Item #16

Kensington Community Services District

DATE: November 12,2026

TO: Board of Directors

FROM: David Aranda, Interim General Manager (IGM)

PRESENTED BY: Lisa Caronna, Pathkeeperss

SUBJECT: Approval of expending up to $71,000 of designated capital monies for Phase 2 Capital Improvements to Ardmore, Beloit, and Coventry Paths

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RECOMMENDATION:

Approve moving forward expending up to $71,000 for Phase 2 path improvements on Ardmore, Beloit, and Coventry.

BACKGROUND:

The District received $35,000 this fiscal year from the County, designated for path improvements and the District budgeted $30,000 in path improvements in the 2027 fiscal year budget. There is also $6,000 in the designated path fund from funds not used in the Phase 1 improvements.

Lisa will provide information on what is recommended in Phase 2 improvements. I have walked the paths and reviewed the improvements recommended and I agree with moving forward with these improvements.

As noted in the Pathkeeper's report, the one aspect of the Phase 2 project that we have not determined yet are costs for the steps on the Ardmore Path. Should the recommendations by a civil engineer for improving those steps exceed the overall $71,000, that portion of the project will need to be brought back Board for discussion and approval.

EXHIBIT(S):

- Phase 2 Improvements to ABC Paths Report
- Phase 2 ABC Path Improvements Proposal

Item #16a

Date: November 12, 2026

To: Kensington Community Services District Board

From: David Aranda, Interim General Manager

Presented By: Lisa Caronna, Kensington Pathkeepers

Subject: Approve Phase 2 construction estimate for the ABC paths

RECOMMENDATION:

Approve the proposed Kensington Pathkeepers report for capital improvements on the district owned Ardmore, Beloit and Coventry paths (ABC) Phase 2 construction and estimated of cost.

BACKGROUND:

The Board approved Phase 1 construction for the ABC paths on January 8, 2026. That work is now complete. Phase 2 work will tackle the remaining construction items for the ABC paths. The exception to this is currently unknown costs to repair the grand staircase on Ardmore Path. The work in this scope does include a preliminary engineers evaluation including rough future costs. Those findings will be conveyed in a future path report.

Attached is an outline of the work to be completed with the estimated cost of $44,165 which includes a 10% contingency. There are sufficient funds in the paths account ($71,231) to support this work.

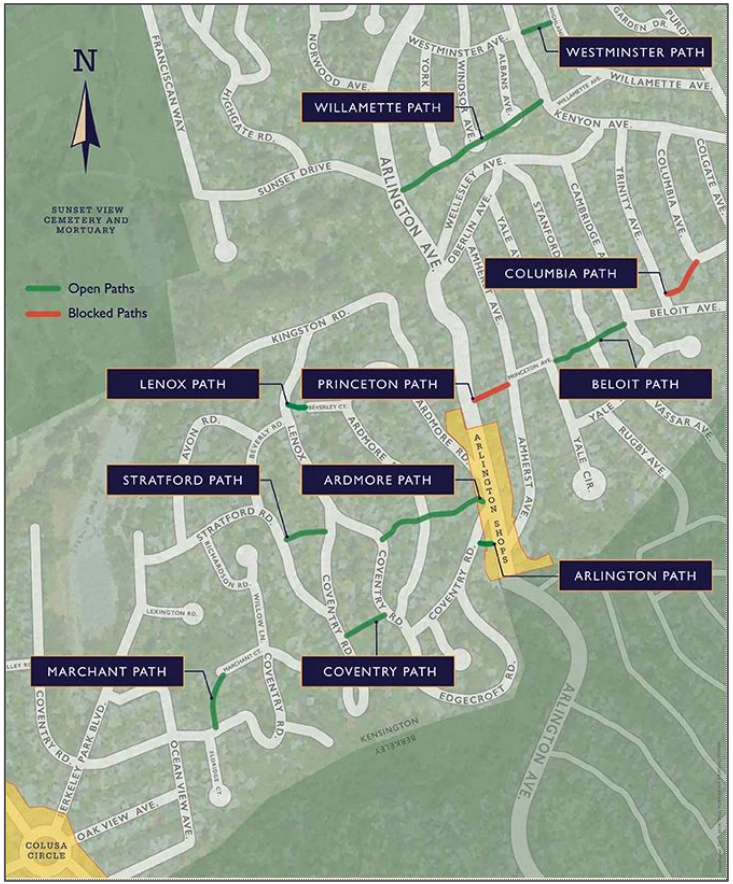
Kensington Paths: Ardmore, Beloit, Coventry
(aka ABC Paths)

