



KENSINGTON FIRE PROTECTION DISTRICT

DATE: April 13, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 5e**
Public Safety Building Renovation and Temporary Facilities –
Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report. Discuss and Direct Staff as needed.

Update

Work on the PSB Renovation and the Temporary Facility has been a focus of management time over the last month. Highlights are noted below:

1. Public Safety Building Renovation –

- a. **El Cerrito Contract Reserves** – As addressed by agenda item 5a in this meeting, the El Cerrito City Council approved the reduction of the Fire Contract Reserves from twelve months to six months. With the board's in-kind approval, this allows substantial savings in loan interest over the course of the loan.
- b. **Financing Update** – While our ability to lower the estimated loan amount from \$4.6M down to \$3.5M due to the reduced Fire Contract Reserve is positive news, NHA Advisors have notified us that interest rate increases since the last analysis must be considered. Attached are revised projections of Reserves and Cash Flow showing two scenarios. The first is the Current Market condition, which lists an increase since March in the Annual Debt Service of \$9K for a total of \$238K per year (Interest and Principal payments.) The District's Cash Flow and Reserve amounts are still able to meet our needs despite the higher interest rate, although any project delays that result in higher interest loans and construction inflation will affect the project feasibility. The second scenario considers an additional 0.5% rate increase, which results in \$254K Annual Debt Service, an additional \$16K per year. NHA has asked if the District would like to lock in the loan now, or continue to wait until the construction bids are received, which is scheduled to be at the beginning of August. Typically, the preference is to wait until the project amount is confirmed, but that is contrary to the current rate trend. As noted in last month's report, the construction estimator's projected amount for the PSB renovation is \$5.53M and includes a Design and Estimating Contingency of 10% plus a mid-point escalation of 8.6%, which we hope provides us with a conservative target for the project that will not be exceeded. Moving the loan schedule forward to May would provide interest savings if the current trend

continues.

- c. **Approval of Variance for Deck Enclosure** – The Planning Approval for the project was received on April 1st, 2022 and has been posted on the PSB page on our website.
- d. **Construction Document Progress** – Construction documents suitable for the building permit application were completed on April 1st, 2022. The set consists of 144 sheets of architectural, structural, mechanical, electrical, plumbing, civil, audio-visual, communications, and security elements, and is posted on the PSB page.
- e. **Structural Risk Assessment Report** – Attached is the additional structural analysis requested by the Board and completed by ZFA Structural Engineers. The analysis includes information on (4) analytical building models – (2) existing and (2) retrofitted. The software used “provides values for standard building components and evaluates the probability of damage across 2,500 iterations at each prescribed intensity.” Five different Seismic Event Intensity levels (“Return Periods”) were evaluated. The summary reflects an attempt to “provide a clear statement of performance for the Public Safety Building” and the highlights are as follows:
 - **Financial Losses:** *In the existing building, the expected (mean) losses were 42% of the total building replacement value. In the retrofitted structure, the losses were reduced to 14%, for a net gain of 28%. This 28% gain is equivalent to approximately \$3 million saved in post-earthquake construction costs for the design-level event – the relative intensity of shaking which the retrofit is deemed to meet.*
 - **Casualties:** *For the existing building, the anticipated number of persons injured in a design level event is ~0.40 and the probability that any one person will be injured anywhere in the building is 11%. For the retrofitted condition, the number of persons drops to ~0.05 and the probability of a single injury is 1.62%. The relative improvement in safety based on probability of injury is a near 10x reduction due to the retrofit.*
 - **Recovery:** *In its current condition, the structure is expected to require 4.4 months to meet the Functional Recovery requirements of ATC-138, the latest draft standard in functional recovery. After the retrofit, the expected functional recovery time is approximately 3.0 months.*
 - **Red Tag Probability:** *It is anticipated that in the 10% in 50-year event, the existing building would have a 27% probability of receiving a red tag. The retrofitted building would not likely receive a red tag for the design event, as the theoretical probability is 0%.*

Please note that the existing building is not only subject to the potential seismic damage analyzed in this study, but is also currently failing due to the slow-motion landslide that is occurring on the site as discussed by our geo-technical engineer and evidenced in wall and slab cracks. The proposed structural engineering

improvements address the landslide issue as well, so stopping future financial losses due to that condition also need to be considered.

It is also important to note that the life-safety imperative that is the main driver for the project triggers full compliance with the 2019 California Building Code, and even building components that are not necessarily “structural” in nature contribute to the safety level of the building occupancy, in addition to providing ancillary benefits to the District such as professional level space needs, energy efficiency, accessibility, and future functionality. The cost/benefit of these improvements need to be considered as well.

- f. **CC County Building Department Building Permit Submittal** – The permit drawings noted above will be submitted to the County this week and, per prior estimates, should take 4-6 weeks for approval.
- g. **Renovation Construction Schedule** – As noted last month, if the bid notice goes out in June, the responses will be received in July. A brief period of bid review is required to check compliance. The winning bid could potentially be presented at the August 10, 2022 board meeting, with the contract finalized and a *Notice To Proceed* issued shortly after. That would also be the date for the bond approval, unless the Board wishes to do that earlier per 1b, above. The schedule at the end of this report has been adjusted to allow for the most current Temporary Facility availability. The anticipated PSB Renovation completion date is March 29th, 2024.
- h. **Solar Power Option** – Last month, a structural proposal for the addition of solar panels was discussed, but investigations into the cost/benefit of the panels is still pending further work.

2. Temporary Facilities Update

- a. **Site Planning and Design Revisions** – The site plan for the Unitarian Church Parking Lot has been revised based on further consideration of the apparatus garage options and maneuverability of the engines for ingress/egress. A visit to a San Rafael temporary facility currently in-use was helpful to identify areas of concern. An important revision has been the change from a tent structure to a metal carport. Originally, a fully conditioned and insulated tent was considered (see the proposal by Sprung in the last report), but it was clear that it was too expensive for a limited use. Two other tent companies were contacted but there were functionality issues with each. Chief Pigoni contacted a metal carport vendor that the City previously used, American Steel Inc, and the proposed structure is less expensive and will work much better. For the living/working quarters, the used modular from Pacific Mobile Structures, attached, is still available. The carport will be a purchased item and will have some resale value left when the renovation project is complete. The modular building will be a rental as noted in the proposal.

- b. Design and Engineering Consultants** – Kappe Architects was previously hired for the project, while Mack5 has provided supplemental project management based on their prior services contract. Some additional engineering and documentation required for the permit and bid sets have necessitated some consulting assistance from BKF Civil Engineers and List Engineering (Mechanical, Electrical, Plumbing.) We are currently working with BKF and List on the PSB Renovation so they have made themselves available for this limited scope. Also, Mack5 has extended their contract work now that we are moving into the permitting and, eventually, the building phase. The approved FY2021-22 budget for soft costs is \$130K, and the current limit covers the work to the end of the fiscal year. If there are any adjustments necessary, they will be presented as part of the FY2022-23 planning over the next two months.
- c. Parking Lot Lease Terms** – Negotiations on the lease terms of the lot continue and hopefully will be presented to the Board soon. The Executive Director is out this week so the target date for agreement has been pushed back.
- d. Schedule** – The revised schedule is attached. There are a number of critical path items such as permitting, bidding, and lead-times that may affect the schedule, but the availability of the used modular and the short turnaround time for the carport are beneficial factors.
- e. Cost** – A new estimate by Mack5 was completed on 4/12/2022. The prior Rough Order of Magnitude estimate was \$1.15M, but the substantially lower cost of the metal carport has reduced the total to \$841,000. If the current soft cost estimate is added, that brings the total to \$971,000 compared to the original estimate used in the financial analysis of \$1.5M. The reduced amount allows for another contingency in our financial planning.
- f. Board Approvals** – The following critical path approvals will soon be scheduled for the board to consider. Specific amounts are pending confirmation:
- Parking Lot Lease Agreement with Berkeley Unitarian Universalist Church.
 - Deposit to hold the Pacific Mobile Structures modular building.
 - Down payment on the American Steel Inc. Metal Carport
 - PG&E engineering costs for power pole.
- g. Sub-lease with KPPCSD for City of EI Cerrito Modulars** – Interim-GM Rick Benson communicated that negotiations are underway with the City. Options for the KFPD to sub-lease some of the space will be presented to the Board as soon as details are available. This will provide financial assistance to the KPPCSD during the period that the district is able to use some of the space for administration and records storage purposes.

