



KENSINGTON FIRE PROTECTION DISTRICT

DATE: March 9, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 5c**
Temporary Facility Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report.

Background

The pending renovation of the Kensington Public Safety Building requires that the Fire Department relocate to a temporary location for a period of approximately 18 months. A prior investigation of available sites resulted in a recommendation to lease a parking lot owned by the Unitarian Universalist Church of Berkeley at the end of Craft Avenue. The Church submitted a letter of support on Sept 26, 2019 agreeing to negotiate terms. Since that time, the scope, schedule, and financing of the renovation project have been defined and the needs for the temporary facility are now clear.

Update

At last month's meeting, the Board of Directors decided to move the PSB renovation project forward utilizing existing capital reserves with supplemental loan financing. This will allow the construction to proceed in the Fall, pending anticipated planning and building approvals and a successful bid process. Thus, temporary facilities must be ready for occupation by the end of August.

Prior work to date included the hiring of a consultant, Kappe Architects, to develop a site plan for the UUCB parking lot and to investigate alternatives for modular buildings to house the staff and for a tent structure to protect the engines and equipment. The draft site plan was shared in the January 12, 2022 PSB progress update, and a Rough Order of Magnitude (ROM) estimate by Mack5 was included in the February 9, 2022 update. Kappe Architects also gathered details on utility connections for power, water, and sewer services. Mack5 has been working under their prior contract with the district for project management advisory and estimating services. Using the most recent information, Mack5 completed the attached project schedule showing occupancy of the temporary location by 09/01/2022. This would allow the demolition phase of the PSB renovation project to begin immediately after that.

In addition to the work of Kappe Architects and Mack5, the district received recommendations from the City of San Rafael personnel, who have completed a number of fire station renovations over the past few years and have extensive experience with temporary facilities. For example,



KENSINGTON FIRE PROTECTION DISTRICT

San Rafael utilized a tent structure by “Sprung”, which is the vendor shown in the Mack5 ROM, but found that the installation and deconstruction costs were very expensive. As you can see in the ROM, the rental of the tent for a standard 24-month lease is \$194K, but the associated costs add another \$226K. For subsequent projects, San Rafael employed lower-tech tents, i.e. ones that are not insulated and not as impervious to the elements, at substantially lower cost. We are currently investigating a vendor they used and will revise the ROM when that value-engineering is complete.

For the modular building, the ROM includes a proposal from Pacific Mobile Structures for a 24-month lease of an existing (used) 24'x60' unit that they currently have available for a total cost of \$119,300. From our initial research, a new custom-built unit would be more expensive and have a longer lead-time. I am waiting for confirmation on how long Pacific Mobile Structures will hold the used unit for us, while we decide on whether to proceed.

Bidding Requirements – I checked with our legal counsel and neither the tent nor the modular require a bidding process, as they will be lease agreements and not “construction projects”. The site work, though, will necessitate bidding and that is accounted for in the Mack5 schedule. Note that while the ROM lists a total of \$1.15M for the project, we anticipate substantial savings by utilizing a more affordable tent. The ROM also includes a 12% design contingency and a 4.5% cost escalation as buffers for the estimate. The previous analyses by NHA Advisors on the total renovation project cost carried an allowance of \$1.5M for the temporary facility. We anticipate that this allowance can be reduced when we complete value engineering, and additional savings will be reflected in lower loan financing costs for the PSB renovation.

Parking Lot Lease Terms – Now that the scope, cost, and schedule have been defined, I reached out to the Executive Director of UUCB and have begun the discussion on lease terms. I noted that the ROM lists a total of \$68,250 under “Site Improvement” for “*Slurry seal at the end of the lease period with new pavement in select areas*”. This means that after our use, the lot will be left in an improved like-new condition. I requested that the lease rate reflect the value of the improvement the district will be providing to UUCB. Our legal counsel provided me with a template for the lease terms and will review any drafts prior to my presentation to the board. Hopefully, terms will be ready for consideration by our April meeting.

Permitting – An important next step is the permitting process with the City of El Cerrito (note that the parking lot falls within EC limits), but since the site work is pretty straightforward and the project is temporary, I am hopeful that approvals will be expedited. The City Manager supports the project and will assist us in the entitlement process. There are certainly a number of variables described above that might affect the final schedule, so I will continue to update the board on changes.

Response Time of the UUCB Parking Lot – I was asked about the emergency response time for the temporary location and consulted with Chief Pigoni on the issue. The Chief confirmed that overall response times will remain consistent with the district’s standards, since call responses to the southern end of the district can be addressed by our partner stations. I understand that this was handled in a similar manner on prior renovations of the PSB. I will let the Chief answer any further questions on response time in the meeting.

Alternative Locations – I have focused on the UUCB location given the prior decision that it was the best temporary location. I received a question on whether the Kensington Library Parking Lot should be considered. I reviewed that with Chief Pigoni, who confirmed that the lot was previously studied and found to be inadequate in size, and difficult for ingress/egress due to the pedestrian, bicycle, & vehicular traffic for the park and adjacent public buildings. I confirmed that the site layout shown on the UUCB plan would be too constrained on the Library Parking Lot, and am concerned that a change in location at this date would impair our ability to complete the project in time for an August move. I also discussed El Cerrito's Arlington Park Clubhouse location with Chief Pigoni and the City Manager but that location is not available, and response times would be increased.

City of El Cerrito Modulares and KPPCSD Financial Assistance – On February 11, 2022, I toured two modulares currently vacant and leased by the City of El Cerrito located at 10940 San Pablo Avenue. The units formerly housed the city's Midtown Activity Center and their availability came up during my discussions with the City Manager on our renovation plans. I thought they might be options for relocating to the UUCB site but the dimensions do not work. Each building is 48'x60' and approximately 2,880sf, for a total availability of 5,760sf. They are in good condition and I believe the City has another year remaining on their lease, which could be extended. It did occur to me, though, that they could easily provide the Kensington Police Department with a nearly move-in ready option that includes a dedicated parking lot, and might only require minimal renovation. On February 15, 2022 I notified Interim-GM Benson and Chief Gancasz by email and forwarded them photos from my visit. They subsequently toured the location and I see that the topic has been listed on the KPPCSD agenda for Thursday's meeting.

