



KENSINGTON FIRE PROTECTION DISTRICT

DATE: September 08, 2021

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 5c**
Public Safety Building Renovation - Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report. Discuss and Direct Staff as needed.

Background

MarJang Architects, ZFA Structural Engineers, and the rest of the design team began work on the PSB renovation project in August. We have been meeting weekly to plan and review progress. Attached is the current schedule that details the aggressive timeline needed to provide updated construction estimates. A quick schematic design period this month will allow for the first estimate to be received in time for the October 13th, 2021 board meeting. Note that the last estimate was provided in the Summer and Fall of 2020 based on very conceptual diagrams. Substantial inflation has occurred in the construction industry since that time due to a COVID backlog of raw materials, assembled parts, labor shortages, and deferred demand. The push to bring on a Municipal Advisor, as noted in my General Manager's Report this month, is necessary to be prepared to deal with the financial options available to the district as we receive updated construction estimates. The expedited design and permitting work is also necessary to meet any "shovel-ready" requirements of State and Federal grant opportunities. As the design team moves ahead, it is anticipated that the scope of work will be refined to include elements that were not identified in the prior conceptual work. Obviously, this will have to be balanced with the Alquist-Priolo expense limits placed on the project budget.

Simultaneous to the renovation work, I am quickly moving forward with the temporary facilities planning. Indeed, this project has to precede the renovation in order to be ready for pre-demo move-in. In many ways, it is just as complicated a project as the renovation itself and has to proceed through all of the same steps: design, permitting, bidding, and construction, let alone pricing, as necessary, to complete the budget picture. Based on recommendations from Mack5, I have contacted two architecture firms, FOG Studio in Benecia and Kappe Architects in San Rafael. Both firms have relevant experience and are able to accommodate the fast-track schedule. I have received one proposal and should have the second prior to the board meeting. The final budget proposal includes an \$80K allowance for the temporary facility soft costs. This estimate includes engineering and permitting costs, not just the architect's scope.

I am starting other associated work such as contacting the CC County Bldg Dept for the PSB, and the City of El Cerrito for the temporary facilities site. Negotiations with the Unitarian Church on the use of their parking lot have begun but are pending more info from the initial design phase.

09/04/2021 KFPD Public Safety Building Schedule

	19-Aug	20-Aug	23-Aug	24-Aug	25-Aug	26-Aug	27-Aug	30-Aug	31-Aug	1-Sep	2-Sep	3-Sep	6-Sep	7-Sep	8-Sep	9-Sep	10-Sep	13-Sep	14-Sep	15-Sep	16-Sep	17-Sep	20-Sep	21-Sep	22-Sep	23-Sep	24-Sep	27-Sep	28-Sep	29-Sep	30-Sep	1-Oct	4-Oct	5-Oct	6-Oct	7-Oct	8-Oct	11-Oct	12-Oct	13-Oct	14-Oct	15-Oct			
Schematic Design (6 weeks)																																													
Initial Site Visit - Arch, SE, MEP	•																																												
Initial Site Visit - Civil, Geo, Other					•																																								
Program Validation & Confirmation										•																																			
Consultant Kick-Off Meeting via Zoom 9/2 @ 11am										•																																			
Structural Review Meeting											•																																		
Backgrounds to Consultant Team																																													
Validate Building Assessments w/ consultant team																																													
Verify Code Requirements																																													
Study Site Planning & Accessibility																																													
Proposed plan refinements-prelim review w/ Bill Hansel																																													
Develop Building Systems																																													
Specification Table of Contents																																													
Pricing and Internal Coordination Dates																																													
Preliminary Cost Estimate - Building Only																																													
Design Development (8 Weeks) 10/18 thru 12/10/21																																													
Floor Plan Development																																													
Engineer Systems Coordination																																													
Character & Material Concepts																																													
Interiors Development																																													
Preliminary Envelope Detailing																																													
2-part specifications development																																													
Update Cost Estimate and Value Engineer if necessary																																													
Construction Documents (8 Weeks) 12/13/21 thru 2/18/22																																													
Final Production on Documentation for Permit Submission																																													
Finish, Window & Door Schedule																																													
Hardware and Security Refinement																																													
Continued Engineering Systems Coordination Refinement																																													
Final 3-part Specifications																																													
Final Cost Estimate & Value Engineering Strategies if necessary																																													
Permit/Bid/Conform (4 Weeks) 2/21/22 thru 3/18/22																																													