KFPD PSB RENOVATION – SCHEDULE UPDATE

04/04/2022 = Construction Documents Completed
04/14/2022 = Submit for Building Permit
06/15/2022 = Building Permit Approval (Pending County Review Schedule)
07/01/2022 = Publish Bid Documents
08/01/2022 = Bids Due
08/10/2022 = Bid Award (Note: Date of Bond Approval unless obtained earlier)
10/03/2022 = Construction Start Date
03/29/2024 = Construction Complete (Note: Assumes 18mos schedule)

The following reference documents are attached:

- NHA Advisors **Financial Analysis Update** dated 04/13/2022
 - ZFA Structural Engineers **Risk Assessment Report** dated 04/11/2022
 - Kappe Architects **Temp Facility Site Plan Revised** dated 04/06/2022
 - American Steel Carports **Temp Facility Carport Proposal** dated 04/11/2022
 - Pacific Mobile Structures **Temp Facility Modular Proposal** dated 01/19/2022
 - Mack5 **Temp Facility Schedule Revised** dated 04/04/2022
 - Mack5 **Temp Facility ROM Estimate Revised** dated 04/12/2022
-

The next general update will be presented at the May 11, 2022 Board of Directors meeting. Please note that since the March meeting, the following documents have been added to the PSB Renovation page at: <https://www.kensingtonfire.org/public-safety-building>

- *Mar 09, 2022 Temporary Facilities Progress Update*
- *Mar 09, 2022 GM Report with PSB Renovation Update*
- *Mar 18, 2022 PSB Planning Permit Approval*
- *Apr 01, 2022 PSB Renovation Building Permit Submittal*

KENSINGTON FIRE PROTECTION DISTRICT

FACILITIES FUNDING DISCUSSION UPDATE



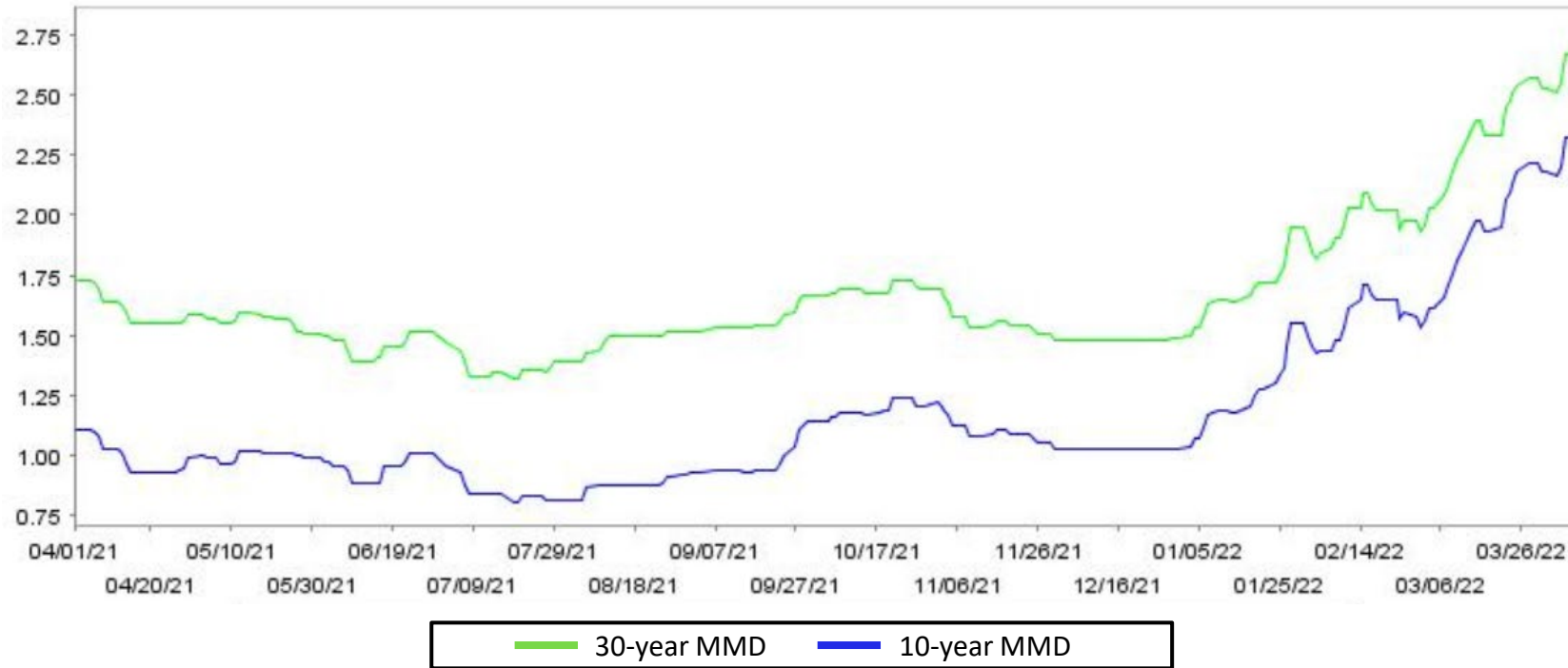
NHA | ADVISORS
Financial & Policy Strategies.
Delivered.

April 13, 2022

Historical Interest Rates

- ▶ Interest rates have risen significantly in 2022

Municipal Market Index (MMD)

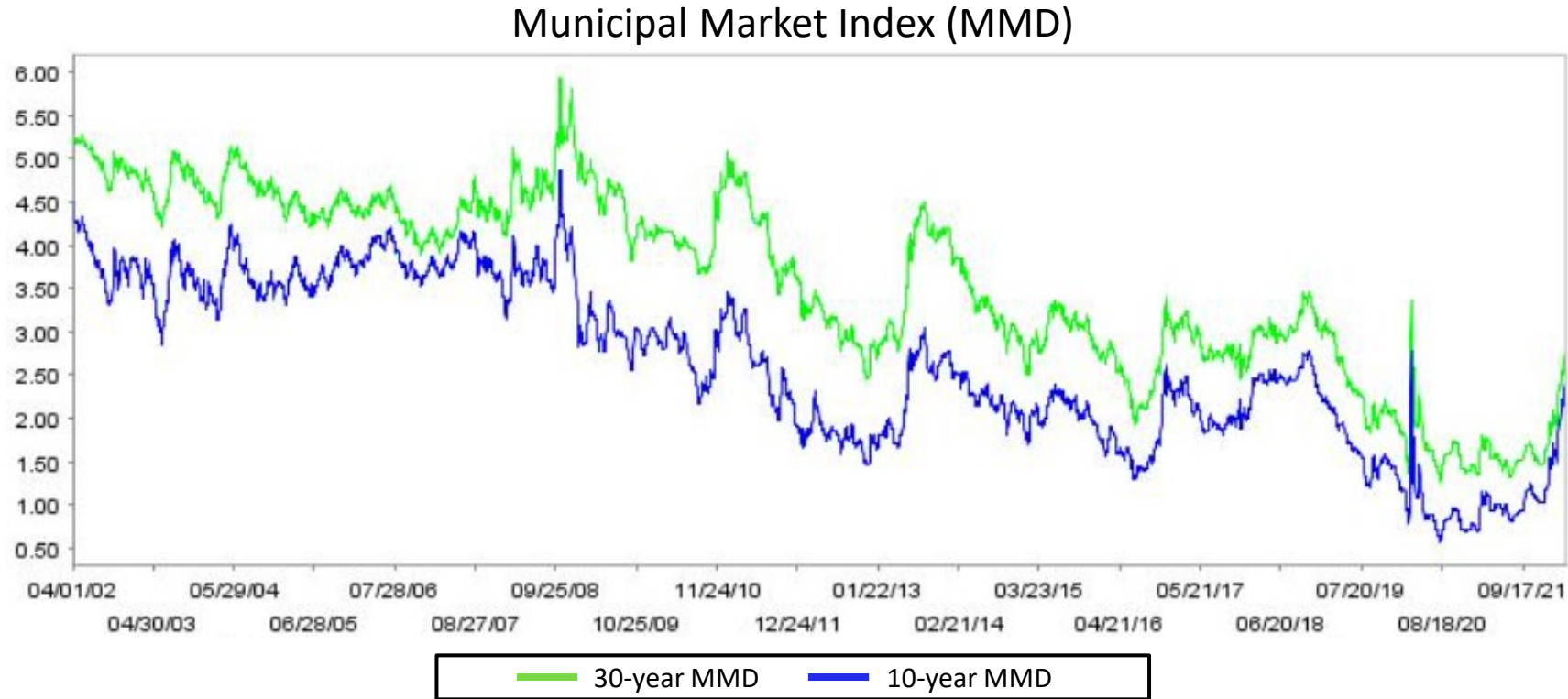


- ▶ However...



