



Kensington Park Buildings Master Plan Kensington, CA

March 8, 2012

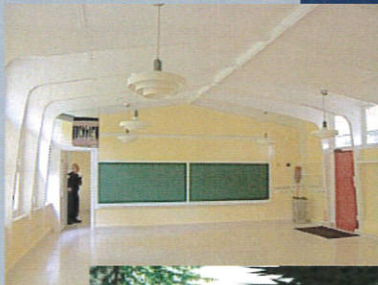


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1: Executive Summary and Recommendations

1. There is strong public sentiment, as expressed in community meetings and an on-line survey, to improve the buildings in Kensington Park.
2. Full implementation of the Master Plan for both the Community Center and the Annex requires capital investment of approximately \$2.5 million.
3. Similar to other public community buildings, revenue from event rentals will not pay for capital improvements, nor will it totally eliminate the annual operating deficit.

Background

The Kensington Police Protection and Community Services District (KPPCSD) has retained Muller & Caulfield Architects in association with BAE Urban Economics to evaluate potential repairs and future uses of three buildings located in the Kensington Community Park. These buildings are known as the Community Center, Building E, and the Annex.

The Charge

The consultants were charged with the following tasks:

- Professional evaluation of the current physical state of the three buildings, along with recommended repairs and code upgrades,
- Assessment of uses the buildings could serve, with community input.
- Propose renovations or new construction to meet community needs.
- Assess the costs of various alternatives.
- Evaluate projected revenue for each potential use.

The Process

Process:

- The design team, with input from the Park Buildings Committee, conducted meetings with the building users, two public meetings for the Kensington community and an online survey of Kensington residents.
See Section 3: Existing Uses and Schedule page 15, and Section 4: Needs Assessment page 17.
- BAE Urban Economics did a market analysis comparing rental facilities in other communities with the Kensington Community Center and analyzed the potential for improved revenues from the facilities.
See Section 7: Operating Costs and Revenues page 36.
- The design team evaluated each building for code and safety problems and evaluated its suitability for continued use.
See Section 2: Existing Conditions Review beginning on page 4.
- Options were developed for improvements for the Community Center and Annex.
See Section 5: Renovation Options beginning on page 21.
- Construction costs and project costs were estimated for each renovation option.
See Section 6: Construction Cost, Project Cost, and Phasing on page 33.

The Findings

The most significant findings, presented on the following pages, can be summarized as follows:

- The community expressed desire to improve the Community Center facilities and the Annex, balance public programming with private rentals, and provide discounts to residents and non-profits.
- Municipal community centers with a strong public programming component do not achieve a break-even bottom line from rentals. Therefore, decisions on facility investment cannot be made solely on a "return on investment" basis.
- Potential income from increased rental space will decrease the existing operational deficit but is not a key determinant in what to do with the buildings.
- The Community Center and Annex have code and safety problems needing repair, while Building E is OK.
- The Community Center has opportunities for circulation and aesthetic improvements that will enhance user experience, increase program potential

for celebrations and family events, and improve overall utility and enjoyment of the building.

- It would cost nearly as much to improve the Annex for community use (rather than a classroom) as it would to demolish and build a new building up to the current codes.

The Recommendations

Community Center

What: We recommend improving the Community Center according to Option 2, which includes aesthetic and functional upgrades to the building as well as code required improvements.

See description and conceptual images beginning on page 22.

Why: Option 2 will address building code, safety, and maintenance issues, as well as provide better program and event support, improved aesthetics, comfort and energy efficiency and general community utility and enjoyment.

How: Develop the Community Center as one project if the funding can be secured. This will be the most efficient, cost effective, and least disruptive option. However, phasing is also an option.

Various options for phasing are described on page 34.

Cost: Estimated total project cost is \$1,405,050. If the project must be phased, the recommended first phase could be the main room and bathrooms, for \$750,000 or the combined meeting rooms and bathrooms, for \$547,000.

Annex

What: We recommend using the annex as a temporary structure during construction of the Community Center, followed by its demolition and construction of a new structure when program demand and funding are more clearly defined.

Why: There are currently no specific plans for programs to go into the building; demolition will reduce the ongoing expense and liability of a vacant building; a new building will cost little more than the defined renovation; a new structure can be more program-specific and better seismically.

How: Use the Annex as a temporary structure during construction of the Community Center, and possibly also as a temporary library during library renovation. Demolish after the temporary uses are complete.

Cost:

- Accessibility code compliance for temporary use: allow \$35,000 for site improvements. Monthly portable toilet rentals: \$600, including servicing.
- Demolition: \$14,000 to \$40,000
- Eventual replacement: \$1,135,000

Event Rentals

What: Improve the Community Center to better accommodate use for special events. Raise rental rates, hire part-time staff, and institute recommended policies after the improvements are completed.

Why:

- Residents have expressed a desire to have a facility that they could reserve for special functions such as weddings or family celebrations.
- Once building improvements are made, rental rates and the number of rental events can be increased, and the additional income would decrease the current operating deficit.
- Increased rental income will pay for the additional staff hours, even though it will not totally eliminate the current operating deficit.

BAE Urban Economics findings are included in Section 7: Operating Costs and Revenues (page 36).

2: Kensington Park Existing Conditions Review



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.



Above: Community Center exterior.

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



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.



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

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 this section.

Function: Use of the building is scheduled by KCC for daytime hours on weekdays, and by KPPCSD on evenings and weekends. There are about 15-20 rental events per year, primarily weddings and birthday celebrations. The current mix of gymnasium-type uses (primarily for youth) as well as more formal events (primarily for adults) is expected to continue.

The only way to get to the bathrooms from meeting rooms 2 and 3 is to go through the main meeting room, which could disrupt a meeting in the main room, or to go outside and re-enter the building through the back door, which is frequently locked.

Light control: We note that there is no way to block daylight from existing skylights and doors in order to show slides, movies, or AV presentations in the daytime. We had difficulty with our presentations for the two community meetings. Window treatments and skylight shades are needed.

Accessibility: Basic accessibility was provided in the 1988 renovation, but codes continue to evolve. In particular, accessible toilet stalls are now 3" wider than they were in 1988. Accessibility compliance is not "grandfathered", so any remodel with a construction cost over \$118,000 (in 2012 dollars) will need to comply with the current code. Bathrooms need to be retrofitted to meet current codes, which may require moving some of the existing toilets. A list of specific accessibility/ ADA issues is included in the appendix.

Seismic capacity: The support of the existing trusses above the high windows of the main room may be a seismic weakness. Future design should include an analysis of the entire building according to current codes and standards. Upgrades may include elements such as continuous metal straps or angles to better tie the building together. In particular, the west wall of the assembly room below the high windows may not withstand seismic forces perpendicular to the wall. The proposed 2010 remodel would solve this problem by removal of the unbraced portion of the block wall, replacing it with additional doors to the outside.

We will build in an allowance for ties and braces into the cost estimate for the building remodel. Note that these upgrades are voluntary, and are not mandated by a change of use of the building.

Ventilation: There is no exhaust fan in the boy's bathroom, so the maintenance staff leaves the door open for odors to air out. The existing girl's exhaust fan is very noisy, so the girl's bathroom door is also left open with the fan off. Both rooms should be retrofitted with new, quiet fans.

The meeting rooms have no ventilation other than operable windows and doors. Rooftop or ceiling fans could improve air quality and comfort in the meeting rooms.

Drainage: The floor has flooded several times in the past due to excess water on the uphill side of the building, and there was a small amount of water intrusion through the floor of the storeroom as recently as January 2012. The maintenance staff reports that problems with a school drain and a neighbor's drain have been fixed, and the sub-drains next to the building cleaned out, which has lessened the problems, but clearly they are continuing. There



Truss support at clerestory windows.



is a current proposal to install new subterranean drainage on the north side of the building, which may solve the ongoing problem.

Soil on the north side of the building is approximately 6" higher than the interior floor slab, causing bubbling in the interior paint at the base of the wall. Allowance will be made in the cost estimate to lower the exterior grade to repair this condition.

Acoustics: The main room has acoustical tiles glued to the ceiling. The rest of the finishes of all rooms in the building are hard, reflective surfaces with little ability to absorb sounds. Groups that use meeting room #3 mention being disturbed by the sounds of balls hitting the bare concrete block walls of the main room.

Users of the main room report being occasionally disturbed by noise in the hallway outside the bathrooms. The addition of a sound-reducing door in the open doorway between the main room and this hallway would mitigate this problem.

Kitchen: The current kitchen is built to residential standards, and does not comply with the 2011 California Retail Food Code (CRFC) as enforced by Contra Costa County Environmental Health Services. Compliance will require upgrades to sinks, cabinets, countertops, and exhaust fan, although the plan could stay much the same as it is now.

It is possible that upgrading will be required regardless of whether or not a remodel is planned, to meet requirements of the CRFC. Some of the groups that currently use the kitchen may eventually be required to get permits for food service, and that could trigger the need to remodel the kitchen.

Required improvements to the kitchen may include some or all of the following:

1. The kitchen floor should have a seamless surface rather than the current vinyl tiles (which are cracked and broken).
2. Countertops should be stainless steel. The hood fan needs a fire extinguishing system.
3. More sanitary dish and pot washing facilities may be needed.
4. Grease traps may be required.
5. Sinks must meet the NSF sanitation standards.
6. A hand-washing sink may need to be added.
7. Since the kitchen is also used for cooking classes, some accessible features may also need to be provided.

Note that the resolution of many of these issues will depend on the exact use of the kitchen, which will need to be discussed with an experienced commercial kitchen designer and possibly with the county health department as well. The cost estimate will include an allowance for a full replacement of the kitchen to commercial kitchen standards.

Roof: The built-up roof is now 23 years old, and will soon need re-coating or replacing. Reports indicate that the roofing is in good condition, so re-coating will be assumed for the cost estimate.



Kitchen is used for cooking classes.

2010 Renovation Plans (not built)

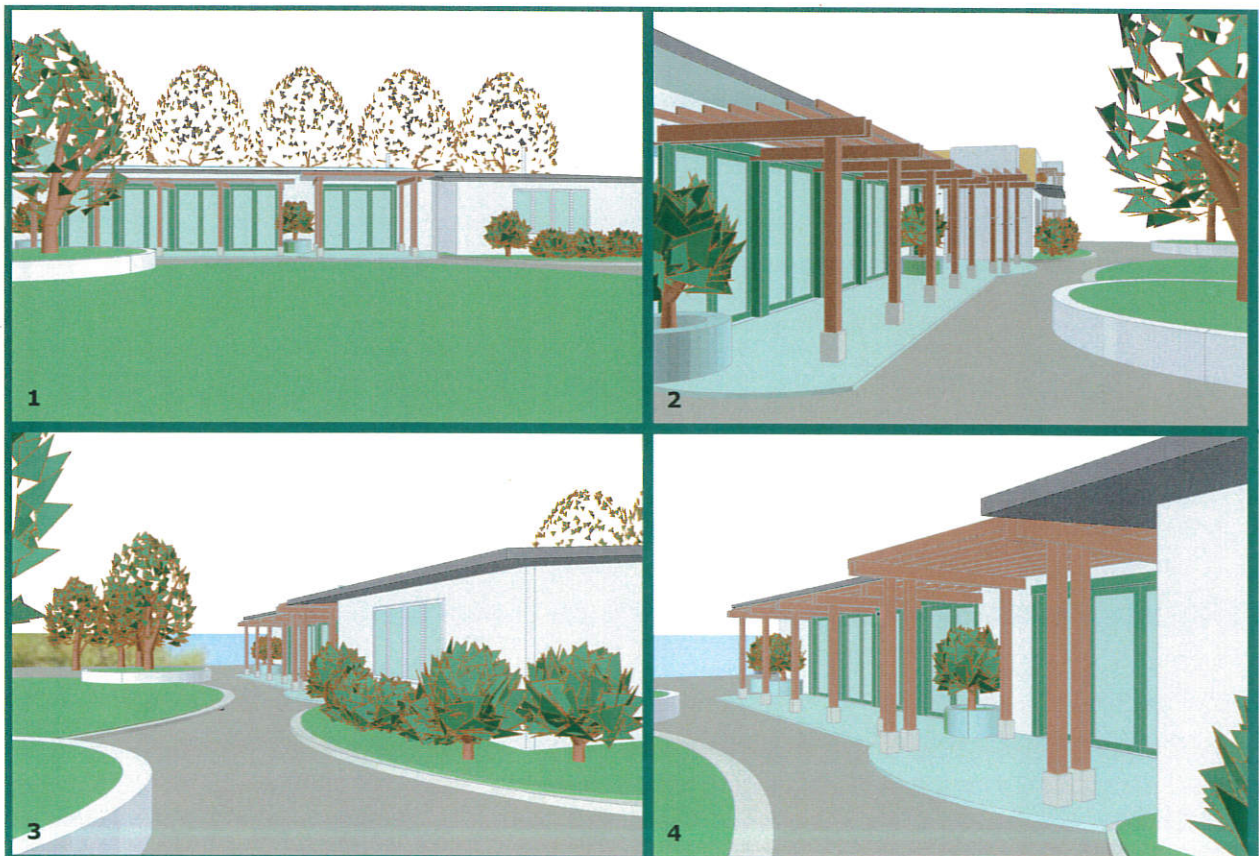
Plans were prepared for KCC by architect Deborah Lane, and are dated 4-1-10. The main goal was to improve the aesthetics of the main room, by replacing concrete block with glass doors to better connect the interior space to the garden outside. Work included the replacement of west wall of main room with new glazed doors, a new exterior trellis outside the new doors, and a new storage room addition behind the fireplace, accessible only from the exterior of the building. The main room was to be upgraded with a new fireplace surround and hearth, new lighting and electrical outlets, and upgraded finishes (wood floor, high-impact gyp board walls). No work was included for the kitchen, bathrooms, or small meeting rooms.

Structural plans were provided by SMW & associates (Stan Wu), and provide for the new west wall of the main room and framing and foundations for the new storage room.

KCC discussed the plans with youth groups who use the main room for games such as dodge ball and gymnastics. Special impact-resistant glazing and wall coverings were specified so that the activities would be able to continue in the remodeled space.

The construction budget for the work was \$250,000, although it is likely that the work would cost more if bid today.

Drawings of 2010 proposed remodel, by Deborah Lane.



Annex



Front of Annex with covered porch, as seen from parking lot.

History and Current Conditions

The date of original construction of the Annex building is unknown, although an educated guess would put the construction in the late 1940's or early 1950's. The building was presumably constructed to house two classrooms for use by Kensington School, before the entire school moved up the hill to its current site in the 1950's. The school district leased the property to KCSD in 1963, along with the land now occupied by the tennis courts and play area. It was purchased by KCSD, along with a cluster of ten other small buildings (buildings A through K), in 1995.

KCSD leased the building to a day care provider (the Neighborhood School) from 1985-2006. The KCC offices were also in the building until the renovation of Building E was completed in 1999. The building has been vacant since 2006.

The Annex can be described as a "modular" building, but because it is slab on grade it is not a "portable".

The building is currently divided into two classrooms, with an office and entrance in the center. Bathrooms at the north end of the building appear to have been added after the original construction. The office in the center was also partitioned off from the south classroom, perhaps at the same time.

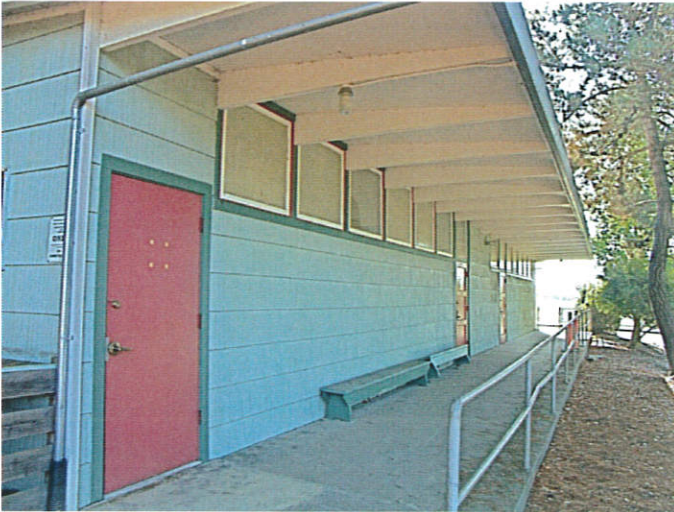
No original drawings of the building or of the bathroom addition are available.



Annex interior, with painted wood arches. Large windows face east; high windows face the covered walkway.



Construction date	Unknown. Educated guess: 1945-1955. Date of bathroom addition is unknown.
Architect	Unknown original architect. Jason Kaldis, proposed 2008 remodel Jack Griffith, 2008 plans for site improvements (not built)
Building size	1772 sq. ft, one-story
Meeting/ activity rooms	660 sq ft north classroom (22.5' x 29') 500 sq ft south classroom South classroom could be 750 sq ft if partition removed.
Occupancy	E (education) Proposal to convert the building to A-3
Floor structure	Slab on grade.
Floor finishes	Vinyl tile typical. Tile and mastic contain asbestos..
Walls	End walls: stud construction. Side walls: post and beam single-wall



Above: The front porch. The closest door gives direct access to a bathroom.

Below: View from the back yard, showing variety of types of glazing.



Wall finishes	<p>construction, with plywood sheathing spanning between structural arches. No studs.</p> <p>Exterior is wood shingles with 12" to the weather, except south wall has standard replacement shingles.</p> <p>Interior: Painted plywood or tack board.</p>
Roof	Unknown. Assume composition roof.
Roof structure	Three-hinged shaped arches spaced 4' apart. 2-3/4" thick, glu-laminated wood. No joists between arches.
Ceiling	Structure unknown, but must be thick enough to span 4' between arches. 2x roof sheathing? 1-1/8" plywood?
Heating	Suspended gas space heaters.
Insulation	No insulation?
Ventilation	Operable windows
	No mechanical ventilation.
Windows	Wood frame, some fiberglass replacement windows. Glazing is a random combination of clear glass, acrylic, and fiberglass.
Exterior doors	Solid, no vision panels

Issues:

Aesthetics: Although the interior spaces are attractive, with the exposed arches and large window areas, the exterior of the building as seen from the parking area is not appealing. The solid doors and high windows preclude any views into the building and make the building look forbidding; the overall form is so simple as to be uninteresting; the painted shingle siding looks dated; the overall composition of doors, windows, and siding is not pleasing. Lack of "curb appeal" has probably reduced demand for potential rentals of the building. If the building is to be remodeled, these aesthetics issues should be addressed.

The existing window glazing is a seemingly random combination of clear glass and patterned glazing. Aesthetics will be improved by replacing all the glass with clear glazing.

Function: The bathrooms are at the north end of the building, entered from inside the north classroom. This configuration makes it difficult to use the building for two independent activities at the same time, since students from one classroom would need to disrupt activities in the other classroom in order to get to the bathroom. Consideration should be given to moving the bathrooms to a more central location, especially since they will need to be reconfigured in any case to satisfy the need for accessibility.

Potential users of the building have noted that the building has no kitchen or kitchenette, which also limits some potential uses.

Change of Occupancy: The building was built as classrooms, and presumably still keeps this "E" occupancy in the eyes of the building department, with a calculated occupant load of 70 occupants. Continued use for a day care facility or for KCC classes would not constitute a change of use. Use of the building primarily for community events would constitute a change of occupancy to "A-3", or assembly occupancy. The building occupant load would increase to 94 to 104 occupants if seated at tables as many as 200 occupants if seated theater style in chairs. Since this is a higher number of occupants than the current 70, the building would need to be brought up to code as applicable for the higher occupancy.



Above: Aftermath of water intrusion, winter 2011.

Below: Single-wall construction. Insulated stud walls could be added between the existing arches.



Change of occupancy will trigger code requirements for a number of upgrades to the building, from seismic to mechanical, electrical, and energy efficiency. Additional toilet facilities would be needed for the higher number of occupants. Three toilets for women are required by the 2010 California Building Code; one toilet plus a urinal is required for the men.

Accessibility: The existing bathrooms are not accessible. See the list of other accessibility issues in the Appendix.

Seismic: It is not known if it was built in compliance with the Field Act, which requires schools to resist earthquakes. The Field Act requiring seismically safe schools was passed in 1933. However, its application to temporary portable/ modular classrooms evolved over the years and may not have applied to this structure.

At first glance, this building appears to have little or no seismic resistance. If it was built to Field Act standards, it might be better than it seems. In any case, previous shear walls may have been compromised by later additions, such as the exterior bathroom door to the front porch in what was formerly a shear wall.

Foundations and Settlement: No original plans of the building have been located, and the dimensions of existing foundations are not known. Investigation will be needed to determine the capacity to resist seismic loads.

The slab on grade interior floor is not noticeably cracked or out of level. The porch slab (under the overhang), however, is tilted, cracked, and pulling away from the building. This causes a problem for wheelchair access to the main entrances to the building. Since the slab has settled, it could be repaired by pouring a new topping slab to make it match the level of the slab inside, with a 1% slope away from the building for drainage.

Drainage: Various problems have been noted with the drainage on the uphill side of the building. Water comes down the hillside and must be led away by the underground drains around the building foundation that were installed (?) about 10 years ago. These drains, assuming they exist, are apparently clogged or overloaded, since water was noted seeping through the floor slab after a rainstorm in September 2011. A retaining wall at the existing back yard fence line, with drainage above it, could help to divert the hillside water before it gets to the building drain.

There is also a downspout at the NE corner of the building that is not connected to the building drain that could contribute to the problem.

Entry Stairs: The parking lot is about 8' lower than the building porch at the north end, sloping up to match the porch grade to the south of the building. Original stairs leading to the center of the porch were recently removed because they were unsafe. New stairs should be provided as part of any remodel of the building.

The design of the new stairs and associated landings and railings can be treated as an opportunity to improve the appearance of the front of the building.

Remodel or tear-down? If the building is to have a major remodel, the value of the current building is that it provides a foundation, floor slab, and structural shell that could be used as a framework for new construction. Studs, insulation, electrical wiring, etc. can be added between the existing wood arches to make a more permanent and energy-efficient building.

If the building is to remain in use as classrooms or day care, then a limited remodel such as the one described below may be sufficient. In either case, the cost of a remodel should be compared to the cost of new construction, since the existing building may not provide much value and remodel costs are typically higher than new construction costs.

Annex Plans 2008

Plans were drawn by Jason Kaldis for limited repairs necessary to re-occupy the building as a child care center, including expanding the bathrooms to meet accessibility requirements and electrical upgrades to meet code. The cost estimate was about \$140,000 (or about \$80 per square foot). This cost estimate did not include the necessary site work, nor did it include the additional costs, such as prevailing wages, required for a publicly bid project.

Additional insulation and other energy conservation measures will be required in addition to work shown in these plans to comply with the new California Energy Code, which went into effect in 2010.



Building E

History and Current Conditions

Building E is currently leased and used exclusively by the Kensington Community Council (KCC), a non-profit organization which publishes the **Outlook** and runs the Kensington After School Enrichment Program (KASEP) as well summer day camp and other classes for adults and children. The building contains the KCC office as well as three classroom spaces.

The date of original construction of Building E is unknown. An educated guess would put the construction between 1933 and 1945, based on the fact that diagonal wood boards were used instead of plywood. The 1999 plans label the former use of the rooms as a library and school offices.

The building was essentially rebuilt when it was remodeled in 1999-2000. KCC reports that the building is currently "very functional", with only some minor problems with the floor tiles.

Construction date	Unknown. Educated guess: 1933-1945.
Architect	Unknown original architect. Deborah Lane, 1999 remodel (assisted by volunteer architect Bart Jones).
Building size	2605 sq. ft, one-story
Meeting/ activity rooms	840 sq ft classroom "A" (23' x 36.5') 670 sq ft classroom "B/C" 345 sq. ft. classroom "D" 321 sq ft office.
Occupancy	E (education)
Floor structure	Wood frame over crawl space.
Floor finishes	Vinyl tile typical.
Walls	Stud construction.
Wall finishes	Exterior horizontal wood siding. Interior: Painted gypsum wall board.
Roof	Composition shingles.
Roof structure	Wood frame. Small attic space.
Ceiling	Flat gyp board, 12' high
Heating	2- forced air furnaces in attic space..
Insulation	Insulated. Plans specify R-11 walls, R-18 ceiling, R-19 floors.
Ventilation	Operable windows Furnaces provide ventilation.
Windows	Aluminum framed, double glazed.
Exterior doors	

Seismic: Seismic upgrade was done as part of 1999 remodel. Added shear plywood to cripple walls, hold downs, etc. Structural plans appear very complete. It seems reasonable to assume complete seismic upgrade was done per the code at the time, and building is basically OK.

Fault Zone

"Cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. If the city or county finds that no undue hazard of this kind exists, based on information resulting from studies conducted on sites in the immediate vicinity of the project and of similar soil composition to the project site, the geotechnical report may be waived"

From the Alquist-Priolo Fault Zoning Act

All three of the park buildings are located within the Alquist-Priolo seismic hazard zone ("Fault Zone"), due to proximity to the Hayward fault. The Fault Zone is a strip of land, typically about 1000' wide, defined by the California State Geologist as being above or adjacent to a known trace of an active earthquake fault. The goal of the Alquist-Priolo legislation is to prevent buildings from being built on top of active fault traces, since fault movement below a building will tear any structure in two, regardless of its structural design.

Appendix A includes copies of maps included in the March 31, 2008 report by Alan Kropp prepared for Kensington Elementary School, which is adjacent to Kensington Park. These maps show the eastern edge of the fault zone roughly along the property line between the park and the school.

The reason that fault zones include approximately 500' on each side of the known fault is that additional, previously unknown active fault traces frequently occur in the immediate area of a currently mapped trace. Current state law requires a special geotechnical investigation and report for any new building in the fault zone, as well as for any remodel that exceeds 50 percent of the value of the structure or adds more than 50 percent of the existing floor area of the structure. The purpose of this investigation is to show there are no active faults below the existing building, and to preclude any new construction on top of an active fault.

A subsurface investigation and geotechnical report was done in 1988 for the youth hut expansion, which found no active faults in the immediate area of the youth hut. This investigation may be sufficient to allow new remodeling of the building without additional study. It is also possible that the 1988 investigation could be extrapolated to apply to a new structure to replace the Annex, since the Annex is in the immediate vicinity. The County building department would need to approve this.

3: Existing Uses and Schedule

The following table illustrates the current uses of the Community Center building. The Annex is vacant (due to lack of accessibility of the bathrooms) and not currently used for anything.

The Community Center building is leased to KCC from 8:00 to 5:00 on weekdays for \$15,000 per year, and the schedule for these hours is controlled by KCC. KCC is able to accommodate some use of meeting room 3 during these hours by other community groups, such as KASEP.

On evenings and weekends the schedule is controlled by KPPCSD. Weekend events include non-paid events such as public meetings and fire and police department training classes, as well as paid rentals. Paid rentals are typically scheduled 12 months ahead of the event. Rentals were reduced in 2011 because the building was scheduled for some renovation (dry rot repair). The exact date of the repair was not known, so it was not possible to commit the space ahead of time.

KCC and KASEP efficiently coordinate their scheduling activities for the building.

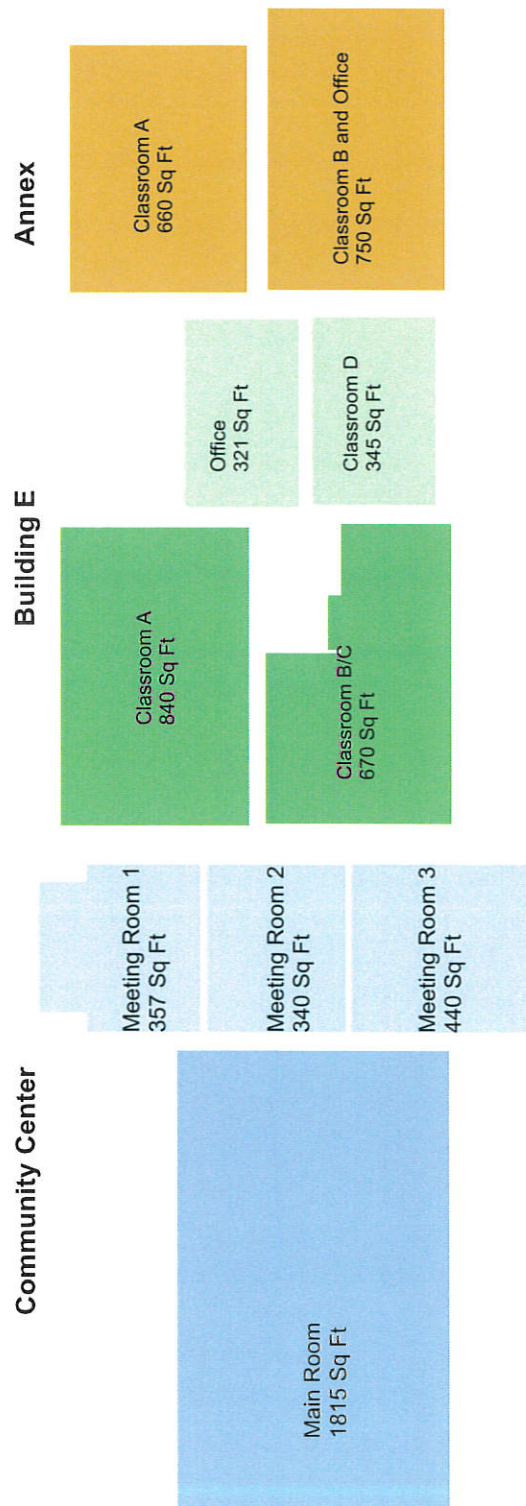
		Main Room	Small Rooms
KCC controls schedule.	Weekday mornings, 8:00 to 11:30	Some adult programs by KCC. Frequently vacant.	
	Weekdays, 11:30 to 5:00	Kensington After School program (KASEP). Gymnastics, drama, karate, cooking, yoga, etc. Sports and tennis programs if raining. Brownies.	KASEP. Some use of meeting room 3 for small publicly noticed board and committee meetings.
KPPCSD controls schedule	Evenings, Monday & Tuesday	Scouts	KCC board meetings Kensington Improvement KIC Kensington Municipal Advisory Committee KMAC
	Evenings, Wednesday and Thursday	Fly Fishers, Stamp Collectors, KASEP registration nights, monthly KPPCSD board meetings, various public community meetings, police and fire department meetings.	
	Evenings, Friday	Available for rentals.	
	Saturdays	Community events and meetings. Available for rentals about 20 days/year.	
	Sundays	Available for rentals. Occasional public programs, such as the Kensington parade.	

Legend			
Fully Scheduled	Mostly Scheduled	± 50% scheduled	Lightly scheduled

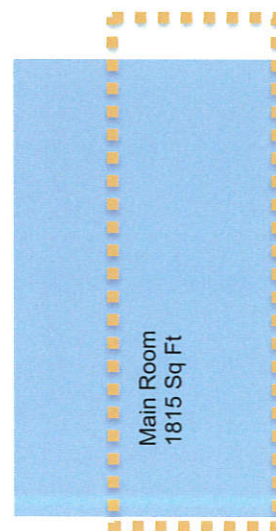
Room Size Diagram

The diagram at left illustrates the relative sizes of the meeting and classrooms spaces available in each of the park buildings. The rectangle for each room represents the actual proportions of the room as well as its relative size. Dimensions are net of closets and full height storage cabinets.

