



CITY OF ORLAND STAFF REPORT

MEETING DATE: August 5, 2025

TO: Honorable Mayor and Councilmembers

FROM: Janet Wackerman, Interim City Manager

SUBJECT: **Request for Proposals – 824 Fourth Street** (Discussion/Action)

BACKGROUND:

The tenant that had been utilizing the city's building at 824 Fourth Street has removed all of his equipment. Since the building is not being used at present, the City Council could determine its next steps.

ANALYSIS:

Nic Paxton, the city building inspector, has looked over the building and noted that the building is in poor condition, presenting the following hazards:

- Risk of falling ceiling debris and T-bar ceiling failure
- Health concerns from dust, insulation, and potential asbestos exposure
- Improper gas appliance venting posing a life safety hazard and
- Structural deterioration from long-term water damage

According to Mr. Paxton, the building is not in danger of falling down at present but is in need of a great deal of repairs before it can be used or rented.

RECOMMENDATION:

Council members can discuss, based on the information given them to:

1. Leave the building as is;
2. Direct the City Manager to develop an RFP to seek qualified contractors to demolish and remove the city's building at 824 Fourth Street or
3. Sell the building and its property.

FISCAL IMPACT OF RECOMMENDATION: No funding for this project was included in the 25/26 budget. It can cost up to \$60,000 to demolish a commercial building. The interfund loan on the property has a balance of approximately \$347K due from the General Fund to the water enterprise fund.