



Agenda Item: 17.B
Date of Meeting: October 27, 2025
Department: Administration

STAFF REPORT

To: City Council
From: Pam Foster
Subject: **A-Frame Building (Bishop Area Chamber of Commerce and Visitors Center) - Structural Integrity and Site Considerations**

Prepared On: October 21, 2025

Attachments: A Frame Structural Conditions Report

Background/History:

Located at 690 North Main Street, the A-Frame building currently houses the Bishop Area Chamber of Commerce and Visitors Center. The building has many visible structural defects which have been a source of concern and on-going conversations between the City and the Chamber. These conversations and observations, including concerns raised by Willdan Engineering led to red tags being issued in a portion of the building.

The City then commissioned further evaluation of the buildings structural integrity. The City engaged Wood Rodgers, Inc. to perform a comprehensive structural condition assessment of the building to evaluate the building's integrity and provide clear guidance on whether continued use, retrofitting, or demolition is appropriate. Following this report additional areas were issued red tags.

The City does not have records of building permits for the original A frame building or subsequent additions that may have been installed by a local service group.

Analysis/Discussion:

Summary of Structural Assessment – Wood Rodgers, Inc.

The building consists of three distinct sections, including the A-frame, a central area, and a southern addition adjacent to the creek.

Following comprehensive evaluations, Wood Rodgers rated the overall condition of the

building as POOR, concluding that it may be nearing the end of its useful life.

Key Findings Include:

- Overstressed second-floor framing in the A-frame section, where joists may exceed load limits under both dead and live loads.
- Unclear or inadequate structural connections between second-floor joists and support elements.
- Undermined foundation posts in the southern addition, particularly those close to the creek, compromising structural stability.

Conclusions:

- Wood Rodgers recommends no occupancy or storage use on the second floor of the A-frame.
- The findings validate safety concerns raised by Willdan regarding the southern addition.

Due to these serious structural concerns, Building and Safety has issued red tags on portions of the building to restrict access to unsafe areas. City staff have worked closely with the Chamber of Commerce to allow continued, limited use of the building while prioritizing life-safety concerns, ensuring the Chamber can operate while transitioning to its new location. The Chamber of Commerce has purchased a new building and will be transitioning their operations to their new space in the coming weeks.

Wood Rodgers provided critical input regarding the site's proximity to environmental features including:

- The southern addition is built near a creek, and any retention of this portion would require identification of the high-water elevation, creek boundaries, and determination of a riparian zone.
- These areas may fall under multiple regulatory jurisdictions, including:
 - California Department of Fish and Wildlife
 - Lahontan Regional Water Quality Control Board
 - U.S. Army Corps of Engineers

Any redevelopment or partial retention should ensure the structure lies outside of regulated zones, to reduce environmental impact and streamline the permitting timeline (estimated to exceed 1 year). The proximity to the creek could greatly reduce the overall footprint of a remodeled or new building.

The report concludes that further evaluation, retrofitting, replacement or demolition is necessary to address the comprehensive and complex substandard structural issues.

Due to these findings Council direction is required as there is a potential significant financial investment of public funds for any of the options.

Economic Impacts:

There is no anticipated economic impact resulting from any near-term closure or restriction of the current building, as the Bishop Visitors Center will reopen in the Chamber's new location. The services that have been provided in the existing building will continue with minimal disruption.

Longer-term opportunities exist for redevelopment of the site, depending on community priorities and financial capacity.

See following section for cost estimates.

Budget Impacts:

The City has spent \$17,121 on the structural conditions assessment to date.

There is no current budget allocation for demolition, design, or construction related to this property. If Council directs staff to pursue any of these actions, it will require a reexamination of the City's Strategic Plan and fiscal priorities and budget.

Demolition and New Construction

Demolition Estimates (Preliminary):

- Full demolition of existing structure: \$60,000 – \$90,000
Excludes permitting fees, construction documentation, or potential hazardous material abatement.
- Selective demolition (e.g., preserving A-frame): likely higher due to complexity.

New Construction Estimates:

- \$250 – \$600 per square foot, depending on building type, complexity, and materials.
Does not include site work or permitting.

Professional Design Fees:

Estimated at \$175,000 – \$275,000, including services from:

- Architect
- Structural Engineer
- Civil Engineer
- Land Surveyor
- Electrical & Mechanical Engineers

Estimated Total (New Building) \$985,000 - \$2.165 million (excluding permitting and site improvements).

Legal Review:

The City is legally obligated to address known life-safety hazards and structural defects identified at the site. Red tagging portions of the building and enforcing restricted access has been deemed required by the City as well as by independent assessments.

Any demolition, construction, or work near the creek must comply with applicable state and federal environmental and land use regulations.

Recommended Action:

Staff recommends that the City Council receive and provide direction on the structural condition assessment report prepared by Wood Rodgers, Inc. regarding the current Chamber of Commerce Building in City Park.

Council direction is necessary regarding the future of the A-Frame building, including potential structural remediation, partial or full demolition, and other site planning options based on recent assessments and environmental considerations.

Commensurate with any direction staff also requests Council consider potential funding options as there is currently no budget allocation for this project.

Approved By: Pam Foster 10/23/2025

Approved By:

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