



CITY OF ORLAND STAFF REPORT

MEETING DATE: May 19, 2026

TO: Honorable Mayor and City Council Members

FROM: Janet Wackerman, Acting City Manager

SUBJECT: **Hazardous Material Survey Report for 824 Fourth Street & 912 Third Street (Discussion/Action)**

ANALYSIS:

City Council authorized staff to execute a \$21,200 contract to conduct a comprehensive hazardous materials survey. G1 Construction performed the survey with the assistance of Vista Environmental Consulting, performing pre-renovation hazardous materials surveys for two (2) buildings, the Carnegie Center located at 912 Third Street and the former Purity building located at 824 Fourth Street on January 26-27, 2026. The surveys were performed to identify and sample accessible, suspect asbestos-containing materials, representative building components for the presence of lead-containing surface coatings/lead-based paints (LCSC/LBP), Polychlorinated Biphenyls (PCBs) in light fixture ballasts, and other hazardous materials that may be in the path of a renovation project.

BACKGROUND:

Attached for your review is the Hazardous Material Survey Report and G1 Construction's proposal outlining the hazardous materials abatement and selective demolition scope for 912 3rd St. – Carnegie Center (Hazardous materials abatement) and 824 4th St. – Old Purity Store (Hazardous materials abatement and optional selective demolition).

The proposal is structured with individual options so the city can move forward with each scope independently or combine them into a single mobilization if preferred. A combined option has also been included should the city elect to complete all work concurrently for efficiency and cost savings.

All work will be performed by certified abatement technicians under G1 Construction supervision, with full containment procedures, daily reporting, and final closeout documentation provided upon completion.

RECOMMENDATION:

City Council provide direction to staff on their desired approach to the Report.

FISCAL IMPACT:

If all work performed in the report is done, the cost would be \$37,766.40 for Carnegie Center and \$169,688.40 for 824 Fourth Street.

Attachments:

- G1 Construction Proposal
- Hazardous Material Survey Report for 824 Fourth Street & 912 Third Street