In my communications to the GM and Chief last week, I suggested that the KFPD might be able to use some of the lease space for our admin (computers, printers, desks, files) and other records storage that will not fit in the modular planned for the UUCB parking lot. Similar to my discussions last year with GM Marti Brown about 303 Arlington, this could be a financial vehicle for some assistance to the KPPCSD, as it would allow the KFPD to justify expenses that still benefit our mission, which is what the historical advice of counsel has made clear. I repeated my suggestion in a communication on Monday and noted that time was of the essence, given the schedule I outlined above, as well as the need to budget our FY2022-2023 expenses over the next couple of months.

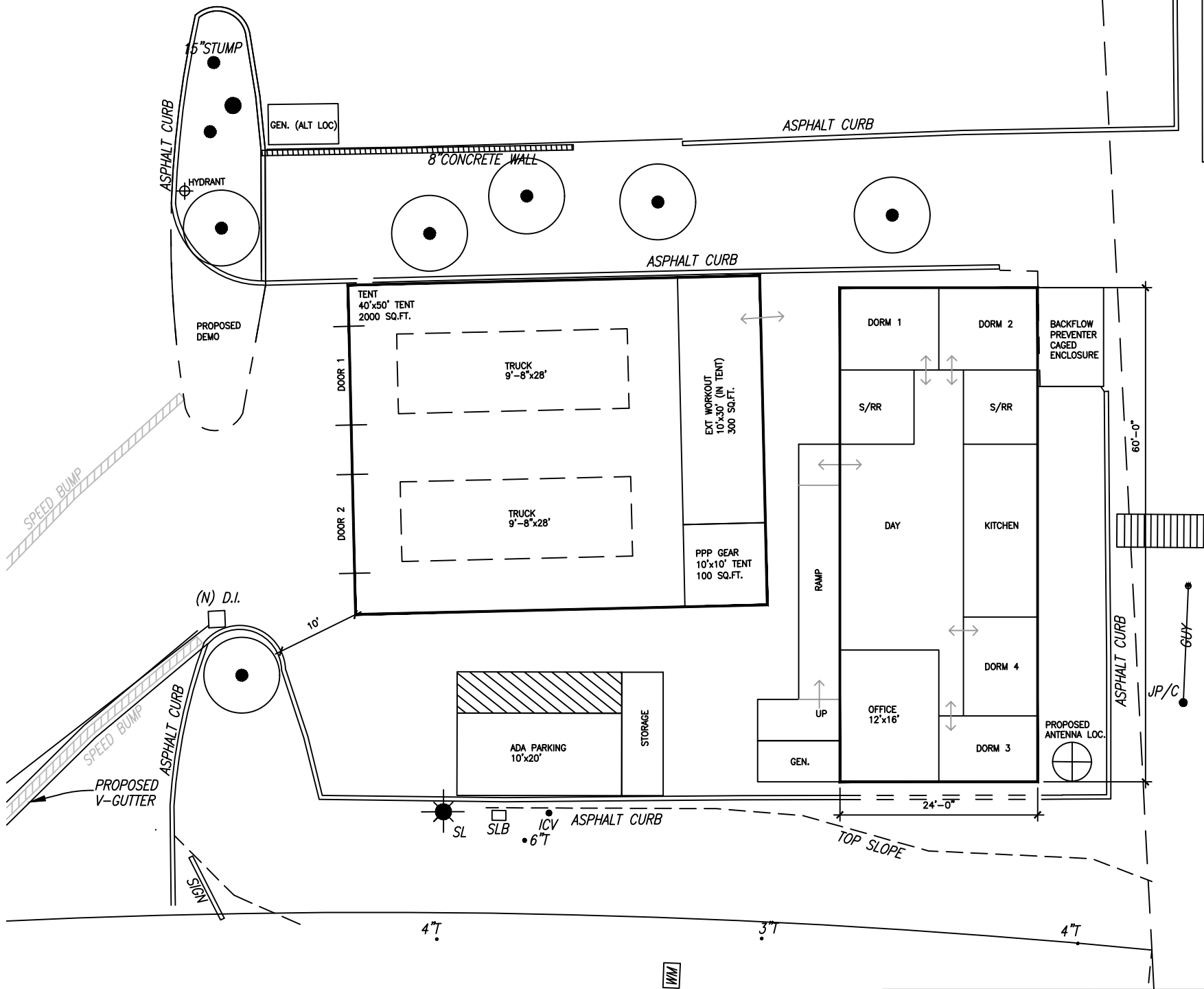
In order to consider any assistance, it is important that the KFPD be included in the lease negotiations with the City, so that we can quickly and directly explore what is possible. Unfortunately, the item as listed on the KPPCSD agenda makes no mention of my suggestions and only recommends that the Interim-GM be appointed to negotiate with the City. If the KPPCSD is not interested in our participation in the lease discussions, then I will focus on our other options of adding a smaller container unit to the UUCB lot or renting some of the unused UUCB finished basement space that the director showed me when I toured the church. Either would sufficiently address the remainder of our storage and/or temp office needs.

I have shared the progress updates on the temporary facilities with Interim-GM Benson, and noted the importance of the relocation deadline, especially as it relates to our financial analysis which is tied to a construction start date in the Fall that reflects our building cost estimate and financing interest rates. It is important that we avoid costly delays in the temporary facilities planning that could push the schedule back.

