

**FIRST AMENDMENT TO THE PROJECT SERVICES AGREEMENT
BETWEEN THE CITY OF
REDONDO BEACH AND GRIFFIN STRUCTURES, INC.**

THIS FIRST AMENDMENT TO THE AGREEMENT FOR PROJECT SERVICES ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Griffin Structures, Inc., a California Corporation ("Consultant" or "Contractor").

WHEREAS, on July 15, 2025, the parties hereto originally entered into the Agreement for Project Services between the City and Contractor (the "Agreement"); and

WHEREAS, the parties wish to amend the Agreement to add services and to increase compensation.

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein, and intending to be legally bound, the parties hereby agree to make the following amendment to the Agreement:

- A. **Scope of Services**: Exhibit "A" of the Agreement is hereby amended to add Exhibit "A-1" to add the services to enable the Contractor to serve as the City's Owner Advisor throughout Phase 1 of the Progressive Design Build process and provide the leadership and oversight necessary to safeguard the City's interests, maintain program alignment, and support the development of a transparent and defensible Guaranteed Maximum Price.
- B. **Term**. Exhibit "B" of the Agreement is hereby amended to add Exhibit "B-1" to extend the term of the Agreement through September 30, 2027, unless terminated as provided in the Agreement. Exhibit "B-1" is attached hereto and incorporated herein by this reference.
- C. **Compensation**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" incorporating an additional amount of \$877,000 for a total not to exceed total amount of \$1,027,000. Exhibit "C-1" is attached hereto and incorporated herein by this reference.
- D. **No Other Amendments**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreement with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 20th day of January, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

James A. Light, Mayor

ATTEST:

Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

GRIFFIN STRUCTURES, INC.,
a Michigan limited liability company

DocuSigned by:

Dustin Alamo

By:

2C55E82585494C4

Name: Dustin Alamo

Title: Vice President

1/15/2026 | 4:52 PM PST

APPROVED:

Diane Strickfaden, Risk Manager

EXHIBIT “A-1”
Pursuant to First Amendment

Griffin Structures Inc. shall continue to serve as the City’s Owner Advisor throughout Phase 1 of the Progressive Design Build process. Griffin Structures’ responsibility is to provide the leadership and oversight necessary to safeguard the City’s interests, maintain program alignment, and support the development of a transparent and defensible Guaranteed Maximum Price. Phase 1 is where foundational decisions are made regarding design, cost, schedule, operational continuity and risk management. Griffin Structures functions as the City’s advocate and strategic partner, ensuring these decisions are informed, validated, and consistent with the City’s long-term objectives.

While the initial Strategic Planning Phase and associated project initiation efforts are complete, Phase 1 services shall now focus on PDB procurement, program validation, design management, temporary operations planning and procurement, cost alignment, risk control, and GMP development.

PHASE 1 - SCOPE OF WORK

Task 1: Project Governance, Communications and Program Leadership

Phase 1 requires a coordinated framework across two public safety projects, multiple user groups, and a range of technical disciplines. Griffin Structures provides this framework by maintaining communication pathways, structuring decision making, documenting outcomes, tracking commitments, and ensuring clarity across all participants. This allows the City to retain oversight while Griffin Structures manages the detailed coordination required to keep Phase 1 moving efficiently.

Griffin Structures’ Responsibilities include:

- Implementing the Project Management and Communication Plan
- Leading program wide communication and interdepartmental coordination
- Maintaining the consolidated program budget and financial controls
- Managing the overall program master schedule
- Supporting executive briefings, action tracking, and decision documentation
- Preparing materials for Council communication and public outreach

Task 2: Progressive Design Build Procurement Support

Selecting the Design Builder is one of the most consequential steps in the process. Griffin Structures provides comprehensive procurement support, ensuring the City conducts a transparent, competitive, and defensible selection process. Griffin Structures’ role includes refining procurement documents, advising on best practices, facilitating proposer engagement, supporting evaluations, and assisting with contract negotiation. This ensures the selected Design Builder fully understands the City’s operational needs, temporary facility requirements, risk expectations, and Phase 1 deliverables.