Historical Interest Rates

- ▶ ...Interest rates are still low by historical standards

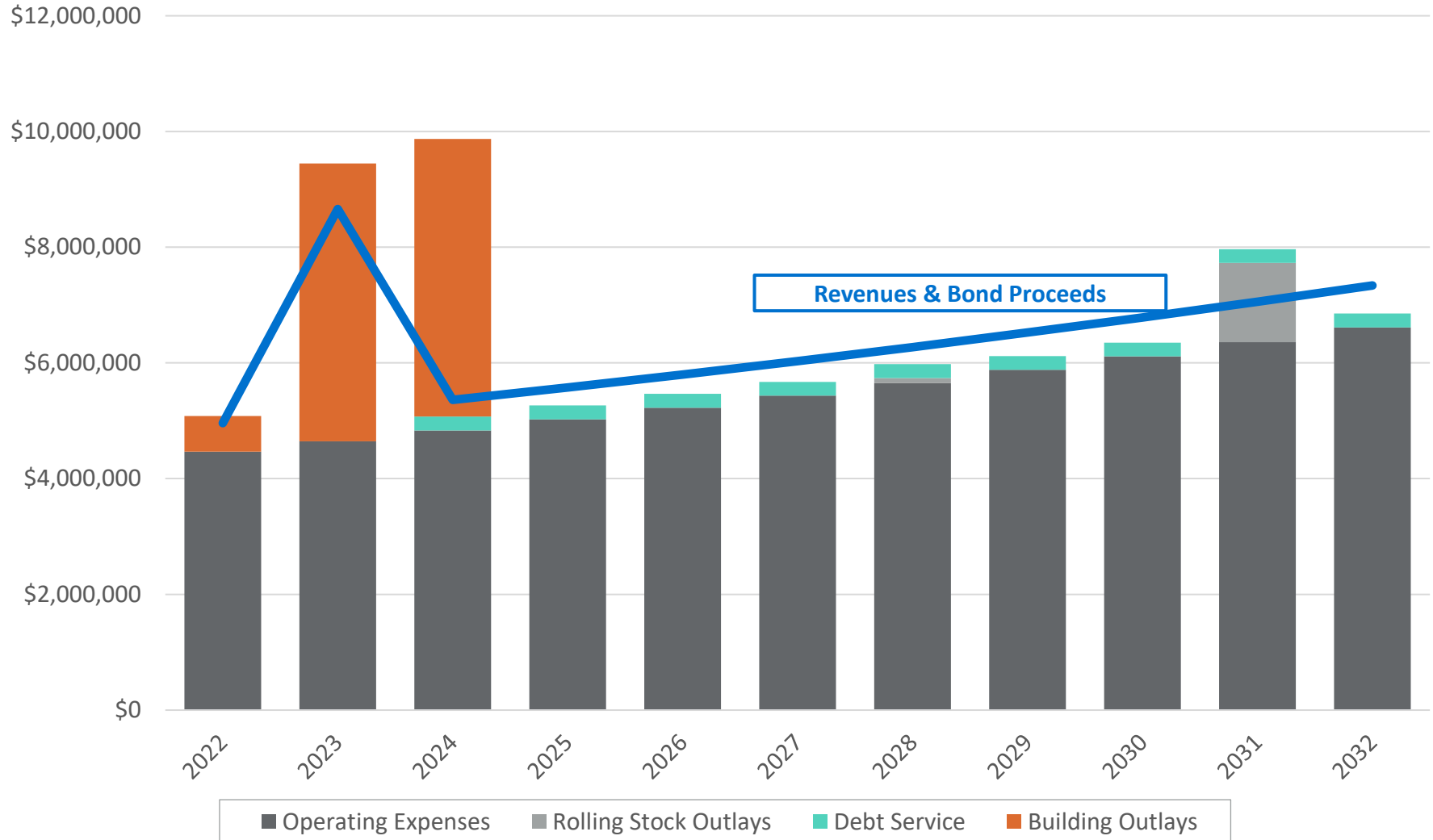


- ▶ It's hard to predict where rates might be in the summer



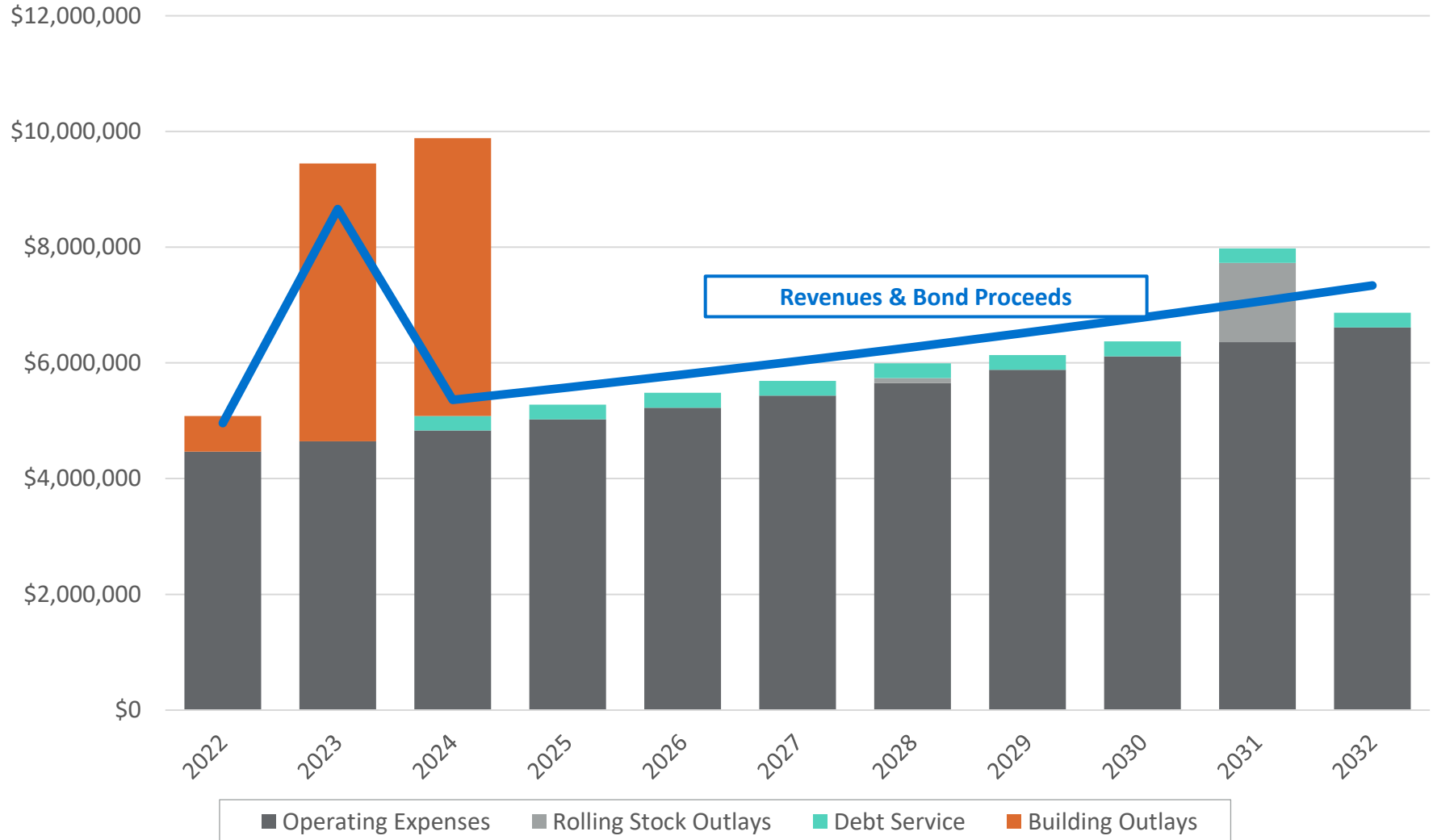
Cash Flows – Current Market (\$238K Annual Debt Service)

- ▶ \$238K of annual debt service is estimated to generate \$3.5M for projects
- ▶ An increase of \$9k since early March



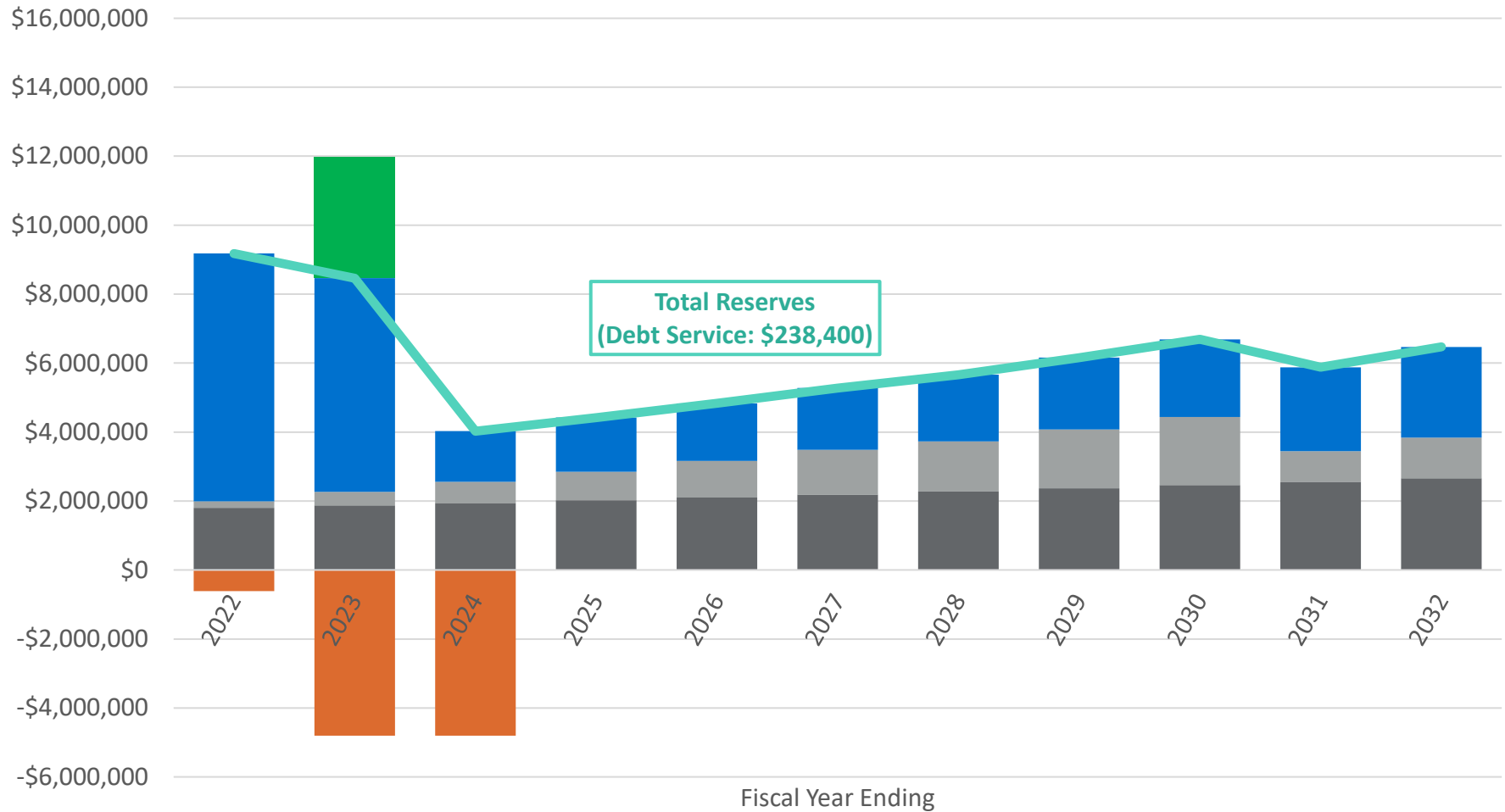
Cash Flows – Current Market + 0.5% (\$254K Annual Debt Service)

