



# KENSINGTON FIRE PROTECTION DISTRICT

**DATE:** July 2, 2022

**TO:** KFPD Board and Staff, KPPCSD Board and Staff, City of El Cerrito Staff, & General Public Notice

**RE:** Public Safety Building Seismic Renovation Update

**SUBMITTED BY:** Bill Hansell, General Manager

**UPDATE:** Public bids for the **PSB Seismic Renovation Project** were received and opened on Friday, 07/01/2022, at 2:00PM. The bid summary with all materials submitted is available on the district's website at: <https://www.kensingtonfire.org/public-safety-building>

In order from lowest to highest, the bids are as follows:

- 1. **CWS Construction Group Inc**..... **\$5,475,000**
- 2. *JUV Inc*..... \$5,957,770
- 3. *S&H Construction, Inc*..... \$5,968,600
- 4. *Southwest Construction & Property Management*..... \$6,544,000
- 5. *S W Allen Construction Inc*..... \$6,642,268

The *CWS Construction Group Inc* bid of **\$5,475,000** is **\$59,904 lower** than the district's Cost Estimate, dated 02/28/2022, which equaled **\$5,534,904**. After verification of the bid materials by the district's consultants and legal counsel, the award will be considered for the July 13<sup>th</sup>, 2022 Board of Directors regular meeting.

Now that bids have been received for both the **Temporary Fire Station** and the **PSB Seismic Renovation Project**, the following **Total Project Cost** has been updated to reflect the low-bids:

PSB Seismic Renovation Construction Cost.....	\$5,475,000
Temp Fire Station Construction Cost.....	\$740,000
PSB Seismic Renovation Design/Engineering.....	\$600,000
Temp Fire Station Design/Engineering.....	\$90,000
Relocation/FFE/Etc Estimate.....	\$300,000
<b>Sub-Total.....</b>	<b>\$7,205,000</b>
10% Project Contingency (if needed) .....	\$720,000
<b>Total Project Cost.....</b>	<b>\$7,925,000</b>

The revised **Total Project Cost** of **\$7,925,000** is \$1,575,000 **lower** than the **\$9,500,000** estimate used in NHA Advisor's March 2022 long-term financial analysis. It is also \$775,000 **lower** than the **\$8,700,000** estimate used in their June 2022 analysis. Accordingly, the principal loan estimate has dropped from **\$4.6M** (Nov 2021) to **\$3.5M** (Apr 2022) and is anticipated to be now less than **\$2.5M** (pending an update to the financial model for the July 13<sup>th</sup> Board meeting.) Although affected by rising interest rates since the Nov 2021 analysis, the reduced principal has lowered the total 25-year interest cost from **\$2.30M** to **\$1.48M**. Overall, the **Total Project Cost** to seismically renovate the PSB to *Essential Services Facility* standards is now well within the district's long-term financial sustainability plan.

Fortunately, starting an RFP for loan bids was approved at the May 2022 Board meeting which allowed the district to lock in a 4.07% interest rate prior to the historic jump in rates on June 15<sup>th</sup>. The offer must be approved by the July 13<sup>th</sup> board meeting, though, or it will expire and expose the district to more rate hikes. Simultaneously, the low bid for the **PSB Seismic Renovation Project** needs to be approved to confirm the principal loan amount and secure the construction pricing which is held for 90-days until the end of September 2022. The schedule below shows the critical dates moving forward:

### **KENSINGTON PSB SEISMIC RENOVATION SCHEDULE**

*07/13/2022 = PSB Bid Award & Bond Approval (Interest rate lock expires - Regular Board Mtg)*

*09/26/2022 = Initialize vacating PSB (Fire and Police Depts)*

*09/29/2022 = General Contractor Mobilization begins on PSB Site*

*10/06/2022 = Complete vacating PSB*

*10/07/2022 = General Contractor begins demolition phase*

*04/08/2024 = PSB Renovation Construction Complete*

An essential component to the above schedule is the completion of **Temporary Fire Station 65** by the end of September. After a nine-month planning process, including design and engineering as well as the acquisition of a readily available used modular building and pre-fabricated carport structure, the **Conditional-Use Permit** of the *Unitarian Universalist Church of Berkeley's* parking lot on Craft Avenue was unanimously approved by the **EI Cerrito Planning Commission** on June 15<sup>th</sup>. Public bidding for the site work was completed on June 20<sup>th</sup> and the project was on track to start on July 5<sup>th</sup>. An expedited three-month time frame was planned for the completion of the station, so that demolition could start on the **Public Safety Building** by October 7<sup>th</sup>.

On June 30<sup>th</sup>, 2022, the attached **Notice of Appeal** of the **Conditional-Use Permit** was received by the district. The appeal delays the temporary fire station start date by a month, at least, and jeopardizes the seismic renovation of the PSB. The appeal will be heard by the **EI Cerrito City Council** on July 19<sup>th</sup>, 2022.

*If the appeal is approved, the PSB Seismic Renovation Project will be canceled, as there is no other location for the temporary fire station available at this time.* In that case, the bids/contracts for both the temporary station and the PSB seismic renovation will be voided. Any potential future work will require bidding at an unknown date subject to continued construction appreciation (currently 8% annually.) Also, any other temporary fire station location, if identified, will require new design/engineering and permitting, which will take at least nine months with unknown additional costs. Expenses for prior unusable design work, canceled contracts, and the acquisition of new mobile and prefab units will compound the financial losses. Finally, on January 1, 2023, a new version of the **CA Building Code** will be enacted, to which any new permit applications will have to comply, with unknown cost implications at this time.

