



KENSINGTON FIRE PROTECTION DISTRICT

DATE: December 14, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: **PSB and Temp Facilities Construction Update - SUPPLEMENT**

SUBMITTED BY: Bill Hansell, General Manager

Supplemental Information

The attached financial reports are included here for reference showing the total Kensington PSB Project expenses from 2016 through 2022(YTD). The summary amounts are:

2016 to 2020:	PSB Design Feasibility Study Expenses	=	\$289,379.72
2020 to 2022:	PSB Renovation – Soft Cost (Design/Eng/Permits)	=	\$654,023.16
	PSB Renovation – Hard Cost (General Contractor)	=	<u>\$214,343.75</u>
	PSB Renovation – Sub-Total	=	\$868,366.91
	Temp Facilities – Soft Cost (Design/Eng/Permits)	=	\$161,316.47
	Temp Facilities – Hard Cost (General Contractor)	=	\$523,546.56
	Temp Facilities – Parking Lot Rental	=	\$ 3,250.00
	Temp Facilities – Modular Rental	=	\$ 9,687.84
	Temp Facilities – Admin Sublet from KPPCSD	=	\$ 4,877.10
	Temp Facilities – Relocation Expenses (Paid)	=	\$ 6,941.76
	Temp Facilities – Relocation Expenses (Pending)*	=	<u>\$ 30,000.00</u>
	Temp Facilities – Sub-Total	=	\$739,619.73
	PSB Renovation + Temp Facilities Sub-Total	=	\$1,607,986.64
2016 to 2022:	Total Expenses To Date (Feasibility/Design/Const)	=	\$1,897,366.36

The following estimated project totals were reported in the July 13, 2022 report. Note that these do not include the prior \$289,379.72 spent from 2016 to 2020 on the design feasibility studies:

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 Estimate.....	\$90,000
Relocation/FFE/Etc Estimate.....	\$300,000
Sub-Total.....	\$7,205,000
10% Project Contingency (if needed)	\$720,000
Total Project Cost.....	\$7,925,000

Construction Management services by Mack5 totaling \$326,540 were approved in the 09/14/2022 BoD meeting. This increases the total project cost to **\$8,251,540**.

The NHA Advisors strategic planning analysis presented in the 07/13/2022 BoD meeting was based on a total project estimate of **\$8.0M**, so the current project estimate is **+/- \$250K** above that amount. Since the NHA analysis considered all the district's obligations over the next 25 years including operations, rolling stock purchases, and emergency reserves (6-month Emergency Reserves), the Board should carefully consider the effect of any project design changes that would increase the total cost. NHA's Cash Flow and Reserve Charts show that any further project cost would not be sustainable as cash flow would not support the annual debt service without operations cuts or reductions to the rolling stock and emergency reserve amounts.

Finally, in order to ensure sustainable cash flow over the next two years and to maximize the district's investment strategy (e.g. currently 6-month and 12-month TBills), tax revenue schedules and operations expenses have been reviewed and coordinated with the following estimated payments for the PSB construction payments. Note, that these do not include Change Orders or Design Revisions, so any revisions to the project scope will need to be reviewed for cash flow and investment coordination, in addition to the overall effect on the strategic planning mentioned above.

Estimated Payment Amounts for PSB Renovation Hard Cost (General Contractor Base Bid):

<u>Month</u>	<u>Est Payment</u>
Nov 2022	\$215,000
Dec 2022	\$265,000
Jan 2023	\$400,000
Feb 2023	\$400,000
Mar 2023	\$400,000
Apr 2023	\$400,000
May 2023	\$400,000
Jun 2023	\$400,000
Jul 2023	\$400,000
Aug 2023	\$345,000
Sep 2023	\$300,000
Oct 2023	\$300,000
Nov 2023	\$250,000
Dec 2023	\$250,000
Jan 2024	\$250,000
Feb 2024	\$250,000
Mar 2024	\$250,000
Total Contract Bid Amount =	\$5,475,000*