Phase 2 Capital Improvements Implementation Proposal



Prepared by: Kensington Pathkeepers August 2026

Kensington Paths



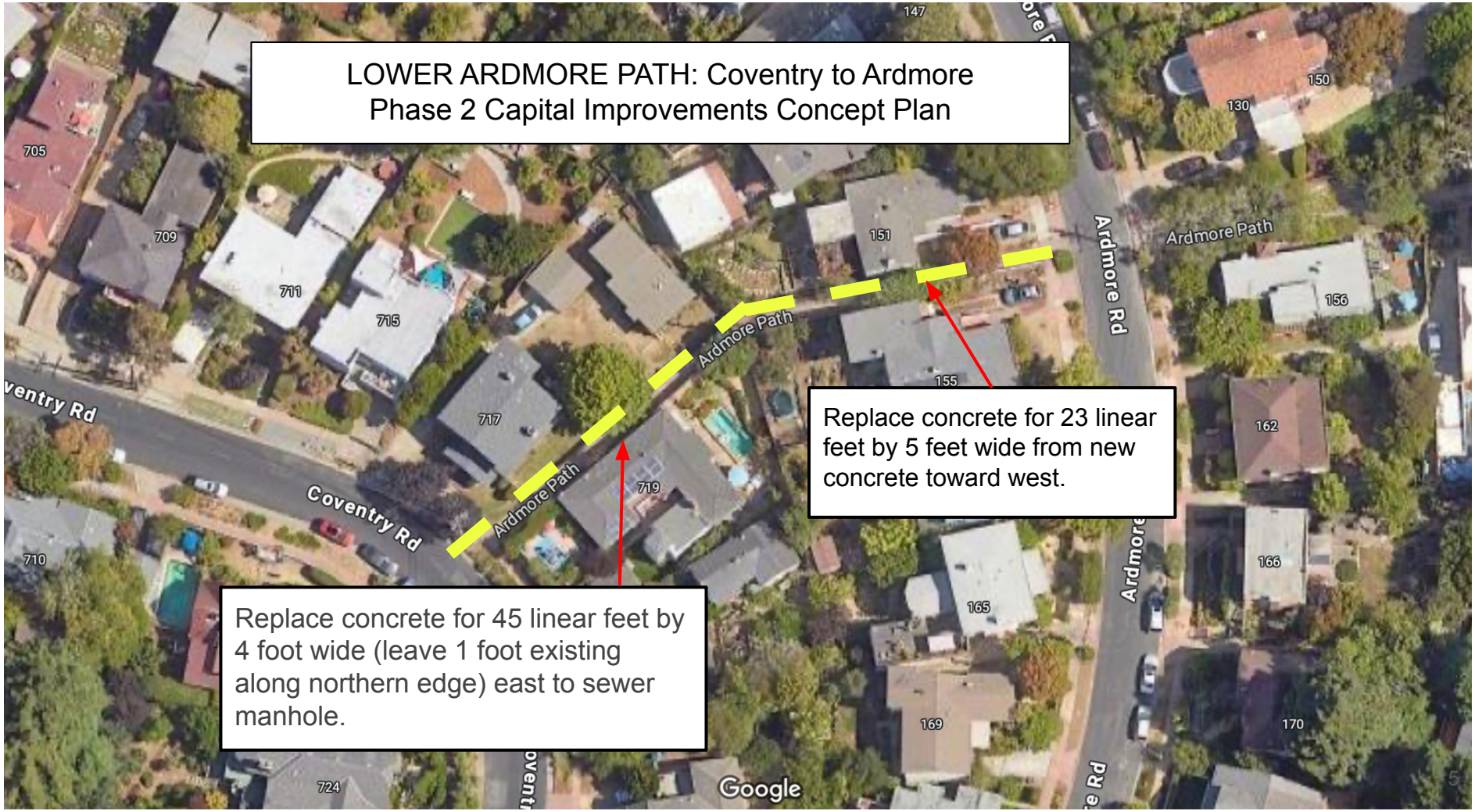
Three KCSD Owned Paths



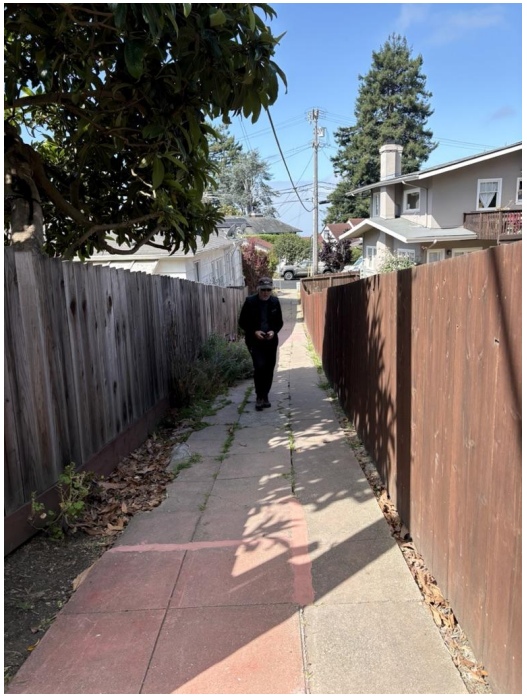
Phase 2 (Year 2) Proposed Improvements

- Maintenance projects focused on improving path safety and user experience



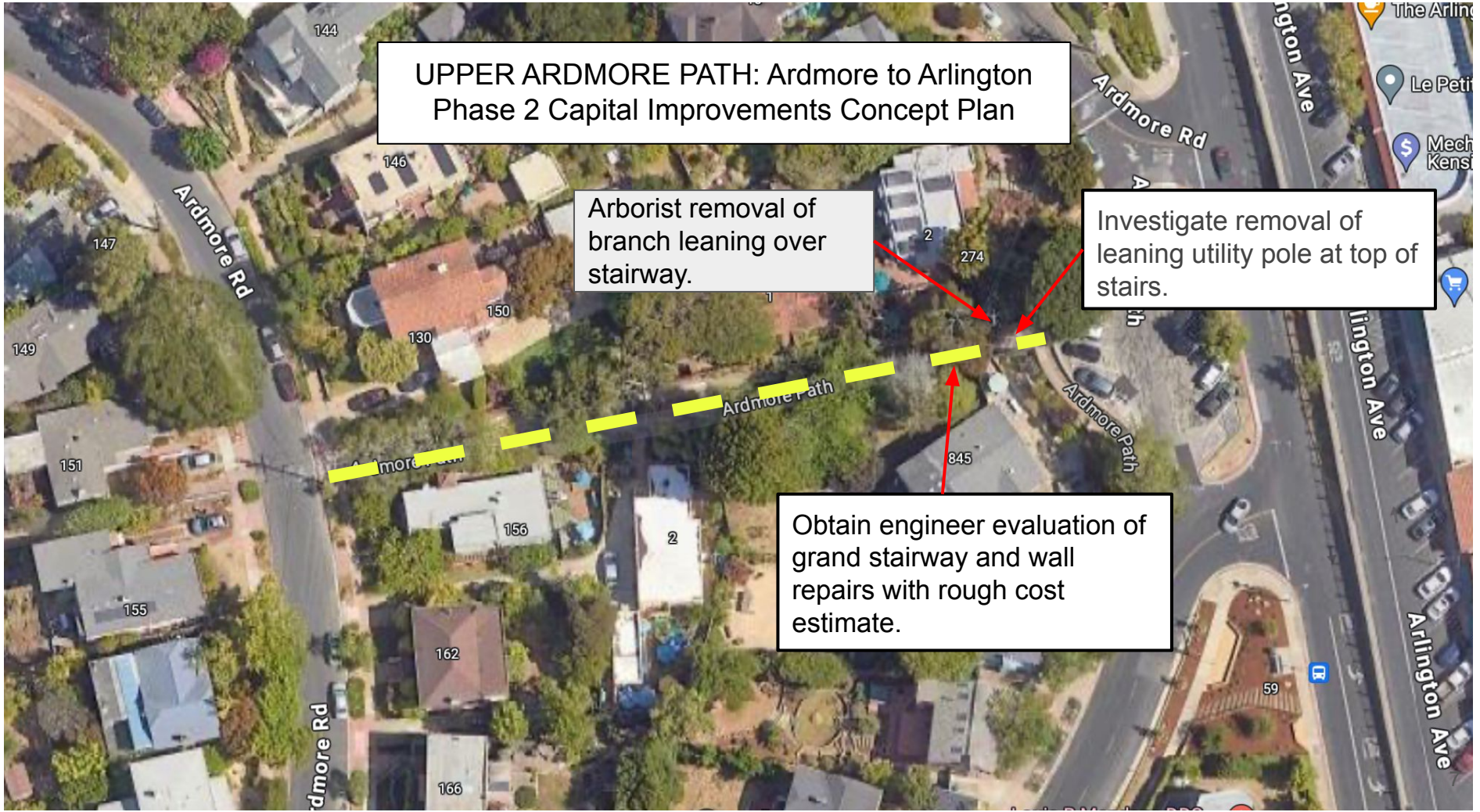

LOWER ARDMORE PATH: Coventry to Ardmore
Phase 2 Capital Improvements Concept Plan
Replace concrete for 23 linear feet by 5 feet wide from new concrete toward west.
Replace concrete for 45 linear feet by 4 foot wide (leave 1 foot existing along northern edge) east to sewer manhole.
