



Date: January 9, 2025

To: Board of Directors

Submitted by: David Aranda, Interim General Manager

Subject: Discussion and the Pricing Options Regarding Housing the Administrative and Police Departments in Kensington/El Cerrito

Recommendation

This is a discussion item only. No action will be taken.

Background

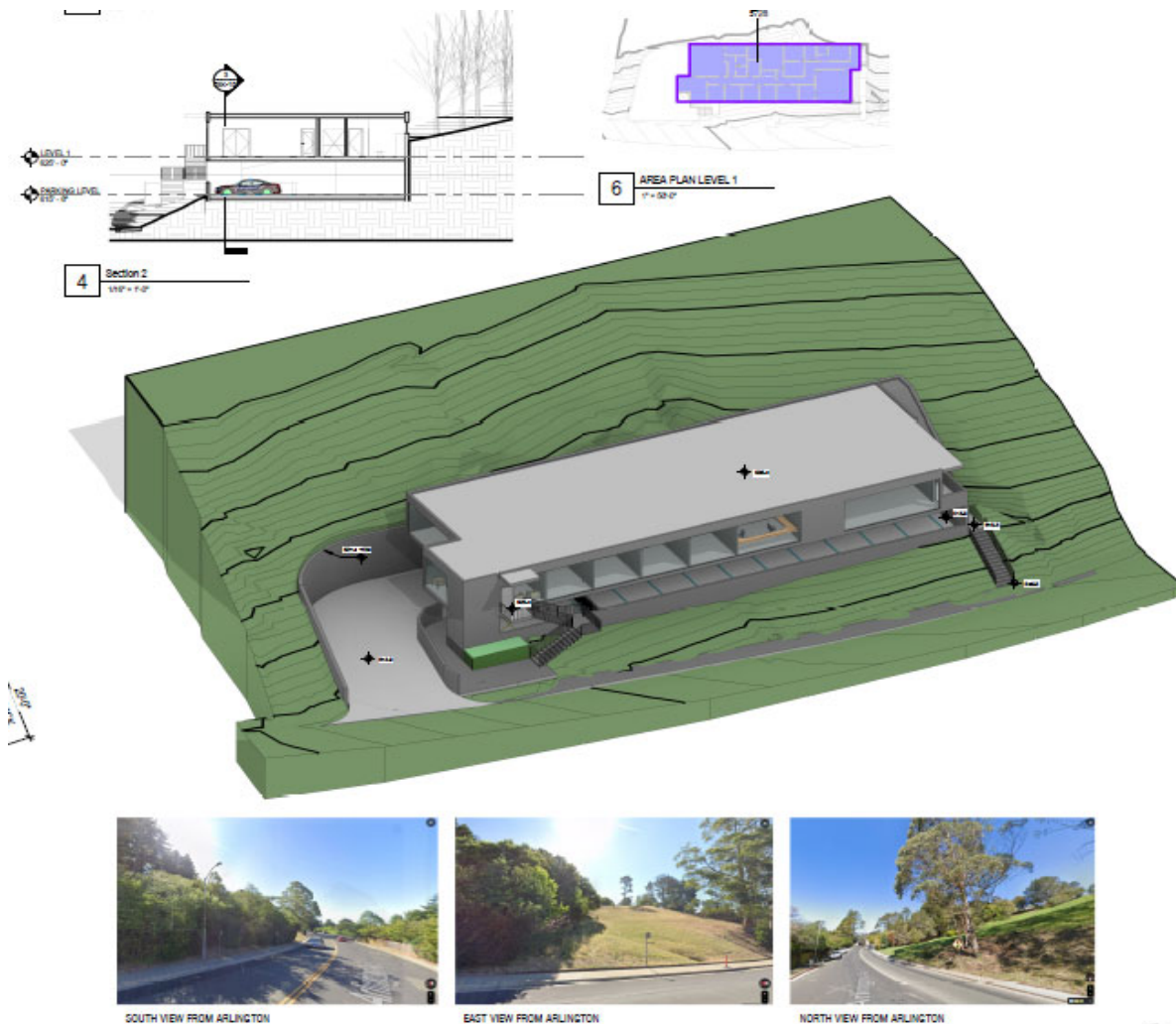
The Board approved moving forward with George Miers, architect, performing a cost estimate for a building on Arlington. He was also instructed to perform a cost estimate for moving the modular from the spot in El Cerrito to the property on Arlington.

Please find a number of attachments regarding this work. The purpose of this agenda item is to understand the various options the Board has considered based on the pricing estimates presented.

Exhibit(s)

- Cost Plan for Kensington Police Facility, 11.19.2024
- Kensington PD Plans and Sections Modular Option, 11.26.24
- Kensington Police Facility Budget Cost Estimate, 11.19.24
- Kensington Police Facility Budget Cost Estimate, 11.25.24

Subject
Date
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Cost Plan for Kensington Police Facility

November 19, 2024



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Cost Plan

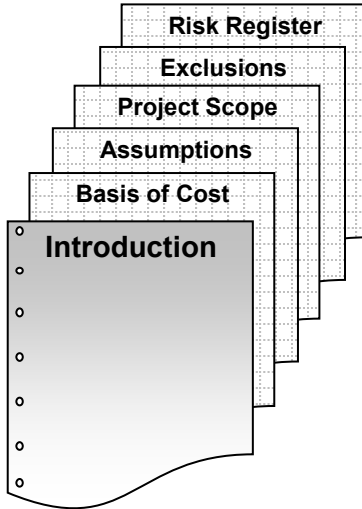
Commentary

Kensington Police Facility

Introduction
Basis of Cost
Assumptions
Exclusions

November 19, 2024

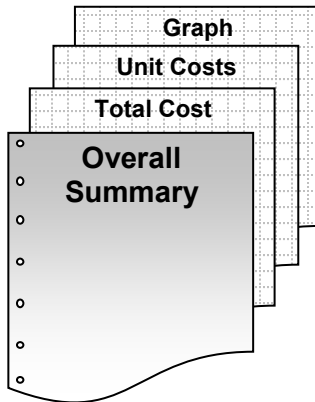
introduction



mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed Kensington Police Facility, located at 59 Arlington, CA 94707.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The Kensington Police Protection & Community Services District (KPPCSD) wishes to build a new Police Facility at their existing site in Arlington St. There are 2-Options under consideration:

- Option 1: 5,728gsf Police Facility
- Option 2: 3,000gsf Police Facility

Site Improvement Including parking area below the police facility, driveway, concrete retaining wall are similar for both options.

items used for cost estimate

drawing civil drawing prepared by KSR Civil Engineer, dated 10/30/2024
architectural floor plans and sections prepared by Studio Miers|Chou|Poon, dated 10/18/2024

assumptions

- (a) Construction will start in July, 2026
- (b) A construction period of 9 months
- (c) The general contract will be competitively public bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

exclusions

- (b) Cost escalation beyond a midpoint of December, 2026
- (b) Loose furniture and equipment except as specifically identified
- (c) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (d) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (e) Scope change and post contract contingencies

Cost Plan

Overall Summary
Kensington Police Facility

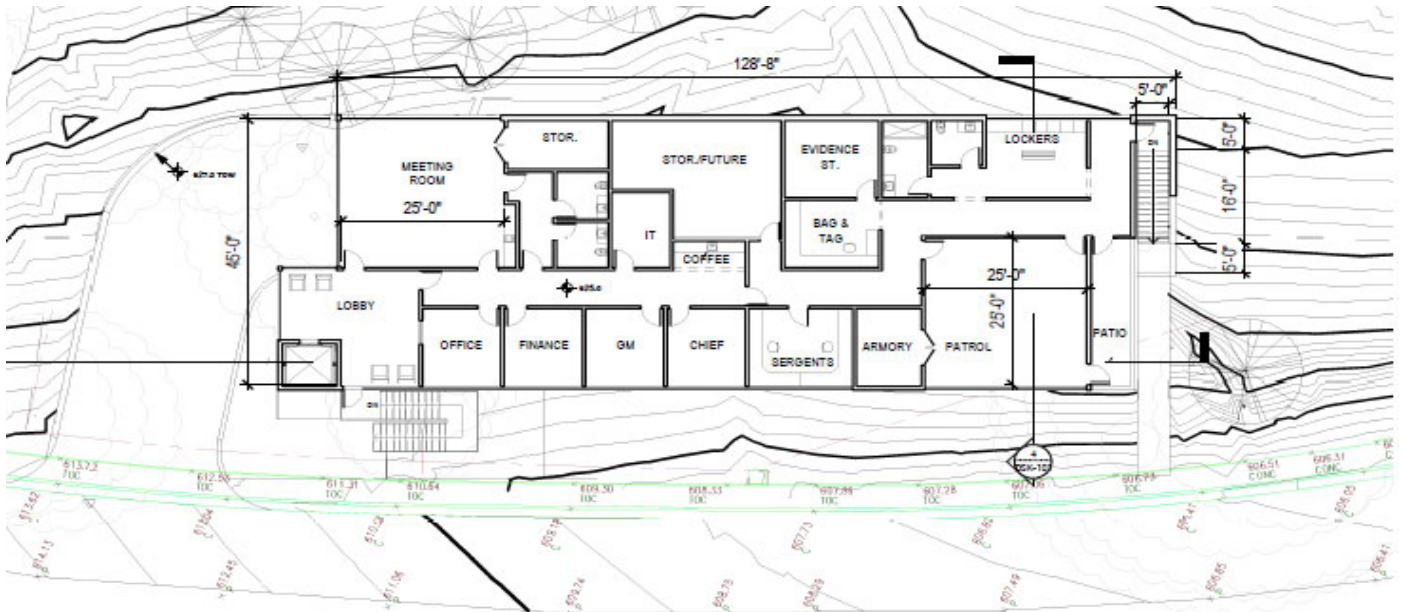
Gross Floor Areas
Overall Summary
Component Summary

