



CITY OF ORLAND STAFF REPORT

MEETING DATE: December 16, 2025

TO: Honorable Mayor and Council

FROM: Joe Goodman, City Manager

SUBJECT: **Authorization for Carnegie and Purity Building Hazardous Materials Survey (Discussion/Action)**

Purpose

The purpose of this item is to obtain City Council authorization to proceed with a hazardous materials survey of both the Carnegie Center and the Purity Building for the cost of \$21,200.00.

Background

At the previous City Council meeting, staff was directed to proceed with a feasibility study to assess the viability of relocating City Hall operations to the Purity Building at 824 4th Street. This relocation would allow the Orland Police Department to occupy the vacated space at the current City Hall building.

Additionally, Shepphird Associates is continuing to refine design concepts for the Carnegie project. However, estimated costs for demolition and renovation remain imprecise due to uncertainties regarding the presence and extent of hazardous materials in both structures.

Discussion

To better define the scope of hazardous materials mitigation required for these projects, staff recommends proceeding with comprehensive surveys of both the Purity Building and the Carnegie Building. The surveys would include limited demolition activities at the Purity Building to inspect concealed areas behind walls, ensuring a complete assessment of the materials that would need to be addressed.

This approach will provide more accurate cost estimates for demolition, renovation, and mitigation efforts. With these refined projections, the feasibility study will culminate in a precise financial analysis for the City Council's review and decision-making.

Fiscal Impact

Staff has obtained an estimate to perform the survey for both buildings for \$21,200.00. Funding is proposed to come from Development Impact Fees allocated for improvements to City Hall and future community / recreation facilities.

Recommendation

Staff recommends that the City Council authorize staff to execute a contract in the amount of \$21,200.00 to conduct a comprehensive hazardous materials survey at the Carnegie and Purity Buildings.