**Note: Not including Change Orders or Design Revisions.*

KFPD PSB Design Feasibility Study Expenses From 2016 Through 2020

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
02/05/2016	Biggs Cardoso		4,250.00	4,250.00
03/05/2016	Biggs Cardoso		750.00	5,000.00
04/29/2016	Mack5		11,778.00	16,778.00
05/05/2016	Biggs Cardoso	public presentation	1,200.00	17,978.00
05/31/2016	Mack5	3249	883.40	18,861.40
06/30/2016	BPXpress	pdf blueprints	245.70	19,107.10
06/30/2016	Mack5	3273	883.40	19,990.50
07/30/2016	Mechanics Bank	scan documents	79.48	20,069.98
07/31/2016	Mack5	July project mgmt	441.70	20,511.68
07/31/2016	RossDrulisCusenbery	July architectural	14,859.50	35,371.18
08/31/2016	Mack5	August project mgmt	883.40	36,254.58
08/31/2016	RossDrulisCusenbery		18,310.09	54,564.67
09/30/2016	RossDrulisCusenbery		30,899.08	85,463.75
09/30/2016	Mack5	September proj mgmt	2,192.55	87,656.30
10/31/2016	Mack5	October project mgmt/cost estimating	8,160.00	95,816.30
10/31/2016	RossDrulisCusenbery	October architectural fees	5,997.70	101,814.00
11/30/2016	Mack5	November proj mgmt	730.85	102,544.85
11/30/2016	RossDrulisCusenbery	November arch fees	10,110.42	112,655.27
12/28/2016	RossDrulisCusenbery	December architectural fees	576.15	113,231.42
12/30/2016	Mack5	December project mgmt	441.70	113,673.12
01/31/2017	Mack5	Jan project mgmt	660.00	114,333.12
01/31/2017	RossDrulisCusenbery	Jan arch fees	15,826.93	130,160.05
03/31/2017	RossDrulisCusenbery	March architectural fees	9,270.42	139,430.47
04/30/2017	Mack5	April project mgmt/cost estimating	3,876.00	143,306.47
04/30/2017	RossDrulisCusenbery	April architectural fees	21,728.75	165,035.22
05/31/2017	Mack5	May project management/cost estimating	10,659.00	175,694.22
05/31/2017	RossDrulisCusenbery	May architectural fees	24,634.00	200,328.22
06/30/2017	Mechanics Bank	feasibility study/master plan reprographics	2,498.01	202,826.23
06/30/2017	RossDrulisCusenbery	June arch fees	12,636.66	215,462.89
07/31/2017	Mack5	July proj mgmt	4,845.00	220,307.89
11/14/2017	Rockridge Geotechnical		6,203.50	226,511.39
11/15/2017	Darwin Myers Associates	peer view of geophysicist study	1,162.50	227,673.89
11/30/2017	Mack5		3,570.00	231,243.89
12/31/2017	Mack5	December	595.00	231,838.89
01/25/2018	Mechanics Bank	copy of building plans	68.20	231,907.09
02/05/2018	Mack5	January project mgmt	85.00	231,992.09
02/08/2018	Rockridge Geotechnical	geotechnical report	6,598.22	238,590.31
07/31/2019	RossDrulisCusenbery	July 2019	902.50	239,492.81
08/31/2019	RossDrulisCusenbery	ESR 002 2016029	15,495.52	254,988.33
09/05/2019	BPXpress	color copies for buildin committee	86.55	255,074.88
09/30/2019	RossDrulisCusenbery	20160229-15ESR 002	8,200.59	263,275.47
10/25/2019	Arlington Community Church	11/16/19 meeting rental	150.00	263,425.47
10/28/2019	Mack5	conceptual cost plan	10,960.00	274,385.47

