



KENSINGTON FIRE PROTECTION DISTRICT

DATE: July 17, 2024
TO: Board of Directors
RE: Public Safety Building Project Update
SUBMITTED BY: Mary Morris-Mayorga, Consultant

Recommended Action

For information only, no action is requested at this time.

Background

The project team (contractor, architect/design, and construction manager) continues to work daily on construction and project administration (e.g. review/respond to RFIs, review/respond to submittals and change orders; site visits/meetings; and review construction schedule). Progress photos are included.

Given the project is nearing completion, all hands have been on deck even more regularly to ensure a successful final completion and the recent time commitment has been extensive. We are grateful to Tim Barry for assisting since the tasks are too numerous for one person to manage even with the project team. Many items require the District to coordinate, facilitate, and/or participate in: communication systems and partners (fiber lines, system tests/inspections/training, information technology, etc.); furnishings; landscaping, etc.

The lockers in the plan were not conducive to firefighters' storage of items so the design team worked with the fabricator to modify them at a reasonable cost rather than completely start over. Last week we planned furniture for rooms that will meet the needs of the range of users (firefighters, staff, Board, public) and has the wearability needed while still well within budget. The final order including installation is in progress (or near completion by the time of the meeting). Colors are classic that coordinate well with the interior of the building and the design team will create a color board for us.

Project Completion

Substantial completion per the schedule would have been May 31, 2024 with the contract allowing 30 days max for completion of punch list items; however, the walk through was completed on 6/25 and the punch list items are in progress. Mack5 is confirming the new completion date in accordance with the schedule, but it is anticipated that the District will be able to move in by early to mid-August with some items still in progress that will not hinder usage and occupancy.

Fiscal Impact

An update on the project budget versus expended is included below, including change orders.

	Project Budget (6/19/2024)	Change Orders/ Additional Services	Expended 6/30/2024	Remaining Budget
Public Safety Building:				
Construction - CWS	\$ 6,217,541		\$ 5,968,118	\$ 249,423
Construction - District direct costs	191,828		96,192	95,636
PSB Renovation Design/Engineering	822,740		451,732	371,008
Permits/Inspection/Testing	141,017		121,982	19,036
Construction/Project Management	488,047		429,432	58,615
Furniture, Fixtures, and Equipment	135,000			135,000
Legal Counsel	130,000		57,753	72,247
Temporary Fire Station:				
Construction Cost	598,289		598,289	0
Design/Engineering/Project Management	107,573		80,116	27,457
Relocation	221,566		209,832	11,734
Sub-Total:	\$ 9,053,601	\$ -	\$ 8,013,446	\$ 1,040,155
Project Contingency Allowance	300,000	-	-	300,000
Total Project Budget	\$ 9,353,601	\$ -	\$ 8,013,446	\$ 1,340,155

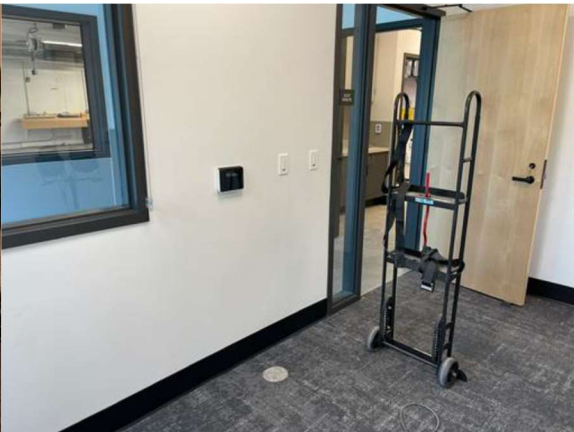
First Floor
Meeting Room



Storage Room



Administration/Office

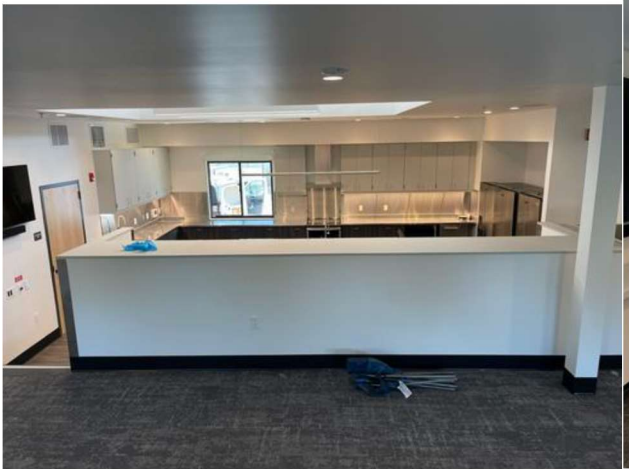


Second Floor

Offices



Kitchen/Dayroom





KENSINGTON FIRE PROTECTION DISTRICT

DATE: June 19, 2024
TO: Board of Directors
RE: Public Safety Building Project Update
SUBMITTED BY: Tim Barry, Interim General Manager

Recommended Action

For information only, no action is requested at this time.