Temporary Facility Progress Update

The following reference documents are attached:

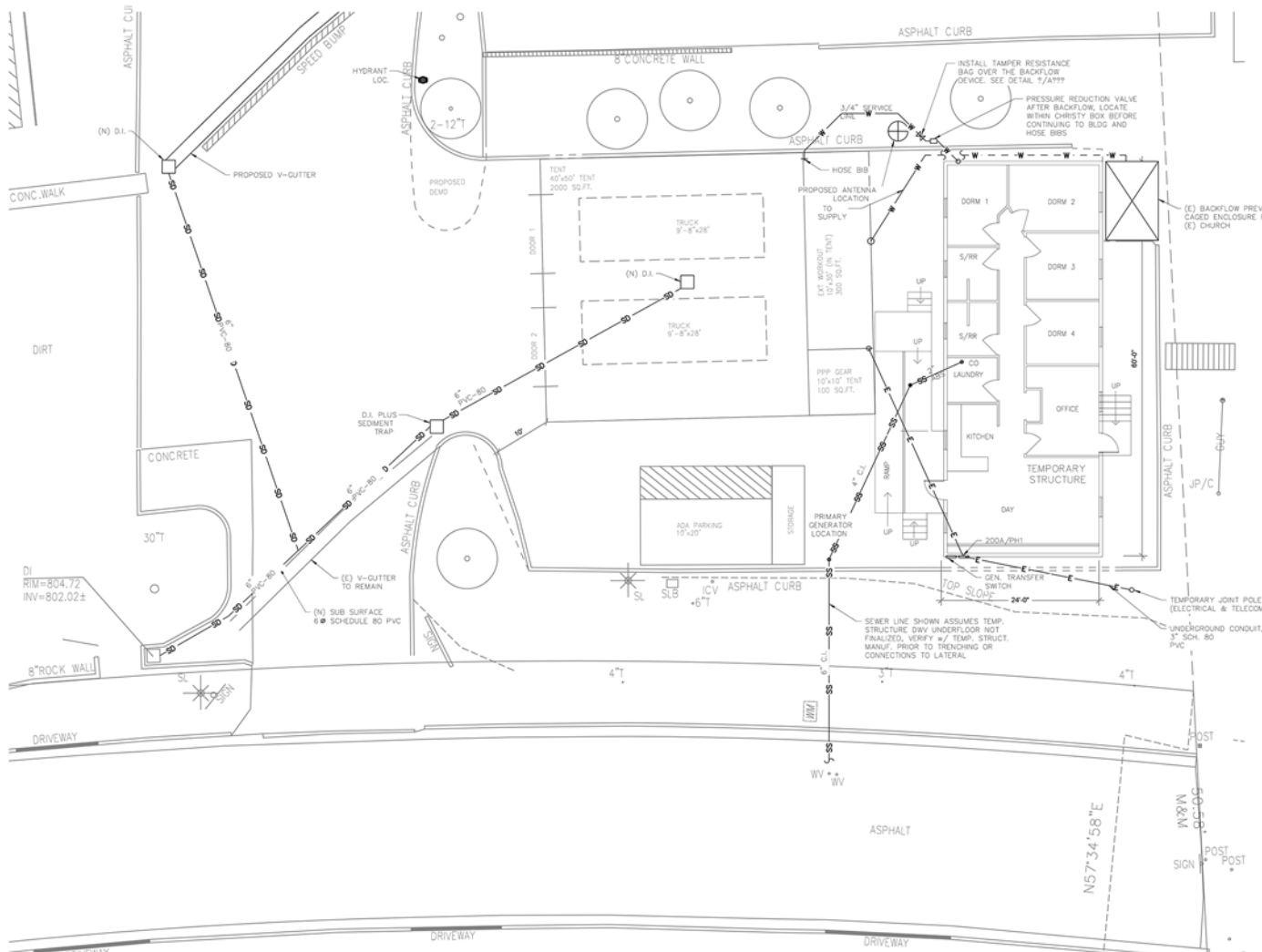
- Kappe Architects **Site Layout** dated 12/20/2021
- Kappe Architects **Utility Layout** dated 03/08/2022
- Mack5 **ROM Estimate** dated 01/31/2022
- Pacific Mobile **Modular Proposal** dated 01/19/2022
- Sprung **Tent Structure Proposal** dated 01/13/2022
- City of El Cerrito **Modular Floor Plans and Photos**
- UUCB **Letter of Support** dated 09/26/2019



SCALE: 1" = 16'

KENSINGTON FIRE
 PROGRAMING SITE LAYOUT
 SKA-4
 12/20/2021

KAPPE ARCHITECTS
 801 'D' STREET SAN RAFAEL, CA 94901
 TEL: 415.457.7801 FAX: 415.457.7885



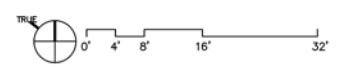
1 UTILITY SITE PLAN
1/8" = 1'-0"

SITE PLAN - ABBREVIATIONS

- C.I. CAST IRON
- CO CLEANOUT
- PVC-E DRAIN INLET
- PVC-E SCHEDULE 80 PVC

UTILITY LINES LEGEND

- X-X-X-X- FENCE LINE
- W-W-W-W- WATER LINE
- G-G-G-G- GAS LINE
- E-E-E-E- ELECTRIC LINE
- SS-SS-SS- SEWAGE LINE
- SS-SS-SS- STORM DRAIN



Project: KENSINGTON FIRE DEPT. TEMP. FIRE STATION
APR# 505-302-017
Registration:



Project No.	21.07
Drawn By	DC
Checked By	JB
Issued Date	03/08/2022
Revision	No. Date

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Sheet Title:
UTILITY SITE PLAN

Scale: As indicated
Sheet No:

A1.01

CSI UniFormat Summary		%	\$,000
Site Preparation & Demolition		1%	\$12
Site Improvement		8%	\$68
App Bay - Erection & Dismantling, Utility Connections		27%	\$226
Office & Living Quarters - Utility Connections		4%	\$30
Site Mechanical Utilities		12%	\$100
Site Electrical Utilities		17%	\$141
Subtotal		69%	\$578
Bonds & Insurance	2.50%	2%	\$14
General Conditions/General Requirements	15.00%	11%	\$89
Contractor's Overhead & Profit	5.00%	4%	\$34
Subtotal		85%	\$715
Contingency for Design Development	12.00%	10%	\$86
Cost Escalation (to midpoint of construction)	4.54%	4%	\$36
TOTAL CONSTRUCTION BUDGET		100%	\$838
TEMPORARY STRUCTURES			\$,000
Apparatus Bay			\$194
Office and Living Quarters			\$119
TOTAL CONSTRUCTION & TEMP STRUCTURE BUDGET			\$1,151