KFPD PSB Design Feasibility Study Expenses From 2016 Through 2020

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
10/31/2019	RossDrulisCusenbery	2016029-16 ESR 006	3,171.25	277,556.72
11/30/2019	Mack5	4209 project management	2,280.00	279,836.72
11/30/2019	RossDrulisCusenbery	2016029-17 ESR 006	8,878.00	288,714.72
06/30/2020		Reclass Mack5 PSB Value Est from Investmnts to Feasability Costs	665.00	289,379.72
07/24/2020	Mack5		3,325.00	292,704.72
07/31/2020	RossDrulisCusenbery	needs assesement feasibility	7,422.80	300,127.52
08/31/2020	RossDrulisCusenbery	August Services ESR007	381.85	300,509.37
09/30/2020	RossDrulisCusenbery	September	3,585.63	304,095.00
09/30/2020	Mack5	Renovation Project Advisory Services	855.00	304,950.00
11/16/2020	RossDrulisCusenbery	October Services	1,973.13	306,923.13
12/15/2020	RossDrulisCusenbery	November 2020 Services	1,296.88	308,220.01
12/31/2020	Mack5	Project Management Advisory Services for 10/20-12/20	285.00	308,505.01
03/04/2021	RossDrulisCusenbery	2016029-19 ESR 006 Invoice dated April 2020	6,285.41	314,790.42
03/04/2021	RossDrulisCusenbery	2016-029-20 ESR 006 Invoice dated May 2020	6,248.55	321,038.97
03/25/2021	RossDrulisCusenbery	To record difference b/w County's GL & QB, Warrant#642873	20.00	321,058.97
03/25/2021	Mack5	To record the difference between County's GL and Quickbooks, Warrant#624074	-95.00	320,963.97
06/30/2021		FY 2021 Closing Entry - To reclass expenses to fixed asset account	-31,584.25	289,379.72
			289,379.72	289,379.72

KFPD PSB Renovation Expenses From 2020 Through 2022

Date	Name	Memo	Debit
12/31/2021	Kappe Architects	CIP Expense/Soft Costs for Temp Facility	4,650.00
01/31/2022	Mack5	CIP Expense/Soft Costs for Temp Facility January 2022 Project Management Advisory Services	5,405.00
02/28/2022	Kappe Architects	CIP Expense/Soft Costs for Temp Facility February 2022 Architecture Services	3,225.00
03/31/2022	Kappe Architects	CIP Expense/Soft Costs for Temp Facility March 2022 Architecture Services	2,875.00
03/31/2022	Mack5	CIP Expense/Soft Costs for Temp Facility March 2022	1,815.00
04/27/2022	List Engineering Co	CIP Expense/Soft Costs for Temp Facility	2,681.50
04/29/2022	Mack5	CIP Expense/Soft Costs for Temp Facility	3,990.00
04/30/2022	Kappe Architects	CIP Expense/Soft Costs for Temp Facility	5,975.00
05/04/2022	BKF Engineers	CIP Expense/Soft Costs for Temp Facility	5,599.08
05/06/2022	American Steel Carports	CIP Expense/Soft Costs for Temp Facility	4,644.00
05/09/2022	American Carports Inc	CIP Expense/Soft Costs for Temp Facility	1,630.00
05/25/2022	List Engineering Co	CIP Expense/Soft Costs for Temp Facility	645.00
05/31/2022	Mack5	Temp Facilities Soft Costs	4,515.00
05/31/2022	Kappe Architects	CIP Expense/Soft COsts for Temp Facilities Project	1,575.00
06/01/2022	BKF Engineers	CIP Expense/Soft Costs for Temp Facility	17,084.59
06/03/2022	Pacific Mobile Structures	Temp Faciliites Soft Costs - Permit Drawings for Mobile Foundation	575.00
06/06/2022	City of El Cerrito	Temp Facility Soft Costs - Permit Fees for Planning	1,137.47
06/24/2022	Stege Sanitary District	Temp Facilities Soft Cost - Sewer Lateral Permit Fee	2,863.20
06/27/2022	List Engineering Co	Temporary Facilities Soft Costs	9,918.50
06/30/2022	Mack5	Temp Facilities Soft Costs	6,850.00
06/30/2022	Kappe Architects	CIP Expense/Soft Costs for Temp Facilities Project	4,200.00
07/06/2022	BKF Engineers	CIP Expense/Soft Costs for Temporary Facility	4,180.50
07/21/2022	PG&E - Eng Advance	Temp Facilities/Soft Costs	1,200.00
07/31/2022	Mack5	CIP Expense/Soft Costs for Temporary Facility	6,565.00
08/02/2022	BKF Engineers	CIP Expense/Soft Costs for Temporary Facility	411.00
08/08/2022	City of El Cerrito	Permit Fees for Bldg	2,224.99
08/29/2022	List Engineering Co	CIP Expense/Soft Costs for Temporary Facility	752.50
08/30/2022	BKF Engineers	CIP Expense/Soft Costs for Temporary Facility	667.25
08/31/2022	Kappe Architects	CIP Expense/Soft Costs for Temp Facilities Project	2,310.00
08/31/2022	Mack5	CIP Expense/Soft Costs for Temporary Facility	9,315.00
09/01/2022	El Cerrito Building Dept	Building Permit Fees for Carport	1,461.16
09/23/2022	List Engineering Co	CIP Expense/Soft Costs for Temporary Facility	215.00
09/30/2022	Mack5	CIP Expense/Soft Costs for Temporary Facility	15,269.75
09/30/2022	Kappe Architects	CIP Expense/Soft Costs for Temo Facilities Project	1,475.00
10/06/2022	BKF Engineers	CIP Expense/Soft Costs for Temporary Facility	447.30
10/17/2022	USPS	Change of Address - Mail forwarding	21.05
10/17/2022	All-Ways Green Services	Temp Fire Station Deep Clean	450.00
11/01/2022	BKF Engineers	CIP Expense/Soft Costs for Temporary Facility	85.20
12/05/2022	OBS Engineering, Inc.	App #3	4,447.43
12/09/2022	Mack5	CIP Expense/Soft Costs for Temp Facility	17,965.00
Temp Facility - Soft Costs			161,316.47