Coventry Rd
Ardmore Path
Ardmore Rd
Google

Lower Ardmore Existing Conditions





Replace Concrete (2 sections)


UPPER ARDMORE PATH: Ardmore to Arlington
Phase 2 Capital Improvements Concept Plan
Arborist removal of branch leaning over stairway.
Investigate removal of leaning utility pole at top of stairs.
Obtain engineer evaluation of grand stairway and wall repairs with rough cost estimate.
Ardmore Path
Ardmore Rd
Arlington Ave
144
146
147
149
150
130
151
156
155
162
166
2
274
845
59

Upper Ardmore Existing Conditions

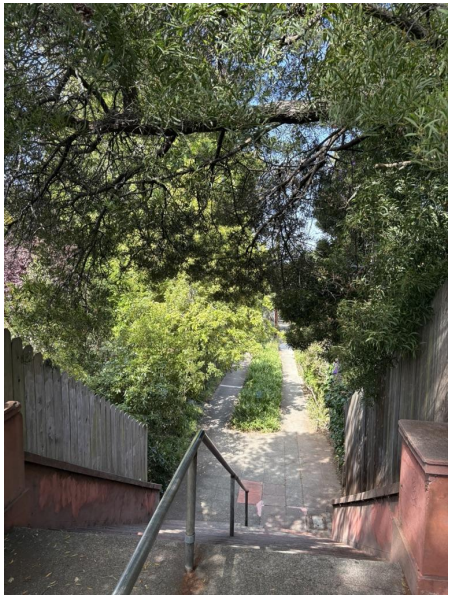






