KENSINGTON FIRE PROTECTION DISTRICT

DATE: February 9, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 6c**
Public Safety Building Renovation - Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report. Approve the BCA Add Services Proposal from ZFA Structural Engineers for $12,000 in order to complete the FEMA HMGP application. Discuss and Direct Staff as needed.

Update

Prior to detailing progress since the last report, I would like to point out that the renovation plans published on page 9 of the February 2022 issue of the *Kensington Outlook* are out of date. Unfortunately, the Outlook also refers readers to the "*October 13th, 2021, board packet*" under our website's "*Meetings*" page for more information, which is not where the most current info is located. Current drawings and project information can be found under the "*PSB Renovation*" page at: https://www.kensingtonfire.org/public-safety-building

There are now 50+ documents related to the PSB history and renovation process posted on that page, many of which answer questions raised in the Citizens Forum editorial, including seismic studies, needs analyses, financial feasibility studies, space-use diagrams, and community presentations. All documents related to the project, including monthly board updates like this one, will continue to be posted there in order to keep Kensington residents informed. Residents are also welcome to contact me directly with any questions about the project, or can refer to the updated *PSB Renovation Project Fact Sheet (FAQ)* from November 10, 2021 at: https://www.kensingtonfire.org/files/22955f827/20211110_07b+PSB+Report+Fact+Sheet.pdf

Since the January board meeting, the variance application to enclose the upper deck was presented to the *Kensington Municipal Advisory Council* (*KMAC*) on Tuesday, January 25th, 2021. President Nagel and I described the project to the Council and received questions on the scope of work. Five Kensington residents raised concerns on the project, but four of the five focused on general questions not related to the variance itself. These included questions on the noise of the elevator, rooftop a/c equipment and the back-up generator, general construction concerns, and the impact of the work on adjacent properties. I clarified that the mechanical system would be updated, so any older (louder) fans would be replaced. Also, the elevator machine room will not be on the roof and will not be a source of noise. Construction schedules will follow regular workday (non-weekend) hours, as regulated by the County. Supervisor Gioia attended the meeting and suggested options for electric-only equipment and back-up. I explained that there will be an add-alt provision for solar PV when the project is bid and considered by the board. After the Q&A, the *KMAC* members recommended to the Zoning Administrator that the variance be approved by a vote of 4-1 with Cowell, Tahara, Nucci, and Brydon voting in favor with Snyder opposing. The majority commented that the project had been

thoughtfully considered for a long time, and that it is the best option for Kensington. I invited the adjacent neighbors to contact me directly before and/or during the construction to work through any concerns. Two of the neighbors have since provided their contact info and expressed their appreciation for updates. The next step is for the Zoning Administrator to hold a hearing, which is planned for Monday, March 3rd, 2021 at 1:00PM, to make a final decision on the variance application.

Meanwhile, the architects and engineers continue to work on the *construction documents*, which include the drawings and specifications that are necessary for the building permit submittal and, eventually, construction bidding. An update to the cost estimate will occur at 50% CD's. Fire Chief Pigoni and BC Kevin Janes joined a meeting last week with the consultants to review the communications and alarm scope of work. Meetings are being scheduled to review the finishes, millwork (storage), a/v, and other details with the staff over the next month. We anticipate completing the building permit submittal package at the end of March, around the same time as the County planning approval is complete. If the building permit application is made at the beginning of April, we hope that the County will be able to review the drawings and issue a permit by the middle of June.

As I touched on in my January update, the project is now approaching a significant decision point regarding the cost/benefit of pursuing *FEMA* funding. In the Fall, we submitted a Notice of Intent for the *FEMA HMGP* funding program, and the sub-application is due April 8, 2022. The grant schedule has already been pushed back since last year, and it has become clear that significant delays will probably continue due to *FEMA*'s lack of expediency on awards. I spoke with our grant writers a number of times about this since January, as well as with the *CalOES* representative who handles the applications (*CalOES* makes the initial award recommendations to *FEMA*, which then determines the allocations and timeline.) Both parties informed me that the *FEMA* process is very open-ended and there is no way to determine how long it might be extended. Outlining the various benchmarks and the potential delays for each step, it appears that the *FEMA* determination will not be made for another year, and then the additional *FEMA* reviews could take another nine months or more. Compared to a normal schedule, the *FEMA* grant would add an additional 21+ months to the project.