November 19, 2024

<i>Kensington Police Facility</i>	GFA	%	\$/SF	\$,000
OPTION 1:				
Option 1: Police Facility Over Parking (5,728 gsf)	5,728	59%	\$1,222.27	\$7,001
Site Improvement	11,124	41%	\$428.43	\$4,766
TOTAL CONSTRUCTION & SITEWORK (OPTION 1):				\$11,767
OPTION 2:				
Option 2: Police Facility (3,000 gsf)	3,000	51%	\$1,663.84	\$4,992
Site Improvement	11,124	49%	\$428.43	\$4,766
TOTAL CONSTRUCTION & SITEWORK (OPTION 2):				\$9,757

	OPTION 1		OPTION 2	
	5,728 SF		3,000 SF	
	\$/SF	\$,000	\$/SF	\$,000
CSI UniFormat Summary				
Foundations	\$18.73	\$107	\$26.67	\$80
Superstructure	\$237.54	\$1,361	\$305.70	\$917
Enclosure	\$116.33	\$666	\$184.87	\$555
Roofing	\$41.28	\$236	\$87.97	\$264
Interior Construction	\$93.90	\$538	\$110.38	\$331
Stairs	\$19.20	\$110	\$36.67	\$110
Interior Finishes	\$58.00	\$332	\$58.00	\$174
Conveying	\$34.92	\$200	\$66.67	\$200
Plumbing	\$19.45	\$111	\$30.53	\$92
Heating, Ventilation, & Air Conditioning	\$55.00	\$315	\$55.00	\$165
Fire Protection	\$10.00	\$57	\$10.00	\$30
Electrical	\$100.00	\$573	\$100.00	\$300
Equipment	\$1.75	\$10	\$3.33	\$10
Furnishings	\$12.26	\$70	\$18.33	\$55
Subtotal - Building Construction	\$818.36	\$4,688	\$1,094.11	\$3,282
Site Preparation	\$77.12	\$442	\$147.25	\$442
Site Improvement	\$389.27	\$2,230	\$743.24	\$2,230
Site Mechanical Utilities	\$40.26	\$231	\$76.87	\$231
Site Electrical Utilities	\$40.48	\$232	\$77.29	\$232
Subtotal - Sitework	\$547.12	\$3,134	\$1,044.64	\$3,134
Total - Building and Sitework Construction	\$1,365.48	\$7,821	\$2,138.75	\$6,416
Bonds & Insurance	\$40.96	\$235	\$64.16	\$192
General Conditions	\$151.91	\$870	\$264.35	\$793
Contractor's Overhead & Profit	\$77.92	\$446	\$123.36	\$370
Subtotal	\$1,636.28	\$9,373	\$2,590.63	\$7,772
Contingency for Design Development	\$245.44	\$1,406	\$388.59	\$1,166
Cost Escalation (to start of construction)	\$172.57	\$989	\$273.23	\$820
TOTAL CONSTRUCTION BUDGET	\$2,054.29	\$11,767	\$3,252.45	\$9,757

NOTE: Inclusions and Exclusions listed in the Commentary Section.



Option 1: Police Facility Over Parking (5,728 gsf) Kensington Police Facility

Control Quantities
Option 1: Police Facility Over Parking (5,728 gsf) Summary
Detailed Cost Breakdown

November 19, 2024

Enclosed Areas		Height
Main Building	5,728	11.00
Stairs, 365SF	Excluded in GFA Calculation	9.50

Subtotal of Enclosed Area 5,728 SF

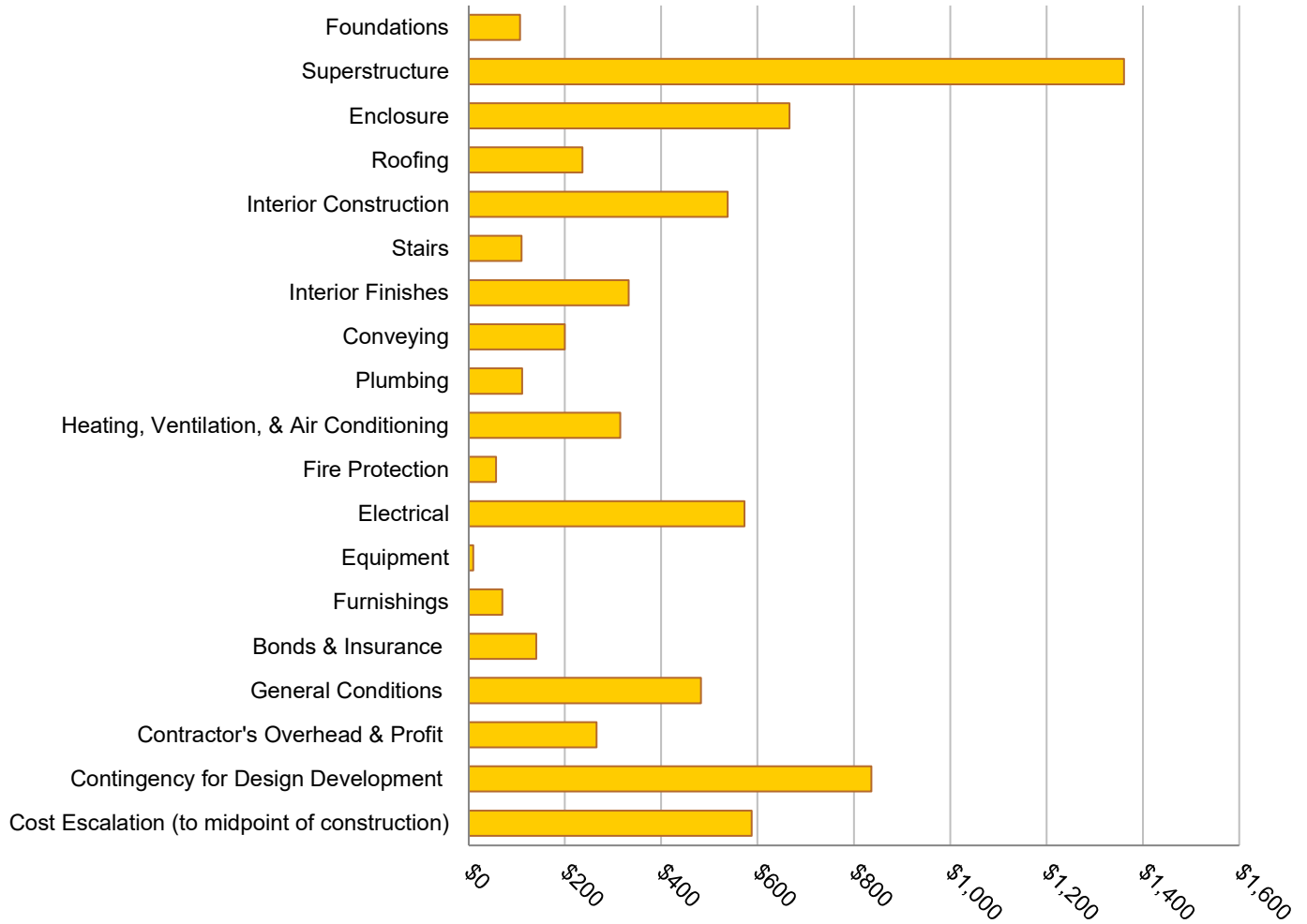
CONTROL QUANTITIES

			Ratio to Gross
Gross Area	5,728	SF	1.000
Enclosed Area	5,728	SF	1.000
Covered Area	-	SF	0.000
Footprint Area	5,728	SF	1.000
Volume	63,008	CF	11.000
Gross Wall Area	4,195	SF	0.732
Finished Wall Area	70% 2,936	SF	0.513
Windows or Glazing Area	30% 1,258	SF	0.220
Roof Area - Flat	5,728	SF	1.000
Roof Area - Sloping	0	SF	0.000
Roof Area - Total	5,902	SF	1.030
Roof Glazing Area	0	SF	0.000
Interior Partition Length	646	LF	0.113
Elevators (x10,000)	1	EA	1.746
Plumbing Fixtures (x1,000)	12	EA	2.095

CSI UniFormat Summary	5,728 SF	%	\$/SF	,\$000
Foundations		2%	\$18.73	\$107
Superstructure		19%	\$237.54	\$1,361
Enclosure		10%	\$116.33	\$666
Roofing		3%	\$41.28	\$236
Interior Construction		8%	\$93.90	\$538
Stairs		2%	\$19.20	\$110
Interior Finishes		5%	\$58.00	\$332
Conveying		3%	\$34.92	\$200
Plumbing		2%	\$19.45	\$111
Heating, Ventilation, & Air Conditioning		4%	\$55.00	\$315
Fire Protection		1%	\$10.00	\$57
Electrical		8%	\$100.00	\$573
Equipment		0%	\$1.75	\$10
Furnishings		1%	\$12.26	\$70
Subtotal - Building Construction		67%	\$818.36	\$4,688
Bonds & Insurance	3.00%	2%	\$24.55	\$141
General Conditions	10.00%	7%	\$84.29	\$483
Contractor's Overhead & Profit	5.00%	4%	\$46.36	\$266
Subtotal		80%	\$973.56	\$5,577
Contingency for Design Development	15.00%	12%	\$146.03	\$836
Cost Escalation (to midpoint of construction)	9.17%	8%	\$102.68	\$588
TOTAL CONSTRUCTION BUDGET		100%	\$1,222.27	\$7,001

