



City of Redondo Beach

Capital Improvement Program Costing Analysis

REDONDO BEACH

Revised: July 03, 2024

Executive Summary

The purpose of this memo is to provide a summary analysis of the cost implications associated with upgrading and/or replacing key municipal facilities within the City of Redondo Beach. This analysis serves as a critical component in preparing a request to the public for a bond measure to fund necessary improvements or replacement buildings. The following list of facilities have been included within the analysis:

1. Police Department Headquarters
2. Police Department Annex
3. Public Works Yard Buildings
4. Fire Station 1
5. Fire Station 2

The above facilities were analyzed from a brief observational review and it should be noted that additional analysis for each facility relative to physical condition, scope of work, and spatial needs should be explored in any future progression of work.

At the conclusion of this document, a comprehensive budget has been prepared, detailing the categorization of all facilities into either a renovation or replacement option. However, to enhance clarity and facilitate decision-making, we present the following table for the City's consideration. This table simplifies the all-in costs into a user-friendly 'pick and choose' menu format and is based on June 2024 values with escalation integrated to the midpoint of construction varying between June – October 2027.

	Facility	Option 1: Renovation	Option 2A: New Construction (Note: PD @ HQ Site)	Option 2B: New Construction (Note: PD @ Annex Site)
1	Police Department Headquarters	12,705,507	94,763,316	incl below
2	Police Department Annex	10,777,123	incl abv	95,644,316
3	Public Works Yard	6,157,859	19,621,970	19,621,970
4	Fire Station #1	11,423,924	17,536,326	17,536,326
5	Fire Station #2	7,851,486	26,149,389	26,149,389
TOTAL PROJECT COSTS		\$48,916,000	\$158,071,000	\$158,952,000

Approach

The analysis employed a combination of visual observation, consultation with subject matter experts, and cost estimation techniques to assess the scope of required renovations for each facility. Consideration was given to factors such as the age of the structures, anticipated code upgrades, and spatial layout constraints. For Police Department Headquarters, Police Department Annex, Public Works Yard Buildings, Fire Station 1, and Fire Station 2, a complete 'gut and replace' renovation approach is recommended. Without conducting a project specific building assessment to understand the lifecycle for each building system, given the age of these facilities, we believe it's the most prudent approach to anticipate the level of renovation required to bring the facilities up to current standards. This approach involves the complete replacement of critical building systems, compliance with updated building codes, and modifications to floor plans to enhance operational efficiency within existing spatial constraints.

We have also provided a new construction cost which in most cases is a replace-in-kind approach with exception of the Police Department and Fire Station 2. In the case of the Police Department, the replacement costs are reflective of a consolidated facility at either the current PD headquarters site (Option 2A) or at the Annex site (Option 2B). The consolidated facility is right sized to accommodate the current and future operational needs of the City's Police Department. In the case of Fire Station 2, it's assumed the facility is right sized to accommodate the staffing and equipment needs of the City's Fire Department.

Total Project Cost

The cost estimates provided below are based on the proposed renovation scope of work for each facility and include replacement costs for reference. These costs are representative of total project costs inclusive of construction and soft costs. Additionally, escalation to the midpoint of construction (varies between June – October 2027) has been forecasted into the below costs for the City's consideration.

Police Department Headquarters Renovation

Estimated Renovation Cost: \$12,643,000

Renovation Description: Comprehensive renovation to address aging infrastructure, enhance security features, and optimize operational functionality.

Police Department Annex Renovation

Estimated Renovation Cost: \$10,724,000

Renovation Description: Renovation to modernize facilities, improve workspace ergonomics, and accommodate technological advancements.

New Consolidated Police Department

At PD Headquarters Site: \$94,662,000 | At Annex Site: \$95,534,000

PD Headquarters Site Description: The costs assume a subterranean parking structure beneath a podium deck. The police station is situated on the second floor, with parking facilities located on the ground level. The consolidated facility's program increases from 23,115 SF to 41,746 SF to accommodate current and future needs. The Annex facility and related site would be vacated, with no assumed costs.

Annex Site Description: The costs assume demolition of existing Annex building, construction of a

new 2-story police facility (in similar location as Annex), and secured parking deck over existing parking lot. The consolidated facility's program increases from 23,115 SF to 41,746 SF to accommodate current and future needs. Additionally, the costs cover the demolition of existing police department headquarters building and paving existing site for additional civic center parking.

Public Works Yard Buildings

Estimated Renovation Cost: \$6,128,000 | Estimated Replacement Cost: \$19,577,000

Renovation Description: Renovation to upgrade workshop facilities, storage areas, and administrative spaces to meet current operational needs.

Fire Station 1

Estimated Renovation Cost: \$11,368,000 | Estimated Replacement Cost: \$17,496,000

Renovation Description: Full renovation to ensure compliance with safety regulations, enhance living quarters for personnel, and upgrade firefighting equipment storage facilities.

Fire Station 2

Estimated Renovation Cost: \$7,813,000 | Estimated Replacement Cost: \$26,090,000

Renovation Description: Extensive renovation to modernize facilities, optimize response times, and improve overall operational efficiency.

