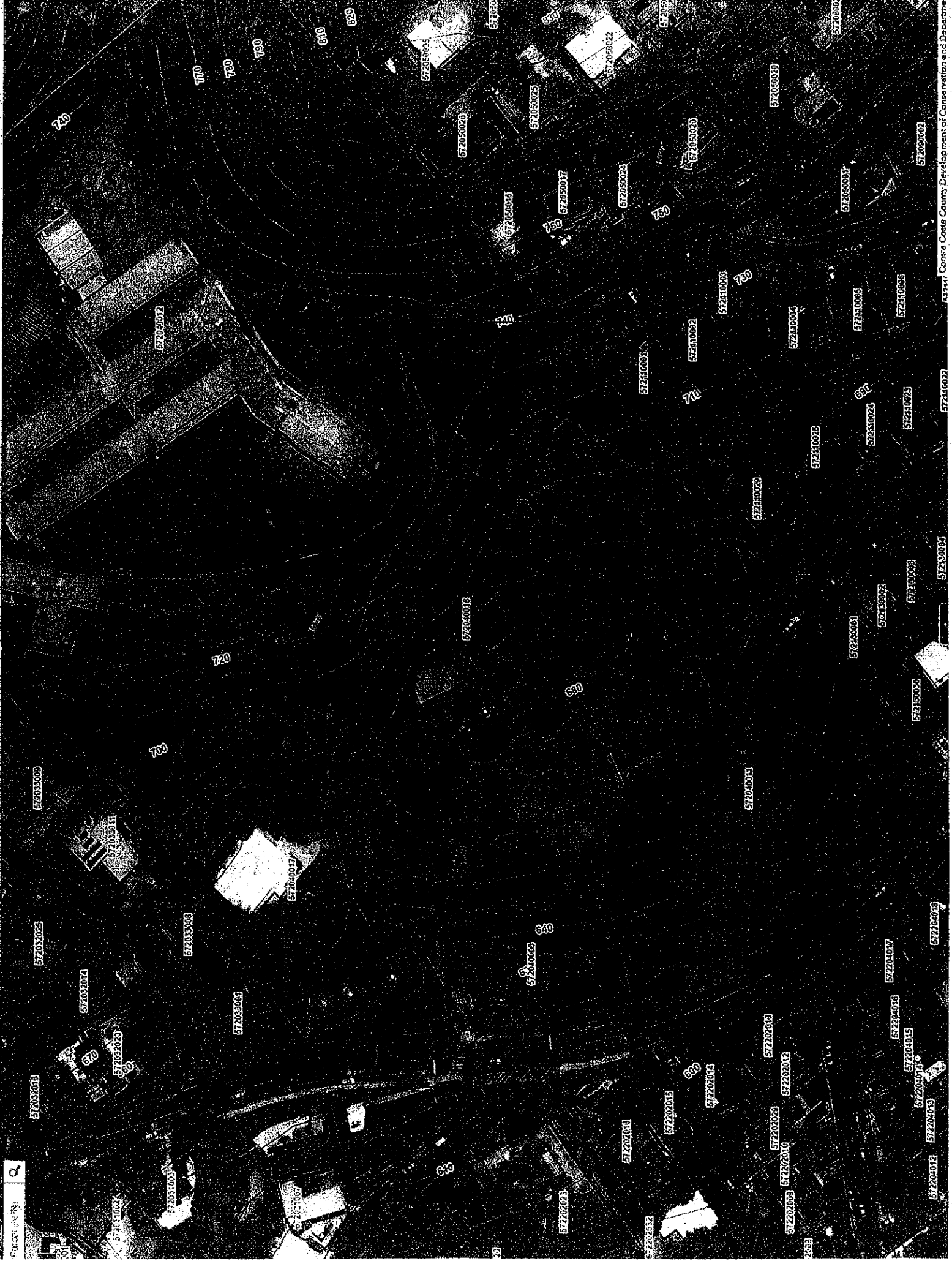


	Description	Company	Department	Principal		Interest		Annual Payments	Payment Completed Date
					Total				
1	Ford Leasing (Vehicles 2101, 2102, 2103)	US Bancorp	PD	\$	190,000	\$	8,572.40	39,714.48	24 NOV 2025
2	2022 Ford Explorer (Vehicle 2302)	US Bancorp	PD	\$	68,061.31	\$	9,941.70	15,600.60	18 NOV 2027
3	2023 Ford Explorer	Ford Motor Credit	PD	\$	44,285.08			10,857.84	07 OCT 2028
4	Fund CALPERS UAPL/TXBL-POB-Rev	Capital One Loan		\$	4,544,000			331,xxx.xx	30 JUNE 2036
5	Community City Renovation Loan	WestAmerica Bank		\$	250,000			30,516.62	JUNE 2029



People Of Kensington

Board of Directors

General Counsel

General Manager

Eide Bailly

Chief of Police

Consultant
P/T

Executive Assistant
Records

Sr. Accountant
Account Clerk

Board Clerk

Lieutenant

Admin Asst
Parks Coordinator
P.T.

