

Rationale for Project:

1. What are the specific imperatives that makes this project essential? **There are a number of significant deficiencies with the current Public Safety Building, many that could impact its ability to perform its core mission during a critical emergency. The State of California mandates that fire and police stations meet what are called “essential facility standards,” criteria aimed at providing a building that will remain operational and immediately occupiable following a major disaster; the current building is nearly 50 years old and does not meet current standards. The concern is that the building may be compromised right at the time that the Community needs it the most. Other operational deficiencies include: unacceptable interior overcrowding; inability to accommodate state-of-the-art upgrades to fire engines due to space constraints; security and safety issues; inadequate and non-compliant critical police functions; etc. The goal of this project is to build a public safety building that meets all of the mandated requirements for a public building of this type, and that supports current operational standards.**
2. Is a new facility a better option than retrofitting and remodeling the current building from a service and financial perspective? **From an operational standpoint, a new facility is the only way to effectively address the existing building’s deficiencies; existing space constraints preclude a remodel solution. From a seismic standpoint, a remodel option exists that would strengthen the existing facility, but it has been determined to be undesirable to invest in reinforcing a building that has significant operational shortcomings.**

Fire Station Comparisons:

1. How do the proposed project costs align with similar size projects? **The proposed project costs do align with similar sized projects which in our cursory research range in cost from \$799 per s.f. to \$1,354 s.f.**
2. How does the proposed square footage per function (e.g., housing, administration, equipment and vehicle storage) compare to similar sized city/district fire departments? **Each individual proposed program area is either in line with or slightly smaller than a comparably sized fire station built to current industry standards. That is, functions such as the kitchen, day room, station office, and sleep rooms are consistent with current best practices. Functions such as the locker room, physical training room, exhibit storage, lobby and circulation spaces are all smaller than current best practices.**
3. How does the proposed square footage by function (e.g., housing, administration, equipment and vehicle storage) compare to other fire stations managed by El Cerrito? **We don’t have readily available s.f. by function measurements. The current public safety building which houses both police and fire in El Cerrito is 18,000 s.f. El Cerrito completed a needs assessment**

in 2008 that identified a 37,000 s.f. public safety building. Station 72 is 4,500 s.f. and houses no administration functions.

4. What is the typical life span for fire stations in comparable bay area cities/districts? **50 years**

Coordination with KPPCSD:

1. How and when will the KFPD collaborate with KPPCSD board on the planning and analysis? **Since the inception of this project, staff has collaborated with the general manager and the KFPD Board President and KPPCSD Board President have been in discussions.**
2. What financial and design contingencies are in place for a potentially reduced police presence at the facility?. **We are still in the facility assessment and master plan phase; the design phase has not yet begun. We are constantly monitoring any changes that may be necessary.**

Financial Feasibility:

1. What independent financial analysis has been conducted to determine how the project could be financed? **We have just completed the facility assessment and master plan phase. We have had preliminary discussions with several financial advisors and a financial institution but have not selected a firm to work with.**
2. What are the impacts on the future District budgets and on Kensington taxpayers? **If the project moves forward, there will be a commitment to the KFPD budget for up to 30 years. It is too early in the project to fully project the future commitment.**
3. What contingency costs have been built into the proposed budget? **The current cost estimate does not have a contingency factor built in though it does have a cost escalation factor.**
4. Does KFPD have all of the funds committed to pay for both planning and construction costs? **No, KFPD would be investigating financing options.**
5. Given that 50% of this station's service calls serve El Cerrito, how has the City of El Cerrito been engaged as a possible financial partner for this project? **The amount of the station service calls has no bearing on a possible financial partnership. The calls that are run from Station 65 are based on a closest resource response policy agreement which provides the greatest level of services to all of the citizens of West Contra Costa County.**