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



Option 1: Police Facility Over Parking (5,728 gsf) Detail	Job #24882 November 19, 2024
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FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete footings	5,728	GSF	\$10.00	\$57,280
Other Concrete Works				
Elevator pit and sump pit, including excavation and waterproofing membrane	1	EA	\$50,000.00	\$50,000
Subtotal For Foundations:				\$107,280

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Column and shearwall	5,728	GSF	\$50.00	\$286,400
Elevator shaftwall	735	SF	\$40.00	\$29,400
Second Floor & Patio Construction				
Suspended slab and beams/girder	5,902	GSF	\$100.00	\$590,200
Roof Construction				
Metal deck (no fill) over structural steel framing	5,728	GSF	\$75.00	\$429,600
Miscellaneous				
Miscellaneous metal	5,728	GSF	\$2.00	\$11,456
Miscellaneous rough carpentry	5,728	GSF	\$1.50	\$8,592
Mechanical concrete pad and curb	1	LS	\$5,000.00	\$5,000
Subtotal For Superstructure:				\$1,360,648

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Stucco/Metal panel siding; complete with metal stud framing, water vapor membrane, batt insulation between metal framing and rigid continuous insulation at external of the studs, allow 70% of gross wall area	2,936	SF	\$85.00	\$249,560
Interior Finish To Exterior Wall				
Painted gypwall	2,936	SF	\$12.00	\$35,232

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Windows				
Aluminum framed curtainwall, storefront and window system, allow 30% of gross wall area	1,258	SF	\$180.00	\$226,440
Fascias, Bands and Trims				
Architectural detailing	4,194	GWA	\$3.50	\$14,679
Exterior Doors				
Single leaf door	4	EA	\$4,500.00	\$18,000
Exterior Soffit				
Soffit over patio	174	SF	\$60.00	\$10,440
Canopy over stair	30	SF	\$150.00	\$4,500
Balustrades, Parapets & Roof Screens				
Stair balustrades			<i>Included with Stairs</i>	
Parapet wall with cap	357	LF	\$75.00	\$26,775
Mechanical roof screen - allowance	1,000	SF	\$50.00	\$50,000
Miscellaneous				
Caulking and sealants	5,728	GSF	\$1.00	\$5,728
Mock-Up	1	LS	\$25,000.00	\$25,000
Subtotal For Enclosure:				\$666,353

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Flat roofing membrane, including tapered rigid insulation	5,902	SF	\$32.00	\$188,864
Patio paver	174	SF	\$75.00	\$13,050
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	5,902	SF	\$5.00	\$29,510
Roof Openings				
Roof hatch - Allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$236,424

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partition				
Framing with gypwall on both sides, non-rated allow 10'high	646	LF	\$300.00	\$193,800
Premium for 20% rated partition	129	LF	\$60.00	\$7,752
Premium for 20% bullet resistant fiberglass panel on threat side	129	LF	\$120.00	\$15,504
Blocking and backing	5,728	GSF	\$1.50	\$8,592
Window Walls				
Sidelight and interior glasswall - allow 5%	162	SF	\$150.00	\$24,225
Interior Doors & Door Hardware				
Single leaf swing door	20	EA	\$3,800.00	\$76,000
Single leaf sliding door	3	EA	\$4,000.00	\$12,000
Double leaf swing door	2	PR	\$6,000.00	\$12,000
Premium for special door hardware; including card reader and panic door hardware	1	LS	\$10,000.0	\$10,000
Fittings				
Protective guards, barriers and bumpers	5,728	GSF	\$1.00	\$5,728
Toilet & shower accessories	4	RM	\$5,000.00	\$20,000
Shelving and millwork; including storage shelving and janitor's shelf and mop rack	5,728	GSF	\$5.00	\$28,640
Cabinets and countertops; including vanity countertops, casework at breakroom/copy room and meeting room	5,728	GSF	\$10.00	\$57,280
Signages				
Door signage	25	EA	\$250.00	\$6,250
Code and wayfinding sign	5,728	GSF	\$3.00	\$17,184
Exterior/building signage - allowance	1	LS	\$20,000.00	\$20,000
Miscellaneous				
Rough/finish carpentry	5,728	GSF	\$2.00	\$11,456
Miscellaneous caulking & fire safety	5,728	GSF	\$1.00	\$5,728
Acoustical treatment at doors & partitions	5,728	GSF	\$1.00	\$5,728
Subtotal For Interior Construction:				\$537,867

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exterior exit stairs, complete with finishes and handrail/guardrail	2	EA	\$50,000.00	\$100,000
Ladders and Fire Escapes				
Elevator pit ladder and roof access ladder	1	LS	\$10,000.00	\$10,000
Subtotal For Stairs:				\$110,000

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Interior Finishes - Allowance				
Floor Finishes	5,728	SF	\$16.00	\$91,648
Bases	5,728	SF	\$2.00	\$11,456
Wall Finishes	5,728	SF	\$20.00	\$114,560
Ceiling Finishes	5,728	SF	\$20.00	\$114,560
Subtotal For Interior Finishes:				\$332,224

CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Passenger elevator, traction, 2-stops	1	EA	\$200,000.00	\$200,000
Subtotal For Conveying:				\$200,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
(N) Plumbing Fixtures, including domestic water distribution, sanitary waste & vent				
Watercloset	4	EA	\$6,400.00	\$25,600
Lavatory	4	EA	\$5,800.00	\$23,200
Breakroom/meeting room sink	2	EA	\$5,800.00	\$11,600
Shower valve, head and drain	1	EA	\$5,800.00	\$5,800
Drinking fountain	1	EA	\$7,000.00	\$7,000
Floor drain	4	EA	\$4,500.00	\$18,000
Plumbing connections for dishwasher & ref	1	LS	\$3,000.00	\$3,000
Plumbing related items; including testing and sterilization, pipe sleeves, fire stopping, etc.	5,728	GSF	\$3.00	\$17,184
Subtotal For Plumbing:				\$111,384

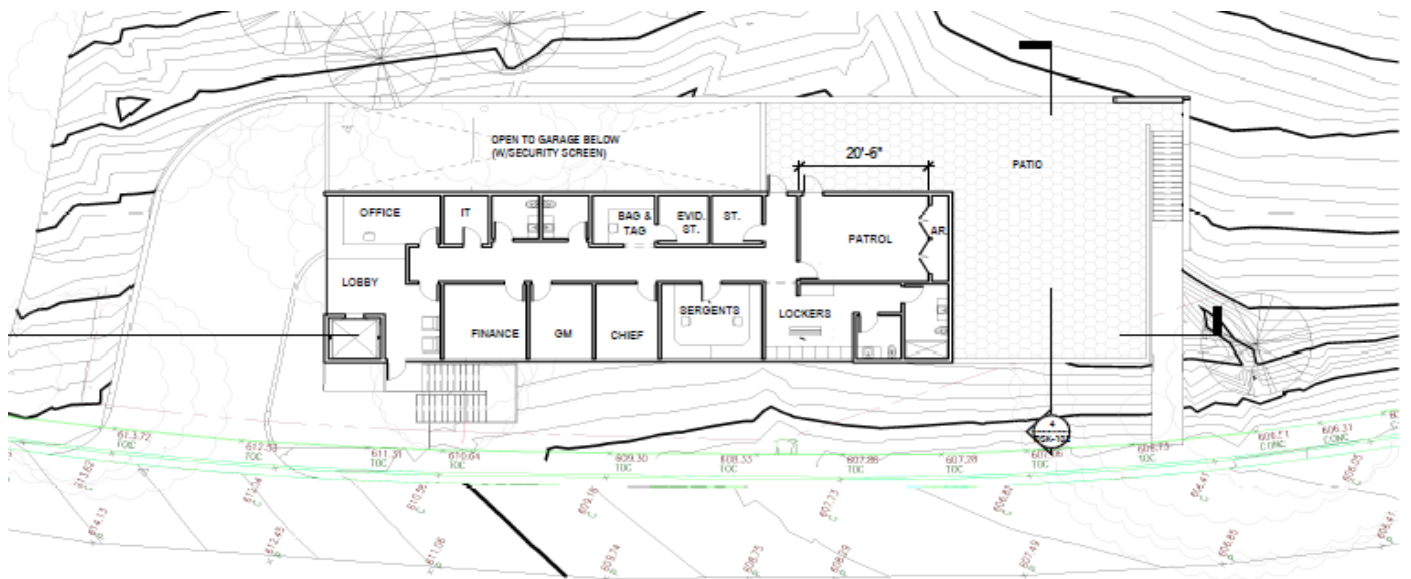
HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Heating & Cooling				
HVAC; including heat generation and chilling equipments, pumps, piping, air handling equipment, air distribution and return, diffusers & return grilles, controls, exhaust ventilation, system testing and balancing				
	5,728	GSF	\$55.00	\$315,040
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$315,040

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System				
Automatic fire sprinkler system				
	5,728	GSF	\$10.00	\$57,280
Subtotal For Fire Protection:				\$57,280