Sergeant

Sergeant

Volunteers

Public Services
Assistant

Officer

Officer

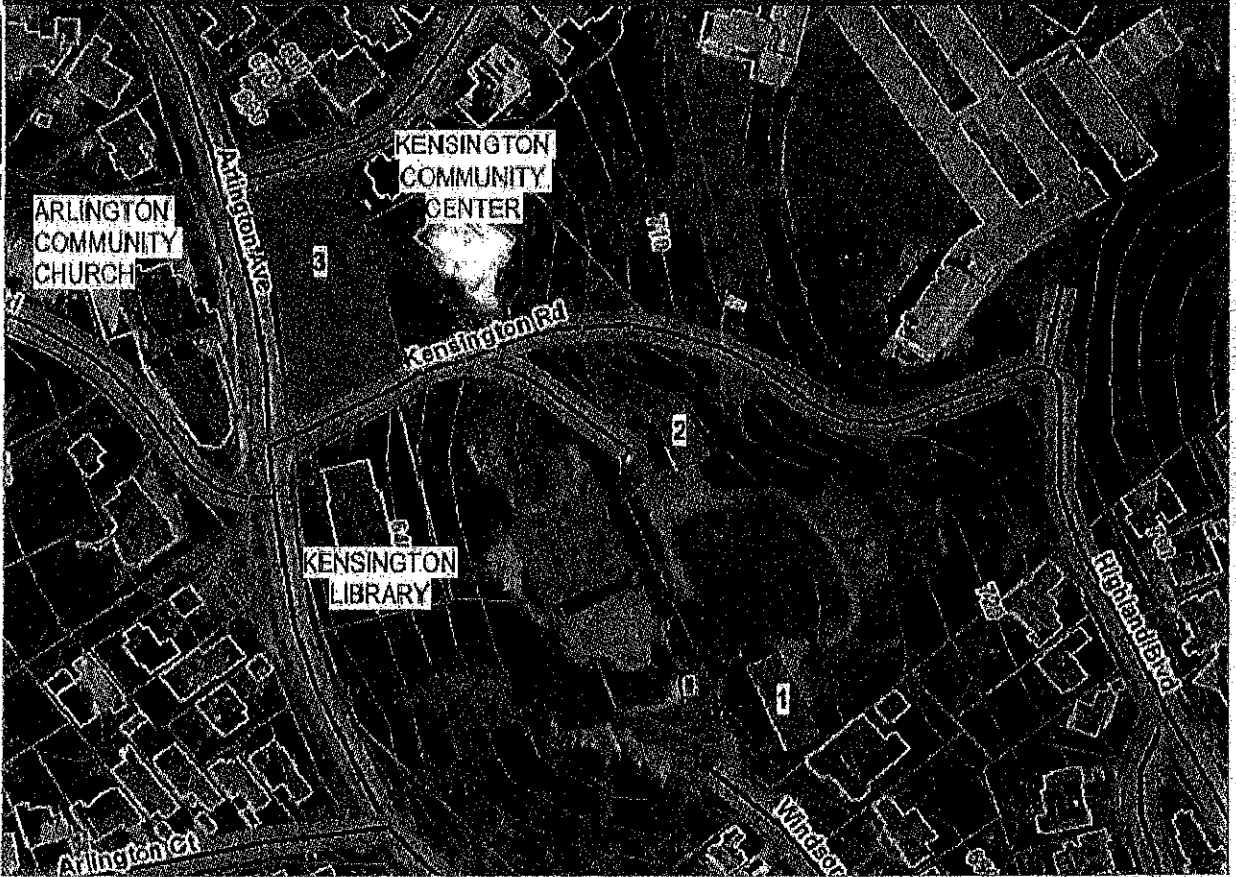
Officer

Officer

Officer

JULY 13, 2022

KENSINGTON POLICE DEPARTMENT AND DISTRICT OFFICE SITE EVALUATIONS



SWATT | MIERS ARCHITECTS
5845 DOYLE STREET, SUITE 104
EMERYVILLE, CA 94608
T: 510.985.9779
F: 510.985.0776
WWW.SWATTMIERS.COM

