



**KENSINGTON FIRE PROTECTION DISTRICT**

**DATE:** September 20, 2023  
**TO:** Board of Directors  
**RE:** Public Safety Building Budget Revision/Project Update  
**SUBMITTED BY:** Mary A. Morris-Mayorga, Interim General Manager

**Recommended Action**

Staff recommends that the Board consider approval of the revised Public Safety Building Budget as reviewed with the Finance Committee on September 7<sup>th</sup> and/or provide staff direction.

**Background**

As discussed with the Finance Committee on June 6<sup>th</sup>, we have been in the process of updating the project budget for cost increases resulting from a variety of items (construction unforeseen conditions, additional services-construction management, design, engineering, inspections, etc.). The attached project cost detail reflects the updated project budget and expenditures including those requested.

In making this revision to the project budget, some categories were expanded and funds distributed accordingly (e.g. *Relocation/FFE/Etc Estimate* of \$300k was split into two separate lines – *PSB Furniture/Fixtures/Equipment* and *Temp Station Relocation* with an increase in the estimate for *FFE*). Though the total may not be fully realized with the goal to remain below this updated budget estimate, it would be wise to retain some or all in contingency funding as listed below for consideration:

	Original Project Budget	Project Budget Revised 9/20/2023	Notes:
<u>Public Safety Building:</u>			
Construction	\$ 5,475,000	\$ 5,882,253	Incl approved change orders
PSB Renovation Design/Engineering	600,000	774,740	
Permits/Inspection/Testing		141,017	
Construction/Project Management		394,987	
Furniture, Fixtures, and Equipment		200,000	
Legal Counsel		130,000	
<u>Temporary Fire Station:</u>			
Construction Cost	740,000	595,453	
Design/Engineering/Project Management	90,000	107,573	
Relocation/FFE/Etc Estimate	300,000		
Relocation		221,566	Incl storage/sublet
Sub-Total:	\$ 7,205,000	\$ 8,447,589	
Project Contingency Allowance	720,000	550,000	
Total Project Budget	\$ 7,925,000	\$ 8,997,589	

On September 7<sup>th</sup> this budget revision was reviewed and discussed by the Finance Committee; there were no revisions requested.

**Project Update**

As you know, the public safety building renovation project has a team which is comprised of: construction contractor, construction manager, architect, engineers (geotechnical, mechanical, structural, inspection/testing), and the District. The team communicates daily on the

construction and project administration (e.g. review/respond to RFIs, review/respond to submittals and change orders; site visits/meetings; and review construction schedule).

Recent renovation progress includes completion of the pouring of the apparatus bay slab with framing of walls ongoing. The roof framing will be done in the next month or so and the first floor mechanical, electrical, and utilities will follow or might be done in tandem while the framing is being finished.

Expenditures on the project through August 31<sup>st</sup> are:

	Project Budget Revised 9/20/2023	Paid Through 8/31/2023	Remaining Budget
<u>Public Safety Building:</u>			
Construction	\$ 5,882,253	\$ 1,760,807	\$ 4,121,446
PSB Renovation Design/Engineering	774,740	214,679	560,061
Permits/Inspection/Testing	141,017	112,999	28,018
Construction/Project Management	394,987	226,757	168,230
Furniture, Fixtures, and Equipment	200,000	-	200,000
Legal Counsel	130,000	42,233	87,767
<u>Temporary Fire Station:</u>			
Construction Cost	595,453	595,453	1
Design/Engineering/Project Management	107,573	80,116	27,457
Relocation	221,566	123,812	97,754
Sub-Total:	<u>\$ 8,447,589</u>	<u>\$ 3,156,856</u>	<u>\$ 5,290,733</u>
Project Contingency Allowance	550,000	-	550,000
Total Project Budget	<u><u>\$ 8,997,589</u></u>	<u><u>\$ 3,156,856</u></u>	<u><u>\$ 5,840,733</u></u>

### Fiscal Impact

The proposed project budget revision has been incorporated into the financial forecast to demonstrate sustainability.