This can be a useful tool, for example, in deciding if a given activity in the Community Center could be accommodated instead in the Annex.



*Annex as single 1410 sq ft room
compared to 1815 sq ft main
room of Community Center.*



4: Needs Assessment

Community Outreach Meetings

"I would like to have a nice space I could reserve for my family's weddings, memorials, mitzvahs, etc."

Public meetings were held on October 15, and December 3, 2011. Residents expressed the desire to keep and support the existing activities at the Community Center, and develop the Annex for spaces to accommodate more teen, adult, and senior's activities. They also expressed a desire to improve the Community Center for use for special private functions such as weddings, memorials, and mitzvahs.

The first meeting focused on existing conditions and current and desired uses of the buildings. Comments from the public are summarized below:



- Keep weekday KASEP (after school) programs in Community Center.
- Buildings should be functional, community oriented,
- Would like spaces available for more teen, adult, and seniors activities. If the Annex were renovated, it could provide more space for these uses.
- Prefer Annex to be available for community use, rather than renovating as a childcare center.
- Buildings should be flexible as possible for a variety of uses, including children's activities as well as more formal adult gatherings.
- Prefer durable finishes. Not "glitzy".
- Expand the current usage of the community center to include more opportunity for community members to rent space for celebrations such as weddings. "I would like to have a nice space I could reserve for my family's weddings, memorials, mitzvahs, etc."
- Upgrade the existing kitchen so that it could be approved as a commercial kitchen. It could then be used to provide catering for gatherings and celebrations
- Concern that upgraded interior finishes might be damaged by certain Boy Scout activities, such as indoor dodge ball games. Troop leader agreed that these games could be played outdoors.



At the second meeting Muller & Caulfield Architects made presentations of design options for the Community Center and the Annex, and BAE Urban Economics presented the results of their economic analysis and resident survey, as well as comparisons with other similar community buildings in nearby cities.

Comments on the design options included the following:

- Some community members preferred windows instead of doors on the west wall of the community center. Windows with a 30" high sill would allow chairs to be placed below the windows, similar to the current placement of the chairs.
- Add a green roof to the community center,
- Add more and larger windows on the west side of the Annex, especially to take advantage of the view.
- Open up the south end of the Annex with doors and more windows.
- A number of community members expressed approval for the wood floors and ceiling materials in the community center.
- The blue tile version was more controversial, with both likes and dislikes. (See illustration or color choices, page 25)
- There was a concern about storage space in both the Community Center and the Annex, including providing a sufficient number of storage spaces to accommodate the number of community groups that regularly use the buildings.

Survey

The Kensington Community Center Survey was conducted to give every Kensington household an opportunity to provide its input on the future of the Center, as part of the outreach for the park's master planning process. It was done using an online survey as the only cost-effective method that could reach every Kensington household, and was designed to supplement the public meetings held in the fall and winter of 2011.

The survey's intent was to gauge the community's current level of use, satisfaction with existing facilities, priorities for future improvements, and tradeoffs between the facilities' public and private uses and potential changes in operation. The survey was divided into four sections, with questions targeting each of these topics. An open-ended question at the end of the survey gave responders an opportunity to share additional comments.

The survey instrument and results are appended to this report, and provide the full responses. Some of the key themes that were observed include:

- A majority of survey responders believe that the community center needs some improvements, and changes should be flexible and accommodate all users of the facility.
- Survey respondents are split on whether the community center should focus on public programs or private rentals that generate revenue. The most common response is that public programming should be the first priority, even if the center operates with a KPPCSD subsidy (38 percent). A smaller share of respondents feel the center should generate enough revenue to be self-sufficient (26 percent), and the remaining respondents need more information to decide (36 percent).
- An overwhelming majority of survey responders believe that residents and non-profits should continue to receive discounted rental rates.
- Survey respondents believe that improved facilities and more programming are both important priorities.

Process

The consultant team worked with the Kensington Parks Committee, the Kensington Police Protection & Community Services District (KPPCSD) to develop a survey instrument with 19 questions. A postcard was mailed to every Kensington household notifying it about the master plan process. Households were requested to participate in the online survey, and the web link was included in the postcard. The Kensington Outlook, a monthly newsletter, also posted a notice in its November 2011 issue reminding residents to complete the survey. There was no provision for interested parties to obtain a printed survey, or return one completed by hand, as the additional cost would have precluded the survey from being done. It should also be noted that the survey was not designed to obtain answers that could be considered statistically valid within a certain margin of error; conducting such a survey would have entailed a much higher cost and complex effort.

The survey was available for 3.5 weeks, from October 21, 2011 through November 16, 2011, and 240 responses were collected, representing an approximately 10 percent response rate. Of the respondents, 30 percent had children under the age of 18 living in the household, and 45 percent were over the age of 60. Among respondents, the median number of years lived in Kensington was 19 years.

Additional observations are described in further detail below, and are broken out by categories:

Frequency of Use

85 percent of all survey respondents reported having visited the park in which the community center is located in the last year, and 55 percent of respondents attended an event at the community center in the last twelve months, which shows that survey respondents were familiar with the park grounds. Community events and public meetings were the most commonly attended events; approximately half of all respondents went to a community event in the past year. One quarter of respondents attended an after school program or a club meeting, and less than one quarter attended a private social event.

Quality of Existing Facilities

Survey respondents were asked to rate the appearance and functionality of the existing facilities. In terms of appearance, the community center exterior was most commonly rated satisfactory (41 percent), while the community center indoor finishes and the Annex were most commonly rated less than satisfactory (26-28 percent). In terms of functionality, the community center indoor and outdoor facilities were rated satisfactory (37 percent), and most respondents did not know or had no opinion about the amphitheater or Annex (48-52 percent).

Improvement Priorities

One purpose of the survey was to gauge whether the community felt that the community center needed any improvement. 52 percent of respondents felt that some improvements were necessary. Approximately one quarter thought no improvements were needed, and another quarter had no opinion.

Since multiple groups use the facility for different purposes, including after school programs and private social events, the survey tried to gauge whether the improvements should be prioritized towards some types of uses.

Respondents were asked which was more important: durability to meet the vigorous activities of youth programs or attractive improvements for private events and meetings. Rather than choosing one type of use over another, a

majority responded that improvements should be flexible and accommodate all uses (54 percent).

Survey respondents were also asked to rate the importance of certain improvements. Upgrading the kitchen to satisfy health codes was very important (45 percent responded very or extremely important). Installing higher quality fixtures and improving outdoor facilities were considered moderately important (31 percent).

Balancing Public Benefits and Use with Revenue Generation

Since the facility is used for both private rentals, which generate revenue, and public meetings and programs, which confer public benefits, survey respondents were asked to compare whether the community center served public interests and should operate with a subsidy, or should focus on private rentals to generate revenue and be self-sufficient.

Survey respondents were divided on this topic. The most popular response was that public programming and benefits were the first priority, even if the center operated with a KPPCSD subsidy (38 percent). Approximately one-quarter of respondents felt the center should generate enough revenue to be self-sufficient (26 percent). The remaining needed more information to decide (36 percent).

Survey respondents overwhelmingly agreed that residents and non-profits should receive discounted rental rates. Finally, while respondents believed improved facilities were the most important priority, more public programming, community-sponsored events, and paid rentals were also deemed important.

The answers to each question on the survey, except for the final open-ended question, are appended to this memo.

5: Renovation Options

The design team used their own assessments, along with the public input, to define two or three options for repairs and upgrades to the buildings.

Option 1 is to “do as little as possible”, with no changes in the existing patterns of use. It includes repairs and code and life safety upgrades that are necessary or prudent for continued use of the buildings for the next 30 years.

- The Community Center bathrooms and kitchen would be brought up to meet accessibility and health codes.
- Annex made accessible for continued classroom use (daycare or other classes).
- No work is needed for Building E.

Option 2 is to “do as much as is reasonable” to meet expressed community needs and to resolve some of the issues documented in the building assessment. It includes the repairs and upgrades of Option 1, but also includes modifications and limited building additions to improve the aesthetics and function of the buildings and increases their availability for community use.

- The Community Center would be improved for large community meetings and ceremonies.
- The Annex would be made usable for some of the events and activities that currently take place in the main room of the Community Center.
- No work is suggested for Building E.

The plans and illustrations for Option 2 illustrate what is possible for each building, but are not a completed design. If the community decides to upgrade the buildings, the subsequent design phase will include an opportunity to refine or revise the design and choose colors and materials.

Note that the Option 2 goal of increased rental use of the Community Center may not be achievable unless the Annex is also renovated to the Option 2 level. The reason is that some of the smaller existing weekend events at the Community Center must be moved to the Annex in order to free up the Community Center for other uses.

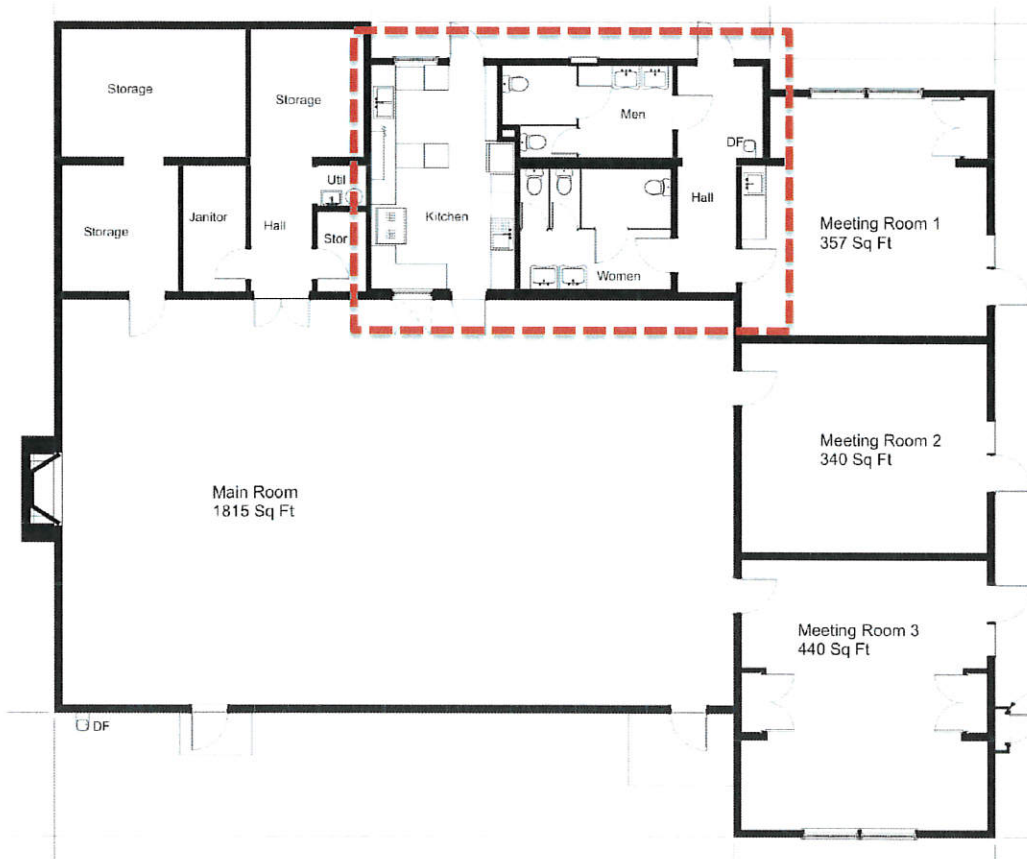
Option 3, an option to demolish the building, was defined only for the Annex.

Community Center

Option 1:

The Community Center bathrooms and kitchen would be brought up to meet accessibility and health codes. This includes the accessibility upgrade to the bathrooms, kitchen upgrade, installing structural support for the front wall of the main room, re-coating the roof, electrical upgrade, underground drain pipes on the uphill (eastern) side of the building, replacing VCT tiles and paint in meeting rooms and hallways, and exterior painting.

Upgrades of finishes and lighting in the main room are not included.



Existing doors to meeting rooms 2 and 3 face the parking lot and confuse newcomers because they look like the main entrance.

Possible solution: let them be the main entrance!

Community Center Option 2

Community Center Option 2 includes the kitchen and bathroom upgrades, as well as improvements to the meeting rooms. Meeting rooms 2 and 3 will be combined to create a larger 675 sq. ft. room.

New double glass doors to the main room will allow the combined room to function as a vestibule for large events. The main entrance will be on the south, through the vestibule, which already looks like the main entrance to the building.

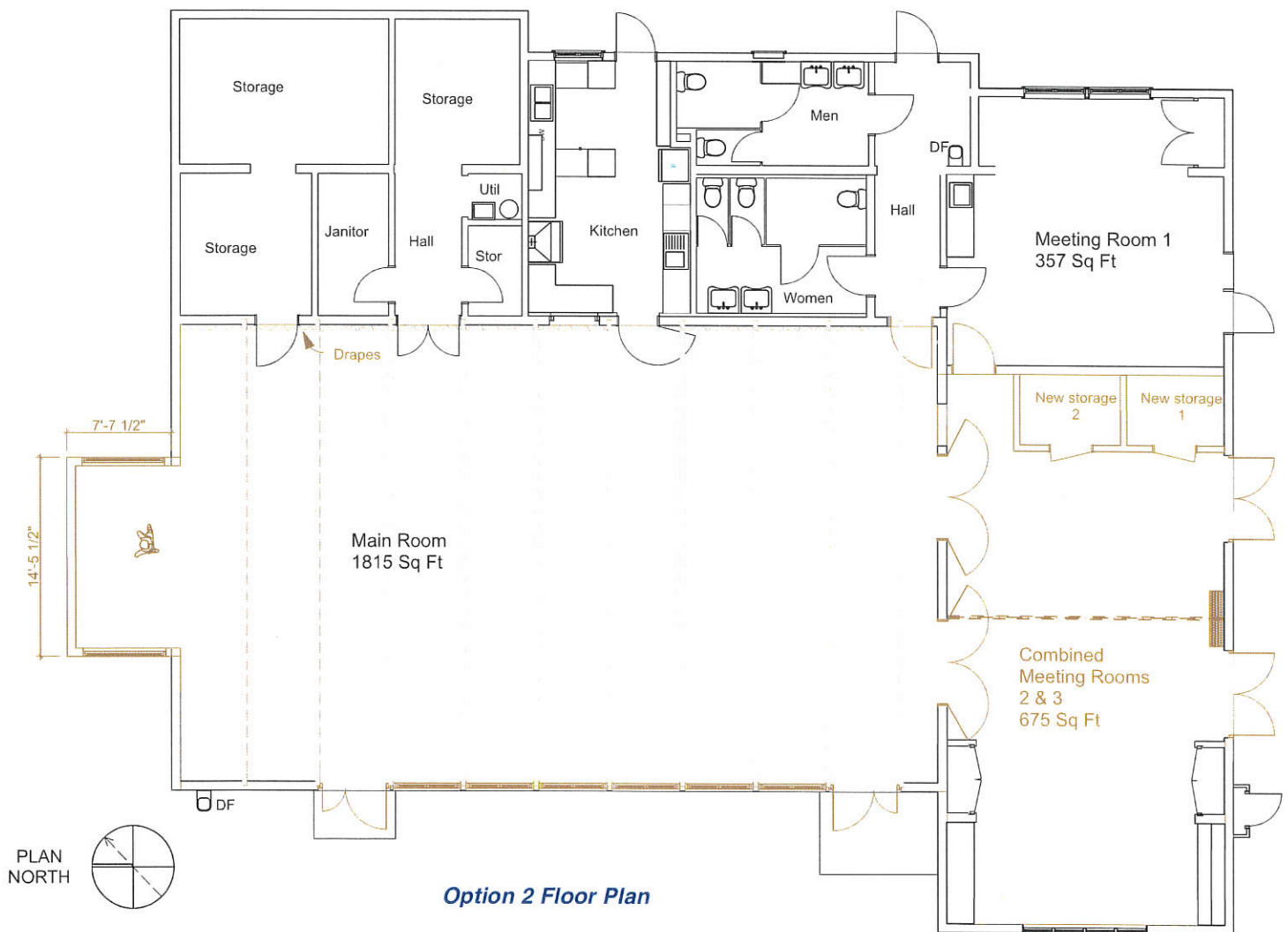
A new door to meeting room 1 gives options for bathroom access from the new vestibule meeting room without going through the main room. Meeting room 1 could function as a bridal dressing room, with access to the vestibule for the wedding procession.

Two new walk-in storage rooms will replace the current lockers in meeting room 2. The interior of these rooms may need to be fitted with lockable shelving to allow secure storage by various community groups.

An alcove addition is proposed for the north end of the

main room, with windows looking towards the redwood trees. This alcove can function as a mini-stage for events in the main room.

See the next pages for more descriptions of the improvements to the main room and images of the combined meeting room/ vestibule.



Community Center Option Two: Main Meeting Room

Option two includes improvements designed to make the main meeting room more attractive for use for weddings and celebrations, while retaining the rugged finishes that make it usable for after-school children's activities.



- Lights suspended below the bottom of the trusses will provide a new ceiling focus and reduce the visual dominance of the existing trusses.
- New windows or doors on the west wall give a view to the garden. Windows would allow a row of chairs against the wall below the sills. Rebuilding of this portion of the wall will remove the existing hazardous concrete block so it does not need to be braced.
- The north wall and recessed alcove behind it is the focal point of the room. The alcove could be used as a mini-stage for events, or as a place for parents to sit while watching children in a class.
- A new "wall-washing" skylight will make the north wall the brightest part of the room in the daytime, helping to create a center of interest. Wall-washing lights will have the same role at night.
- Asymmetrical wall finishes complement the asymmetrical roofline. The partially furred wall on the north side will allow currently exposed wiring to be hidden and provides space for the installation of "smart" AV technology if desired.
- The east wall is thickened to conceal a new, ducted heating system. New, energy-efficient heating and ventilation units will be installed on the roof.
- Acoustical drapes cover the storeroom and kitchen doors, and could be left open to expose the existing concrete block wall for children's activities.
- Smooth 2' x 2' ceramic tile is proposed for the floor. Depending on the chosen color scheme, the ceiling is proposed to be acoustical slatted wood or other rugged acoustical material.
- The remaining uncovered block walls will be plastered, with plaster applied directly on the block. This is a very durable finish.

Option 2 color choices

Left: same design, different colors and materials. Illustration of how the appearance of the main room can be changed by choosing different color schemes. Final design could include a special community workshop with materials samples to choose the color scheme.

Blue version shows windows rather than doors on the west wall.

Below: the existing room, as depicted in the 3D model.





Main room with wood textured floor and ceiling.





Exterior showing new doors in west wall and small alcove addition.



Option 2 Combined Rooms 2 and 3

Above right: combined room can function as a vestibule to the main room or as a 675 sq ft meeting room. Double doors give access to the main room, could be used for entrance for bridal procession, etc.

Above left: new door to room 1 (blue arrow) allows access to restrooms without going through main room.

Left: the existing wall between rooms 2 and 3 is replaced with a beam and track mounted folding acoustical partition.



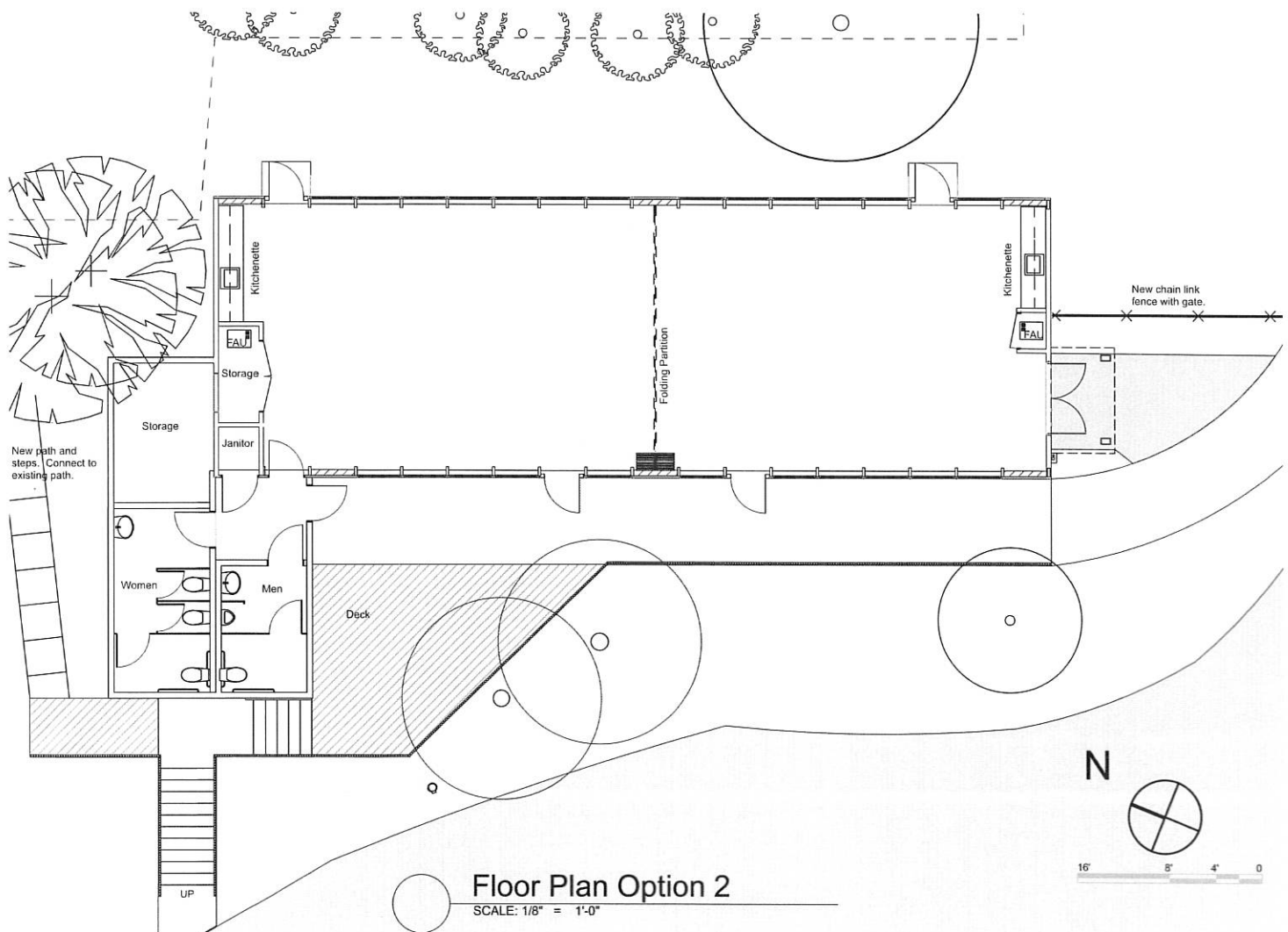


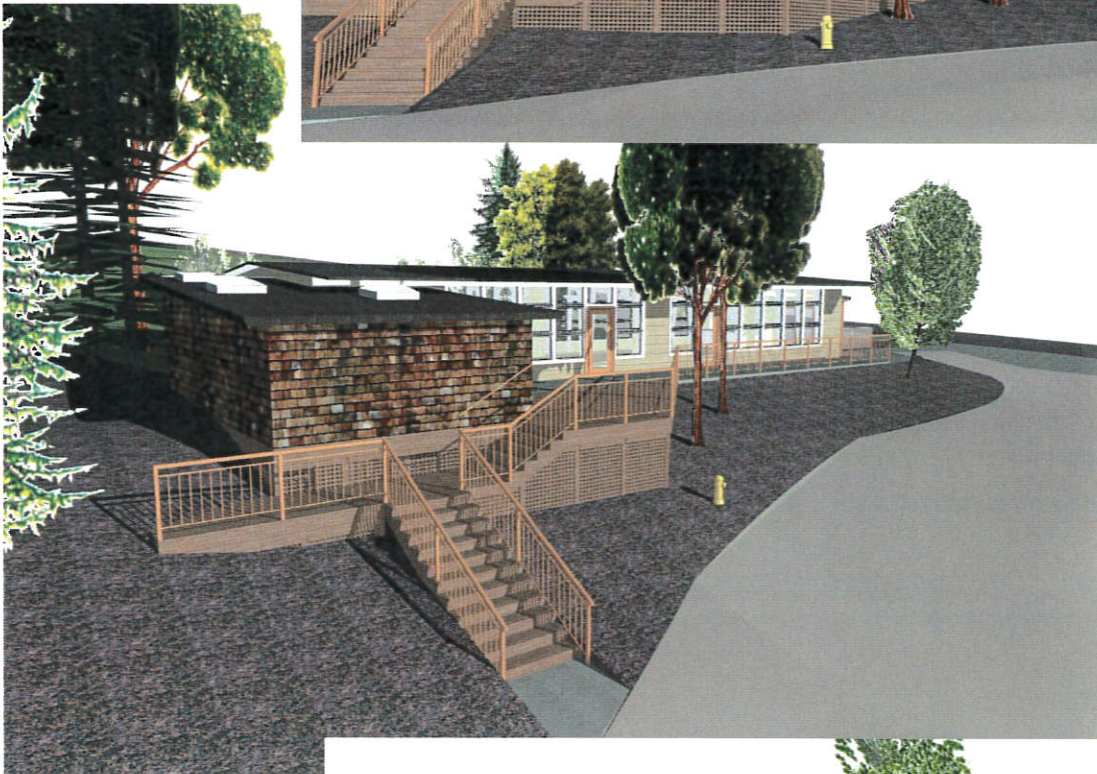
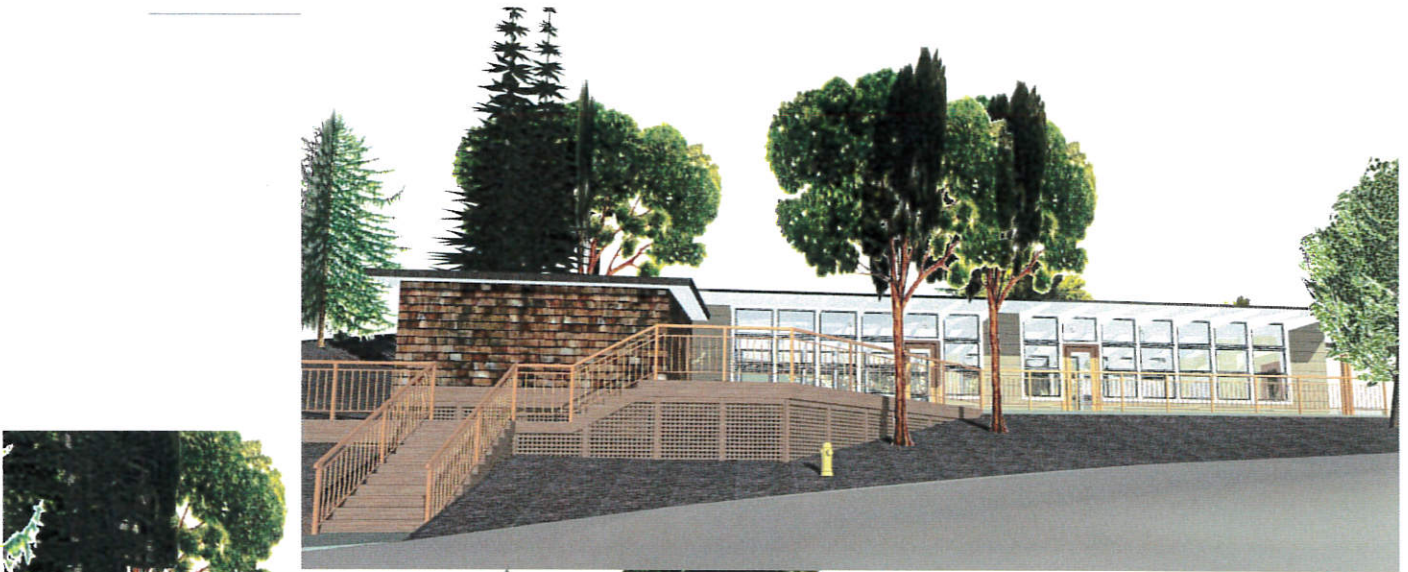
Also included are repair of windows, replacement of doors, limited seismic upgrades, and a topping slab to level the front entry porch as required for accessibility.

Annex Option 2 upgrades the Annex to assembly occupancy for use by the community for various events and activities. This occupancy classification will allow any community use, from teen center to meeting room to offices or classroom.

The design, pictured on the following pages, incorporates the following features:

- Site work the same as Option 1.
- New restroom addition and deck over crawl space, with stairs to drive. The number of restroom fixtures is required to meet current codes for public use.
- Restroom access from outside without going through meeting room.
- New main entrance facing the playing field on the South side of the building.
- New deck and larger windows facing the view on the west side.
- All existing interior walls removed.
- New kitchenettes at both ends of the building.
- Folding acoustical partition to create two rooms, each with its own entrance and kitchenette.
- New store room for tables and chairs as well as community storage.
- Upgrade windows, add insulation for energy conservation and comfort.





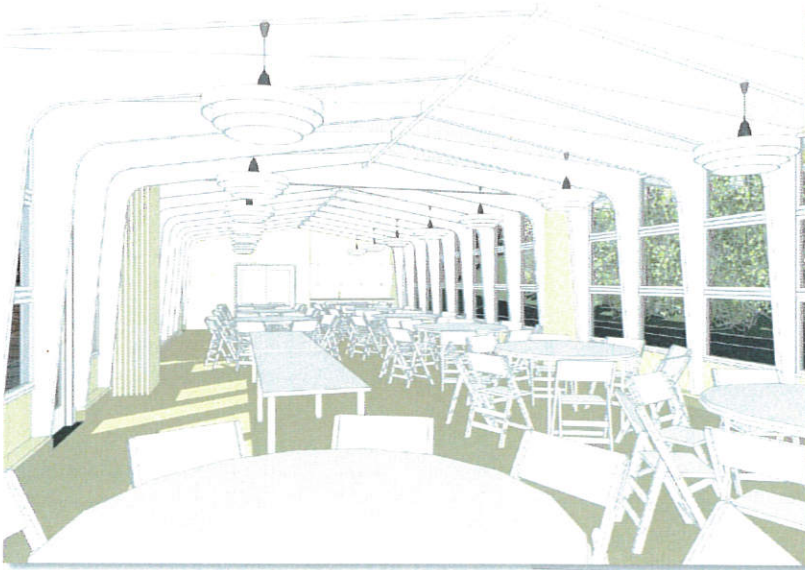
Annex Option 2. New bathroom addition is shown with brown shingles.

Above: new large windows give view to the west.

Left: new stairs will connect to existing pathway to the school.