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power				
	5,728	GSF	\$20.00	\$114,560
Emergency Power				
<i>NIC, Not Required</i>				
Equipment wiring				
	5,728	GSF	\$5.00	\$28,640
Lighting and Power Specialties Wiring				
Lighting and lighting control system				
	5,728	GSF	\$30.00	\$171,840
Branch devices				
	5,728	GSF	\$6.00	\$34,368
Fire Alarm, Communications and Security				
Fire alarm system				
	5,728	GSF	\$5.00	\$28,640
Telecom rough-in & devices and cabling				
	5,728	GSF	\$12.00	\$68,736
Security equipments; including installation, cable and programming				
	5,728	GSF	\$10.00	\$57,280
Public Address/Master Clock system				
	5,728	GSF	\$3.00	\$17,184
Audio Visual system rough-in and power				
	5,728	GSF	\$6.00	\$34,368
Other Electrical Systems				
Electrical related items; including fees and permits, temporary power and lighting, testing & studies, seismic bracing, firestopping, grounding, coordination & management				
	5,728	GSF	\$3.00	\$17,184
Subtotal For Electrical:				\$572,800

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Breakroom equipment; including refrigerator, dishwasher, and microwave	1	LS	\$10,000.00	\$10,000
Police facility equipments				<i>NIC, Excluded</i>
Subtotal For Equipment:				\$10,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light Control				
Window shades - allowance	1,258	SF	\$30.00	\$37,740
Project screens at meeting room	1	EA	\$5,000.00	\$5,000
Amenities & Convenience Items - allowance				
Metal lockers & benches	1	LS	\$10,000.00	\$10,000
Fire extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Entrance mats and frames	1	LS	\$10,000.00	\$10,000
Pass-thru evidence storage lockers	1	EA	\$2,500.00	\$2,500
Armory storage furnishing & industrial steel shelving				<i>NIC, Excluded</i>
Moveable Furnishing				<i>NIC, Excluded</i>
Subtotal For Furnishings:				\$70,240



Option 2: Police Facility (3,000 gsf) Kensington Police Facility

Control Quantities
Option 2: Police Facility (3,000 gsf) Summary
Detailed Cost Breakdown

November 19, 2024

Enclosed Areas		Height
Main Building	3,000	11.00
Stairs, 365SF	Excluded in GFA Calculation	9.50

Subtotal of Enclosed Area 3,000

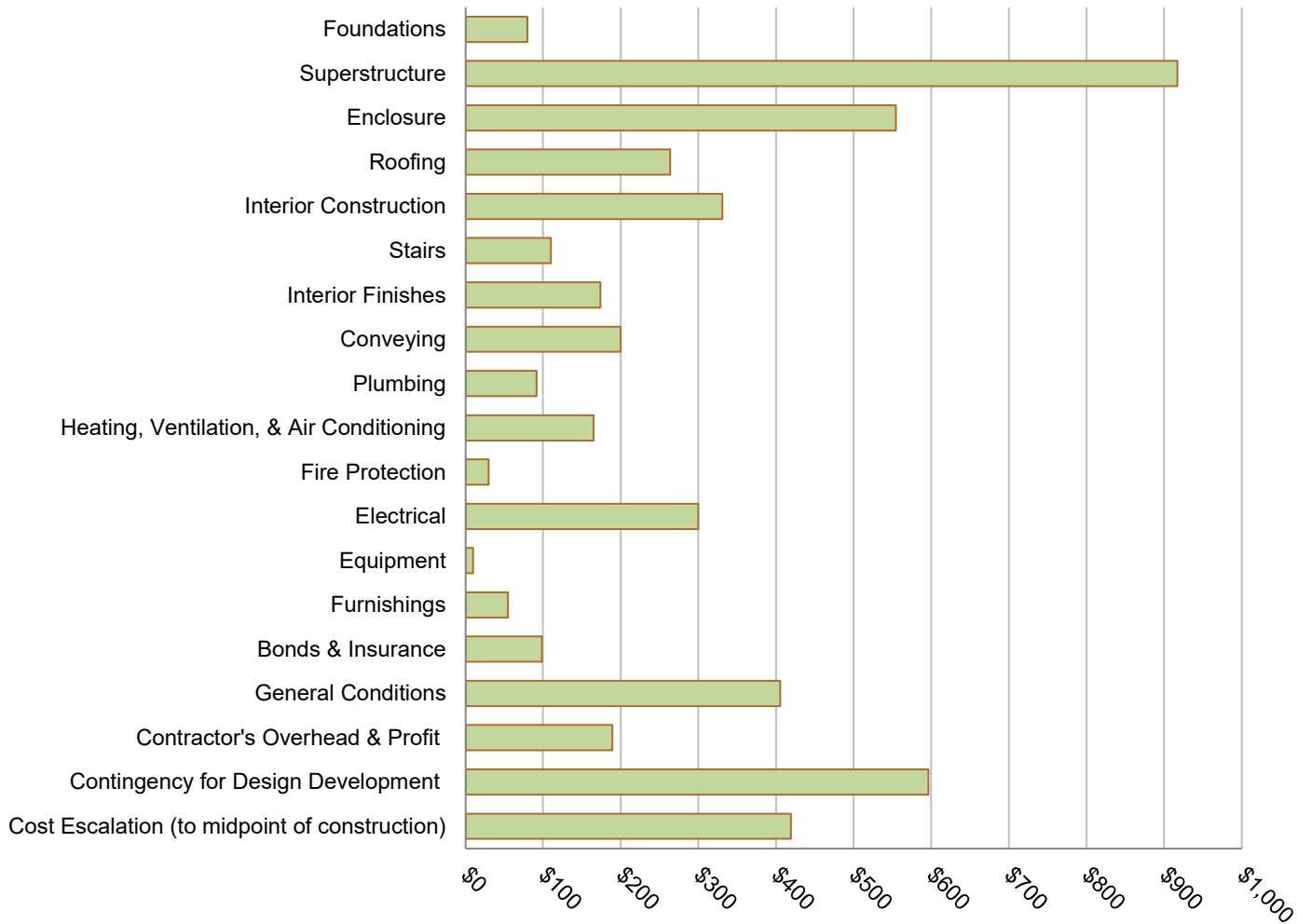
CONTROL QUANTITIES

			Ratio to Gross Area
Gross Area	3,000	SF	1.000
Enclosed Area	3,000	SF	1.000
Covered Area	0	SF	0.000
Footprint Area	3,000	SF	1.000
Volume	33,000	CF	11.000
Gross Wall Area	3,055	SF	1.018
Finished Wall Area	70% 2,139	SF	0.713
Windows or Glazing Area	30% 917	SF	0.306
Roof Area - Flat	3,000	SF	1.000
Roof Area - Sloping	0	SF	0.000
Roof Area - Total	3,174	SF	1.058
Roof Glazing Area	0	SF	0.000
Interior Partition Length	380	LF	0.127
Elevators (x10,000)	1	EA	3.333
Plumbing Fixtures (x1,000)	10	EA	3.333

CSI UniFormat Summary	3,000 SF	%	\$/SF	,\$000
Foundations		2%	\$26.67	\$80
Superstructure		18%	\$305.70	\$917
Enclosure		11%	\$184.87	\$555
Roofing		5%	\$87.97	\$264
Interior Construction		7%	\$110.38	\$331
Stairs		2%	\$36.67	\$110
Interior Finishes		3%	\$58.00	\$174
Conveying		4%	\$66.67	\$200
Plumbing		2%	\$30.53	\$92
Heating, Ventilation, & Air Conditioning		3%	\$55.00	\$165
Fire Protection		1%	\$10.00	\$30
Electrical		6%	\$100.00	\$300
Equipment		0%	\$3.33	\$10
Furnishings		1%	\$18.33	\$55
Subtotal - Building Construction		66%	\$1,094.11	\$3,282
Bonds & Insurance	3.00%	2%	\$32.82	\$98
General Conditions	12.00%	8%	\$135.23	\$406
Contractor's Overhead & Profit	5.00%	4%	\$63.11	\$189
Subtotal		80%	\$1,325.28	\$3,976
Contingency for Design Development	15.00%	12%	\$198.79	\$596
Cost Escalation (to midpoint of construction)	9.17%	8%	\$139.77	\$419
TOTAL CONSTRUCTION BUDGET		100%	\$1,663.84	\$4,992

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete footings	3,000	GSF	\$10.00	\$30,000
Other Concrete Works				
Elevator pit and sump pit, including excavation and waterproofing membrane	1	EA	\$50,000.00	\$50,000
Subtotal For Foundations:				\$80,000

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Column and shearwall	3,000	GSF	\$50.00	\$150,000
Elevator shaftwall	735	SF	\$40.00	\$29,400
Second Floor & Patio Construction				
Suspended slab and beams/girder	4,972	GSF	\$100.00	\$497,200
Roof Construction				
Metal deck (no fill) over structural steel framing	3,000	GSF	\$75.00	\$225,000
Miscellaneous				
Miscellaneous metal	3,000	GSF	\$2.00	\$6,000
Miscellaneous rough carpentry	3,000	GSF	\$1.50	\$4,500
Mechanical concrete pad and curb	1	LS	\$5,000.00	\$5,000
Subtotal For Superstructure:				\$917,100

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Stucco/Metal panel siding; complete with metal stud framing, water vapor membrane, batt insulation between metal framing and rigid continuous insulation at external of the studs, allow 70% of gross wall area	2,139	SF	\$85.00	\$181,773
Interior Finish To Exterior Wall				
Painted gypwall	2,139	SF	\$12.00	\$25,662

