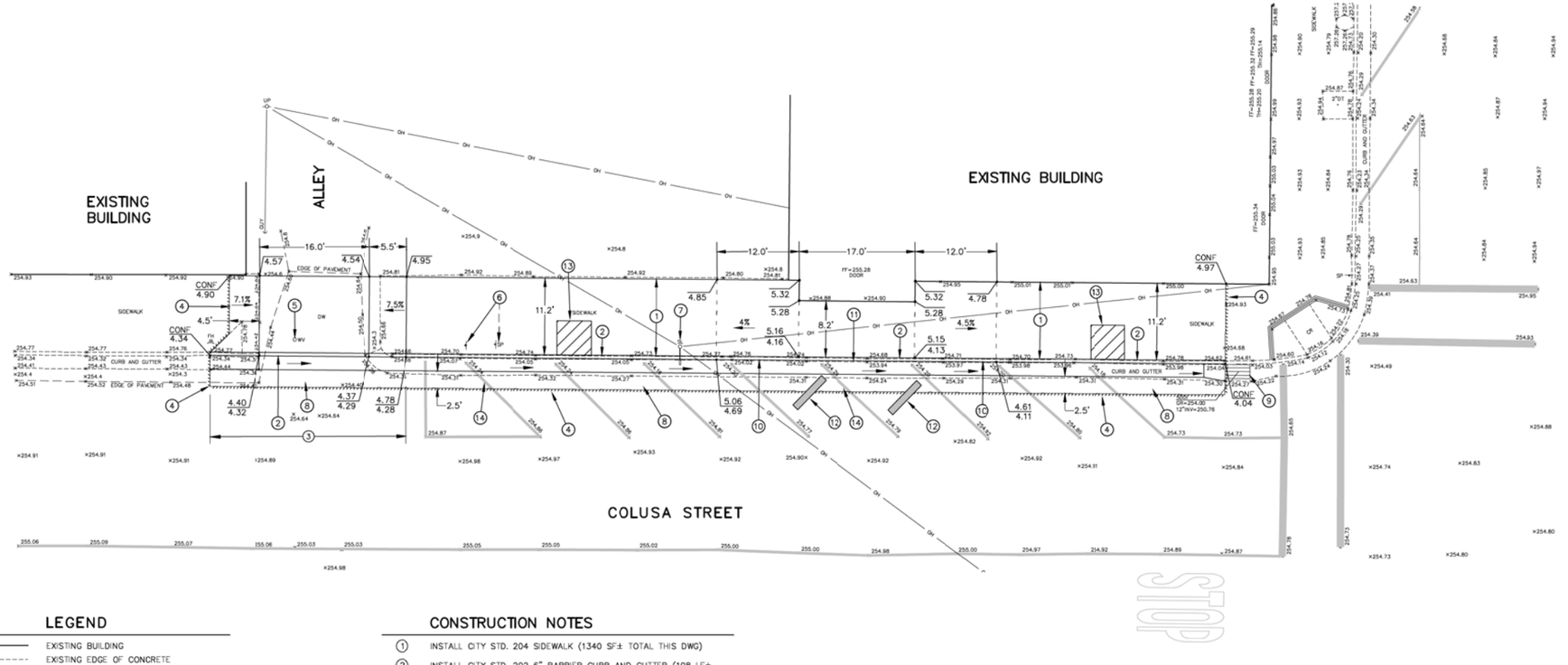
Date: 3/10/2026

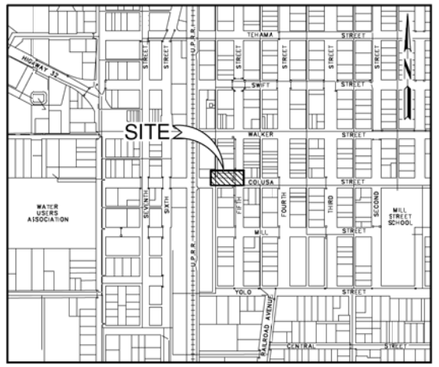
Notes: 1. The above unit costs were obtained from similar prevailing wage construction projects constructed in the City.
2. Item #10 is based on the approved plans showing the replacement of sidewalk to accommodate the new popout entryway.

City of Orland
Colusa Street Improvements

Bid Opening: 10/22/2026 at 2:00 p.m.

