



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> February 23, 2023		<b>Subject:</b> Kiva Building Architectural Assessment and Recommendations	
		<b>Staff Member:</b> Martin Montalvo, Operations Manager	
		<b>Department:</b> Public Works	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		<b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends that Council proceeds with the demolition of the Kiva Building.			
<b>Recommended Language for Motion:</b>			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

The Kiva Building has suffered a catastrophic failure of the roof support trusses. The City commissioned SERA Architects to investigate options and develop cost estimates to repair the damage and bring the building up to current code requirements. An option for demolition was also included in the analysis. Staff is seeking direction from Council on next steps.

## **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 7280-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.

The City then engaged SERA Architecture to develop a more complete package for repairing the damage and making any required improvements to meet current code and accessibility standards.

Each of the rebuild options involves removing and replacing 2/3 of the trusses, remove and replace the roof, replacing the ceiling and lighting, removing/replacing the HVAC, Fire Protection and AV systems, and refinishing all damaged walls and floors. Variations of each option and the associated cost estimate are summarized below.

**Option 1 Minimum Full Use:** Installation of a new internal elevator. Several ADA and accessibility improvements would be needed including renovating the first and second-floor restrooms, improving the existing staircase, a new ADA-compliant emergency exit, and parking improvements. The estimated cost is \$ 3.4 million.

**Option 2 Minimum Full Use with Exterior Elevator:** Installation of a new exterior elevator located between the Kiva and Art Tech buildings. Several ADA and accessibility improvements would be needed including renovating the first and second-floor restrooms, improving the existing staircase, a new ADA-compliant emergency exit, and parking improvements. The estimated cost is \$3.6 million.

**Option 3 Minimum Use and Limited Staff Basement:** Several ADA and accessibility improvements would be needed including renovating the first-floor restrooms and a new ADA-compliant emergency exit. No significant improvements would be needed to the lower floor but usage of the space would be restricted to staff and primary usage would be for storage. The estimated cost is \$2.5 million.

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 estimated cost is \$620,000.

Based on current market conditions, the cost to construct 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.

The repair options will bring the building into compliance. Additional modifications or improvements to accommodate the desired usage have not been included.

Based on the age of the Kiva Building, staff's recommendation is to proceed with demolition.

**EXPECTED RESULTS:**

Direction as to a preferred option for the Kiva Building

**TIMELINE:**

Staff is seeking to publish Request for Bids and Construction plans in the spring of 2023. The plans will reflect the direction from Council.

**CURRENT YEAR BUDGET IMPACTS:**

Depending on the direction from Council, staff will return with a subsequent budget amendment.

**COMMUNITY INVOLVEMENT PROCESS:**

Not applicable

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Impacts on the community are minimal. The Kiva Building has 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:**

Three repair options and a demolition option.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENT:**

1. Wilsonville Kiva Building Best Value Matrix