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Windows				
Aluminum framed curtainwall, storefront and window system, allow 30% of gross wall area	917	SF	\$180.00	\$164,970
Fascias, Bands and Trims				
Architectural detailing	3,055	GWA	\$3.50	\$10,693
Exterior Doors				
Single leaf door	3	EA	\$4,500.00	\$13,500
Exterior Soffit				
Canopy over stair	30	SF	\$150.00	\$4,500
Balustrades, Parapets & Roof Screens				
Stair balustrades				<i>Included with Stairs</i>
Guardrail/handrail at patio	160	LF	\$350.00	\$56,000
Parapet wall with cap	260	LF	\$75.00	\$19,500
Mechanical roof screen - allowance	1,000	SF	\$50.00	\$50,000
Miscellaneous				
Caulking and sealants	3,000	GSF	\$1.00	\$3,000
Mock-Up	1	LS	\$25,000.00	\$25,000
Subtotal For Enclosure:				\$554,597

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Flat roofing membrane, including tapered rigid insulation	3,000	SF	\$32.00	\$96,000
Patio paver	1,972	SF	\$75.00	\$147,900
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	3,000	SF	\$5.00	\$15,000
Roof Openings				
Roof hatch - Allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$263,900

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partition				
Framing with gypwall on both sides, non-rated allow 10'high	380	LF	\$300.00	\$114,000
Premium for 20% rated partition	76	LF	\$60.00	\$4,560
Premium for 20% bullet resistant fiberglass panel on threat side	76	LF	\$120.00	\$9,120
Blocking and backing	3,000	GSF	\$1.50	\$4,500
Window Walls				
Sidelight and interior glasswall - allow 5%	95	SF	\$150.00	\$14,250
Interior Doors & Door Hardware				
Single leaf swing door	14	EA	\$3,800.00	\$53,200
Double leaf swing door	2	PR	\$6,000.00	\$12,000
Premium for special door hardware; including card reader and panic door	1	LS	\$6,520.00	\$6,520
Fittings				
Protective guards, barriers and bumpers	3,000	GSF	\$1.00	\$3,000
Toilet & shower accessories	4	RM	\$5,000.00	\$20,000
Shelving and millwork; including storage shelving and janitor's shelf and mop rack	3,000	GSF	\$5.00	\$15,000
Cabinets and countertops; including vanity countertops, casework at breakroom/copy room and meeting room	3,000	GSF	\$10.00	\$30,000
Signages				
Door signage	16	EA	\$250.00	\$4,000
Code and wayfinding sign	3,000	GSF	\$3.00	\$9,000
Exterior/building signage - allowance	1	LS	\$20,000.00	\$20,000
Miscellaneous				
Rough/finish carpentry	3,000	GSF	\$2.00	\$6,000
Miscellaneous caulking & fire safety	3,000	GSF	\$1.00	\$3,000
Acoustical treatment at doors & partitions	3,000	GSF	\$1.00	\$3,000
Subtotal For Interior Construction:			\$331,150	

STAIRS	Quantity	Unit	Rate	Total (\$)
Stair Construction				
Exterior exit stairs, complete with finishes and handrail/guardrail	2	EA	\$50,000.00	\$100,000
Ladders and Fire Escapes				
Elevator pit ladder and roof access ladder	1	LS	\$10,000.00	\$10,000
Subtotal For Stairs:				\$110,000

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Interior Finishes - Allowance				
Floor Finishes	3,000	SF	\$16.00	\$48,000
Bases	3,000	SF	\$2.00	\$6,000
Wall Finishes	3,000	SF	\$20.00	\$60,000
Ceiling Finishes	3,000	SF	\$20.00	\$60,000
Subtotal For Interior Finishes:				\$174,000

CONVEYING	Quantity	Unit	Rate	Total (\$)
Elevators and Lifts				
Passenger elevator, traction, 2-stops	1	EA	\$200,000.00	\$200,000
Subtotal For Conveying:				\$200,000

PLUMBING	Quantity	Unit	Rate	Total (\$)
(N) Plumbing Fixtures, including domestic water distribution, sanitary waste & vent				
Watercloset	4	EA	\$6,400.00	\$25,600
Lavatory	4	EA	\$5,800.00	\$23,200
Breakroom/meeting room sink			<i>NIC, Not Required</i>	
Shower valve, head and drain	1	EA	\$5,800.00	\$5,800
Drinking fountain	1	EA	\$7,000.00	\$7,000
Floor drain	4	EA	\$4,500.00	\$18,000
Plumbing connections for dishwasher & ref	1	LS	\$3,000.00	\$3,000
Plumbing related items; including testing and sterilization, pipe sleeves, fire stopping, etc.	3,000	GSF	\$3.00	\$9,000
Subtotal For Plumbing:				\$91,600

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Heating & Cooling				
HVAC; including heat generation and chilling equipments, pumps, piping, air handling equipment, air distribution and return, diffusers & return grilles, controls, exhaust ventilation, system testing and balancing	3,000	GSF	\$55.00	\$165,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$165,000
FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Fire Sprinkler System				
Automatic fire sprinkler system	3,000	GSF	\$10.00	\$30,000
Subtotal For Fire Protection:				\$30,000
ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal Power	3,000	GSF	\$20.00	\$60,000
Emergency Power			<i>NIC, Not Required</i>	
Equipment wiring	3,000	GSF	\$5.00	\$15,000
Lighting and Power Specialties Wiring				
Lighting and lighting control system	3,000	GSF	\$30.00	\$90,000
Branch devices	3,000	GSF	\$6.00	\$18,000
Fire Alarm, Communications and Security				
Fire alarm system	3,000	GSF	\$5.00	\$15,000
Telecom rough-in & devices and cabling	3,000	GSF	\$12.00	\$36,000
Security equipments; including installation, cable and programming	3,000	GSF	\$10.00	\$30,000
Public Address/Master Clock system	3,000	GSF	\$3.00	\$9,000
Audio Visual system rough-in and power	3,000	GSF	\$6.00	\$18,000
Other Electrical Systems				
Electrical related items; including fees and permits, temporary power and lighting, testing & studies, seismic bracing, firestopping, grounding, coordination &	3,000	GSF	\$3.00	\$9,000
Subtotal For Electrical:				\$300,000

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipment				
Breakroom equipment; including refrigerator, dishwasher, and microwave	1	LS	\$10,000.00	\$10,000
Police facility equipments				<i>NIC, Excluded</i>
Subtotal For Equipment:				\$10,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light Control				
Window shades - allowance	917	SF	\$30.00	\$27,495
Project screens at meeting room				<i>NIC, Not Required</i>
Amenities & Convenience Items - allowance				
Metal lockers & benches	1	LS	\$10,000.00	\$10,000
Fire extinguisher cabinets	1	LS	\$5,000.00	\$5,000
Entrance mats and frames	1	LS	\$10,000.00	\$10,000
Pass-thru evidence storage lockers	1	EA	\$2,500.00	\$2,500
Armory storage furnishing & industrial steel shelving				<i>NIC, Excluded</i>
Moveable Furnishing				<i>NIC, Excluded</i>
Subtotal For Furnishings:				\$54,995

Cost Plan

**Site Improvement
Kensington Police Facility**

Control Quantities
Site Improvement Summary
Detailed Cost Breakdown

November 19, 2024

Site Area

Parking/Building Footprint	5,690
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Driveway	1,920
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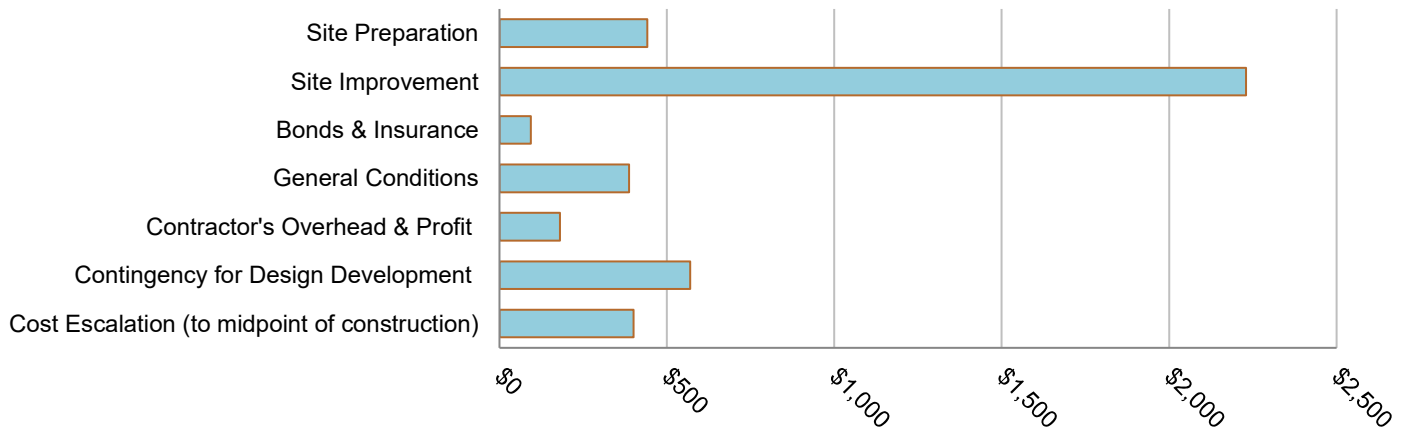
Remaining Site Improvement	3,514
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Subtotal of Enclosed Area	11,124
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CSI UniFormat Summary	11,124 SF	%	\$/SF	,\$000
Site Preparation		9%	\$39.71	\$442
Site Improvement		47%	\$200.44	\$2,230
Site Mechanical Utilities		5%	\$20.73	\$231
Site Electrical Utilities		5%	\$20.84	\$232
Subtotal - Sitework		66%	\$281.73	\$3,134
Bonds & Insurance	3.00%	2%	\$8.45	\$94
General Conditions	12.00%	8%	\$34.82	\$387
Contractor's Overhead & Profit	5.00%	4%	\$16.25	\$181
Subtotal		80%	\$341.25	\$3,796
Contingency for Design Development	15.00%	12%	\$51.19	\$569
Cost Escalation (to midpoint of construction)	9.17%	8%	\$35.99	\$400
TOTAL CONSTRUCTION BUDGET		100%	\$428.43	\$4,766