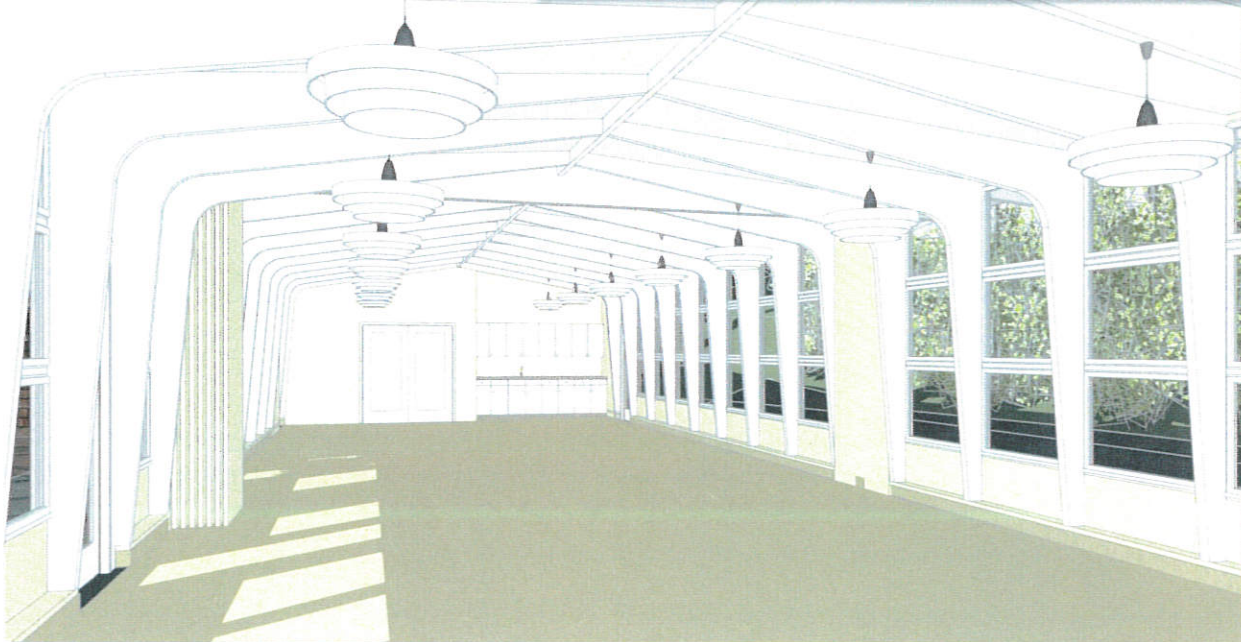
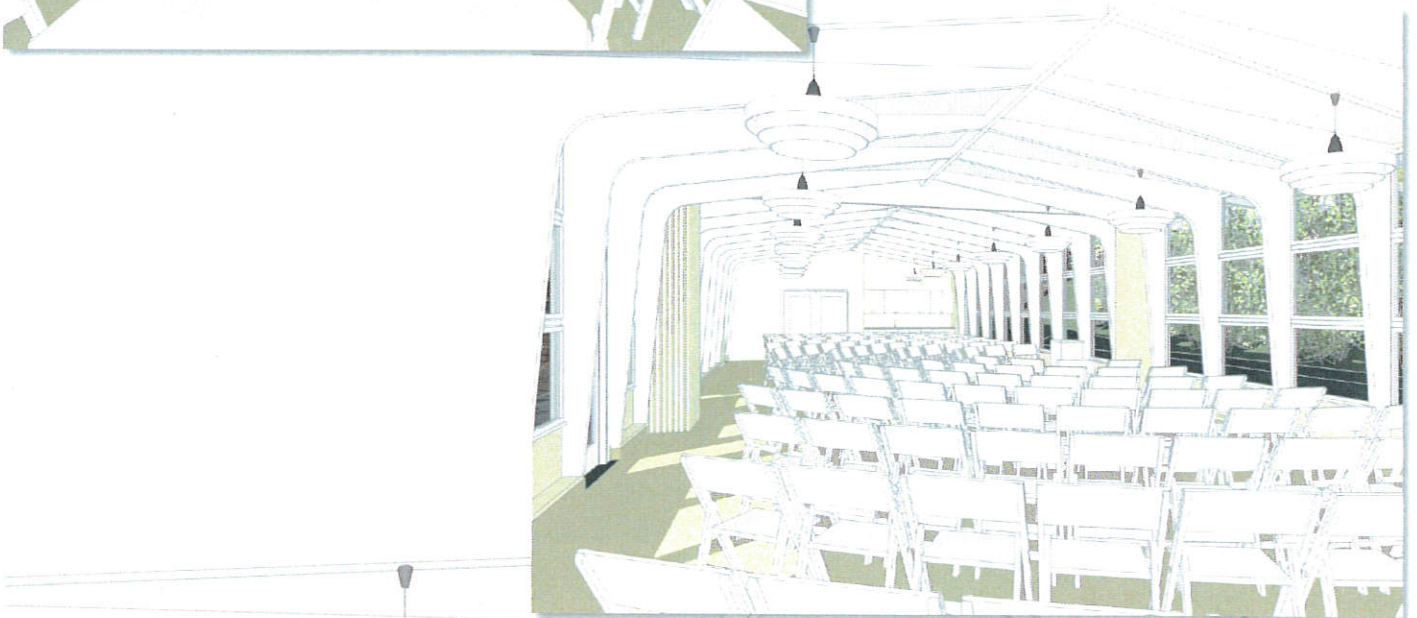
Below: New main entrance on the south side of building.





Annex Option 2 interior views. The room could be used for a variety of uses, including teens, seniors, fire and police department training classes, and smaller meetings that currently require the main room of the Community Center.

This would free up the Community Center for additional large events (including rentals) on weekends.



Annex Option 3 was developed in concept only after determining that neither Option 1 nor Option 2 would be recommended options. Because the projected costs for the Annex are relatively high, we estimated costs to replace the Annex with a new building of similar size as a comparison.

Problems with Option 1: Total cost to replace the existing 1772 sq ft building is estimated at **\$947,000**. This compares favorably with **\$608,050** for the Option 1 remodel, indicating that renovation would be worthwhile if there were community support for continued use of the building as a classroom. However, the community support does not appear to exist, so we do not recommend this option.

Problems with Option 2: Annex Option 2, to upgrade the building for community use, involves a remodel and bathroom addition, with a total remodeled building size of 2200 sq. ft. The cost for a comparable new 2200 sq. ft. building is estimated at **\$1,135,000**, which is only 5% more than the **\$1,080,850** cost for the option 2 renovation. With this small a difference in cost, the new building is preferable to the remodel and addition.

Annex Option 3 A new Annex would be completely up to current codes, more energy efficient, and could have a different configuration to better meet the community needs compared with the current long, narrow building. We have defined Annex Option 3 as a new 2200 sq. ft. building (the same size as Option 2), probably with a similar massing of restrooms separated from the main building so that they could serve a variety of uses. The main activity room could be about 32' wide and 54' long, rather than the current 24.5' x 72'. These proportions will work better for a large meeting, and can be divided into two rectangular rooms of 27' x 32'.

Although community members expressed a strong desire to have the Annex available for community programs such as teen, adult, and senior's activities, new programs must be better defined before they are ready to be implemented. For each potential activity the community needs to identify a provider who can develop and present a business plan that includes market analysis, as well as strategic and operational plans showing how the new program will benefit the community and how it will be funded.

Given that there are not currently any well-defined programs ready to be implemented, the existing building could be demolished and the construction of a replacement could wait until the community is ready.

Prior to demolition, the Annex could temporarily house some of the programs in the Community Center while the Community Center is being renovated. The Annex is not currently in use because of problems with wheelchair access and water intrusion. There are no accessible bathrooms and no accessible route from the accessible parking stall. The following work is recommended to allow temporary use of the building:

- Improve the existing handicapped parking and path to the building. Cost: allow \$35,000. Design has already been completed by Jack Griffith. This work is needed not only to access the Annex, but also to provide accessible parking for the KCC offices.
- Provide portable accessible toilets. This will cost much less than trying to make the current restrooms accessible. Portables could be placed at the south end of the building, with some modifications to the existing fence, and hooked up to the existing hose for running water. Two accessible portable toilets with running water could be rented for approximately \$600 per month.
- Note that the roof is old and could start leaking. We are assuming the needed work on the Community Center will be finished before the Annex roof starts to leak,
- Note that a small area of the floor of the Annex is sometimes wet when it rains, due to water seeping through the slab. We assume that any classes using the space can live with this problem, as it would be very expensive to fix.

6: Construction Cost, Project Cost, and Phasing

Four detailed cost estimates were prepared for options 1 and 2 for each building by professional cost estimator Don Todd Associates. The detailed estimates are included as the last item in the Appendix. Estimates include a 20% design contingency, and assume that the contractor will be required to comply with standard public contracting requirements such as prevailing wages. The detailed summary of what is included in each option is included in the Appendix, including an explanation of exclusions and assumptions (see "Construction Scope and Outline Specifications", page 49).

In addition, we have developed costs for Annex Option 3 (a new 2200 sq ft building to replace the Annex), based on the Don Todd estimate for a new 1772 sq. ft. building. The new building costs include the same site costs for Annex options 1 and 2, since the site would need to be prepared in the same way for a new building.

The following table summarizes both "hard" and "soft" costs for each option, to give a total project cost estimate. Hard costs are our best estimate of the actual construction costs, including the contractor's bid amount as well as a contingency for change orders during construction due to unforeseen conditions. The change order contingency is estimated at 10% of the construction cost for the remodeling options, but only 5% of construction cost for the comparison cost for a new building.

Soft costs include architecture and engineering fees, as well as building permits and plan review fees. The architecture and engineering fees are estimated as industry standards, with higher fees, considered as a percent of the construction costs, for remodeling than for new construction. We have added geotechnical fees for expanding or replacing the Annex, including seismic trenching for a building in the special studies zone.

There may be additional costs to the community for furniture, fixtures, and equipment. These costs are not included in the table. The cost of money is also not included.

Project Cost Estimate	Community Center Option 1	Community Center Option 2	Annex Option 1	Annex Option 2	Annex New 1772 sq ft	Annex Option 3
Building size, sq. ft.	4420	4530	1772	2200	1772	2200
Hard Costs						
Don Todd construction cost estimate	\$526,000	\$1,077,000	\$455,000	\$793,000	\$750,000	\$904,000
Construction testing and inspection		\$2,500		\$2,500	\$3,000	\$3,000
Construction change order contingency	\$52,600	\$107,700	\$45,500	\$79,300	\$37,500	\$45,200
Soft Costs						
Destructive Investigation	\$5,000	\$5,000	\$4,000	\$4,000		
Structural seismic evaluation	\$6,000	\$6,000	\$6,000	\$6,000		
AE Fees, incl. construction admin	\$79,000	\$141,000	\$68,000	\$119,000	\$82,000	\$99,000
Geotech soils report				\$12,300	\$12,300	\$12,300
Geotech Seismic trenching				\$15,300	\$15,300	\$15,300
Use permit, Negative Declaration, etc.					?	?
Building Permit	\$3,200	\$5,600	\$3,200	\$4,600	\$4,400	\$5,100
Plan review, energy compliance, access compliance	\$3,600	\$6,400	\$3,600	\$5,200	\$5,000	\$5,900
Construction manager	\$26,300	\$53,850	\$22,750	\$39,650	\$37,500	\$45,200
Total Hard and Soft Costs	\$701,700	\$1,405,050	\$608,050	\$1,080,850	\$947,000	\$1,135,000

Phasing: We looked at phasing options for the Community Center Option 2 and for the Annex Option 3, since these are the recommended options and since the project costs for these options may be more than the community can afford in the immediate future.

Community Center Option 2 phasing: The work for the Community Center could be divided into as many as four discrete project phases. We have developed costs for each phase by dividing the Don Todd cost estimate and adding an additional 20% to each phase. Potential phases and their costs are as follows:

- Bathroom renovation and site drainage work.
- Kitchen health code upgrade. While this is also required by code, it could be postponed to a later phase.
- Remodel of the main meeting room, including tile at hallway and meeting room 1, seismic strengthening of the main room, painting about half of the building, and about half of the re-roofing.
- Combine meeting rooms 2 and 3, including some exterior site and landscape work and the remaining painting and re-roofing.

These phases could be constructed in any order, except that the bathroom renovation needs to be included as part of the first phase since it is required by code. Required accessibility retrofits are enforced for every building permit.

Project Cost Estimate, Community Center Option 2 phases	Bathrooms only	Kitchen	Main Room	Rooms 2-3
Hard Costs				
Don Todd construction cost estimate	\$91,000	\$187,000	\$474,000	\$325,000
Construction testing and inspection			\$2,500	
Construction change order contingency	\$9,000	\$19,000	\$47,000	\$32,000
Soft Costs				
Destructive Investigation			\$3,000	\$2,000
Structural seismic evaluation			\$6,000	
AE Fees, incl. construction admin	\$13,500	\$28,000	\$71,000	\$49,000
Building Permit	\$1,000	\$1,000	\$1,500	\$1,500
Plan review, energy compliance, access compliance	\$1,000	\$1,000	\$1,500	\$1,500
Construction Manager	\$4,500	\$9,000	\$23,500	\$16,000
Total Hard and Soft Costs	\$120,000	\$245,000	\$630,000	\$427,000

Phasing for the initial project could include any of the following combinations:

- Bathroom and main room together: \$750,000. This will provide a nicer main room but will postpone the work to give the main room a better entrance to a later phase.
- Bathroom and Rooms 2-3 together: \$547,000. This option will provide a larger and more useable secondary meeting room and a new main entrance to the whole facility, which will provide community benefits even before the upgrade of the main room. It may be easier to raise money for this option initially, since the cost is about \$200,000 less than the main room and bathroom phase described above.
- Bathroom and kitchen together: \$365,000. Note that this cost, unlike Community Center Option 1, does not include any work except the Bathrooms and kitchen and site drainage. Painting, roofing, and flooring for the rest of the building are not included.

The remaining phases will cost up to 20% more than the amounts estimated above, because of reduced efficiency for the contractor, the inevitable construction cost inflation, future changes in codes, and the possibility that some of the work done in the first phases may need to be modified. Phasing will also result in more disruption to existing programs in the building, since the building

would need to be closed down for each phase. Construction might take about 6 months for each phase. The entire project could be constructed as one phase in about 9 months.

Annex Option 3 Phasing: If the entire Annex is to be demolished and eventually rebuilt, it may be advantageous to postpone the demolition until after the work is completed in the Community Center, so that the Annex can be used during construction to house programs that currently take place in the Community Center.

Phases for the Annex include the following:

- **Phase 1:** Site improvements for accessibility: \$35,000. This work needs to be done prior to any work on the Community Center.
- **Phase 2:** Monthly costs for rental and maintenance of portable toilet facilities during temporary use of the building: \$600 per month during the time the building is in use (\$7200 per year). Total amount depends on the length of time the building will be in use.
- **Phase 3:** Demolition cost for the annex is estimated at \$17,000 to \$40,000, including removal of the slab on grade.
- **Phase 4:** Design and construction of the new 2200 sq. ft. building: \$1,135,000 plus escalation until the time of construction.

7: Operating Costs and Revenues

Financial Analysis Memo (by BAE)

This memorandum presents the findings from market and financial analysis of current and potential future operating results for the Kensington Community Center by BAE Urban Economics (BAE). BAE conducted this work as a subconsultant to Muller & Caulfield Architects, who was tasked by the Kensington Police Protection Community Services District (KPPCSD) with preparation of a master plan for the future of Kensington Park buildings, which include the Kensington Community Center and the Annex buildings. BAE evaluated the existing performance of the Community Center, its market position, and projected the potential revenue the facility could generate if the structure was rehabilitated. The findings in this memo are intended to inform the KPPCSD Board of Directors as it decides which, if any, improvements to make to the Kensington Park buildings, and their timing.

Key Findings

- The Kensington Community Center currently runs an annual operating deficit. In Fiscal Year (FY) 2010, the net cost of operating the facility (rental revenues minus Kensington Community Council payment and rental revenues) was \$32,000. In general, revenues in the last three years have not kept pace with expenses.
- The Community Center's rental rates are lower than rates at comparable facilities. Kensington's hourly rate is \$100 per hour, while peak hourly rates at other facilities range from \$113 to over \$300 per hour. Given Kensington's low fees, the Center can raise rates and still remain competitive among comparable facilities.
- The Kensington Community Center hosted 22 paid events in 2010, 34 in 2009, and 25 in 2008 (the 2010 figure was affected by dates blocked out for a previous renovation project that was put on hold). Comparable facilities hosted 80 to 150 paid events. Kensington could increase the number of paid rentals to 60 events per year by making improvements to the Community Center and actively marketing it. With this higher level of rentals, revenues would increase from \$22,000 to \$69,000 per year.
- Increasing the number of private rentals also requires an increase in staffing. Comparable facilities have dedicated personnel for marketing and reservations, along with part-time staff to supervise events. Providing this level of professional, service-oriented staffing is necessary if the Community Center is to be competitive with other facilities and achieve an increase in rental activity.
- Based on projections for higher potential revenues as well as increased staffing, facility improvements and revised operations could reduce the current operating deficit by 50 percent, from \$32,000 to \$15,000. This assumes that the Community Center continues to accommodate a mix of public programs provided by the Kensington Community Council (KCC), a user of the Center, as well as other public programming and private rental uses, as is typical of comparable community centers.
- Most community centers do not achieve break-even operation because of the mix of public programming and private rental uses (i.e. as opposed to how a private banquet hall or event facility would be run). Therefore, decisions on facility investment cannot be made on a "return on investment" basis. Rather, they are best considered in the context of the amenity that an improved Community Center would provide to residents, and how it could enhance their quality of life.
- Reducing the net cost of operating the Community Center also requires a change

in reservations priorities and policies to preserve peak periods (e.g. Saturday and weekends) for paying customers. All users of the Center should pay for their use. Any free uses (e.g. other public agencies) should be targeted for days and months with lower demand or that would result in minimal potential loss of rental revenues.

Part I of this memorandum reviews rates and policies at other facilities in the market area. Based on best practices at comparable event spaces, recommendations are outlined on how the Community Center can update its operations and provide a level of service commensurate with other facilities. Part II of this memorandum reviews past operating budgets, explores a potential rate structure, and evaluates how future improvements could improve the Community Center's financial bottom line.

Part I: Market Analysis

Identification of Comparable Facilities

This market analysis is based on a study of rates, usage, and operations of comparable facilities in the inner East Bay, which includes the cities in between Oakland to the south and El Cerrito to the north ("Study Area"). This study area was chosen because of its proximity to Kensington, and because it reflects the target market for those who would likely rent the Community Center. One facility based outside of this immediate market area, the San Ramon Community Center, was included in the market analysis because it provides a good comparison for operating procedures.

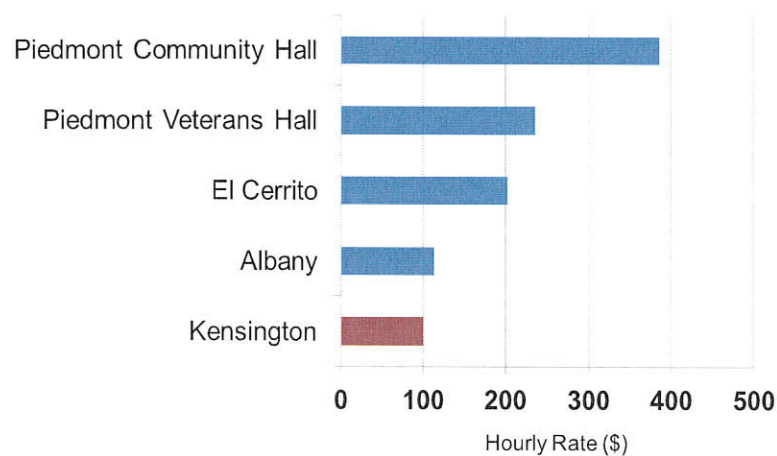
A member of the Kensington Parks Committee, Lisa Caronna, interviewed staff at these facilities about their operations, using an interview guide developed by BAE. A summary table describing these facilities is attached in Appendix A page 60. Based on this research, the list was further narrowed to those facilities that are most similar to the Kensington Community Center and/or provide a useful range for analysis of potential operating results for municipally owned and operated facilities. While the selected facilities vary somewhat in size compared to the Kensington Community Center, they all represent smaller venues that target similar types of users in the same geographic area. The primary comparable facilities evaluated in detail were the El Cerrito Community Center, the Albany Community Center, the Piedmont Veterans Hall, and the Piedmont Community Hall. The UC Botanical Gardens and the facilities run by the East Bay Regional Parks (i.e. Brazil Room), were also considered for the benchmarking of operations.

Recommendations for Rates and Projected Usage

This section lays out our recommendation for a rate structure that the Kensington Board could consider, based on comparisons at similar facilities. Rents described below refer to weekend rates for non-residents during the peak rental season (May – October). Rates for residents and non-profits are usually discounted from these peak rates.

The Kensington Community Center currently charges \$100 per hour for non-residents to rent the facility, which is lower than the rates charged at all comparable community centers in the Study Area. The hourly peak rates at similar facilities were \$113 per hour for the Albany Community Center, \$202 per hour for the El Cerrito Community Center, \$235 per hour for the Piedmont Veterans Hall, and \$385 per hour for the Piedmont Community Hall ("Study Group"). Higher-end facilities with landscaped outdoor gardens like the UC Botanical Garden and the Brazil Room charge from \$270 per hour to \$350 per hour. Kensington has the lowest rates compared to all other facilities in the Study Group.

Figure 1: Current Kensington Hourly Rates Compared to Other Facilities, 2011



Source: BAE, 2011

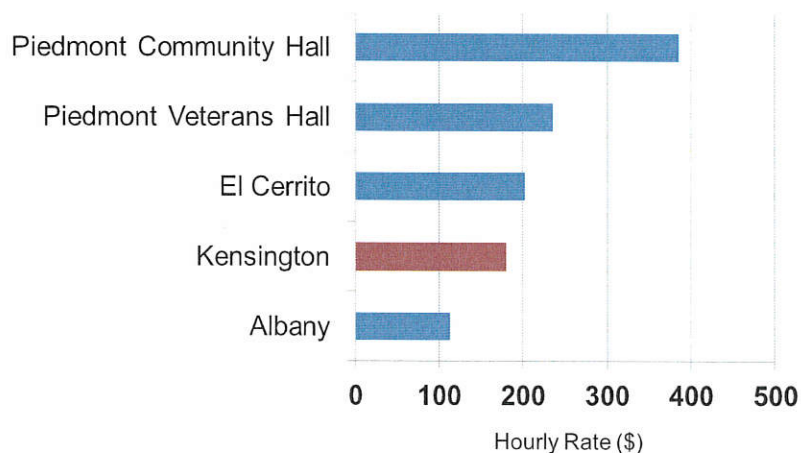
Some of this difference is due to the more institutional character of the Kensington Community Center; other centers by comparison feature more attractive interiors with wood, glass, and nicer finishes. Most of these centers are also oriented towards outdoor garden areas, allowing events to span indoor and outdoor areas.

The Kensington Community Center can raise its rates above its current level and still remain competitive among competing facilities, especially if the combination of an enhanced interior and other features and price make the facility a relative bargain compared to costlier options like the Brazil Room and the UC Botanical Gardens. The Community Center has beautiful landscaped grounds, which sets it apart from the Albany and El Cerrito community centers. The combination of improved indoor features and enhanced marketing and support for events can position the facility to attract a greater market share of private events and allow Kensington to grow its private rental business. As private rentals increase, Kensington should continue to monitor the volume of events and evaluate the potential for rate increases as demand for the facility increases.

In addition to providing an updated and more attractive facility, the Kensington Community Center needs to provide better quality seating attractive for a wide range of banquets, meetings, and social events, as well as tables that maximize seating capacity. Audio/visual connections need to be provided that allow equipment rented by users to easily be plugged. Arrangements should be in place to rent directly or through third parties additional amenities such as stages, audio/visual equipment, podium, outdoor seating, Internet/Wi-Fi, etc.

Kensington could raise its peak hourly rental rates for non-residents to anywhere between \$160 per hour and \$200 per hour and still remain the second most affordable event space among facilities in the Study Group. Based on a review of the package that Kensington could offer, which includes renovated facilities, landscaped outdoor grounds, and professional event staff, the analysis for this memorandum assumes weekend rates at \$180 per hour for non-residents, which still makes Kensington competitive among private event facilities. Rates were discounted 20% for residents, and 10% for non-profits for weekday and weekend rentals.

Figure 2: Proposed Kensington Hourly Rate Compared to Other Facilities, 2011



Source: BAE, 2011

The comparable center studies have tiered rate structures that reflect lower demand for weekday uses and other non-peak times, and that help maintain affordability for different users on weekdays and weekends. Kensington has many clubs and local groups that use the space for meetings or club events. The proposed rate structure shown in Appendix B (page 66) outlines a potential tiered rate structure to accommodate a wide range of users. This rate structure seeks to balance demand from local groups for lower cost rentals, especially during weekdays, against the opportunity for higher margin, paid rentals on weekends.

In 2010, the Kensington Community Center hosted 22 paid events (this was lowered by dates blocked out for a postponed renovation project; there were 35 paid events in 2009, and 25 paid events in 2008). Comparable facilities accommodated between 80 and 150 paid events. This suggests that Kensington could increase the number of paid rentals to 60 events per year by making improvements and by actively marketing the facility. This would represent a nearly triple increase in paid events compared to 2010 and 2008 bookings; and the KPPCSD should wait until the ability to increase the rental business to this level has been demonstrated prior to planning for an even higher level of future usage.

At this level of rental activity, the Community Center could accommodate private event rentals and still maintain a reasonable level of public programming during months, days, and times that do not compete with the peak demand from paid events. As a benchmark, the El Cerrito Community Center hosted 80 paid events in 2010 with its existing facility, which is similar in size to the Kensington Community Center. Moreover, in the interviews with other facilities, recreation directors mentioned that after-school programs and club meetings usually take place on weekdays or weekend mornings, and few conflicts arise if reservations are carefully managed.

However, if the volume of private rentals increases significantly beyond 60 events per year, the Community Center may not be able to effectively balance existing public programming and private events, at which point the Annex, if available for public programs, could play an important role in relieving the demands on the Community Center. The Annex may also be key if existing Community Center users are unwilling or unable to shift the days and time of their use in order to open up time periods that could

be booked for paid events. Assuming the availability of improvement funds, renovation of the Annex building could allow greater flexibility for Kensington to accommodate more events and public programming.

Reservations and Operating Procedures at Comparable Facilities

Best practices for reservation and operating procedures that were identified from interviews with staff at other facilities are described below, with more detail in Appendix A:

- All groups who use the facility pay hourly fees, with the exception of local government agencies. Residents and non-profits typically receive discounted rates.
- Reservations are handled by a dedicated reservations coordinator. Many facilities use a special reservations program, like Class or Active Net, to manage classes and private event reservations, and to track payments. Using an electronic system for reservations, even a free one such as Google calendar, reduces the potential for scheduling conflicts, and allows the coordinator to maximize the utility of the facility. Reservations are allowed up to one year in advance.
- All community centers interviewed allow renters to bring their own caterers. Both San Ramon and Piedmont also keep a list of preferred caterers, and share this list with potential customers.
- Alcohol is allowed at all facilities, subject to certain rules. Alcohol is prohibited to guests under 21, and must be served from a controlled bar. Permits are required if alcoholic beverages are sold (as is currently the case for the Community Center).
- Security is usually not required, unless events involve teenagers or large groups. Most facilities also have event staff that are present on-site throughout events.
- There is a wide variance between centers in security deposits, and other operating procedures. However, it would be possible for the Community Center to increase its current security deposit for events without alcohol by \$100 to \$250.

Based on the above findings, the KPPCSD could consider the following changes to be implemented at the Community Center:

- **Fees:** Require all groups who use the facility to pay for its use, with the exception of local government agencies like the KPPCSD Board. Discounts should be preserved for residents and non-profits. The Board should review and agree upon a specific rate structure that will apply to all users. At the same time, staff needs to have the flexibility to negotiate rates with individual users, particularly for off-peak periods.
- **Staffing:** Dedicate a part-time reservations coordinator (0.38 FTE) to market and manage reservations for the facility. Also, require at least one part-time event manager to staff private events (the section on benchmarking provides more details).
- **Reservations:** Implement an electronic reservation system to manage all bookings for private events and classes. The reservations coordinator will work with KCC to ensure all programs and classes are accounted for in the calendar, and will track rental payments.
- **Marketing:** Advertise the facility in *Here Comes the Guide*, the primary resource for wedding and event planners, and create marketing materials that allow customers to imagine the facility once it is decorated. Customers often have

difficulty visualizing finished spaces, and pictures of past successful events can help convince them that the facility can suit their event needs.

- **Operating Policies:** Allow customers to bring their own caterers, and also provide a list of preferred caterers. Allow alcohol, subject to conditions specified above. Require private security for teenage events and for large groups over 150 persons.

See Appendix A page 60 for detailed rates and operating procedures at comparable facilities in the market area.

Part II: Financial Analysis

This section provides the results of a financial analysis of current Community Center operations, and potential future operations based on a larger number of paid events, in an improved Community Center with additional staff support.

Muller & Caulfield Architects as part of its work has prepared capital improvement cost estimates for various alternatives for the Kensington Park buildings. Funding for the improvement program approved by the KPPCSD Board of Directors is anticipated to potentially come from a combination of existing improvement funds and other to be determined sources. This memorandum does not evaluate financing strategies for improvements.

Budget Analysis

The Kensington Community Center currently runs an annual operating deficit (expenses less revenues), which was \$32,000 in fiscal year 2010. The Community Center receives an annual payment from KCC to administer classes for adults and youth, which typically take place on weekdays between 8 a.m. and 5 p.m. Revenue projections assume the same level of use, and the continuation of the recently increased KCC \$15,000 annual payment. While KCC revenue was consistent between 2008 and 2010, revenue from private rentals fluctuated, and declined substantially in 2010 because the facility was held off market during the peak rental season in anticipation of renovations that ultimately did not occur.

Total expenses have remained steady in the last three years, and 2010 cost savings involved deferred spending on supplies, and a reduction in staffing from a 0.25 FTE to a 0.125 FTE. In 2010, the district secretary dedicated 5 hours per week on administrative tasks for the Community Center, and there was one custodial staff that provided janitorial services. Overall, revenues in the last three years have not kept pace with expenses.

Table 1: Kensington Community Center Operating Budget, FY 2008-2010

	<u>FY 08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>
REVENUES			
KCC Rental Income (b)	\$ 12,000	\$ 12,000	\$ 12,000
Community Center Rental Income	<u>\$ 13,789</u>	<u>\$ 17,557</u>	<u>\$ 8,723</u>
Total Revenues	\$ 25,789	\$ 29,557	\$ 20,723
EXPENSES			
Administration (c)	\$ 10,347	\$ 10,929	\$ 5,283
Supplies	\$ 1,169	\$ 1,574	\$ 52
Contract Services (d)	\$ 19,950	\$ 19,950	\$ 19,950
Parks Operations & Maintenance (e)	\$ 15,430	\$ 18,034	\$ 18,135
Utilities	\$ 3,620	\$ 4,581	\$ 4,463
Repairs (f)	<u>\$ 791</u>	<u>\$ 1,651</u>	<u>\$ 5,181</u>
Total Expenses	\$ 51,308	\$ 56,718	\$ 53,064
RESERVES	\$ -	\$ -	\$ -
NET CASH FLOW FROM OPERATIONS	<u>\$ (25,519)</u>	<u>\$ (27,161)</u>	<u>\$ (32,342)</u>

Notes:

(a) Figures from KPPCSD actual revenues and expenditures from the last three fiscal years. Each fiscal year begins July 1st and ends June 30th the following year.

