



Date: September 12, 2024

To: Board of Directors

Submitted by: David Aranda, Interim General Manager

Subject: Discussion and Directions Regarding the Possible Building Site at 59 Arlington

Recommendation

Provide direction to Interim General Manager regarding the possible building site at 59 Arlington.

Background

The Board directed that the district continues to move forward in determining if the property located at 59 Arlington is feasible for a new district building. With that, the board approved geotechnical work by Mr. Kropp to determine if there were any faults or slides on the property, specifically in the northern portion next to the County Library and off Arlington Road.

While the district has not received the full report from Mr. Kropp, we do have the attached e-mail from him explaining that the property is free from faults but to beware of the terrain when it comes to grading for any building to go on the property.

Over the past month the IGM has reached out to various architects and was able to speak in some detail with George Miers of Studio Miers/Chou/Poon and Karen Mar of Marjang Architecture. After some initial discussions I focused on Mr. Miers providing an initial cost for determining costs for a building on the site.

What I have asked for is to be provided two separate costs. One cost would involve grading, retaining walls and infrastructure and the other cost would be for a three thousand square foot building. Hopefully by breaking down the costs the district can also determine the cost difference in a new building as opposed to placing the modular on the property.

Mr. Miers has reached out to a civil engineer and a cost estimator, and I have attached what he currently believes would be the approximate cost to perform work that would provide an idea of the costs for placing a building on the property.

All parties I have spoken to warn of the additional costs involved because of the terrain and thus the need for retaining walls.

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As your IGM I bring this to the board for a decision if the board wishes to move forward with this cost estimation currently. Please keep in mind that this dollar figure was not budgeted in the current fiscal year. Also, it is important to note that if a cost is determined in 2024 and the district does not move forward with the work until 2026 or 2027 the pricing could be outdated.

I leave the decision to the board of directors on how to move forward.

Exhibit(s)

- Email from Alan Kropp
- Email George Miers

From: Alan Kropp <akropp@akropp.com>
Sent: Thursday, September 5, 2024 1:53 PM
To: David Aranda <DAranda@kppcsd.org>
Subject: Re: final report

David-

We did not find any serious geologic hazard issues (like faulting or landslides) that would have made the site unbuildable. The biggest geotechnical issues for development will be the costs associated with grading the site and building big retaining walls.

Alan Kropp, G.E.
President, Principal Engineer
Alan Kropp & Associates
2140 Shattuck Avenue, Suite 910
Berkeley, CA 94704
(510) 841-5095
www.akropp.com

On Sep 6, 2024, at 3:49 AM, David Aranda <DAranda@kppcsd.org> wrote:

Alan. Can you at least confirm that the site is free of geotechnical issues so I can have a discussion with the board on Thursday about moving forward with the project? Thanks David.

David Aranda
Interim General Manager

From: Alan Kropp <akropp@akropp.com>
Sent: Tuesday, September 3, 2024 10:45 PM
To: David Aranda <DAranda@kppcsd.org>
Subject: Re: final report

David-

I am out of the country until the middle of next week, so I will not be able to finish the report by Thursday. I am aiming for the middle of September.

Alan Kropp, G.E.
President, Principal Engineer
Alan Kropp & Associates
2140 Shattuck Avenue, Suite 910
Berkeley, CA 94704
(510) 841-5095 (office)
(510) 841-8357 (fax)
www.akropp.com

On Sep 4, 2024, at 11:36 AM, David Aranda <DAranda@kppcsd.org> wrote:

Hi Alan. I hope that you have recovered from COVID. I am also hopeful that you can send me the final report by Thursday afternoon so I can prepare my report for the board of directors meeting. Please let me know. Thanks David.

David Aranda
Interim General Manager

From: George Miers <gmiers@studio-mcp.com>
Sent: Friday, September 6, 2024 10:26 AM
To: David Aranda <DAranda@kppcsd.org>
Subject: Re: FW: Kensington Police Facility

yes. They actually gave me a fee initially of \$3500 but I told Cynthia that I wanted them to at least double check the site work costs (grading, parking, dirt off haul, and retaining wall) that Civil will be doing. So that is now in the \$5500. Tracking down Civil has been difficult as you can see in all the emails back and forth (herding cats!). My guess is that civil will be in a \$15,000 +/- range. but obviously, we need that to come from him. I may try to contact another Civil if I don't hear back from him by noon. For our time I would be proposing to develop an actual floor plan with the rooms laid out and the parking plan to give to Civil - thus reducing his time because we will essentially develop a CAD site plan. He will just need to get it on the site and get car turning radii to work coming off Arlington. I see about 10 hours for my time and about 2 days (16 hours) of drafting time. This would come to about \$6000 which would include coordinating everyone else. So if Civil ends up at \$15,000 (which I am guessing at), then our time and the cost estimator added in, would come to about \$26,500 which would give you a well thought out site plan, preliminary building layout and parking plan and a pretty good ballpark cost.

On Fri, Sep 6, 2024 at 10:07 AM David Aranda <DAranda@kppcsd.org> wrote:

Thank you for working on this Mr. Miers. Am I to understand that the fee to determine the cost of a 3000 sq. ft. building is what Mack5 would do for \$5500? And that you are attempting to obtain a fee from the Civil Engineer to calculate a cost for all the dirt work and infrastructure? I would also appreciate a fee from you, especially because of doing this leg work for me. Thanks David.

David Aranda
Interim General Manager

Kensington

Police Protection & Community Services District



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From: George Miers <gmiers@studio-mcp.com>
Sent: Friday, September 6, 2024 9:52 AM
To: Cynthia Madrid <cmadrid@mack5.com>
Cc: Michelle Mohler <mmohler@mack5.com>; Anna Chou <achou@studio-mcp.com>; David Aranda <DAranda@kppcsd.org>
Subject: Re: FW: Kensington Police Facility

Thank you Cynthia. I really appreciate your jumping on this and willingness to work with us on this conceptual budget. I have copied the District Manager, so that he knows your fee. Now I need to obtain the Civil Engineer's.

On Fri, Sep 6, 2024 at 9:43 AM Cynthia Madrid <cmadrid@mack5.com> wrote:
Hi George,

For 1-Conceptual Cost Plan, we would like to propose a fixed LS fee of \$5,500.
Let me know if you need a formal Fee Proposal.

Cynthia Madrid, CPE
Senior Cost Manager

mack⁵
www.mack5.com
510.595.3020 phone
510.595.1755 fax
510.595.4730 direct
510.303.5232 cellphone

Please note our new address effective 8/23/22:
[1000 Broadway, Suite 260](#)
[Oakland, CA 94607](#)

From: George Miers <gmiers@studio-mcp.com>
Sent: Friday, September 6, 2024 7:38 AM

To: Cynthia Madrid <cmadrid@mack5.com>; Michelle Mohler <mmohler@mack5.com>

Subject: Kensington Police Facility

Cynthia - did you receive my voicemail about a cost estimate for the Kensington PD?

George Miers

Partner

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EMERYVILLE, CA 94608

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