Obviously, such a delay affects construction inflation and our prior cost estimate, in addition to extending the risk of occupying a seismically unsafe building. Another cost impact of the *FEMA* grant is the requirement to specify "*Build American Act*" materials and standards for the project, which is triggered by the use of federal funds. I asked our cost estimator to provide a revision based on these specifications, in addition to the impact of a later construction start-date. The added cost for the renovation alone is estimated to be approximately $800K. With other associated costs due to the delay, I estimate a total of $1M added to the project overall. Finally, the *FEMA* grant application requires that we include a structural *Benefit-Cost Analysis* (BCA) in the April 8, 2022 sub-application. Since this is a mandatory component, I have included an add-services proposal from our structural engineers to complete the work. It will cost $12K and must be approved in this board meeting in order for the consultants to meet the deadline. There will be other to-be-determined consultant costs triggered by the *FEMA* grant, but I have included a general allowance for those in my total estimate above.

While the grant provides an opportunity for significant federal funding, there is no guarantee that we will be awarded the project. On the surface, the grant description appears to be aimed at

larger projects and for those in disadvantaged communities. While our project does fall under a general category of miscellaneous infrastructure improvements, I want to be conservative in our anticipation of being selected. The *CalOES* representative explained to me that *FEMA* funding is usually targeted for projects that have a much longer implementation timeline, i.e. those that do not have a pressing need like a seismic retrofit. This is one reason why the *FEMA* approval schedule is so vague and extended. He said there are projects he is currently overseeing that have been waiting for more than two-years for approvals and still do not have an anticipated target date.

In order for the board to consider its options, I have outlined two alternate paths for the project, attached. **Alternate 01** assumes that we will not pursue *FEMA* funding, but instead will rely on our cash reserves in combination with a loan, as described by our financial consultants in the November 2021 board meeting. As shown in that presentation, the project is affordable in this manner without the need for any tax increase or other revenue augmentation. The **Alternate 01** schedule anticipates construction beginning in September 2022, with completion by March 1, 2024.

Alternate 02 assumes that we continue to pursue the *FEMA* grant, but will not receive confirmation of the allocation until March 2023. Per the *CalOES* representative, please note that this could come much later in the year. The rest of the *FEMA* process would then continue with a hopeful approval date around January 2024. In **Alternate 02**, construction would not start until June 2024, in which case the project would be complete by January 2026 or later given *FEMA's* unpredictability.

Each alternate includes a division of the funding source, i.e. amount of reserves and loan vs. amount of reserves and grant. Note that in either scenario, the district will use a significant amount of its capital reserves (leaving, of course, the required amounts for rolling stock replacement and E.C. contract reserves.) In fact, due to the increased project cost associated with the *FEMA* grant, we may have to use more of our reserves in **Alternate 02** than in **Alternate 01**.

I have asked our financial advisors to update their November 2021 cash flow analysis with these two options, and hope to have those available by the time of the board meeting. As noted above, if the board wishes to continue pursuing **Alternate 02**, then I ask that it approve the structural engineer's BCA proposal for $12K at this meeting. Since the prior approved budget for architecture/engineering work will not be exceeded in this fiscal year, it is not necessary to revise the budget for this added expense.

If the board approves the BCA proposal, we will have the grant writers complete the *HMGP* sub-application for the April 8, 2022 deadline. *This will keep **Alternate 02** on the table for the moment, but a decision will still need to be made by the board's March 9, 2022 meeting on whether **Alternate 01** is preferred, if the latter's schedule is to be maintained.* This is due to the need to move forward with the **Temporary Facility** permitting and bidding phase, which must get started in order for a re-location to take place for a September 2022 demolition start date. While that date can move back a month or two, further delays will impact the project cost and planning. Note that if we wait to hear on the *FEMA* allocation decision (estimated to be March 2023 or later) and then find out that the project is not selected, we will need to revert back to the **Alternate 01** schedule, which would include bidding in April 2023 (or later), followed by

construction starting in June 2023 (or later), and completion in January 2025. My concern in this scenario is that the postponement of **Alternate 01** in the pursuit of *FEMA* funding could result in a year's delay, added construction inflation, and interest rate increases that make the project unaffordable, or at best needlessly more expensive.