(b) KCC pays an annual rent to KPPCSD to run recreational after-school and adult programs at the community center and Building E. KCC pays \$12,000 for the community center and \$1 for Building E pursuant to an agreement dated May 2007.

(c) Administration includes a staff member who spends 5 hours per week on administrative tasks, including reservations for park facilities.

(d) A custodian provides janitorial services for both the community center and annex. KPPCSD attributes 95% of this total cost to the community center.

(e) KPPCSD attributes 40% of total park maintenance costs to the old park, which includes the community center, amphitheater, and surrounding open space.

(f) In FY 2010-11, KPPCSD spent \$4,750 on a retaining wall repair, which was excluded from this budget and considered a capital repair cost.

Source: KPPCSD; BAE, 2011

Benchmarking

BAE reviewed utilization figures from comparable facilities to estimate the number of paid events the facility could attract once renovations are completed. The figures shown below reflect conservative estimates based on available data from other facilities. Given activity levels at other comparable facilities, as shown below in Table 2, a conservative assumption would be to expect 60 events per year once business achieves stabilization. This includes 24 weddings per year, or approximately one wedding per week during the peak months of May through October. These estimates also assume that a meeting room will be rented out at least once per month, and about 20 other social events, such as birthday parties, memorial services, and fundraisers.

Table 2: Utilization Levels at Comparable Facilities, 2010¹

Utilization	<u>Brazil Room</u>	<u>Piedmont Comm. Hall</u>	<u>Temescal Beach House</u>	<u>UC Botanical Gardens</u>	<u>Shoreline Center</u>	<u>El Cerrito Comm. Cntr</u>	<u>Kensington Projections</u>
Ceremonies/Receptions	187	66	20	72	3	3	24
Business meetings	21	0	25	3	21	1	12
Social events	12	55	12	3	16	65	19
Non-profit events	1	19	37	20	9	10	5
City events	11	10	22	0	48	0	0
Total	232	150	116	98	97	79	60

Source: BAE, 2011

BAE also reviewed operating budgets of other facilities to project the staffing and expenses need to accommodate a higher volume of events. Table 3 below shows staffing levels and annual operating costs per square foot at comparable facilities. These figures, and current operating costs, are used to project future expenses once the rental business achieves stabilization.

Note that staffing levels for Kensington are proposed to increase to levels commensurate with comparable facilities. This includes one part-time, 15-hour per week reservation coordinator who manages bookings and markets the facility, and three, part-time event coordinators, whose duties include coordinating with custodial staff for setup and clean up, directing caterers and crew, and facilitating the process so events run smoothly. These event coordinators are part of a community center's overhead (i.e. the cost is built into the rental rate), and they would assist renters in making their events work well, and would help Kensington establish a reputation for running a high quality facility, which is important for attracting referrals and repeat business.

Table 3: Staffing Levels and Operating Costs at Comparable Facilities, 2010

	<u>El Cerrito Comm. Center</u>	<u>Piedmont Veterans Hall</u>	<u>Piedmont Comm. Hall</u>	<u>Kensington Current</u>	<u>Kensington Projections</u>
<u>Staffing Levels</u>					
Supervisor	0	.10 FTE	.15 FTE	0	0.125 FTE
Reservations	0.25 FTE	2, 0.5 FTE	2, 0.5 FTE	0.125 FTE	0.38 FTE
Event Managers	6 PTE	6 PTE	6 PTE	0	3 PTE
Building Maintenance	2 FTE	Contract	Contract	0.9 FTE	1 FTE
Outdoor Maintenance	DPW	DPW	DPW	40% of park cost	
<u>Operating Costs/Square Foot</u>					
Supplies	\$1.23	\$0.69	\$3.00	\$0.01	\$0.50
Building maintenance	\$0.63	\$2.25	\$8.72	\$4.27	\$6.14
Outdoor maintenance	\$0.00	\$0.00	\$0.00	\$4.09	\$4.43
Utilities	\$0.47	\$0.85	\$3.40	\$1.01	\$1.50
Marketing	\$0.00	\$0.51	\$0.88	\$0.00	\$0.60

Source: BAE, 2011

Projected Future Operating Results

Table 4 and Figure 3 on the next page show future projected cash flows at the Community Center based on the previously discussed increase in rates and number of rentals. Assuming the facility is renovated by January 1, 2013, and that it takes up to three years to fully realize the projected increase in business, by FY 2015-16, the Community Center could reduce its annual operating deficit by more than 50 percent from FY 2010-11 levels. At that point, the net cost of operating the facility could fall below \$15,000 per year.

In the short run, the net cost of operating the Community Center would increase, as the facility ramps up its staffing and marketing to attract new business, which will take time to build. An important point to note is that without this level of staffing, the Community Center would not be able to achieve the same volume of rentals as shown in the projected cash flows. However, even with the revenue gains, the Community Center is not projected to achieve positive cash flow. The Community Center will still require some subsidy from the KPPCSD, as is the case with the comparable community centers that were studied.

It should be noted that the figures in this analysis do not include reserves or allowances for periodic future capital repairs (e.g., future roof replacement) or replacement of furniture, fixtures, and equipment (FF&E) due to wear. While the recommended practice is to set aside reserves in each year's budget to accumulate funds for capital repairs and FF&E replacement, this is typically not done by public agencies. This is due to the

difficulty in simply covering existing operating costs for facilities that require subsidy each year, as well as the difficulty of setting aside and protecting reserve funds in a fiscal environment where there is far more demand for current public expenditures than available funds. The more typical practice is to treat the cost of periodic capital repairs and FF&E replacement as one-time expenditures to be funded when needed.

Table 4: Projected Cash Flow, Kensington Community Center, FY 2013 - FY2017

Meeting & Event Rental Only. Figures in constant 2011 dollars.

Percent of Future Stabilized Operations Year	0% 0	25% 1	50% 2	75% 3	100% 4
	FY11-12 Budget	FY13-14 (a)	FY14-15	FY15-16	FY16-17
REVENUES					
KCC Rent	15,000	15,000	15,000	15,000	15,000
Facility Rental	8,000	\$13,650	\$27,300	\$40,950	\$54,600
Total Revenues	23,000	\$28,650	\$42,300	\$55,950	\$69,600
EXPENSES					
Center Staff	6,997	\$21,625	\$23,125	\$24,625	\$26,125
Building Maintenance	26,000	\$26,295	\$26,593	\$26,895	\$27,200
Outdoor Maintenance	18,135	\$18,498	\$18,868	\$19,245	\$19,630
Supplies	750	\$775	\$1,108	\$1,661	\$2,215
Utilities	5,756	\$5,966	\$6,185	\$6,411	6,645
Marketing	0	\$2,500	\$2,550	\$2,601	\$2,650
Total Expenses	57,638	\$75,659	\$78,428	\$81,438	\$84,465
RESERVES (Capital Repairs, Replace FF&E)	0	\$0	\$0	\$0	\$0
NET CASH FLOW FROM OPERATIONS	(\$34,638)	(\$47,009)	(\$36,128)	(\$25,488)	(\$14,865)

Does not include reserve for capital repairs or replacement, including furnishings, fixtures, and equipment (FF&E).

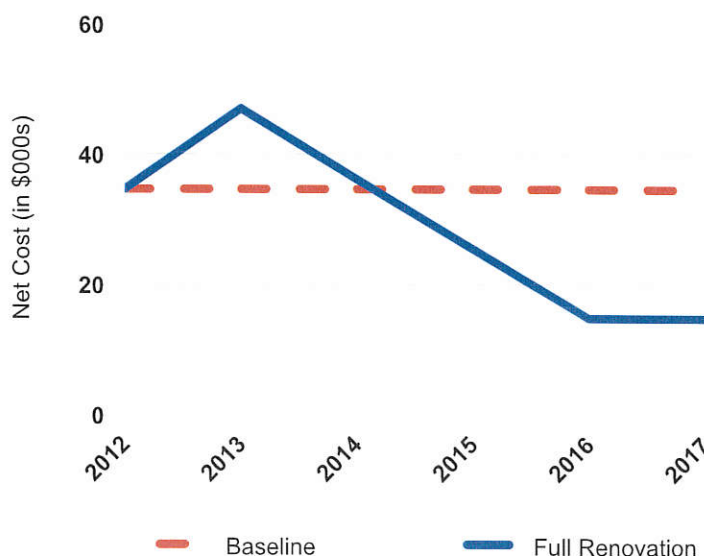
See Appendix B for revenue details.

See Appendix C for expense details.

(a) Projected opening date is January 1, 2014. Figures pro-rated for partial fiscal year operations.

Source: BAE, 2011

Figure 3: Scenario for Current versus Potential Future Operations, 2012-2017



Source: BAE, 2011

Evaluating the Community's Return

The projected operating results, which show that the Community Center would not achieve break-even operations and would require ongoing subsidy albeit at a lower level than at present, is consistent with the finding that most community centers do not generate enough revenue from private rentals to cover expenses. Public facilities like the Community Center and the Annex confer public benefits that are not readily captured in cash flow models, such as providing meeting spaces for non-profit groups to congregate, or allowing affordable access to an attractive community setting for a resident's wedding or family celebration. As the KPPCSD Board weighs the future of the Kensington Park buildings, there are other factors to consider beyond a straight return on investment calculation, which is difficult to apply to public facilities whose operation requires ongoing subsidy. For example, the results from the community survey suggest that the community wants to see a flexible balance between public programming and private rentals. Preserving discounts for residents and non-profits was an important priority, as was pursuing improvements that fit the needs of all users.

8: Appendix

Timeline:

Much of this timeline information comes from the book
Kensington Past and Present, by the Kensington
Improvement Club, 2000

- 1930 Kensington elementary school constructed on lower site. Brick building, presumably unreinforced.
- 1933 Long Beach Quake. State of California passes Field Act, requiring quake-resistant schools.
- 1945? Existing Annex building constructed, probably as two classrooms for Jefferson School.
- ???? Building "E" constructed as school administration and library.
- 1949 Hilltop Elementary constructed at upper site.
- 1950 Lower grades move to new building at current Hilltop site.
- 1955 Youth Hut constructed by community volunteers. Architect: Schmidts & Hardman, Berkeley. Original plans may exist, but haven't been located.
- 1956 Brick lower school demolished because seismically unsafe.
- 1963 4.4 acres of park area, including the Annex building as well as the tot lot areas, was leased from school district.
- 1965 Library constructed.
- 1966 Amphitheater constructed behind youth hut.
- 1972-1978 Tot lot, picnic areas, and tennis courts constructed on leased land.
- 1985-2006 Annex leased for day care
- 1988 Youth Hut expanded to become Community Center.
- 1995 5.96 acres purchased from School District, including 4.4 acres of leased land as well as Jefferson School buildings.
- 1996? Additional 1.98 acres purchased between tennis courts and Arlington.
- 1997 Park Master Plan prepared.
- 1999 9 buildings demolished, to make space for elements of the Park Master Plan. New underground utilities installed for remaining buildings (Annex and Building E).
- 1999 Building E remodeled and seismically upgraded for KCC.
- ?? Grass playing field established on site of demolished buildings.
- 2006 Annex flooded, daycare moves out. Annex remains vacant.
- 2008 Plans prepared for repair of Annex (never built).
- 2010 Plans prepared for renovation/ expansion of Community Center (never built).
- 2011 New park restrooms constructed,

APN parcel numbers:

Owner: Kensington Police Protection & Community Services District.

572040013 Community Center and parking lot below, 1.207 acres.

572040014 Annex, bldg E (verify), 5.964 acres.

572040011 Lower area of new park, 1.977 acres.

List of Existing Documents

Title	Architect	No. of Sheets	Date
<u>The Community Center</u>			
Kensington Youth Hut Addition & Remodeling	Bart Jones Architects	12	4/30/88
Kensington Youth Hut Drainage, Paving Details	Bart Jones Architects	3	7-9/88
Kensington Community Center Addition & Remodel	Deborah Lane	22	1/28/10
<u>The Annex</u>			
Site Improvements	Griffith & Associates	2	6/18/08
Main Floor – Existing	Jason Kaldis	1	(no date)
Kensington Annex Building	Jason Kaldis	4	(no date)
<u>Building E</u>			
Building E Remodel	Deborah Lane	17	2/1/99
Building E Remodel	Deborah Lane	5	7/8/99
<u>Site</u>			
Underground Utilities Project	Bart Jones Architects	2	10/30/98
Phase 4 – Restrooms for Kensington Park	Volunteer Project Team	18	6/25/10

ADA/ Accessibility review:

Muller & Caulfield Architects conducted a partial review of the buildings for compliance with current accessibility standards in the California Building Code. Any renovation with a budget greater than \$50,000 in 1981 dollars (approximately \$118,000 in 2011) triggers the requirement to bring the path of travel, bathrooms, drinking fountains and telephones up to current code, as well as the remodeled area.

It may be possible to argue “unreasonable hardship” for larger budgets, as long as more than 20% of the remodeling budget (as it would be with no accessibility improvements) is spent on improving accessibility. If KPPCSD elects to make this argument, careful documentation will be required of the costs and reasons for the hardship.

The following is a list of issues noted.

Community Center building:

1. When the Community Center was remodeled in 1988 there were accessibility requirements in the California Building Code, but the ADA requirements did not yet exist. Accessibility codes have changed significantly since the 1988 remodel. We know of recent lawsuits regarding publicly owned facilities that complied with early California accessibility codes but do not comply with current codes.
2. Drinking fountain: low only, rather than high/low required. Must be replaced. New high/ low fountains can be placed on the adjacent wall.
3. Public telephone is mounted too high to coin slot. Replace with complying telephone, or remove altogether.
4. Girl's bathroom requires a 5' turning circle as well as 5' clear in accessible stall, for a total width of 10'-1 ¼" including 1 ¼" for the stall partition. The current 9'-8 ¾" width of the room is too narrow to provide both clearances.

- a. There is furring on both long walls over the 8" concrete block. Removing furring from a 3' wide vertical portion of the west wall could provide more clearance for the turning circle, but would still be less than required.
- b. Removal of the furring on the east wall for the length of the accessible stall will be required. This will require removing a portion of the structural concrete block wall to incorporate the pipes for the two urinals, which are currently in the furred space. It also requires moving the accessible toilet about 3" to the east.
5. Boy's bathroom accessible stall does not comply with required width. Compliance will require moving non-accessible toilet and re-configuring partitions.
6. Double door to storeroom #2 is not accessible (2'-3" each leaf). Needs to be replaced with unequal doors.
7. Kitchen doors lack clearances on the push side.
8. Kitchen cabinets may need to include some lower accessible counters. Cooking classes require an accessible workstation, and may require 34" high sink(s).
9. Transaction counter between the kitchen and main room is too high (34" max.).
10. Accessible parking stall may have excessive cross slope.
11. Exterior wood platform seating area at SE corner of building requires ramp access.

Annex

1. Toilet rooms are not accessible, and are too small to be made accessible. Accessible toilet rooms will require total demolition of current walls and plumbing and creation of larger rooms by reducing the classroom space.
2. Current location of toilet rooms requires access through classroom A. This could be an ADA issue. California DSA checklist states: "Common-use accessible sanitary facilities shall be accessible directly from a corridor or from the exterior (not through an office, a classroom, or any assembly or performance area which disturbs the function of that room)."
3. Need accessible route from parking lot to building entrance, including signage, curb cut, accessible gates, etc. This route may currently exist, but may need some upgrades. Fencing of the yard should be changed so that using the accessible entrance does not require going through a locked gate. See Jack Griffith plan for required parking and path improvements.
4. Need wider accessible landings at back doors to provide required side clearance. May require paved accessible areas at back yard, depending on building use.

Building E

1. Met accessibility codes in 1999.
2. May need to revise bathroom doors to swing out into hallway to meet current code.

Construction Scope and Outline Specifications

Annex Option 1

1. General:
 - a. Building will be unoccupied during construction.
 - b. Building is 1772 sq ft.
 - c. Provide alternate cost for building demolition. Concrete pad can remain in place.
 - d. Provide alternate cost for new building of similar size and quality of construction, including site work similar to the Jack Griffith plans.
2. See plans provided by Architect Jason Kaldis, undated (2008?) for renovation of the building for daycare use, and site improvements plan by Jack Griffith dated June 18, 2008 (3 sheets).
3. Site/ exterior construction:
 - a. Entry slab on grade (under roof overhang): existing slab has tilted and cracked due to soil settlement outside the building.
 - i. Remove (E) pipe rail.
 - ii. Pour concrete topping slab with 2% max. slope away from building.
 - iii. New wood guardrail at edge of slab per code.
 - b. Back yard fence, retaining wall, drainage, and paving: see Jack Griffith plans to provide positive drainage away from back of building.
 - c. Improvements to accessible parking stall and sidewalk per Jack Griffith plans.
4. Structural/ seismic: Note that no structural calculations have been done. The following scope is to set a budget for limited seismic upgrade, which is assumed to be needed based on observation of the existing construction.
 - a. Building is assumed to have adequate shear capacity in the E-W direction from the (E) glu-lam arches.
 - b. Remove 3 bays of windows on the east side of building and provide new 4' wide shear walls with hold downs to the existing foundation in these bays.
 - c. Remove door at north end of west wall and re-build structural shear wall.
 - d. Add exposed metal angles to tie arches to top plates. Assume 36 sets of angles total.
 - e. Dry rot repair: remove and repair a minor amount of rotted wood sheathing, verify the integrity of wood arches, add concrete curb wall with flashing/ waterproofing on north, east, and south sides of building to fix faulty grade condition. (Estimate in termite report is \$30,000.)
5. Doors and windows:
 - a. Repair operable hopper/ awning windows for full function.
 - b. Replace existing acrylic and fiberglass glazing with single-pane glass. See Kaldis drawing sheet 3.
 - c. Alternate: replace all window glazing with dual pane, installed in existing wood frames.
 - d. Replace existing doors per Kaldis plan.
6. Insulation: no addition of insulation this option.
7. Finishes:
 - a. Exterior:
 - i. Patch shingles to match existing where windows and door removed.
 - ii. Repaint entire building: walls, soffits, trim.
 - b. Interior walls and ceilings: Re-paint. Use contrasting colors for exposed beams and trim similar to existing.
 - c. Floors: Replace VCT floor tiles. Remove or encapsulate (E) asbestos-containing tile and mastic.
8. Electrical:
 - a. Repair main electrical panel.
 - b. Upgrade subpanel.
 - c. New lights and outlets per Kaldis plans.
9. Provide new water heater.
10. Provide structural bracing for 2 (E) ceiling furnaces.
11. Accessibility:
 - a. 3 (N) Bathrooms: per Kaldis plans.
 - i. Demo existing bathroom fixtures and walls.
 - ii. Saw cut SOG for plumbing installation.
 - iii. Remove 2 windows & 1 door, and patch wall.
 - b. (N) Exterior high-low drinking fountain.
12. Acoustics: No changes this option.

13. Roof: Reset one roof gutter; paint inside of the other gutter. Repair water-damaged ceiling area.
14. Fire alarm system per code.

Annex Option 2

1. See plans dated 12/21/11 by Muller & Caulfield architects.
 - a. Upgrade the building for public use, including code requirements for change of occupancy.
 - b. New 280 sq ft wood deck, 430 sq ft bathroom addition, and new stairs. Bathroom addition has a wood-framed floor over crawl space. Storage room portion of the addition is slab on grade.
 - c. Remove interior walls, add 10' high acoustical folding partition.
 - d. Two conference-room style kitchenettes.
 - e. Storage area and janitor closet.
 - f. I could add more doors on the west side of the building, to open up more to the new deck.
2. General:
 - a. Building will be unoccupied during construction.
 - b. Building is 2200 sq ft. including addition.
3. Site/ exterior construction:
 - a. Rebuild a portion of the existing path to the school. Path is on-grade, gravel with treated wood "railroad tie" steps.
 - b. Remove two existing pine trees that are covered by the addition and deck.
 - c. South wall:
 - i. Replace existing shingles with new, to match 12" exposure shingles on other walls.
 - ii. New entry door with wood framed canopy.
 - d. Dry rot repair: remove and repair a minor amount of rotted wood sheathing, verify the integrity of wood arches, add concrete curb wall with flashing/ waterproofing on north, east, and south sides of building to fix faulty grade condition. (Estimate in termite report is \$30,000.)
 - e. Entry slab on grade (under roof overhang): existing slab has tilted and cracked due to soil settlement outside the building.
 - i. Remove (E) pipe rail.
 - ii. Pour concrete topping slab over existing with 2% max. slope away from building. Assume 1" to 2" average thickness.
 - iii. New wood rail at edge of slab with low wheelchair guardrail per code.
 - f. Demo approx. 300 sq ft of asphalt paving on S side of building. Replace with wood chips/ new paving as shown on plan.
 - g. Back yard fence, retaining wall, drainage, and paving: see Jack Griffith plans to provide positive drainage away from back of building. Omit back yard paving, except for paved landing by each door.
 - h. New 4' high chain link fence and gates per Griffith plans.
 - i. Improvements to accessible parking stall and sidewalk per Jack Griffith plans.
4. Structural/ seismic: Note that no structural calculations have been done. The following scope is to set a budget for full code seismic upgrade, which is required for change of occupancy.
 - a. Building is assumed to have adequate shear capacity in the E-W direction from the (E) glu-lam arches.
 - b. Remove 2 bays of windows on the east side of building and provide new 4' wide shear walls with hold downs to the existing foundation in 3 bays.
 - c. Remove door at north end of west wall and re-build structural shear wall.
 - d. Add exposed metal angles to tie arches to top plates. Assume 36 sets of angles total.
5. Doors and windows:
 - a. Re-glaze all existing windows on east side with double glazed windows (or replace windows with new windows).
 - b. Remove high windows at west side, and install new windows to match windows on east side.
 - c. Wood/ glass doors with panic hardware as shown on plans. Solid doors to restrooms.
6. Wall insulation:
 - a. End walls: batt insulation.
 - b. Side walls: rigid insulation with paintable surface on room side below windows and at shear walls.
7. Finishes:
 - a. Exterior:
 - i. New shingles to match existing.
 - ii. Repaint entire building: walls, soffits, trim.

- b. Interior walls and ceilings: Re-paint. Use contrasting colors for exposed beams and trim similar to existing.
 - c. Floors: Replace VCT floor tiles. Remove or encapsulate (E) asbestos-containing tile and mastic. Tile floors at bathrooms.
- 8. Electrical:
 - a. Repair main electrical panel.
 - b. Upgrade subpanel.
 - c. New lights and outlets. Pendant light fixtures similar to current fixtures.
- 9. Provide new water heater.
- 10. Provide 2 new forced air furnaces..
- 11. Plumbing: New bathrooms per plans.
 - a. (N) Exterior high-low drinking fountain.
- 12. Acoustics: Glue-on ceiling tiles.
- 13. Roof:
 - a. Tear off and re-roof entire roof, with R30 rigid insulation above roof deck per energy prescriptive code.
- 14. Fire alarm system per code.

Community Center Option 1

- 1. General: Building will be occupied on weekdays during construction, except for the kitchen.
- 2. Aesthetics/ finishes (see kitchen section for kitchen finishes, accessibility section for bathroom finishes):
 - a. Exterior: repaint entire building: walls, soffits, trim.
 - b. Interior walls and ceilings: Re-paint meeting rooms and hallway. Use contrasting colors for exposed beams and trim similar to existing.
 - c. Floors: Replace VCT floor tiles all meeting rooms and hallway. Premium tiles with border in each meeting room; no border in hallway.
 - d. Ceiling: Replace glue-on acoustic tile in main room with new tile.
- 3. Function – No changes this option.
- 4. Accessibility: required upgrades
 - a. Women's Room: 2 toilets and 1 lav. can remain as-is. Move and replace one toilet and 1 lav.
 - i. Remove 7'-4" L.F. of existing furring from concrete block walls at east and west sides of room (14'-8" L.F. total), to make the room at least 5" wider adjacent to the accessible stall. Existing furring behind lavs and non-accessible toilets will remain. Finish exposed block walls with epoxy paint. Add thinset tile wainscot to block wall in accessible stall, 4' high to match existing.
 - ii. New rough-in for accessible toilet, about 6" from existing.
 - iii. New floor-mounted accessible toilet with 28" max. from wall to front of toilet, 19" max ht to top of seat. (Existing toilet projects too far from wall and is too tall.)
 - iv. The higher of the two lavs is too low to meet requirements, and must be replaced with a new complying lav. mounted about 1" higher. New lav must be shaped to allow required clearances below at the front.
 - v. New toilet partitions will be required.
 - vi. Patch floor tile at areas where furring is removed and where fixtures or partitions are moved.
 - vii. Include allowance for re-positioning various mirrors and accessories, as needed.
 - b. Men's Room: the accessible toilet, one lav., and the two urinals can remain as-is. Move one toilet and replace one lav.
 - i. Expand width of accessible stall from 57" to 60" and reduce adjacent stall from 33" to 30".
 - ii. Remove and re-build a portion of chase wall at the back of the accessible toilet stall to align with the partition. Note: there appears to be nothing in the chase.
 - iii. Provide new toilet partition to allow 60" between toilet and door for inward-swinging door. Note that partition will intersect the existing window.
 - iv. Remove a portion of existing block wall to allow installation of new pipes to urinals. (Pipes are currently in the furred wall on the Women's room side of the concrete block partition, and must be re-located to make the Women's room wider.) Patch tile wainscot as necessary.
 - v. Replace left-hand lav. with new ADA compliant lav. Existing lav. doesn't have required clearances below. Existing mounting height is OK.
 - vi. Include allowance for re-positioning various mirrors and accessories, as needed.

- c. Drinking fountain: replace existing low interior drinking fountain in hallway with new high-low fountain. The new fountain will be located on the adjacent wall, since it will not fit on the existing wall. Exposed pipes are acceptable.
- d. Doors – Replace 2'-10" exterior kitchen door with new 3' wide wood and glass door. Note that doors to storage closet #2, janitor closet, and interior storage closet do not comply with required width, but do not need to be replaced at this time since no work is proposed in the storage area and the public does not go there.
- e. Other kitchen accessibility issues are covered under the kitchen code upgrade section.
- 5. Seismic Upgrade: Note that no structural calculations have been done. The following scope is to set a budget for limited seismic upgrade, which is assumed to be needed based on observation of the existing construction.
 - a. Provide custom metal angles and straps at each end of each roof truss in the main room to anchor to the concrete block wall (10 trusses total).
 - b. Install one floor to ceiling structural post at each clerestory window mullion at the west wall (7 posts total). Bolt post to concrete block wall with anchor bolts at 2' o.c. vertically.
 - c. Add angle ties between block end walls of main room and 2x roof sheathing. Assume 9 ties each end wall.
- 6. Ventilation – Add exhaust fan to Men's bathroom. Replace fan in Women's room with quieter fan.
- 7. Drainage: The community center has had problems in the past with leakage through the floors. This problem will be addressed by installing exterior underground drain pipes along the building foundations next to the hillside. There is a current proposal from a contractor to do this work for \$25,000.
- 8. Acoustics - No work this option.
- 9. Kitchen: Renovate to bring up to health department code as a commercial kitchen. In addition, solve the accessibility issues, which include lack of push-side clearances at both doors, the pass-through counter is higher than the maximum 34", and the center island cabinet reduces clearances. It is recommended to remove all existing counters and cabinets, except for the tall pantry cabinets near the outside door, and replace with commercial quality cabinets and equipment. Allow \$100,000 for all kitchen work, including plumbing, mechanical, electrical, and finishes. The following are included:
 - a. Ventilation hood with fire extinguishing system. A 7' 6" wide hood costs the same as a smaller hood, and could be used to cover additional equipment such as the convection oven noted below.
 - b. Make-up air fan.
 - c. 3-compartment "ware-washing" sink, with drainboard covers for two of the compartments for convenience. Includes a floor sink and grease trap.
 - d. Replace counters with stainless steel.
 - e. Commercial refrigerator or refrigerator/ freezer.
 - f. Hand washing sink, possibly near the back door.
 - g. Single compartment food preparation sink.
 - h. Commercial under-counter dishwasher.
 - i. Quarry tile or epoxy coved flooring.
 - j. Equipment may include an ice maker, convection oven and hot holding cabinet (for caterer's use).
- 10. Roof: The built-up roof was replaced when the building was remodeled in 1988, so the roof is 23 years old. There may be at least 7 years of service left for the existing roof. Since there are currently no signs of problems or leakage, it is only necessary to re-coat the built-up roof, rather than to perform a full roof demolition plus re-roofing.
- 11. Fire alarm system per code.
- 12. Electrical: allow \$24,000. Upgrade existing 100A service for kitchen remodel?

Community Center Option 2

- 1. General: Building will be occupied on weekdays during construction, except for the kitchen.
- 2. Aesthetics/ finishes (see kitchen section for kitchen finishes, accessibility section for bathroom finishes):
 - a. Exterior: repaint entire building: walls, soffits, trim. Stucco on new exterior wood frame walls.
 - b. Interior walls and ceilings: Re-paint meeting rooms and hallway. Use contrasting colors for exposed beams and trim similar to existing.
 - c. Main room and combined room 2-3 ceiling: new acoustical wood slats.
 - d. Main room exposed concrete block: plaster the block for smooth appearance.
 - e. Floors: New 2'x2' thinset ceramic floor tile all meeting rooms and hallway.

