

Request For Proposals

The Kensington Police Protection Community Service District (KPPCSD) is seeking proposals for a seismic analysis of the building known as the Community Center located on Kensington Park Road and near the intersection of Arlington Avenue and Rincon Drive – see attached aerial (Attachment 1). This one-story, reinforced concrete block building was constructed in 1956 with an addition in 1988 and totals 4,430 square feet. It consists of a main room of 1,815 square feet, 3 smaller rooms plus bathrooms, kitchen and storage. More specific information is included in the attached (Attachment #2). While the 1956 original plans for the building are not available the drawings for the 1988 addition and the original wall and footing construction can be provided upon request.

Qualifications: A valid SE license preferred, but a PE license will be acceptable.

Proposal Deadline: Proposals must be received by June 2, 2015.

Submit Proposals To: Rachelle Sherris-Watt at: rsherriswatt@kensingtoncalifornia.org
Or by mail to: Rachelle Sherris-Watt, 217 Arlington Avenue,
Kensington, CA 94707 Tel # 510-685-5591

To Inspect Premises Contact: Rachelle Sherris-Watt at: rsherriswatt@kensingtoncalifornia.org,
or Lynn Wolter at: lwolter@kensingtoncalifornia.org Tel # 510-526-4141

Scope of Work

1. Perform a Tier 2 Essential Service Level analysis of the Community Center building using the criteria specified in the ASCE 41-13, Seismic Evaluation and Retrofit of Existing Buildings, methodology.
2. Complete a “materials testing and destructive exploration” of the building to determine the building’s existing structural integrity.
3. Study components:
 - a. Review existing drawings, reports and available information on the building.
 - b. Visit the site to view the existing conditions of the building.
 - c. Perform an ASCE 41-13 Tier 2 Essential Service Level analysis of the building’s structural system and bracing of its non-structural components and electrical and mechanical systems. Also include the material testing and destructive evaluation.
 - d. Prepare a written report outlining the findings and recommendations for mitigating any seismic issues that the analysis uncovers.
 - e. Include in the written report conceptual drawings outlining the recommended mitigation measures and preliminary cost estimate to bring the building into seismic code compliance.
 - f. Meet with client to describe the findings.

Cost of Work - Provide a separate cost of work for items 1 & 2 above.

Estimated Completion Date – Provide an estimated completion date from the time the contract is awarded – assume approximately mid- June.

Miscellaneous Provisions:

- a. KPPCSD reserves the right to reject any and all proposals.

- b. The proposals may include proprietary or confidential information. KPPCSD will take every reasonable precaution in protecting such information provided that it is clearly identified as proprietary or confidential on the page on which it appears. However, KPPCSD is subject to California Public Records Act and must disclose records as required by the Act.
- c. Proposals and pricing information submitted as part of this RFP will not be returned.
- d. The successful Proposer will be required to sign a standard KPPCSD service agreement, including insurance coverage requirements.
- e. References for similar work should be included with the Proposal

3 Park Buildings

1. Community
Center/
Youth Hut
2. Annex
3. Building E



2: Kensington Park Existing Conditions Review



Above: Community Center exterior.

Below: Community Center Main Room, with exposed metal trusses.

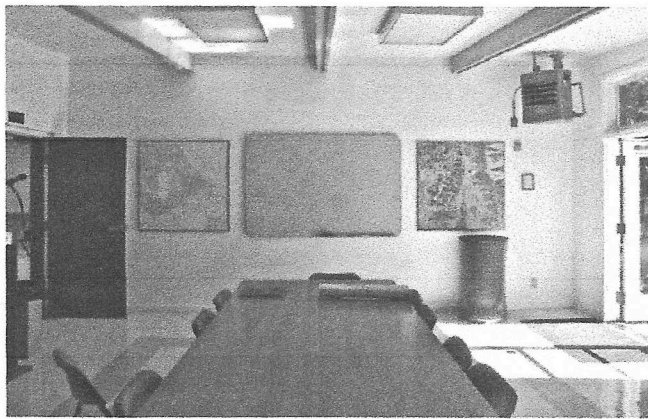


Youth Hut/ Community Center

The 1-story building, originally completed in 1956 contains a main assembly room and three small meeting/ activity rooms, along with supporting kitchen, bathrooms, and storage rooms. Citizen volunteers assisted the general contractor, Arnold Lahti, to reduce the cost of construction to under \$20,000. The name was changed from "Youth Hut" to "Kensington Community Center" in 1988, but is still referred by both names.