Alternatively, if the **Conditional-Use Permit** is upheld, only two months remain to complete the temporary station before the expiration of the PSB's 90-day bid pricing. A delayed move-in to the temporary station past October 6<sup>th</sup> will likely result in additional costs to the **PSB Seismic Renovation Project**. Given the limited time, **KFPD** staff are continuing to mobilize for the use of the UUCB Craft Ave parking lot, with the hope that the project will proceed according to the schedule and financial plan expeditiously developed and publicly discussed over the past fifteen months. Please note that this report will be updated for the July 13, 2022 Board Meeting.



June 30, 2022

Kensington Fire Protection District  
Bill Hansell, General Manager  
217 Arlington Ave.  
Kensington, CA 94707

RE: Appeal of the Planning Commission's Approval for a Use Permit to Allow a  
Temporary Fire Station on Craft Avenue

Dear Bill Hansell:

I am writing to advise you that the City of El Cerrito received a letter of appeal and appeal fee on June 23, 2022 and a revised letter on June 30, 2022 regarding the Planning Commission's approval for a use permit to allow for a temporary fire station on Craft Avenue. A public hearing on this appeal has been scheduled for the City Council meeting on Tuesday, July 19, 2022 at 6:00 p.m. in the Council Chambers, 10890 San Pablo Avenue, El Cerrito. This meeting will have the option to attend in-person or remote via zoom.

The Mayor will provide both sides with an opportunity to comment at the public hearing. The applicant and appellant will each have up to 15 minutes to speak. Any other speakers will be asked to limit their remarks to three (3) minutes.

Any further written information you may wish to submit to the City Council for the public hearing must be filed with the City Clerk by 12:00 p.m. on Monday, July 11, 2022 in order to be included in the Council agenda packet. Comments submitted after this date will be distributed to the Council as supplemental materials at the meeting. If the submission includes maps, photos, oversized blueprints or any other material not easily reproducible on a copy machine, nine (9) copies should be provided to the City Clerk.

The Council agenda and staff report for the public hearing will be available on the City's website [www.el-cerrito.org/CouncilMeetingMaterials](http://www.el-cerrito.org/CouncilMeetingMaterials) on Thursday, July 14, 2022. If you have any further questions, please feel free to contact me at [cityclerk@ci.el-cerrito.ca.us](mailto:cityclerk@ci.el-cerrito.ca.us) or 510-215-4302.

If you challenge the action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public hearing notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Sincerely,

Alexandra Orologas  
Assistant City Manager/Deputy City Clerk

cc: Sean Moss, Acting Planner Manager  
Holly M. Charl  ty, City Clerk

Attachment - Appeal

CITY HALL, 10890 San Pablo Avenue, El Cerrito, CA 94530  
Telephone 510-215-4305 Fax 510-215-4379 [cityclerk@ci.el-cerrito.ca.us](mailto:cityclerk@ci.el-cerrito.ca.us)

June 23, 2022

Re: Conditional use permit by KFPD  
Temporary Fire station  
814 Craft Ave, El Cerrito  
APN: 505-302-017  
Application: PL22-0069

To: Mr. Sean Moss, AICP  
Planning Manager  
City of El Cerrito

Dear Mr. Moss;


In response to your 6/22/2022 email to me, please be advised that myself and others are hereby appealing to the El Cerrito City Council the Planning Commission's decision on 6/15/2022 to approve Application PL22-0069 in connection with the above referenced location.

Given your recent instructions on how to file this appeal, the two contact people should be myself and Ann Manheimer, whose contact information you already have. We understand the 15 minute limitation during the public comment period and will schedule that time accordingly among several individuals.

This letter is being hand delivered to you on today's date together with a check in the amount of \$541.00 payable to the City of El Cerrito.

Please let me know if anything further is required.

Thank you.

  
Jim Watt

CC: Ann Manheimer

June 30, 2022

Mr. Sean Moss  
El Cerrito Planning Manager

Via Fax

Dear Mr. Moss

The undersigned hereby request that Application Number: PL22-0069 providing a Use Permit for a temporary fire station at 814 Craft Avenue, and approved by the Planning Commission on June 15, 2022, be appealed to the El Cerrito City Council. Because the Planning Commission did not feel that the issues raised by the undersigned were within their purview they were not discussed.

We believe the following issues need to be considered.

--That access from the site to Arlington Blvd is both difficult and hazardous.

-- That the length of time for emergency vehicles to reach many parts of Kensington put many homeowners at risk.

-- That the Planning Commission's removal of the two year use limitation and the lack of a Development Agreement to enforce use conditions and limit the potential long term use of this site as a fire station leaves no restrictions on its continued use.

--The projects non-conformance with code required setbacks and its lack of compliance with General plan policies CF1.1:Safety and PS2.7:Facility review were not adequately taken into consideration.

Thank you for your cooperation

Jim watt 286 Grizzly Peak, Kensington 94708 510-525-2659

*Jim Watt* [Jandiwatt@sbcglobal.net](mailto:Jandiwatt@sbcglobal.net)

Ann Manheimer 822 Craft Ave. El Cerrito 94530 510-295-7715 [amanheimer@gmail.com](mailto:amanheimer@gmail.com)

Rachel Archibald 817 Craft Ave. El Cerrito 94530 [Rachelarchibald@mac.com](mailto:Rachelarchibald@mac.com)

Paul/Vida Dorroh 144 York Ave. Kensington 94708 510-527-3169 [pedorroh@aol.com](mailto:pedorroh@aol.com)