Replacement Cost Description: Program increases from current 7,800 SF building to 15,974 to accommodate additional staffing and equipment needs at Fire Station 2.

As outlined in the Executive Summary, a comprehensive budget has been assembled, detailing the classification of all facilities into either renovation or replacement categories. A summary page has been included, presenting the total project costs, encompassing both construction and soft costs, for each option. Subsequently, a series of detailed pages provide a breakdown of the construction costs associated with each facility.

Additionally, and provided as an Appendix to the comprehensive budget, the City Hall, Library and Anderson Park Senior Center facilities were studied as well. These are not aggregated into the above budgets but have been provided for reference purposes.

City Hall (Extensive Renovation)

Estimated Renovation Cost: \$36,171,000 | Estimated Replacement Cost: \$64,506,000

Renovation Description: Complete renovation including replacement of building systems, code compliance upgrades, and floor plan modifications.

Library (Light Renovation)

Estimated Renovation Cost: \$22,227,000 | Estimated Replacement Cost: \$80,761,000

Renovation Description: Cosmetic enhancements including interior/exterior painting, replacement of flooring, and acquisition of some new furnishings. Given the age of the building, the budget

also provides a design to budget for replacing targeted building systems such as roof replacement, HVAC system upgrades and ADA compliance allowances.

Anderson Park Senior Center (Light Renovation)

Estimated Renovation Cost: \$1,396,000 | Estimated Replacement Cost: \$6,375,000

Renovation Description: Aesthetic improvements to enhance the ambiance of the center, improve comfort for patrons, and create a welcoming environment.

Conclusion

The proposed Capital Improvement Plan (CIP) outlines the necessary investments required to address the aging infrastructure, operational inefficiencies, and continued delivery of essential services within key municipal facilities in the City of Redondo Beach. The estimated costs provided in this report will serve as a foundational element in the development of a comprehensive funding strategy, potentially involving a bond measure, to support these critical infrastructure improvements.

Following a successful identification of funding from the City of Redondo Beach, we strongly recommend conducting a comprehensive building condition assessment as well as a spatial needs assessment for each of the identified municipal facilities. This assessment will serve as a critical next step to evaluate how the existing building envelope aligns with future operational and spatial requirements.

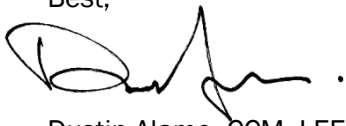
The needs assessment should include:

- Assessment of building condition, structural integrity, and compliance with regulatory standards.
- Evaluation of current operational workflows and spatial utilization within each facility.
- Identification of future service delivery demands and potential changes in operational protocols.
- Engagement of key stakeholders, including department heads, staff members, and community representatives, to gather input on facility needs and priorities.

By conducting a thorough needs assessment, the City of Redondo Beach can ensure that proposed capital improvements are strategically aligned with long-term operational objectives and community needs. This proactive approach will facilitate informed decision-making and optimize the utilization of available resources.

Thank you for the opportunity to provide our services to the City of Redondo Beach.

Best,



Dustin Alamo, CCM, LEED AP
Vice President
Griffin Structures, Inc.
949-280-4441



ROM Cost Estimate, R3

July 3, 2024

City of Redondo Beach
Facilities Cost Analysis
Redondo Beach, CA



REDONDO BEACH

Prepared for City of Redondo Beach

Redondo Beach Capital Improvement Projects (CIP) Cost Analysis
Conceptual Statement of Probable Cost