- ▶ \$254K of annual debt service is estimated to generate \$3.5M for projects
- ▶ A hypothetical 0.50% rise in rates would increase annual debt service by an additional \$16k



Reserves – Current Market (\$238K Annual Debt Service)

- ▶ Annual debt service of \$238K would:
- ▶ Fund \$3.5M of building projects
- ▶ Result in lower reserves than shown in early March

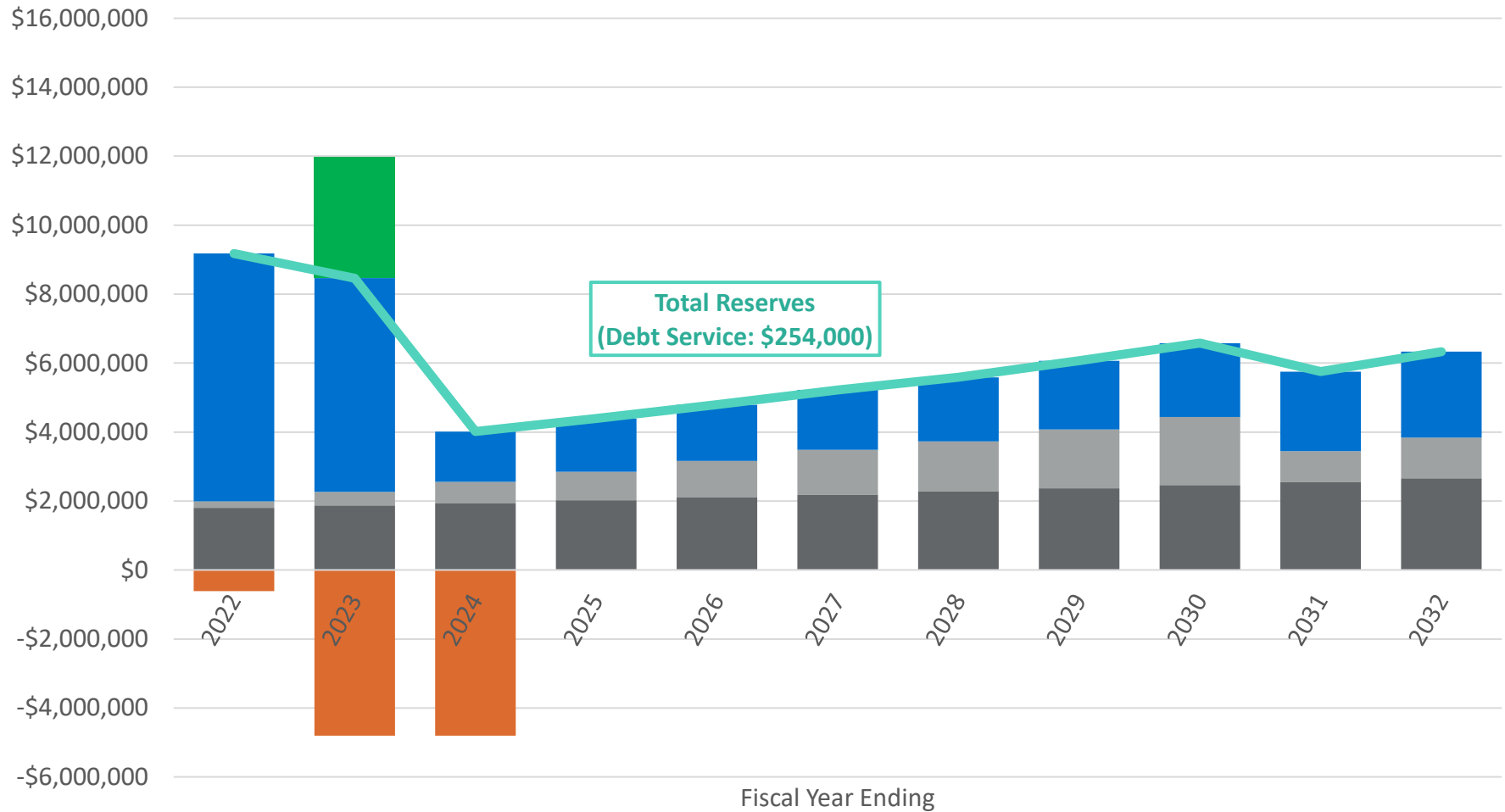


Emergency Operating Reserve
 Rolling Stock Reserve
 Building Reserve
 Bond Proceeds
 Building Projects



Reserves – Current Market + 0.5% (\$254K Annual Debt Service)

- ▶ Annual debt service of \$254K would:
- ▶ Fund \$3.5M of building projects
- ▶ Result in lower reserves due to higher debt service costs



Emergency Operating Reserve
 Rolling Stock Reserve
 Building Reserve
 Bond Proceeds
 Building Projects



Kensington Public Safety Building: Risk Assessment Report

The Kensington Public Safety Building is undergoing a retrofit in accordance with the 2019 California Existing Building Code in order to address potentially life-threatening seismic deficiencies. While this retrofit will conform to code due to the extensive nature of the planned upgrades to the building, the Board of Directors desires to better quantify the increase in performance the structure experiences due to the retrofit. ZFA has performed an Advanced SP3 Risk Analysis following the FEMA P-58 methodology, a national standard for performing seismic risk assessments. The methodology focuses on three key metrics – Financial Losses, Loss of Life, and Recovery Time – in the wake of a seismic event.

Summary of Risk Assessment Approach

To properly capture the performance of the building, ZFA produced (4) analytical building models in the SP3 software – (2) existing and (2) retrofitted – and then averaged the results of the models based on the proportion of building area included in each. The models included structural and non-structural components which are assigned acceleration and drift capacities. In an earthquake, the whole building and its contents move. SP3 provides values for standard building components and evaluates the probability of damage across 2500 iterations at each prescribed intensity. For the Kensington Public Safety Building, ZFA evaluated the following **Return Periods**: 50% in 50 year, 10% in 50 year, Code Design Earthquake, 5% in 50 year, Code Maximum Considered Earthquake, and the 2% in 50 Year. These **Return Periods** coincide with a particular **Seismic Event Intensity**, as defined below, of shaking and peak ground acceleration. The ground acceleration values are based on the United States Geological Survey (USGS) database. The damage consequences are defined as cost, risk to human life, and time to repair or regain function.

In this report, ZFA has focused on the 10% in 50 year event as the return period is independent of the site. Typically, the 10% in 50 year event is equivalent in intensity to the Code Design Earthquake. However, the Code Design Earthquake return period and intensity varies by site which leads to difficulty in comparing and understanding risk assessment results. Thus, to provide a clear statement of performance for the Public Safety Building, we highlight the 10% in 50 year seismic event.

In addition to this brief report, ZFA has prepared a set of summary sheets featuring graphics and figures related to the analyses performed at each intensity.

Risk Assessment Background – Definitions

- **Scenario Expected Loss (SEL):** The average losses for a given scenario
- **Scenario Upper Loss (SUL):** Losses which have a 90% probability of not being exceeded for a given scenario
- **Seismic Event Intensity:** The probability of exceedance of ground shaking in a given time period; e.g. “10% in 50 years” corresponds to the level of shaking that has a 10% probability of being exceeded over a 50-year period.
- **Casualty:** Injury or Death due to earthquake shaking and falling hazards.
- **Functional Recovery:** Time to complete repairs such that the damaged building can support its pre-earthquake function.

- **Red Tag:** Unsafe placard posting from a post-earthquake building evaluation. Red-tagged buildings
- **Code Design Earthquake*:** The earthquake effects that are two-thirds of the corresponding risk-targeted maximum considered earthquake (MCE_R) effects.
- **Code Maximum Considered Earthquake (MCE_R)*:** The most severe earthquake effects considered by ASCE 7 determined for the orientation that results in the largest maximum response to horizontal ground motions and with adjustment for targeted risk.