				Franklin Const., Inc.		R&R Horn	
Item	Description	Quantity	Unit	Unit Cost	Amount	Unit Cost	Amount
1.	Mobilization	1	LS		$ 6,500.00		$ 11,500.00
2.	Traffic Control	1	LS		$ 13,000.00		$ 5,300.00
3.	Water Pollution Control	1	LS		$ 500.00		$ 4,500.00
4.	Remove Concrete Flatwork	1635	SF	$ 4.00	$ 6,540.00	$ 2.80	$ 4,578.00
5.	Remove Concrete Curb and Gutter	148	LF	$ 25.00	$ 3,700.00	$ 13.00	$ 1,924.00
6.	Hot Mix Asphalt	7	Ton	$ 1,375.00	$ 9,625.00	$ 1,000.00	$ 7,000.00
7.	Install City Std. 202 6" Barrier Curb	108	LF	$ 124.00	$ 13,392.00	$ 81.00	$ 8,748.00
8.	Install Modified City Std. 202 6" Barrier Curb	41	LF	$ 58.00	$ 2,378.00	$ 124.00	$ 5,084.00
9.	Install City Std. 204 Sidewalk	1340	SF	$ 20.00	$ 26,800.00	$ 39.00	$ 52,260.00
10.	Install City Std. 206 Commercial Driveway	295	SF	$ 29.00	$ 8,555.00	$ 38.00	$ 11,210.00
11.	Adjust Existing Valve Cover to Finish Grade	1	Each	$ 645.00	$ 645.00	$ 382.00	$ 382.00
12.	Install Concrete Parking Bumper	2	Each	$ 695.00	$ 1,390.00	$ 131.00	$ 262.00
13.	Install City Std. 607 Tree Wall	2	Each	$ 5,125.00	$ 10,250.00	$ 4,900.00	$ 9,800.00
14.	Install Roadside Sign	1	Each	$ 1,350.00	$ 1,350.00	$ 1,000.00	$ 1,000.00
	Total Bid Amount				$ 104,625.00		$ 123,548.00





LOCATION MAP
NO SCALE

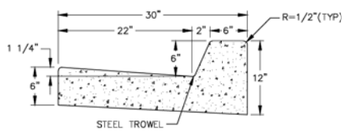
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

LEGEND

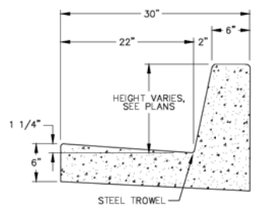
- EXISTING BUILDING
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- OH — EXISTING OVERHEAD LINE
- EXISTING STRIPING
- EXISTING UTILITY LINE
- + 254.89 EXISTING GROUND ELEVATION
- CR EXISTING CURB RAMP
- DW EXISTING DRIVEWAY
- FF EXISTING FINISH FLOOR
- FH EXISTING FIRE HYDRANT
- GR EXISTING GRATE
- GUY EXISTING GUY WIRE
- SDDI EXISTING STORM DRAIN DROP INLET
- SL EXISTING STREET LIGHT
- SP EXISTING SIGN POST
- TH EXISTING THRESHOLD
- UP EXISTING UTILITY POLE
- WV EXISTING WATER VALVE
- 12"DT EXISTING TREE WITH TYPE AND SIZE
- DT EXISTING DECIDUOUS TREE
- EXISTING BUMPER
- CONF CONFORM
- 4.90 PROPOSED FLOWLINE GRADE
- 4.78 PROPOSED TOP OF CURB GRADE
- PROPOSED GRADEBREAK
- PROPOSED DIRECTION OF SURFACE FLOW

CONSTRUCTION NOTES

1. INSTALL CITY STD. 204 SIDEWALK (1340 SF± TOTAL THIS DWG)
2. INSTALL CITY STD. 202 6" BARRIER CURB AND GUTTER (108 LF± TOTAL THIS DWG)
3. INSTALL CITY STD. 206 COMMERCIAL DRIVEWAY (295 SF± TOTAL THIS DWG)
4. SAWCUT NEAT LINE AND REMOVE AND DISPOSE OF EXISTING MATERIALS
5. ADJUST WATER VALVE TO FINISH GRADE PER CITY STD. 305 (1 TOTAL THIS DWG)
6. REMOVE EXISTING SIGN AND POST. INSTALL W10-1 SIGN AND POST PER CITY STD. 601
7. PROTECT EXISTING UTILITY IN PLACE
8. PLACE 3" HMA OVER 6" OF SUBGRADE SCARIFIED AND COMPACTED TO 95% COMPACTION (±370 SF TOTAL THIS DWG.)
9. PROTECT EXISTING SDDI IN PLACE
10. TRANSITION CURB HEIGHT
11. INSTALL MODIFIED CITY STD. 202 BARRIER CURB PER DETAIL (41 LF± LF TOTAL THIS DWG.)
12. INSTALL OLDCASTLE PRECAST 6'-0" WIDE PARKING BUMPER PER MANUFACTURER'S RECOMMENDATIONS
13. INSTALL CITY STD. 607 5'X5' TREE WELL (2 TOTAL THIS DWG.)
14. PARKING STALL STRIPING WILL BE REPLACED BY CITY OF ORLAND DEPARTMENT OF PUBLIC WORKS