Detail	Job #19650a
	January 31, 2022

SITE PREPARATION & DEMOLITION	Quantity	Unit	Rate	Total (\$)
Site Clearing, Preparation, Trimming etc	13,650	SF	\$0.50	\$6,825
Erosion Control	13,650	SF	\$0.35	\$4,778
Earthwork/Grading				<i>NIC, Excluded</i>
Hazardous Materials Abatement				<i>NIC, Excluded</i>
Subtotal For Site Preparation & Demolition:				\$11,603

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving Slurry seal at the end of lease period with new pavement in select areas	13,650	SF	\$5.00	\$68,250
Subtotal For Site Improvement:				\$68,250

APP BAY - ERECTION & DISMANTLING, UTILITY CONNECTIONS	Quantity	Unit	Rate	Total (\$)
Erection of Sprung Structure (Owner Provided) Assembly & Erection: Supervision of and safety compliance in structure location, assembly and erection, estimated 6 workmen for approx. 11-days, 8-working hours/day.	532	HR	\$105.00	\$55,860
Installation for the rolling service doors	32	HR	\$105.00	\$3,360
Equipments: Forklift, small manlift, picker etc for installation allowance	1	LS	\$7,500.00	\$7,500
Fall Protection including body harness and lifeline	1	LS	\$5,000.00	\$5,000
Dismantling of Sprung Structure (Same Terms As Outlined In Erection) Dismantling: Supervision of and safety compliance in structure location, assembly and erection, estimated 6 workmen for approx. 11-days, 8-working hours/day.	532	HR	\$105.00	\$55,860
Equipments: Forklift, small manlift, picker etc for dismantling allowance	1	LS	\$7,500.00	\$7,500
Fall Protection including body harness and lifeline	1	LS	\$5,000.00	\$5,000
Additional Work - Allowance Anchor installation	12	EA	\$500.00	\$6,000

Detail	Job #19650a
	January 31, 2022

Interior Partition and Interior Doors at
Workout & PPP Gear

Interior partition	50	LF	\$75.00	\$3,750
Interior door	2	EA	\$3,200.00	\$6,400
Heating, Ventilation & Air-Conditioning allowance	2,000	SF	\$25.00	\$50,000
Plumbing				<i>NIC, Excluded</i>
Fire Protection - Automatic wet sprinkler				<i>NIC, Excluded</i>
Electrical hookup and power to structure; including machine & equipment connections, power receptacles, lighting and branch wiring and fire alarm - allowance	2,000	SF	\$10.00	\$20,000

Subtotal For App Bay - Erection & Dismantling, Utility Connections : **\$226,230**

OFFICE & LIVING QUARTERS - UTILITY CONNECTIONS

	Quantity	Unit	Rate	Total (\$)
Utility Hook Ups after Install				
Electrical	1	LS	\$5,000.00	\$5,000
Water	1	LS	\$1,500.00	\$1,500
Sewer	1	LS	\$2,500.00	\$2,500
Data/Telecom	1	LS	\$1,000.00	\$1,000
GC Coordination, Assistance with install, removal - allowance	1	LS	\$20,000.00	\$20,000
Kitchen Equipments				<i>NIC, Use existing</i>

Subtotal For Office & Living Quarters - Utility Connections: **\$30,000**

SITE MECHANICAL UTILITIES

	Quantity	Unit	Rate	Total (\$)
OPTION 1;				
Water				
Point of connection	1	EA	\$1,500.00	\$1,500
Waterline 1"	100	LF	\$50.00	\$5,000
Waterline 3/4"	24	LF	\$40.00	\$960
Reduced Backflow preventor	1	EA	\$1,500.00	\$1,500
Reduced pressure valve after backflow on the water meter	1	EA	\$1,500.00	\$1,500
Hose bibb	1	EA	\$750.00	\$750
Sanitary Sewer				
Point of connection	1	EA	\$10,000.00	\$10,000
Sewer line, C.I., 4" dia	56	LF	\$125.00	\$7,000

Sewer line, ABS 2" dia	104	LF	\$75.00	\$7,800
Cleanout	6	EA	\$1,100.00	\$6,600
Storm Drainage				
Point of connection	1	EA	\$4,000.00	\$4,000
Storm drain, 6" SCH 80 PVC	164	LF	\$76.00	\$12,464
(N) Drain inlet	3	EA	\$2,500.00	\$7,500
Site Demolition				
Trenching, excavation/disposal and repave	448	LF	\$75.00	\$33,600

Subtotal For Site Mechanical Utilities: \$100,174

SITE ELECTRICAL UTILITIES

	Quantity	Unit	Rate	Total (\$)
Temporary Joint Pole (Electrical and Telecom)	1	EA	\$4,000.00	\$4,000
Conduit Pole Riser	1	LS	\$2,500.00	\$2,500
(1)-3"C PVC Sch#80 Power Service Conduit in Trench - to Temp Joint Pole	26	LF	\$80.00	\$2,080
Panel "PH1" 200A MCB 208/120V	1	EA	\$5,000.00	\$5,000
ATS 200A 208/120V	1	EA	\$5,500.00	\$5,500
Grounding	1	LS	\$2,500.00	\$2,500
New Diesel Generator (allow 50kW) at Primary Location 208/120V including Testing/Commissioning, Concrete Pad	1	EA	\$73,300.00	\$73,300
200A Genset Feeder Conduit and Wiring in Trench (in Primary Genset Location)	20	LF	\$152.00	\$3,040
200A Feeder in EMT - ATS to Panel PH1	10	LF	\$115.00	\$1,150
30A Standard Rate EV Charging Station- Single Port	1	EA	\$7,000.00	\$7,000
30A Standard Rate EV Charging Station Conduit and Wiring in Trench	53	LF	\$40.00	\$2,120
30A Standard Rate Charge Station Conduit and Wiring Attached under Temporary Structure	91	LF	\$35.00	\$3,185
50A Rapid EV Charging Station - Single Port	1	EA	\$17,800.00	\$17,800
50A Rapid EV Charging Station Conduit and Wiring in Trench	40	LF	\$65.00	\$2,600
Testing/Permits/Fees/Coordination	1	LS	\$5,000.00	\$5,000
Trenching, excavation/disposal and repave	53	LF	\$75.00	\$3,975