*Definitions taken directly from ASCE 7-16, *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*

Results Summary – 10% in 50-year Event

Financial Losses: In the existing building, the expected (mean) losses were 42% of the total building replacement value. In the retrofitted structure, the losses were reduced to 14%, for a net gain of 28%. This 28% gain is equivalent to approximately \$3 million saved in post-earthquake construction costs for the design-level event – the relative intensity of shaking which the retrofit is deemed to meet.

Casualties: For the existing building, the anticipated number of persons injured in a design level event is ~0.40 and the probability that any one person will be injured anywhere in the building is 11%. For the retrofitted condition, the number of persons drops to ~0.05 and the probability of a single injury is 1.62%. The relative improvement in safety based on probability of injury is a near 10x reduction due to the retrofit.

Recovery: In its current condition, the structure is expected to require 4.4 months to meet the Functional Recovery requirements of ATC-138, the latest draft standard in functional recovery. After the retrofit, the expected functional recovery time is approximately 3.0 months.

Red Tag Probability: It is anticipated that in the 10% in 50 year event, the existing building would have a 27% probability of receiving a red tag. The retrofitted building would not likely receive a red tag for the design event, as the theoretical probability is 0%.

Limitations

The seismic performance assessment summarized in the above was completed using industry standards of practice and care. The findings are in accordance with our best prediction of the building performance during a seismic event and consider the variation in results for a range of seismic intensities.

It is important to note that it is unrealistic to precisely predict any of the probabilistic assessment information or data. Each factor affecting the seismic performance of a building has a degree of uncertainty that affects our ability to predict exact frequency values. For example, the fault that will produce the next earthquake and the magnitude of shaking that will occur are not known with any certainty. Nor is there a perfect understanding of the structural seismic behavior, including factors such as damping, stiffness and strength degradation, soil-structure interaction effects, and elements designed to resist only gravity loads. The smaller city of Christchurch, New Zealand (population <400,000 people) is still, over a decade later, struggling to rebuild the central business district following a M6.2 earthquake in 2011. Therefore, the recovery times provided in this study are limited to a stand-alone building because the impeding factors remain largely unknown at this time.


Regards,



Tommy Sidebottom
ZFA STRUCTURAL ENGINEERS
Designer



Steve Patton, SE
ZFA STRUCTURAL ENGINEERS
Senior Associate



Matt Frantz, SE
ZFA STRUCTURAL ENGINEERS
Associate Principal

Kensington Public Safety Building

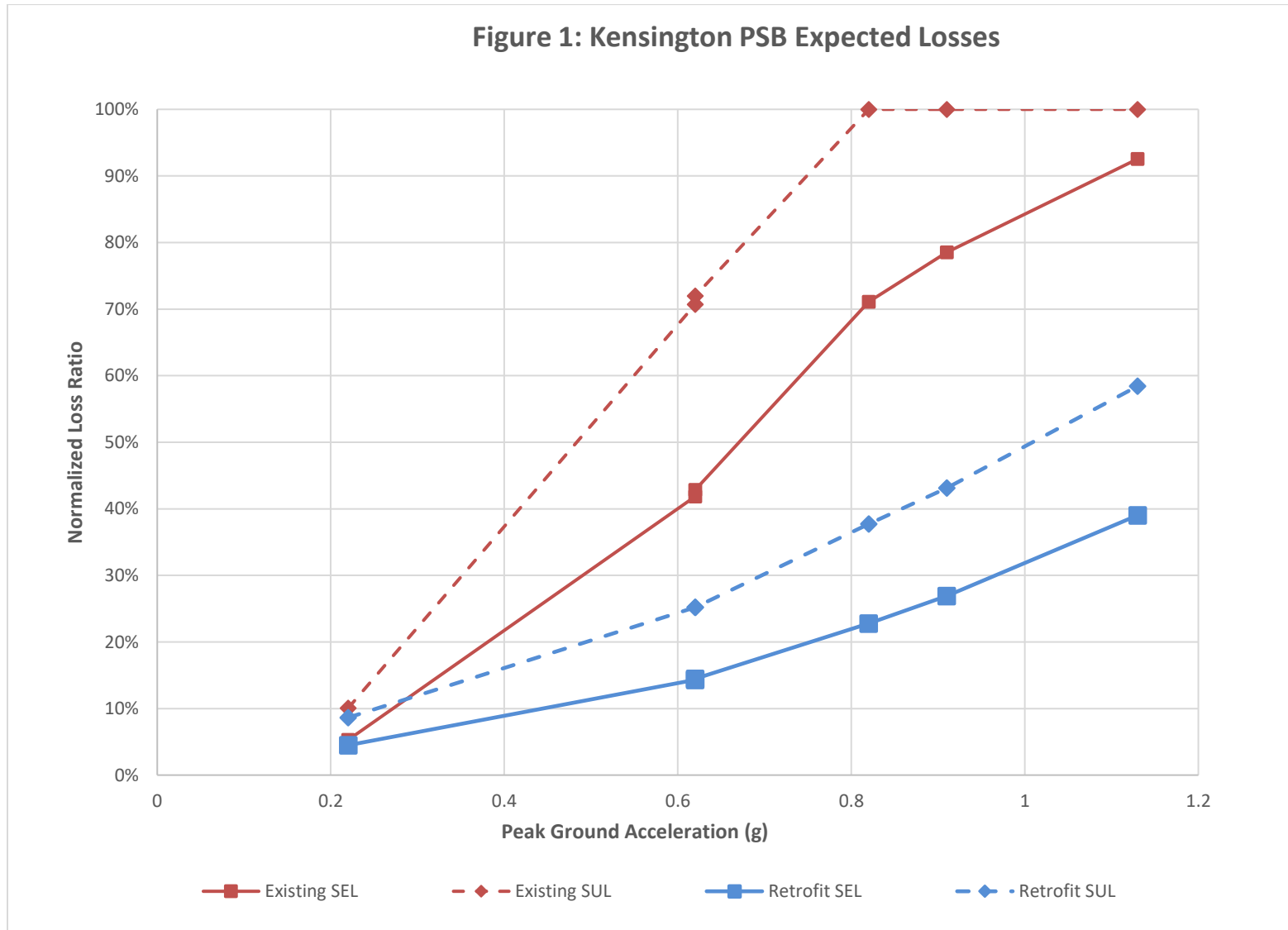
217 Arlington Avenue
Kensington, CA 94707



Site Coordinates	Lat 37.75868; Long -121.95975
Retrofit Building Code	2019 California Existing Building Code
Year Constructed	1969
# of Stories	Two Stories
Occupancy / Use	Fire Station
Structural Seismic Systems (ASCE 41-17 Building Type)	Wood Light Frame w/ Concrete shear wall and steel moment frame in longitudinal direction at ground floor (W2, C2, S1a)
Total Area	6133 SF
Building Aspect Ratio	1.95
Replacement Cost per SF	\$1794 / SF
Story Heights	13'-6" at First Floor 9'-0" at Second Floor
Building Irregularities	None
Risk Category	IV
Soil Site Class	C – Stiff Soil
Type of Construction	Wood frame structure with gypsum board on wood partitions.
Existing Foundation System	Grade Beams and Piers on three sides, and at interior. Concrete retaining wall along East face of building.

1. Financial Losses:

Based on an expected building replacement value of approximately \$11 million, for the 10% in 50-year event (PGA = 0.62), the retrofit provides a mean cost savings of \$3 M.



