



Joint Special Meeting on the Future Location of KFPD & KPPCSD Departments & Offices

KFPD AND KPPCSD | MARCH 25, 2021, 7:00PM

Introduction

FACILITATOR:

BILL LINDSAY

KPPCSD STAFF:

GENERAL MANAGER MARTI BROWN

POLICE CHIEF WALT SCHULD

KFPD STAFF:

GENERAL MANAGER BILL HANSELL

FIRE CHIEF MIKE PIGONI

Framing the Issue

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Overview: Project Status

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Overview: Project Status

- 1971: PSB constructed.
- 1989: Seidelman Associates conducts a geotechnical study to assess structural issues. Data did not determine if damage was "...caused by soil conditions, fault creep, inadequate foundation design, or construction."
- 1990: ADA (Americans with Disabilities Act) passes and subsequently incorporated into CA Building Code (Note: Federal and State compliance.) KFPD notes need to address accessibility issues. Around this period, KPPCSD requests expansion of its admin offices to the ground floor.
- 1995: KFPD Board investigates long-term capital needs of the PSB including full scope renovation to provide "(1) Compliance w/ADA; (2) Seismic structural safety; (3) Compliance with modern building and fire codes; and (4) the functional needs of the Police and Fire Depts."

Overview: Project Status

- 1996: KFPD requests Needs Assessment, noting *“The PSB may not be able to be renovated on the present site due to space limitations. Accommodations for the ADA and the functional needs of the police and fire departments may not be able to be met on such a small site.”*
- 1997: Fire Chief's memo (03/05/1997) presents a Needs Assessment focused on:
 - 1.) Inadequate Parking;
 - 2.) Restricted Street Access;
 - 3.) Structural Deficiencies;
 - 4.) Building Space Needs; and
 - 5.) Building Systems.

“If the building is forced to comply with the Alquist-Priolo Special Studies Zone Act, it is highly likely that an alternative site will have to be found.” The memo described alternative locations and included an Emergency Response Time Analysis, as well as a Vacant Parcel Availability and Suitability Review.

Overview: Project Status

- 1999: Extensive renovation relocates both departments internally and seismically reinforces the garage opening frames. Cost = +/--\$600K.
- 2005: Interior renovation of living quarters and structural reinforcing of apparatus bays. Cost = +/--\$320K.
- 2010-11: Renovation of site at building entry and driveway w/structural shoring, siding, and window replacements. Cost = +/--\$350K.
- 2014-15: Apparatus Room remodel = +/--\$337K.
- 2016: The Biggs Cardoso Associates, Structural Engineers, assessment notes, *"Because the building does not meet the latest seismic code requirements and due to its proximity to major earthquake faults there is the possibility that significant structural damage may occur with loss of life during a seismic event."*

Overview: Project Status

- 2017-18: Ross Drulis Cusenbery (RDC) Architects presents a “Feasibility and Master Plan Final Report” which fully assesses the existing building, site, programmatic space requirements, civil infrastructure (BKF Engineers), structural (IDA Structural Engineers), and cost estimates (Mack5 Consultants). Advanced Geological Services and Rockridge Geotechnical study the potential fault conditions of the site.
- 2019: RDC presents a summary of thirteen schemes studied to date. RDC’s presentation details all the areas of both the Fire Department and the Police Department which are deficient and do not meet standards and practice codes for contemporary levels of service. Based on solving both the seismic vulnerability and the inadequate facilities for both departments, RDC recommends renovating the PSB for use by the Fire Department and finding safe and appropriate space for the Police Department elsewhere.
- 2020: RDC explores options for continued joint occupancy and code constraints. General Managers and Chiefs meet in December to review/assess options.
- 2021: Joint staff report to KPPCSD & KFPD Boards recommends joint meeting.

Minimal Operational Needs

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“Our mission is to provide the highest level of service to Kensington in order to protect the lives, property, and environment of the community from the disastrous effects of fires, medical emergencies, natural disasters, and other hazardous conditions.” - KFPD Mission Statement

KFPD Operational Needs

- Seismically safe building that ensures minimal damage and does not affect operations in the event of a severe earthquake.
- Ample parking behind the station that allows room for crew swaps (6 spaces).
- Enclosed apparatus parking areas (apparatus bay) that provide easy access during response times, room for current and future apparatus needs, room for laying out equipment for maintenance and training, and security to prevent loss of equipment.
- Shop area that provides ample room for working on equipment.
- Public area on the first floor for meeting the public, e.g. vendors.
- KFPD Administration Office for GM & Exec Asst with secure financial and general records storage and server space.