2010 Renovation Plans (not built)

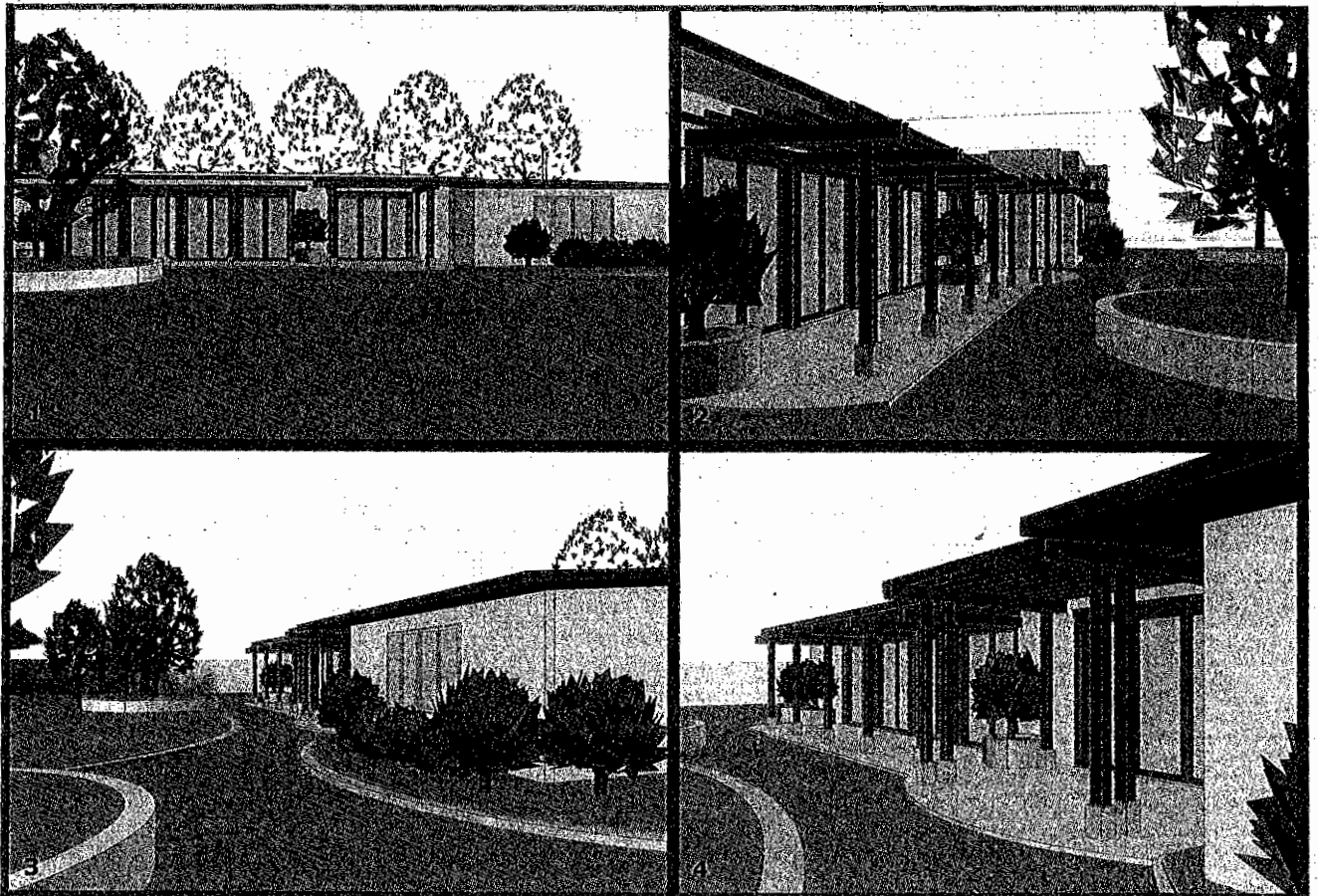
Plans were prepared for KCC by architect Deborah Lane, and are dated 4-1-10. The main goal was to improve the aesthetics of the main room, by replacing concrete block with glass doors to better connect the interior space to the garden outside. Work included the replacement of west wall of main room with 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.

