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Date: April 11, 2024  
To: Board of Directors  
Submitted by: David Aranda, Interim General Manager  
Subject: Geo Technical Work for Possible Building Site

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### **Recommendation**

Approve moving forward with the DLR group performing Tasks 1-3 at a cost of \$60,300 and using Kropp and Associates to perform phase two of the Geotechnical survey at a cost not to exceed \$70,000.

### **Background**

The process to locate the Kensington Police Department back in Kensington has been an ongoing deliberate process. This is one of the most important decisions any board of Kensington will ever make. With that said I would ask each board member and all residents to allow the process to proceed without making assumptions about final decisions to be made.

The Board has reached a decision through extensive research to not return to the Public Safety Building and to consider the only real option that exists in returning to Kensington by utilizing the District property on Arlington. The next step that was necessary was to have the property surveyed and the topography properly noted so that professionals could determine the best spot for a building and what the costs would be to build such a building. The map from the survey will be provided prior to the meeting.

This agenda item focuses on the next steps. Alan Kropp did an initial study to determine the feasibility of building on the property regarding geotechnical problems, i.e. earthquake faults and landslide potential. His next phase would be to perform actual boring of the site to confirm that the district is not going to build a building on a fault or slide area. Attached is an e-mail regarding correspondence on this subject. Mr. Kropp's need to complete his work includes additional information which leads to the need to contract with the DLR Group, Tasks 1-3. Please see the attached proposal.

In a discussion with Mallory Cusenbery of the DLR Group it was enlightening to see the overall needs to determine if the process of placing a police building on the property is feasible.

## Geotechnical Work for Building Site

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Please note that the work by the DLR Group and Kropp & Associates is necessary to move forward in placing a new building on the property or the possibility of the modular on the property or simply having the information for future reference should it be determined to wait on a police building in Kensington because of the financial costs.

The determination of the financial costs associated with the impact on Kensington voters will be made in due time and is part of the process. The District is not there yet. So please let the process play out. The Board is very sensitive to informing Kensington residents of what the costs will be and that will happen before any major decisions are made regarding the building.

### **Exhibit(s)**

- E-mail regarding correspondence on this subject
- Proposal
- Survey Map (to be provided at a later date)

**From:** Alan Kropp <[akropp@akropp.com](mailto:akropp@akropp.com)>  
**Sent:** Friday, December 1, 2023 2:52 PM  
**To:** David Aranda <[DAranda@kppcsd.org](mailto:DAranda@kppcsd.org)>  
**Subject:** RE: moving forward

David-

I just realized I never got back to you. Depending on the conceptual layout of the facilities, the cost would likely be in the range of \$50-70K (about what we proposed for the study for police facilities in the parking lot across Arlington from the church). I hope that helps!

**Alan Kropp, G.E.**  
President, Principal Engineer  
Alan Kropp & Associates  
2140 Shattuck Avenue, Suite 910  
Berkeley, CA 94704  
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**From:** David Aranda <[DAranda@kppcsd.org](mailto:DAranda@kppcsd.org)>  
**Sent:** Monday, November 27, 2023 11:21 AM  
**To:** Alan Kropp <[akropp@akropp.com](mailto:akropp@akropp.com)>  
**Subject:** Re: moving forward

Yes. Thank you. Any chance of a ballpark dollar amount from you?  
Sent from my iPhone

On Nov 27, 2023, at 11:07 AM, Alan Kropp <[akropp@akropp.com](mailto:akropp@akropp.com)> wrote:

David-

Although detailed architect drawings would be nice, they are not a requirement for the next phase if you wish to put off a detailed geotechnical report for the final project design. That means if there are not detailed plans there could be the need for additional subsurface exploration after a draft of the final design is prepared. For now, the critical information I need is the layout of the facilities on the property, and the depth of any grading (cutting or filling). If you can get that limited data from your architect or planner, it would be sufficient for me to proceed to the next phase of work. That phase will include fault trenching and borings for slope stability assessment.

Does that make sense? Contact me if you have further questions.

**Alan Kropp, G.E.**

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**From:** David Aranda <[DAranda@kppcsd.org](mailto:DAranda@kppcsd.org)>

**Sent:** Monday, November 27, 2023 8:58 AM

**To:** Alan Kropp <[akropp@akropp.com](mailto:akropp@akropp.com)>

**Subject:** moving forward

Hi Alan: Thank you again for the initial geotechnical studies for our police station location on Arlington. In looking at your report, specifically "Future Work" it appears that the District now needs to give you a set of plans for the police building in order for you to perform detailed geotechnical/geologic investigations of the site, is that correct? Is it possible to provide me with a ball park dollar amount in what you described as needing to be done for the next phase? I know the board is concerned that the district spend the money for detailed plans with an architect and then your findings put a squash to the development of the site. Any thoughts on how I might respond to the board in that regard? Thank you for your help. David.

