



kensington public safety building

kfpd board meeting: status update

november 11, 2020

accessibility requirements

“Based on our discussions of the major renovation to the existing Fire Station per code you will need to provide vertical access”

*Per email from Principal Plan Checker, CCC DCD
10/27/2020*

conclusion

- elevator required
- wheelchair lift @ split level required
- verify all operational areas provide for accessibility

allowable remodel \$\$

The value of the structure is the replacement cost to construct a building of the same size. The Owner should get a cost estimate for the replacement cost of the building. This will then establish the 50% upper limit that can be spent on the renovation of the building. However, the building department will have to accept the estimated costs.

*Confirmed during meetings with plan checkers,
CCC DCD*

Once you get the building permit, and a set replacement valuation, you're "good to go." Once the decision is made that construction is okay, the relative costs are not revisited. They will lock the cost at permitting. It is fixed at that time, they don't go back it.

*Confirmed during meetings with plan checkers,
CCC DCD*

conclusion

- replacement-cost cost estimate required
- 50% of above = renovation budget
- County verification required
- scope may need to be reconsidered
- Value is at time of approvals; unforeseen costs during construction do not impact approval.

expansion vs. occupancy

The occupancy of the building may not be increased by any means from the occupant load that currently exists in the building.

open item

Whether or not we can enclose the roof deck will not be determined until a formal submittal of the project for review.

conclusion

- proposed plans may not increase occupancy.
*NOTE: preliminary analysis verifies that the current plans to **not** increase occupancy; to be verified*
- no determination yet if area increase at the roof deck is acceptable.

ITEM NO.	DESCRIPTION / ISSUE	STATUS
1	07/22/2020 RDC Architecture (RDC) & IDA Structural Engineers meeting with Contra Costa County Department of Conservation and Development.	Meeting occurred as scheduled.
1a	Does the Department of the State Architect DSA have jurisdiction for this project.	No. Closed
1b	Will an elevator and wheelchair lift be required to provide accessible travel to all areas of the second floor?	Closed (refer to item 4 below). An answer was not provided during the meeting. Additional documentation requested.
1c	Besides the elevator and lift, will all portions of the building be required to meet current accessibility codes?	Yes. Closed
1d	Is it allowable to enclose the second floor deck?	Open. An answer was not provided during the meeting. Additional documentation requested.
1e	Is the project using the appropriate valuation method to establish the value of the existing building which then sets the project budget?	Yes. Closed
1f	How does the County address cost contingencies, property value changes, cost over-runs relative to the limitation on the project budget by the Alquist Priolo Act	Closed. Once a building permit is issued and a valuation established with the permit the cost is locked.
2	7/31/2020 All requested supplemental information and documentation sent to Contra Costa County.	Waiting for response.
3	07/31/2020 to 10/06/2020 RDC sent multiple emails and telephone calls requesting a follow up meeting or responses to the questions and documentation.	10/06/2020 RDC informed that the County is too busy at this time and request that RDC submit an application for permit, including plans/calc/soils report with sanitary approval.
4	10/14/2020 & 10/27/2020 RDC sent emails requesting just a ruling on the need for an elevator and wheelchair lift.	Closed. 10/27/2020 County sent email response that vertical access is required to all parts of the station. Therefore, an elevator and wheelchair lift are required.

