



Request

Jim Watt <jwatt@kensingtonfire.org>

April Board meeting

3 messages

Jim Watt <jwatt@kensingtonfire.org>
To: Tim Barry <tbarry@kensingtonfire.org>

Sat, Mar 30, 2024 at 11:40 AM

I'd like to include the revised plan showing how the police might fit into the PSB in the April Board meeting. The project description might be:
Review and approve the plan prepared by Marjang for including the police in the first floor of the PSB as requested by Ridgeline, and discuss possible costs of implementing.

I'm awaiting the redraft of the plan, per my recent request. I'll send it with a writeup, when received.

Jim

Tim Barry <tbarry@kensingtonfire.org>
To: Jim Watt <jwatt@kensingtonfire.org>

Mon, Apr 1, 2024 at 1:40 PM

Thanks Jim. By the way, Mary and I were not able to meet last Friday as scheduled to discuss budgetary matters. She had to go to her doctor. I'm scheduling a time to meet with her, then I can schedule a time to meet with you on the questions you asked. Thanks.

Tim
[Quoted text hidden]

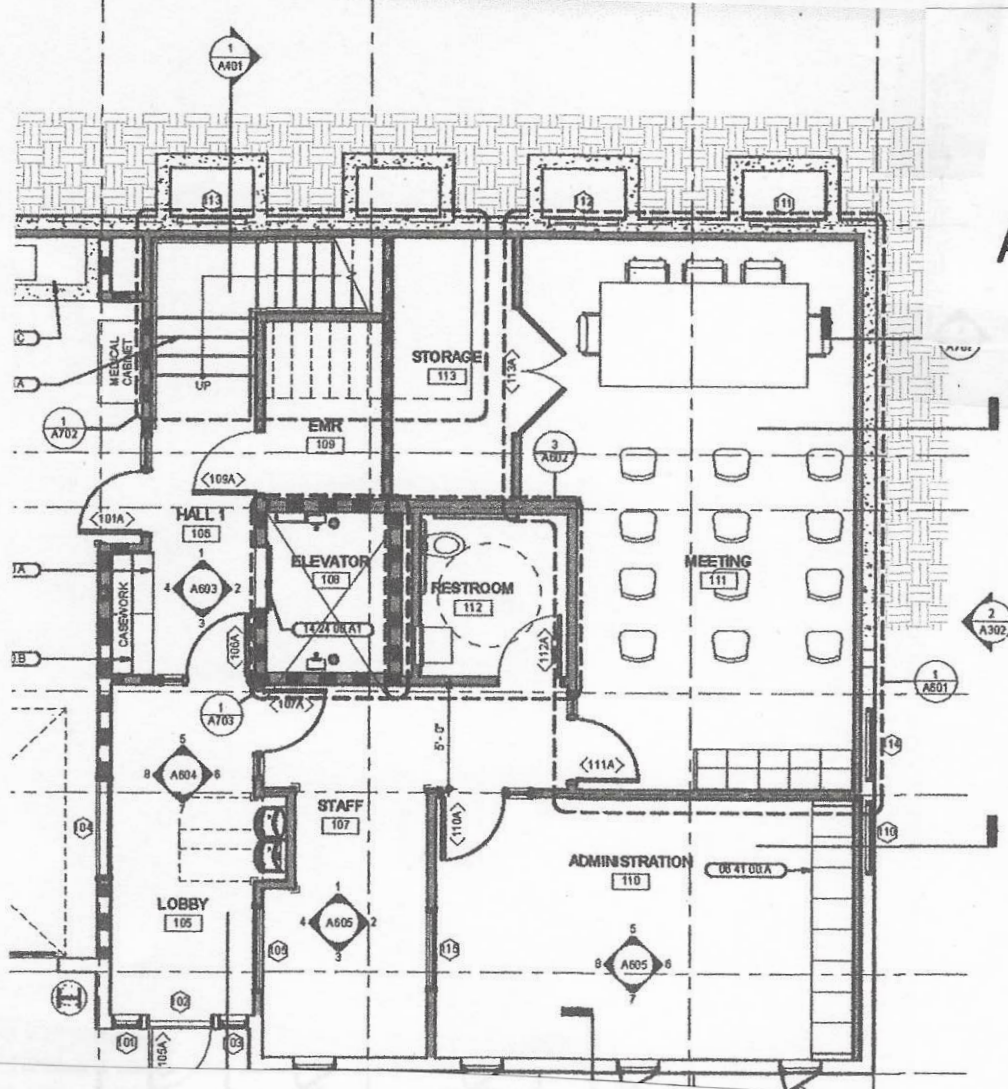
Jim Watt <jwatt@kensingtonfire.org>
To: Tim Barry <tbarry@kensingtonfire.org>