CITY OF ORLAND
STD. DETAIL 202
NO SCALE



MODIFIED CITY OF ORLAND
STD. DETAIL 202
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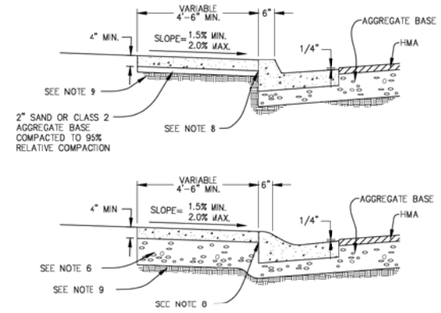
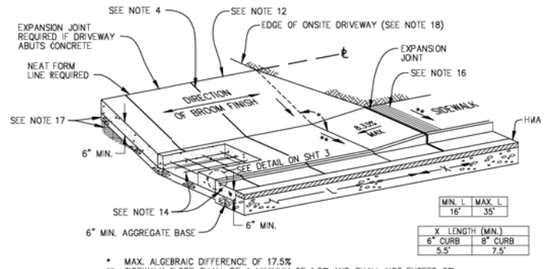


CONTIGUOUS TYPE

NOTES

1. ALL CONCRETE SHALL BE CLASS B P.C.C.
2. 1/2 INCH, PRE-MOLDED JOINT FILLER SHALL BE INSTALLED IN EXPANSION JOINTS AT REGULAR INTERVALS NOT EXCEEDING 50 FEET, AT THE B.C. AND E.C. OF ALL CURB RETURNS AND AT THE END OF ALL DRIVEWAYS, AND SHALL BE FULL-DEPTH AND COMPLETELY FILL THE JOINT.
3. A MINIMUM OF 2 INCHES OF SAND, OR CLASS 2 AGGREGATE BASE, TO BE PLACED UNDER THE SIDEWALK. (SEE NOTE 6 BELOW)
4. ALL WORK DONE AND ALL MATERIALS SUPPLIED SHALL CONFORM TO THE ORLAND IMPROVEMENT STANDARDS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER FOR INSPECTION AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE.
6. FOR SIDEWALK ABUTTING ROLLED CURB AND GUTTER, THE THICKNESS OF AGGREGATE BASE UNDER THE SIDEWALK SHALL BE THE SAME AS THE THICKNESS PLACED UNDER THE STREET PAVEMENT.
7. EXPANSION JOINTS N SIDEWALK SHALL BE ADJACENT TO EXPANSION JOINT IN CURB AND GUTTER.
8. PROVIDE COLD JOINT AT BACK OF CURB. IF CURB, GUTTER, AND SIDEWALK ARE POURED MONOLITHICALLY, PROVIDE 1" DEEP SCORE AT BACK OF CURB.
9. SUBGRADE UNDER SIDEWALK COMPACTED TO 92% RELATIVE COMPACTION.

CITY OF ORLAND
STD. DETAIL 204
NO SCALE



MIN. L	MAX. L
16'	35'

X LENGTH (MIN.)	
6" CURB	8" CURB
5.5'	7.5'