Subtotal For Site Electrical Utilities: \$140,750

**APP. BAY - INSULATED SPRUNG STRUCTURE,
40' x 50' (24 Months Lease)**

	Quantity	Unit	Rate	Total (\$)
Fabric tensioned building structure, Signature SERIES 40' x 50' (ref. Rental Pricing from Sprung Structures dated 1/13/2022), including:	24	MO	\$6,500.00	\$156,000
1 - Corrosion resistant package				
1 - Insulated double personnel door				
1 - Graphic logo at entrance				
2 - Engineered flat ends				
2 - Insulated rolling service doors				
4 - Standard Framed openings for insulated structure				
12 - 75 lb hanging brackets				
12 - Earth anchors				
Additional Charges:				
Technical Consultant Per Diem (Erection & Dismantling)	2	EA	\$5,752.44	\$11,505
F.O.B. to Kensington, CA	1	LS	\$3,170.00	\$3,170
F.O.B. to Salt Lake City, Utah	1	LS	\$3,170.00	\$3,170
Misc. Allowance	1	LS	\$20,000.00	\$20,000
Subtotal For App. Bay - Insulated Sprung Structure, 40' X 50' (24 Months Lease):				\$193,845

**OFFICE & LIVING QUARTERS - MODULAR
STRUCTURE (24 MONTH LEASE)**

	Quantity	Unit	Rate	Total (\$)
Temporary mobile office trailer, 24' x 60'; including offices and 2-restrooms with carpet/linoleum flooring, vinyl wrapped interior wall covering, suspended ceiling, lighting fixtures, endwall HVAC ducted supply plenum, galvanized steel roof covering, stucco hardipanel siding, sliding windows, painted exterior doors, and prefinished interior doors (ref. Lease Quote provided by Pacific Mobile Structures dated 1/19/2022)				
Rental cost/month	24	MO	\$3,200.00	\$76,800
Installation cost	1	LS	\$17,500.00	\$17,500
Removal cost	1	LS	\$10,000.00	\$10,000
Miscellaneous allowance	1	LS	\$15,000.00	\$15,000
Subtotal For Office & Living Quarters - Modular Structure (24 Month Lease):				\$119,300

Lease Quotation #Q029282



Date: 1/19/2022

Company:
Kensington Fire Protection District
217 Arlington Ave
Kensington, CA 94707-1401

Site Location:
KFPD - Kensington
217 Arlington Ave
Kensington, CA 94707-1401

Ian Clark
Cell: 415.629.7443
Office: 209.846.7272

Contact:
Ron Kappe - 415.457.7801
ron@kappearchitects.com

Site Contact:
Bill Hansell - 415.378.9064
bhansell@kensingtonfire.org

Term: 18 Months

Rental Costs Per Month	Qty	Rate	Total
24x60 Office w/RR Rental	1	\$2,628.00	\$2,628.00
Rental - OSHA Step	1	\$19.00	\$19.00
Rental - ADA 6'6"x12' landing 38' switchback 5 tread step	1	\$357.00	\$357.00
Rental - Waste Manifold	1	\$10.00	\$10.00
Rental - Security Kit - Doors & Windows	1	\$25.00	\$25.00
Total monthly charges			\$3,039.00

Installation Costs	Qty	Rate	Total
Engineering - Site Specific Foundation Plan/Calcs	1	\$575.00	\$575.00
Delivery - Pilot Cars	2	\$325.00	\$650.00
Delivery - Permits	2	\$85.00	\$170.00
Delivery - Freight	2	\$613.00	\$1,226.00
ADA Ramp Delivery/Install (PW)	1	\$1,375.00	\$1,375.00
Vinyl Skirting Provide, Install, Remove Hitches (PW)	1	\$4,788.00	\$4,788.00
Prevailing Wage Install	1	\$3,975.00	\$3,975.00
Tiedown Install (PW)	20	\$145.00	\$2,900.00
Total startup charges			\$15,659.00

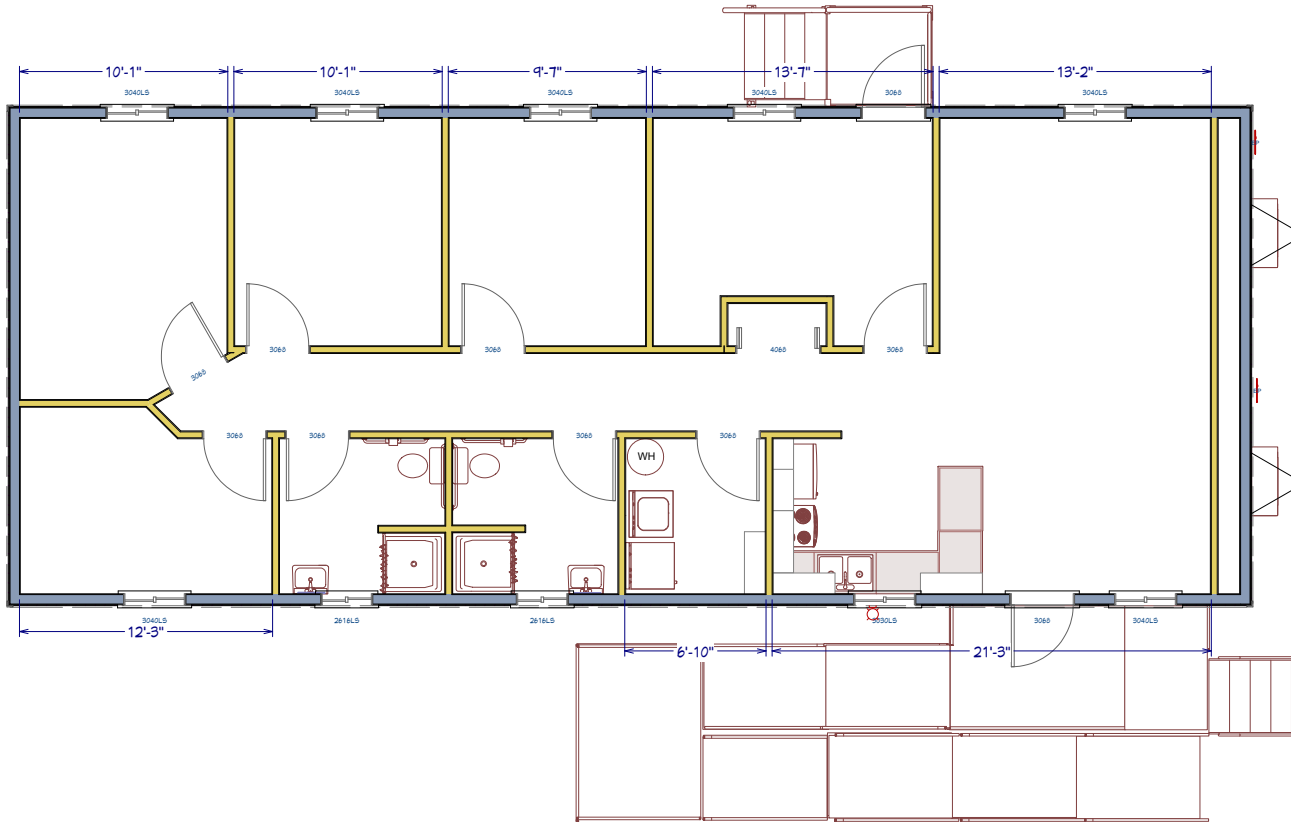
Estimated Removal Costs*	Qty	Rate	Total
ADA Ramp Removal/Return (PW)	1	\$1,375.00	\$1,375.00
Vinyl Skirting Removal (PW)	1	\$924.00	\$924.00
Prevailing Wage Teardown	1	\$3,150.00	\$3,150.00
Tiedown Removal (PW)	20	\$55.00	\$1,100.00
Return - Freight	2	\$613.00	\$1,226.00
Return - Pilot Cars	2	\$325.00	\$650.00
Return - Permits	2	\$85.00	\$170.00
Total end of lease charges			\$8,595.00

