



KENSINGTON FIRE PROTECTION DISTRICT

DATE: July 14, 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:

At its regular meeting of July 13th, 2022, Board of Directors confirmed [CWS Construction Group Inc](#) as the low-bidder for the **PSB Seismic Renovation Project**, and directed the General Manager to work with legal counsel to finalize and sign the construction agreement. The Board also approved the supplemental financing for the project with **Capital One Public Financing LLC**, which will be used in conjunction with the district's reserves to fund the work.

Finally, the Board approved the lease for a parking lot from the *Unitarian Universalist Church of Berkeley* for the Temporary Fire Station conditioned on support by the *El Cerrito City Council* at its pending hearing on July 19th, 2022. The schedule below shows the critical dates required to complete the project:

KENSINGTON PSB SEISMIC RENOVATION SCHEDULE

07/19/2022 = El Cerrito City Council Mtg (Hearing for Appeal of Conditional Use Permit)

07/27/2022 = Mobilization of Temporary Fire Station Site Work

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

Important note: During the public discussion of the PSB construction award approval, questions were asked regarding options for changing the approved plans to allow for the *Kensington Police Department* to occupy the PSB. The General Manager noted that the areas labeled on the first floor as *Staff*, *Administration*, and *Meeting*, totaling 813sf (including the adjacent 74sf *Storage* room that has a 6'-0" headroom) have been planned for the Fire Department use per the 2019 [Joint Needs Assessment](#), but the building construction schedule and seismic design is not dependent on who occupies those spaces. Therefore, if a use change were approved and the Police Department were able to fit into that area, there would be minimal disruption to construction cost and/or schedule. That said, the Police Department's 2021 [Needs Assessment](#) shows that area is only 32% of what the agency minimally needs. Also, if the Fire Department were to not have use of that space, it would have to rent a similar area elsewhere, which would inefficiently separate the staff and add a perpetual lease expense.

As shown in the plans, the Fire Department's use of the second floor does not have any discretionary area that could be used for the Police Department. The new plans show a total of 5,663sf Net Area on both floors for the Fire Department, which is 837sf less than the minimum amount shown in the Needs Assessment.

In the meeting, the General Manager noted that any changes to the plans that involved moving shear walls, stair, elevator, plumbing, and/or electrical components would involve design/engineering/permitting changes with associated cost and schedule impacts. Any changes on that scale would become significant Change Orders to the project, and would delay the project while those elements were redefined and agreed upon. For reference, the current drawings required eleven months of design, engineering, permitting, and bidding, so any proposed changes to the plans must include the appropriate schedule and budget contingencies relative to the extent of those revisions.

All documents related to the PSB Seismic Renovation Project are available at:
<https://www.kensingtonfire.org/public-safety-building>

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**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

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SHEET NOTES

- DIMENSIONS ARE TAKEN FROM GRIDLINE TO FACE OF STUD. DIMENSIONS NOTED WITH CLR. ARE FROM FACE OF FINISH TO FACE OF FINISH.
- FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE. SEE FF&E PLAN AND SPECIFICATIONS.
- SEE RCP ON SHEET A205 AND A206
- SEE ROOF PLAN ON SHEET A208
- SEE WALL TYPES ON SHEET A901
- FOR EXTERIOR WALL ASSEMBLIES/TYPES, SEE DETAIL CALLOUTS ON EXTERIOR ELEVATIONS
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND WALL MOUNTED ACCESSORIES INCLUDING BATHROOM FIXTURES. SEE DETAIL XIA9XX
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATIONS.
- ALL WALL FRAMING TO EXTEND TO BOTTOM OF FLOOR FRAMING OR ROOF FRAMING, U.O.N.

KEYNOTES

- 02 41 00.E4 (E) SECTIONAL DOORS TO REMAIN
- 02 41 00.E16 (E) COMPRESSOR AND CLOSET TO REMAIN. REPLACE (E) DOOR
- 03 30 00.A CONCRETE APP BAY FLOOR. SLOPE TO DRAINS. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION
- 06 41 00.A BASE CABINETS, DOORS, DRAWERS, AND ADJUSTABLE SHELVES
- 06 41 00.B UPPER CABINETS, DOORS, AND ADJUSTABLE SHELVES
- 06 41 00.C FULL HEIGHT CABINETS, LOCKABLE DOORS AND ADJUSTABLE SHELVES
- 06 43 00.A (N) WOOD FRAMED STAIR
- 12 36 16.A METAL COUNTERTOPS
- 14 24 00.A1 HYDRAULIC ELEVATOR
- 22 42 16.C DECON SERVICE SINK WITH INTEGRAL WORKTABLE. SEE PLUMBING DRAWINGS
- 22 45 16.A SAFETY SHOWER AND EYEWASH. SEE PLUMBING DRAWINGS