2. Casualties:**Table 1: Existing Building**

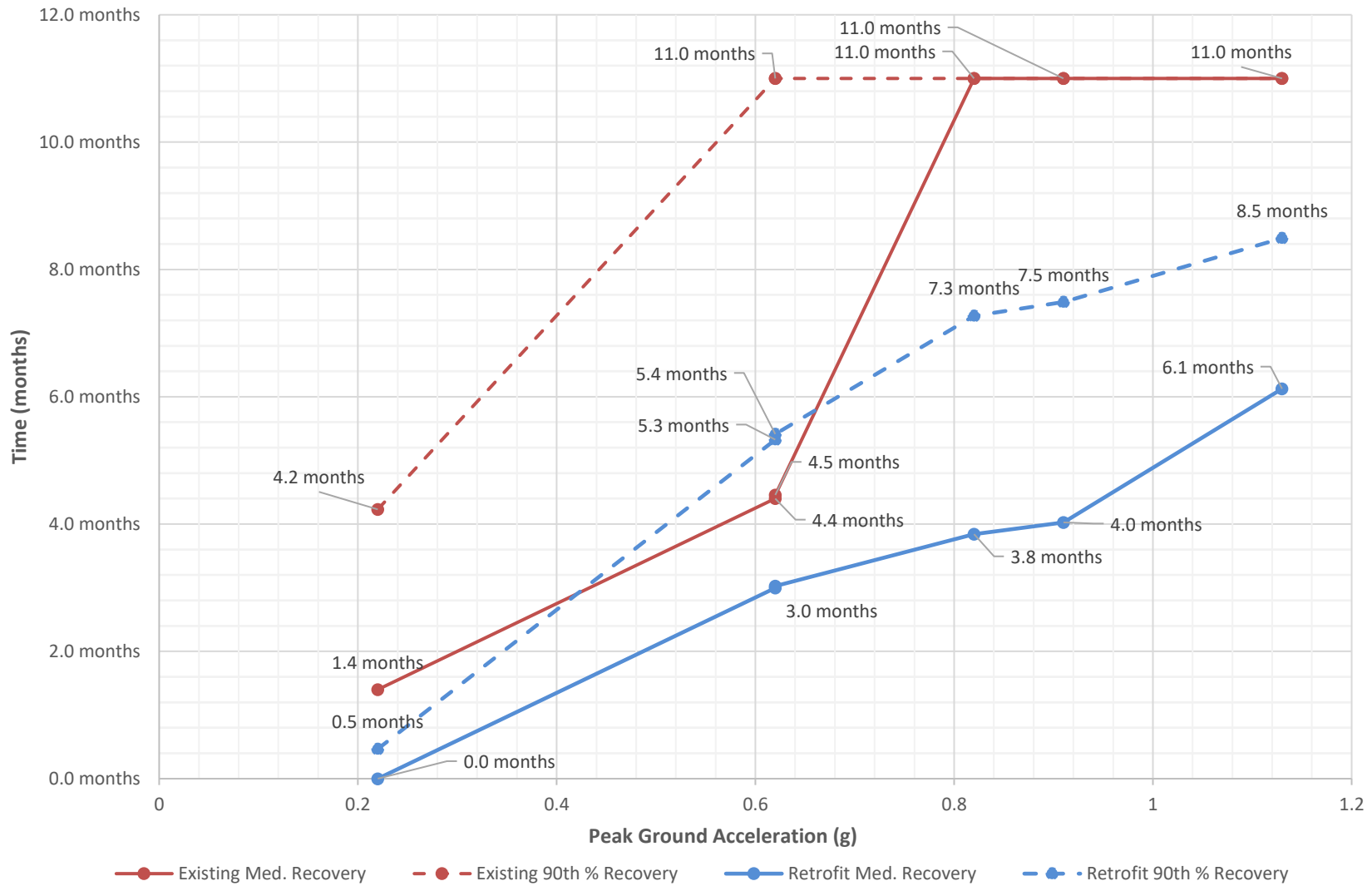
Total Casualties	50%/50 year	10%/50 year	DE	5%/50 year	MCER	2%/50 year
Injury (number people)	0.0780	0.3880	0.3913	0.5904	0.6616	0.8230
% single person is injured anywhere	(2.370)	(11.055)	(11.098)	(16.249)	(18.094)	(22.398)
Death (number of people)	0.0007	0.0037	0.0037	0.0058	0.0065	0.0082
% single person is killed anywhere	(0.021)	(0.099)	(0.100)	(0.153)	(0.174)	(0.220)

Table 2: Retrofit Building

Total Casualties	50%/50 year	10%/50 year	DE	5%/50 year	MCER	2%/50 year
Injury (number people)	0.0006	0.0512	0.0579	0.0834	0.1043	0.1450
% single person is injured anywhere	(0.033)	(1.615)	(1.776)	(2.755)	(3.444)	(4.902)
Death (number of people)	0.0000	0.0000	0.0000	0.0001	0.0002	0.0006
% single person is killed anywhere	0.000	(0.001)	(0.001)	(0.005)	(0.010)	(0.024)

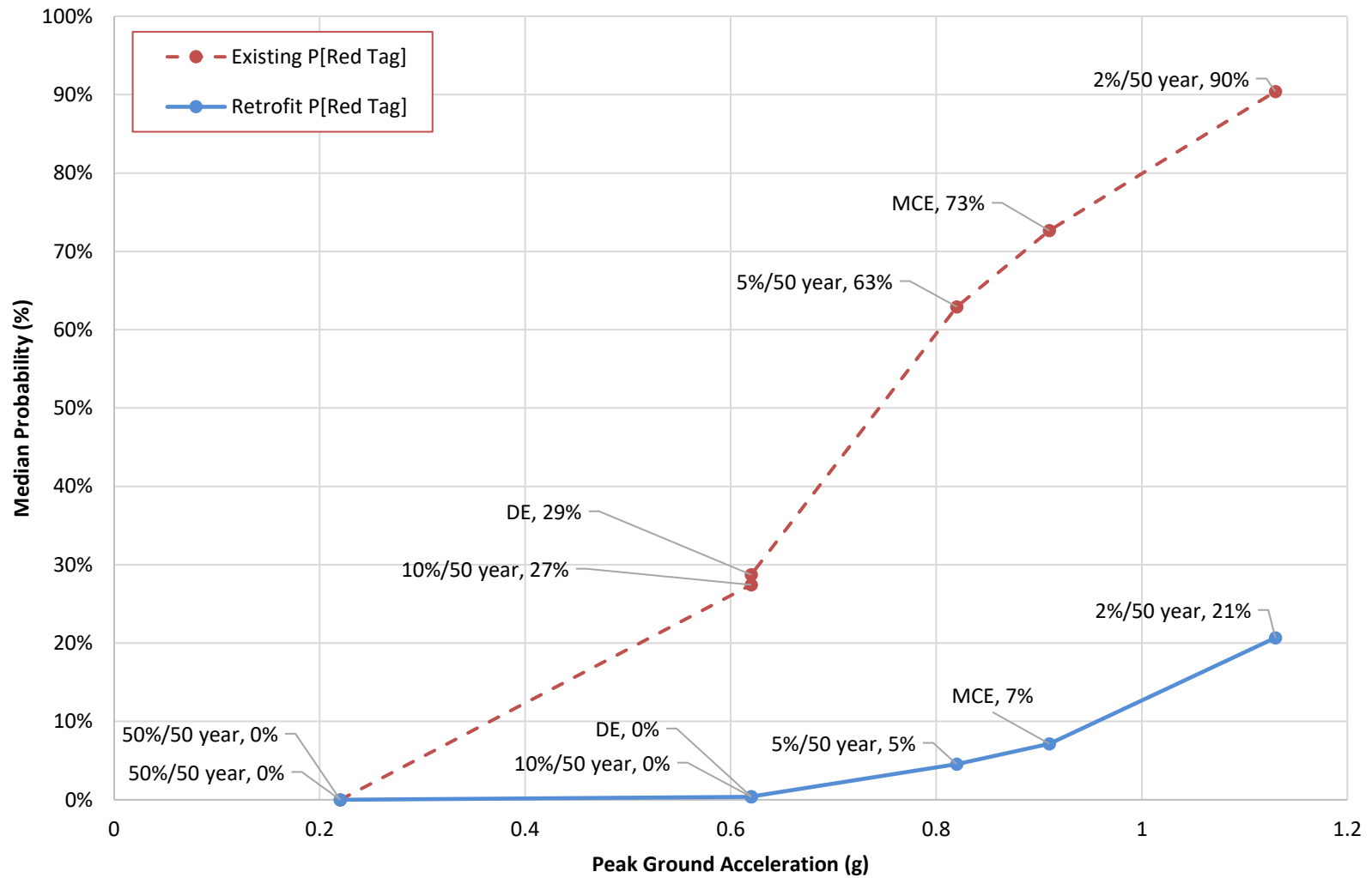
3. Recovery:

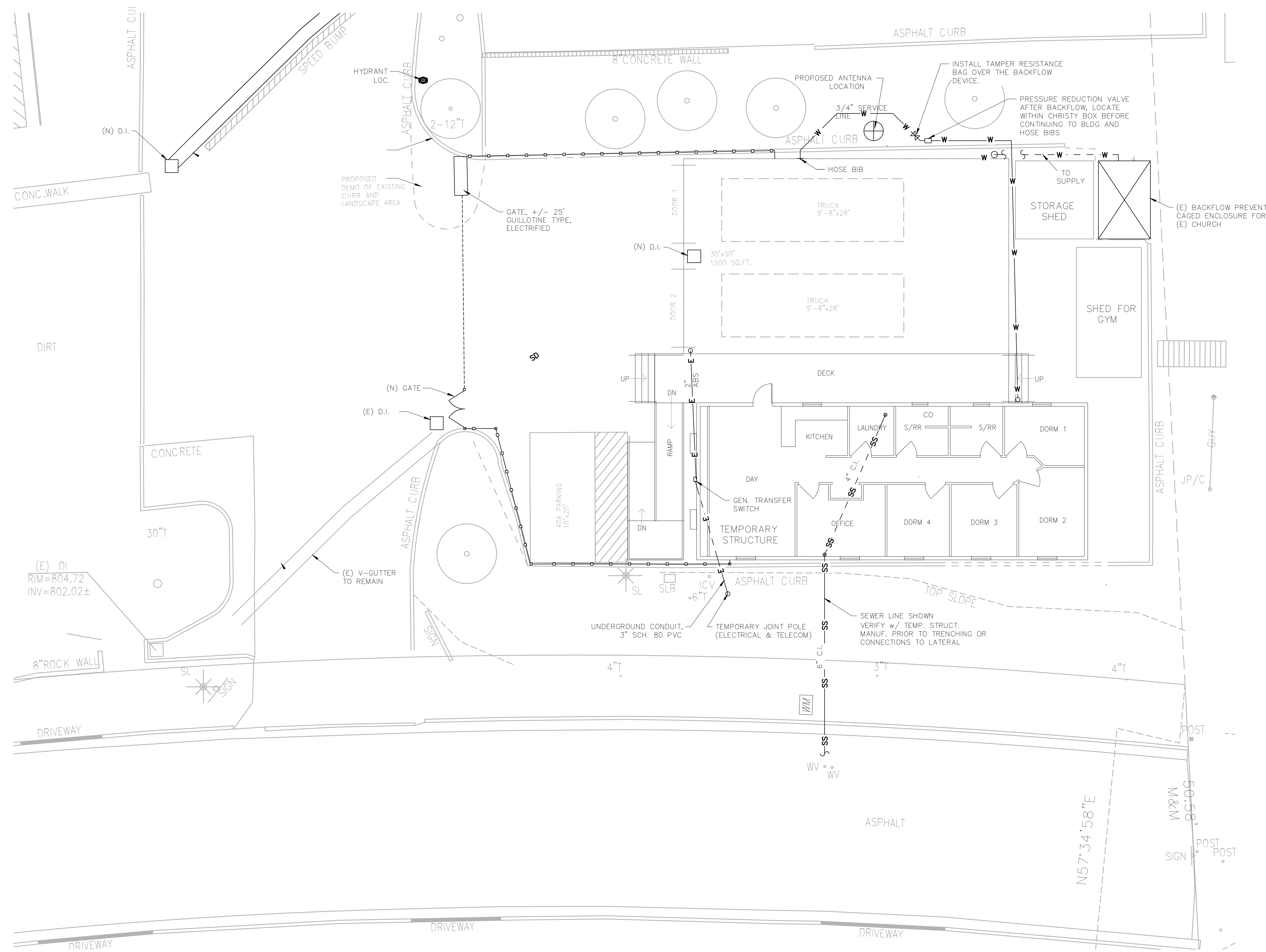
Figure 2: Kensington PSB Functional Recovery Time