Obtain engineer evaluation to determine cost of repair and install new handrails.

Upper Ardmore Existing Conditions



Major tree branch over walkway



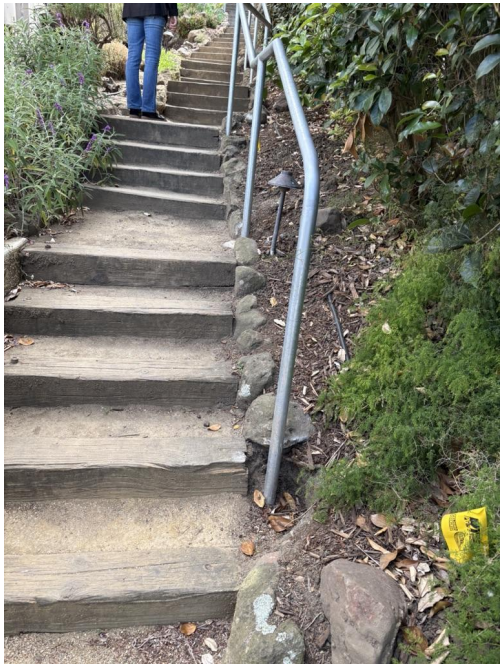
Leaning utility pole


LOWER BELOIT PATH: Yale to Stanford
Phase 2 Capital Improvements Concept Plan
Provide jute mesh erosion control over steep portions of path.
Add treatment (rocks) along path/stair edges to prevent erosion and add decomposed granite to level steps behind wood treads as needed.
Yale Ave
Princeton Ave
Princeton Ave
Yale Ave
Stanford Ave
Stanford Ave
Stanford
232
234
240
242
239
245
246
240
242
246
248
253
255
257
252
254
253

