

PUBLIC SAFETY BUILDING SITE SELECTION PROCESS

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Prologue

- Time is of the essence with construction costs escalating at 8% to 10% annually
- The existing building would not survive a Richter 7 earthquake
- The existing building is obsolete with high costs for seismic upgrade and continuing maintenance
- We cannot build a new building on the existing site
- The Park is the only building site to be found that meets the needs of both the KPPCSD and the KFPD

Existing Public Safety Building Problems

- Significant seismic deficiencies and a Richter Scale 7 earthquake could result in loss of life and an uninhabitable structure
- The existing building site cannot be used for a new building site with an earthquake fault only 50 feet away
- The site is too small to accommodate a modern fire and police facility

PROJECT BOUNDARY



ARLINGTON AVE

Renovating the Existing Public Safety Building

- The existing building could be renovated with a seismic renovation upgraded to an Essential Facility level
- Other expenses include annual maintenance and deferred maintenance such as new roof and HVAC
- The existing building is undersized by 3,500 square feet and does not work functionally for either the Fire District or the Police District
- The fire department may need the entire existing building if we are forced stay in the building

The Existing Building Is A Poor Investment

- Again, it is 50 feet from an earthquake fault
- A seismic upgrade and deferred maintenance and annual maintenance would cost about \$2.5 million
- Our experience is that maintenance averages about \$130,000 annually now and may average 5% increase to about \$200,000 annually in the future for the next 20 years for a total of around \$4.1 million

A Replacement Building in Kensington Park

- The park site is the only identified site available. The fact that the park site is in the center of town makes it a perfect site and could be sheltered from a major fire
- The preferred site is adjacent to the library building facing Arlington Avenue about 300 feet from the stop light and intersection
- The fire district engines can control the traffic signal for pedestrian safety and oncoming traffic for the fire calls that average one call a day



kfpd public safety site study

- Legend**
- Arlington
 - 🏛️ Arlington Community Church
 - 🏠 Growing Light Montessori
 - 📖 Kensington Library - Contra Costa County Library
 - 🌳 Kensington Recreation Dept
 - 📐 Polygon Measure

Google Earth
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100 ft

A Replacement Building in Kensington Park

- A new replacement building on the park site was estimated in mid-2017 to be about \$7.5 million plus soft costs of \$2+ million, or about \$10 million total
- A rough updated building to start of construction beginning 2020 for about \$9.6 million plus soft costs of \$2+ million, or about \$12 million total
- We will need community input to develop an appropriate design

What Does KFPD Need from KPPCSD?

- We need to have a reliable legal opinion that the site can be developed
 - We are asking for a 20,000 to 25,000 square foot area --- about 0.5 to 0.6 acres out of the 13-acre park
 - That site would be next to the library and facing Arlington Avenue and would not obstruct any views from the park above
- Once the KFPD Board approves the project and financing plan, our design team is in place and ready to go

What Does KFPD Need from KPPCSD?

- Police and Fire are necessary services to the Kensington community, and we need KPPCSD and KFPD to communicate to the community that we have no other site to consider
- We understand the KPPCSD needs the ability to work out its final police organization and this can then be accommodated into the final design solution