

Recommended Action

That the Board of Directors approve obtaining a price from Marjang to provide a layout of the first floor of the PSB and 100 sq. ft. of second floor for a police department generally in accordance with the attached plan shown in Exhibit B.

Background

The PSB is currently under construction as a fire only station, with approximately 2,700 sq. ft. of living quarters on the second floor and about 1,300 sq. ft. of useable space on the first floor. The first floor is planned for a large conference room and administrative offices (see Exhibit A). The police chief and the KPPCSD believe there is not sufficient space available for a police department and are currently planning to build a police station in Kensington park. Several layout designs for how the police might fit in the PSB have been undertaken by Bart Jones and Jim Watt, but are in need of changing to meet the current plans.

The KPPCSD and KFPD have engaged the services of Ridgeline to prepare a fiscal analysis of the cost/benefits of consolidating both districts into a single district. In order to properly evaluate consolidation, Ridgeline is requesting that the KFPD provide a layout of the PSB for police use plus realistic costs to do so. The KPPCSD is to provide similar information for locating a police station in Kensington park. Once this information has been provided Ridgeline they will continue with their evaluation.

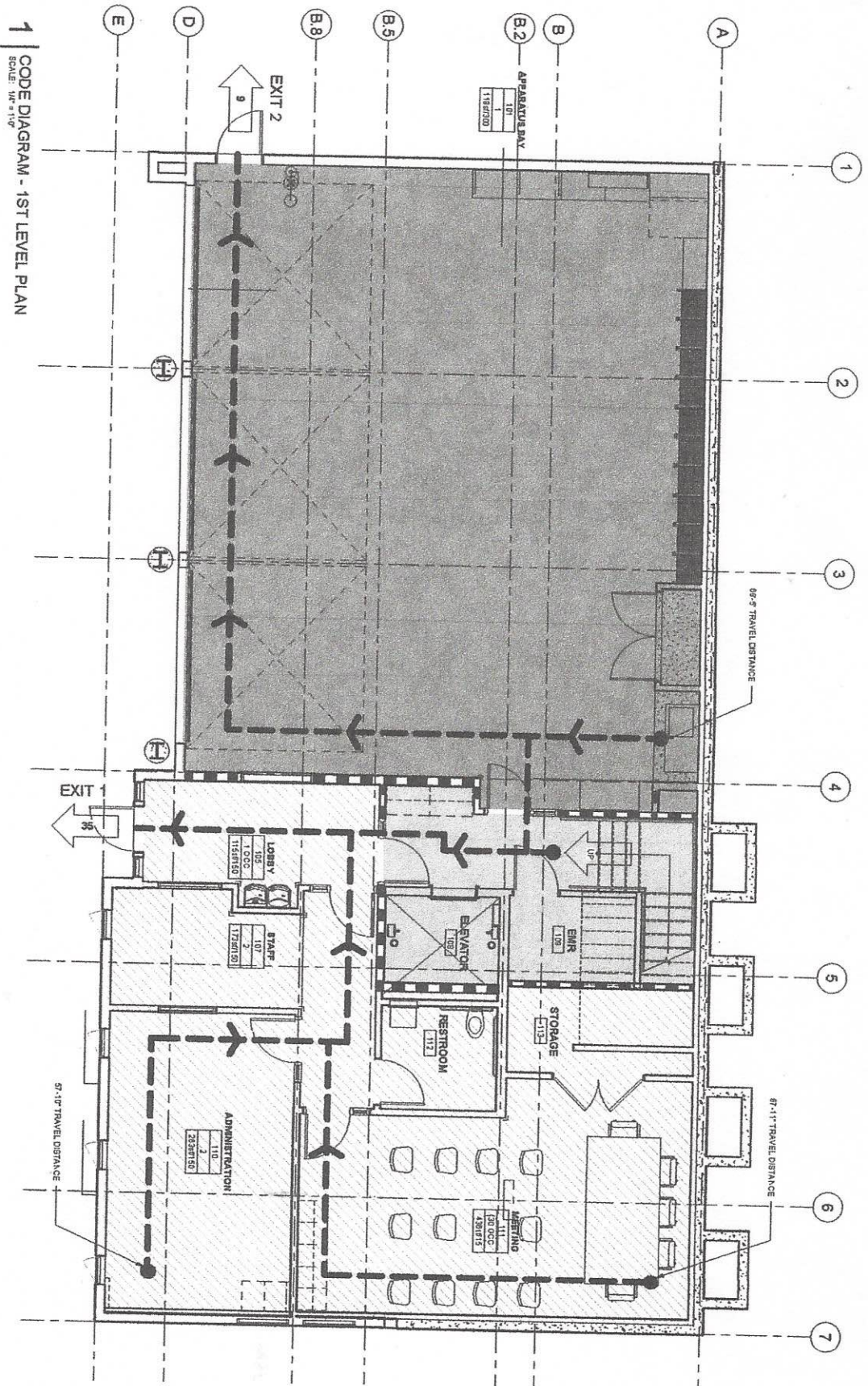
Ridgeline understands that providing these two police department layouts could take several months, thereby delaying their final report until late 2024.