Wed, Apr 3, 2024 at 10:58 AM

When you get the chance, that's fine. Regarding the upcoming April board meeting, please let me know if Marjang plans to redo the site plan I sent you. I'm planning to have it on the agenda as a discussion item with approval to use as the Fire Board's response to Ridgeway regarding bringing the police back into the PSB. I'd like to have it shown on the screen, so when it is discussed people can be looking at it.

Jim

Attachment #1



CURRENT USE OF FIRST FLOOR

- MEETING ROOM FOR 17 PEOPLE – EST. 500 SQ.FT.
- ADMINISTRATION OFFICE – EST 400 SQ. FT.

SCOPE OF WORK

Exhibit #2

To complete the Scope of Services outlined in the RFP, Ridgeline proposes the following scope of work.

Task 1: Fiscal Analysis of KPPCSD and KFPD as Independent Districts

Ridgeline will develop a separate fiscal model for each District as an independent operation. The analysis will include 3-5 years of historical financial data, a 10-year projection for the existing revenue sources, operating expenses, capital improvements, reserves, etc. and an evaluation of the fiscal capacity of each District to continue providing services. The analysis will account for the present and future capital and operational needs of each Districts and include the following:

1. The projected cost of the KPPCSD's requirement to secure a permanent police station location in Kensington under the following scenarios:
 - a. the KPPCSD using its own buildings and land vs. purchasing land and building a new structure; and
 - b. the KPPCSD sharing space with the KFPD in the Kensington Public Safety Building.
2. The KFPD's contractually obligated reserves for the El Cerrito Fire Services contract.
3. The KFPD's current reserve policy for fire engine and vehicle replacement.
4. Staffing costs and capital reserves required to manage and maintain the Kensington Public Safety Building.
5. For each District, Ridgeline will develop a projection of the CalPERS pension costs and OPEB costs, including normal costs and amortization of the unfunded accrued liability, Section 115 Trust contributions, repayment of pension obligation bonds, etc., to the extent applicable. We will work closely with the Districts' staff and CalPERS and third party actuaries to develop future liability projections.
6. An assessment of each District's borrowing capacity.

Ridgeline will work with the Districts' team to obtain on-going feedback and review of the analysis throughout the work process.

Task 1 deliverables:

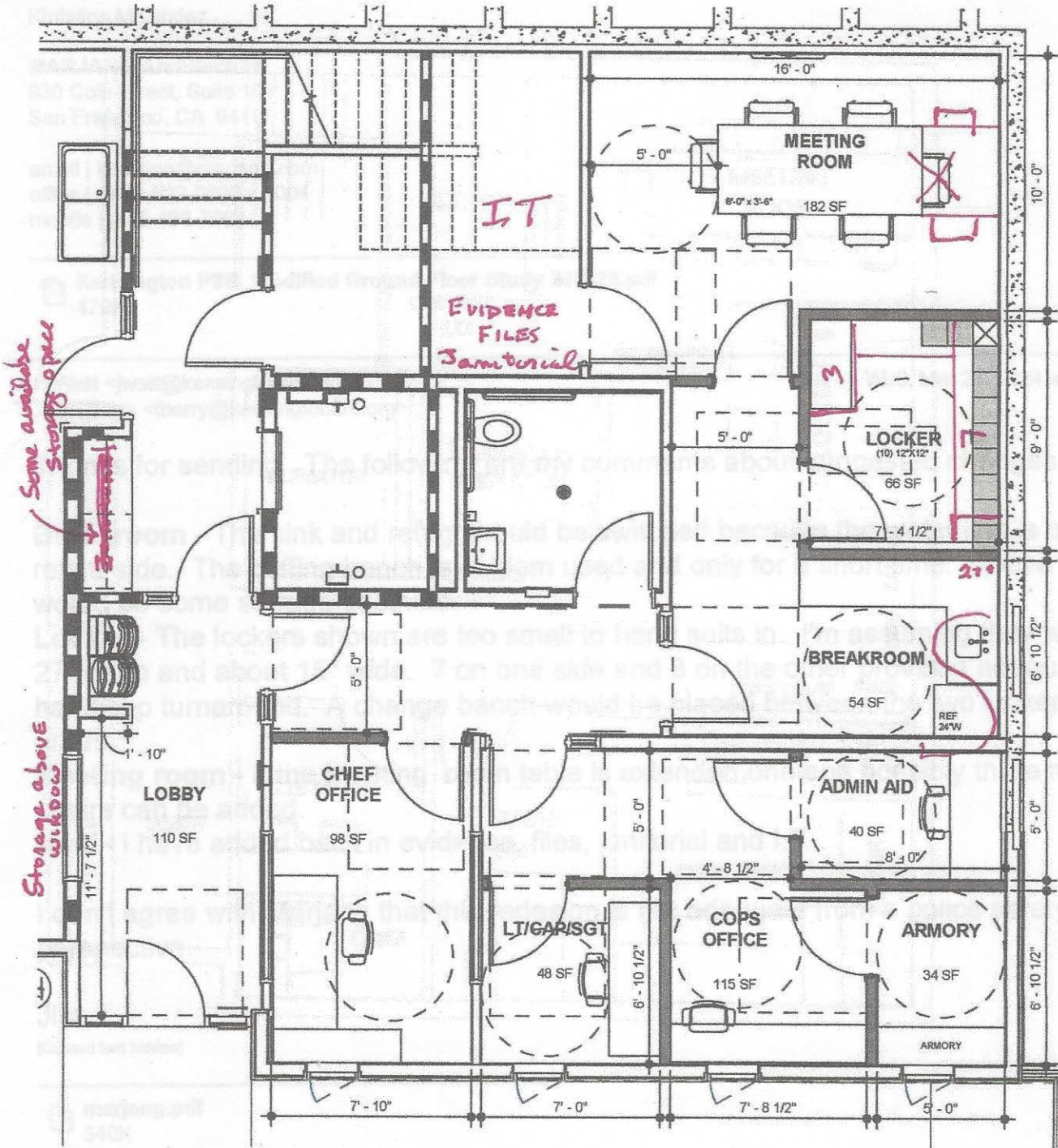
- Separate fiscal models for each District, prepared in Excel and provided to the Districts in the PDF format.
- Brief technical memorandum documenting the assumptions, methodologies, and results of the fiscal analysis.