Griffin Structures’ Responsibilities include:

- Refining RFQ and RFP documents, evaluation criteria, and scoring tools
- Developing the procurement schedule and communication protocols
- Supporting advertising and industry outreach

- Managing/supporting proposer questions and preparing addenda and clarifications
- Facilitating evaluator orientation, scoring, and consensus processes
- Structuring and supporting proposer interviews
- Supporting contract negotiation and execution
- Establishing Phase 1 deliverable expectations and compliance procedures

Task 3: Programming Validation and Operational Alignment

The City has completed its Strategic Planning phase, including the programming effort for all facilities. During Phase 1, the Design Builder will validate and refine this program to inform conceptual design, with particular attention to the Police Department as operational needs, phasing requirements, and best-value opportunities are further explored in relation to the available budget. Griffin Structures ensures the validated program is accurately interpreted, remains intact, and is effectively translated into early design concepts. This avoids scope drift, clarifies expectations, and ensures continuity between operational needs and the technical design process.

Griffin Structures' Responsibilities include:

- Providing the Design Builder with starting program documents and requirements
- Facilitating program validation workshops with Fire and Police groups
- Confirming operational flows, adjacencies and space needs are represented in early design
- Identifying areas of key operational continuity or technical challenge in relocation
- Monitoring concept development for consistency with the validated program
- Identifying and resolving scope drift at the earliest stage

Task 4: Temporary Facilities and Operational Continuity Planning

Maintaining uninterrupted public safety services is essential. The Fire Project requires temporary facilities at both Fire Station sites. The Police Project will require an operational phasing and swing space strategy that will be defined during early conceptual design. Griffin Structures oversees the evaluation, planning and coordination of these temporary needs to ensure operational continuity, schedule alignment, and cost transparency throughout Phase 1.

Task 4A: Fire Stations 1 and 2 Temporary Facilities

Each station will operate from a dedicated temporary facility during construction. Griffin Structures ensures these temporary conditions are operationally appropriate, cost aligned, and supported by the Design Builder's schedule and planning efforts.

Griffin Structures' Responsibilities include:

- Validating temporary operational requirements for each fire station
- Coordinating site layouts, utilities, logistics, and readiness with the Design Builder
- Confirming temporary facility needs are fully integrated into design, schedule and cost modeling Modular Coordination for Fire includes:
 - Supporting lease agreements between the City and modular providers
 - Verifying modular specifications and operational suitability with Fire team and the Design Builder
 - Coordinating delivery, trucking, crane operations and staging with the Design Builder
 - Ensuring the Design Builder prepares the temporary sites for installation and utility tie ins
 - Confirming temporary site costs and durations within GMP assumptions
- Confirming temporary site costs and durations within GMP assumptions

Task 4B: Police Headquarters and Annex Temporary and Swing Space

Temporary needs for Police Headquarters and the Annex will be identified and refined through conceptual design. Griffin Structures shall lead the evaluation of operational impacts with the Police Department and ensures the Design Builder develops viable swing space and sequencing strategies that maintain continuity of service.

Griffin Structures' Responsibilities include:

- Assessing operational impacts of construction on Police functions
- Identifying division specific swing space requirements
- Evaluating modular or on-site reconfiguration options
- Directing, in coordination with the City, the Design Builder's analysis of multiple temporary facility scenarios

Griffin Structures' Modular Coordination for Police when applicable includes:

- Supporting lease agreements between modular providers and the City
- Validating layouts, security requirements and IT or communications needs
- Verifying modular specifications and operational suitability with Police team and the Design Builder
- Coordinating delivery, trucking, crane operations and staging with the Design Builder
- Ensuring the Design Builder prepares the temporary sites for installation and utility tie ins
- Confirming temporary site costs and durations within GMP assumptions

Task 5: Design Oversight and Basis of Design Control

Design is one of the most influential components of Phase 1. Griffin Structures ensures the Design Builder's conceptual, schematic design, and design development efforts remain aligned with validated program requirements, operational needs, and City priorities. Griffin Structures serves as the interpreter between operational users and the design team, maintaining continuity, preventing misalignment, and ensuring the evolving design accurately reflects project goals.