*Calculated at return using current market rates for lease terms greater than 12 mo.

Customer responsibilities: Site preparation, all connection to utilities such as water/sewer, electrical, phone/data, fire alarms/sprinklers, building permits, and permit fees. An insurance certificate that meets general liability and property damage requirements is required before delivery. Please be sure that the site is dry, compacted with minimum 1,500 PSF, level to +/- 6" difference in grade, and accessible by standard truck delivery. If the site is not fully accessible, there may be additional charges. Extra trip charges may occur if the customer decides to stop work in progress. Pricing excludes applicable taxes, ADA ramp access, prevailing wages, removal of axles/hitches, transport pilot cars, and permits (unless noted otherwise). The quote is good for 30-days and is limited to the availability of stock on hand. Please schedule as soon as possible to secure your preferred delivery date.

This drawing is the property of Pacific Mobile Structures, Inc. and may not be duplicated without approval. Actual features may vary due to available inventory.

ALL APPLIANCES NOT INCLUDED (JUST SHOWN AS EXAMPLE)



FEATURES

- Outrigger Chassis w/hitch
- Carpet & Lino Flooring
- Vinyl wrapped interior wall covering
- 8' suspended ceiling
- 2x4 troffer lights
- Endwall HVAC w/ducted supply Plenum wall ducted return
- Galvanized Steel roof covering
- Stucco Hardipanel siding Grey siding / Blue trim
- 3040 Horizontal sliding windows
- 3068 Painted steel exterior doors w/closer, passage, and deadbolt
- 3068 Prefinished interior doors w/Timely frame and passage

LEGEND

- Panel Box
- Porch Light
- Thermostat
- Duplex Outlet
- Light Switch
- Perm. Interior wall
- Temp. Interior wall
- Empty data box

UNIT #6144

24' X 60' MOBILE OFFICE

PACIFIC
MOBILE STRUCTURES

This drawing is the property of Pacific Mobile Structures, Inc. and may not be duplicated without approval. Actual features may vary due to available inventory.





A Faster
Way to Build

January 13, 2022

Bill Hansell
General Manager
Kensington Fire Protection District
217 Arlington Avenue
Kensington CA 94707

Telephone 415-378-9064
Email bhansell@kensingtonfire.org

Dear Bill Hansell

We are pleased to submit the following quotation for a Sprung Structure to be located at your site in Kensington, California. Sprung is the inventor of the stressed membrane structure which has been patented worldwide. With over 130 years of experience, Sprung offers an innovative, cost effective building alternative which dramatically accelerates construction timelines while providing complete flexibility for the future.

STRUCTURE DESCRIPTION:

Signature SERIES 40 feet wide by 50 feet long, measured by maximum width by maximum length including the following accessories:

- 1 - Corrosion Resistant Package
- 1 - Insulated Double Personnel Door(s) c/w Hood, High Traffic Panic & Closers (6'0"X7'0")
- 1 - Graphic Logo at Entrance
- 2 - Engineered Flat End(s) - Insulated No Liner c/w 1 bay of cable bracing
- 2 - Insulated Rolling Service Door(s) 12' W X 12' H c/w Electric Operator (110V/220V - NEMA1 - 1/2HP Single Phase) c/w frame
- 4 - Standard Framed Opening(s) for insulated structure - size 4' wide by 4' high and smaller
- 12 - 75 lb. Hanging Brackets - Interior suspension eye-nuts, powder coated or mill finish
- 12 - Earth Anchors
 - 8" (R-25) Blanket of fiberglass Insulation c/w white or foil backing - no interior liner c/w white polypropylene
 - Conduit Holes Set as per diagram provided by Sprung
 - Engineered Stamped Drawings
 - Perimeter Flat Bar
 - Polyurethane opaque membrane with Daylight Panels (Standard)

PLEASE NOTE:

It is the responsibility of your contractor to connect any and all electrical for any options requiring power. Electrical specifications can be provided

ARCHITECTURAL MEMBRANE:

Polyurethane opaque membrane, complete with daylight panels.

AVAILABILITY:

Normally from inventory.