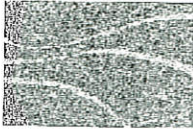
- f. Provide operable acoustical drapes on east wall of the main room. Cover storage room doors and kitchen pass-through.
- g. Install glass windows and/or doors at the west wall of the main room.
- h. Remove fireplace, chimney and part of the north wall and add a new approximately 14' x 7' alcove, with full height windows on east and west walls.
- i. Provide new suspended light fixtures in the main room.
3. Remodel and addition: see plans.
 - a. Remove block wall between Meeting Rooms 2 & 3.
 - i. Provide operable partition wall at former location of wall between meeting rooms 2 & 3.
 - ii. Install new storage closets per plans. Provide lockable storage compartments within the closets for use by multiple groups.
 - iii. Provide (2) double glass door entrances in existing openings. Provide (2) double glass doors to the main room in new openings.
 - b. North wall of main room: Demo existing fireplace and chimney. Add new wood-framed slab on grade alcove per plans. Furr a portion of the wall with gyp board finish, as shown on plans and renderings.
 - c. West wall of main room: remove block wall between the two existing doors. Provide new doors/windows per west elevation, with new wood-frame wall below window sills. Note that some 3d images erroneously show 6 pairs of doors on west wall instead of the windows.
 - d. East wall of main room: furr above 7' to conceal new heating duct. Mount new drapes and recessed lights at bottom of furring.
 - e. Skylights at main room:
 - i. New 3' x 20' skylight at north wall, to wash the wall with daylight. Provide motorized darkening blinds. Provide metal frame and x-bracing to existing 2x roof decking.
 - ii. Remove 1 existing 5' x 5' skylight. Patch roof sheathing.
 - iii. Provide motorized shade for 1 remaining existing 5'x5' skylight.
4. Accessibility:
 - a. Bathrooms - See Option 1.
 - b. Drinking fountain - See Option 1.
5. Doors -
 - a. See Option 1 for kitchen and storage doors.
 - b. New exterior doors: see floor plan. Wood "store doors" with glass. Panic hardware at main room doors only.
6. Seismic Upgrade: Note that no structural calculations have been done. The following scope is to set a budget for limited seismic upgrade, which is assumed to be needed based on observation of the existing construction.
 - a. Provide custom metal angles and straps at each end of each roof truss in the main room to anchor to the concrete block wall (10 trusses total).
 - b. New wood structural post supporting truss at each window mullion at the west wall (7 posts total). Post base to existing foundation.
 - c. Add angle ties between block end walls of main room and 2x roof sheathing. Assume 9 ties each end wall.
7. HVAC -
 - a. See option 1 for bathroom and kitchen ventilation.
 - b. New FAUs for main room and meeting rooms 1-3, mounted on roof. Ducts in furred east wall of main room, with linear diffuser.
8. Drainage: See Option 1.
9. Kitchen: See Option 1.
10. Roof: See Option 1.
11. Fire alarm system per code.
12. Electrical:
 - a. Lighting
 - i. 10 decorative pendant fixtures with dimmers for main room.
 - ii. Recessed downlights with dimmers for main room: 10 at furred west wall, 4 at new alcove.
 - iii. 5 wall-washing spotlights in curb of new 3' x 20' skylight.
 - iv. Modernize or replace existing ceiling mounted fluorescent light fixtures at meeting rooms with more energy efficient fixtures: 11- 2'x4', 4- 2'x2'
 - b. Allowance for new outlets, switches, wiring. Upgrade existing 100A service for kitchen remodel?
 - c. Place controls for motorized skylight blinds, HVAC, etc. (as needed for main room) in furred area of north wall.

Fault Zone Reference

<http://www.wccusd.net/2277106316316893/blank/browse.asp?a=383&BMDRN=2000&BCOB=0&c=56814&2277Nav=%7C&NodeID=312>

downloaded from

http://www.wccusd.net/2277106316316893/lib/2277106316316893/Facilities%20Info/Kensington_Elementary_-_03-31-08.pdf



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See pages 5, 6, 10 and figures 1 & 4 for information
relevant to Kensington Park buildings.

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March 31, 2008
2392-19, L-28239

Mr. Mark Kelley
Miller Brown Dannis
71 Stevenson Street, 19th Floor
San Francisco, CA 94105

RE: Phase 1 Fault and Landslide Evaluation Study
Kensington Elementary School
90 Highland Boulevard
El Cerrito, California

Dear Mr. Kelley:

This report summarizes our review of available fault and landslide hazard information for Kensington Elementary School in El Cerrito, California. We conducted this initial phase of a site-specific study at the request of Mr. William Savidge, District Engineering Officer for the West Contra Costa Unified School District (WCCUSD). We provided our services in general accordance with our proposal dated January 4, 2006.

INTRODUCTION

The school is located approximately 600 feet east of Arlington Boulevard at the end of Highland Boulevard. The property includes two near-level graded areas separated by a small slope. Additional slopes are present above the school on the east and below the site on the west. The school is near the ridge crest and ranges in elevation from about 700 to 780 feet above sea level (Figure 1). The main active trace of the Hayward fault is mapped approximately 1,000 feet west of the school property.

As shown on Figure 1, the school property is just east of the Alquist-Priolo Earthquake Fault Zone associated with the Hayward fault. The Alquist-Priolo Act restricts the construction of new structures for human occupancy within 50 feet of active fault traces. Other facilities such as roads, utilities or uninhabited structures are not subject to this restriction. A structure for human occupancy is defined in the Alquist-Priolo Act as a structure that is occupied a minimum of 2,000 person-hours per year.

In late 2005, we conducted a screening-level evaluation of potential geologic hazards and geotechnical concerns for seventeen WCCUSD schools, which included Kensington Elementary School. The results of our previous study were documented in our report titled "Geotechnical Peer Review and Geologic Hazard Screening - Seventeen Elementary Schools," dated December 2, 2005. In our December 2005 report, we recommended that additional study be performed to evaluate potential fault and landslide hazards at the Kensington Elementary School site.

2140 SHATTUCK AVENUE BERKELEY, CA 94714 TEL 510.841.5095 FAX 510.841.8357 WWW.AKROPP.COM

REVIEW OF PUBLISHED MAPS

Several published geologic maps show various possible locations for the Hayward fault in the vicinity of the school property. These maps were prepared by geologists at the U. S. Geological Survey, the California Geological Survey (formerly the California Division of Mines and Geology [CDMG]) and other institutions. A summary of pertinent information contained on these maps is given below.

The Alquist-Priolo Earthquake Fault Zone map (CDMG, 1982), which was based on the work of Smith (1980), shows a possible fault trace approximately 950 feet west of the school buildings (Figure 1). In addition, two short, discontinuous fault traces are shown further to the northwest. All of the nearby fault traces are dashed and queried to indicate that their existence and location are uncertain. The existing school buildings are east of the Alquist-Priolo Zone. The western edge of the school property is approximately coincident with the eastern edge of the Alquist-Priolo Zone.

Radbruch (1969) shows a single trace of the Hayward fault approximately 1,000 feet west of the school property. Southwest of the school property, the fault splits into two traces that diverge toward the south.

Graymer, et al. (2000 [Figure 3]) shows that the eastern portion of the school property is underlain by serpentinite. The western portion is shown to be underlain by melange of the Franciscan Assemblage. A thrust fault, which is not known to be active, is mapped along the eastern site margin. A large landslide is shown approximately 2,000 feet to the west.

Lienkaemper (1992) prepared a map of recently active traces of the Hayward fault (Figure 4). This map was based on an extensive remapping of the fault and information obtained in numerous consultant investigations. Lienkaemper shows two fault traces 1,000 and 1,100 feet southwest of the existing school buildings. No active fault traces are shown passing through or projecting toward the school property.

Bishop, et al. (1973) prepared geologic and landslide maps of the Berkeley-Richmond area. The geologic map shows a single trace of the Hayward fault approximately 1,000 feet west of the western edge of the school property. An additional discontinuous inactive fault trace is shown along the eastern margin of the school property. Two additional, discontinuous fault traces are shown 800 feet southwest and 1200 feet south of the school property. The map also shows the school property as underlain by serpentinite. Quaternary deposits (undifferentiated) are mapped in a small area along the southern side of the school property and along the northwestern site margin.

Bishop, et al. (1973) includes a landslide map that shows a large landslide approximately 800 feet southwest (downslope) of the school property. No landslides are shown within the school property.

Nilsen (1975) prepared a map of landslides and surficial deposits covering the school property (Figure 5). That map shows the school to be underlain by manmade fill. A large landslide is shown along the northwestern side of the school property. The landslide is queried which indicates that its existence is considered uncertain. The landslide, as mapped by Nilsen, extends downslope more than 4,000 feet to the southwest. The map infers that the school could be underlain by landslide debris.

Hard (1978) shows a large landslide that includes most of the school property and extends downslope to the west to the vicinity of El Cerrito High School. This landslide is shown to include most of the hillside area in El Cerrito and Berkeley.

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2392-19

Dibblee (1980) shows a single trace of the Hayward fault located approximately 1,000 feet west of the western edge of the school property. A second fault, which was not considered active, is shown approximately 150 feet east of the school property. No fault traces were mapped passing through or projecting toward the subject site. Crane (1988) shows fault traces in similar locations to those mapped by Dibblee (1980).

In summary, none of the published geologic maps show faults passing through the subject site. The maps generally agree that the main active trace of the Hayward fault is located approximately 1,000 feet west of the site. Some of the maps (Nilsen, 1975 [Figure 5]; Herd, 1978) show that the site is within or near the top of a large landslide that extends downslope more than 4,000 feet to the southwest.

REVIEW OF CONSULTANT REPORTS

A relatively large number of previous fault investigations have been performed in the vicinity of the site. The results of these studies are summarized below. The locations of the sites covered by these studies are shown on Figure 4.

Darwin Meyers Associates (DMA, 1990) performed an investigation of a small site at 910 Arlington Avenue (Location A2735 on Figure 4). The investigation included an exploratory trench approximately 77 feet in length. No evidence of active faulting was observed within the trench.

Darwin Meyers Associates (DMA, 1988) performed an investigation of a small parcel located at 874 Bates Avenue (Location A2144 on Figure 4). The investigation included a thorough review of previous studies and aerial photographs as well as a site reconnaissance; however, no subsurface investigations were performed. The study concluded that no active faults were present. Subsequently a subsurface investigation was performed (DMA, 1998), which consisted of a trench 97 feet in length. No evidence of faulting was observed in the trench.

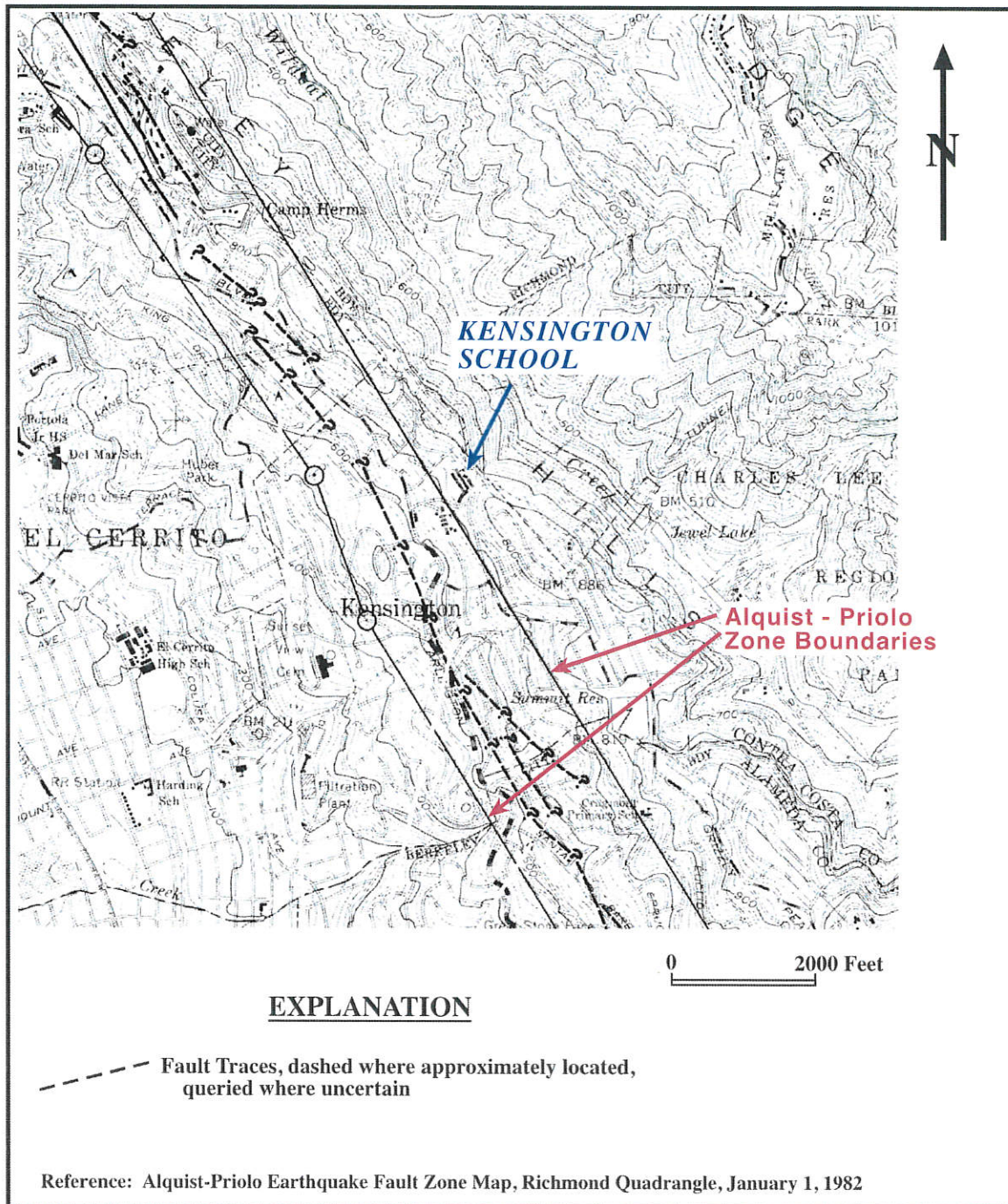
Durham, Durham, and Mannion (1988) performed an investigation for the Kensington Youth Hut located directly west of the school property (Location A2142 on Figure 4). A subsurface investigation consisting of four backhoe pits was performed. The study concluded that no active faults were located within or close to the Youth Hut site.

Engco (1978) performed an investigation of the 3-acre parcel located on the west side of Arlington Boulevard, west of the intersection with Highland Road (Location A838 on Figure 4). The investigation included excavation of a trench approximately 200 feet long. No evidence of active faulting was observed within the trench.

G&I (1996) performed an investigation of a small site at 22 Kerr Avenue (Location A2977 on Figure 4). Investigation included excavation of a trench approximately 100 feet in length. A fault, which was considered potentially active, was observed near the east end of the trench at the margin of Kerr Avenue.

Lennert Associates (1984) performed an investigation for the School for the Deaf and the Blind property located approximately 1,000 feet southwest of the school property (Location A2530 on Figure 4). The study included extensive geologic mapping and photo review, as well as test borings and seismic refraction profiles. The study concluded that the main active trace of the Hayward fault passes through the School for the Deaf and the Blind site.

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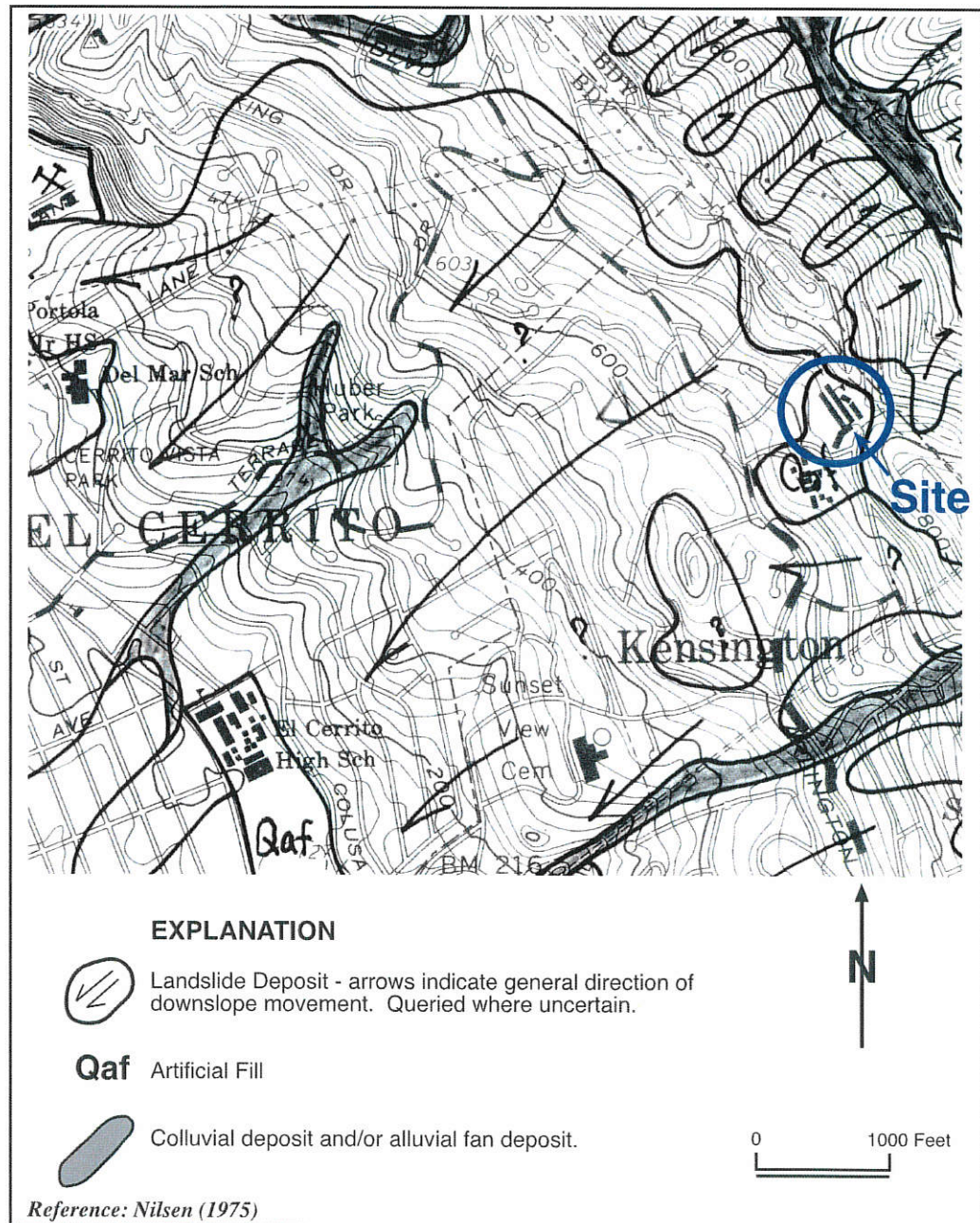
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Alquist-Priolo
Earthquake Fault Zone Map
Kensington School
El Cerrito, California

FIGURE
1



FIGURE 4
Recently Active Traces of the Hayward Fault
Kensington School
El Cerrito, California



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Nilsen Landslide Map
Kensington School
El Cerrito, California

FIGURE
5

Financial Appendices: Appendix A

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Weekday Rates	Weekend Rates	Configuration	Banquet Capacity	Amenities	Discounts
Kensington Community Center 59 Arlington Avenue Kensington, CA KPPCSD	\$75/hr: residents \$100/hr non-residents	\$75/hr: residents \$100/hr non-residents	Large social hall Room 1 Room 2	123 23 15	Outdoor space, outdoor barbecue, amphitheater, kitchen, tables/chairs, sound system	Discount rate for residents. Non-profits & community orgs may or may not be charged at the GM's discretion.
Albany Community Center 149 Marin Avenue Albany, CA City of Albany	\$82/hr: residents \$88/hr: non-residents \$95/hr: Albany business \$102/hr: non-Albany business \$55/hr: Albany non-profit	\$106/hr: residents \$113/hr: non-residents \$121/hr: Albany business \$127/hr: non-Albany business \$77/hr Albany non-profit	Community Hall Room 1 Room 2 Room 3 Room 4 Room 5	150 30 38 40 45 32	Small patio, commercial kitchen, AV hookup, screen, tables/chairs,	School district and city-sponsored events can use the space for free, with Supervisor consent. Discounts for residents and non-profits.
Arlington Community Church 52 Arlington Avenue Kensington, CA Private facility	\$100/hr	\$100/hr	Large social hall Fireside room Sanctuary Lounge and conference room	N/A	Outdoor deck, kitchen, podium, tables/chairs, sound, wireless handheld	Reduced rates or free rent for community events and classes. In-lieu exchange for church-related activities.
Brazilian Room Wildcat Canyon Road & Shasta Berkeley, CA East Bay Regional Parks	\$300: day rate (8 hrs) \$600: evening rate (5 hrs)	Friday: \$500: day rate (8 hrs) \$1,900: evening rate (7 hrs) \$2,400: full day Saturday & Sunday: \$2,150 for 7 hours \$3,800 for 12 hours	Main room Patio Lobby Changing room	150 180	Large patio, lawn, bbq, kitchen, tables/chairs, piano, podium, umbrellas, easel	Discounts to select non-profits, 20% surcharge for non- Alameda or Contra Costa County residents.
El Cerrito Community Center 7007 Moeser Lane El Cerrito, CA City of El Cerrito Rec Dept	\$202/hr: residents \$249/hr: non-residents	\$202/hr: residents \$249/hr: non-residents	Social hall Room 1	224 66	Courtyard, kitchen	Local government agencies and city programs don't pay. Special rates for city co-sponsored events. Discounts for residents and non-profits. 25% discount on F/Sat.

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.

Sources: Here Comes the Guide : BAE, 2011

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Add-ons	Deposit Requirements	Security	Year Built	Year Renovated	Highest Demand	# of Events/Year	Catering	Alcohol Allowed?
Kensington Community Center 59 Arlington Avenue Kensington, CA KPPCSD	Projector screen	\$250/\$500 cleaning deposit (no/with alcohol).	Security required for teen events: 1 adult for every ten teens/youth attending the event.	1955	1988	Summer and weekends	15-20	Bring your own caterer	Yes
Albany Community Center 149 Marin Avenue Albany, CA City of Albany	\$50 for P/A system, \$82 for stage, table cloth rental	\$350 security/ cleaning deposit for hall. \$100-150 security deposit for meeting rooms.	Security required for events with more than 100 people	1994	N/A	Friday/Saturday night	Every weekend	Bring your own caterer	Yes
Arlington Community Church 52 Arlington Avenue Kensington, CA Private facility	\$150/hr for sanctuary, \$25/hr for stage, \$40/hr for kitchen, \$50- 100/hr for rooms, \$35 fee for setup and take down of tables/chairs	N/A	No security required	1947	1960	Full every Saturday. Also many weekday and weekend evenings.	60	Bring your own caterer	Yes
Brazilian Room Wildcat Canyon Road & Shasta Berkeley, CA East Bay Regional Parks	\$75 for AV, \$30 for fireplace	\$500-\$1,000 cleaning/ damage deposit	Security may be required for teen events.	1941	N/A	Saturday night. April-October is busy season.	232	80% catered. Choose from list.	Yes
El Cerrito Community Center 7007 Moeser Lane El Cerrito, CA City of El Cerrito Rec Dept	\$54-66/hr for adjoining room	\$500 deposit	Security may be required for teen and events serving alcohol.	1960s	1980s	Saturday day-time. Friday and Sunday are second busiest days.	80	80% catered. Bring your own caterer.	Yes

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.

Sources: *Here Comes the Guide*; BAE, 2011

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Weekday Rates	Weekend Rates	Configuration	Banquet Capacity	Amenities	Discounts
Hillside Community Church 1422 Navellier Street, El Cerrito, CA 94530 Private facility	\$200/hr	\$200/hr	Main hall	100	Garden, deck with views, stage, kitchen, dressing rooms, piano, tables/chairs, sound system	Reduced rates for community events based on church's discretion. Discounts for non-profits.
Jack London Aquatic Center 115 Embarcadero, Oakland, CA City of Oakland Parks and Rec	\$140/hr: residents \$160 /hr: non-residents \$225/hr: corporate	\$140/hr: residents \$160 /hr: non-residents \$225/hr: corporate	Main hall Outdoor patio Kitchen	185 60	Waterfront views, tables/chairs	City of Oakland staff meetings don't pay. Discounts for residents and non-profits.
Joaquin Miller Comm. Center 3594 Sanborn Drive, Oakland, CA City of Oakland Parks and Rec	Assembly room: \$285/hr: residents \$340/hr: non-residents Conference rooms: \$30-75/hr: residents \$36-90/hr: non-residents	Assembly room: \$285/hr: residents \$340/hr: non-residents Conference rooms: \$30-75/hr: residents \$36-90/hr: non-residents	Assembly room Conference rooms	80-160 16-30	Outdoor deck, picnic areas, amphitheater, industrial kitchen, fireplace	City of Oakland staff meetings don't pay. Discounts for residents and non-profits.
Rockefeller Lodge San Pablo, CA Private facility	No rental charge. Pay catering fee.	Saturday: \$1,200 for 6 hrs Sunday: 600 for 6 hrs	Lodge Patio Outdoor grounds	150 50 260	Lodge, patio, tent, fountain, dance floor, outdoor night lighting, cleanup included	Seasonal discount (November-March), discounts for non-profits based on company discretion.
San Ramon Alcosta Community and Senior Center 9300 Alcosta Boulevard San Ramon, CA City of San Ramon	\$70/hr: residents \$90/hr: non-residents and commercial \$35/hr: non-profits, co-sponsored events	\$130/hr: residents \$165/hr: non-residents and commercial \$80/hr: non-profits, co-sponsored events	Vista Grande room Meeting room	115 60	Patio, tables/chairs,	Free to city-sponsored events; staff meetings are free. Town hall and other community meetings discounts must be approved by GM.
Snow Building, Oakland Zoo 9777 Golf Links Road, Oakland, CA Oakland Zoo	\$400 for 5 hrs	Friday and Sunday: \$750 for 5 hours Saturday and Holidays: \$850 for 5 hours	Main hall	175	Patio, grassy outdoor area, kitchen, dressing room, 25 banquet tables	No discounts
UC Botanical Garden 200 Centennial Drive Berkeley, CA University of California Botanical Garden at Berkeley	Smaller rooms can be rented out on Friday and Sunday for \$85-180/hr.	\$225-275/hr for conf. center \$75/hr for picnic area \$350/hr for Amphitheater \$225/hr for Rose Garden \$150/hr for Entrance Terrace	Conference center Mirov Room Onduff Room Picnic area Amphitheater Rose Garden Entrance Terrace	103 71 32 60 130 50 75	Outdoor gardens, dressing rooms, podium, internet, 2 kitchenettes, free rehearsal	Discounted rates for UCB/LBL events. Director has discretion to provide discounts to other groups.

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.

Sources: *Here Comes the Guide*; BAE, 2011

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Add-ons	Deposit Requirements	Security	Year Built	Year Renovated	Highest Demand	# of Events/Year	Catering	Alcohol Allowed?
Hillside Community Church 1422 Navellier Street, El Cerrito, CA 94530 Private facility	N/A	\$300 deposit	No security requirements. No underage events.	1951	N/A	M-W for recurring clients. Saturday for special events.	2-3 weddings per year	Bring your own caterer.	Yes
Jack London Aquatic Center 115 Embarcadero, Oakland, CA City of Oakland Parks and Rec	Screens, extra podium, AV system, dance floor	N/A	Security required for youth events.	2000	N/A	Monday-Friday	80	Choose from list.	Yes
Joaquin Miller Comm. Center 3594 Sanborn Drive, Oakland, CA City of Oakland Parks and Rec	\$30-36/hr for alcohol, \$80/hr for deck, \$150 setup fee for tables/chairs	\$300-600, depending on room	Security required for youth events.	1985	N/A	Friday-Sunday afternoons.	100-120	Bring your own caterer.	Yes
Rockefeller Lodge San Pablo, CA Private facility	\$150 for gazebo, \$2.50/chair	\$600 deposit	Security required for some events.	1906	N/A	Spring and summer	N/A	Must use lodge catering service. \$14-28/person. \$4.5/person beverage fee.	Yes
San Ramon Alcosta Community and Senior Center 9300 Alcosta Boulevard San Ramon, CA City of San Ramon	\$11-21/hr for kitchen, \$105-135/ hr for gazebo, \$30/ hr for rose garden, \$200/day for dance floor, PA system, portable screen are extra	\$50-200 deposit, depending on room	Security not required.	1992	2007	Saturday night most popular. Sunday daytime next most popular.	50	Bring your own caterer. City also has list of caterers.	Yes
Snow Building, Oakland Zoo 9777 Golf Links Road, Oakland, CA Oakland Zoo	\$250 for kitchen \$8/table over 25, \$25 for podium, discount zoo passes \$8/pass	\$150-250 deposit	Security required for parties over 100 people and teen events	1922	N/A	Saturday and Sundays most popular, very busy during graduation season.	N/A	Bring your own caterer.	Yes
UC Botanical Garden 200 Centennial Drive Berkeley, CA University of California Botanical Garden at Berkeley	\$35-50 tables/ chairs setup fee, \$50 seat cushion fee for theater, \$25 for umbrellas, dance floor	Equivalent to 2 hour rental fee	2 security guards required after 5PM	1895	N/A	Saturdays are most popular, followed by Sunday and Friday.	100+	Choose from list.	Yes

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.
Sources: *Here Comes the Guide*; BAE, 2011

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Weekday Rates	Weekend Rates	Configuration	Banquet Capacity	Amenities	Discounts
Piedmont Veterans Hall 711 Highland Avenue Piedmont, CA Piedmont Recreation Dept	\$450 for residents, 4 hours \$600 for nonresidents, 4 hours \$350 Piedmont nonprofit, 6 hours \$425 all other nonprofits, 6 hours \$450 for seminars, 8 hours \$250 each additional hour	\$1,295 for residents \$1,650 for non-residents for 7 hours; \$250 each extra hour	Main Room Stage Buffet Room Lobby	200	Outdoor patio, city views, tables/ chairs, full kitchen, meeting equipment, portable bar	Discounts for residents and non-profits
Piedmont Community Hall 401 Highland Avenue Piedmont, CA Piedmont Recreation Dept	\$450 for residents, 4 hours \$600 for nonresidents, 4 hours \$350 Piedmont nonprofit, 6 hours \$425 all other nonprofits, 6 hours \$250 each additional hour	\$2,200 peak season, residents \$2,700 peak season, non-residents for 7 hours; \$250 each extra hr \$1,800 non-peak, residents \$2,400 non-peak, non-residents for 7 hours; \$250 each extra hour	Hall Foyer Stage	150	Outdoor gardens, commercial kitchen, tables/chairs, meeting equipment	Discounts for residents and non-profits

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.

Sources: *Here Comes the Guide*; BAE, 2011

Appendix A: Comparable Event and Meeting Facilities, Study Area (a)

Name Location/Operator	Add-ons	Deposit Requirements	Security	Year Built	Year Renovated	Highest Demand	# of Events/Year	Catering	Alcohol Allowed?
Piedmont Veterans Hall 711 Highland Avenue Piedmont, CA Piedmont Recreation Dept	N/A	\$400 security deposit for seminars \$1,000 security deposit for all other events	None, unless special clearance given for teenage events.	1953	1980s, 2005 minor renovations	Used on regular basis by regular public programs. Many fundraisers are held between January and March. Bar/bat mitzvahs	N/A	Bring your own caterer, list available	Yes
Piedmont Community Hall 401 Highland Avenue Piedmont, CA Piedmont Recreation Dept	Outdoor Exedra Plaza (extra \$375- \$750), Tea House (extra \$350-500), amphitheater, \$25/hr for rehearsal	\$1,000 security deposit	None, unless special clearance given for teenage events.	1950s	1990s	Saturdays are busiest, all Saturdays between April-October 2012 are booked. Sunday rentals used to be more popular before recession, picking up again.	150	Bring your own caterer, list available	Yes

Note:

(a) Includes facilities within the Study Area that provide an appropriate venue for a corporate meeting or event for 50 to 200 persons seated banquet style.