Attachments

The following attachments are included for the purpose of discussion.

- Exhibit A – Current proposed layout of the 1st floor of the PSB
- Exhibit B – Proposed layout of the 1st and 2nd floors of the PSB
- Exhibit C – KPD space needs
- Exhibit D – Preliminary cost of locating in Kensington park
- Exhibit E – Preliminary cost of locating in the PSB
- Exhibit F – Key factors in choosing a location

EXHIBIT A



1 CODE DIAGRAM - 1ST LEVEL PLAN
SCALE: 1/8" = 1'-0"

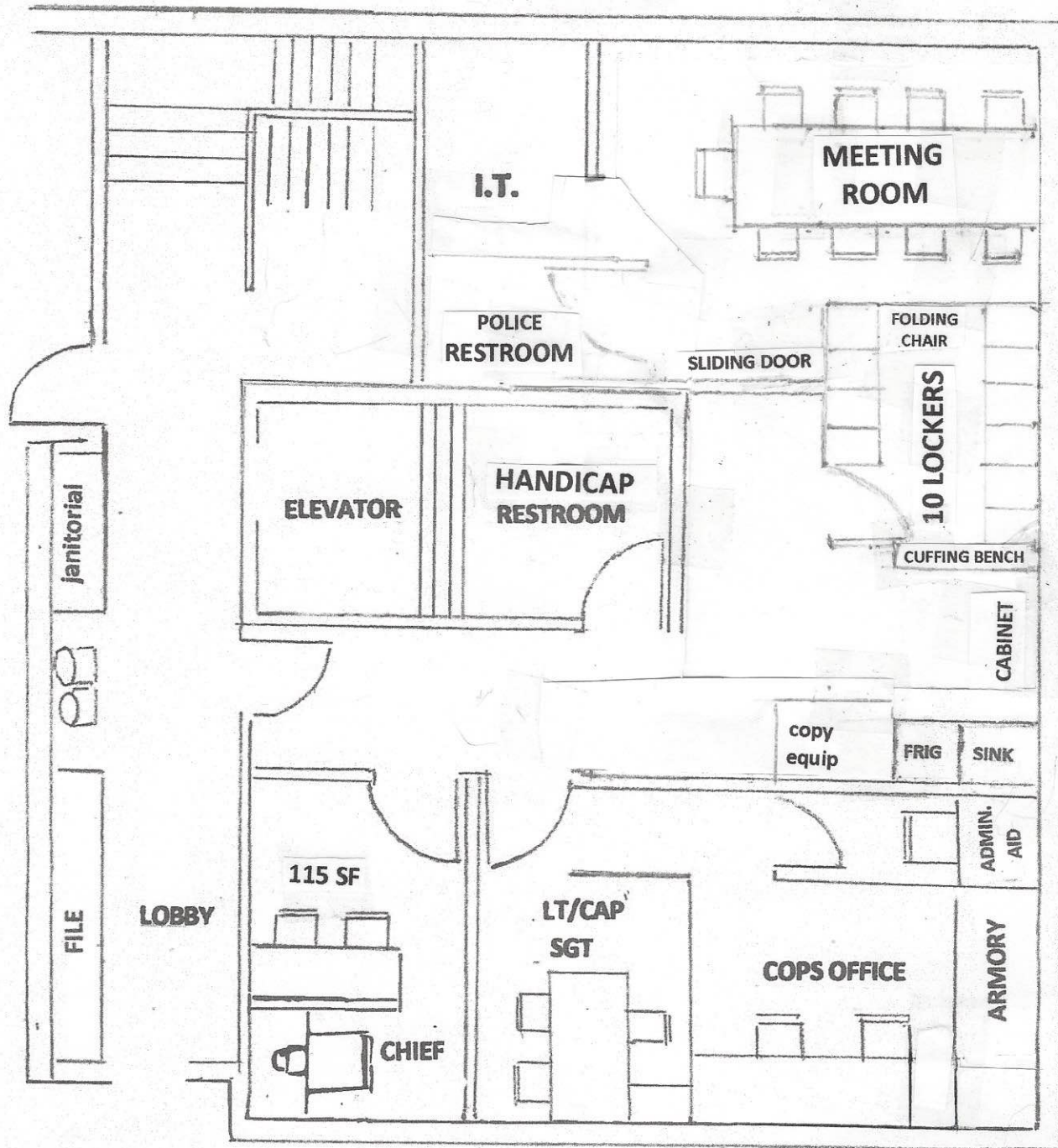


KENSINGTON FIRE PROTECTION DISTRICT

FEBRUARY 21, 2024

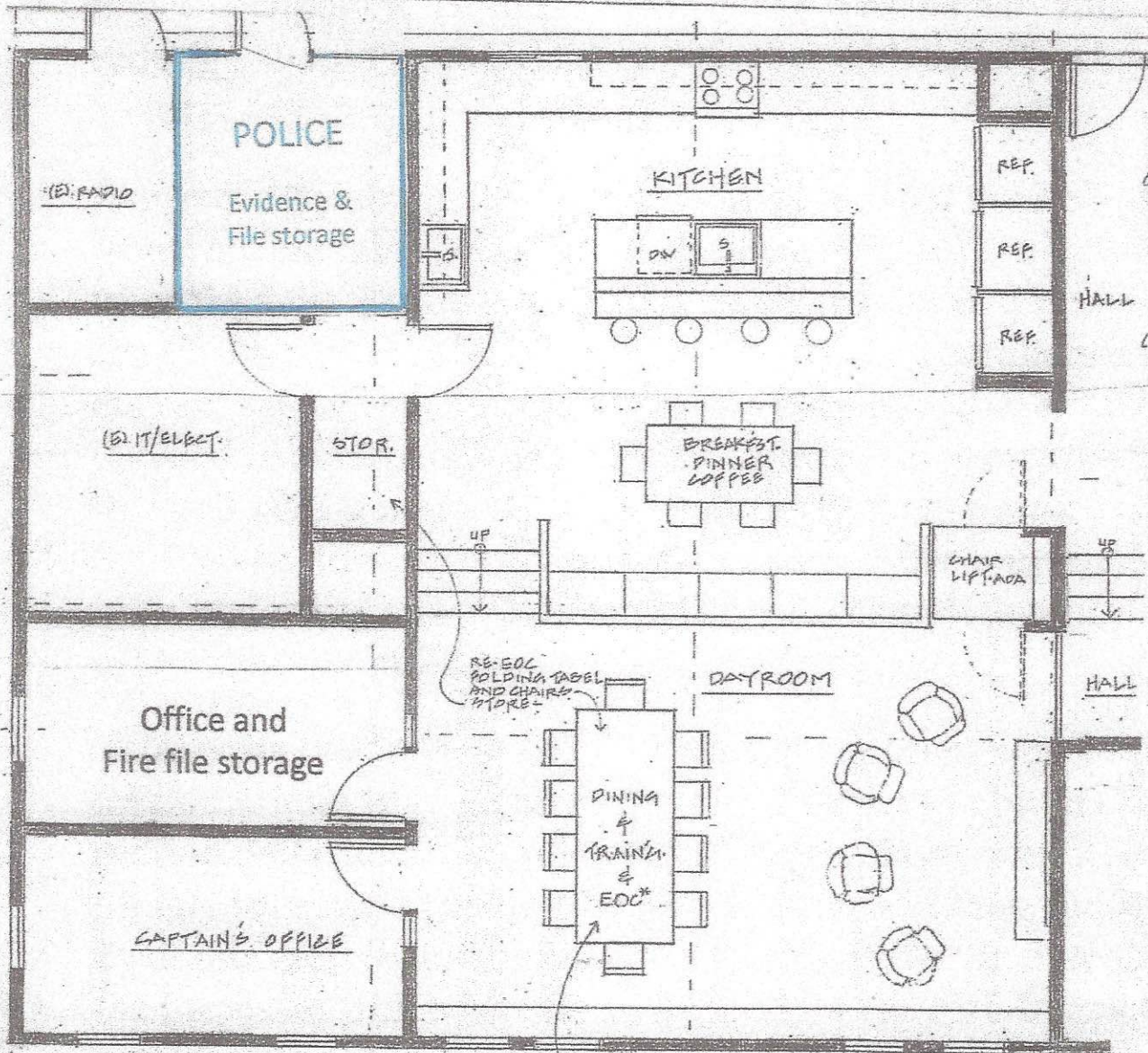
EXHIBIT B

POSSIBLE FIRST FLOOR LAYOUT



POLICE USE OF SECOND FLOOR AREA

EXHIBIT B





