



KENSINGTON FIRE PROTECTION DISTRICT

DATE: July 14, 2021

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 6b**
Public Safety Building Renovation - Progress Update Including Architect Selection, Structural Engineer Selection, and Budget Amendment

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Direct the General Manager to 1.) Enter into services contracts on behalf of the KFPD with MarJang Architecture and ZFA Structural Engineers to proceed with project design and engineering for the renovation of the Kensington Public Safety Building in accordance with the approved motion detailed in Agenda Item 4c of the April 14, 2021 KFPD Board of Directors meeting; and 2.) Amend the FY2021-2022 Budget to include Capital Inlay from the reserves of up to \$484,252 to fund the estimated Capital Outlay costs described in MarJang's and ZFA's fee proposal.

Background

On June 21st and 22nd, 2021, GM Hansell, President Nagel, and Director Dommer interviewed the three firms who responded to the District's RFP for full architectural services to renovate the PSB as approved in the April 14, 2021 Board of Directors meeting. The prospective consultants included Guitierrez/Associates of Oakland, LCA Architects of Oakland/Walnut Creek, and MarJang Architecture of San Francisco. All three presented relevant experience, expanded on their interest in the project, and toured the building. Despite this close field of qualified candidates, MarJang Architecture stood out with their thorough proposal and proactive investigation of the project, as well as their innovative past public safety building work, clear schedule and work outline, environmentally sensitive interior design approach, extensive project team recommendation, and stakeholder communication skills. Although the RFP stated that selection would "not be based solely on cost", MarJang Architecture presented a complete cost proposal that was substantially less than the other two candidates. In a subsequent review of the interviews, GM Hansell, President Nagel, and Director Dommer agreed that MarJang Architecture would be a great fit for the Public Safety Building renovation project and, therefore, highly recommend that the District engage them in a services contract. GM Hansell followed-up with phone calls to MarJang Architecture's reference list of past clients, all of whom were highly complimentary of the firm's work and professionalism. MarJang Architecture's proposal is attached here for reference.

Separately, (2) engineering services proposals were received from IDA Structural Engineers of Oakland/Portland and ZFA Structural Engineers of SF/Silicone Valley/Sacramento/Napa/Santa Rosa. While IDA worked on the prior analysis of the building and presented a complete proposal for the full structural engineering scope of work, ZFA is also a highly regarded engineering firm in the Bay Area with direct experience on buildings in Alquist-Priolo Earthquake Fault Zones and

seismic evaluations of numerous fire stations. Either firm would be a good choice but MarJang Architecture has direct experience with ZFA and brought them to the table as part of their proposed team, as noted in their package. As with the Architecture RFP, the Structural Engineering RFP noted that cost would not be the sole determinant for selection, but ZFA proposed a fixed fee 30% lower than IDA's. After receiving the proposals, GM Hansell discussed the project in depth with both firms and, given the expertise, team relationship with MarJang Architecture, and cost savings, recommends that the District engage ZFA for structural engineering services on the project. ZFA's proposal is attached to this report.

In order to fund the work of the architect and structural engineer, GM Hansell recommends that the motion to contract with MarJang Architecture and ZFA Structural Engineers include the amendment of the FY2021-2022 Budget to utilize appropriate funds from the reserves, i.e. Capital Inlays, to cover the cost of the work, i.e. Capital Outlays. The project fees chart in MarJang Architecture's proposal totals \$484,252 and, therefore, that is recommended as the total amount to be approved at this stage as the projected "soft costs." It should be noted, though, that amount is for all consultants and for all stages of the project, including construction. Not all the sub-consultants will be engaged immediately and the schedule of the phases will vary based on numerous outside factors such as permitting, bidding, scheduling coordination, etc. Thus, these expenses will stretch out over the fiscal year and, depending on the actual construction schedule, into the subsequent fiscal year(s). Expenses will be tracked and reported on a monthly basis as part of the Board's regular meeting financial reports.

As an additional progress update on the renovation project, it should be noted that laser-measured CAD backgrounds of the existing PSB were commissioned and completed on July 1st, 2021. These files will be provided to the architects and engineers so they can begin work with accurate existing information previously unavailable.

With regards to the planning of temporary facilities, GM Hansell and Chief Pigoni met with the Executive Director of the Unitarian Universalist Church of Berkeley to tour the grounds and discuss the potential use of the lower parking lot during construction of the renovation project. In addition to the parking lot, there are some interior spaces that are available, if needed. Chief Pigoni provided a tentative program, or needs-list, to GM Hansell, and has spoken with the El Cerrito Planning and Building officials about the required permits that must be obtained. Further study of this location will continue as more information is gathered on utilities and potential consultants necessary to advise on storage units, trailers, and other required temporary structures.

GM Hansell is consulting with Mack5 on the above temporary facility needs/process, as well as on the appropriate consultant services contract templates.

Fiscal Impact

If approved, up to \$484,252 of the KFPD capital improvement reserves will be used to fund the soft costs of the PSB renovation project over one or more fiscal year cycles.