Since our advisors' financial analysis shows that the project is affordable with existing reserves plus a loan at current rates, I am concerned that continuing to pursue *FEMA* funding may backfire and be counterproductive. It is certainly appealing to hope for significant federal funding, but there are enough unknowns in **Alternate 02** that it makes it impossible to confidently plan for it as a reliable option. I have endeavored to lay out the options for the board's decision, but wish to express my concern about further delays. The seven years that have passed since this process was started in 2015, let alone the twenty-five years since the 1997 Needs Analysis was presented, have resulted in a much more expensive project than had it been completed earlier. The increased costs and uncertainty may not be worth the risk, let alone the clear benefits of completing the project as soon as possible and moving on with the public safety mission of the district.

Temporary Facilities Update

Last month, I explained that the **Temporary Facility** drawings were being priced by *Mack5*. The attached *Rough Order of Magnitude (ROM) Estimate* for the project totals $1,151,000, which is $179,000 (or 18%) more than the $972,000 estimate listed in the September 9, 2020 Interim-GM report to the Board of Directors. This increase reflects construction inflation over the past 16 months, as well as a better-defined scope of work based on our recent architectural drawing, utility survey, and proposals from vendors for the modular building and tent structure. As a reminder, the November 2021 financial analysis used a total estimate of $1.5M for the Temporary Facility, which consisted of hard and soft costs. The new ROM estimate is consistent with that prior assumed total. There are still possible options to investigate, such as purchasing used modular units, which may provide cost-savings, but the current estimate is sufficient until a decision is made on the schedule, i.e. **Alternate 01** or **02** for the PSB funding noted above.

Importantly, according to the vendors, the availability and installation of both the modular and tent structure fit the shorter-term schedule of **Alternate 01**. It appears that temporary utility connections for power, water, and sewer could be expedited, and I am contacting El Cerrito officials to confirm that their building approval schedule would allow for a permit by the Summer. I updated the Executive Director of the Unitarian Church on our progress, but we have not scheduled a meeting to discuss lease rates yet, as it is difficult to do that until we know whether the lot will be needed this year or not until 2024 or later if **Alternate 02** is selected.

KFPD PSB RENOVATION – EFFECT OF FUNDING ON COSTS AND SCHEDULES:

04/01/2022 = Planning Dept Approval (Note: Zoning Admin Variance Hearing on 03/07/2021)
04/01/2022 = Construction Documents Completed / Submit for Building Permit
06/15/2022 = Building Permit Approval (Pending County Review Schedule)

The following two alternatives are possible at this point:

Alternate 01: Near Term Option

- ***Fund the project with $4.6M Reserves + $4.9M Loan (No FEMA Grant)***
- ***Total Project Cost = $9.5M (including Temp Facility cost)***

07/01/2022 = Publish Bid Documents (Note: Does not require Build American Act specs)
08/01/2022 = Bids Due
08/10/2022 = Bid Award (Note: Date of Bond Approval)
09/11/2022 = Construction Start Date
***03/01/2024** = Construction Complete (Note: Assumes 18mos schedule)*

Alternate 02: Long Term Option

- ***Fund the project with $5.2M Reserves + $5.3M FEMA Grant (If Awarded)***
- ***Total Project Cost = $10.5M (including Temp Facility cost)***
- ***Note: FEMA Grant adds +/-$1M to the project cost and +/-21 months or more to the schedule.***

02/09/2022 = Approval of Struct Eng Add Services req'd by application (add $12K)
04/08/2022 = HMGP Sub-application due to CalOES
11/15/2022 = CalOES recommendations to FEMA (Uncertain date = "Fall 2022")
03/01/2023 = FEMA Allocation determines if project is selected (Uncertain date = Later 2023?)
02/01/2023 = FEMA begins National Environmental Protection Act review (Env & Hist Eval)
01/01/2024 = FEMA approval of environmental report (Uncertain date = Later in 2024?)
03/15/2024 = Publish Bid Documents (Note: Must Use Build American Specs)
04/15/2024 = Bids Due
05/08/2024 = Bid Award
06/10/2024 = Construction Start Date
***01/01/2026** = Construction Complete (Note: Assumes 18mos schedule)*

