



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: August 21, 2023		Subject: Resolution No. 3078 Authorizing The City Manager to Execute Construction Contract With 3 Kings Environmental, Inc. for the Demolition of the Kiva Building (CIP #8153) Staff Member: Martin Montalvo, Operations Manager Department: Public Works	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

City of Wilsonville Resolution approving the bid process and awarding a construction contract to 3 Kings Environmental, Inc. for the demolition of the Kiva Building (CIP #8153) located at 29796 Town Center Loop East in the amount of \$230,655.00.

EXECUTIVE SUMMARY:

In October 2007, the City of Wilsonville purchased a church (Kiva), school (Art Tech), and associated grounds from the Willamette Valley Wesleyan Church located at 29790 and 29796 SW Town Center Loop E, Wilsonville. For the past several years, the City has leased both buildings to the West Linn-Wilsonville School District. When the school district lease ended in the summer of 2021 the City assumed full maintenance responsibility for the property.

The Kiva building is a 7,280-square-foot, two-story building that was built in 1979. On the main floor are a large conference room, office space, restrooms, and kitchen. In the daylight basement are additional office spaces and restrooms.

Around March 17, 2021, staff reported a large opening in the sheetrock of the ceiling in the large conference room of the Kiva building as well as a gap between an interior wall and the eastern exterior wall. Staff accessed the attic above the room to determine the potential cause of the separation and discovered two-thirds of the scissor trusses, which support the roof, and ceiling had failed. Access to the building was immediately prohibited and a structural engineer was hired to assess the damage and provide options for addressing the structural failure. In July 2021, a contract was advertised to make repairs to the building and no responsive bids were received.

In February 2023 staff hired SERA Architecture to develop alternatives and respective cost for repairing the building and bringing it up to current code. An alternative for demolishing the building was also provided. Based on the information provided, Council elected for the demolition of the building. This option consisted of:

Option 4 Demolition to Foundation: Involves demolition of the wood frame upper level and selective preservation of the lower level foundation. The foundation preservation is required in order to support the existing land bridge, which is the only ADA access to the upper level of the adjacent Art Tech Building. The engineer's estimated cost to perform this work was \$620,000.

On July 27, 2023, the City issued a Request for Bids from qualified contractors for the Kiva Building Demolition (CIP #8153). The City received two responsive bids for the project. The apparent low bid was from 3 Kings Environmental, Inc. for \$230,655.

EXPECTED RESULTS:

By executing this construction contract, the City will address the structural failures with the Kiva Building and reduce the City's liability associated with the property.

TIMELINE:

October 27, 2023 is the project completion date.

CURRENT YEAR BUDGET IMPACTS:

Funding for project is included in the FY 23/24 CIP budget.

COMMUNITY INVOLVEMENT PROCESS:

Adjacent property owners will be advised as to the construction impacts in accordance with the demolition permit requirements.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Impacts on the community are minimal. The Kiva Building had been operated by the School District for the past several years. No community access was provided at that time and none has been provided since the transition back to City operations.

ALTERNATIVES:

Reject the Construction Contract as proposed and seek alternative design for rehabilitation.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3078
 - A. Construction Contract for the Kiva Building Demolition Project (CIP #8153)