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Clearing and Demolition				
Site clearing and grading	11,124	SF	\$1.00	\$11,124
Remove (E) tree	7	EA	\$1,000.00	\$7,000
Earthwork				
Excavation and disposal/off-haul	2,500	CY	\$165.00	\$412,500
Site Protective Construction				
Erosion control/SWPPP	11,124	SF	\$1.00	\$11,124
Hazardous Materials Abatement <i>NIC, Excluded</i>				
Subtotal For Site Preparation:				\$441,748

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Reinforced concrete garage pavement	5,690	SF	\$35.00	\$199,150
Reinforced concrete driveway	1,920	SF	\$35.00	\$67,200
Reinforced concrete tie beam/grade beams	7,610	SF	\$10.00	\$76,100
Striping and pavement marking	7,610	SF	\$1.00	\$7,610
Reinforced concrete curb - allowance	120	LF	\$50.00	\$6,000
Premium for driveway ramp	1	LS	\$10,000.00	\$10,000
Pedestrian Paving				
Reinforced concrete pathway	940	SF	\$25.00	\$23,500
Bio-retention facility				
Reinforced concrete slab	454	SF	\$25.00	\$11,351
Reinforced concrete wall, 8" thick	546	SF	\$75.00	\$40,950
Class2 Permeable drain rock, 12"thick	15	CY	\$150.00	\$2,250
Engineered soil mix, 18" thick	23	CY	\$150.00	\$3,450
Mulch, 3" thick	350	SF	\$1.00	\$350
Planting	350	SF	\$5.00	\$1,750
Perforated drain pipe	68	LF	\$80.00	\$5,440
Overflow catch basin	1	EA	\$3,500.00	\$3,500

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Site Structures				
Retaining Wall				
Reinforced concrete continuous footing, 18"wide x 36"deep (CF2)	300	LF	\$350.00	\$105,000
Reinforced concrete retaining wall 8" thick	1,700	SF	\$45.00	\$76,500
10" thick	2,276	SF	\$55.00	\$125,180
Waterproofing at building side - allowance	1,419	SF	\$15.00	\$21,285
Filter fabric, mirafi 140N	4,876	SF	\$1.50	\$7,314
Drainage panel, miradrain 6000	3,976	SF	\$5.00	\$19,880
Drainage collector duct, cont. hydroduct coil 600 (36"wide)	300	LF	\$25.00	\$7,500
Shoring				
Lagging varying size 3x10, 4x10, 6x 10	4,876	SF	\$150.00	\$731,400
Soldier pile, 30"diameter x 28'-6"deep	969	LF	\$450.00	\$436,050
Permanent tie back, 40' deep	102	EA	\$1,000.00	\$102,000
Pile testing	1	LS	\$50,000.00	\$50,000
Mobilization/demobilization	1	LS	\$35,000.00	\$35,000
Relocate (E) MEP utilities as necessary	1	LS	\$20,000.00	\$20,000
Landscaping				
Planting and irrigation	1,600	SF	\$15.00	\$24,000
Miscellaneous Accessories				
Allowance for miscellaneous site furnishing; such as trash receptacles, bicycle rack, bollards, etc.	1	LS	\$10,000.00	\$10,000
Subtotal For Site Improvement:				\$2,229,710

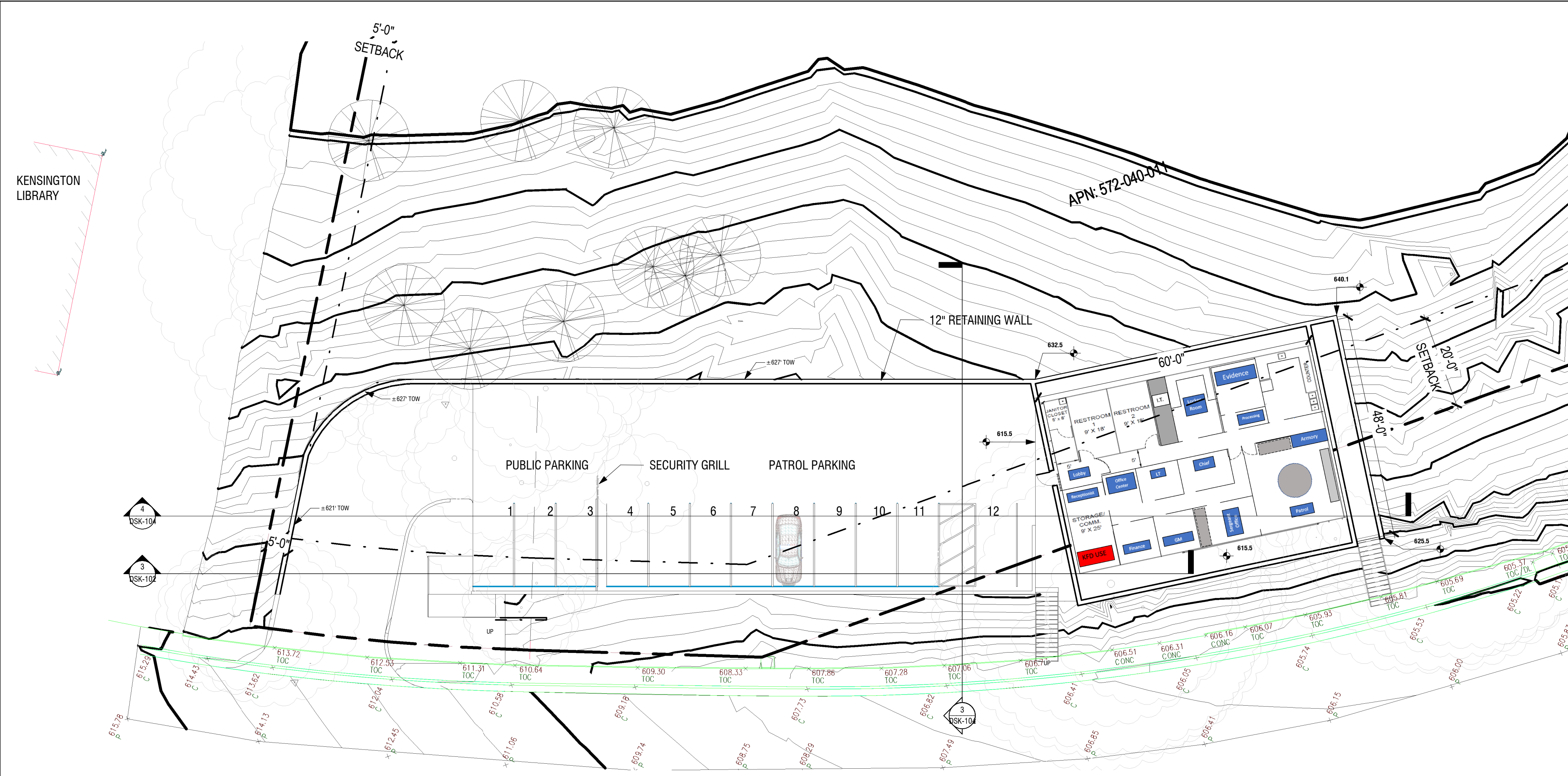
SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Domestic Water				
Piping and point of connection	1	LS	\$50,000.00	\$50,000
Fire Water				
Piping and point of connection	1	LS	\$50,000.00	\$50,000
Sanitary Sewer				
Piping and point of connection	1	LS	\$50,000.00	\$50,000