Recap: Non-negotiable KPD Space Needs

Police Admin/Receptionist Workspace/Lobby Area	Computer Server/IT Room
Chief's Office	Some File Storage (secure)
Lieutenant's Office	Some Equipment Storage (secure)
Shared Sergeants' Office	Office Supplies/Printer Area
Patrol room with 2 workstations	Break Space
Police Support Staff Workspace	2 Bathrooms (staff only and staff/public)
Locker Room (all gender, 10 lockers)	Janitorial/Cleaning Storage
Evidence Storage Cabinet + Refrigeration	Secure parking for 7 patrol vehicles
Guns/Ammunition Storage Cabinet (secure)	

Ballpark Cost Estimate - 3,000 sq ft

May 2023:

- \$1200 x 3000 sq ft = \$3,600,000
- 20% design contingency = \$720,000
- 18% soft costs = \$648,000
- Traffic Light = \$500,000
- Cost to Purchase Land = \$0
- Total = \$5,468,000**

February 2024:

- \$1800 x 3000 sq ft = \$5,400,000
- 20% design contingency = \$1,080,000
- 18% soft costs = \$972,000
- Traffic Light = \$500,000
- Cost to Purchase Land = \$0
- Total = \$7,952,000**

EXHIBIT E

PROPOSED TERMS OF LOCATING POLICE IN PSB

KPPCSD'S ESTIMATED COSTS

Prorate share of initial construction	\$1,400,000
Estimated cost to remodel interior	<u>500,000</u>
TOTAL KPPCSD COST	\$1,900.000

ESTIMATED DELIVERY DATE

6 months after signed
legal document

OTHER FACTORS

KPPCSD to own its space
KPPCSD to maintain its space
Only be used for police use
To share in structural repairs