Griffin Structures' Owner Advisor responsibilities include:

- Facilitating user group workshops
- Confirming Fire and Police needs are embodied in design documents
- Maintaining alignment between design decisions and long-term City objectives
- Identifying and preventing scope drift early in the process
- Reviewing plans to identify constructability concerns, drawing from our extensive lessons learned on comparable public safety projects
- Maintaining careful alignment of project budget Design Builder responsibilities include:
- Preparing design solutions that reflect validated program needs and City guidance

Task 6: Cost Management, Independent Benchmarking and Fiscal Oversight

A clear and accurate cost baseline is essential to Phase 1. Griffin Structures safeguards the City's fiscal interests by leading independent cost estimating, benchmarking, reconciliation and budget management. This ensures the City has complete transparency into cost drivers and that assumptions used to develop the GMP are accurate and market tested.

Griffin Structures' Owner Advisor responsibilities include:

- Leading independent cost estimates at major milestones
- Benchmarking Design Builder cost models against comparable public safety projects
- Maintaining the master project budget including soft costs and contingencies

- Identifying emerging cost risks and recommending mitigation strategies Design Builder responsibilities include:
- Preparing internal estimates based on design development
- Conducting subcontractor outreach and incorporating trade pricing

Task 7: GMP Development, Review and Negotiation Support

The GMP represents the culmination of Phase 1. Griffin Structures provides detailed review, analysis and negotiation support to ensure the GMP is properly structured, transparent, and aligned with the City's risk posture. We evaluate assumptions, exclusions, contingency levels, allowances and pricing to verify completeness and appropriateness.

Griffin Structures' Owner Advisor responsibilities include:

- Reviewing the basis of the GMP including assumptions and exclusions
- Validating scope, quantities, subcontractor coverage and general conditions
- Developing the City's negotiation strategy
- Ensuring the City does not assume risks that are better managed by the Design Builder

Design Builder responsibilities include:

- Assembling the GMP using internal estimates and subcontractor proposals

Task 8: Technical Studies, CEQA, Surveys, Geotechnical and Hazmat Coordination

Phase 1 includes various technical investigations that directly influence design, cost and risk. Griffin Structures coordinates these studies to ensure findings are understood early and appropriately integrated into the DBE's design and pricing.

Griffin Structures' Owner Advisor responsibilities include:

- Coordinating surveys, geotechnical work, hazmat assessments and utility confirmations
- Ensuring findings are incorporated into design and schedule updates
- Aligning CEQA milestones with Phase 1 development

Design Builder responsibilities include:

- Conducting the technical studies and incorporating results into design solutions

Task 9: Schedule Management and Critical Path Oversight

Managing a multi-facility schedule is a critical Phase 1 responsibility. Griffin Structures maintains the consolidated program schedule, validates Design Builder updates, identifies schedule risks and ensures the coordination between the Fire and Police projects does not create unintended delays or conflicts.

Griffin Structures' Owner Advisor responsibilities include:

- Maintaining the overall Measure FP master schedule
- Reviewing and validating Design Builder design, construction and phasing schedules
- Identifying schedule risks related to CEQA, utilities and modular lead times
- Ensuring alignment across both projects and temporary facilities

Design Builder responsibilities include:

- Managing discipline specific design schedules and later construction schedules

Task 10: Comprehensive Risk Management

Phase 1 concentrates the City's greatest exposure to risk. Griffin Structures' central responsibility is to identify, track and mitigate these risks while ensuring the City does not assume risk inappropriately. Griffin Structures' approach includes maintaining a Phase 1 risk register and continuously evaluating potential impacts on cost, schedule, scope and operational continuity.