SITE MECHANICAL UTILITIES

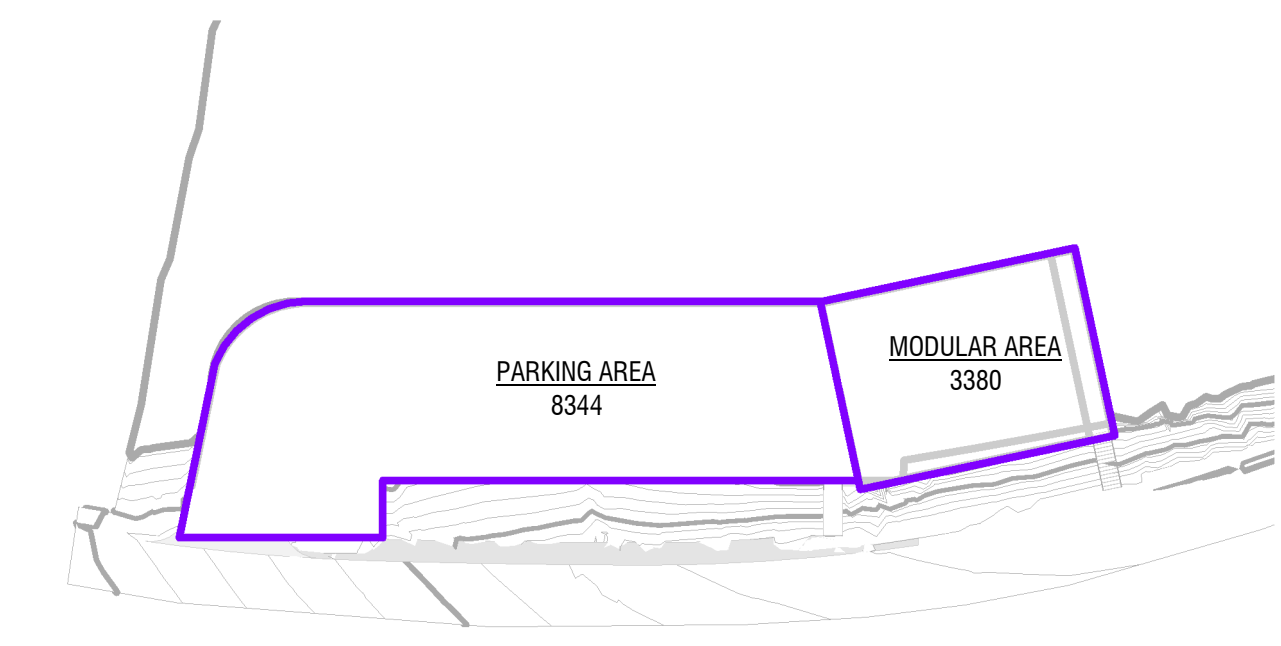
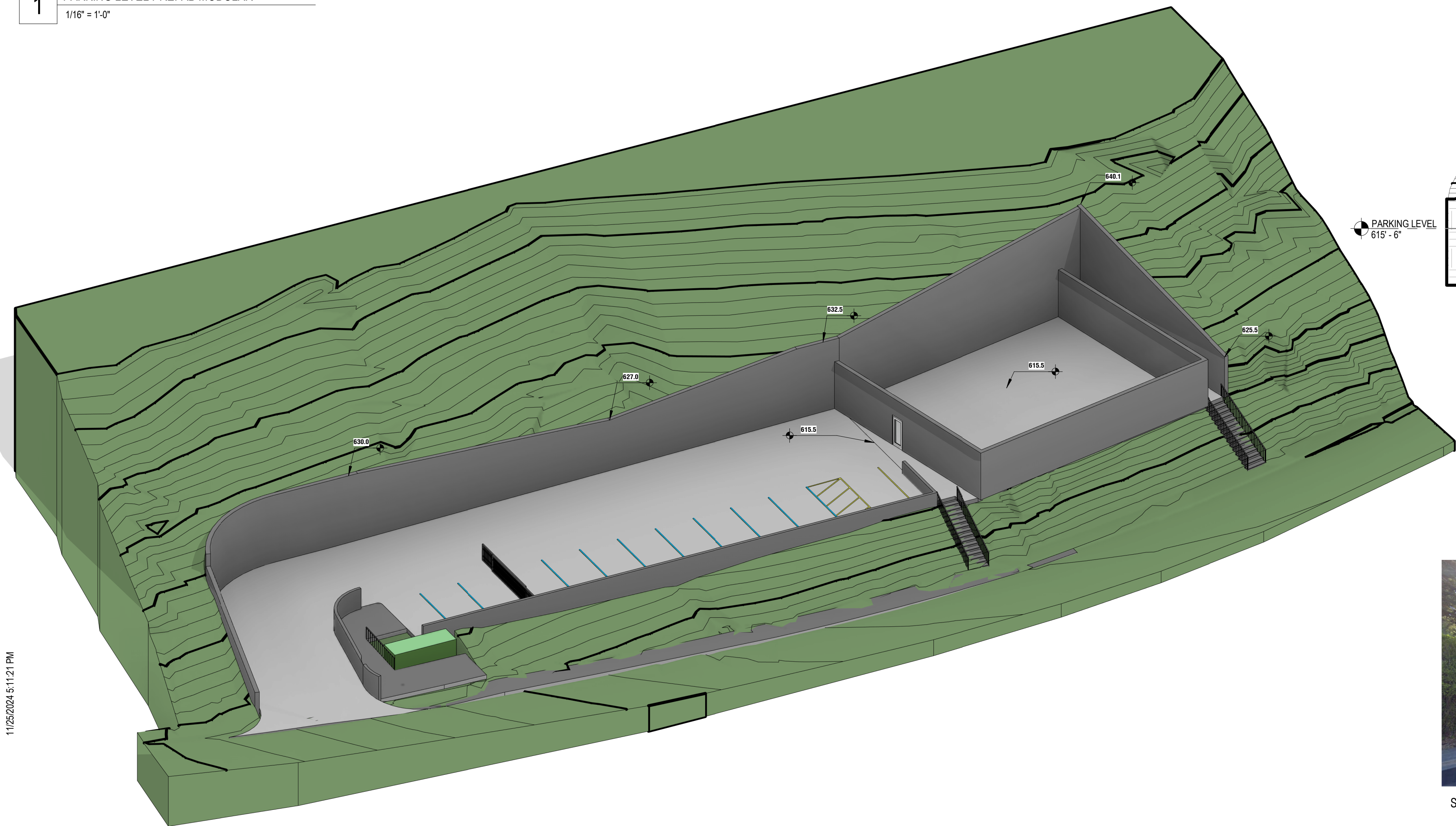
	Quantity	Unit	Rate	Total (\$)
Storm Drainage				
Area drain	4	EA	\$2,500.00	\$10,000
Manhole (SDMH)	1	EA	\$6,500.00	\$6,500
Concrete V-ditch, 36"wide	207	LF	\$100.00	\$20,700
Storm drain pipe, 12" dia.	256	LF	\$150.00	\$38,400
Connection to existing	1	LS	\$5,000.00	\$5,000
Subtotal For Site Mechanical Utilities:				\$230,600

SITE ELECTRICAL UTILITIES

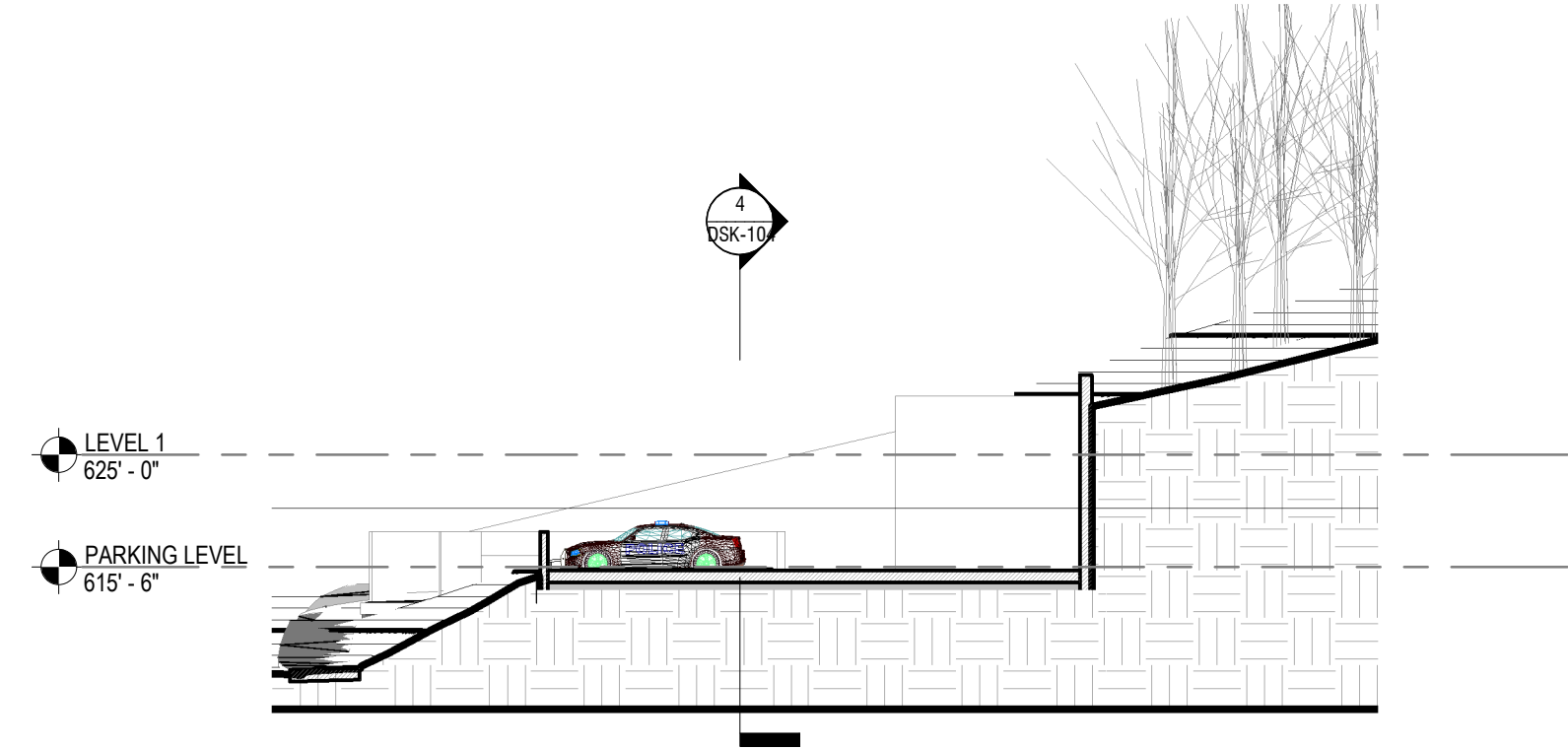
	Quantity	Unit	Rate	Total (\$)
Site Electrical				
Electrical service and distribution	11,124	SF	\$5.00	\$55,620
Site lighting	11,124	SF	\$10.00	\$111,240
Site Telecom Ductbank	1	LS	\$35,000.00	\$35,000
Site Security cameras	1	LS	\$30,000.00	\$30,000
Subtotal For Site Electrical Utilities:				\$231,860



