



Date: December 14, 2023
To: Board of Directors
From: David Aranda, Interim General Manager
Subject: Approval To Spend Up To \$5000 For A Consultant To Review ADA Compliance On Park Facilities And Possibly Kensington Paths

Recommendation

Approve allowing the General Manager to spend up to \$5,000 for ADA inspections on Park facilities and possibly some paths in Kensington.

Background

This request covers two issues. First, as noted in the attached report from SDRMA, it was recommended that our park facilities have a review by a qualified ADA inspector.

Second, it is possible that we may need to have some sampling of Kensington paths also looked at by an ADA consultant. This would assist in determining what potential issues exist in possible ownership of the paths. Please note that this may be addressed by the County so I am asking the board to provide some money in case the District needs to follow up on it. In this regard the meeting mentioned in my General Managers report between the County Supervisor, Berkeley Path Wanderers and various Public Works officials from both Contra Costa County and Berkeley were very helpful in understanding the possibility of various ADA waivers for various facilities. We are attempting to obtain the actual documents. It was also interesting to note that Berkeley with their 140 plus paths have had not lawsuits or ADA complaints.

You will find attached two proposals. I would recommend the Board approve the General Manager spending up to \$5,000 for an ADA consultant as I continue to work with both consultants in obtaining the best person for the job at the best pricing.

Exhibits

- Email from Bassam Altwal Assoc.
- 4Leaf Task Order Proposal
- SDRMA Risk Control Evaluation

From: bassam@calaccessibility.com <bassam@calaccessibility.com>
Sent: Saturday, November 25, 2023 2:14 PM
To: David Aranda <DAranda@kppcsd.org>
Subject: RE: Kensington proposal

It does, let me know what you want to drop and I'll take a look,

Bassam Altwal *Assoc. AIA .CASp. CASI. AAAEA*
Certified Access Specialist
Former Chairman of the Planning Commission for the City of Clayton (2017-2021)

Please note as of Jan 1st. 2023, our hourly rates have been changed. (unchanged since 2019)

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www.calaccessibility.com
Accessibility Consulting; CASp surveys

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From: David Aranda <DAranda@kppcsd.org>
Sent: Thursday, November 23, 2023 7:40 AM
To: bassam@calaccessibility.com
Subject: RE: Kensington proposal

Thank you. I will be in touch. Question, if we were to drop one or two of the paths for inspection would that change the overall pricing? Thanks David. I need to bring this dollar amount to the Board for approval and I was trying to keep it in the \$5000-\$6000 range. Take care. David.

David Aranda
Interim General Manager

Kensington Police Protection & Community Services District

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From: bassam@calaccessibility.com <bassam@calaccessibility.com>

Sent: Wednesday, November 22, 2023 10:38 AM

To: David Aranda <DAranda@kppcsd.org>

Subject: Kensington proposal

Hi David and it was a pleasure meeting you few days ago.

Here are the numbers for the inspections and if approved (as a whole) , I can send you an official proposal.

- 1- Park area , includes parking by the office area, parking by the playground, parking by the upper structure, path of travel around the office area, path of travel from the library to the playground, path of travel from play ground to tennis court courts and around tennis courts with all it's components, steps from "upper area" to tennis courts, tennis courts, Playground and it's components , lockout area trail around upper area leading to lockout area. \$3,200.00
- 2- Willamette path \$1,800.00
- 3- Coventry path \$800.00
- 4- Stratfrod path \$800.00
- 5- Ardmore path \$1,200.00

The above quotes are treated together and cannot be separated individually.

Let me know if accepted and I can generate a proposal.

Regards and happy Thanksgiving

Bassam Altwal Assoc. AIA .CASp. CASI. AAAEA

Certified Access Specialist

Former Chairman of the Planning Commission for the City of Clayton (2017-2021)

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4LEAF, INC.

 ENGINEERING . CONSTRUCTION MANAGEMENT
 PLAN CHECK . BUILDING INSPECTION . PLANNING

Task Order: ADA Inspections (Kensington Park & Paths)

DATE: 11/27/23
4LEAF JOB NO.: TBD
4LEAF PRINCIPAL: Raylee Glasser
PROJECT(S): **ADA Inspections (Kensington Park & Paths)**
LOCATION: 59 Arlington
TASK ORDER # 1

ADA INSPECTIONS	DATE	ESTIMATED HOURS	UNIT PRICE	ESTIMATED TOTAL
Inspector	11/27/2023	24	\$180	\$4,320.00
Offsite Project Manager	11/27/2023	2	\$130	\$260.00
Preliminary Sub-Total of Services provided by 4LEAF				\$4,580
Preliminary Estimated Fees				\$4,580
Reimbursables N/A				\$0
Total Preliminary Estimated Fees				\$4,580

The scope includes inspecting the grounds of Kensington Park and inspect the following paths: Ardmore Path, Stratford Path, Williamett Path and Coventry Path. 4LEAF will provide qualified inspectors, project managers, and document control personnel. 4LEAF's inspection will be in conformance with the approved scope of services provided by Kensington Police Protection & Community Services District. 4LEAF will bill on a lump sum basis only per the Terms and Conditions of this agreement. If additional hours are needed, 4LEAF will require pre-approval before completion. This estimate is based on the information provided to 4LEAF by Kensington Police Protection & Community Services District on 11/27/23.



Kensington Police Protection & Community Services District

RISK CONTROL EVALUATION

Programs

Workers' Compensation ● Property/Liability

Conducted on
May 31, 2023

Enriqueta Castro, CSP
SDRMA Risk Control Manager

Community Center & Park

During the evaluation an inspection was conducted to assist in identifying potential exposures at the Community Center and park. Please note the information contained in this report is based on information gathered and observed at the time of the inspection, it does not guarantee that all exposures were identified.

OBSERVATIONS/RECOMMENDATIONS

Stairways & Walkways

The park has a combination of unpaved trails, paved walkways, and stairways. It was noted that some stairways and paved walkways were well maintained, however, there were also stairways with worn planks, loose rails, and uneven steps, and raised cracks. The small stairway on the side of the community center is accessible to the public; however, the stairway leads to a path that has a drop and is unsafe.

- Consider utilizing an ADA Certified Access Specialist to evaluate the District's compliance with ADA requirements for parking lots, the Community Center, amphitheater, and general access.
- Develop an inspection process to identify maintenance and repair requirements.



Dog Leash Requirements

Based on feedback from the District, it's a common practice for dog owners to allow their dogs to go unleashed on a regular basis. The District is considering developing a fenced dog park. An SDRMA Risk Advisory is available on Dog park risk management.

- Enforce the Contra Costa County leash requirements, as noted on the parks signs.