The next update will be presented at the March 9, 2022 Board of Directors meeting. Please note that since the January Meeting, the following documents have been added to the PSB Renovation page at: https://www.kensingtonfire.org/public-safety-building

- *Jan 12, 2022 PSB Renovation Progress Update*
- *Jan 18, 2022 PSB Haley Aldrich Floor Survey Report*
- *Jan 31, 2022 Temporary Facilities ROM Estimate by Mack5*
- *Feb 04, 2022 PSB Zoning Variance Application Dwgs Revised*
- *Feb 04, 2022 PSB Construction Document Net Area Calcs*
- *Feb 09, 2022 PSB Renovation Progress Update*

January 28, 2022

Bill Hansell
General Manager
Kensington Fire Protection District (KFPD)
217 Arlington Avenue
Kensington, CA 94707

RE: Kensington Public Safety Building
Kensington, California
Structural Engineering Professional Services Proposal
Assistance with FEMA Grant Application

Bill,

We are pleased to present our proposal for structural engineering services for the above-mentioned project located at 217 Arlington Avenue in Kensington, California. This proposal is between ZFA Structural Engineers (Consultant) and KFPD (Client) and provides structural engineering services for additional detailed evaluations of the existing structure as well as the proposed renovated building, which are required as part of a FEMA grant application process. Our proposed project scope is based on the web-based meeting on December 15, 2021, as well as follow up discussions with the grant writers.

PROJECT DESCRIPTION

The proposed evaluations consist of a seismic assessment for three unique recurrence intervals (2475-year, 475 year and 50 year) at the Immediate Occupancy performance level. The assessments are required to be performed on the existing building in its current condition as well as the proposed retrofit of the existing 5,700 square-foot, two-story building, which was originally constructed in 1969. The types of failure modes for each of these events and an engineer's estimate will be provided for each of the recurrence intervals for each scenario (total of 6 unique scenarios).

The building sits on a sloping site, with the lower level built into the hillside. The building stands approximately 22 feet tall and is predominantly wood framed, with some steel framing at the second floor. The first floor appears to be a slab-on grade, with a retaining wall at the rear of the building. There have been several previous remodels and partial structural upgrades to the building, but a comprehensive seismic upgrade has not yet been completed. Several geotechnical investigations have also been performed for the site over the years, identifying earthquake faults in near proximity to the site, including a potential fault line within 50 feet of the property. A full seismic evaluation of the building was performed in July 2016. This ASCE 41-13 Tier 2 evaluation identified several structural deficiencies, and conceptual mitigation measures were recommended. The existing building as well as the proposed retrofit will be evaluated using the FEMA P-58 methodology as implemented through the use of SP3 software. It is

known that structural and operational deficiencies exist, and we will make every effort to leverage all available existing information and previous evaluations of the existing building where possible. Concurrently ZFA is working on the completion of a seismic retrofit strategy and have recently completed the Design Development phase, which will be used for the purposes of evaluation for the renovated building.

Prior to completion of the final report, a draft of the findings from the evaluations will be shared and discussed with the District to ensure the concerns of all stakeholders are addressed.

SCOPE AND APPROACH

Our overarching approach is to provide full-service engineering with a focus on strong collaboration and coordination with all team members. The following lists the scope of services that will be provided for each phase of this project.

Task 1: Detailed Evaluations

1. One additional site visit to observe and survey the existing structure and identify any potential conflicts or areas that may require additional investigation or site documentation.
2. Evaluate the existing building to the FEMA P-58 standard to determine and document deficiencies present at the three recurrence intervals.
3. Develop evaluations of the proposed renovated structure per the FEMA P-58 standard to determine and document any deficiencies present at the three recurrence intervals.
4. Provide findings in a detailed assessment report.

