



KENSINGTON FIRE PROTECTION DISTRICT

DATE: September 16, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: Supplemental Report on the Minimum Space Requirements
of the Kensington Fire Department

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Review the following supplemental materials in consideration of the Kensington Fire Department's space needs.

Background

This report supplements material presented in Agenda Item 5h at the September 14, 2022 board meeting. The prior 5h attachments included professional analyses produced between 2016 and 2021 that established the need for a minimum of +/-5,900sf for the Fire Department and +/-2,900sf for the Police Department (see Agenda Item 5h Attachment C "*Public Form with RDC Architects*" dated 11/16/2019.) During the board discussion, Director Stein asked why the concept plan by Mr. Jim Watt was not included in the material. GM Hansell explained that Mr. Watt's plan was not commissioned by the KFPD and neither the Fire Chief nor Police Chief were consulted by Mr. Watt's architect on the space needs of either department. GM Hansell explained that instead he included six other co-occupancy plans developed by the KFPD in cooperation with the KPPCSD (see Agenda Item 5h Attachment J "*Design Studies – Options B thru G attempting to combine the Fire and Police Departments in the Renovated PSB*") which showed that joint-occupancy does not provide the space needed for either agency. Director Stein asked that Mr. Watt's plan be included for review. Director Kosel then asked Fire Chief Eric Saylor and Interim-Fire Chief Jose Castrejon to present their findings on Mr. Watt's plan. A transcription of Chief Saylor's statement and BC Castrejon's review is attached. In addition to their comments, the following concerns about Mr. Watt's plan have been identified by GM Hansell:

1. Service Impact:

Mr. Watt's concept allocates 4,034sf for the Fire Department. Compared to the approved permit drawings' total of 6,133sf, Mr. Watt's proposal reduces the Fire Department's usable area by 35%. Mr. Watt's police area is 1,454sf, which is 50% less than the size of the modular building the police are currently moving into. As Police Chief Gancasz noted in an email dated August 1, 2022, "*I reviewed the architectural plan submitted by Mr. Watt. Unfortunately, it is inadequate for what the Community, District Staff, and Police require now and in the future.*"

Please note that Mr. Watt's plan also shows an incorrect area total of 3,080sf for the first floor, while the correct area is 2,871sf or 209sf less. In any case, by reducing the space needed for both agencies the ability to provide necessary services to Kensington will be substantially compromised without any future contingency area provided.

2. Schedule Impact:

On April 14, 2021 the Board of Directors approved the schematic plan for the PSB renovation. RFP's for architects and engineers were issued, received, and approved by August 12, 2021. Building permit drawings were submitted on April 21, 2022 and approved on September 01, 2022. The bid package was posted on June 03, 2022 and the final bid was approved at the July 13, 2022 Board meeting. The general contractor's agreement has been signed and mobilization/demolition will begin on October 17, 2022. It is important to recognize the significant time required for a project of this scale in order to anticipate the impact of changes. Revising the plans on the order of magnitude that Mr. Watt's concept proposes, would result in an architectural/engineering redesign of +/- 5 months, followed by permit resubmittal of +/-5 months, and re-bidding of +/-1.5 months, for a total delay of +/-11.5 months. This delay would also affect the timeline for the Temporary Fire Station's lease period, which began August 15th, 2022.

3. Financial impact:

As noted above, Mr. Watt's proposal would delay the project by nearly a year and require additional approval to extend the Temporary Fire Station lease. Such a delay will also affect the PSB construction cost due to inflation, which has been increasing an average of 8% per year even prior to recent reports. The range of the five bids for the PSB renovation was \$5.5M to \$6.5M. If the prior 8% inflation rate is assumed, a new bid would raise the cost by \$500K or more.

Architecture and engineering studies between 2016 and 2021, which recommended the space needs for both fire and police, totaled \$289,379. Mr. Watt's plan would reject the benefit of that expense by implementing lower standards.

Architecture, engineering, and permitting costs since June 2021 have totaled \$565,577 to design and approve the current plan. Mr. Watt's concept would require repeating most of that expense. Even if held to 80%, it would cost \$452K for a new permit.

The extended lease for the Temporary Fire Station and associated costs, if allowed, would require another \$70K.

Therefore, the total additional cost of Mr. Watt's plan, not including the lost expense of the 2016-2021 studies plus additional staff and project management time, equals \$1,022,000. There would also be a potential penalty for breaking the terms of the \$2.1M construction loan, which requires that the project be finished within the approved 18-month schedule ending March 2024.

Finally, the financial planning by NHA Advisors showed that the current project is affordable without jeopardizing the district's emergency reserves. Adding another \$1M on to the cost, would no longer provide the necessary reserves.