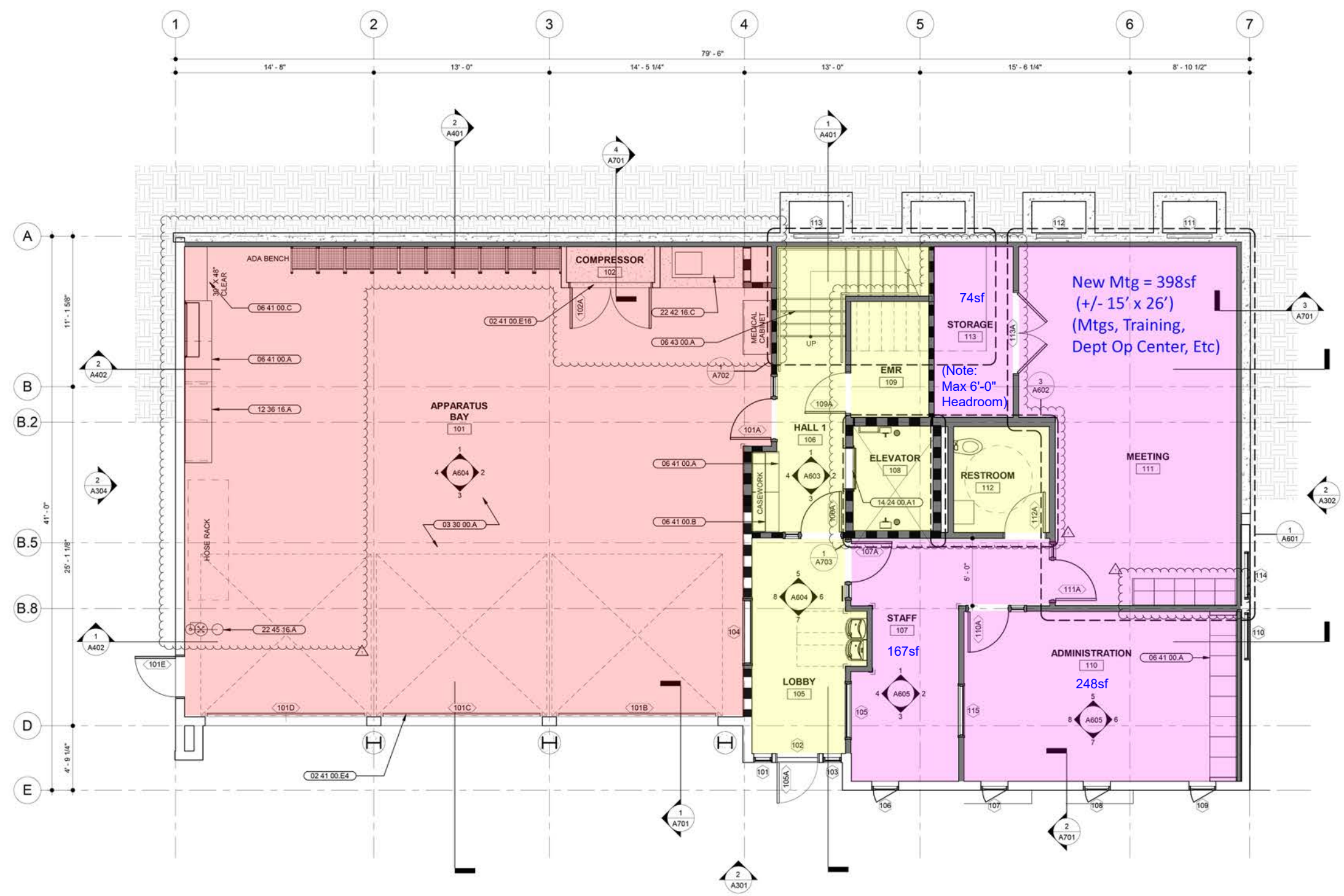
WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED WALL
- 1-HR RATED WALL
- 1/2-HR RATED WALL
- FLOOR AREA TO BE REMOVED

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

JOB NO. 0000 KENSINGTON FIRE PROTECTION DISTRICT PUBLIC SAFETY BUILDING

DESCRIPTION PROPOSED GROUND FLOOR PLAN



New Mtg = 398sf
 (+/- 15' x 26')
 (Mtgs, Training,
 Dept Op Center, Etc)

(Note:
 Max 6'-0"
 Headroom)

Indicates areas guided by building code requirements and/or other regulations.