Task 2: Engineer's Cost Estimates

1. Develop engineer's estimates for each of the 6 different scenarios being investigated which summarizes the expected failure modes for each of these events. Engineer's estimates will be based on our experience with similar projects as well as output from the SP3 software and are intended to provide a rough order of magnitude construction cost.
2. Review draft of findings with the District.

Task 3: Assist District with Grant Pursuit

1. Attend virtual design meetings as required to coordinate grant application work.
2. Incorporate review comments from District as required and assist the District's grant writers with technical questions to help facilitate the grant process.

PROJECT ASSUMPTIONS

General project assumptions are as follows:

1. Existing and renovated building assessments will be in accordance with FEMA P-58 analysis, utilizing SP3 software.
2. District staff or consultants will complete the grant applications based on information provided in the ZFA evaluations and engineer's cost estimates.

PROJECT SCHEDULE

ZFA is able to complete the scope of work above within 4 to 6 weeks from Notice-to-Proceed.

PROEJCT FEE

We propose to perform the above services on a time and materials basis with estimated Not-to-Exceed fees summarized in the table below. Fees are based on our project understanding, and detailed scope of work provided previously in this document.

Phase	Fee
Task 1: Detailed Evaluations	$8,000
Task 2: Engineer's Cost Estimates	$2,000
Task 3: Assist District with Grant pursuit	$1,500
Reimbursables*	$500
Total	**$12,000**

* Expenses other than labor charges that are directly attributed to our professional services are invoiced at our cost plus 20 percent. Reimbursable expenses typically include: 1) extra prints and reproductions, 2) special delivery (e.g. overnight) costs, 3) sub-consultants hired for the project by ZFA Structural Engineers with Client's authorization and 4) any and all work, fees, expenses and costs that are not specifically listed and identified in the Agreement, Project Approach, and Scope of Services.

EXCLUSIONS

This agreement does not include the following:

1. Seismic evaluations are limited to the structural systems. A nonstructural evaluation is excluded from this agreement.
2. Design of temporary support systems, shoring, bracing, or construction means and methods items.
3. Major changes in the scope or design of the project as initiated by the Owner or Architect.
4. Any additional work not included within the Scope of Services.
5. Engineer's cost estimates are not prepared by a contractor or professional estimation consultant.

TERMS AND CONDITIONS

The previously agreed to detailed Terms and Conditions from ZFA's ongoing work with the District are hereby incorporated by reference in their entirety as an integral part of this Agreement. Client's acceptance of this Agreement includes full acceptance of all Terms and Conditions without condition or reservation.

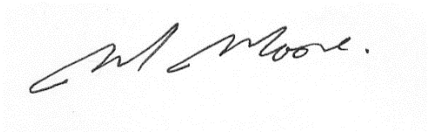
PROJECT AUTHORIZATION

We appreciate the opportunity to work with you on this project. We have attempted to anticipate the services required to successfully complete this project. If our fee is not in accordance with what you anticipated, please contact me. Should you find this proposal acceptable, please return a signed copy of the attached Terms and Conditions document (Attachment A), along with this letter.

Thank you for providing us the opportunity to be considered to join your team.

Offered by:
ZFA STRUCTURAL ENGINEERS

Matt Frantz
Associate Principal



Mark Moore
Executive Principal
January 28, 2022

Accepted by:
KFPD

Name: _____

Title: _____

Company: _____

Date: _____

CSI UniFormat Summary		***%***	***$,000***
Site Preparation & Demolition		1%	$12
Site Improvement		8%	$68
App Bay - Erection & Dismantling, Utility Connections		27%	$226
Office & Living Quarters - Utility Connections		4%	$30
Site Mechanical Utilities		12%	$100
Site Electrical Utilities		17%	$141
Subtotal		***69%***	***$578***
Bonds & Insurance	2.50%	2%	$14
General Conditions/General Requirements	15.00%	11%	$89
Contractor's Overhead & Profit	5.00%	4%	$34
Subtotal		***85%***	***$715***
Contingency for Design Development	12.00%	10%	$86
Cost Escalation (to midpoint of construction)	4.54%	4%	$36
TOTAL CONSTRUCTION BUDGET		***100%***	***$838***