4. Seismic Safety Impact:

Director Kosel noted that the 5h report did not include the seismic studies which showed the overdue need to seismically renovate the building. GM Hansell stated that the report focused on space needs since it appears there is a consensus that the seismic renovation is necessary. He explained, though, that expediting the design and permitting schedule was based first on the safety of the PSB occupants and then on the financial feasibility of the project given inflation and interest rate increases. The need for the seismic renovation was confirmed in KFPD Resolution 2021-09, approved 10/13/2021, which calls for "urgent remediation."

Attachments to Agenda Item 5h Supplemental Report

- 09/14/2022 Attachment K = Fire Chief Eric Saylor's Comments on KFPD Space Needs
- 09/14/2022 Attachment L = Review of Resident Jim Watt's Submitted Fire Station Concept
- 07/28/2022 Attachment M = Concept Plans Submitted by Mr. Jim Watt

Fiscal Impact

Substantial revisions to the PSB Seismic Renovation Project would result in additional expenditures of +/- \$1M with other potential penalties/additional fees related to the general contractor, design/engineering consultants, and bank loan agreements, along with an undefined impact on emergency reserves, long-term strategic planning, and service response levels.

09/14/2022

Attachment K

Fire Chief Eric Saylor's Comments On KFPD Space Needs

"I'll say humbly, I'm new to the agency and I'm new to the plans, but what I do know is fire, fire growth, and fire problems. I know right now you are housing three firefighters in that firehouse very unsafely and I also know that on threat-days you put six firefighters in that house. I do know that in the short-term and the long-term our fire problem is just going to get worse. We are getting hotter and drier, and tree death is happening, and we are no longer facing the fire problems we faced in 1970. 2022 is a different era and 2025 is going to be a much different era. Your response model has to meet your threat.

So, when I look at this, I understand that we'll be putting a lot of firefighters in this firehouse on high-threat days to make sure that we can protect this community and I am open to anybody that can find empirical evidence or peer reviewed published papers that say anything different than that our fire problem is not getting worse on a year-to-year basis. With that, most humbly, I will hand it to Jose (Battalion Chief Castrejon) who is going to be the domain expert who knows this building well because he has worked here for so many years and he can make comments on the actual individual designs. I am open to any questions or comments. Thank you."

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Attachment L

Review of Resident Jim Watt's Submitted Fire Station Concept



EL CERRITO-KENSINGTON FIRE DEPARTMENT

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DATE: September 14, 2022

TO: Bill Hansell: General Manager

FROM: Jose Castrejon: Interim Fire Chief/Battalion Chief

RE: Review of Resident Jim Watt's Submitted Fire Station Concept

After reviewing the submitted plans requesting an opinion on the combined Police and Fire Public Safety Building, I have concluded the plans are short of accommodating modern fire department workforce needs. The industry standards for fire station health and safety have evolved since the building was initially constructed; therefore, we must provide facilities that will recruit, retain, and develop a diverse group of firefighters. Unfortunately, the current station does not meet these basic needs and the recent concept only magnifies the issues at the current location. Listed below are the deficiencies in both the existing station and the proposed design. My recommendation is to continue with the plans that are in place and to proceed with the project as currently approved by the Kensington Fire Protection Board.

First Floor:

- Stairs have open access to the second floor.
- The new elevator connects the lobby to the private dayroom above, leaving no separation between Police and Fire personnel.
- The proposed new outswing door is a security issue
- Access door from the bottom of the stairs to Apparatus Bay is poorly located at the front of the bays. The design would require personnel to walk around the rear of the apparatus before being able to access the engine and turnout gear.
- Decontamination area is not provided for crews prior to entering the living area.
- No area provided to receive emergency dispatch information.
- Conference room is too small and does not provide sufficient space for DOC during a local emergency.

- No office space on the ground floor for fire personnel to meet vendors or the public. The existing conference room is often occupied and does not allow for any unscheduled meeting space. The current use of private staff (dorm) quarters is inappropriate.
- The single restroom must be shared between any public use of conference/training and staff.
- No space for KFPD administration (GM, Board Clerk, Bookkeeper/Accountant).