An addition to the building was completed in 1988, giving the building its current total of 4430 sq. ft. The bathrooms, storerooms, kitchen, and two of the meeting rooms were enlarged at that time. Bart Jones, the architect for the 1988 addition, is a source of information about the existing building. The original 1955 plans seem to have disappeared about 10 years ago.

Construction date	1956, addition 1988
Architect	Original building: Schmidts & Hardman, Berkeley Bart Jones, 1988 addition Deborah Lane, proposed 2010 remodel
Building size	4430 sq. ft., one-story
Meeting/ activity rooms	1815 sq. ft. main room (33' x 55') 357 sq. ft. room 1 340 sq. ft. room 2 440 sq. ft. room 3
Occupancy	A (assembly)- main room B other rooms
Floor structure	Slab on grade.
Floor finishes	Vinyl tile typical. Ceramic tile at bathrooms, unfinished concrete at storerooms.
Walls	Reinforced concrete block, main room and original exterior walls. Wood frame, added walls. Reinforcing details of the original block walls are reproduced in the 1988 remodel plans.



Meeting room 3. Note suspended space heater at upper right-hand corner.

Wall finishes	Painted concrete block, stucco at wood framed exterior walls, gyp board on wood framed interior walls. Tile at bathrooms.
Roof	Built-up composition roof installed 1988. Two levels: roof over main room is higher than remaining roof.
Roof structure	Diagonal 2x8 wood sheathing spans 5' between wood joists. (typical) or metal trusses (main room).
Ceiling	Exposed structure. Glue-on acoustical tiles at main room. Gyp board at meeting rooms 1 and 3.
Heating	Suspended gas space heaters in main rooms only. No heat in bathrooms or kitchen.
Insulation	No insulation, except at meeting rooms 1 and 3. Block walls provide thermal mass.
Ventilation	Operable windows Bathroom exhaust fan, girl's only. Kitchen hood fan No mechanical ventilation of meeting rooms.
Windows	New double glazed aluminum frame windows and skylights were installed in 1988.
Exterior doors	Glass in doors is single pane.

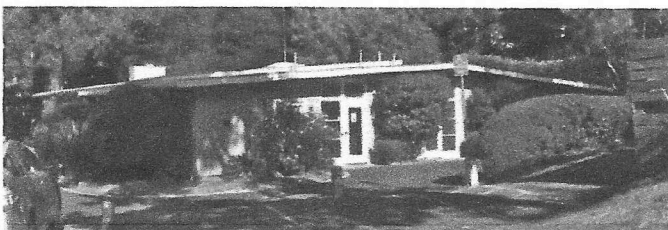
The main assembly room has clerestory windows and a ceiling height that varies from 11' at the low side to 14' at the high side.

There is a rustic amphitheater on the hillside behind the building, constructed in 1966. The paving and wood benches show some cracks and other signs of settlement.

Issues:

Main Entrance: Visitors to the building sometimes have difficulty finding the entrance to the main meeting room. The doors to small meeting rooms #2 and #3 are more visible from the driveway and parking area and are frequently confused as the main entrance to the building. Some previous renovation concepts looked at adding a trellis or other element to make the entrance to the main room more prominent. It would also be possible to re-configure meeting rooms #2 and #3 so that they could function as an entrance vestibule for the main room.

Aesthetics: The building is currently very utilitarian in appearance, with exposed concrete block, exposed steel trusses, glue-on acoustical ceiling tiles, vinyl tile floors, and industrial quality surface mounted ceiling light fixtures. Many community members have expressed a desire to update and improve the aesthetics of the building. KCC retained an architect in 2010 to prepare plans to remodel the main room, primarily to improve its aesthetics. See the description of what they planned at the end of



Doors to meeting rooms 2 and 3 are frequently mistaken as the main entrance to the building.

Community Center Option 1 – Minimal Health and Safety