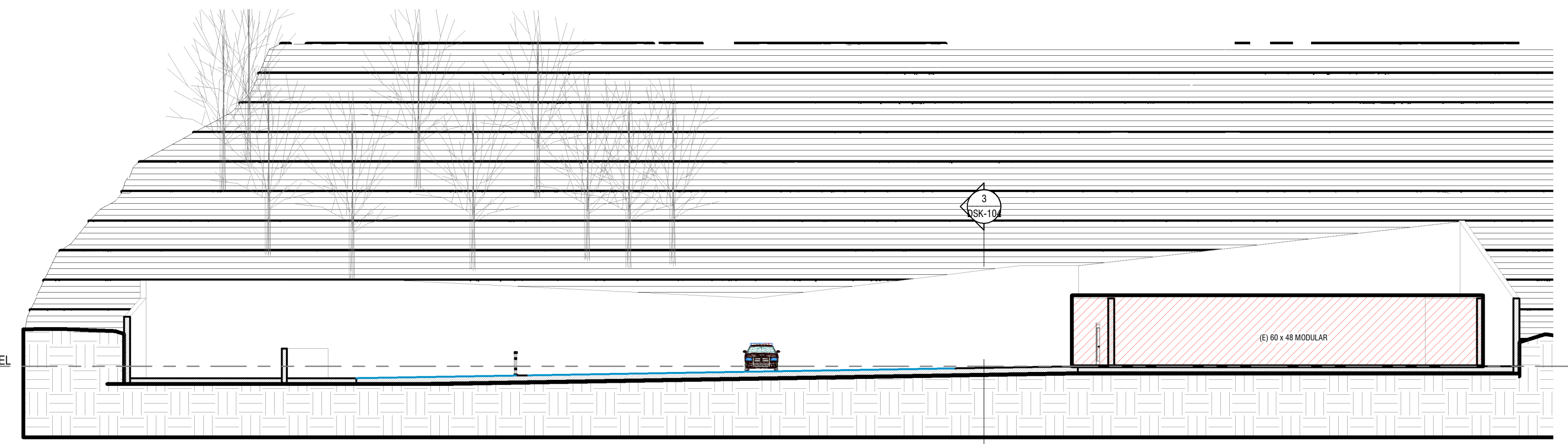
1 PARKING LEVEL PREFAB MODULAR
1/16" = 1'-0"



2 PARKING LEVEL AREAS
1" = 50'-0"



3 Section 2 MODULAR
1/16" = 1'-0"



4 Section 1 MODULAR
1/16" = 1'-0"



SOUTH VIEW FROM ARLINGTON



EAST VIEW FROM ARLINGTON



NORTH VIEW FROM ARLINGTON



KENSINGTON POLICE FACILITY

APN 572 040 011 PLANS AND SECTIONS MODULAR OPTION
11/25/2024

From: George Miers <gmiers@studio-mcp.com>
Sent: Tuesday, November 19, 2024 7:53 PM
To: David Aranda <DAranda@kppcsd.org>
Cc: David Spath <DSpath@kppcsd.org>; Anna Chou <achou@studio-mcp.com>; Matt Rei <mattrei59@gmail.com>; Mickey C. Kellogg <mickeyk@zfa.com>; Jiane Du <jdu@studio-mcp.com>
Subject: Kensington Police Facility Budget Cost Estimate

Hi David - Attached is Mack 5's cost estimate for the new Kensington Police Facility. You might want to sit down before looking too closely!

There are 2 options included. The Option 1 is for a building that fills out the entire parking area as we discussed. This results in a building of 5728 SF. Option 2 would just be a smaller building of 3000 SF. The site work (retaining wall and driveway/parking area/utilities/storm water retention etc)) for both are exactly the same. I have highlighted the totals below - and those are not typos. But they do need some serious explanation.

I actually received these numbers on 11/8/24 as agreed but the costs were so high that I opted not to send them before discussing with the Civil and Structural engineers as well as the cost estimator. I have copied the Civil engineer's comments below which indicates that he feels that the line item costs seem to him about 10-20% too high and the structural engineer feels the same. Civil then re-looked at his soil off haul calculations and reduced them from 2900 Cubic Yards (CY) to 2500 CY and the cost estimator adjusted the costs accordingly. But that is all they adjusted.

We should discuss the details on a conference call but here are my key coments

1) If you look carefully, there are very detail costs for both the sitework and the building. They actually had pretty good detailed drawings for the site work as we provided them with actual retaining wall, excavation and stormwater details. But the building costs are something that the cost estimator drew from other new police facilities and if you look closely they include many things you would most likely not do. For example, they list a \$200,000 traction elevator with an elevator pit. You would probably do a \$60,000 elevator without elevator pit. They have listed \$171,840 in Lighting control systems that exceeds the entire electrical service of \$114,560.. You maybe do 15% of that. I could go on.

2) The site work costs relative to what the steep hill is forcing you to spend to create a buildable site is difficult to glean from this because they included all of the surface parking costs most of which you would do on a flat site. I went through the estimate and basically the retaining wall and excavation and resultant storm water retention system breaks down as follows;

- Bio retention - \$70,000
- Excavation and offhaul - \$412,500
- Shoring and retaining wall - \$1,737,109
- **Total \$2,219,609**

But as noted under item #3 below, this only gives you the subcontract number - not the profit and overhead, bonds, contingency and the escalation numbers. These items (called prorates) are added in on a % basis and come to 44.17%. So when you multiply this out; **$\$2,219,609 \times 1.4417 = \$3,200,013$** . That is basically the premium you are paying to develop this site according to this cost estimate. That said, if one takes into account the fact that the subcontract costs may be high as well as the prorates, then this number could be quite a bit lower.

3) Prorates - The listed profit and overhead is probably about right but they have 15% for contingency and almost 10% (4.5% x 2 years) for escalation. I find it hard to believe the latter and while the former contingency % is needed and about right for an early stage of design like this, when you inflate the base numbers, adding a contingency to them is essentially doubling it which unfortunately, in my opinion, is what we have here.

That said, I have a responsibility to pass on what they developed which is the attached. After you regain your composure and your blood pressure levels out, let's discuss. It will definitely be an expensive project because of the site development but, we believe it can be a lot less than the number presented.

Overall Summary	Job #24882
	November 19, 2024



<i>Kensington Police Facility</i>	<i>GFA</i>	<i>%</i>	<i>\$/SF</i>	<i>,\$000</i>
OPTION 1:				
Option 1: Police Facility Over Parking (5,728 gsf)	5,728	59%	\$1,222.27	\$7,001
Site Improvement	11,124	41%	\$428.43	\$4,766
TOTAL CONSTRUCTION & SITEWORK (OPTION 1):				\$11,767
OPTION 2:				
Option 2: Police Facility (3,000 gsf)	3,000	51%	\$1,663.84	\$4,992
Site Improvement	11,124	49%	\$428.43	\$4,766
TOTAL CONSTRUCTION & SITEWORK (OPTION 2):				\$9,757

RE: Kensington Police Dept Buiding External Inbox x



← **Matt Rei**
to me, Mickey, Anna, Cynthia ▾
George,

Sun, Nov 10, 11:28AM (8 days ago) ☆ ↶ ⋮

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$(20\%) \times (230,600 + 507,748 + 366,060 + 23,500 + 69,041) \times (1.52 \text{ bonds, profit, contingencies, etc}) = \$364,000 \text{ +/- difference.}$

Please call me if you have any questions.

Regards,

Matt Rei
KSR Civil Engineering
510-774-5471

George Miers
Partner

STUDIO Miers | Chou | Poon

5845 DOYLE STREET

EMERYVILLE, CA 94608

T: 925.766.4493

gmiers@studio-mcp.com | www.studio-mcp.com

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Sent: Monday, November 25, 2024 6:09 PM
To: David Aranda <DAranda@kppcsd.org>
Cc: David Spath <DSpath@kppcsd.org>; Anna Chou <achou@studio-mcp.com>; Matt Rei <mattrei59@gmail.com>; Mickey C. Kellogg <mickeyk@zfa.com>; Jiane Du <jdu@studio-mcp.com>
Subject: Re: Kensington Police Facility Budget Cost Estimate

Hi David - As per your request, we took the current site and parking plan, removed the new building on top of the parking including the elevator and then placed the footprint of the existing police modular on the remaining site. See attached diagram. While this is of course just a very quick diagram, hopefully, it is clear to anyone reviewing this that by adding more on the ground development on this site results in even greater cut into the hillside. In this case going from 15' to 25'. I am not even sure if the geotechnical engineer would allow this but I can tell you if he did, the costs for doing so would be exponentially greater per SF of retaining wall area than the previous stacked new construction which minimized the amount of cut, offhaul and retaining walls. While it is hard to really estimate the cost without further analysis I would guess that just the modular site work would meet and possibly exceed that of the stacked new construction scheme or in the neighborhood of \$3.2. That would not include moving the modular or constructing a foundation for it. However, I also think such a scheme would trigger a full environmental impact study and a lot more community scrutiny than the new construction design. This would not only increase the approval costs but possibly result in it being unapprovable. Please let me know if this adequately conveys the impact of the modular and new parking side by side on this site. Thanks

On Tue, Nov 19, 2024 at 7:52 PM George Miers <gmiers@studio-mcp.com> wrote:
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RE: Kensington Police Dept Buiding External Inbox x 🗑️ 🔗

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Regards,

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