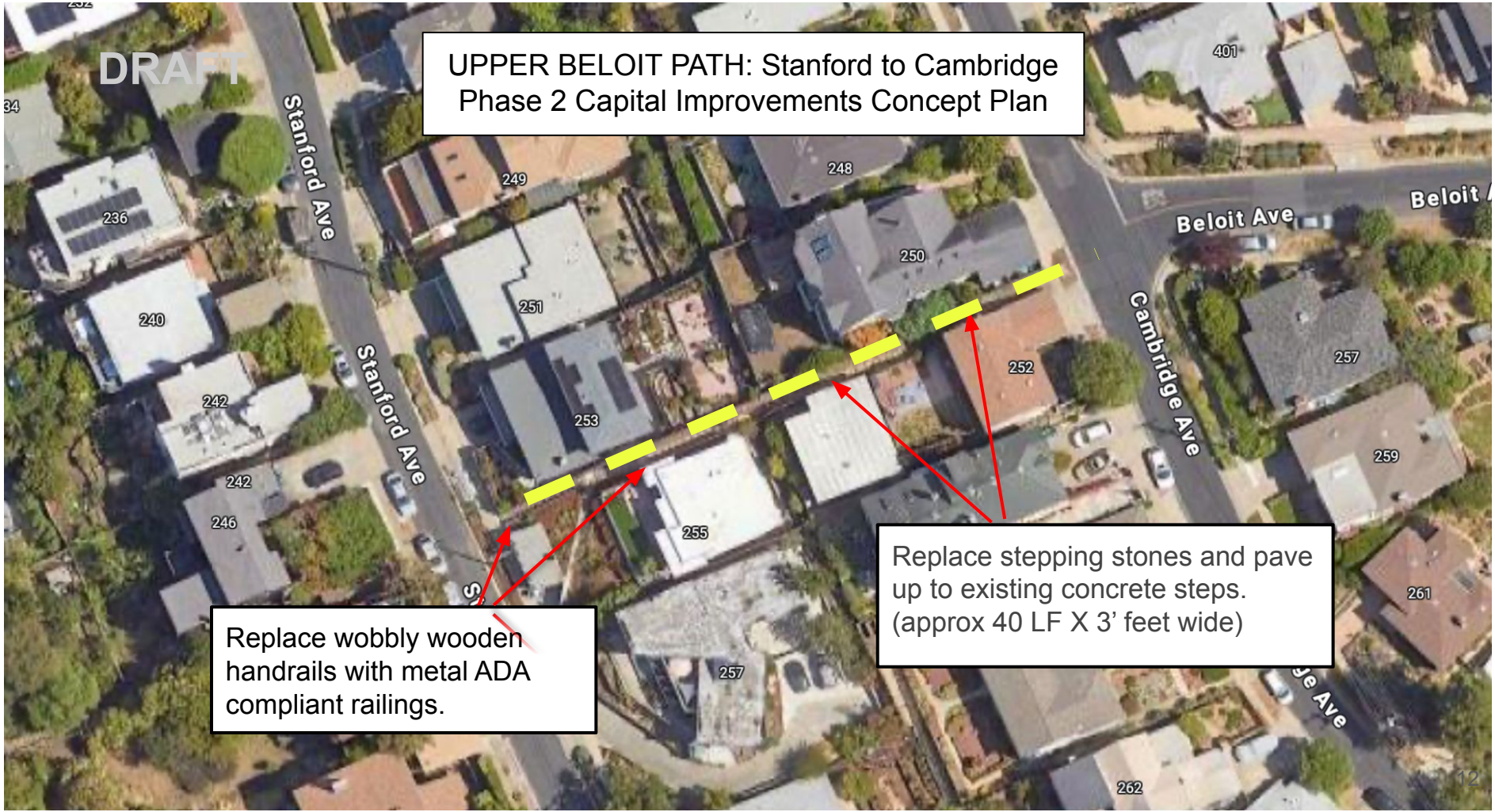
Lower Beloit Existing Conditions



Erosion along edges and decomposed granite needed



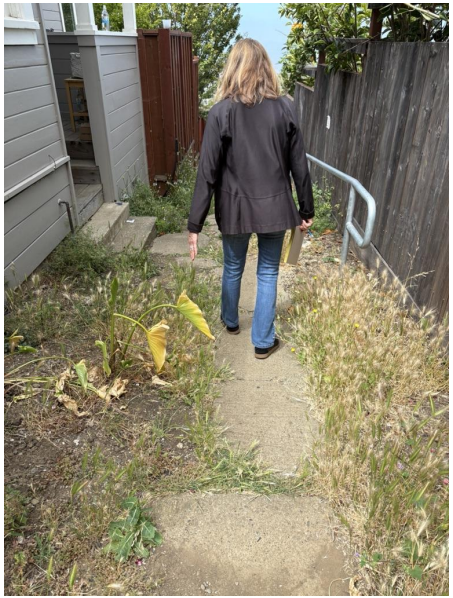
Proposed erosion control edge treatment


DRAFT
UPPER BELOIT PATH: Stanford to Cambridge
Phase 2 Capital Improvements Concept Plan
Stanford Ave
Stanford Ave
Beloit Ave
Cambridge Ave
401
249
248
236
250
251
240
252
257
242
253
259
242
246
255
261
257
262
Replace wobbly wooden handrails with metal ADA compliant railings.
Replace stepping stones and pave up to existing concrete steps. (approx 40 LF X 3' feet wide)