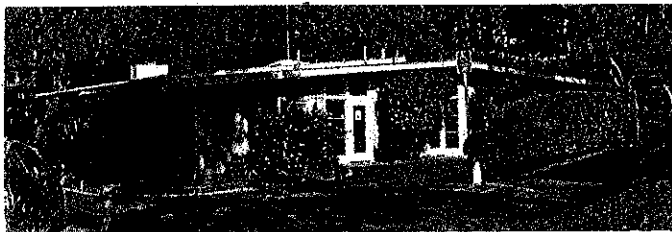
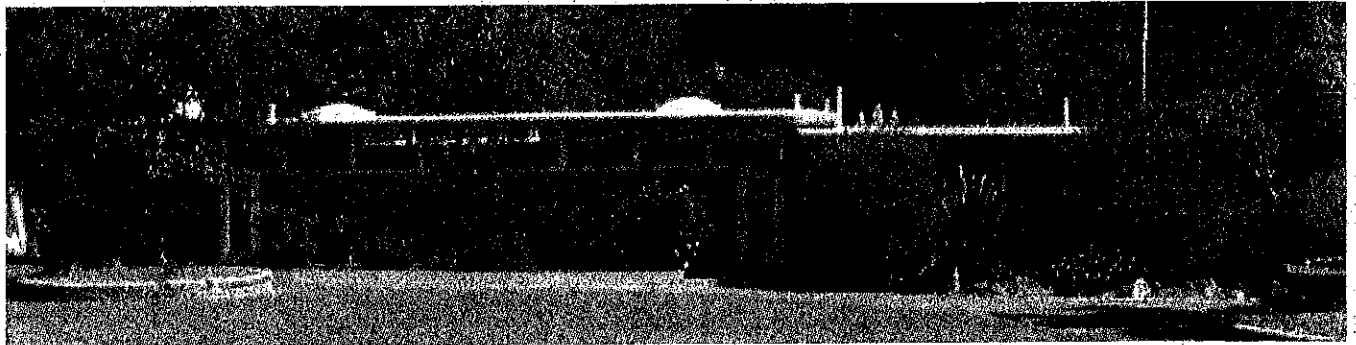
KCC discussed the plans with youth groups who use the main room for games such as dodge ball and gymnastics. Special impact-resistant glazing and wall coverings were specified so that the activities would be able to continue in the remodeled space.

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.

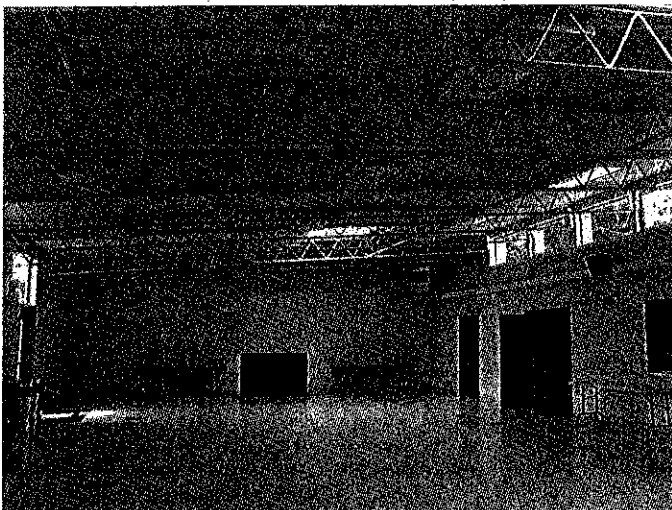


2: Kensington Park Existing Conditions Review



Above: Community Center exterior.

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



Youth Hut/ Community Center

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

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

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

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 KCS D in 1963, along with the land now occupied by the tennis courts and play area. It was purchased by KCS D, along with a cluster of ten other small buildings (buildings A through K), in 1995.

KCS D 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".

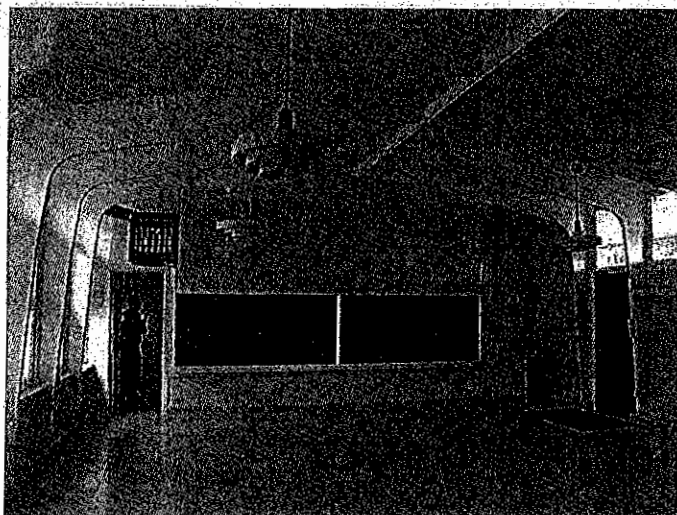
The building is currently divided into two classrooms, with an office and entrance in the center. Bathrooms at the north end of the building appear to have been added after the original construction. The office in the center was also partitioned off from the south classroom, perhaps at the same time.

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



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	