**Attachment:** Public Safety Building Budget Revision Detail

Vendor	Facility	Category	General Description	Total Budget	Requested	Total incl Requested	Paid thru 6/30/2023	Remaining
CWS Construction Group, Inc. Total	PSB	Hard Costs	Construction	\$ 5,882,253	\$ 627,611	\$ 6,509,864	\$ 1,481,851	\$ 4,400,402
Applied Materials & Engineering Inc. Total	PSB	Soft Costs	Inspection/Testing	79,017	-	79,017	33,760	45,257
CCC Dept of Conservation and Development Total	PSB	Soft Costs	Permit Fees	55,000	-	55,000	53,910	1,090
Forensic Analytical Consulting Services Total	PSB	Soft Costs	Inspection/Testing	7,000	-	7,000	-	7,000
HansellDesign Total	PSB	Soft Costs	Project Management	45,000	-	45,000	20,288	24,713
Mack5 Total	PSB	Soft Costs	Construction Management	349,987	-	349,987	165,219	184,768
MarJang Architecture (incl subs) Total	PSB	Soft Costs	Architect	684,323	-	684,323	173,601	510,721
Meyers/Nave Total	PSB	Soft Costs	Legal Services	120,000	-	120,000	33,525	86,475
Various Total	PSB	Soft Costs	Engineering	478	-	478	477	0
ZFA Structural Engineers Total	PSB	Soft Costs	Structural Engineering	89,940	-	89,940	26,773	63,167
Air Exchange, Inc. Total	Temp Station	Hard Costs	Plymovement System	13,572	-	13,572	13,572	0
Airport Home Appliance Total	Temp Station	Hard Costs	Appliances to Modular	4,126	-	4,126	4,126	0
American Carports Inc Total	Temp Station	Hard Costs	Final pmt carport	50,406	-	50,406	50,406	(0)
Bay Area Automatic Gates Total	Temp Station	Hard Costs	Security gate	19,944	-	19,944	19,944	-
Fernando Herrera Total	Temp Station	Hard Costs	Fence/Gutters	7,930	-	7,930	7,930	-
Gym Doctors Total	Temp Station	Hard Costs	Gym equipment	4,409	-	4,409	4,409	0
Home Depot Total	Temp Station	Hard Costs	Misc Hardware	647	-	647	647	0
OBS Engineering, Inc. Total	Temp Station	Hard Costs	General Contractor	431,684	-	431,684	431,684	-
Olivero Plumbing Total	Temp Station	Hard Costs	Plumbing	2,089	-	2,089	2,089	0
Pacific Mobile Structures Total	Temp Station	Hard Costs	Modular Installation	28,906	-	28,906	28,906	0
R&S Erection of Richmond, Inc. Total	Temp Station	Hard Costs	Electrical/Liftmaster	11,618	-	11,618	11,618	0
Rubber Flooring Inc. Total	Temp Station	Hard Costs	Flooring	1,994	-	1,994	1,994	0
Various Total	Temp Station	Hard Costs	Supplies	6,342	-	6,342	6,343	(1)
Watson Electric Inc. Total	Temp Station	Hard Costs	Generator	11,786	-	11,786	11,786	-
Air Exchange, Inc. Total	Temp Station	Relocation	Vehicle Exhaust System	5,999	-	5,999	5,999	-
Corovan Moving & Storage Co Total	Temp Station	Relocation	Long-term Storage	30,920	-	30,920	18,705	12,215
Fernando Herrera Total	Temp Station	Relocation	Move/Trash pickup	6,050	-	6,050	6,050	-
HansellDesign Total	Temp Station	Relocation	Project Management	1,688	-	1,688	1,688	1
Kensington Police Community Svcs Center Total	Temp Station	Relocation	Admin Sublet	63,402	-	63,402	26,824	36,578
Pacific Mobile Structures Total	Temp Station	Relocation	Modular Rental	80,993	-	80,993	32,205	48,788
Unitarian Church of Berkeley Total	Temp Station	Relocation	Parking Lot Rental	30,700	-	30,700	13,800	16,900
Various Total	Temp Station	Relocation	Services/Supplies	1,813	-	1,813	1,813	0
BKF Engineers Total	Temp Station	Soft Costs	Engineering	33,518	-	33,518	6,304	27,214
Kappe Architects Total	Temp Station	Soft Costs	Architect	3,785	-	3,785	3,785	-
List Engineering Company, Inc. Total	Temp Station	Soft Costs	Engineering	14,213	-	14,213	14,213	-
Mack5 Total	Temp Station	Soft Costs	Construction Management	49,115	-	49,115	49,115	-
Various Total	Temp Station	Soft Costs	Engineering	6,942	-	6,942	6,641	301
Grand Total				\$ 8,237,589	\$ 627,611	\$ 8,865,200	\$ 2,771,999	\$ 5,465,590

