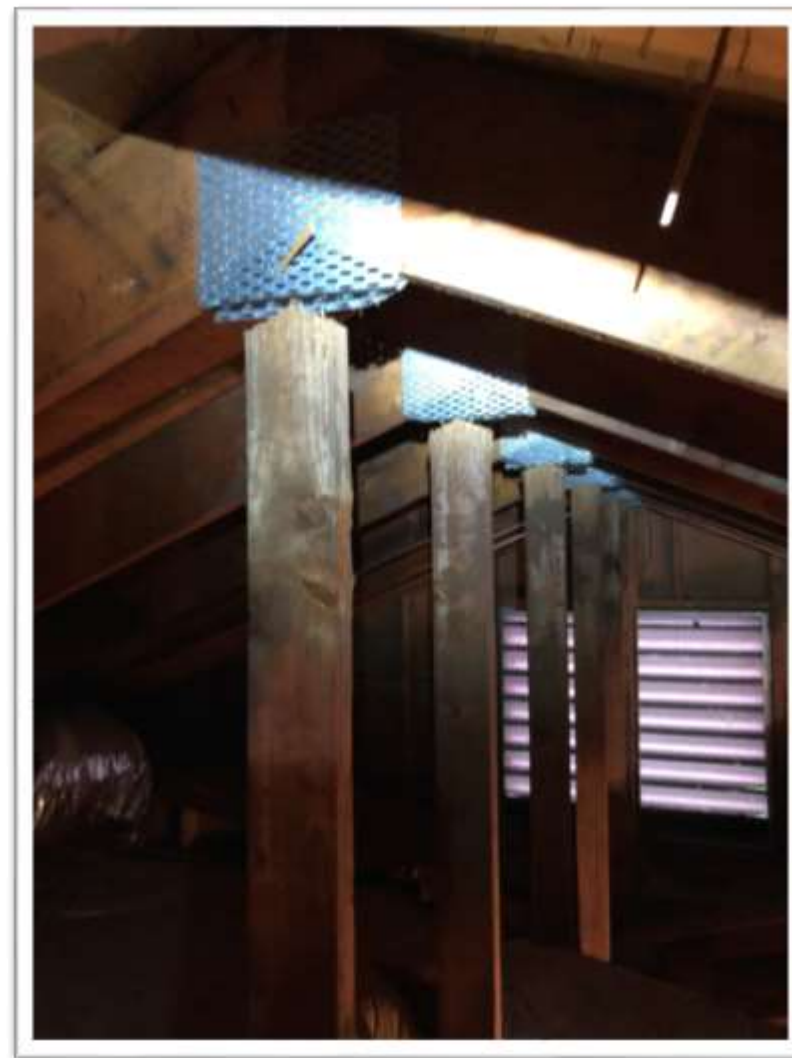


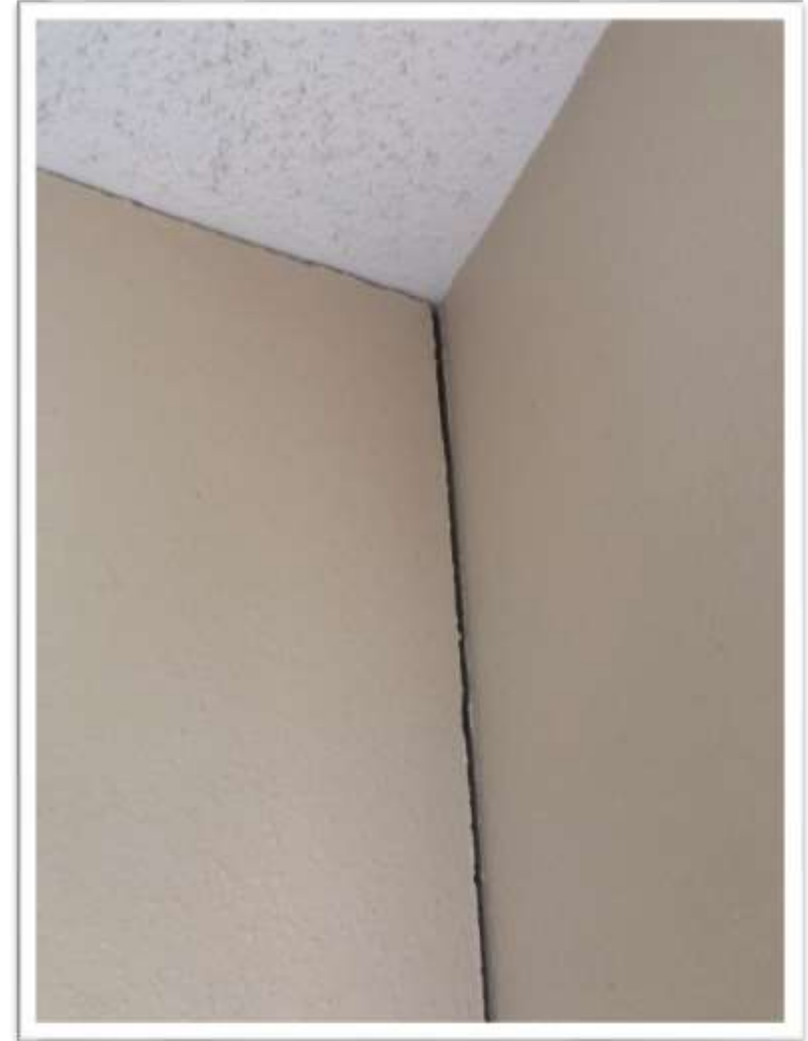


KIVA BUILDING ARCHITECTURAL ASSESSMENT AND RECOMMENDATIONS

STRUCTURAL FAILURES



STRUCTURAL FAILURES



REQUIREMENTS

Each of the rebuild options involves:

Removing and replacing 2/3 of the trusses

Removing and replacing the roof

Replacing the ceiling and lighting

Removing and replacing of the HVAC, Fire Protection, and AV systems

Refinishing all damaged walls and floors

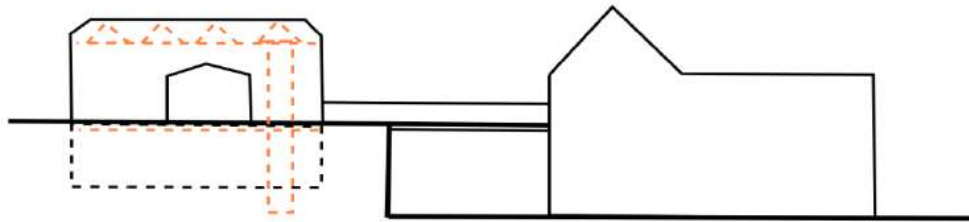
Make code compliant improvements for accessibility, fire, and electrical

Not included:

Programmatic improvements needed for the use of the space i.e. moving walls, improving fixtures, etc...

Furnishings and finishes

Option 1 Minimum Full Use



New internal elevator

Renovating the first and second-floor restrooms

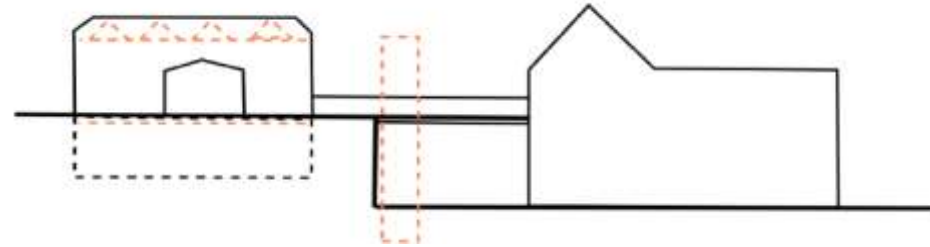
Parking area improvements

Improving internal staircase

New ADA-compliant emergency exit

Cost is \$ 3.4 million.

Option 2 Minimum Full Use with Exterior Elevator



New external elevator between Kiva and Art Tech

Renovating the first and second-floor restrooms

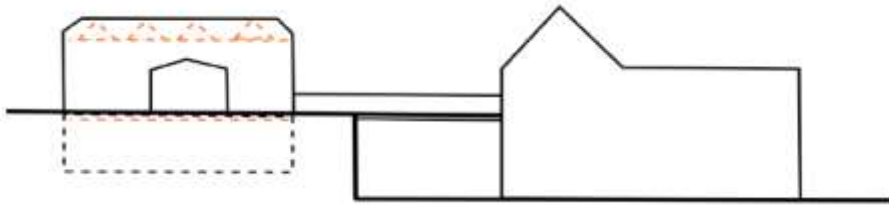
Parking area improvements

Improving internal staircase

New ADA-compliant emergency exit.

Cost is \$ 3.6 million.

Option 3 Minimum Use & Limited Staff Basement



Renovating the first floor restrooms

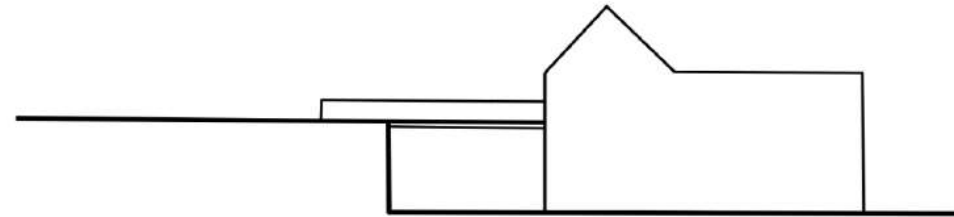
Improving internal staircase

New ADA-compliant emergency exit

The lower floor usage is for storage and is restricted to staff access only

Cost is \$ 2.5 million.

Option 4 Demolition to Foundation



Demolition of the wood frame upper level

Selective preservation of the lower level foundation to support the existing bridge for ADA to Art Tech Building

Cost is \$ 620,000

STAFF RECOMMENDATION

Proceed with Option 4 Demolition

Current market conditions for a new similarly sized (~8,000 square foot), compliant, two-floor building is roughly \$3.9 million plus an additional 30% for design, permits, etc. for a total of approximately \$5 million.

Can leverage two other existing Facility projects for a more holistic approach to address Parks and Police needs for the entire block.

- CIP 8154 Police Station Renovation
- CIP 9176 Art Tech Programming Analysis