Sources: *Here Comes the Guide*; BAE, 2011

Financial Appendices: Appendix B

APPENDIX B: REVENUE, RATES, USAGE

Appendix B-1: Proposed Rental Rates, Kensington Community Center, FY 2016-17

Space	Total Sq. Ft.	Est. Seating / Dining Capacity	WEEKDAY					
			Hourly			Half-Day		
			A	B	C	A	B	C
Community Room	1,815	123	\$80	\$90	\$100	\$220	\$270	\$300
Kitchen		n/a	n/a	n/a	n/a	\$60	\$70	\$75
Meeting Room 1	440	23	\$25	\$25	\$30	\$70	\$80	\$90
Meeting Room 2	357	15	\$20	\$25	\$25	\$60	\$70	\$75
Meeting Room 3	340	-	\$20	\$25	\$25	\$60	\$70	\$75

Space	Total Sq. Ft.	Est. Seating / Dining Capacity	WEEKEND					
			Friday/Sunday- Full Day			Saturday - Full Day		
			A	B	C	A	B	C
Entire Facility	4,430	161	\$830	\$940	\$1,040	\$1,150	\$1,300	\$1,440
Community Room	1,815	123	\$700	\$790	\$880	\$960	\$1,080	\$1,200
Kitchen	-	n/a	\$120	\$140	\$150	\$120	\$140	\$150
Meeting Room 1	440	23	\$160	\$180	\$200	\$220	\$250	\$280
Meeting Room 2	357	15	\$160	\$180	\$200	\$200	\$230	\$250
Meeting Room 3	340	-	\$160	\$180	\$200	\$200	\$230	\$250

Space	Total Sq. Ft.	Est. Seating / Dining Capacity	Friday/Sunday - Hourly			Saturday - Hourly		
			A	B	C	A	B	C
			A	B	C	A	B	C
Entire Facility	4,430	161	\$105	\$115	\$130	\$145	\$160	\$180
Community Room	1,815	123	\$90	\$100	\$110	\$120	\$135	\$150
Meeting Rooms	340-440	-	\$20	\$25	\$25	\$30	\$30	\$35

Category A: Residents - 20% discount from Category C

Category B: Non-Profit Groups - 10% discount from Category C

Category C: Commercial Rentals, Non-Residents - Non-Discounted

Weedays: Monday - Thursday

Half-Day: 4 consecutive hours

Full-Day: 8 consecutive hours

Source: BAE, 2011

Appendix B-2: Projected Usage and Annual Revenues at Full Operations, Kensington Community Center, FY 2016-17

			WEEKDAY						
Space	Total Sq. Ft.	Est. Seating / Dining Capacity	Hourly			Half-Day			Total Revenues
			A	B	C	A	B	C	
Community Room	1,815	123							\$0
Kitchen	-	n/a							\$0
Meeting Room 1	440	23		11			1		\$5,950
Meeting Room 2	357	15							\$0
Meeting Room 3	340	-							\$0
Total Weekday Revenues									\$5,950
			WEEKEND						
Space	Total Sq. Ft.	Est. Seating / Dining Capacity	Friday/Sunday- Full Day			Saturday - Full Day			
			A	B	C	A	B	C	
Entire Facility	4,430	161	3	3		4		20	\$38,710
Community Room	1,815	123			3				\$2,640
Kitchen	-	n/a							\$0
Meeting Room 1	440	23							\$0
Meeting Room 2	357	15							\$0
Meeting Room 3	340	-							\$0
			Friday/Sunday - Hourly			Saturday - Hourly			
Entire Facility	4,430	161	6	3					\$3,900
Community Room	1,815	123			5			2	\$3,400
Meeting Rooms	340-440	-							\$0
Total Weekend Revenues									\$48,650
Total Annual Revenues									\$54,600

Category A: Residents - 20% discount from Category C
 Category B: Non-Profit Groups - 10% discount from Category C
 Category C: Commercial Rentals, Non-Residents - Non-Discounted
 Weekdays: Monday - Thursday
 For hourly rentals, assume average 2.5 hours per rental
 Half-Day: 4 consecutive hours
 Full-Day: 8 consecutive hours

Source: BAE, 2011

Financial Appendices: Appendix C

APPENDIX C: OPERATING EXPENSES

Appendix C-1: Operating Expense Detail for Stabilized Operations, Kensington Community Center, FY 2016-17

Staff	FTE	Annual Salary	Benefits Factor	Taxes & Benefits	Annual Total	Per Sq. Ft.
Facility Supervisor	0.125	\$6,250	15%	\$938	\$7,188	
Center Coordinator	0.38	\$11,250	15%	\$1,688	\$12,938	
Custodian / Maintenance	0.90	\$22,500	0%	\$0	\$22,500	
Part-time Event Managers (a)	<u>0.00</u>	\$0	0%	\$0	<u>\$6,000</u>	
	1.28				\$48,625	\$10.98
Maintenance / Service - Outside Agreements						
Outdoor maintenance					\$19,630	\$4.43
Periodic / Emergency Maintenance - Allowances						
Touch Up Painting					\$1,200	
Furniture Repair					\$1,000	
Miscellaneous Repairs					\$2,500	
Fire Sprinkler - 5 Year Pressure Test (Not Annual)					<u>\$0</u>	
					\$4,700	\$1.06
Supplies						
Custodial Supplies					\$2,215	\$0.50
Utilities						
					\$6,645	\$1.50
Miscellaneous						
Marketing Materials					\$2,650	\$0.56
Reserves (Capital Repairs, Replace Furnishings, Fixtures & Equipment)						
					<u>\$0</u>	<u>\$0.00</u>
TOTAL OPERATING COSTS						
					<u>\$84,465</u>	\$19.07

Total building area in sq. ft: 4,430
 Not included: capital repairs and other services provided by KPPCSD (insurance)

Note:

(a) PT event staffing assumes 50 events per year x 8 hours per event x \$15/hr. This assumes 3 on-call, contract workers.

Sources: BAE, 2011

Community Survey

(16 page insert)

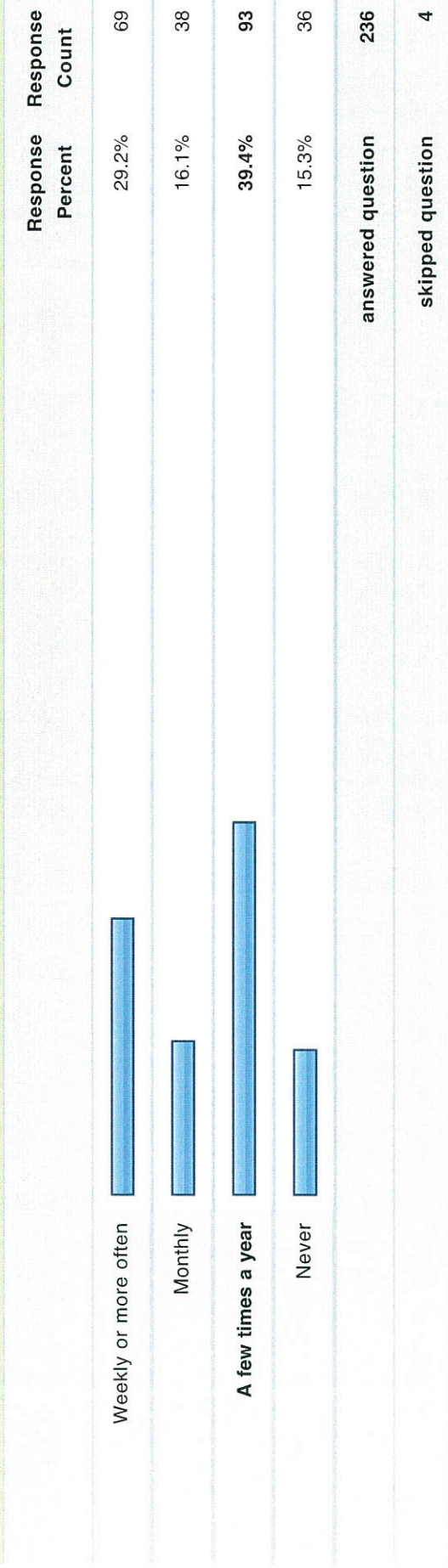
1. In the past 12 months, have you, or a member of your household (including children) attended an event at the Community Center? *Select one answer.*

	Response Percent	Response Count
Yes	55.0%	132
No	45.0%	108
answered question		240
skipped question		0

2. Please indicate to the best of your memory approximately how often you attended each type of event. *Select one choice for each category.*

	Weekly or more often	Monthly	A few times a year	Never	Response Count
Private social event (examples: wedding, family celebration, birthday party)	0.0% (0)	2.1% (2)	37.9% (36)	60.0% (57)	95
Community event or public meeting (examples: Annual Parade; KPPCSD, KIC, Fire Protection District meetings, etc.)	4.1% (5)	25.6% (31)	62.8% (76)	7.4% (9)	121
Club meetings or other non-profit events (example: Boy Scouts, book clubs, etc.)	5.2% (5)	13.5% (13)	29.2% (28)	52.1% (50)	96
Educational or after-school programs (example: Kensington Community Council (KCC) programs)	19.6% (19)	3.1% (3)	25.8% (25)	51.5% (50)	97
Other	3.6% (2)	5.5% (3)	45.5% (25)	45.5% (25)	55
				answered question	130
				skipped question	110

3. How often do you visit the play area, ball courts, tennis courts, or the park? Please select the one answer closest to how often you visit.



4. Please indicate your opinion on how *functional* are the existing facilities. Select one answer for each category, on a scale of 1 to 5, with 1 = poor and 5 = excellent.

	1 (poor)	2	3 (satisfactory)	4	5 (excellent)	Don't know/ no opinion	Response Count
Community Center indoor facilities	2.2% (5)	16.1% (37)	37.0% (85)	14.3% (33)	7.4% (17)	23.0% (53)	230
Community Center kitchen	3.5% (8)	14.3% (33)	19.6% (45)	11.3% (26)	5.7% (13)	45.7% (105)	230
Outdoor garden	3.0% (7)	8.3% (19)	28.3% (65)	26.1% (60)	11.7% (27)	22.6% (52)	230
Amphitheater	10.9% (25)	13.9% (32)	11.7% (27)	10.9% (25)	4.3% (10)	48.3% (111)	230
Annex Building	17.8% (41)	8.7% (20)	13.9% (32)	5.2% (12)	2.6% (6)	51.7% (119)	230
						answered question	230
						skipped question	10

5. Please indicate your opinion on the *appearance and quality* of the existing facilities. *Select one answer for each category, on a scale of 1 to 5, with 1 = poor and 5 = excellent.*

	1 (poor)	2	3 (satisfactory)	4	5 (excellent)	Don't know/ no opinion	Response Count
Community Center building exterior	6.6% (15)	21.0% (48)	40.6% (93)	13.1% (30)	7.9% (18)	10.9% (25)	229
Community Center indoor finishes (floors, lighting, etc.)	10.9% (25)	25.8% (59)	25.3% (58)	9.2% (21)	5.7% (13)	23.1% (53)	229
Community Center bathrooms	5.2% (12)	17.0% (39)	27.1% (62)	7.4% (17)	5.7% (13)	37.6% (86)	229
Appearance of the Annex building	15.3% (35)	28.4% (65)	26.2% (60)	7.4% (17)	4.8% (11)	17.9% (41)	229
						answered question	229
						skipped question	11

6. Increasing the size of the Community Center (it currently can accommodate 123 persons in a banquet type set up.)

	Not important 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5	Don't Know/ No Opinion	Response Count
	44.4% (99)	14.8% (33)	22.9% (51)	5.4% (12)	1.8% (4)	10.8% (24)	223
						answered question	223
						skipped question	17

7. Upgrading the kitchen to satisfy health codes for on-site preparation of food for events.

	Not important 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5	Don't Know/ No Opinion	Response Count
	10.8% (24)	11.7% (26)	23.8% (53)	30.0% (67)	15.2% (34)	8.5% (19)	223
	answered question						223
	skipped question						17

8. Installing higher quality flooring, seating, lighting, and other fixtures and finishes.

	Not important 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5	Don't Know/ No Opinion	Response Count
	18.4% (41)	12.6% (28)	30.5% (68)	19.3% (43)	9.9% (22)	9.4% (21)	223
	answered question						223
	skipped question						17

9. Improving the outdoor garden and amphitheater on the hillside behind the building.

	Not important 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5	Don't Know/ No Opinion	Response Count
	17.9% (40)	18.4% (41)	31.8% (71)	15.7% (35)	5.4% (12)	10.8% (24)	223
	answered question						223
	skipped question						17



10. The Community Center is just fine the way it is and doesn't need improvement. Select one answer.

	Response Percent	Response Count
Yes, I agree.	24.7%	55
No, I disagree.	52.0%	116
I don't know/have no opinion.	23.3%	52
	answered question	223
	skipped question	17



11. The Community Center is used for a wide range of after school programs and for private events, like weddings. Which statement do you most agree with? *Select one answer.*

	Response Percent	Response Count
Improvements should be made that are durable and can accommodate vigorous activities of after-school programs and youth activities.	17.9%	40
Improvements should be made that are attractive to create a pleasant environment for private and public events and meetings.	20.2%	45
Improvements should be flexible and accommodate all uses.	54.3%	121
I don't know/have no opinion.	7.6%	17
answered question		223
skipped question		17





12. The Community Center currently offers Kensington residents 25% off the rental rate. Do you think residents should continue to receive a discounted rate? *Select one answer.*

		Response Percent	Response Count
Yes		88.7%	197
No		11.3%	25
		answered question	222
		skipped question	18

13. Do you think non-profit organizations should receive special benefits, such as discounted rental rates or reservations priorities? *Select one answer.*

		Response Percent	Response Count
Yes		71.2%	158
No		28.8%	64
		answered question	222
		skipped question	18

14. Which statement would you most agree with? *Select one answer.*

	Response Percent	Response Count
<p>The Community Center and its Annex should be operated so that it generates enough revenue to be self sufficient.</p> 	26.1%	58
<p>The first priority for the Community Center and its Annex should be youth and adult programs, even if the facilities do not generate enough revenue to cover all costs. Meeting and event rentals are secondary.</p> 	38.3%	85
<p>I need more information to decide.</p> 	33.8%	75
<p>I have no opinion.</p> 	1.8%	4
answered question		222
skipped question		18

15. Which of the following changes do you think are most important for the Community Center? Select all answers that apply.

	Response Percent	Response Count
Improved indoor and/or outdoor facilities.	43.7%	97
More adult, senior, and/or children's programming.	34.7%	77
More community events open to all residents.	35.1%	78
Increased rental of the facility to rent-paying users.	34.2%	76
I don't know / I have no opinion.	20.3%	45
	answered question	222
	skipped question	18

16. How many years have you lived in Kensington?

	Response Count
	220
answered question	220
skipped question	20

17. How many children under 18 years of age live in your household?

	Response Count
	220
answered question	220
skipped question	20

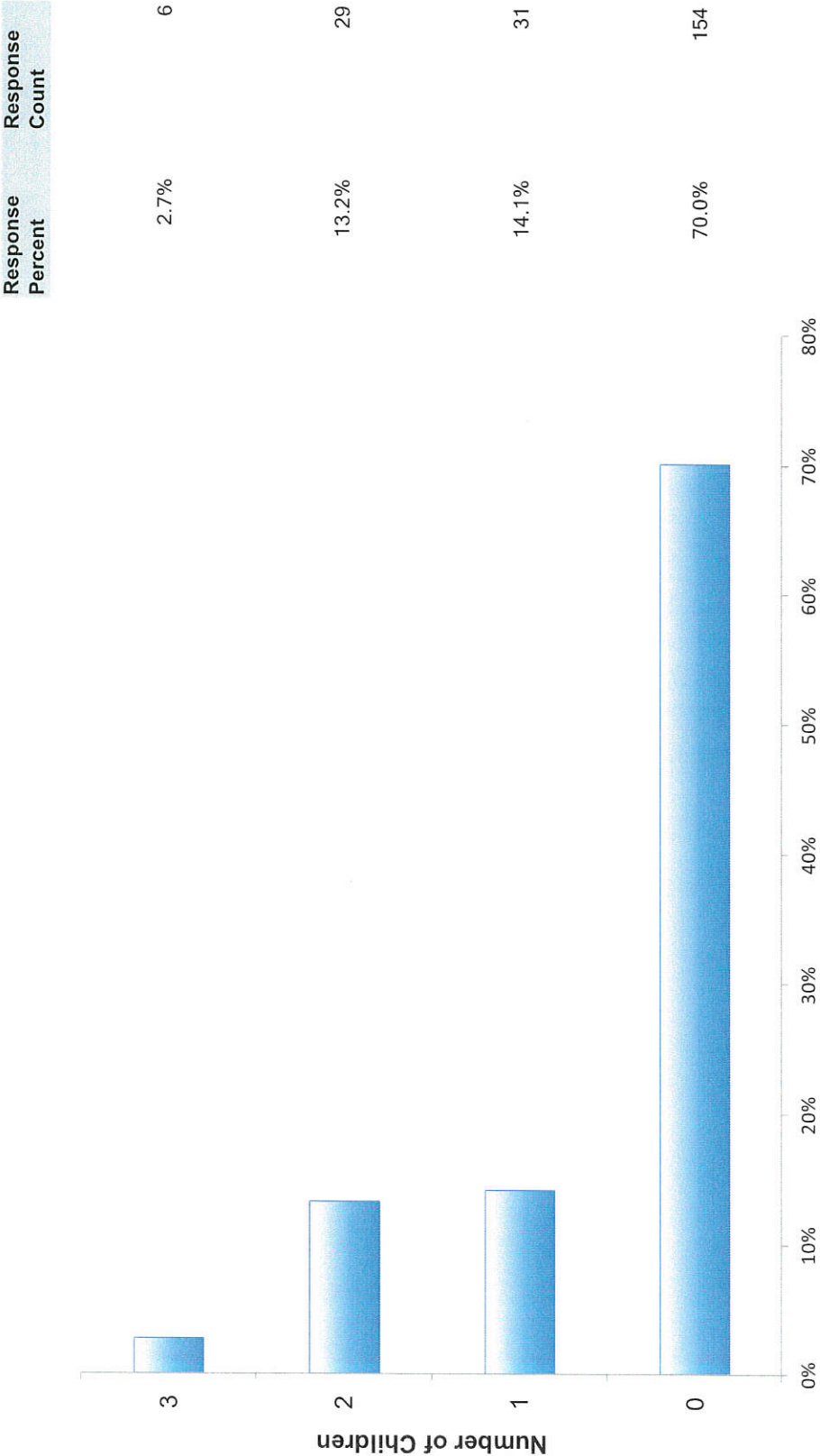
18. Which age range best describes your age? Please select one category.

	Response Percent	Response Count
18-29	1.8%	4
30-39	9.1%	20
40-49	16.8%	37
50-59	27.3%	60
60+	45.0%	99
answered question		220
skipped question		20

16. How many years have you lived in Kensington?

Median = 19
Average = 21

17. How many children under 18 years of age live in your household?



Cost Estimate

(insert Don Todd cost estimate 39 pages)

**KENSINGTON PARK REMODELING
BUILDING ANNEX & COMMUNITY CENTER
KENSINGTON, CA**

Opinion of Probable Construction Cost
Conceptual Cost Estimate

Prepared for : Muller & Caulfield

January 11, 2012

by:



DON TODD ASSOCIATES, INC.

Project and Construction Management Services
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San Francisco, CA 94102
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KENSINGTON PARK REMODELING BUILDING ANNEX & COMMUNITY CENTER Kensington, CA

ESTIMATE OF PROBABLE CONSTRUCTION COST

EXECUTIVE SUMMARY

Introduction:

This "Conceptual Cost Estimate represents the probable construction cost of the Kensington Park Remodeling of (e) Building Annex & Community Center, Kensington, California. Considering that the drawings provided are at conceptual level, certain components, which may be required as part of this project may not be shown or mentioned in this estimate. Allowances have been made when detail description of equipment, work definition, or quantities are not available. Material pricing and labor costs are obtained from historical data and similar projects. The unit costs include material, labor, and subcontractor's markup, and are based on the design level of documents received.

Project Description:

Kensington Park Remodeling, Annex & Community Center:

Annex Option 1 – Renovation for Day Care Use

Annex Option 2 – Renovation & Addition for Change of Occupancy for Public Assembly Use

Community Center Option 1 – Required Accessibility & Health Code Upgrades

Community Center Option 2 - Upgrades as in Option 1 plus Remodel of Meeting Rooms

Documents Received as a Basis of Cost Estimate:

The following documentation was used in preparation of this estimate:

- ◆ Outlined Scope of Work for the Annex - Option 1 w/ alternatives & Option 2
- ◆ Outlined Scope of Work for the Community Center - Options 1 & 2
- ◆ Landscape & Site Plan
- ◆ Annex Architectural Drawings – Options 1 & 2
- ◆ Community Center Architectural Drawings – Option 2
- ◆ As-built plans for Community Center

Exclusions:

The following items are excluded:

- ◆ Change Order Contingency
- ◆ Cost of money
- ◆ Professional Consultants' and Construction Management fees
- ◆ Administrative costs
- ◆ Land costs
- ◆ Fees for testing construction materials
- ◆ Plan checks and inspection

- ◆ Permits
- ◆ Off-site utilities
- ◆ Legal and financing costs
- ◆ Consultant fees and expenses
- ◆ Contractor off-hours and compressed-time work schedule, if required
- ◆ Furnishings, furniture, and equipment
- ◆ Relocation costs, if required

Possible Additional Cost Items:

Items that may change the Estimate of Probable Construction Cost include, but are not limited to, the following:

- ◆ Modifications to the scope of work, drawings, specifications included in this estimate
- ◆ Unforeseen conditions
- ◆ Excessive contract and general conditions, and restrictive technical specifications
- ◆ Equipment, material, systems or product that cannot be obtained from at least three different sources
- ◆ Delays beyond the projected schedule
- ◆ Any other non-competitive bid situations
- ◆ Any addenda, changes not included in the basis of estimates.

Escalation:

Escalation of 3.5% is included in the estimate up to midpoint of construction, assumed at 12 months from January 5, 2012.

ESTIMATING ASSUMPTIONS AND COMMENTS

General:

- a. Quantities are obtained as shown in the drawing.
- b. Allowances are provided for items that are not clearly defined in the drawings but are anticipated to be part of the estimate.
- c. Material prices are at 4th Quarter 2011 level; include taxes and contractor's markups.
- d. Labor cost is based on prevailing wages.
- e. Work to be done during normal business hours.
- f. This estimate can vary due to change in scope.
- g. The building is not operational during construction.
- h. Installation cost, supervision, and coordination for material and equipment are included in the estimate.
- i. Design Contingency of 20% is included in the cost estimate due to the level of information used in the estimate.

ESTIMATE OF PROBABLE CONSTRUCTION COST

The estimated Probable Construction Costs reflects the anticipated cost of the **Kensington Park Remodeling** in Kensington County, CA. This estimate is based on a competitive open bid process with a recommended five or more bids from reputable general contractors, and a minimum of three bids for all subcontracted items.

Cost of materials, labor, equipment or services furnished by others, and the contractors' or vendors' methods of determining prices are determined by market and/or economic conditions. Hence, the

Estimator cannot and does not guarantee that proposals, bids or actual project costs will not vary from this Estimate of Probable Construction Cost.

This Estimate of Probable Construction Cost is exclusive of all costs associated with changes, modifications or addenda to the drawings and/or specifications subsequent to the preparation of this estimate.

KENSINGTON PARK REMODELING

ANNEX - OPTION 1



1 Hallidie Plaza, Suite 220, San Francisco, CA 94102
Telephone: (415) 977-0778 - Fax: (415) 274-0722

SUMMARY OF PROBABLE CONSTRUCTION COST

KENSINGTON PARK - ANNEX

Bldg. Gross Area (SF) 1,772

OPTION 1 - RENOVATION OF (E) BUILDING FOR DAY CARE USE

DTA Job Number: 10-179

Kensington, CA

Lead Estimator: EEV

Date: 1/5/2012

Revised: 1/10/2012

Type of Estimate: Conceptual

DESCRIPTION	AREA (SF)	Sitetework/	Building 1,772	TOTAL	Cost/SF	%
Division 1 General Requirements.....						
Division 2 Demolition & Earthwork.....		\$ 59,648	\$ 22,589	\$ 82,237	\$ 46.41	27.69%
Division 3 Concrete		0	6,315	6,315	3.56	2.13%
Division 4 Masonry.....		0	0	0	-	0.00%
Division 5 Metals.....		0	3,600	3,600	2.03	1.21%
Division 6 Carpentry.....		0	10,660	10,660	6.02	3.59%
Division 7 Thermal & Moisture Protection.....		0	7,308	7,308	4.12	2.46%
Division 8 Doors & Windows.....		0	25,460	25,460	14.37	8.57%
Division 9 Finishes.....		0	35,551	35,551	20.06	11.97%
Division 10 Specialties.....		0	5,715	5,715	3.23	1.92%
Division 11 Equipment.....		0	0	0	-	0.00%
Division 12 Furnishings.....		0	5,767	5,767	3.25	1.94%
Division 13 Special Construction.....		0	0	0	-	0.00%
Division 14 Conveying		0	0	0	-	0.00%
Division 15 Mechanical		0	77,400	77,400	43.68	26.06%
Division 16 Electrical		0	36,978	36,978	20.87	12.45%
TOTAL DIRECT COST		\$59,648	\$237,343	\$296,990	\$ 167.60	100.00%
GENERAL CONDITIONS	10%	\$5,965	\$23,734	\$29,699		
SUBTOTAL		\$65,612	\$261,077	\$326,689		
GENERAL CONTRACTOR OVERHEAD & PROFIT	10%	\$6,561	\$26,108	\$32,669		
SUBTOTAL		\$72,173	\$287,185	\$359,358		
BOND	2%	\$1,443	\$5,744	\$7,187		
SUBTOTAL		\$73,617	\$292,928	\$366,545	\$ 206.85	
ESCALATION up to Mid-Construction, assume 12 months from 1/05/2012	3.5%	\$2,577	\$10,252	\$12,829		
TOTAL PROBABLE BID DAY CONSTRUCTION COST		\$76,194	\$303,181	\$379,374	\$ 214.09	
DESIGN/ESTIMATING CONTINGENCY	20%	\$15,239	\$60,636	\$75,875		
TOTAL PROBABLE CONSTRUCTION COST		\$91,432	\$363,817	\$455,249	\$ 257	



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SUMMARY OF PROBABLE CONSTRUCTION COST

KENSINGTON PARK - ANNEX

OPTION 1 - RENOVATION OF (E) BUILDING FOR DAY CARE USE
Kensington, CA

Bldg. Gross Area (SF) 1,772

DTA Job Number: 10-179

Lead Estimator: EEV

Date: 1/5/2012

Revised: 1/10/2012

Type of Estimate: Conceptual

DESCRIPTION	AREA (SF)	Sitework/	Building	TOTAL	Cost/SF	%
			1,772			
COST/SF				256.91		
Alternate 1 - Replace All Window Glazing with Dual Panes					\$	41,873
Alternate 2 - Tear off & Re-roof Entire Roof					\$	50,708
Alternate 3 - Rigid Insulation w/ Paintable Surface on Room Side Below Window & Shear Walls					\$	11,610
Alternate 4 - Demolish (E) Building & Replace w/ (N) Building of Similar Size & Quality					\$	749,710

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

SITEWORK- OPTION 1

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/6/2012

Revised: 1/10/2012

Estimator: EEV/ARB

Don Todd Associates

BUILDING FOOTPRINT: 1,772 SF

TOTAL BLDG AREA : 1,772 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
2	SITEWORK & DEMOLITION					
	Remove (E) Oak	1	EA	500.00	500	
	Retaining Walls:					
	6" High	36	LF	50.00	1,800	
	1' High	40	LF	100.00	4,000	
	2' High	100	LF	150.00	15,000	
	3' High	16	LF	200.00	3,200	
	Chain Link Fence Over Retaining Walls					
	2' High	16	LF	15.00	240	
	3' High	51	LF	20.00	1,020	
	4' High	28	LF	25.00	700	
	Chain Link Fence @ Ground Surface					
	4' High	102	LF	30.00	3,060	
	Chain Link Gate, 3'-6"	1	EA	500.00	500	
	New guardrail	16	LF	75.00	1,200	
	Drainage Incl. Excavation & Backfill					
	New Drainage Swale	48	LF	20.00	960	
	New Area Drain	3	EA	750.00	2,250	
	6" Drain Line	95	LF	35.00	3,325	
	4" Perforated Pipe @ back of Concrete Wall	94	LF	25.00	2,350	
	Connect to (E)	1	EA	500.00	500	
	Concrete Paving					
	Concrete paving, 4" over 6" basecourse	1,455	SF	7.50	10,913	
	New Concrete Edge, 18" wide	25	LF	15.00	375	
	Landscaping & Irrigation					
	5 Gal Dietes Bicolor	7	EA	150.00	1,050	
	Plastic Header, 1" x 6"	20	LF	10.00	200	
	Irrigation Line Sch 40 - 2.5" Dia.	62	LF	25.00	1,550	
	Cap for Future	1	EA	150.00	150	
	Modify (E) Irrigation Line	1	LS'	2,500.00	2,500	
	Handicap Parking					
	Cat In-place Detectable Warning	3	LOC	150.00	450	
	AC Patch As Necessary	18	SF	10.00	180	
	12" Wide Concrete Border with Grooves	10	LF	15.00	150	
	6" Wide Retaining Curb	15	LF	25.00	375	
	New Sidewalk	115	SF	10.00	1,150	
TOTAL - SITEWORK						\$59,648