Griffin Structures' Owner Advisor responsibilities include:

- Tracking cost, schedule and scope risks
- Managing operational continuity risks for Fire and Police
- Identifying risks associated with temporary facilities and phasing
- Managing CEQA risk
- Reviewing GMP assumptions, exclusions and risk transfer structure Design Builder responsibilities include:
- Identifying design and construction risks within its scope and communicating impacts

Task 11: Reporting, Documentation and Council Support

Griffin Structures provides structured, predictable communication to City leadership. Our documentation and reporting support informed decision making and transparency throughout Phase 1.

Griffin Structures' Responsibilities include:

- Monthly progress reports summarizing design, cost, and schedule
- Leading working group and executive sessions
- Supporting Council briefings and staff report preparation
- Maintaining audit ready project documentation

Task 12: Phase 2 Readiness and Transition

At the conclusion of Phase 1, Griffin Structures confirms the City is fully prepared to enter Phase 2. This includes verifying GMP completeness, ensuring design and cost alignment, confirming temporary facility strategies, and supporting Council authorization.

Griffin Structures' Responsibilities include:

- Validating Phase 1 completeness
- Confirming accuracy of the GMP and alignment with City objectives
- Supporting the Council's action on the GMP
- Facilitating the transition into Phase 2 for both projects

APPROACH TO STAFFING & PROJECT TEAM

To bring the highest level of efficiency and value, Griffin Structures has assembled following team, specific to Phase 1 of the Progressive Design Build delivery method:

Jon Hughes, CCM, DBIA – President brings extensive experience managing complex public safety development projects, with a specialized focus on Progressive Design-Build (PDB) delivery. His deep understanding of PDB strategy, contract structure, team alignment, and risk management enables him to anticipate challenges early and guide teams toward high-performing, collaborative outcomes. In this role, Jon will leverage his expertise to provide strategic leadership and ensure the project's success from inception through delivery.

Robert Godfrey, CCM, DBIA – Principal-In-Charge has more than 20 years of experience leading the procurement, design, permitting, and construction of public safety facilities for the public sector, including significant expertise in Progressive Design-Build implementation. He has successfully managed multiple PDB procurements and Phase 1/Phase 2 delivery processes, helping agencies build strong partnerships with design-build teams and maintain schedule, budget, and quality alignment throughout. As the primary point of contact for all contractual matters, Robert will provide day-to-day executive-level leadership and ongoing support to the City team. For this level of engagement, 128 hours of Robert's time have been allocated.

Leonard Marshall, MRICS – Project Executive will serve as the Project Executive for the full duration of the project, bringing a broad range of technical and managerial expertise to lead the team on a day-to-day basis. Leonard is highly experienced in Progressive Design-Build delivery and excels in aligning preconstruction strategy, cost management, and design coordination within a collaborative framework. In this role, Leonard will guide all preconstruction activities, including procurement strategy, design management, value engineering, constructability reviews, and development of the Guaranteed Maximum Price (GMP). His leadership ensures that cost, schedule, and quality objectives remain aligned throughout Phase 1 and into Phase 2. For this level of service, we have allocated 560 hours of Leonard's time.

Dustin Alamo, CCM, DBIA – Pre-Development Manager will provide comprehensive leadership across all Progressive Design-Build Phase 1 activities. Dustin specializes in early-stage project development, with deep expertise in PDB procurement strategy, design management, budget development, and due-diligence oversight for complex public safety and civic projects. Working in close coordination with Leonard Marshall, Dustin will lead efforts related to procurement, design integration, cost and budget management, technical due diligence, and development of the Guaranteed Maximum Price (GMP). His involvement ensures alignment between agency priorities, design-builder deliverables, and the overall preconstruction roadmap. For this level of service, we have allocated 900 hours of Dustin's time.