David Aranda  
Interim General Manager

March 13, 2024

David Aranda  
Interim General Manager  
Kensington Police Protection & Community Services District  
DAranda@kppcsd.org  
10940 San Pablo Avenue  
El Cerrito, CA 94530

Reference: ***Kensington Police Department Preliminary Site Feasibility Study  
Fee Proposal***

Dear Mr. Aranda,

**DLR Group | RossDrulisCusenbery** (DLR|RDC) is pleased to provide the following proposal for architectural site feasibility study and cost estimating services for a potential new future home for the Kensington Police Department (KPPCSD).

#### **BACKGROUND**

The KPPCSD has requested a *Preliminary Site Feasibility Study* as an initial assessment of the opportunities and constraints associated with the proposed site on Arlington Avenue at the intersection of Arlington Court, in Kensington CA. The objectives of this study will be to: 1) develop a conceptual understanding of the site's size and functional feasibility; 2) identify potential complexities associated with development; and 3) quantify potential costs associated with this development. Based on the *Preliminary Site Feasibility Study's* findings, the KPPCSD will have sufficient information to inform a decision about the relative suitability of the site and next steps forward.

#### **SCOPE OF WORK**

The proposed scope of work associated with developing a *Preliminary Site Feasibility Study* is outlined in the following outline of steps:

**Task 1 - Data Gathering & Program Confirmation.** This task involves determining preliminary code criteria that will influence the utilization of the site. Includes preliminary planning/zoning code review and preliminary opinion about required parking count (secure, public, and accessible). Documentation of proposed building size, per KPPCSD.

*Deliverable: summary documentation of applicable codes as they apply to proposed site.*

**Task 2 -- Feasibility Study Site Concepts.** This task involves studying conceptual site plan options and developing a preferred site location. Studies will address building footprint, site access points and

driveways, landscape and conceptual stormwater management areas, parking, setbacks, and conceptual re-grading.

This effort will include initial study of two (2) alternatives that address building footprint locations and site layout options, alternative site grading/drainage scenarios, and alternative parking schemes. The preferred approach will be documented in one (1) final conceptual site configuration for these elements. Final graphics for Task 2 will be a 2-dimensional site plan that documents the above content. Site plan will be in color, and will represent the project in the neighborhood context, showing conceptual landscape treatments as well.

*Assume study of two initial site options, and preparation of one (1) final conceptual site utilization plan.*

**Task 3—Conceptual Grading Scenarios.** For this task, RDC will engage a civil engineering sub-consultant in support of developing conceptual grading and drainage scenarios. Includes developing civil related pre-concept level designs related to civil elements, primarily utilities, grading, wall locations, and significant accessible paths of travel. Summary narrative of site plan options will assist in understanding the opportunities and constraints along with conceptual pricing.

*Assume two (2) conceptual grading studies, and one (1) final conceptual grading diagram corresponding to the selected scheme. 3 virtual meetings/workshops and one site visit. Assumes site survey is complete, legible, provided in AutoCAD and that all underground utilities that are on site or would serve the future building are shown with invert information.*

**Task 4—Concept-Level Cost Opinion.** RDC will engage the services of a cost estimator to develop a high-level cost opinion that addresses the specifics of this building type and the complexity of the context. The resulting estimate will offer the KPPCSD an order-of-magnitude cost opinion for construction costs.

*Deliverable: concept-level order-of-magnitude cost opinion.*

**Task 5 – Meetings & Presentations.** For Task 4, RDC will meet with representatives for the Police Department, present findings at appropriate Board meetings, meet with code officials, and prepare presentation materials as needed.

*Assume four (4) meetings maximum.*

### **Exclusions**

1. Services more than those described above.
2. Site topographical survey.
3. Programming, preliminary space requirements, space standards, or other basis of design analysis.
4. Geotechnical and site hazards analysis/engineering.
5. Community outreach, engagement, facilitation.
6. Detailed site re-grading analysis and engineering.
7. Cost reconciliation and value engineering.
8. CEQA study services including Initial Study, traffic study, vehicle miles traveled, green house gas emissions, biological and cultural resources, and acoustics.

- 9. Phase I or Phase II Environmental Assessment services
- 10. Meetings beyond four (4).

**FEE**

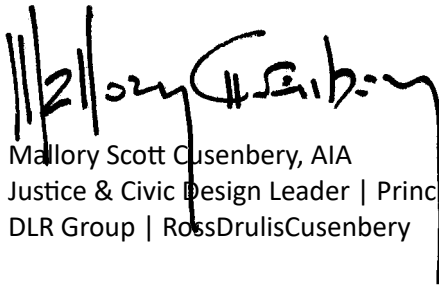
The fee for services outlined above, including reimbursable expenses, is as follows:

Task 1	\$5,600
Task 2	\$35,700
Task 3 ( <i>by BKF Engineers</i> )	\$ 19,000
Task 4 ( <i>by Mack 5</i> )	\$5,000
Task 5	\$7,400
<b>Total (<i>pending Task 3</i>)</b>	<b>\$72,700</b>

Thank you for this opportunity to provide services to the KPPCSD. Please contact me if you have any questions or require any additional information.

Sincerely,

Mallory



Mallory Scott Cusenbery, AIA  
Justice & Civic Design Leader | Principal  
DLR Group | RossDrulisCusenbery