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX					Estimate Type:	Conceptual
Kensington, CA					DTA Job Number:	10-179
					Date:	1/5/2012
					Revised:	1/10/2012
Don Todd Associates					Estimator:	EEV/ARB
BUILDING FOOTPRINT:					1,772	SF
TOTAL BLDG AREA :					1,772	SF
DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) asphalt paving on south side of building and replace w/ wood chips	300	SF	6.00	1,800	
	Remove (e) pipe rail	73	LF	10.00	730	
	Remove (e) 4'-0" x 7'-6" window on the east side of the building	1	EA	60.00	60	
	Remove (e) 24" x 24 windows on the north side of the building	2	EA	30.00	60	
	Remove (e) transom window	1	EA	30.00	30	
	Remove (e) door & frame	2	EA	125.00	250	
	Remove (e) partition walls	404	SF	3.50	1,414	
	Cut-out opening for (n) windows & door	14	SF	35.00	490	
	Remove (e) doors	5	EA	55.00	275	
	Remove (e) acrylic and fiberglass glazing	320	SF	3.15	1,008	
	Remove restrooms & its toilet accessories	2 Rooms		2,000.00	4,000	
	Remove (e) VCT floor tiles & base; encapsulate (e) asbestos containing tiles & mastic	1,772	SF	5.00	8,860	
	Remove (e) water damaged ceiling	66	SF	2.00	132	
	Remove minor amount of dry-rot @ (e) wood sheathing, allow	250	SF	1.00	250	
	Miscellaneous removal and demolition, allow	24	HRS	75.00	1,800	
	Disposal of waste materials, allow	22	CY	65.00	1,430	
	TOTAL - SITEWORK					\$22,589
3	CONCRETE					
	Pour concrete topping, 1" - 2" thick over (e) slab	590	SF	2.50	1,475	
	Add concrete curb wall w/ flashing & waterproofing @ north, east, & south sides of building to fix faulty grade condition	121	LF	40.00	4,840	
	TOTAL - CONCRETE					\$6,315
4	MASONRY					
	Not Used					
	TOTAL - MASONRY					\$0
5	METALS					
	Add exposed metal angles to tie arches to top plates	36	EA	100.00	3,600	
	TOTAL - METALS					\$3,600
6	WOODS & PLASTICS					
	(N) Shear walls w/ holddowns	44	SF	20.00	880	
	Rebuild structural shear wall @ north end of west wall	37	SF	10.00	370	
	(N) 2 x 6 Wood stud framing @ 16" o.c.	93	SF	6.50	605	
	(N) 2 x 4 Wood stud framing @ 16" o.c.	474	SF	5.00	2,370	
	Block (e) door & window openings	36	SF	7.15	257	

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/10/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 1,772 SF

TOTAL BLDG AREA : 1,772 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
	(N) Wood sheathing where dry-rot is removed, allow	250	SF	2.50	625	
	Miscellaneous rough carpentry	1,772	3ldgSf	0.25	443	
	(N) Shelves, 12" wide	9	LF	100.00	900	
	(N) Wood guardrail	8	LF	70.00	560	
	(N) Wood rail @ edge of slab w/ low wheelchair guardrail per code	73	LF	50.00	3,650	
	TOTAL - WOODS & PLASTICS					\$10,660
7	THERMAL & MOISTURE PROTECTION					
	(N) Thermal batt insulation	655	SF	1.75	1,146	
	(N) Sound insulation	474	SF	1.30	616	
	(N) Wood shingles	655	SF	6.00	3,930	
	Reset top of gutter to be 1/2" below edge of metal roof	73	LF	10.00	730	
	Flashing, allow	1,772	3ldgSf	0.25	443	
	Caulking & sealant, allow	1,772	3ldgSf	0.25	443	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$7,308
8	DOORS & WINDOWS					
	(N) 3'-0" x 6'-8" Exterior door w/ vision glass & hardware	3	EA	2,250.00	6,750	
	(N) 3'-0" x 6'-8" Exterior door & frame & hardware	1	EA	2,120.00	2,120	
	(N) 3'-0" x 6'-8" Interior wood door & hardware	2	EA	1,285.00	2,570	
	(N) 3'-0" x 6'-8" Interior wood door & frame & hardware	3	EA	1,480.00	4,440	
	(N) Windows	18	SF	70.00	1,260	
	(N) Single pane glass windows to replace acrylic & fiberglass glazin	320	SF	20.00	6,400	
	Add levers to (e) storage double door	2	EA	210.00	420	
	Repair operable hopper/awning wood windows for full function	30	EA	50.00	1,500	
	TOTAL - DOORS & WINDOWS					\$25,460
9	FINISHES					
	(N) 5/8" Gypsum wall board	1,696	SF	2.50	4,240	
	(N) Ceramic tile walls	727	SF	16.00	11,632	
	(N) Ceramic tile base	91	LF	18.00	1,638	
	(N) Resilient base, 4" high	278	LF	3.50	973	
	(N) VCT flooring, assume 12" x 12" x 1/8"	1,580	SF	4.00	6,320	
	(N) Ceramic tile flooring	192	SF	12.00	2,304	
	(N) GWB Ceiling	192	SF	5.00	960	
	Replace damaged ceiling, assumed acoustical ceiling	66	SF	3.60	238	
	Painting					
	Interior walls	2,863	SF	1.00	2,863	
	Exterior walls	1,519	SF	1.00	1,519	
	(N) GWB ceiling	192	SF	1.10	211	
	Doors & frames	10	EA	100.00	1,000	
	Interior of gutters	146	LF	3.00	438	
	Guard railings	81	LF	15.00	1,215	
	TOTAL - FINISHES					\$35,551

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/10/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 1,772 SF

TOTAL BLDG AREA : 1,772 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
10	SPECIALTIES					
	Signage, allow	1	LS	500.00	500	
	(N) Toilet partitions					
	Accessible toilet partition	1	EA	1,200.00	1,200	
	Standard toilet partition	1	EA	800.00	800	
	Toilet Accessories					
	Grab bar, 48"	2	EA	85.00	170	
	Grab bar, 36"	2	EA	75.00	150	
	Grab bar, 24"	1	EA	60.00	60	
	Baby changing station	1	EA	350.00	350	
	Paper towel dispenser & trash receptacle	3	EA	400.00	1,200	
	Toilet seat cover dispenser	3	EA	75.00	225	
	Toilet tissue dispenser	3	EA	40.00	120	
	Mirror, 36" x 24"	3	EA	150.00	450	
	Soap dispenser	3	EA	80.00	240	
	Miscellaneous specialties, allowance	1	LS	250.00	250	
	TOTAL - SPECIALTIES					\$5,715
11	EQUIPMENT					
	Not Used				0	
	TOTAL - EQUIPMENT					\$0
12	FURNISHINGS					
	1" Horizontal blinds	591	SF	7.05	4,167	
	Floor mats, 5' x 3'	4	EA	400.00	1,600	
	TOTAL - FURNISHINGS					\$5,767
13	SPECIAL CONSTRUCTION					
	Not Used				0	
	TOTAL - SPECIAL CONSTRUCTION					\$0
14	CONVEYING SYSTEMS					
	Not Used				0	
	TOTAL - CONVEYING SYSTEMS					\$0
15	MECHANICAL					
15400	PLUMBING					
	Plumbing Fixtures - Lav, WC, Urinal, Janitor Sink, Kitchen Sink, DF	10	EA	1,100.00	11,000	
	Fixture Rough-in Supply, Waste & vent	10	EA	600.00	6,000	
	Waste, Vent Piping	400	LF	50.00	20,000	
	CW & HW Piping Fittings, Hangers & Insulation	300	LF	45.00	13,500	
	Sawcut/Patch (E) SOG for Plumbing Installation	1	LS	5,000.00	5,000	
	New Water Heater, 30 Gal.	1	EA	4,000.00	4,000	

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX					Estimate Type:	Conceptual
Kensington, CA					DTA Job Number:	10-179
					Date:	1/5/2012
					Revised:	1/10/2012
Don Todd Associates					Estimator:	EEV/ARB
BUILDING FOOTPRINT:					1,772	SF
TOTAL BLDG AREA :					1,772	SF
DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
	Gas Piping	100	LF	40.00	4,000	
	Floor Drains, TP	3	EA	500.00	1,500	
	Plumbing Specialties (Valves, VTR, FCO, HB)	1	LS	3,500.00	3,500	
	Test & Disinfect	1	LS	2,300.00	2,300	
	Allow for Plumbing Demo	40	HR	90.00	3,600	
	TOTAL - PLUMBING	0	SF	41.99		\$74,400
15500 HEATING VENTING & AIR CONDITIONING						
	Bathroom Exhaust Fans	3	EA	1,000.00	3,000	
	TOTAL HVAC	1,772	SF	1.69		\$3,000
	TOTAL - DIVISION 15	1,772	SF	43.68		\$77,400
16 ELECTRICAL						
16050 BASIC ELECTRICAL MATERIALS AND METHODS						
	Convenience Receptacle/Power	1,772	SF	6.00	10,632	
	Allow for Electrical Demo	40	HR	90.00	3,600	
	TOTAL BASIC ELECT. MATL. & METHODS	1,772	SF	8.03		\$14,232
16400 SERVICE & DISTRIBUTION						
	Repair Main Electrical Panel	1	LS	4,000.00	4,000	
	Upgrade Subpanel	1	LS	2,000.00	2,000	
	TOTAL SERVICE & DISTRIBUTION	1,772	SF	3.39		\$6,000
16500 LIGHTING						
	New Lighting @ Restrooms, 4' x 2 Lamp	4	EA	500.00	2,000	
	TOTAL - LIGHTING	1,772	SF	1.13		\$2,000
16700 COMMUNICATION SYSTEMS						
	Fire Alarm Systems - Allow.	1,772	SF	4.00	7,088	
	Telecomm. Distribution - Allow.	1,772	SF	1.50	2,658	
	TOTAL COMM. SYSTEMS	1,772	SF	5.50		\$9,746
16950 TESTING						
	Testing & Demonstration	1	LS	5,000.00	5,000	
	TOTAL TESTING & DEMONSTRATION	1,772	SF	2.82		\$5,000
	TOTAL - DIVISION 16	1,772	SF	20.87		\$36,978
	TOTAL - DIVISIONS 1-16					\$237,343

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

Don Todd Associates
 BUILDING FOOTPRINT: 1,772 SF
 TOTAL BLDG AREA : 1,772 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
Alternate 1 - Replace All Window Glazing with Dual Panes						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) window glazing	505	SF	2.00	1,010	
	Miscellaneous removal and demolition, allow	8	HRS	75.00	600	
	Disposal of waste materials, allow	5	CY	65.00	325	
	TOTAL - SITEWORK					\$1,935
8	DOORS & WINDOWS					
	Replace all window glazing w/ dual panes, installed in (e) wood frames	505	SF	50.00	25,250	
	TOTAL - DOORS & WINDOWS					\$25,250
	TOTAL					\$27,185
	GENERAL CONDITIONS	10%				\$2,719
	SUBTOTAL					\$29,904
	GENERAL CONTRACTOR OVERHEAD & PROFIT	10%				\$2,990
	SUBTOTAL					\$32,894
	BOND	2%				\$658
	SUBTOTAL					\$33,552
	ESCALATION up to Mid-Construction, assume 1 year from now	4%				\$1,342
	TOTAL PROBABLE BID DAY CONSTRUCTION COST					\$34,894
	DESIGN/ESTIMATING CONTINGENCY	20%				\$6,979
	TOTAL PROBABLE CONSTRUCTION COST					\$41,873

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

Don Todd Associates
 BUILDING FOOTPRINT: 1,772 SF
 TOTAL BLDG AREA : 1,772 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
Alternate 2 - Tear off & Re-roof entire roof						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) roofing	2,497	SF	2.20	5,493	
	Remove (e) gutter	146	LF	5.00	730	
	Remove (e) downspout	54	LF	2.00	108	
	Miscellaneous removal and demolition, allow	8	HRS	75.00	600	
	Disposal of waste materials, allow	33	CY	65.00	2,145	
	TOTAL - SITEWORK					\$9,076
7	THERMAL & MOISTURE PROTECTION					
	(N) Roof insulation	2,497	SF	2.00	4,994	
	(N) Composition roofing	2,497	SF	6.00	14,982	
	Reinstall (e) gutter	146	SF	7.50	1,095	
	Reinstall (e) downspout	54	LF	6.00	324	
	Flashing, allowance	300	SF	6.5	1,950	
	Caulking & sealant, allow	1	LS	500	500	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$23,845
	TOTAL					\$32,921
	GENERAL CONDITIONS	10%				\$3,292
	SUBTOTAL					\$36,214
	GENERAL CONTRACTOR OVERHEAD & PROFIT	10%				\$3,621
	SUBTOTAL					\$39,835
	BOND	2%				\$797
	SUBTOTAL					\$40,632
	ESCALATION up to Mid-Construction, assume 1 year from now	4%				\$1,625
	TOTAL PROBABLE BID DAY CONSTRUCTION COST					\$42,257
	DESIGN/ESTIMATING CONTINGENCY	20%				\$8,451
	TOTAL PROBABLE CONSTRUCTION COST					\$50,708

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

Don Todd Associates
 BUILDING FOOTPRINT: 1,772 SF
 TOTAL BLDG AREA : 1,772 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
Alternate 3 - Rigid Insulation w/ Paintable Surface on Room Side						
Below Window & Shear Walls						
1	GENERAL REQUIREMENTS					
	Included under General Condirions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITework & DEMOLITION					
	Remove (e) walls	679	SF	3.50	2,377	
	Miscellaneous removal and demolition, allow	8	HRS	75.00	600	
	Disposal of waste materials, allow	3	CY	65.00	195	
	TOTAL - SITEWORK					\$3,172
7	THERMAL & MOISTURE PROTECTION					
	(N)Rigid insulation	679	SF	2.00	1,358	
	Caulking & sealant, allow	1	LS	250.00	250	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$1,608
9	FINISHES					
	(N) 5/8" Gypsum wall board	679	SF	2.50	1,698	
	(N) Resilient base	109	LF	3.50	382	
	Painting					
	Interior walls	679	SF	1.00	679	
	TOTAL - FINISHES					\$2,758
	TOTAL					\$7,538
	GENERAL CONDITIONS	10%				\$754
	SUBTOTAL					\$8,291
	GENERAL CONTRACTOR OVERHEAD & PROFIT	10%				\$829
	SUBTOTAL					\$9,120
	BOND	2%				\$182
	SUBTOTAL					\$9,303
	ESCALATION up to Mid-Construction, assume 1 year from now	4%				\$372
	TOTAL PROBABLE BID DAY CONSTRUCTION COST					\$9,675
	DESIGN/ESTIMATING CONTINGENCY	20%				\$1,935
	TOTAL PROBABLE CONSTRUCTION COST					\$11,610

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

BUILDING FOOTPRINT: 1,772 SF
 TOTAL BLDG AREA : 1,772 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Renovation for Daycare Use						
Alternate 4 - Demolish (E) Building & Replace with (N) Building of Similar Size and Quality						
A	SUBSTRUCTURE					
	Foundation - poured concrete; strip & spread footings including excavation & backfill	1,772	SF	8.50	15,062	
	Slab-on-grade, 5" o/ 2" sand o/4" gravel	1,772	SF	7.15	12,670	
	TOTAL - SUBSTRUCTURE	1,772	SF	8.50		\$15,062
B	SHELL					
	B10 - Superstructure					
	Roof Construction					
	Roof framing - 2-3/4" thick glue-laminated wood	1,772	SF	10.00	17,720	
	Plywood sheathing, 3/4"	1,772	SF	2.00	3,544	
	Subtotal	1,772	SF	12.00		\$21,264
	B20 - Exterior Enclosure					
	Exterior Wall - Post & beam single wall construction, 2" x 6" wood framing @ 16" o.c. w/ 1/2" plywood sheathing & insulation	2,140	SF	15.00	32,100	
	Exterior windows - wood framed windows	505	SF	50.00	25,250	
	Exterior doors, 3'-0" x 7'-0" w/ vision glass & hardware w/ panic hardware, painted	4	EA	2,400.00	9,600	
	Exterior wall finish - wood shingles	2,140	SF	6.00	12,840	
	Subtotal	1,772	SF	45.03		\$79,790
	B30 - Roofing					
	Roof Covering - Built-up roof w/ rigid insulation	2,392	SF	7.00	16,744	
	Roof accessories, gutter, downspout, & falshings	2,392	SF	1.50	3,588	
	Subtotal	1,772	SF	11.47		\$20,332
C	INTERIORS					
	Partitions, 2" x 4" wood framing w/ 5/8 gwb each side & sound insulation	1,134	SF	8.80	9,979	
	Interior Doors					
	(N) 3'-0" x 7'-0" Interior wood/glass door, frame, & hardware, painted	5	EA	1,765.00	8,825	
	(N) 2'-3'-0" x 6'-8" Interior wood door & frame & hardware @ Storage, painted	1	PAIR	1,700.00	1,700	
	Toilet partitions	2	EA	1,000.00	2,000	
	Toilet accessories for 3 Restrooms	1	LS	4,500.00	4,500	
	Wall finishes					
	Ceramic tiles @ Restrooms	727	SF	16.00	11,632	
	Painting, walls	3,170	SF	1.00	3,170	
	Fllor finishes					
	VCT incld. base	1,551	SF	4.65	7,212	
	Ceramic tiles incld. base	221	SF	18.85	4,166	
	Ceiling, (N) Glue-on acoustical ceiling	1,772	SF	10.00	17,720	

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

Don Todd Associates		BUILDING FOOTPRINT:	1,772	SF		
		TOTAL BLDG AREA :	1,772	SF		
DIV	Description	Qty	Unit	Cost	Extension	Total
	Millwork	1,772	SF	5.00	8,860	
	Specialties	1,772	SF	5.00	8,860	
	Subtotal	1,772	SF	50.01		\$88,624
D	SERVICES					
	D20 - Plumbing					
	Plumbing Fixtures - Lav, WC, Urinal, Janitor Sink, Kitchen Sink, C	10	EA	950.00	9,500	
	Fixture Rough-in Supply, Waste & vent	10	EA	500.00	5,000	
	Waste, Vent Piping	400	LF	42.00	16,800	
	CW & HW Piping Fittings, Hangers & Insulation	300	LF	38.00	11,400	
	Water Heater, 30 Gal.	1	EA	3,800.00	3,800	
	Gas Piping	500	LF	35.00	17,500	
	Floor Drains, TP	3	EA	430.00	1,290	
	Plumbing Specialties (Valves, VTR, FCO, HB)	1	LS	3,000.00	3,000	
	Test & Disinfect	1	LS	2,300.00	2,300	
	Subtotal	1,772	SF	39.84		\$70,590
	D30 - HVAC					
	Heating - Gas-Fired Furnace	1,772	SF	10.00	17,720	
	Cooling - Split System w/ Air-Cooled Condensing Units	1,772	SF	12.00	21,264	
	Air Distribution- Duct, Air Outlets/Inlets	1,772	SF	7.00	12,404	
	Exhaust Fans	1,772	SF	2.00	3,544	
	Misc HVAC, Test/Balance	1,772	SF	3.50	6,202	
	Subtotal	1,772	SF	34.50		\$61,134
	D40 - Fire Protection					
	Wet-pipe sprinkler systems	1,772	SF	0.00	0	
	Subtotal					\$0
	D50 - Electrical					
	Basic Electrical Materials & Methods					
	Convenience Receptacle/Power	1,772	SF	3.00	5,316	
	Motor/Equipment Circuit Connections	1,772	SF	2.00	3,544	
	Service & Distribution					
	200A Service, Panel Board & Feeders	1,772	SF	10.00	17,720	
	Lighting					
	Lighting & Branch Wiring	1,772	SF	7.50	13,290	
	Communication Systems					
	Fire Alarm Systems	1,772	SF	3.00	5,316	
	Telecomm. Distribution	1,772	SF	2.00	3,544	

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/10/2012
 Estimator: EEV/ARB

Don Todd Associates		BUILDING FOOTPRINT:	1,772	SF		
		TOTAL BLDG AREA :	1,772	SF		
DIV	Description	Qty	Unit	Cost	Extension	Total
	Testing					
	Testing & Demonstration	1,772	SF	2.00	3,544	
	Subtotal	1,772	SF	29.50		\$52,274
E	EQUIPMENT & FURNISHINGS					
	Other Equipment - directory boards, mail boxes, etc.	1,772	SF	3.00	5,316	
	Subtotal	1,772	SF	3.00		\$5,316
F	SPECIAL CONSTRUCTION				N/A	
G	BUILDING SITEWORK & DEMOLITION					
	Sitework in Option 1	1	LS	59,648	59,648	
	Building demolition including flooring & slab-on-grade	1,772	SF	5.00	8,860	
	Concrete walkway	545	SF	7.05	3,842	
	Subtotal	1,772	SF	40.83		\$72,350
	TOTAL					\$486,736
	GENERAL CONDITIONS	10%				\$48,674
	SUBTOTAL					\$535,410
	GENERAL CONTRACTOR OVERHEAD & PROFIT	10%				\$53,541
	SUBTOTAL					\$588,950
	BOND	2%				\$11,779
	SUBTOTAL					\$600,730
	ESCALATION up to Mid-Construction, assume 1 year from now	4%				\$24,029
	TOTAL PROBABLE BID DAY CONSTRUCTION COST					\$624,759
	DESIGN/ESTIMATING CONTINGENCY	20%				\$124,952
	TOTAL PROBABLE CONSTRUCTION COST	0				\$749,710
	Cost/SF					\$423

Alt 4 for 2200 sq ft bldg (compare to Option 2)
 \$903,875 (\$411/ sq ft)

KENSINGTON PARK REMODELING

ANNEX - OPTION 2



1 Hallidie Plaza, Suite 220, San Francisco, CA 94102
Telephone: (415) 977-0778 - Fax: (415) 274-0722

SUMMARY OF PROBABLE CONSTRUCTION COST

KENSINGTON PARK - ANNEX

Bldg. Gross Area (SF) 2,199

OPTION 2 - RENOVATION & ADDITION FOR CHANGE OF OCCUPANCY FOR PUBLIC ASSEMBLY USE

DTA Job Number: 10-179

Kensington, CA

Lead Estimator: EEV

Date: 1/5/2012

Revised: 1/11/2012

Type of Estimate: Conceptual

DESCRIPTION	AREA (SF)	Sitetework	Building 2,199	TOTAL	Cost/SF	%
Division 1 General Requirements.....				93,327 \$	42.44	18.03%
Division 2 Demolition & Earthwork.....		59,648 \$	33,679 \$	8,155 \$	3.71	1.58%
Division 3 Concrete		0	8,155	0 \$	-	0.00%
Division 4 Masonry.....		0	0	0	-	0.00%
Division 5 Metals.....		0	3,600	3,600 \$	1.64	0.70%
Division 6 Carpentry.....		0	53,952	53,952 \$	24.53	10.42%
Division 7 Thermal & Moisture Protection.....		0	43,151	43,151 \$	19.62	8.34%
Division 8 Doors & Windows.....		0	51,665	51,665 \$	23.49	9.98%
Division 9 Finishes.....		0	49,287	49,287 \$	22.41	9.52%
Division 10 Specialties.....		0	26,650	26,650 \$	12.12	5.15%
Division 11 Equipment.....		0	3,000	3,000 \$	1.36	0.58%
Division 12 Furnishings.....		0	6,679	6,679 \$	3.04	1.29%
Division 13 Special Construction.....		0	0	0 \$	-	0.00%
Division 14 Conveying		0	0	0 \$	-	0.00%
Division 15 Mechanical		0	116,293	116,293 \$	52.88	22.47%
Division 16 Electrical		0	61,879	61,879 \$	28.14	11.95%
TOTAL DIRECT COST		\$59,648	\$457,990	\$517,637 \$	235.40	100.00%
GENERAL CONDITIONS	10%	\$5,965	\$45,799	\$51,764		
SUBTOTAL			\$503,789	\$569,401		
GENERAL CONTRACTOR OVERHEAD & PROFIT	10%	\$6,561	\$50,379	\$56,940		
SUBTOTAL			\$554,167	\$626,341		
BOND	2%	\$1,443	\$11,083	\$12,527		
SUBTOTAL			\$565,251	\$638,868 \$	290.53	
ESCALATION up to Mid-Construction, assume 12 months from 1/05/2012	3.5%	\$2,577	\$19,784	\$22,360		
TOTAL PROBABLE BID DAY CONSTRUCTION COST		\$76,194	\$585,034	\$661,228 \$	300.69	
DESIGN/ESTIMATING CONTINGENCY	20%	\$15,239	\$117,007	\$132,246		
TOTAL PROBABLE CONSTRUCTION COST		\$91,432	\$702,041	\$793,474 \$	361	
COST/SF				\$361		

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

SITEWORK- OPTION 1

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/6/2012

Revised: 1/11/2012

Estimator: EEV/ARB

Don Todd Associates

BUILDING FOOTPRINT: 2,199 SF

TOTAL BLDG AREA : 2,199 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						
2	SITEWORK & DEMOLITION					
	Remove (E) Oak	1	EA	500.00	500	
	Retaining Walls:					
	6" High	36	LF	50.00	1,800	
	1' High	40	LF	100.00	4,000	
	2' High	100	LF	150.00	15,000	
	3' High	16	LF	200.00	3,200	
	Chain Link Fence Over Retaining Walls					
	2' High	16	LF	15.00	240	
	3' High	51	LF	20.00	1,020	
	4' High	28	LF	25.00	700	
	Chain Link Fence @ Ground Surface					
	4' High	102	LF	30.00	3,060	
	Chain Link Gate, 3'-6"	1	EA	500.00	500	
	New guardrail	16	LF	75.00	1,200	
	Drainage Incl. Excavation & Backfill					
	New Drainage Swale	48	LF	20.00	960	
	New Area Drain	3	EA	750.00	2,250	
	6" Drain Line	95	LF	35.00	3,325	
	4" Perforated Pipe @ back of Concrete Wall	94	LF	25.00	2,350	
	Connect to (E)	1	EA	500.00	500	
	Concrete Paving					
	Concrete paving, 4" over 6" basecourse	1,455	SF	7.50	10,913	
	New Concrete Edge, 18" wide	25	LF	15.00	375	
	Landscaping & Irrigation					
	5 Gal Dietes Bicolor	7	EA	150.00	1,050	
	Plastic Header, 1" x 6"	20	LF	10.00	200	
	Irrigation Line Sch 40 - 2.5" Dia.	62	LF	25.00	1,550	
	Cap for Future	1	EA	150.00	150	
	Modify (E) Irrigation Line	1	LS'	2,500.00	2,500	
	Handicap Parking					
	Cat In-place Detectable Warning	3	LOC	150.00	450	
	AC Patch As Necessary	18	SF	10.00	180	
	12" Wide Concrete Border with Grooves	10	LF	15.00	150	
	6" Wide Retaining Curb	15	LF	25.00	375	
	New Sidewalk	115	SF	10.00	1,150	
	TOTAL - SITEWORK					\$59,648

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/11/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 2,199 SF

TOTAL BLDG AREA : 2,199 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) asphalt paving on south side of building and replace w/ wood chips	300	SF	6.00	1,800	
	Remove (e) pipe rail	73	LF	10.00	730	
	Remove (e) roofing	2,497	SF	2.20	5,493	
	Remove (e) gutter	146	LF	5.00	730	
	Remove (e) downspout	54	LF	2.00	108	
	Remove (e) shingles @ north & south walls	360	SF	1.50	540	
	Remove (e) 4'-0" x 7'-6" window on the east side of the building	1	EA	60.00	60	
	Remove (e) 24" x 24 windows on the north side of the building	1	EA	30.00	30	
	Remove (e) door @ north end of west wall	1	EA	55.00	55	
	Remove (e) door & frame	6	EA	125.00	750	
	Remove (e) partition walls	946	SF	3.50	3,311	
	Cut-out opening for (n) double door @ south wall	50	SF	35.00	1,750	
	Cut-out opening for (n) single door @ west wall	25	SF	35.00	875	
	Remove (e) high windows @ west side	144	SF	2.50	360	
	Remove restrooms & its toilet accessories	2 Rooms		2,000.00	4,000	
	Remove (e) VCT floor tiles & base; encapsulate (e) asbestos containing tiles & mastic	1,700	SF	5.00	8,500	
	Remove (e) water damaged ceiling	66	SF	2.00	132	
	Remove minor amount of dry-rot @ (e) wood sheathing, allow	250	SF	1.00	250	
	Miscellaneous removal and demolition, allow	24	HRS	75.00	1,800	
	Disposal of waste materials, allow	37	CY	65.00	2,405	
	TOTAL - SITEWORK					\$33,679
3	CONCRETE					
	Excavation of foundation for (n) bathrooms & storage addition	368	SF	5.00	1,840	
	Pour concrete topping, 1" - 2" thick over (e) slab	590	SF	2.50	1,475	
	Add concrete curb wall w/ flashin/waterproofing @ north, east, & south sides of building to fix faulty grade condition	121	LF	40.00	4,840	
	TOTAL - CONCRETE					\$8,155
4	MASONRY					
	Not Used					
	TOTAL - MASONRY					\$0
5	METALS					
	Add exposed metal angles to tie arches to top plates	36	EA	100.00	3,600	
	TOTAL - METALS					\$3,600

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/11/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 2,199 SF

TOTAL BLDG AREA : 2,199 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						
6	WOODS & PLASTICS					
	(N) Shear walls w/ holdowns	20	SF	20.00	400	
	Rebuild structural shear wall @ north end of west wall	37	SF	1.00	37	
	Block (e) window openings @ north wall	1	LOC	50.00	50	
	(N) Wood floor framing, assume 2 x 10	368	SF	4.00	1,472	
	(N) Roof framing	587	SF	3.50	2,055	
	(N) 2 x 6 Wood stud framing @ 16" o.c.	675	SF	6.50	4,388	
	(N) 2 x 4 Wood stud framing @ 16" o.c.	881	SF	5.00	4,405	
	(N) Ceiling framing	427	SF	3.00	1,281	
	(N) Plywood wall sheathing	675	SF	2.15	1,451	
	(N) Plywood roof sheathing	647	SF	2.00	1,294	
	(N) Plywood floor sheathing	368	SF	2.50	920	
	(N) Wood sheathing where dry-rot is removed, allow	250	SF	3.00	750	
	(N) Exterior wood decking incld. Framing, foundation, & walls	339	SF	35.00	11,865	
	(N) Wood stairs & landing, 5'-0" wide including railing & handrail	17	RSR	275.00	4,675	
	Deck guiderail	53	LF	75.00	3,975	
	Miscellaneous rough carpentry	2,199	3ldgSf	0.25	550	
	(N) Wall cabinet	19	LF	350.00	6,650	
	(N) Base cabinet	19	LF	275.00	5,225	
	(N) Wood guardrail	8	LF	70.00	560	
	(N) Wood rail @ edge of slab w/ low wheelchair guardrail per code	39	LF	50.00	1,950	
	TOTAL - WOODS & PLASTICS					\$53,952
7	THERMAL & MOISTURE PROTECTION					
	(N) Thermal batt insulation	1,179	SF	1.75	2,063	
	(N) Sound insulation	187	SF	1.30	243	
	(N) Roof insulation	3,084	SF	2.00	6,168	
	(N) Composition roof	3,144	SF	6.00	18,864	
	(N) Wood shingles	1,854	SF	6.00	11,124	
	(N) Wood framed canopy	60	SF	10.00	600	
	Reinstall (e) gutter	146	SF	7.50	1,095	
	Reinstall (e) downspout	54	LF	6.00	324	
	Reset top of gutter to be 1/2" below edge of metal roof	73	LF	20.00	1,460	
	Flashing, allow	2,199	3ldgSf	0.30	660	
	Caulking & sealant, allow	2,199	3ldgSf	0.25	550	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$43,151
8	DOORS & WINDOWS					
	(N) 2'-3'-0" x 7'-0" Exterior wood/glass door & frame w/ vision panel	1	EA	4,225.00	4,225	
	(N) 3'-0" x 6'-8" Exterior wood/glass door & frame w/ vision panel &	2	EA	2,250.00	4,500	
	(N) 3'-0" x 6'-8" Exterior door & frame & hardware	1	EA	2,120.00	2,120	
	(N) 3'-0" x 6'-8" Interior solid core wood door & hardware	3	EA	1,480.00	4,440	
	(N) 2'-3'-0" x 6'-8" Interior wood door & frame & hardware @ Storage	1	EA	1,500.00	1,500	
	(N) Windows @ west side	144	SF	70.00	10,080	
	Re-glaze all (e) windows @ east side w/double glazed windows	448	SF	50.00	22,400	