detailed summary of county process

1. AUTHORIZATION TO PROCEED TO DESIGN PHASE

2. DESIGN FEE PROPOSAL AND CONTRACT

3. PREDESIGN / DISCOVERY

BUILDING SCAN & MEASUREMENT

AS-BUILT DRAWINGS

PROPERTY SURVEY AND TOPOGRAPHIC MAPPING

GEOTECHNICAL / SOILS REPORT

HAZARDOUS MATERIAL REPORT

ESTABLISH PROJECT BUDGET AND SCOPE OF WORK

4. SCHEMATIC DESIGN

ENGAGE PROJECT ENGINEERING TEAM

ENGINEERING EVALUATION OF THE CONCEPTUAL DESIGN

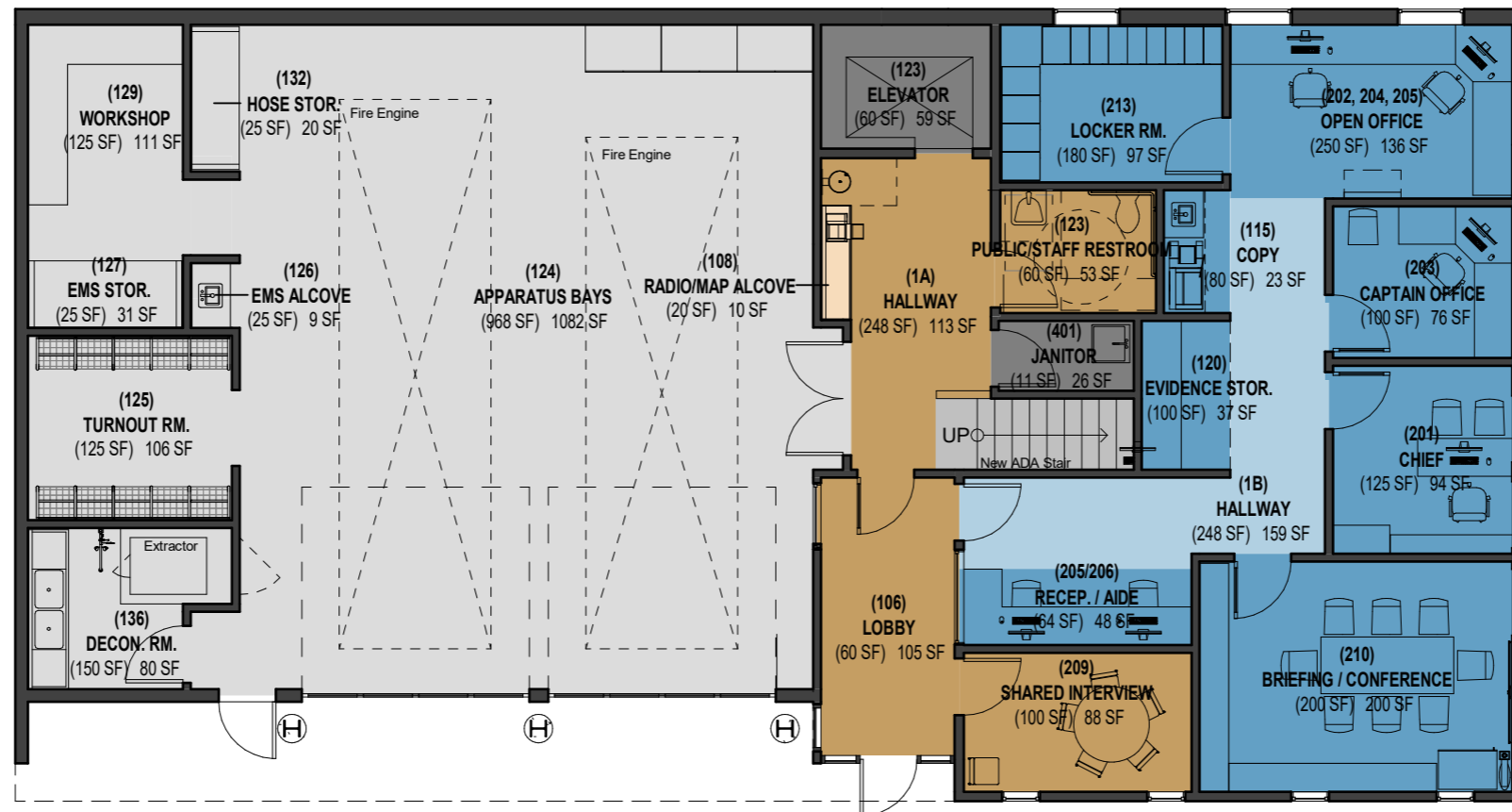
INITIATE DESIGN WORKSHOPS WITH ALL USERS, REFINE FLOOR PLANS FOR OPERATIONAL NEEDS