KFPD PSB Renovation Expenses

From 2020 Through 2022

Date	Name	Memo	Debit
07/27/2022	Bay Area Automatic Gates	Temp Facility Hard Costs - Rolling security gate	1,040.00
10/07/2022	American Carports Inc	Final payment for carport engines	50,406.13
10/11/2022	Airport Home Appliance	Appliances for Modular building	4,125.87
10/11/2022	OBS Engineering, Inc.	Capital Outlay (Temp Facilities Hard Costs)	166,250.00
10/12/2022	Bay Area Automatic Gates	Temp Facility Hard Costs - Rolling security gate	18,904.00
10/17/2022	Passtime Hardware	Temp Facilities Hard Costs	779.04
10/17/2022	Home Depot	Capital Outlay (Temp Facilities Hard Costs)	588.76
10/17/2022	Pacific Mobile Structures	Fire Installation	28,905.58
10/18/2022	Passtime Hardware	Temp Facilities Hard Costs	169.52
10/18/2022	Air Exchange, Inc.	Capital Outlay (Temp Facilities Hard Costs)	5,499.00
10/18/2022	Air Exchange, Inc.	Capital Outlay (Temp Facilities Hard Costs)	500.00
10/20/2022	Home Depot	Capital Outlay (Temp Facilities Hard Costs)	58.14
11/01/2022	OBS Engineering, Inc.	Temp Facilities - Hard Costs	224,827.19
11/28/2022	Ace Hardware	Capital Outlay (Temp Facilities Hard Costs)	676.24
12/05/2022	OBS Engineering, Inc.	Capital Outlay (Temp Facilities Hard Costs)	20,817.09
Temp Facilities - Hard Costs			523,546.56
09/01/2022	Unitarian Church of Berkeley	1/2 Aug + Sept 2022 Pkg Lot Rent	1,950.00
09/30/2022	Unitarian Church of Berkeley	October 2022 Rent	1,300.00
Temp Facilities - Lot Rental			3,250.00
10/17/2022	Pacific Mobile Structures	Rent for November 2022	3,026.52
11/01/2022	Pacific Mobile Structures	Rent 11/2022	2,908.40
12/01/2022	Pacific Mobile Structures	Rent for December 2022	3,752.92
Temp Facilities - Modular			9,687.84
11/07/2022	KPPCSD	Temporary Facility Admin Sublet	2,438.55
11/07/2022	KPPCSD	Temporary Facility Admin Sublet	2,438.55
Temp Facilities - Admin Sublet			4,877.10
10/15/2022	Fernando Herrera	Move to Temp Fire Station	5,600.00
10/17/2022	Zachary's Chicago Pizza	Staff Food for Move-Out	137.27
10/18/2022	Bayshore Safety	Hard Hat Cap Style - Moving Expense	308.85
10/25/2022	City of El Cerrito	Temp facilities relocation	895.64
Temp Facilities - Relocation			6,941.76
Total Expenses			1,577,986.64