Second Floor:

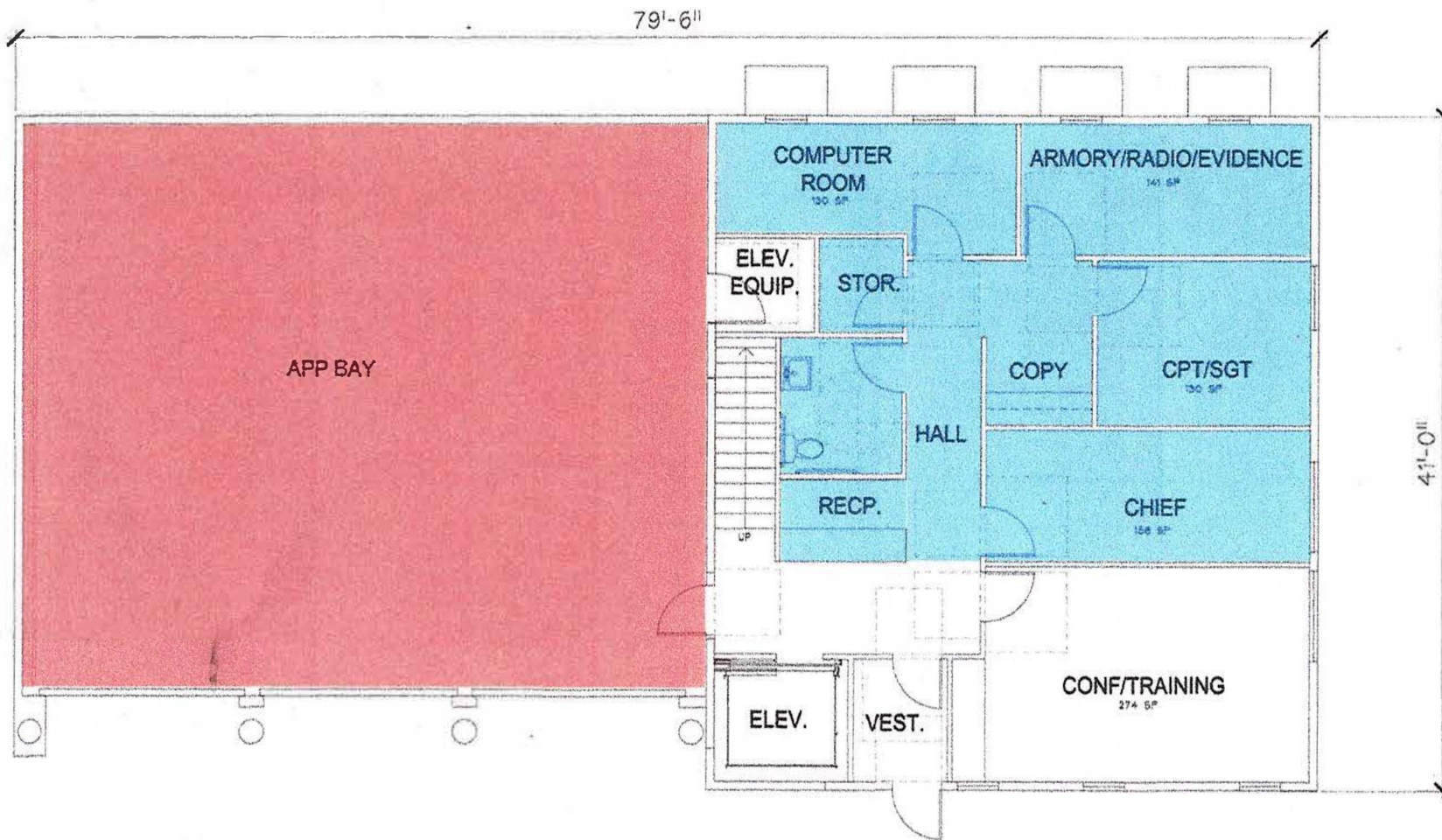
- The space is insufficient to accommodate the minimum staffing of three personnel. Red Flag Days staffing is increased to four personnel; in addition, on extreme fire weather days, staffing is increased to eight personnel to staff both fire engines.
- Access to the stairs from dorm rooms is difficult and leads to the front of the apparatus bay. The lack of depth in the bay does not allow sufficient space to walk around the front of the apparatus. This creates delays in turnout and response times.
- Elevator access to dayroom, dining areas, and dorms of the station causes a security issue.
- Dining location is too small.
- Kitchen is too small and does not include sufficient storage for all three shifts and nine firefighters' staples.
- Office space/workstations are inadequate. Personnel needs an area to complete reports, online training, and administrative assignments. A minimum of three workstations are required. They must be in acoustically separated areas with associated storage.
- Gym needs to be in the current and proposed booking room location. The workout equipment requires a ceiling taller than 8' to accommodate for proper use and assembly. The gym requires direct access to the rear parking lot for the exterior workout equipment and use.
- The Bookings/Reports Room location is and will continue to be a security issue for fire personnel.
- The location of Dorm Room 3 to the Police Lockers/Restroom is unacceptable. The existing adjacency of police areas to the firefighter's sleeping areas is a problem due to noise and the different schedules.
- Parking is not shown nor described. The current spaces are insufficient for shift change, red flag days, and fire district administration.