KFPD Operational Needs

- Office space on the first floor for the Station Captain to conduct business and complete daily operations with privacy for conducting personnel evaluations and talking with the public.
- Office space accommodating three workstations with adequate acoustical separation for the other crew members for writing reports, filling out maintenance logs, and completing mandated on-line training.
- Conference room that allows space for training and teaching while also large enough to use as a Department Operational Center (DOC) or an Emergency Operations Center (EOC) in the event of a localized or widespread event.
- Private living facilities separated from public areas with acoustical privacy that are not interrupted by day to day operations work.
- A dedicated fitness room, as cardiac events continue to be the leading cause of firefighter deaths and on-site resources are needed to minimize these risks.

KFPD Operational Needs

- Separate laundry facilities, as required by NFPA 1851, for contaminated PPE and uniforms from the residential laundry where bedding, towels and personal belongings are washed.
- Four separate bedrooms designed with a minimum of two beds each with dimensions that comply with social distancing requirements. Second beds allow for up-staffing during high fire danger periods.
- Minimum of two full accessible bathrooms to provide privacy for mixed gender crews.
- Kitchen / Dining area that provides room for the crew to work together in meal preparation and storage of food and supplies with three refrigerators/freezers and three pantry storage cabinets.

KFPD Operational Needs

- Day room that provides a comfortable space for the crew to talk, unwind, watch TV, read, and otherwise lower stress.
- Secure storage area for narcotics and other medications required for ALS medical care.
- Storage area outside of the apparatus bay for other medical supplies.
- Storage for PPE isolated for contaminations in the apparatus room and free of fluorescent light.

KPPCSD Operational Needs

- Parking for 7 vehicles.
- Computers and desk space for all administrative duties.
- Space to safely process and secure evidence according to industry standards.
- An armory to safely and securely keep department owned firearms, ammunition, less lethal weapons, surplus handguns, and range equipment.
- Booking area with adequate space for a Live Scan machine.
- Secure space to safely hold vital information, files, records, and everyday generated paperwork.

KPPCSD Operational Needs

- Office space for management and Sergeants to complete the necessary functions of their positions.
- Office space for non-sworn staff to complete the necessary functions of their positions.
- A dedicated space for conducting department meetings, interviews, etc.
- Dedicated room for a Department of Justice (DOJ) compliant server.
- Lobby for meeting and working with the public during regular business hours.
- Space, computers and other office equipment for administrative staff.

Design Variables / Constraints

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Design Variables / Constraints

- Existing Building Area: +/-5,800sf.
- On Site Parking: Currently limited to 8 (KPD reserve 6). Total requested = 13.
- Alquist-Priolo Act: PSB is 47' from potential fault. No footprint expansion within 50' and no occupancy count increase allowed.
- Accessibility Compliance: CA Building Code in addition to Federal Law (ADA).
- Seismic, Accessibility, and other standards trigger full compliance of 2019 CA Bldg. Code. A new code is adopted every 3 years increasing standards.
- Construction Cost Inflation: CA Index has doubled since the late 1990's.
- Current Capital Reserves v. Interest rate of loans. Financial Planning considerations.
- Construction Schedule: Renovation consists of +/- 9 months of design/permitting/ bidding +/- 15 months of construction = 2 year process after decision to proceed.

Design Variables/Constraints

- Temporary Facility Cost = +/- \$1M for Fire Dept. + \$150K for Police Dept.
- State and Federal Guidelines/Requirements for Fire & Police standards. NFPA Standards and Labor Group requirements need to be considered.
- Relationship of employee efficiency to space limitations.
- Effect of separation of General Admin from staff. Cost for separate offices (Rent v. Own comparison).
- Cost of miscellaneous services due to lack of space, e.g. evidence room.
- Ability to accommodate future needs, required standards, or increased services.
- Ability to accommodate future pandemic protocols, if necessary.
- Limited local options for renovating, renting, building new.
- Consequences of decision: Level of Service corresponds to Quality of Facilities.

Design Variables / Constraints

“The fire station is more than a place to show up for work. In fact, it is our second home where the men and women that work at Kensington Fire Station literally spend one third of their life. Considerations need to be taken to ensure seismic safety, personal safety, cancer prevention, physical fitness, stress reduction and privacy while providing a very efficient delivery of the services provided to the community.” – KFPD Staff

“The Police Department is expected to convey a professional image to the public we serve and other public agencies we work with. This instills confidence in Kensington residents and creates a positive image of our employees who provide exceptional service. Residents who visit or request service need a safe, private, and comfortable place to stay while reporting their critical incident. KPD employees work forty (40) plus hours a week with police personnel onsite twenty-four (24) hours a day. The police department should convey a place of protection and wellbeing for its residents and for its employees to work productively. In addition to creating a building design that accommodates these activities and image, it should also be seismically sound and comply with all local, state, and federal regulations.” – KPCCSD Staff

Public Comments/Questions

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Board Discussion: Processes/Facilities To Be Explored

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Next Steps

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