* MAX. ALGEBRAIC DIFFERENCE OF 17.5%
** SIDEWALK SLOPE SHALL BE A MINIMUM OF 1.5% AND SHALL NOT EXCEED 2%

CONTIGUOUS SIDEWALK

NOTES

1. ALL WORK TO BE DONE AND ALL MATERIALS TO BE SUPPLIED SHALL CONFORM TO THE ORLAND PUBLIC WORKS CONSTRUCTION STANDARDS.
2. ALL CONCRETE SHALL BE CLASS B P.C.C.
3. THE AREA INCLUDED WITHIN THE SLOPES OF THE DRIVEWAY SHALL BE GIVEN A HEAVY BROOM FINISH AFTER BEING TROWELED.
4. CONTROL JOINTS SHALL EXTEND FROM LIP OF GUTTER TO THE BACK OF SIDEWALK UNLESS OTHERWISE SPECIFIED. CONTROL JOINTS SHALL BE EVENLY SPACED AT A MAXIMUM INTERVAL OF 8 FEET.
5. TOP OF LIP AT THE FLOWLINE TO BE TROWELED STRAIGHT AND TRUE.
6. WHERE CURB IS EXISTING AND NO DEPRESSION HAS BEEN PROVIDED, THE EXISTING CURB SHALL BE REMOVED TO THE FIRST EXPANSION JOINT BEYOND EITHER SIDE.
7. WHERE AN EXISTING SIDEWALK IS N PLACE, IT SHALL BE REMOVED TO THE FIRST EXPANSION JOINT BEYOND EITHER SIDE.
8. ALLEY CURB RETURNS MAY BE DEPRESSED AS PART OF THE DRIVEWAY ONLY WHEN APPROVED BY THE CITY ENGINEER.
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 20 FEET TO THE END OF STREET CURB RETURNS UNLESS APPROVED BY THE CITY ENGINEER.
10. THE MINIMUM LENGTH OF FULL HEIGHT CURB BETWEEN DRIVEWAYS ON THE SAME LOT SHALL BE 24 FEET.
11. THE MINIMUM LENGTH OF FULL HEIGHT CURB BETWEEN DRIVEWAYS ON ADJACENT LOTS SHALL BE 6 FEET.
12. ONSITE GRADING MAY BE REQUIRED TO ELIMINATE EXCESSIVE GRADE CHANGE AND TO MAINTAIN SUITABLE DRAINAGE.
13. MAXIMUM CURB OPENING MAY BE INCREASED DUE TO SPECIAL CONDITIONS WITH APPROVAL OF THE CITY ENGINEER.
14. ALL DRIVEWAYS SHALL HAVE 2 NO. 4 REBAR 12" O.C. IN THE GUTTER AND 6" x 6" 10 GA. WIRE MESH THROUGHOUT THE APPROACH.
15. DRIVEWAY APPROACH SHALL BE POURED SEPARATELY FROM CURB UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
16. SIDEWALK ADJACENT TO THE TOP OF RAMPS SHALL HAVE A 12" WIDE GROOVED BORDER STRIP WITH 1/4" GROOVES AT 3/4" ON CENTER, SEE GROOVE DETAIL ON STD. 205.
17. 2" SAND OR CLASS 2 AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION OVER SUBGRADE COMPACTED TO 92% RELATIVE COMPACTION.
18. BOTTOM WIDTH OF PROPOSED DRIVEWAY SHALL BE THE SAME AS THE ONSITE DRIVEWAY.

CITY OF ORLAND
STD. DETAIL 206
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
PAUL W. RABO
No. 72209
CIVIL
State of California

10-13-26

APPROVED
Paul W. Rabo
DATE
OCTOBER, 2026

PREPARED FOR :
CITY OF ORLAND

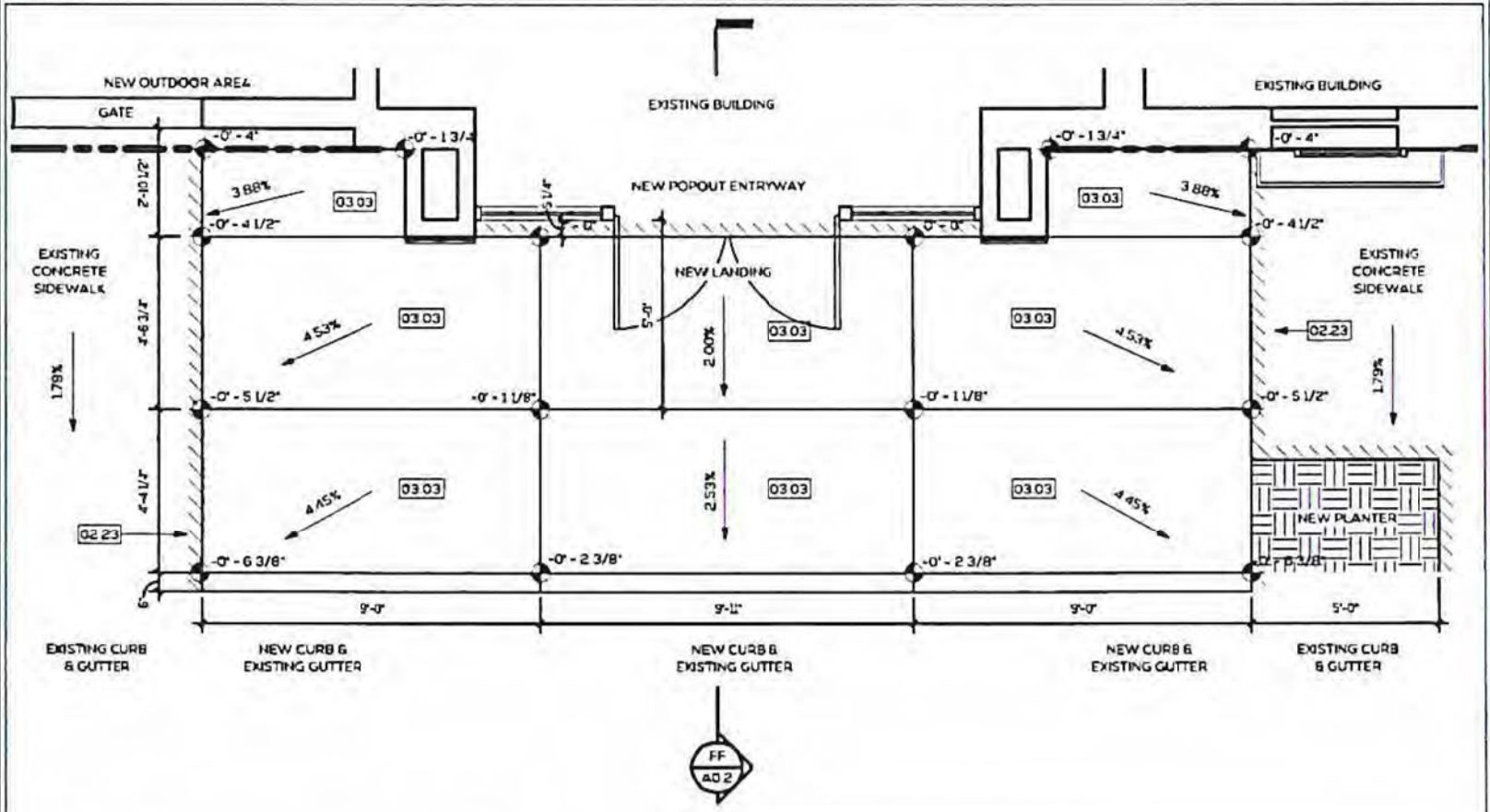
RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