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Attachment M

Concept Plans Submitted by Mr. Jim Watt



FIRST FLOOR AREAS:

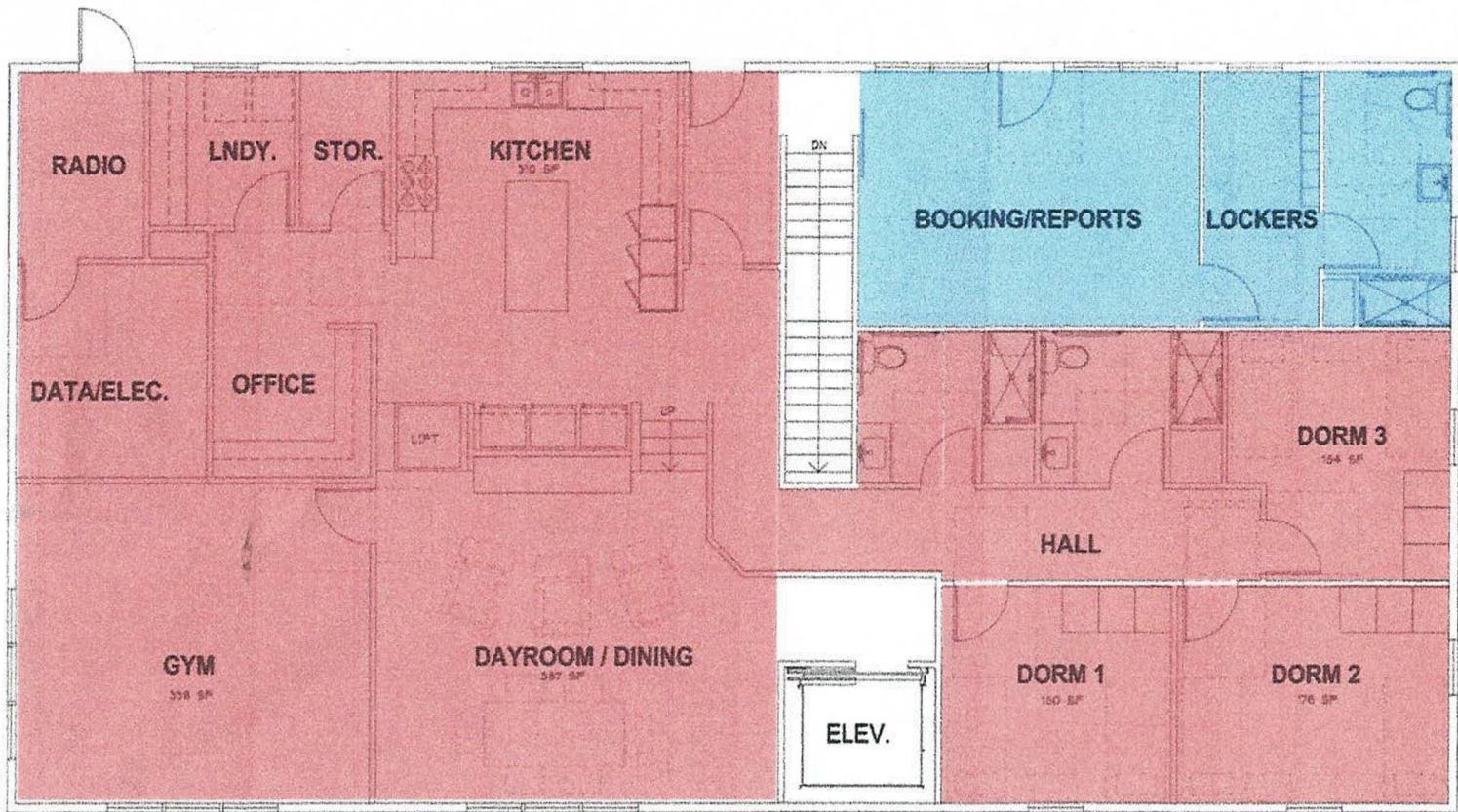
■	Fire Area:	1,461 SF
■	Police Area:	976 SF
	Common Area:	643 SF

* See below

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

*KFPD Review Note 09/16/2022:
 The area totals listed above do not match the existing building. The measured total of the ground floor is 2,871sf per the approved permit drawings. The area listed above equals 3,080sf, which is 209sf more than the actual floor area of the PSB.



- SECOND FLOOR AREAS:**
- Fire Area: 2,573 SF
 - Police Area: 478 SF
 - Common Area: 218 SF

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"