TEMPORARY STRUCTURES	***$,000***
Apparatus Bay	**$194**
Office and Living Quarters	**$119**
TOTAL CONSTRUCTION & TEMP STRUCTURE BUDGET	***$1,151***

SITE PREPARATION & DEMOLITION	Quantity	Unit	Rate	Total ($)
Site Clearing, Preparation, Trimming etc	13,650	SF	$0.50	$6,825
Erosion Control	13,650	SF	$0.35	$4,778
Earthwork/Grading				*NIC, Excluded*
Hazardous Materials Abatement				*NIC, Excluded*
Subtotal For Site Preparation & Demolition:				**$11,603**

SITE IMPROVEMENT	Quantity	Unit	Rate	Total ($)
Vehicular Paving				
Slurry seal at the end of lease period with new pavement in select areas	13,650	SF	$5.00	$68,250
Subtotal For Site Improvement:				**$68,250**

APP BAY - ERECTION & DISMANTLING, UTILITY CONNECTIONS	Quantity	Unit	Rate	Total ($)
Erection of Sprung Structure (Owner Provided)				
Assembly & Erection: Supervision of and safety compliance in structure location, assembly and erection, estimated 6 workmen for approx. 11-days, 8-working hours/day.	532	HR	$105.00	$55,860
Installation for the rolling service doors	32	HR	$105.00	$3,360
Equipments: Forklift, small manlift, picker etc for installation allowance	1	LS	$7,500.00	$7,500
Fall Protection including body harness and lifeline	1	LS	$5,000.00	$5,000
Dismantling of Sprung Structure (Same Terms As Outlined In Erection)				
Dismantling: Supervision of and safety compliance in structure location, assembly and erection, estimated 6 workmen for approx. 11-days, 8-working hours/day.	532	HR	$105.00	$55,860
Equipments: Forklift, small manlift, picker etc for dismantling allowance	1	LS	$7,500.00	$7,500
Fall Protection including body harness and lifeline	1	LS	$5,000.00	$5,000
Additional Work - Allowance				
Anchor installation	12	EA	$500.00	$6,000

Interior Partition and Interior Doors at Workout & PPP Gear				
Interior partition	50	LF	$75.00	$3,750
Interior door	2	EA	$3,200.00	$6,400
Heating, Ventilation & Air-Conditioning allowance	2,000	SF	$25.00	$50,000
Plumbing				*NIC, Excluded*
Fire Protection - Automatic wert sprinkler				*NIC, Excluded*
Electrical hookup and power to structure; including machine & equipment connections, power receptacles, lighting and branch wiring and fire alarm - allowance	2,000	SF	$10.00	$20,000
Subtotal For App Bay - Erection & Dismantling, Utility Connections :				**$226,230**

OFFICE & LIVING QUARTERS - UTILITY CONNECTIONS	Quantity	Unit	Rate	Total ($)
Utility Hook Ups after Install				
Electrical	1	LS	$5,000.00	$5,000
Water	1	LS	$1,500.00	$1,500
Sewer	1	LS	$2,500.00	$2,500
Data/Telecom	1	LS	$1,000.00	$1,000
GC Coordination, Assistance with install, removal - allowance	1	LS	$20,000.00	$20,000
Kitchen Equipments				*NIC,Use existing*
Subtotal For Office & Living Quarters - Utility Connections:				**$30,000**

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total ($)
OPTION 1;				
Water				
Point of connection	1	EA	$1,500.00	$1,500
Waterline 1"	100	LF	$50.00	$5,000
Waterline 3/4"	24	LF	$40.00	$960
Reduced Backflow preventor	1	EA	$1,500.00	$1,500
Reduced pressure valve after backflow on the water meter	1	EA	$1,500.00	$1,500
Hose bibb	1	EA	$750.00	$750
Sanitary Sewer				
Point of connection	1	EA	$10,000.00	$10,000
Sewer line, C.I., 4" dia	56	LF	$125.00	$7,000