Lance Solomon, CCM – Sr. Program & Construction Manager will support the project by providing constructability peer reviews at key design milestones. Lance brings extensive experience delivering complex public safety facilities, and his deep understanding of construction sequencing, cost impacts, and operational requirements ensures that lessons learned from past projects are fully integrated into this effort. His involvement will help strengthen design efficiency, reduce risk, and support a smoother transition from Phase 1 into construction. For this level of service, we have allocated 360 hours of Lance's time.

Grant Parks – Construction Manager, will support the team throughout the design and preconstruction process, providing critical insight into constructability, phasing, and site logistics. Grant will work closely with Leonard and Dustin to plan and integrate temporary facilities, prepare sites for expedited construction, and ensure smooth transitions between operational needs and construction activities. His field-driven expertise adds significant value in aligning design decisions with real-world sequencing and construction efficiency. For this level of service, we have allocated 480 hours of Grant's time.

Ariana Ramzian, CMIT – Senior Program Analyst, will support the team during the early stages of project development as program requirements and conceptual design evolve. With a strong background in program analytics, Ariana will help ensure that operational and spatial needs are accurately reflected in each design iteration. Working closely with Dustin, she will validate program data, track updates, and maintain alignment between the City's objectives and the developing design. For this level of service, we have allocated 152 hours of Ariana's time.

Ryan Craven, CPE, CMIT – Cost Estimator will provide detailed cost estimating services at key design milestones, delivering independent cost analyses to ensure the project maintains strong checks and balances throughout the design process. Ryan's expertise in public-sector estimating and cost modeling will help validate design decisions, support value engineering, and maintain alignment between the established budget and the design build entity's cost feedback. For this level of service, we have allocated 360 hours of Ryan's time.

EXHIBIT "B-1"
Pursuant to First Amendment

Term. The term of this Agreement shall commence January 20, 2026 and terminate September 30, 2027 ("Term"); unless otherwise terminated as herein provided.

EXHIBIT "C-1"
Pursuant to First Amendment

An additional amount of \$877,000 is added to the compensation for the additional services described in Exhibit "A-1." See attached fee schedule which is incorporated herein by this reference as an attachment.

This added compensation increases the total not-to-exceed amount to \$1,027,000

All other terms of Exhibit C remain in full force and effect.

FEE PROPOSAL

Griffin Structures' fee proposal reflects all reasonable costs required to provide comprehensive Owner's Representative and Project Management services for the City's Measure FP project implementation. This scope includes Fire Station 1, Fire Station 2, the Police Department Headquarters, and the Police Department Annex.

To align more clearly with the City's request to sequence of the Progressive Design-Build process, Griffin Structures' has refined the Phase 1 fee into two distinct components: Phase 1-A and Phase 1-B, each of which is detailed in the accompanying fee matrix and resource allocation schedule.

Phase 1-A includes support through the Design-Builder procurement process and advancement of design through Schematic Design for the Fire Stations and Conceptual Design for the Police Department facilities. While temporary facility efforts span both components of Phase 1-A and 1-B, their timing and associated resource needs are fully reflected in the resource allocation schedule that follows.

For the requisite services associated with Phase 1 of the Progressive Design-Build delivery process for these facilities, Griffin Structures proposes the following Not-to-Exceed fee:

Phase 1-A Services:	\$ 359,240
Reimbursable Expenses:	\$ 4,800
Phase 1-A Total:	\$ 364,040
Phase 1-B Services:	\$ 506,160
Reimbursable Expenses:	\$ 6,800
Phase 1-B Total:	\$ 512,960
Grant Total: Phases 1-A & 1-B	\$ 877,000

Note: Owner's Representative services for Phase 2 of the Progressive Design-Build delivery, Final Design and Construction, are not included in the above fee. A separate fee proposal for Phase 2 will be developed and negotiated in good faith with the City as Phase 1 approaches completion and a more detailed schedule for all related facilities is coordinated with the City and Design Build entity.

All proposed hourly rates are fully burdened and include overhead, profit, taxes, and benefits. The hours identified for each individual employee and task are estimates only and are not to be construed as not to exceed hours for any individual task, phase, or time period. We reserve the right to reallocate hours between staff members and tasks, in consultation with City staff, in order to accomplish the overall objectives and requirements of the project.