4. Red Tag Probability:

Figure 3: Kensington PSB Probability of Unsafe Placard (P[Red Tag])





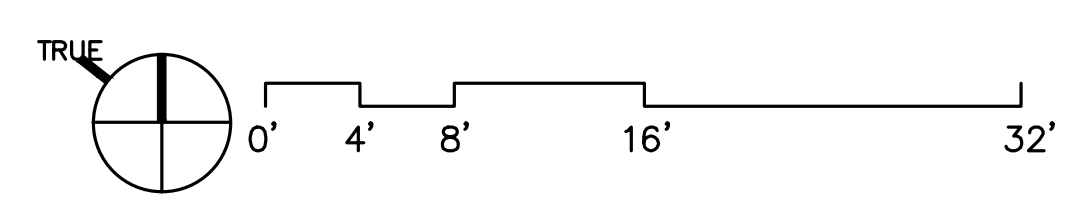
1 UTILITY SITE PLAN
1/8" = 1'-0"

SITE PLAN - ABBREVIATIONS

- C.I. CAST IRON
- CO CLEANOUT
- DI DRAIN INLET
- PVC-80 SCHEDULE 80 PVC

UTILITY LINES LEGEND

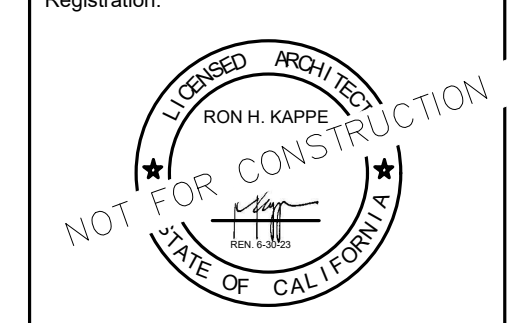
- FENCE LINE
- W—W—W—W— WATER LINE
- G—G—G—G— GAS LINE
- E—E—E—E— ELECTRIC LINE
- SS—SS—SS—SS— SEWAGE LINE
- SS—SS—SS—SS— STORM DRAIN



**KENSINGTON FIRE DEPARTMENT
 TEMPORARY FIRE STATION**
 808 CRAFT AVENUE
 EL CERRITO, CA 94530

Project:
KENSINGTON FIRE DEPARTMENT
TEMPORARY FIRE STATION

APN: 505-302-017



Project No.:	21.07
Drawn By:	GC
Checked By:	RK
Issued Date:	04/06/2022
Revision	No. Date

All drawings and written material herein are the original and unpublished property of Kappe Architects. The same may not be duplicated, used without written or disclosed consent. Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop drawings must be reviewed by this office before proceeding with fabrication.



WWW.AMERICANSTEELINC.COM

457 North Broadway Street

PO Box 38

Joshua, TX 76058

QUOTE

CUSTOMER NAME	DEALER:
Mr. Bill Hansell Kensington Fire District Kensington CA 4/12/2022	DIRECT - Joseph Brown Toll Free: 866-730-9865 EXT 2233 Direct Line: 817-289-2233 Fax: 817-289-0095 jbrown@americansteelinc.com

Description							Unit Price		
	Width	Roof Length	Base Rail Length	Height	Framing Gauge				
	30	51	50	14	14			\$ 19,240.00	
	A-Frame Vertical							\$	2,370.00
	Leg Height							\$	5,065.00
2	Horizontal Sides							\$	3,780.00
2	Horizontal Ends							\$	6,300.00
2	12X12 Roll Up Doors							\$	5,290.00
1	36X80 Walk In Door							\$	380.00
1	30X53 Double Pane Window							\$	615.00
	Diagonal Bracing							\$	2,000.00
	Asphalt Anchors							\$	1,400.00

NOTE: **Equipment Fee for Install: \$2850**

Quote Valid for 3 Days

Sales Total	\$	46,440.00
Tax total	\$	-
Total	\$	46,440.00
Down payment	-	
Bal Due.	\$	46,440.00

Please Inform Contractors Of Any Underground Cables, Gas lines, Or Any Other Utility Lines
AMERICAN STEEL CARPORTS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES

QUOTE EXCLUDES ANY AND ALL ITEMS NOT SPECIFIED
CUSTOMER IS RESPONSIBLE FOR PERMITS

Lease Quotation #Q029282



Date: 1/19/2022

Company:
Kensington Fire Protection District
217 Arlington Ave
Kensington, CA 94707-1401

Site Location:
KFPD - Kensington
217 Arlington Ave
Kensington, CA 94707-1401

Ian Clark
Cell: 415.629.7443
Office: 209.846.7272

Contact:
Ron Kappe - 415.457.7801
ron@kappearchitects.com

Site Contact:
Bill Hansell - 415.378.9064
bhansell@kensingtonfire.org

Term: 18 Months

Rental Costs Per Month	Qty	Rate	Total
24x60 Office w/RR Rental	1	\$2,628.00	\$2,628.00
Rental - OSHA Step	1	\$19.00	\$19.00
Rental - ADA 6'6"x12' landing 38' switchback 5 tread step	1	\$357.00	\$357.00
Rental - Waste Manifold	1	\$10.00	\$10.00
Rental - Security Kit - Doors & Windows	1	\$25.00	\$25.00
Total monthly charges			\$3,039.00

Installation Costs	Qty	Rate	Total
Engineering - Site Specific Foundation Plan/Calcs	1	\$575.00	\$575.00
Delivery - Pilot Cars	2	\$325.00	\$650.00
Delivery - Permits	2	\$85.00	\$170.00
Delivery - Freight	2	\$613.00	\$1,226.00
ADA Ramp Delivery/Install (PW)	1	\$1,375.00	\$1,375.00
Vinyl Skirting Provide, Install, Remove Hitches (PW)	1	\$4,788.00	\$4,788.00
Prevailing Wage Install	1	\$3,975.00	\$3,975.00
Tiedown Install (PW)	20	\$145.00	\$2,900.00
Total startup charges			\$15,659.00