Sewer line, ABS 2" dia	104	LF	$75.00	$7,800
Cleanout	6	EA	$1,100.00	$6,600
Storm Drainage				
Point of connection	1	EA	$4,000.00	$4,000
Storm drain, 6" SCH 80 PVC	164	LF	$76.00	$12,464
(N) Drain inlet	3	EA	$2,500.00	$7,500
Site Demolition				
Trenching, excavation/disposal and repave	448	LF	$75.00	$33,600
Subtotal For Site Mechanical Utilities:				**$100,174**

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total ($)
Temporary Joint Pole (Electrical and Telecom)	1	EA	$4,000.00	$4,000
Conduit Pole Riser	1	LS	$2,500.00	$2,500
(1)-3"C PVC Sch#80 Power Service Conduit in Trench - to Temp Joint Pole	26	LF	$80.00	$2,080
Panel "PH1" 200A MCB 208/120V	1	EA	$5,000.00	$5,000
ATS 200A 208/120V	1	EA	$5,500.00	$5,500
Grounding	1	LS	$2,500.00	$2,500
New Diesel Generator (allow 50kW) at Primary Location 208/120V including Testing/Commissioning, Concrete Pad	1	EA	$73,300.00	$73,300
200A Genset Feeder Conduit and Wiring in Trench (in Primary Genset Location)	20	LF	$152.00	$3,040
200A Feeder in EMT - ATS to Panel PH1	10	LF	$115.00	$1,150
30A Standard Rate EV Charging Station-Single Port	1	EA	$7,000.00	$7,000
30A Standard Rate EV Charging Station Conduit and Wiring in Trench	53	LF	$40.00	$2,120
30A Standard Rate Charge Station Conduit and Wiring Attached under Temporary Structure	91	LF	$35.00	$3,185
50A Rapid EV Charging Station - Single Port	1	EA	$17,800.00	$17,800
50A Rapid EV Charging Station Conduit and Wiring in Trench	40	LF	$65.00	$2,600
Testing/Permits/Fees/Coordination	1	LS	$5,000.00	$5,000
Trenching, excavation/disposal and repave	53	LF	$75.00	$3,975
Subtotal For Site Electrical Utilities:				**$140,750**

APP. BAY - INSULATED SPRUNG STRUCTURE, 40' x 50' (24 Months Lease)	Quantity	Unit	Rate	Total ($)
Fabric tensioned building structure, Signature SERIES 40' x 50' (ref. Rental Pricing from Sprung Structures dated 1/13/2022), including: 1 - Corrosion resistant package 1 - Insulated double personnel door 1 - Graphic logo at entrance 2 - Engineered flat ends 2 - Insulated rolling service doors 4 - Standard Framed openings for insulated structure 12 - 75 lb hanging brackets 12 - Earth anchors	24	MO	$6,500.00	$156,000
Additional Charges:				
Technical Consultant Per Diem (Erection & Dismantling)	2	EA	$5,752.44	$11,505
F.O.B. to Kensington, CA	1	LS	$3,170.00	$3,170
F.O.B. to Salt Lake City, Utah	1	LS	$3,170.00	$3,170
Misc. Allowance	1	LS	$20,000.00	$20,000
Subtotal For App. Bay - Insulated Sprung Structure, 40' X 50' (24 Months Lease):				**$193,845**

OFFICE & LIVING QUARTERS - MODULAR STRUCTURE (24 MONTH LEASE)	Quantity	Unit	Rate	Total ($)
Temporary mobile office trailer, 24' x 60'; including offices and 2-restrooms with carpet/linoleum flooring, vinyl wrapped interior wall covering, suspended ceiling, lighting fixtures, endwall HVAC ducted supply plenum, galvanized steel roof covering, stucco hardipanel siding, sliding windows, painted exterior doors, and prefinished interior doors (ref. Lease Quote provided by Pacific Mobile Structures dated 1/19/2022)				
Rental cost/month	24	MO	$3,200.00	$76,800
Installation cost	1	LS	$17,500.00	$17,500
Removal cost	1	LS	$10,000.00	$10,000
Miscellaneous allowance	1	LS	$15,000.00	$15,000
Subtotal For Office & Living Quarters - Modular Structure (24 Month Lease):				**$119,300**