Vendor	Facility	Category	General Description	Total Contract/Budget	Paid thru 8/31/2023	Remaining Balance
CWS Construction Group, Inc. Total	PSB	Hard Costs	Construction	\$ 5,882,253	\$ 1,760,807	\$ 4,121,446
Applied Materials & Engineering Inc. Total	PSB	Soft Costs	Inspection/Testing	79,017	55,393	23,624
CCC Dept of Conservation and Development Total	PSB	Soft Costs	Permit Fees	55,000	54,356	644
Forensic Analytical Consulting Services Total	PSB	Soft Costs	Inspection/Testing	7,000	3,250	3,750
HansellDesign Total	PSB	Soft Costs	Project Management	45,000	20,288	24,713
Mack5 Total	PSB	Soft Costs	Construction Management	349,987	206,470	143,517
MarJang Architecture (incl subs) Total	PSB	Soft Costs	Architect	686,323	173,601	512,721
Meyers/Nave Total	PSB	Soft Costs	Legal Services	130,000	42,233	87,767
Various Total	PSB	Soft Costs	Engineering	1,678	1,677	0
ZFA Structural Engineers Total	PSB	Soft Costs	Structural Engineering	89,940	39,401	50,539
Air Exchange, Inc. Total	Temp Station	Hard Costs	Plymovement System	13,572	13,572	0
Airport Home Appliance Total	Temp Station	Hard Costs	Appliances to Modular	4,126	4,126	0
American Carports Inc Total	Temp Station	Hard Costs	Final pmt carport	50,406	50,406	(0)
Bay Area Automatic Gates Total	Temp Station	Hard Costs	Security gate	19,944	19,944	-
Fernando Herrera Total	Temp Station	Hard Costs	Fence/Gutters	7,930	7,930	-
Gym Doctors Total	Temp Station	Hard Costs	Gym equipment	4,409	4,409	0
Home Depot Total	Temp Station	Hard Costs	Misc Hardware	647	647	0
OBS Engineering, Inc. Total	Temp Station	Hard Costs	General Contractor	431,684	431,684	-
Olivero Plumbing Total	Temp Station	Hard Costs	Plumbing	2,089	2,089	0
Pacific Mobile Structures Total	Temp Station	Hard Costs	Modular Installation	28,906	28,906	0
R&S Erection of Richmond, Inc. Total	Temp Station	Hard Costs	Electrical/Liftmaster	11,618	11,618	0
Rubber Flooring Inc. Total	Temp Station	Hard Costs	Flooring	1,994	1,994	0
Various Total	Temp Station	Hard Costs	Supplies	6,342	6,343	(1)
Watson Electric Inc. Total	Temp Station	Hard Costs	Generator	11,786	11,786	-
Air Exchange, Inc. Total	Temp Station	Relocation	Vehicle Exhaust System	5,999	5,999	-
Corovan Moving & Storage Co Total	Temp Station	Relocation	Relocation/Long-term Storage	30,920	20,450	10,470
Fernando Herrera Total	Temp Station	Relocation	Move to Temp Stn/Trash pickup	6,050	6,050	-
HansellDesign Total	Temp Station	Relocation	Project Management	1,688	1,688	1
Kensington Police Community Svcs Center Total	Temp Station	Relocation	Admin Sublet	60,964	31,701	29,263
Pacific Mobile Structures Total	Temp Station	Relocation	Modular Rental	80,993	39,711	41,282
Unitarian Church of Berkeley Total	Temp Station	Relocation	Parking Lot Rental	30,700	16,400	14,300
Various Total	Temp Station	Relocation	Services/Supplies	1,813	1,813	0
BKF Engineers Total	Temp Station	Soft Costs	Engineering	32,757	6,361	26,396
Kappe Architects Total	Temp Station	Soft Costs	Architect	3,785	3,785	-
List Engineering Company, Inc. Total	Temp Station	Soft Costs	Engineering	14,213	14,213	-
Mack5 Total	Temp Station	Soft Costs	Construction Management	49,115	49,115	-
Various Total	Temp Station	Soft Costs	Engineering	6,942	6,641	301
Grand Total				\$ 8,247,589	\$ 3,156,856	\$ 5,090,733