Upper Beloit Existing Conditions



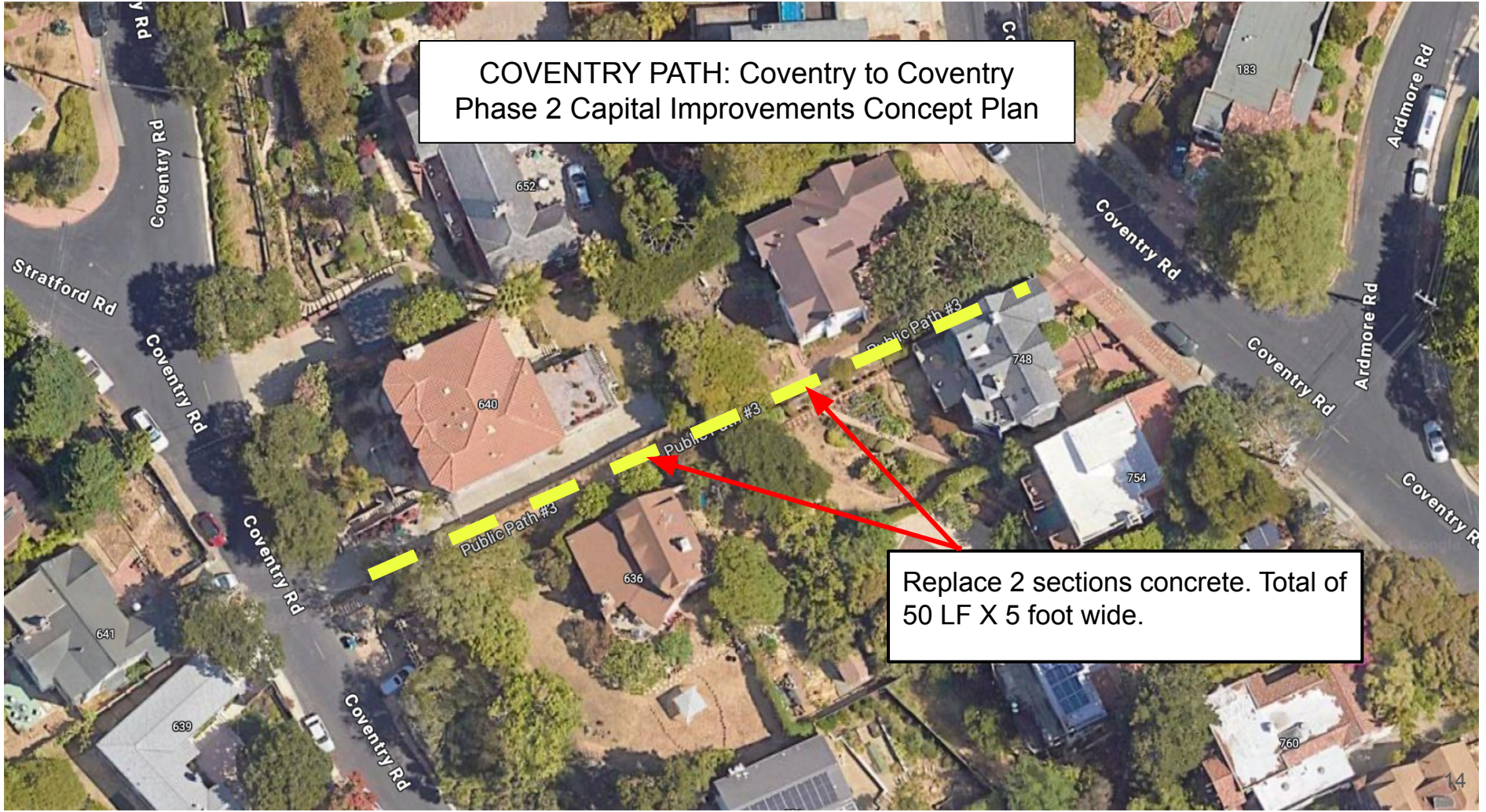
Concrete repair



Concrete Paving

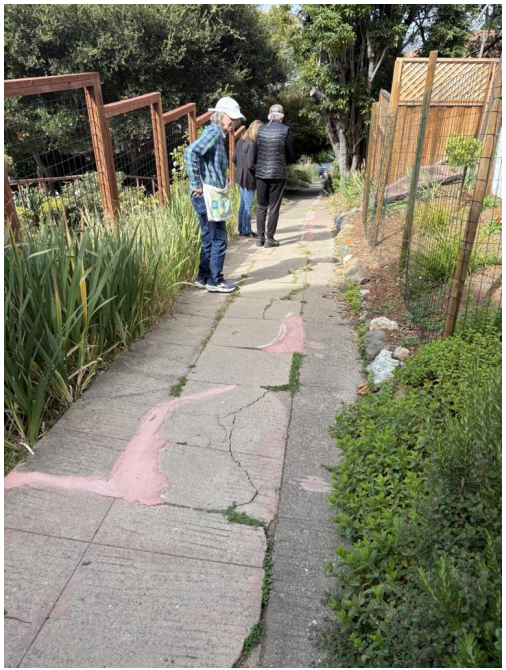


Provide Metal Handrail


COVENTRY PATH: Coventry to Coventry
Phase 2 Capital Improvements Concept Plan
Replace 2 sections concrete. Total of 50 LF X 5 foot wide.
Public Path #3
Coventry Rd
Stratford Rd
Ardmore Rd
652
640
636
748
754
641
639
760
183

Coventry Existing Conditions





Replace Broken Concrete

Phase 2 Improvements & Cost Estimate

Lower Ardmore Path - Coventry to Ardmore	
● Concrete pavement 295 SF	$11,800
Upper Ardmore Path - Ardmore to Arlington	
● Engineer Evaluation of Grand Staircase	$500
● Utility Pole removal (by utility company)	—
● Arborist removal of leaning branch	$1,500
Lower Beloit Path - Yale to Stanford	
● Erosion treatments and decomposed granite backfill on treads.	$5,550
Upper Beloit Path - Stanford to Cambridge	
● Replace wood handrails with metal (1 side) - 53 LF	$6,000
● Concrete pavement and replace stepstones 120 SF	$4,800
Coventry Path	
● Concrete pavement - 2 sections 250 SF	$10,000
PRELIMINARY ESTIMATE	$40,150
Contingency 10%	$ 4,015
TOTAL Estimate	**$44,165**

* See next slide for notes

Notes related to Cost Estimate

1. Costs for concrete based on previous bids for Phase 1 work plus escalation factor.
2. Future unknowns include:
   *Grand Staircase: Next step in engineering costs including construction documents and cost estimate ($2000-$4000) plus any needed testing, surveys, and construction inspections.

Financials

1. Public funds available FY2027
   a. County: $35K/year (year 2 of 5)
   b. District: $30K/year + $ 6,231 of 2026 carryover = $ 35,535

   Total available FY 2027 = $71,231

2. Fundraising and In-kind Contribution
   a. Pathkeepers: $10K goal for in-kind volunteer and fundraising

Roles and Workflow

1. Pathkeepers Role:
   a. Volunteer arm of District for path maintenance
   b. Three path cleanups per year
   c. Fundraising to supplement costs

2. Pathkeepers / District Workflow:
   a. Pathkeepers do research and legwork to get cost estimates →
   b. Pathkeepers coordinate site visits and contracting with District →
   c. Pathkeepers work with District on implementation→
   d. Funding and contracts flows through District

3. District Representative Role:
   a. Primary contact to coordinate with Pathkeepers and keep District informed

Thank You