ROLLING SERVICE

Although the Sprung Structure above can normally be delivered in a very short time period, the Rolling Service Doors listed generally have a much

DOORS: longer lead time and will likely arrive and be installed by a local installer after our technical consultant has left the site. You will be required to supply a forklift (or hoisting equipment) and a small manlift, to lift the door in place and install. Electrical hookup, if applicable, is not included. For remotes sites, not easily accessible from a major center, the Sprung Technical Consultant will supervise the installation of the Rolling Service Door(s). In these cases, two workers will be required for approximately two (2) 8 hour working days per door and you will be required to supply the forklift and small manlift for the installation.

SPECIAL CORROSION PROTECTION: Sprung structures utilize a military grade, corrosion resistant aluminum substructure, which offers unrivalled corrosion protection. Depending on the shape, size and accessories selected for your structure, there may also be a limited number of miscellaneous steel components required. For long term performance of all steel components, they will be treated with two complementing types of ZINC based protection. The steel is first hot dipped galvanized, post production, to ASTM A123. The second type of protection is a two-stage powder coat with a ZINC hybrid primer and UV stable top coat. All structural bolts will be provided with a proprietary zinc flake coating.

INTERIOR HANGING DETAILS: Sprung Instant Structures offers a large selection of brackets and hangers which can be utilized for the hanging of lighting, HVAC and any other items that may need to be suspended from the interior of the structure. The type and size in each case will depend on weight and proposed position. Please contact your Sprung representative for diagrams and further details.

ERECTION: We will supply a Technical Consultant on site to provide advice on the best methods of structure assembly and erection to a construction supervisor (or equivalent). The Technical Consultant is not authorized to perform any other services or directly supervise workers, customer is responsible for supervision of and safety compliance in structure location, orientation, assembly, and erection. The Technical Consultant is not a project manager, customer is solely responsible for project management if this is a requirement.

Required equipment and manpower:

- a) Manlifts
- b) Appropriate fall protection (body harness and lifeline).
- c) Electrical power to site.
- d) Estimated 6 workmen for approximately 11, 8 hour working days, approximately half of which should be manlift qualified. Total manhours to complete is estimated at 528.
- e) A supervisor with construction experience.

Note: Above time estimation does not include an allowance for the Rolling Service Doors which will be delivered and installed by closest regional installer.

PICKER: We request that you supply a picker with operator and rigger to assist in raising the free span aluminum beams will be required during the erection sequence. It will be needed for approximately 4 hours.

HAND TOOLS: Although specialized hand tools are supplied for your use at no charge, you are responsible for the tools while they are at your site and until picked up

by Sprung following completion of the erection of the structure. Lost, stolen, or damaged tools will be billed at their full replacement cost.

ANCHORAGE:

Earth anchors, in connection with drift pins may only be used providing adequate soil conditions exist. Base reactions will be provided where required. A compressor complete with 90 lb. jack hammer, will be needed to install these anchors. In order to optimize the erection time for the structure, earth anchors should be installed prior to delivery of the structure and prior to arrival of the technical consultant. A detailed drawing will be provided by Sprung showing anchor locations. Perimeter aluminum flat bar will be supplied to secure the architectural membrane to the asphalt pad. The quality of the asphalt will determine the effectiveness of this procedure. It should also be noted that flat bar will not stop surface water from migrating into the structure since there is no means of ensuring a water tight seal when attaching flat bar to asphalt.

DISMANTLING:

Rented structures will require our Technical Consultant for dismantling. The same terms as outlined above under the heading "Erection" and "Technical Consultant" will apply. It will be your responsibility to return the structure and tools, prepaid, to the depot in Salt Lake City, Utah.

RENTAL PRICING	
F.O.B. Salt Lake City, Utah, USA, Incoterms 2010, sales and/or use taxes extra.	
24 MONTH FIRM RENTAL FOR STRUCTURE PAYABLE MONTHLY IN ADVANCE:	\$6,353.00 / month
12 MONTH FIRM RENTAL FOR STRUCTURE PAYABLE MONTHLY IN ADVANCE:	\$12,311.00 / month
TERMS, O.A.C: Payable monthly in advance.	
PURCHASE OPTION: The Lessee has the option to purchase the structure as follows:	
If all rental payments have been made on time during the first three months of the rental period, 100% of these payments will be credited towards the purchase price, <u>or</u> alternatively	
For the 12 Month Rental Option: If all rental payments have been made on time during the first twelve months of the rental period, 70% of all twelve payments will be credited towards the purchase price <u>or</u> alternatively	
For the 24 Month Rental Option: If all rental payments have been made on time during the first twenty four months of the rental period, 70% of all twenty-four payments will be credited towards the purchase price,	
Note: Any purchase option can be exercised by presentation of Renter's check for the full purchase price, less the applicable credit, prior to the expiry of the applicable rental period.	

PURCHASE PRICE	
STRUCTURE AND ACCESSORIES AS ABOVE: F.O.B. Salt Lake City, Utah, USA, Incoterms 2010, sales and/or use taxes extra.	\$181,732.50

TERMS, O.A.C: 50% with order; balance upon delivery of the structure.

ADDITIONAL CHARGES	
Technical Consultant Per Diem: The Technical Consultant's travel, accommodation, and meals will be charged to you at the fixed cost shown.	\$5,752.44
Delivery: On your behalf, we can arrange for delivery of this structure by commercial carrier to your site in Kensington, California at the fixed cost shown. This structure is sold F.O.B. Utah, 2010 Incoterms. Sprung will maintain responsibility for the shipment and will insure the shipment up until the point of delivery. Customer is responsible to receive and unload freight in a timely manner.	\$3,170.00

**PERMITS,
LICENSES AND
TAXES:**

It will be your responsibility to obtain all permits, licenses and pay all applicable taxes. This structure is designed to meet the CBC 2019

**ONSITE
ENGINEERING
INSPECTIONS:**

If onsite engineering inspections are required, please advise our sales office to request a quotation. These services will be quoted at our cost. Onsite inspections are not included as a part of Engineered Stamped Drawings.

GUARANTEE:

To demonstrate our confidence in the quality and longevity of the Sprung Structure, our product comes with a 50 year pro-rata guarantee on the aluminum substructure and an architectural membrane pro-rata guarantee, in accordance with the attached Guarantee Certificate.

NOTE:

This quotation is valid for 30 days.