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/11/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 2,199 SF

TOTAL BLDG AREA : 2,199 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						

Skylight, 3'-3" x 3'-3"	3	EA	800.00	2,400
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TOTAL - DOORS & WINDOWS

\$51,665

9 FINISHES

(N) 5/8" Gypsum wall board	3,935	SF	2.50	9,838
(N) Ceramic tile walls	672	SF	16.00	10,752
(N) Ceramic tile base	84	LF	18.00	1,512
(N) Resilient base	344	LF	3.50	1,204
(N) VCT flooring	1,962	SF	4.00	7,848
(N) Ceramic tile flooring	221	SF	12.00	2,652
(N) Concrete sealer @ janitor's room	16	SF	1.50	24
Replace damaged ceiling, assumed acoustical ceiling	493	SF	3.60	1,775
(N) Glue-on acoustical ceiling	427	SF	10.00	4,270
Painting				
Interior walls	2,848	SF	1.00	2,848
Exterior walls	2,040	SF	1.00	2,040
Repaint (e) ceiling	1,772	SF	1.10	1,949
Doors & frames	10	EA	100.00	1,000
Gutters & downspout	200	LF	3.00	600
Guard railings	65	LF	15.00	975

TOTAL - FINISHES

\$49,287

10 SPECIALTIES

(N) Folding partitions	240	SF	80.00	19,200
Signage, allow	1	LS	500.00	500
(N) Toilet partitions				
Accessible toilet partition	2	EA	1,200.00	2,400
Standard toilet partition	2	EA	800.00	1,600
Urinal screen	1	EA	450.00	450
Toilet Accessories				0
Grab bar, 42"	2	EA	80.00	160
Grab bar, 36"	2	EA	75.00	150
Baby changing station	1	EA	350.00	350
Paper towel dispenser & trash receptacle	2	EA	400.00	800
Toilet seat cover dispenser	4	EA	75.00	300
Toilet tissue dispenser	4	EA	40.00	160
Mirror, 36" x 24"	2	EA	150.00	300
Soap dispenser	2	EA	80.00	160
Mop broom & holder	1	EA	120.00	120

TOTAL - SPECIALTIES

\$26,650

11 EQUIPMENT

(N) Kitchen equipment, allow	1	LS	3,000.00	3,000
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TOTAL - EQUIPMENT

\$3,000

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/5/2012
 Revised: 1/11/2012
 Estimator: EEV/ARB

Don Todd Associates
 BUILDING FOOTPRINT: 2,199 SF
 TOTAL BLDG AREA : 2,199 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						
12	FURNISHINGS					
	Floor mats	96	SF	25.00	2,400	
	Horizontal blinds	607	SF	7.05	4,279	
	TOTAL - FURNISHINGS					\$6,679
13	SPECIAL CONSTRUCTION					
	Not Used				0	
	TOTAL - SPECIAL CONSTRUCTION					\$0
14	CONVEYING SYSTEMS					
	Not Used				0	
	TOTAL - CONVEYING SYSTEMS					\$0
15	MECHANICAL					
15400	PLUMBING					
	Plumbing Fixtures - Lav, WC, Urinal, Janitor Sink, Kitchen Sink, DF	11	EA	1,100.00	12,100	
	Fixture Rough-in Supply, Waste & vent	11	EA	600.00	6,600	
	Waste, Vent Piping	400	LF	50.00	20,000	
	CW & HW Piping Fittings, Hangers & Insulation	300	LF	45.00	13,500	
	New Water Heater, 30 Gal.	1	EA	4,000.00	4,000	
	Gas Piping	300	LF	40.00	12,000	
	Floor Drains, TP	3	EA	500.00	1,500	
	Plumbing Specialties (Valves, VTR, FCO, HB)	1	LS	3,500.00	3,500	
	Test & Disinfect	1	LS	2,500.00	2,500	
	Allow for Plumbing Demo	40	HR	90.00	3,600	
	TOTAL - PLUMBING	2,199	SF	36.06		\$79,300
15500	HEATING VENTING & AIR CONDITIONING					
	New Forced Air Furnaces	2	EA	8,000.00	16,000	
	Bathroom Exhaust Fans	2	EA	1,000.00	2,000	
	Air Distribution	2,199	SF	5.00	10,995	
	Testing, Adjusting, & Balancing	2,199	SF	2.00	4,398	
	Allow for HVAC Demo	40	HR	90.00	3,600	
	TOTAL HVAC	2,199	SF	16.82		\$36,993
	TOTAL - DIVISION 15	2,199	SF	52.88		\$116,293

Estimate of Probable Construction Cost

KENSINGTON PARK - ANNEX

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/2012

Revised: 1/11/2012

Estimator: EEV/ARB

BUILDING FOOTPRINT: 2,199 SF

TOTAL BLDG AREA : 2,199 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Renovation & Addition for Change of Occupancy for Public Assembly Use						
16	ELECTRICAL					
16050	BASIC ELECTRICAL MATERIALS AND METHODS					
	Convenience Receptacle/Power	2,199	SF	6.00	13,194	
	Allow for Electrical Demo	40	HR	90.00	3,600	
	TOTAL BASIC ELECT. MATL. & METHODS	2,199	SF	7.64		\$16,794
16400	SERVICE & DISTRIBUTION					
	Repair Main Electrical Panel	1	LS	4,000.00	4,000	
	Upgrade Subpanel	1	LS	2,000.00	2,000	
	TOTAL SERVICE & DISTRIBUTION	2,199	SF	2.73		\$6,000
16500	LIGHTING					
	Lighting	2,199	SF	10.00	21,990	
	TOTAL LIGHTING	2,199	SF	10.00		\$21,990
16700	COMMUNICATION SYSTEMS					
	Fire Alarm Systems - Allow.	2,199	SF	4.00	8,796	
	Telecomm. Distribution - Allow.	2,199	SF	1.50	3,299	
	TOTAL - COMM. SYSTEMS	2,199	SF	5.50		\$12,095
16950	TESTING					
	Testing & Demonstration	1	LS	5,000.00	5,000	
	TOTAL TESTING & DEMONSTRATION	2,199	SF	2.27		\$5,000
	TOTAL - DIVISION 16	2,199	SF	28.14		\$61,879
	TOTAL - DIVISIONS 1-16					\$457,990

KENSINGTON PARK REMODELING

COMMUNITY CENTER - OPTION 1



SUMMARY OF PROBABLE CONSTRUCTION COST

Bldg. Gross Area (SF) 1,772

DTA Job Number: 10-179

Lead Estimator: EEV

Date: 1/5/2012

Revised: 1/10/2012

Kensington Community Center - Option 1 \Summary

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER Kensington, CA

Estimate Type: Conceptual
DTA Job Number: 10-179
Date: 1/5/12
Revised:
Estimator: EEV/ARB

HEALTH CODE UPGRADES

BUILDING FOOTPRINT: 4,420 SF
TOTAL BLDG AREA : 4,420 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Required accessibility & health code upgrades						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) furring from concrete block walls	120	SF	3.00	360	
	Remove (e) chase wall at the back of (e) accessible toilet @ men's restroom	45	SF	3.50	158	
	Remove a portion of (e) block wall for (n) pipes to urinals, allow	10	SF	30.00	300	
	Remove (e) door & frame @ kitchen	1	EA	125.00	125	
	Enlarge (e) door opening for (n) 3' x 7' door	1	LOC	315.00	315	
	Remove (e) VCT floor tiles & base; encapsulate (e) asbestos containing tiles & mastic	1,243	SF	5.00	6,215	
	Remove (e) toilet partitions	4	EA	110.00	440	
	Remove (e) ceiling finish @ main room	1,815	SF	2.00	3,630	
	Miscellaneous removal and demolition, allowance	16	HRS	75.00	1,200	
	Disposal of waste materials, allow	12	CY	65.00	780	
	Fix drainage problem by installing exterior underground drain pipes along the building foundation, allow	1	LS	25,000.00	25,000	
	TOTAL - SITEWORK					\$38,523
3	CONCRETE					
	Not Used				0	
	TOTAL - CONCRETE					\$0
4	MASONRY					
	Patch block wall where (n) pipes to urinals are installed	1	LS	500.00	500	
	TOTAL - MASONRY					\$500
5	METALS					
	Provide custom metal angles & straps @ each end of roof truss in the main room to anchor to the concrete block wall	10	LOC	200.00	2,000	
	Add angle ties between block end walls of main room & 2x roof sheathing	9	LOC	100.00	900	
	Miscellaneous metals, allowance	4,420	3ldgSF	0.10	442	
	TOTAL - METALS					\$3,342
6	WOODS & PLASTICS					
	(N) Structural posts between windows @ west wall	7	LOC	500.00	3,500	
	Miscellaneous rough carpentry, allowance	4,420	3ldgSF	0.10	442	
	TOTAL - WOODS & PLASTICS					\$3,942

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER Kensington, CA

Estimate Type: Conceptual
DTA Job Number: 10-179
Date: 1/5/12
Revised:
Estimator: EEV/ARB

HEALTH CODE UPGRADES

BUILDING FOOTPRINT: 4,420 SF

Don Todd Associates

TOTAL BLDG AREA : 4,420 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Required accessibility & health code upgrades						
7	THERMAL & MOISTURE PROTECTION					
	Re-coat (e) built-up roof	4,883	SF	2.00	9,766	
	Caulking & sealant, allowance	4,420	3ldgSF	0.05	221	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$9,987
8	DOORS & WINDOWS					
	(N) 3'-0" x 7'-" Kitchen wood/glass door, frame, & hardware, w/ vision glass & hardware	1	EA	2,300.00	2,300	
	TOTAL - DOORS & WINDOWS					\$2,300
9	FINISHES					
	(N) Ceramic tile walls	60	SF	16.00	960	
	(N) Ceramic tile base	15	LF	15.00	225	
	(N) Resilient base	247	LF	3.50	865	
	(N) VCT flooring, assume 12" x 12" x 1/8"	1,243	SF	4.00	4,972	
	(N) Patch ceramic tile floor, allow	12	SF	20.00	240	
	(N) Glue-on acoustic tile in Main Room	1,815	SF	10.00	18,150	
	Painting					
	Exposed block walls @ women's restroom w/ epoxy paint	60	SF	1.00	60	
	Interior walls of meeting rooms	2,682	SF	1.00	2,682	
	Exterior walls, soffits, & trims	3,450	SF	1.10	3,795	
	Ceiling of meeting rooms & hallway	1,243	SF	1.10	1,367	
	(E) Doors & frames of meeting rooms & hallway	9	EA	100.00	900	
	TOTAL - FINISHES					\$34,216
10	SPECIALTIES					
	Signage, allowance	1	LS	1,000.00	1,000	
	(N) Toilet partitions					
	Accessible toilet partition	2	EA	1,200.00	2,400	
	Standard toilet partition	2	EA	800.00	1,600	
	Reposition (e) mirrors & various toilet accessories of 2-restrooms, allow	1	LS	1,600.00	1,600	
	Miscellaneous specialties, allowance	1	LS	500.00	500	
	TOTAL - SPECIALTIES					\$7,100
11	EQUIPMENT					
	Not Used				0	
	TOTAL - EQUIPMENT					\$0
12	FURNISHINGS					
	1" Horizontal blinds, allowance	353	SF	7.05	2,489	
	TOTAL - FURNISHINGS					\$2,489

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/12

HEALTH CODE UPGRADES

BUILDING FOOTPRINT: 4,420 SF

Revised:

Don Todd Associates

TOTAL BLDG AREA : 4,420 SF

Estimator: EEV/ARB

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Required accessibility & health code upgrades						
13	SPECIAL CONSTRUCTION					
	Kitchen renovation, (includes plumbing, mechanical, electrical, & finishes), allow	1	LS	100,000.00	100,000	
	TOTAL - SPECIAL CONSTRUCTION					\$100,000
14	CONVEYING SYSTEMS					
	Not Used				0	
	TOTAL - CONVEYING SYSTEMS					\$0
15	MECHANICAL					
15400	PLUMBING					
	Remove (E) WC & Lav in Mens & Womens	4	EA	400.00	1,600	
	New WC & Lav at Mens & Womens	4	EA	1,250.00	5,000	
	Remove (E) DF in hallway	1	EA	400.00	400	
	New Hi-Lo DF in hallway	1	EA	2,500.00	2,500	
	Fixture Rough-in Supply, Waste & vent	5	EA	700.00	3,500	
	Waste, Vent Piping	30	LF	60.00	1,800	
	CW & HW Piping Fittings, Hangers & Insulation	30	LF	55.00	1,650	
	Sawcut/Patch (E) SOG for Plumbing Installation	1	LS	2,000.00	2,000	
	Test & Disinfect	1	LS	1,700.00	1,700	
	Fix Floor Drainage Problem - per Contractor Proposal	in Division 2 - Sitework & Demolition				
	TOTAL - PLUMBING	4,420	SF	4.56		\$20,150
15500	HEATING VENTING & AIR CONDITIONING					
	Bathroom Exhaust Fans	2	EA	1,100.00	2,200	
	TOTAL HVAC	4,420	SF	0.50		\$2,200
	TOTAL - DIVISION 15	4,420	SF	5.06		\$22,350
16	ELECTRICAL					
16050	BASIC ELECTRICAL MATERIALS AND METHODS					
	Convenience Receptacle/Power	4,420	SF	6.00	26,520	
	Allow for Electrical Demo	80	HR	90.00	7,200	
	TOTAL BASIC ELECT. MATL. & METHODS	4,420	SF	7.63		\$33,720
16400	SERVICE & DISTRIBUTION					
	Upgrade (E) 100A Service for Kitchen Remodel - Allowance	1	LS	20,000.00	20,000	
	TOTAL SERVICE & DISTRIBUTION	4,420	SF	4.52		\$20,000

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/5/12

HEALTH CODE UPGRADES

BUILDING FOOTPRINT: 4,420 SF

Revised:

Don Todd Associates

TOTAL BLDG AREA : 4,420 SF

Estimator: EEV/ARB

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 1 - Required accessibility & health code upgrades						
16500	LIGHTING					
	Lighting	4,420	SF	8.00	35,360	
	TOTAL LIGHTING	4,420	SF	8.00		\$35,360
16700	COMMUNICATION SYSTEMS					
	Fire Alarm Systems - Allow.	4,420	SF	4.00	17,680	
	Telecomm. Distribution - Allow.	4,420	SF	1.50	6,630	
	TOTAL COMM. SYSTEMS	4,420	SF	5.50		\$24,310
16950	TESTING					
	Testing & Demonstration	1	LS	5,000.00	5,000	
	TOTAL TESTING & DEMONSTRATION	4,420	SF	1.13		\$5,000
	TOTAL - DIVISION 16	4,420	SF	26.79		\$118,390
	TOTAL - DIVISIONS 1-16					\$343,138

**KENSINGTON PARK
REMODELING**

COMMUNITY CENTER – OPTION 2



DON TODD ASSOCIATES, INC.
Project and Construction Management Services

1 Hallidie Plaza, Suite 220, San Francisco, CA 94102
Telephone: (415) 977-0778 - Fax: (415) 274-0722

SUMMARY OF PROBABLE CONSTRUCTION COST

KENSINGTON PARK - COMMUNITY CENTER

Bldg. Gross Area (SF) 1,772

OPTION 2 - UPGRADES AS IN OPTION 1 + REMODEL OF MEETING ROOMS

DTA Job Number: 10-179

Kensington, CA

Lead Estimator: EEV

Date: 1/10/12

Revised: 2/2/12

Type of Estimate: Conceptual

DESCRIPTION		Sitework		Building		
	AREA (SF)			4,530		
		(Included in the General Conditions)				
Division 1	General Requirements.....	0	88,175	\$	88,175	\$
Division 2	Demolition & Earthwork.....	0	1,100		1,100	\$
Division 3	Concrete	0	500		500	\$
Division 4	Masonry	0	3,353		3,353	\$
Division 5	Metals.....	0	16,878		16,878	\$
Division 6	Carpentry.....	0	12,039		12,039	\$
Division 7	Thermal & Moisture Protection.....	0	59,276		59,276	\$
Division 8	Doors & Windows.....	0	112,251		112,251	\$
Division 9	Finishes.....	0	22,720		22,720	\$
Division 10	Specialties.....	0	0		0	\$
Division 11	Equipment.....	0	21,368		21,368	\$
Division 12	Furnishings.....	0	100,000		100,000	\$
Division 13	Special Construction.....	0	0		0	\$
Division 14	Conveying	0	118,660		118,660	\$
Division 15	Mechanical	0	146,425		146,425	\$
Division 16	Electrical	0				
TOTAL DIRECT COST		\$0	\$702,744	\$	\$702,744	\$
GENERAL CONDITIONS		10%	\$0	\$70,274	\$70,274	
SUBTOTAL			\$0	\$773,019	\$773,019	
GENERAL CONTRACTOR OVERHEAD & PROFIT		10%	\$0	\$77,302	\$77,302	
SUBTOTAL			\$0	\$850,320	\$850,320	
BOND		2%	\$0	\$17,006	\$17,006	
SUBTOTAL			\$0	\$867,327	\$867,327	\$
ESCALATION up to Mid-Construction, assume 12 months from 1/05/2012		3.5%	\$0	\$30,356	\$30,356	
TOTAL PROBABLE BID DAY CONSTRUCTION COST			\$0	\$897,683	\$897,683	\$
DESIGN/ESTIMATING CONTINGENCY		20%	\$0	\$179,537	\$179,537	
TOTAL PROBABLE CONSTRUCTION COST			\$0	\$1,077,220	\$1,077,220	\$
COST/SF						238

KENSINGTON PARK - COMMUNITY CENTER
Kensington, CA

Estimate Type:	Conceptual
DTA Job Number:	10-179
Date:	1/10/12
Revised:	2/2/12
Estimator:	EEV/ARB

BUILDING FOOTPRINT: 4,530 SF
TOTAL BLDG AREA : 4,530 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Upgrades as in Option 1 + Remodel of Meeting Rooms						
1	GENERAL REQUIREMENTS					
	Included under General Conditions				0	
	TOTAL - GENERAL REQUIREMENTS					\$0
2	SITEWORK & DEMOLITION					
	Remove (e) furring from concrete block walls	120	SF	3.00	360	
	Remove (e) chase wall at the back of (e) accessible toilet @ men's restroom	45	SF	3.50	158	
	Remove (e) fireplace & chimney	1	LOC	1,000.00	1,000	
	Remove (e) 5' x 5' skylight	1	LOC	150.00	150	
	Remove a portion of (e) block wall for (n) pipes to urinals, allow	10	SF	30.00	300	
	Remove portion of north wall for new alcove & portion of west walls for (319	SF	30.00	9,570	
	Remove (e) block wall between Meeting Rooms 2 & 3	189	SF	30.00	5,670	
	Remove (e) base cabinet	40	LF	15.00	600	
	Remove (e) door & frame	7	EA	125.00	875	
	Cut-out opening for (n) doors	63	SF	35.00	2,205	
	Enlarge (e) door opening for (n) doors	5	LOC	315.00	1,575	
	Remove sidelite windows @ south side of the building for (n) doors	41	SF	2.00	82	
	Remove windows @ west side of the building for (n) windows	80	SF	2.00	160	
	Remove (e) VCT floor tiles & base; encapsulate (e) asbestos containing tiles & mastic	1,243	SF	5.00	6,215	
	Remove (e) toilet partitions	4	EA	110.00	440	
	Remove (e) ceiling finish @ main room & combined meeting rooms 2-3	2,255	SF	2.00	4,510	
	Miscellaneous removal and demolition, allowance	40	HRS	75.00	3,000	
	Disposal of waste materials, allow	97	CY	65.00	6,305	
	Fix drainage problem by installing exterior underground drain pipes along the building foundation, allow	1	LS	25,000.00	25,000	
	Allowance for miscellaneous exterior work including paving, landscape, & trash enclosure	1	LS	20,000.00	20,000	
	TOTAL - SITEWORK					\$88,175
3	CONCRETE					
	Foundation & slab-on-grade for (n) alcove	110	SF	10.00	1,100	
	TOTAL - CONCRETE					\$1,100
4	MASONRY					
	Patch block wall where (n) pipes to urinals are installed, allow	1	LS	500.00	500	
	TOTAL - MASONRY					\$500
5	METALS					
	Provide custom metal angles & straps @ each end of roof truss in the main room to anchor to the concrete block wall	10	LOC	200.00	2,000	
	Add angle ties between block end walls of main roof & 2x roof sheathing	9	LOC	100.00	900	
	Miscellaneous metals, allowance	4,530	BldgSF	0.10	453	
	TOTAL - METALS					\$3,353

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER
Kensington, CA

Estimate Type: Conceptual
DTA Job Number: 10-179
Date: 1/10/12
Revised: 2/2/12
Estimator: EEV/ARB

Don Todd Associates
BUILDING FOOTPRINT: 4,530 SF
TOTAL BLDG AREA: 4,530 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Upgrades as in Option 1 + Remodel of Meeting Rooms						
	(N) 2 x 6 Wood stud framing @ 16" o.c.	327	SF	6.50	2,126	
	(N) 2 x 4 Wood stud framing @ 16" o.c.	262	SF	5.00	1,310	
	Block (e) door opening	1	LOC	150.00	150	
	(N) Exterior plywood sheathing	327	SF	2.50	818	
	(N) Roof framing including plywood sheathing	126	SF	6.00	756	
	(N) Structural posts between windows @ west wall	7	LOC	500.00	3,500	
	Miscellaneous rough carpentry, allowance	4,530 BldgSF		0.20	906	
	(N) Base cabinet	15	LF	350.00	5,250	
	(N) Upper cabinet	7.5	LF	275.00	2,063	
	TOTAL - WOODS & PLASTICS					\$16,878
7	THERMAL & MOISTURE PROTECTION					
	(N) Thermal batt insulation	327	SF	1.10	360	
	(N) Built-up roof including roof insulation, flashing, gutter, & downspout	126	SF	10.00	1,260	
	Re-coat (e) built-up roof	4,883	SF	2.00	9,766	
	Patch roof	25	SF	8.00	200	
	Caulking & sealant, allowance	4,530 BldgSF		0.10	453	
	TOTAL - THERMAL & MOISTURE PROTECTION					\$12,039
8	DOORS & WINDOWS					
	(N) 3'-0" x 7'-0" + 1'-8" x 7'-0" Exterior wood/glass door, frame, & hardware @ Main Room	2	EA	4,000.00	8,000	
	(N) 3'-0" x 7'-0" Exterior wood/glass door, frame, & hardware @ Meeting Rooms 2 & 3	2	PAIR	4,225.00	8,450	
	(N) 3'-0" x 7'-0" Interior wood/glass door, frame, & hardware @ Meeting Rooms 2 & 3	2	PAIR	3,175.00	6,350	
	(N) 3'-0" x 7'-0" Kitchen wood/glass door, frame, & hardware w/ vision glass & panic hardware	1	EA	2,300.00	2,300	
	(N) 3'-0" x 7'-0" Interior wood/glass door, frame, & hardware	2	EA	1,665.00	3,330	
	(N) 3'-0" x 6'-8" Interior wood door, frame, & hardware @ (N) Storage Rooms	2	EA	750.00	1,500	
	(N) Windows	334	SF	70.00	23,346	
	(N) 3' x 20' Skylight	1	EA	6,000.00	6,000	
	TOTAL - DOORS & WINDOWS					\$59,276
9	FINISHES					
	(N) Exterior stucco	327	SF	10.00	3,270	
	(N) Thin coat plaster for exposed block @ Main Room walls	1,854	SF	2.00	3,708	
	(N) 5/8" Gypsum wall board	851	SF	2.50	2,128	
	(N) Ceramic tile walls	60	SF	16.00	960	
	(N) Ceramic tile base	15	LF	18.00	270	
	(N) Resilient base, 4" high	298	LF	3.50	1,043	
	(N) 2' x 2' thinset ceramic floor tile @ all meeting rooms & hallway	3,045	SF	15.00	45,675	
	(N) Patch ceramic tile floor, allow	12	SF	20.00	240	
	(N) Acoustic wood slat ceiling @ Main Room & Combined Meeting 2-3 Room	2,466	SF	18.00	44,388	
	Painting					
	Exposed block walls @ women's restroom w/ epoxy paint	60	SF	1.00	60	
	Interior walls of meeting rooms	2,682	SF	1.00	2,682	

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER
Kensington, CA

Estimate Type: Conceptual
DTA Job Number: 10-179
Date: 1/10/12
Revised: 2/2/12
Estimator: EEV/ARB

BUILDING FOOTPRINT: 4,530 SF
TOTAL BLDG AREA : 4,530 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Upgrades as in Option 1 + Remodel of Meeting Rooms						
	Exterior walls, soffits, & trims	3,792	SF	1.10	4,171	
	Ceiling of meeting rooms & hallway	1,324	SF	1.10	1,456	
	(E) & (N) Doors & frames	22	EA	100.00	2,200	
	TOTAL - FINISHES					\$112,251
10	SPECIALTIES					
	Signage, allowance	1	LS	1,000.00	1,000	
	Oprable partition wall between Meeting Rooms 2 & 3	189	SF	80.00	15,120	
	(N) Toilet partitions					
	Accessible toilet partition	2	EA	1,200.00	2,400	
	Standard toilet partition	2	EA	800.00	1,600	
	Reposition (e) mirrors & various toilet accessories of 2-restrooms, allow	1	LS	1,600.00	1,600	
	Miscellaneous specialties, allowance	1	LS	1,000.00	1,000	
	TOTAL - SPECIALTIES					\$22,720
11	EQUIPMENT					
	Not Used				0	
	TOTAL - EQUIPMENT					\$0
12	FURNISHINGS					
	1" Horizontal blinds, allowance	487	SF	7.05	3,433	
	Motorized darkening shades for skylight	85	SF	55.00	4,675	
	Acoustical drapes on east wall of Main Room	663	SF	20.00	13,260	
	TOTAL - FURNISHINGS					\$21,368
13	SPECIAL CONSTRUCTION					
	Kitchen renovation, (includes plumbing, mechanical, electrical, & finishes), allow	1	LS	100,000.00	100,000	
	TOTAL - SPECIAL CONSTRUCTION					\$100,000
14	CONVEYING SYSTEMS					
	Not Used				0	
	TOTAL - CONVEYING SYSTEMS					\$0

15 MECHANICAL

15400 PLUMBING

Remove (E) WC & Lav in Mens & Womens	4	EA	400.00	1,600
New WC & Lav at Mens & Womens	4	EA	1,250.00	5,000
Remove (E) DF in hallway	1	EA	400.00	400
New Hi-Lo DF in hallway	1	EA	2,500.00	2,500
Future Rough-In Supply, Waste & Vent	5	EA	700.00	3,500

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER

Kensington, CA

Estimate Type: Conceptual

DTA Job Number: 10-179

Date: 1/10/12

Revised: 2/2/12

Estimator: EEV/ARB

BUILDING FOOTPRINT: 4,530 SF

TOTAL BLDG AREA : 4,530 SF

Don Todd Associates

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Upgrades as in Option 1 + Remodel of Meeting Rooms						
	Waste, Vent Piping	30	LF	60.00	1,800	
	CW & HW Piping Fittings, Hangers & Insulation	30	LF	55.00	1,650	
	Sawcut/Patch (E) SOG for Plumbing Installation	1	LS	2,000.00	2,000	
	Gas Piping	400	LF	40.00	16,000	
	Test & Disinfect	1	LS	1,700.00	1,700	
	Fix Floor Drainage Problem - per Contractor Proposal					
	in Division 2 - Sitework & Demolition					
	TOTAL - PLUMBING	4,530	SF	7.98		\$36,150
15500 HEATING VENTING & AIR CONDITIONING						
	New FAU for Main Room, Roof-Mtd. - allow.	1	EA	15,000.00	15,000	
	New FAU'S for Meeting Rooms 1-3, Roof-Mtd. - allow.	3	EA	10,000.00	30,000	
	Bathroom Exhaust Fans	2	EA	1,100.00	2,200	
	Air Distribution	4,530	SF	5.00	22,650	
	Testing, Adjusting, & Balancing	4,530	SF	2.00	9,060	
	Allow for HVAC Demo	40	HR	90.00	3,600	
	TOTAL HVAC	4,530	SF	18.21		\$82,510
	TOTAL - DIVISION 15	4,530	SF	26.19		\$118,660
16 ELECTRICAL						
16050 BASIC ELECTRICAL MATERIALS AND METHODS						
	Convenience Receptacle/Power	4,530	SF	6.00	27,180	
	Motor/Equipment Circuit Connections	2,952	SF	5.00	14,760	
	Allow for Electrical Demo	80	HR	90.00	7,200	
	TOTAL BASIC ELECT. MATL. & METHODS	4,530	SF	10.85		\$49,140
16400 SERVICE & DISTRIBUTION						
	Upgrade (E) 100A Service for Kitchen Remodel - Allowance	1	LS	20,000.00	20,000	
	TOTAL SERVICE & DISTRIBUTION	4,530	SF	4.42		\$20,000
16500 LIGHTING						
	Decorative Pendant Fixtures w/ Dimmers for Main Room	10	EA	1,500.00	15,000	
	Recessed Downlights w/ Dimmers for Main Room	14	EA	600.00	8,400	
	Wall-Washing Spotlights at Skylight Curbs	5	EA	450.00	2,250	
	Modernize/Replace (E) Flour. Fixtures at Meeting Rooms, Other Spaces	2,715	SF	8.00	21,720	
	TOTAL LIGHTING	4,530	SF	10.46		\$47,370
16700 COMMUNICATION SYSTEMS						
	Fire Alarm Systems - Allow.	4,530	SF	4.00	18,120	
	Telecomm. Distribution - Allow.	4,530	SF	1.50	6,795	
	TOTAL COMM. SYSTEMS	4,530	SF	5.50		\$24,915
16950 TESTING						
	Testing & Demonstration	1	LS	5,000.00	5,000	
	TOTAL TESTING & DEMONSTRATION	4,530	SF	1.10		\$5,000
	TOTAL - DIVISION 16	4,530	SF	32.32		\$146,425

Estimate of Probable Construction Cost

KENSINGTON PARK - COMMUNITY CENTER
Kensington, CA

Estimate Type: Conceptual
 DTA Job Number: 10-179
 Date: 1/10/12
 Revised: 2/2/12
 Estimator: EEV/ARB

Don Todd Associates
 BUILDING FOOTPRINT: 4,530 SF
 TOTAL BLDG AREA: 4,530 SF

DIV	Description	Qty	Unit	Cost	Extension	Total
Option 2 - Upgrades as in Option 1 + Remodel of Meeting Rooms						
TOTAL - DIVISIONS 1-16						\$702,744