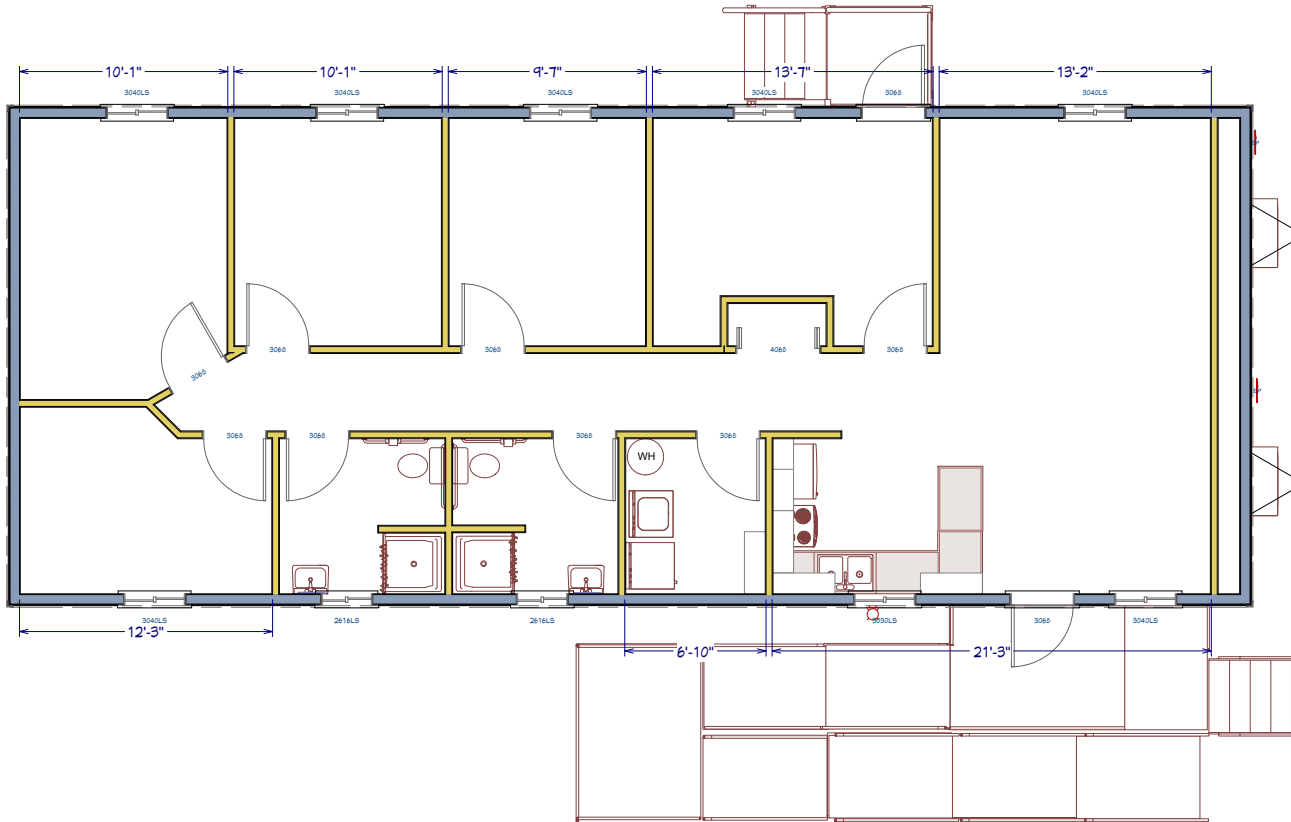
Estimated Removal Costs*	Qty	Rate	Total
ADA Ramp Removal/Return (PW)	1	\$1,375.00	\$1,375.00
Vinyl Skirting Removal (PW)	1	\$924.00	\$924.00
Prevailing Wage Teardown	1	\$3,150.00	\$3,150.00
Tiedown Removal (PW)	20	\$55.00	\$1,100.00
Return - Freight	2	\$613.00	\$1,226.00
Return - Pilot Cars	2	\$325.00	\$650.00
Return - Permits	2	\$85.00	\$170.00
Total end of lease charges			\$8,595.00

*Calculated at return using current market rates for lease terms greater than 12 mo.

Customer responsibilities: Site preparation, all connection to utilities such as water/sewer, electrical, phone/data, fire alarms/sprinklers, building permits, and permit fees. An insurance certificate that meets general liability and property damage requirements is required before delivery. Please be sure that the site is dry, compacted with minimum 1,500 PSF, level to +/- 6" difference in grade, and accessible by standard truck delivery. If the site is not fully accessible, there may be additional charges. Extra trip charges may occur if the customer decides to stop work in progress. Pricing excludes applicable taxes, ADA ramp access, prevailing wages, removal of axles/hitches, transport pilot cars, and permits (unless noted otherwise). The quote is good for 30-days and is limited to the availability of stock on hand. Please schedule as soon as possible to secure your preferred delivery date.

This drawing is the property of Pacific Mobile Structures, Inc. and may not be duplicated without approval. Actual features may vary due to available inventory.

ALL APPLIANCES NOT INCLUDED (JUST SHOWN AS EXAMPLE)



FEATURES

- Outrigger Chassis w/hitch
- Carpet & Lino Flooring
- Vinyl wrapped interior wall covering
- 8' suspended ceiling
- 2x4 troffer lights
- Endwall HVAC w/ducted supply Plenum wall ducted return
- Galvanized Steel roof covering
- Stucco Hardipanel siding Grey siding / Blue trim
- 3040 Horizontal sliding windows
- 3068 Painted steel exterior doors w/closer, passage, and deadbolt
- 3068 Prefinished interior doors w/Timely frame and passage

LEGEND

- EP Panel Box
- ⊗ Porch Light
- ⊕ Thermostat
- ⊕ Duplex Outlet
- ⊕ Light Switch
- Perm. Interior wall
- ⊔ Temp. Interior wall
- ⊔ Empty data box

UNIT #6144

24' X 60' MOBILE OFFICE

PACIFIC
MOBILE STRUCTURES

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ID	Task Name	Duration	Start	Finish	March			April			May			June			July			August			Sept		
					B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B		
1	Kensington Fire Temporary Facility	147 days	Fri 3/4/22	Mon 9/26/22																					
2	Design	40 days	Fri 3/4/22	Thu 4/28/22																					
3	Collect information on app bay tent structure and modular building	30 days	Fri 3/4/22	Thu 4/14/22																					
4	Finalize site bid set	10 days	Fri 4/15/22	Thu 4/28/22																					
5																									
6	Permits	60 days	Fri 4/29/22	Thu 7/21/22																					
7	Building Permit submittal/approval	15 days	Fri 4/29/22	Thu 5/19/22																					
8	Power & Sanitary service submittal/approval	15 days	Fri 4/29/22	Thu 5/19/22																					
9	PG&E	60 days	Fri 4/29/22	Thu 7/21/22																					
10																									
11	Bid, Contracting	33 days	Fri 4/29/22	Tue 6/14/22																					
12	Compile bid set	3 days	Fri 4/29/22	Tue 5/3/22																					
13	Bidding	15 days	Wed 5/4/22	Tue 5/24/22																					
14	Bid review, Contract award	10 days	Wed 5/25/22	Tue 6/7/22																					
15	Contract execution	5 days	Wed 6/8/22	Tue 6/14/22																					
16																									
17	Procurement of Temporary Structures	30 days	Fri 4/15/22	Thu 5/26/22																					
18	Finalize scope, cost proposals	15 days	Fri 4/15/22	Thu 5/5/22																					
19	Contract approval & execution	15 days	Fri 5/6/22	Thu 5/26/22																					
20																									
21	Construction	71 days	Mon 6/20/22	Mon 9/26/22																					
22	NTP	1 day	Mon 6/20/22	Mon 6/20/22																					
23	Mobilize, site work, utilities, prep for temp structure installation etc	35 days	Tue 6/21/22	Mon 8/8/22																					
24	Deliver, Install temp structure	15 days	Tue 8/9/22	Mon 8/29/22																					
25	Hook up utilities, misc finish work	5 days	Tue 8/30/22	Mon 9/5/22																					
26	Telecom, Data, IT work	7 days	Tue 9/6/22	Wed 9/14/22																					
27	Punch list, demobilize	3 days	Thu 9/15/22	Mon 9/19/22																					
28	Move in	5 days	Tue 9/20/22	Mon 9/26/22																					

CSI UniFormat Summary		%	\$,000
Site Preparation & Demolition		3%	\$22
Site Improvement		12%	\$75
App Bay - Erection & Dismantling, Utility Connections		10%	\$63
Office & Living Quarters - Utility Connections		5%	\$35
Site Mechanical Utilities		16%	\$100
Site Electrical Utilities		18%	\$112
Subtotal		63%	\$407
Bonds & Insurance	2.50%	2%	\$10
General Conditions/General Requirements	15.00%	10%	\$63
Contractor's Overhead & Profit	10.00%	7%	\$48
Subtotal		82%	\$528
Contingency for Design Development	15.00%	12%	\$79
Cost Escalation (to midpoint of construction)	5.70%	5%	\$35
TOTAL CONSTRUCTION BUDGET		100%	\$642
TEMPORARY STRUCTURES			\$,000
Apparatus Bay			\$80
Office and Living Quarters			\$119
TOTAL CONSTRUCTION & TEMP STRUCTURE BUDGET			\$841

Detail	Job #19650a
	April 12, 2022

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
Misc Site Work - AC Berm, AC grinding, levelling	13,650	SF	\$0.75	\$10,238
Earthwork/Grading				<i>NIC, Excluded</i>
Hazardous Materials Abatement				<i>NIC, Excluded</i>
Subtotal For Site Preparation & Demolition:				\$21,840

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	\$5.50	\$75,075
Subtotal For Site Improvement:				\$75,075

APP BAY - GC Support, Electrical based on metal carport structure	Quantity	Unit	Rate	Total (\$)
Electrical Lighting & Power	1,500	SF	\$35.00	\$52,500
GC Support - allowance	1	LS	\$10,000.00	\$10,000
Subtotal For App Bay - Gc Support, Electrical Based On Metal Carport Structure:				\$62,500

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	1	LS	\$5,000.00	\$5,000
Subtotal For Office & Living Quarters - Utility Connections:				\$35,000

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
(1) - 2" C rigid to App Bay with wire, no trench	60	LF	\$55.00	\$3,300
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
Testing/Permits/Fees/Coordination	1	LS	\$5,000.00	\$5,000
Trenching, excavation/disposal and repave - allowance	1	LS	\$5,000.00	\$5,000

Subtotal For Site Electrical Utilities: **\$112,370**

APP. BAY - 30 x 50 Metal Carport Structure Purchase

	Quantity	Unit	Rate	Total (\$)
American Steel Inc Metal Carport Structure budget based on 4/12/22 proposal	1	LS	\$70,000.00	\$70,000
Misc. Allowance	1	LS	\$10,000.00	\$10,000
Subtotal For App. Bay - 30 X 50 Metal Carport Structure Purchase:				\$80,000

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