Thank you for the opportunity to submit this quotation and we look forward to being of service to you in the future.

Yours very truly,
Bo Comings

Business Development Manager
SPRUNG INSTANT STRUCTURES, INC.

Sprung Instant Structures

This Guarantee is presented to:

Kensington Fire Protection District

The architectural membrane and aluminum materials utilized in Sprung Structures have been selected for their proven strength, durability and longevity. To show our sincere confidence in our product, Sprung Instant Structures is pleased to issue the following guarantees.

ARCHITECTURAL MEMBRANE WITH POLYURETHANE COATING

All membranes used are water and mildew resistant, insect proof and flame retardant. They withstand extreme climatic variations and contain ultra-violet inhibitors to reduce degradation by the sun's rays. Flame retardant status has been warranted by the membrane suppliers.

Sprung Instant Structures guarantees to supply new replacement membrane, on a pro-rata basis at the then current price, for membrane which deteriorates from any of the aforementioned factors within FIFTEEN (15) YEARS from the date of delivery of the structure(s), for polyurethane coated architectural membranes in white, tan or gray colors.

EXTRUDED ALUMINUM SUBSTRUCTURE AND COMPONENTS

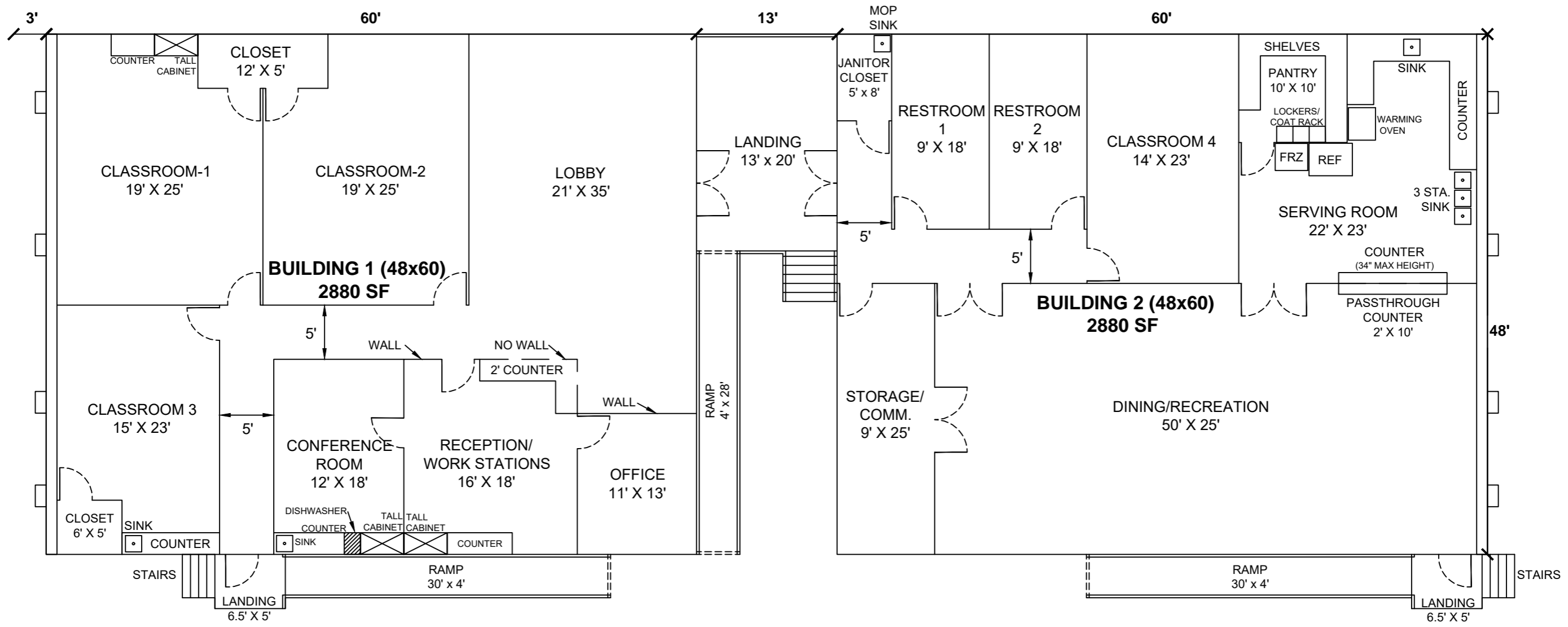
Aluminum used is professionally engineered and is of the highest quality and structural capability. Sprung Instant Structures guarantees to replace, on a pro-rata basis at the then current price, any aluminum which deteriorates from normal usage within FIFTY (50) years from the date of delivery of the structure(s).

The guarantee will not be valid if a Sprung technical consultant is not present during all erections and dismantling's of the structure during the guarantee period or if any payments associated with the structure(s) are not made on time.

January 13, 2022



PHIL SPRUNG - PRESIDENT



DUAL 48' X 60' BUILDINGS













Rev. Kristin Grassel Schmidt & Rev. Christian Schmidt, Co-Ministers

1 Lawson Road, Kensington, CA 94707 * 510-525-0302 * uucb.org

September 26, 2019

Julie Stein, Board President
Kensington Fire Protection District
217 Arlington Ave.
Kensington, CA 94707

Dear Ms. Stein,

Thank you for your interest in leasing space on our campus for a temporary fire station while the current station building is being renovated.

The Unitarian Universalist Church of Berkeley (UUCB) is very interested in working with you and your board on this project. We wholeheartedly support the work of the Kensington Fire Protection District (KFPD) and would welcome them on our campus.

We understand that you are interested in leasing our lower parking lot of approximately 5,100 square feet for approximately one year. We are very willing to work with you to explore a mutually beneficial arrangement. Should there be other spaces on our campus that better meet your needs, we would be happy to discuss these options as well.

We are committed to helping KFPD find a suitable space and working with you to ensure the safety and security of our community.

Please contact me at 510-525-0302 or at ed@uucb.org to continue this conversation. I have been fully authorized by our board to enter into negotiations with KFPD.

Thank you for your time and consideration,

Tess Snook O'Riva, Executive Director
Unitarian Universalist Church of Berkeley