Background

Ongoing

The project team (contractor, architect/design, and construction manager) continues to work daily on construction and project administration (e.g. review/respond to RFIs, review/respond to submittals and change orders; site visits/meetings; and review construction schedule). Since the last board meeting I've visited the site twice to meet with the construction team and had two Zoom meetings concerning the ordering of furniture for the station. I made arrangements for the compressor, in storage on a pallet at our storage facility in San Leandro, to be moved to the station for placement and confirmation of the fittings for connection to station electrical circuits. Once the station is occupied, the district will have to move the many pallets of items in storage to a location where they can be gone through by district staff and managed. Similarly, the storage room KFPD rents from KPPCSD at their portable building has items to be moved into the office area of the PSB and managed at the end of construction.

Schedule and Current Work

The contractor represented that substantial completion would be May 31, 2024 with the contract allowing 30 days max for completion of punch list items. That date came and went with items still not completed to qualify for a final walk through and establishment of the punch list. When a punch list is established, move-in may occur including furniture delivery. We don't have a new date of Substantial Completion from the contractor. The elevator was late in arriving for installation, and final testing has not been completed. Quite some time ago, the contractor asked for a replacement elevator, which was granted, but the power requirements were not exactly compatible with building power and our engineers have recently been working with the contractor on a solution which is forthcoming. Trenching along the north side of the building has taken place for access to a number of utility lines located in a congested space. The ATT phone and internet lines have to go into an existing conduit and meet new conduit for entry to the building. The phone, internet, and alarm systems are arranged, with ATT scheduled to bring new lines to the building on June 14th at which time the elevator alarm and building alarms will be tested. A furniture order is being priced and planned, with input from fire staff, to be used in conjunction with items being used in the temporary fire station and those in storage I attended several project team site meetings, toured the building and noted progress, reviewed current issues and change order requests, and viewed the look ahead of work to be expected in the next couple of weeks. The board is discussing a change in the exterior paint color that they felt was too dark. The discussions with the neighbor to the north resulted in no changes to the bushes on their property necessary, due to the ability to run all the utility lines and landing for the side door of the apparatus bay within the district property line without damaging the bushes, to which the neighbor was quite relieved. Work in recent weeks included final interior painting, carpeting and flooring installed, preparation for utilities connections, installation of cabinetry, kitchen appliances, and completion of bathroom areas. System installations and testing, continued kitchen installations, finish work and site clean up will take place in the next couple of weeks, working toward Substantial Completion and establishment of the punch list. Progress photos are included.

Fiscal Impact

An update on the project budget versus expended is included below, including change orders.

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	Revised Project Budget <i>(6/19/2024)</i>	Change Orders/Additi onal Services	Expended 5/31/2024	Remaining Budget
<u>Public Safety Building:</u>				
Construction - CWS	\$ 6,217,541		\$ 5,746,741	\$ 470,800
Construction - District direct costs	191,828		96,192	95,636
PSB Renovation Design/Engineering	822,740		410,502	412,238
Permits/Inspection/Testing	141,017		121,982	19,036
Construction/Project Management	488,047		405,782	82,265
Furniture, Fixtures, and Equipment	135,000			135,000
Legal Counsel	130,000		57,753	72,247
<u>Temporary Fire Station:</u>				
Construction Cost	598,289		598,289	0
Design/Engineering/Project Management	107,573		80,116	27,457
Relocation	221,566		201,306	20,259
Sub-Total:	\$ 9,053,601	\$ -	\$ 7,718,664	\$ 1,334,938
Project Contingency Allowance	300,000	-	-	300,000
Total Project Budget	<u>\$ 9,353,601</u>	<u>\$ -</u>	<u>\$ 7,718,664</u>	<u>\$ 1,634,938</u>

Attachment: Kensington Public Safety Building Construction Progress Photos



