



CITY OF ORLAND STAFF REPORT

MEETING DATE: December 2, 2025

TO: Honorable Mayor and Council

FROM: Joe Goodman, City Manager

SUBJECT: **Carnegie Center Renovation Update** (Information only)

Staff Update:

Based on the conceptual drawings of the Carnegie Center provided by Shepphird Associates, staff has obtained preliminary pricing from two contractors, with estimates ranging from \$1.75 million to \$2.25 million. Staff met with each contractor to review their proposals and discuss potential value-engineering options. Shepphird Associates is now evaluating these ideas to identify feasible cost-reduction measures and is preparing formal drawings for construction plan review.

In the meantime, staff and Public Works are evaluating options to modify the existing west-side ramp to bring the Council Chambers into full ADA compliance and reduce exposure to potential accessibility-related claims.