



CITY COUNCIL MEETING STAFF REPORT

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| Meeting Date: May 16, 2022 | | Subject: Kiva Building Roof Truss Repair | |
| | | Staff Member: Delora Kerber, Public Works Director | |
| | | 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 type="checkbox"/> Resolution <input 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 | |
| | | Comments: N/A | |
| Staff Recommendation: Staff recommends Council authorize roof truss repairs for the Kiva building under Option 2 | | | |
| Recommended Language for Motion: I move to direct staff to move forward with Option 2 for the restoration of the Kiva Building. | | | |
| 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:

Portions of the Kiva building roof support trusses have failed due to poor roof design. Repairs to the roof structure are needed in order to correct these issues and ensure the building is suitable for occupancy.

EXECUTIVE SUMMARY:

In October 2007, the City of Wilsonville purchased the buildings and grounds currently referred to as the “Art Tech Campus” from the Willamette Valley Wesleyan Church. The campus is located at 29796 SW Town Center Loop E and consists of the older Kiva sanctuary building (1979) and the Art Tech education building (1999). The Kiva building is a 7,280 square foot, two floor building which was built in 1979. The main floor consists of a large conference room, office space, restrooms and kitchen. The daylight basement has additional office space and restrooms.

For the past several years, the City leased both buildings to the West Linn-Wilsonville School District. The city assumed full property ownership and maintenance responsibilities when the School District lease expired in summer of 2021.

On March 17, 2021, facilities staff noticed a large opening in the ceiling of the large conference room located in the Kiva building as well as a gap between an interior wall and the eastern exterior wall. Staff accessed the attic space to determine the potential cause of the separation and discovered several of the scissor trusses, which support the roof and ceiling, had failed.

Staff closed off access to the facility and engaged a structural engineer to assess the damage. The structural engineer was tasked with providing an analysis of the failure and three options on how to remedy the failure. A 30 percent contingency is included in all three options due to the challenging construction environment.

Option 1: Repair and Re-support the Existing Trusses. This option calls for removing the ceiling of the main floor, repairing existing trusses in place, adding new footings in the basement as well as post and beam supports on both floors. This option would require additional foundation work to address the original engineering issues that resulted in the damage. This option would also retain the existing asphalt roof, which was installed in 2004. This option would hamper space flexibility, and programming options, of the large conference room on the main floor due to the installation of posts. **Estimated cost is \$ 233,880.**

Option 2: Remove and Replace Damaged and Deficient Trusses. This option calls for repairing the structural damage through the exterior by removing the roofing and the existing roof trusses, installing new trusses reframing the ceiling, and installing a new roofing system. This option calls for the installation of newly fabricated engineered trusses, but requires no modifications to the existing foundation. **Estimated cost is \$ 340,840.**

Option 3: Raze the Entire Building. Demolish the building and transfer the debris to an appropriate facility. **Estimated cost is \$ 284,163.**

This option would preclude the city from using the facility for expanded parks and senior programming, and would limit the ability to provide space for the newly formed Arts, Culture and Heritage Committee to provide enhanced programming.

EXPECTED RESULTS:

This project will address structural deficiencies to the Kiva Building.

TIMELINE:

Design and document preparation will take around 3 weeks, advertising for construction bids will take approximately 4 weeks with construction slated to begin as early as mid-summer 2022.

CURRENT YEAR BUDGET IMPACTS:

A FY 21/22 budget adjustment of \$340,840 would be needed for this project of which \$30,000 would be spent in FY 21/22 and the remaining funds spent in FY 22/23.

COMMUNITY INVOLVEMENT PROCESS:

Not Applicable.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

This project would restore a valuable City asset that can be used for various City departments and local non-profits.

ALTERNATIVES:

Decline Option 2 to replace the trusses and instead pursue Option 1 to repair and re-support the existing trusses or choose Option 3 to raze the entire building.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

N/A