5TH STREET & COLUSA STREET
SIDEWALK IMPROVEMENTS

DESIGNED	PWR
DRAWN	CAD
CHECKED	
DRAWING NO.	1 OF 1
JOB NO.	25004

S:\Civil\Orland\25007 5th--Colusa\25007 - 5th and Colusa.dwg 10/13/26 2:01:47 PM

SCALE : 3/4" = 1'-0"



NOTES

1. LANDINGS AT BUILDING DOORWAYS SHALL NOT EXCEED 2% SLOPE. WALKWAY SLOPES SHALL NOT EXCEED 5%. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

GRADE ELEVATION

KEYNOTES	
02 23	NEAT SAWCUT, REMOVE AND DISPOSE OF EXISTING MATERIALS AS NECESSARY FOR PROPOSED IMPROVEMENTS
03 03	INSTALL CITY OF ORLAND STD. SIDEWALK

EE - ENLARGED SITE PLAN - NEW GRADE TO ENTRYWAY

SCALE : 3/8" = 1'-0"

2023 VALUATION THRESHOLD

A. TOTAL CONSTRUCTION VALU

CONSTRUCTION VALUATION EX

ESTIMATED VALUATION OF FULL

THIS INCLUDES PARKING, PATH OF TRAVEL, RESTROO

A DETERMINATION OF UNREASO

REQUESTED COMPLIANCE PERC

20% OF CONSTRUCTION VALUAT

ACCE

THE FOLLOWING EXISTING NO

	COMPLIANT AS EXISTING	TO BE REMOVED	NOT ADDRESSABLE	NOT ACCESSIBLE	ESTIMATED
1	☐	☒	☐	☐	$8,200
2	☐	☒	☐	☐	$40,000
3	☐	☒	☐	☐	$12,000
4	☐	☐	☒	☐	
5	☐	☐	☒	☐	
6	☐	☐	☒	☐	
7	☐	☒	☐	☐	$2,500
8	☐	☐	☒	☐	
9	☐	☐	☒	☐	
10	☐	☐	☒	☐	
11	☐	☐	☒	☐	
12	☐	☐	☒	☐	
13	☐	☐	☒	☐	
14	☐	☐	☒	☐	
15	☐	☐	☒	☐	
16	☐	☒	☐	☐	$5,000
17	☐	☐	☒	☐	INC. ABOVE
18	☐	☒	☐	☐	

$67,700

20.8%

WHEN FULL COMPLIANCE IS NOT ACHIEVABLE BY EITH
ABOVE SHALL BE SPECIFIED BELOW

ADDITIONAL ITEMS, SPECIFIC HARDSHIPS ETC.

*ALL PARKING IS PROVIDED OFFSITE BY THE CITY MUNICIPALITYS SYSTEM

AA - 11B-202

PORTION OF NEWVILLE BREWING PLAN SHEET