MARJANG

Attachment #3

Exhibit #3

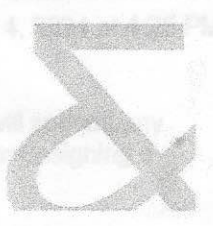
MODIFIED GROUND FLOOR STUDY
03/25/2024



MARJANG Architecture

930 Cole Street, #101
San Francisco, CA 94117

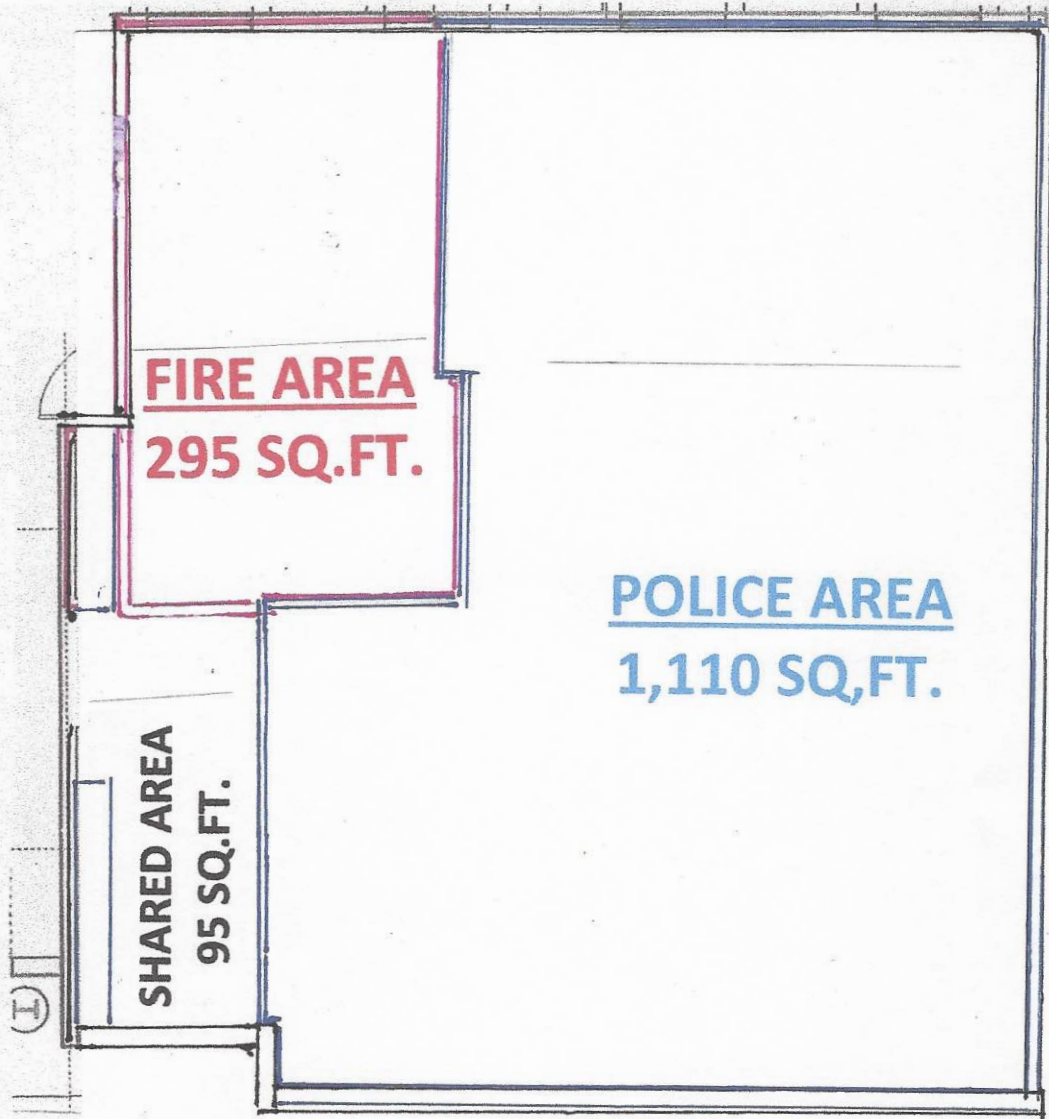
(415) 522-0600



Attachment #4

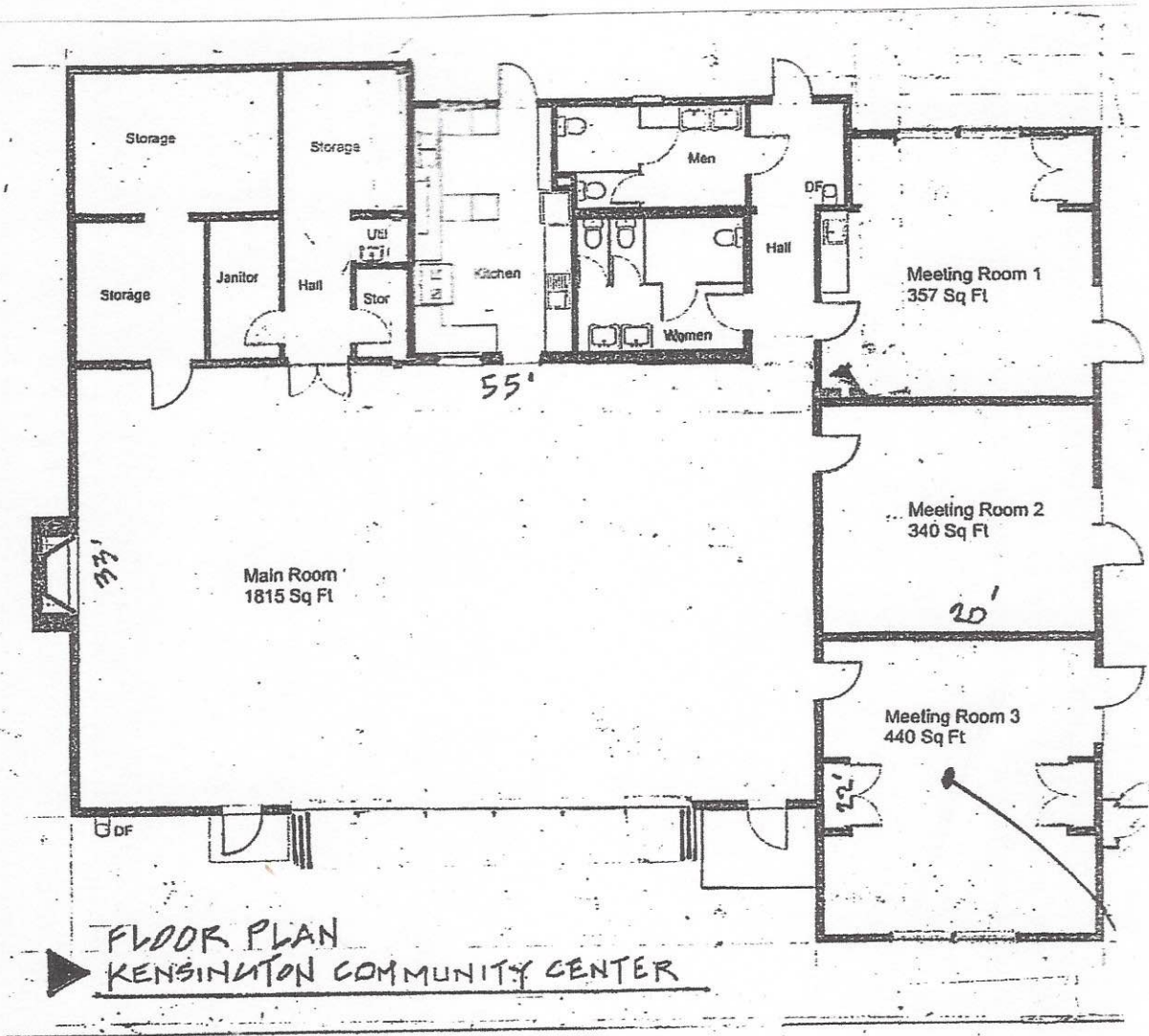
Exhibit #4

POLICE USE OF FIRST FLOOR AREA



TOTAL POLICE USE --- 1,205 SQ.FT.

COMMUNITY CENTER



FLOOR PLAN
KENSINGTON COMMUNITY CENTER

MEETING ROOM #1
357 SQ. FT.
INCLUDES SINK

ATTACHMENT #6

Exhibit #6

FACTORS FAVORING THE PSB FOR POLICE

- ALL ESSENTIAL POLICE SERVICES CAN FIT IN THE PSB, AND 357 SQ. FT. IS AVAILABLE IN THE COMMUNITY CENTER FOR ADMIN AND FILES.**
- FORMER POLICE CHIEFS SIMPKINS AND SCHIELD SAID THEY COULD MAKE 1,200 SQ. FT. WORK.**
- THE LAYOUT REQUIRES NO SHEAR WALL REMOVAL SO MOVE-IN COSTS ARE LIMITED TO FF&E (FURNITURE, FIXTURES AND EQUIPMENT) AT A POSSIBLE COST OF \$200,000.**
- THE KFPD WOULD DELIVER THIS SPACE IN PERPETUITY TO KPPCSD THEREBY SAVING THE KENSINGTON TAXPAYERS AT LEAST \$10.0 MILLION IN SEPARATE RELOCATION COSTS.**
- THE SAVING WOULD ELIMINATE THE EXCESSIVE COSTS OF CONSOLIDATING THE TWO DISTRICTS AND RESULT IN SAVINGS THAT COULD BE USED TO IMPROVE THE APPEARANCE OF THE HILLSIDE IN KENSINGTON PARK AND REDUCE FIRE THREATS FROM TILDEN PARK.**