“Fire Dept Space Needs” from 09/11/2019 KFPD board mtg & 11/16/2019 public mtg:
 Optimal (Net Use + Circulation, Mech) = +/-8,000sf
 Reduced (Net Use + Circulation, Mech) = +/-6,500sf

New Fire Dept-Only occupancy as shown = 5,663sf Net

Indicates area for Fire Admin/Public Records/Computers/Etc including Meeting Rm used for training and emergency Dept Operations Center (DOC) = 887sf

1 PROPOSED 1ST LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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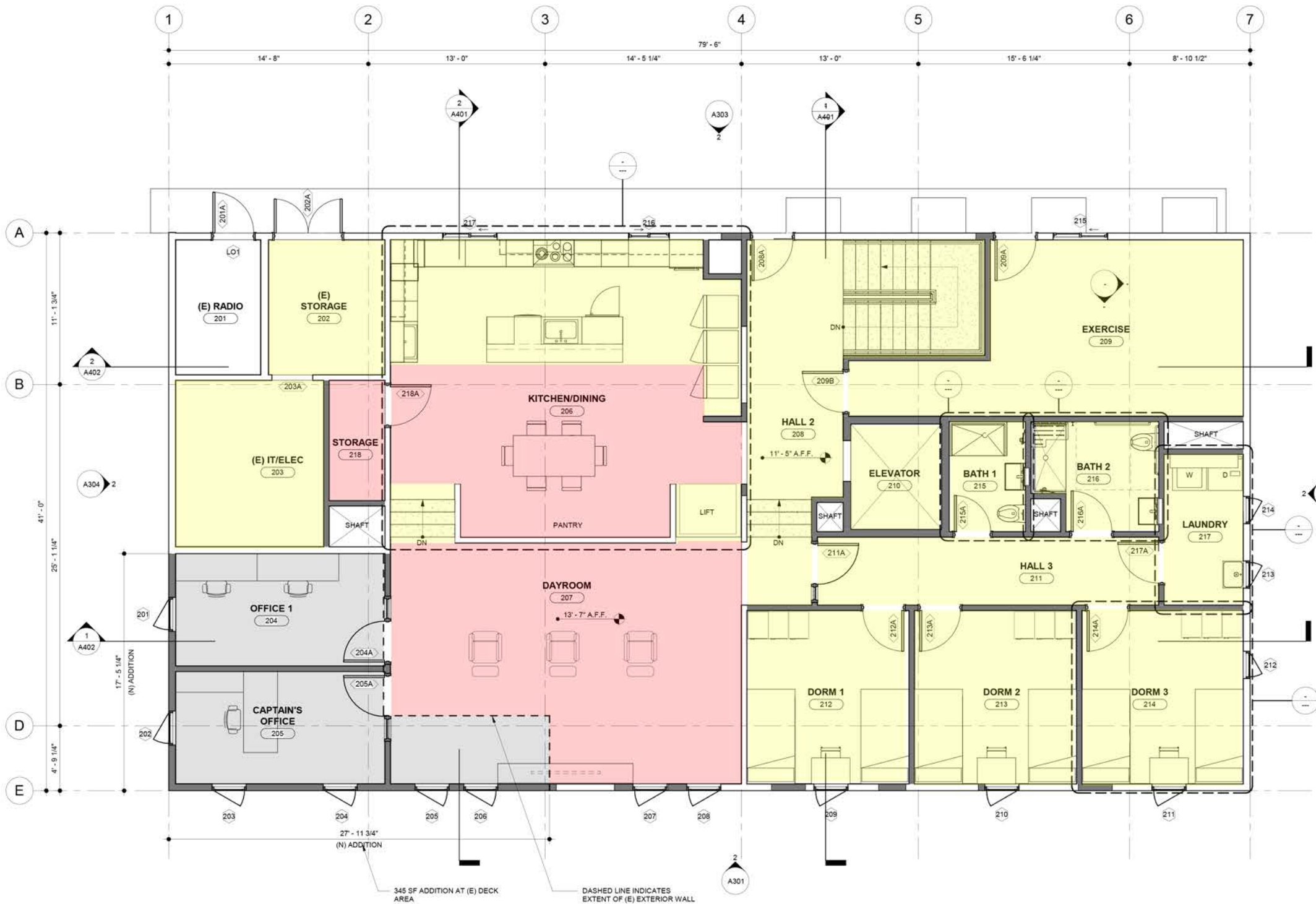
NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021

JOB NO.
 0000 KENSINGTON PUBLIC SAFETY BUILDING

DESCRIPTION
 PROPOSED SECOND FLOOR PLAN



A204



1 PROPOSED 2ND LEVEL PLAN
 SCALE: 1/4" = 1'-0"

Indicates areas guided by building code requirements and/or other regulations.

Net Area Added by Deck Enclosure = 254sf

"Fire Dept Space Needs" from 09/11/2019 KFPD board mtg & 11/16/2019 public mtg:
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New Fire Dept-Only occupancy as shown = 5,663sf Net

WALL LEGEND

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- EXISTING WALL TO BE DEMOLISHED
- PROPOSED WALL
- PROPOSED 1-HR RATED WALL
- PROPOSED 1/2-HR RATED WALL
- AREA TO BE DEMOLISHED