QUALIFICATIONS & EXCLUSIONS

1. Construction Cost Estimates, when provided, are based on standard industry practice, professional experience, and knowledge of market conditions. Griffin Structures has no control over material and labor costs, Contractor's methods of establishing prices or the market and bidding conditions at the time of bid. Therefore, Griffin Structures does not guarantee that bids received will not vary from the cost estimate provided and Griffin is not liable for any costs, liabilities, or damages incurred by the City arising from Griffin's opinion of cost, the actual project cost to the City, delays caused by events outside the control of Griffin, or any labor or material cost increases.
2. For document tracking control, Griffin Structures has assumed the Design Build team's cloud software for managing design documentation shall be utilized and have excluded any related reimbursables.
3. FF&E services are included and management and oversight of the effort to be performed by the selected design team professionals.
4. Move management services are included as oversight only. Griffin Structures shall nonetheless oversee the solicitation, negotiation, and oversight of the move management consultant, but will not be providing the service itself.

ATTACHMENT TO EXHIBIT C-1 – FIRST AMENDMENT

**City of Redondo Beach Measure FP Project Implementation
Owner's Representative Services for
Progressive Design Build - Phase 1 Preconstruction**

* The rates shown are for 2026. The fee is inclusive of rates escalated annually.

**City of Redondo Beach Measure FP Project Implementation
Owner's Representative Services for
Progressive Design Build - Phase 1 Preconstruction**

PHASE 1 PRECONSTRUCTION - FIRE STATIONS 1 & 2

PDB Procurement

- New Facilities
 - Building Program Verification / Due Diligence
 - Conceptual Design
 - Schematic Design
 - Design Development
 - GMP Negotiation / Council Approval
- Temporary Facilities
 - Modular Lease Coordination
 - Conceptual Design
 - Construction Documents
 - Plan Check / Permitting
 - GMP Negotiation / Council Approval

PHASE 1 PRECONSTRUCTION - POLICE DEPARTMENT FACILITIES

PDB Procurement

- New Facilities
 - Building Program Verification / Due Diligence
 - Conceptual Design
 - Schematic Design
 - Design Development
 - GMP Negotiation / Council Approval
- Temporary Facilities
 - Modular Lease Coordination (TBD)
 - Conceptual Design (TBD)
 - Construction Documents (TBD)
 - Plan Check / Permitting (TBD)
 - GMP Negotiation / Council Approval (TBD)

Note: Phase 2 Final Design and Construction fees are excluded from the above and will be determined through good-faith negotiations as the GMP and corresponding Phase 2 scopes are defined.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549	CONTACT NAME: Dani Schulze PHONE (A/C, No. Ext): 714-202-0390 FAX (A/C, No.): E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com		
	INSURER(S) AFFORDING COVERAGE		
	INSURER A: ARCH SPECIALTY INSURANCE COMPANY 21199		
	INSURER B: Travelers Property Casualty Company of America 25674		
	INSURER C: The Travelers Indemnity Company 25658		
	INSURER D:		
	INSURER E:		
	INSURER F:		
	License#: 6003745 GRIFSTR-01		
	INSURED Griffin Structures Inc 1 Technology Dr., Building I Ste. 829 Irvine CA 92618		

COVERAGES

CERTIFICATE NUMBER: 927304877

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input type="checkbox"/> Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	680C2582051	12/31/2025	12/31/2026	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000	PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$		
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	BAC259119A	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$
								\$		
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CUPC2595071	12/31/2025	12/31/2026	EACH OCCURRENCE	\$ 1,000,000	AGGREGATE	\$ 1,000,000
								\$		
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A	UBC2593772	12/31/2025	12/31/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- E.R. E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000		
A	Professional Liability		Y	PDCPP0038505	12/31/2025	12/31/2026	Per Claim Aggregate Limit Deductible	\$2,000,000 \$4,000,000 \$25,000		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.