DEVELOP SCHEMATIC DESIGN DRAWINGS

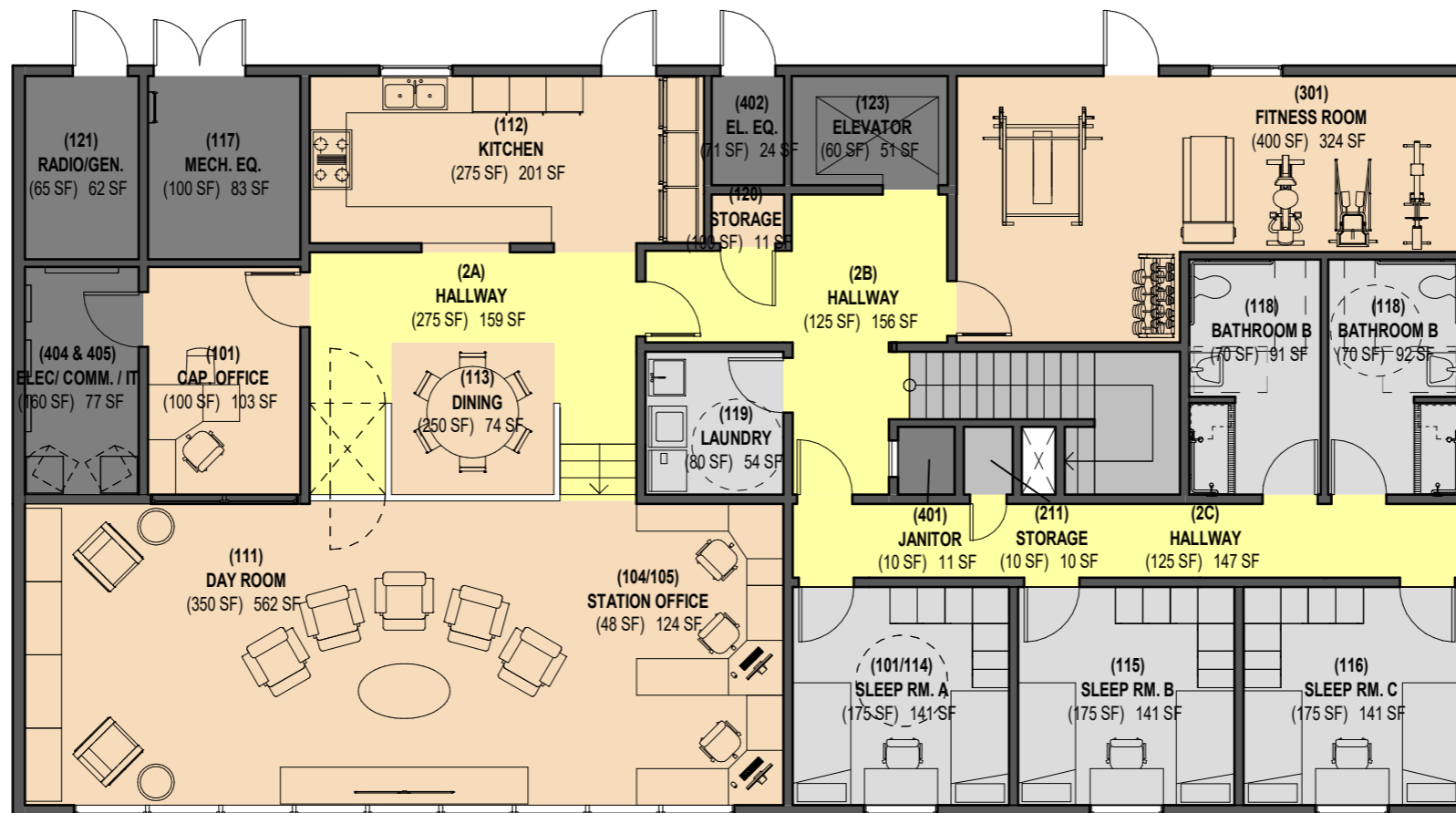
COST ESTIMATE

BASIS OF DESIGN SPECIFICATIONS

next steps: summary overview



option D: *level 01*



- shared fire department
- residential fire department
- circulation fire department

option D: *level 02*