Project: Fire Stations 1 and 2, rebuild the Main Police Station, and renovate the Police Annex Facility
 City of Redondo Beach, its officers, elected and appointed officials, employees are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability and Auto Liability are Primary/Non-Contributory per policy form wording. Insurance coverage includes waiver of subrogation per the attached endorsement(s).

CERTIFICATE HOLDER

CANCELLATION 30 Day Notice of Cancellation

City of Redondo Beach 415 Diamond Street Redondo Beach CA 90277	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE 	

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the

location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AUTO COVERAGE PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- A. BLANKET ADDITIONAL INSURED**
- B. EMPLOYEE HIRED AUTO**
- C. EMPLOYEES AS INSURED**
- D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS**
- E. TRAILERS – INCREASED LOAD CAPACITY**
- F. HIRED AUTO PHYSICAL DAMAGE**
- G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT**
- H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT**
- I. WAIVER OF DEDUCTIBLE – GLASS**
- J. PERSONAL PROPERTY**
- K. AIRBAGS**
- L. AUTO LOAN LEASE GAP**
- M. BLANKET WAIVER OF SUBROGATION**

A. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

B. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating a covered "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while

performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

C. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:
(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
2. The following replaces Paragraph **A.2.a.(4)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:
(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

E. TRAILERS – INCREASED LOAD CAPACITY

The following replaces Paragraph **C.1.** of **SECTION I – COVERED AUTOS**:

1. "Trailers" with a load capacity of 3,000 pounds or less designed primarily for travel on public roads.

F. HIRED AUTO PHYSICAL DAMAGE

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Covered Autos Liability Coverage but not covered "autos" for Physical Damage Coverage, and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

- (1) The most we will pay for "loss" to any one "auto" that you hire, rent or borrow is the lesser of:
 - (a) \$50,000;
 - (b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or
 - (c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".

- (3)** If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.
- (4)** A deductible equal to the highest Physical Damage deductible applicable to any owned covered "auto".
- (5)** This Coverage Extension does not apply to:
 - (a)** Any "auto" that is hired, rented or borrowed with a driver; or
 - (b)** Any "auto" that is hired, rented or borrowed from your "employee".

G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

Paragraph **C.1.b.** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is deleted.

I. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property Coverage

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1)** Owned by an "insured"; and
- (2)** In or on your covered "auto".

This coverage only applies in the event of a total theft of your covered "auto".

No deductibles apply to Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph **B.3., Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

- a.** If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b.** The airbags are not covered under any warranty; and
- c.** The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

L. AUTO LOAN LEASE GAP

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Auto Loan Lease Gap Coverage for Private Passenger Type Vehicles

In the event of a total "loss" to a covered "auto" of the private passenger type shown in the Schedule or Declarations for which Physical Damage Coverage is provided, we will pay any unpaid amount due on the lease or loan for such covered "auto" less the following:

- (1)** The amount paid under the Physical Damage Coverage Section of the policy for that "auto"; and

(2) Any:

- (a)** Overdue lease or loan payments at the time of the "loss";
- (b)** Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
- (c)** Security deposits not returned by the lessor;
- (d)** Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and
- (e)** Carry-over balances from previous loans or leases.

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

COMMERCIAL GENERAL LIABILITY

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

→ d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

→ 7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph 5. of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph 2., **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or
- b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis,

that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph 7. of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

- a. \$10,000; or
- b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage A or Coverage B.

→ **M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT**

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a. "Bodily injury" or "property damage" that occurs; or
- b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.



WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 99 03 76 (A) -

POLICY NUMBER: UBC2593772

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS
ENDORSEMENT – CALIFORNIA
(BLANKET WAIVER)**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

The additional premium for this endorsement shall be _____ % of the California workers' compensation premium.

Schedule

Person or Organization

Job Description

Any Person or organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Insurance Company
The Travelers Indemnity Company

Countersigned by _____