Component	Option 1: Renovation	Option 2A: New Construction (Note: PD @ HQ Site)	Option 2B: New Construction (Note: PD @ Annex Site)	Comment
1 CONSTRUCTION COSTS	36,770,000	123,583,000	125,371,000	
Police Department Headquarters	7,325,178	56,850,521	incl below	
Police Department Annex	6,213,396	incl abv	58,222,325	
Public Works Yard	3,550,225	11,757,410	11,757,410	
Fire Station #1	6,586,300	10,507,700	10,507,700	
Fire Station #2	4,526,662	15,668,615	15,668,615	
Escalation to Midpoint of Construction (Varies within each option)	5,225,786	17,563,521	17,817,716	
Course of Construction Contingency	3,342,755	11,234,777	11,397,377	10% Allowance on Construction Costs
2 GEOTECHNICAL	60,000	120,000	120,000	
Soils Reports (Buildings, Parking Areas)	60,000	120,000	120,000	Allowance
3 ENVIRONMENTAL	50,000	460,000	475,000	
Environmental Impact Report (EIR) / CEQA	N/A	400,000	400,000	Allowance
ACM/LBP Report	50,000	60,000	75,000	Allowance
4 DEPUTY TESTING AND INSPECTION	550,000	1,860,000	1,880,000	
Soils Testing (Deputy Inspections)	180,000	620,000	630,000	Allowance
Materials Testing (Deputy Inspections)	370,000	1,240,000	1,250,000	Allowance
5 A/E SERVICES	3,680,000	12,360,000	12,540,000	
Conceptual Design	3,680,000	12,360,000	12,540,000	Based on 10% fee
Schematic Design	Incl abv	Incl abv	Incl abv	
Design Development	Incl abv	Incl abv	Incl abv	
Construction Administration	Incl abv	Incl abv	Incl abv	
FF&E Procurement	Incl abv	Incl abv	Incl abv	
6 FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)	2,471,000	3,961,000	3,961,000	
Buildings	2,321,000	3,661,000	3,661,000	Allowance of \$50/SF w/ varying SF needs
Site	150,000	300,000	300,000	Allowance
7 TEMPORARY FACILITIES AND RELOCATION	925,000	2,325,000	1,025,000	
Temporary Facilities	750,000	2,100,000	800,000	Allowance
Relocation Expenses	175,000	225,000	225,000	Allowance
8 ELECTRONIC SYSTEMS AND SPECIAL EQUIPMENT	1,840,000	6,180,000	6,270,000	
Computers, Phones, Servers, Scanners, Fax Machines, Copiers	N/A	N/A	N/A	City to advise on requirement, if any
AV Systems	1,100,000	3,710,000	3,760,000	Based on 3% of Construction Costs
Security Equipment	740,000	2,470,000	2,510,000	Based on 2% of Construction Costs
9 PROGRAM & CONSTRUCTION MANAGEMENT	1,930,000	5,190,000	5,260,000	
Overhead, Fee, & Administration costs	1,840,000	4,940,000	5,010,000	Allowance
Reimbursables / Insurance	90,000	250,000	250,000	
10 UTILITY COMPANY CONNECTION SERVICES AND FEES	62,500	500,000	500,000	
Electric Service	12,500	100,000	100,000	
Water Service	12,500	100,000	100,000	
Sewer Service	12,500	100,000	100,000	
Gas Service	12,500	100,000	100,000	
Phone/Data/Cable Service	12,500	100,000	100,000	
11 CITY OF REDONDO BEACH FEES AND ADMINISTRATION	-	-	-	
Plan Check, Permit Fees, and Building Inspections	N/A	N/A	N/A	Assumes exempt from fees
12 CONTINGENCY: CITY OF REDONDO BEACH	578,000	1,532,000	1,550,000	
Soft Cost Contingency	578,000	1,532,000	1,550,000	5% Allowance on all Soft Costs
TOTAL PROJECT COSTS	\$48,916,500	\$158,071,000	\$158,952,000	

NOTES:

- Construction costs are based on July 2024 values and include escalation based upon a midpoint of construction varying between June to October 2027.
- This Statement of Probable Cost is based on current level of documentation available which is a visual observation of current facilities. Estimates are developed on reasonable best efforts to assess geographic considerations, assumed building type, construction methods, current labor rates and material costs, and local market conditions to generate an opinion of possible project specific costs. Adjustments to this estimate could produce amendments to subsequent and future project budget updates based upon changes in project specific requirements, program refinement or unforeseen adjustments in local market conditions affecting both direct and indirect costs.

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon the preliminary information provided by the City.

ESTIMATE MARK UPS

The following markups are included in this estimate:

- | | |
|---|------------------------|
| 1) General Conditions | Included in unit costs |
| 2) Overhead and Profit (OH&P) | Included in unit costs |
| 3) Bonds & Insurance | Included in unit costs |
| 4) Design Contingency | Included in unit costs |
| 5) Escalation to MOC varies with options (only shown on summary page) | |

EXCLUSIONS

The following items are excluded in this estimate.

- 1) Off-site work
- 2) Night time and weekends work.
- 3) Accelerated construction schedule.
- 4) Deep foundation systems.
- 5) LEED Accreditation / ZNE or other sustainability goals.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of six at the General Contractor and Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
- 3) This estimate assumes the design-bid-build delivery method.

CONSTRUCTION COST SUMMARY - OPTION COMPARISON

Option	Total Construction Cost (2024\$)	Total Escalated Construction Cost
TOTAL ESTIMATED CONSTRUCTION COST RENOVATION OPTION 1	\$28,201,761	\$33,427,547
TOTAL ESTIMATED CONSTRUCTION COST REBUILD OPTION 2A	\$94,784,246	\$112,347,766
TOTAL ESTIMATED CONSTRUCTION COST REBUILD OPTION 2B	\$96,156,050	\$113,973,765

CONSTRUCTION COST SUMMARY - OPTION 1

Ph	Description	Total (2024\$)	Escalation to MOC October 2027 18.53%	Total
1	CITY HALL RENOVATION			
1	POLICE DEPARTMENT HEADQUARTERS RENOVATION	\$7,325,178	\$1,357,355	\$8,682,533
2	POLICE DEPARTMENT ANNEX RENOVATION	\$6,213,396	\$1,151,342	\$7,364,738
3	PUBLIC WORKS YARD RENOVATION	\$3,550,225	\$657,857	\$4,208,082
4	FIRE STATION #1 RENOVATION	\$6,586,300	\$1,220,441	\$7,806,741
5	FIRE STATION #2 RENOVATION	\$4,526,662	\$838,790	\$5,365,452
TOTAL ESTIMATED CONSTRUCTION COST		\$28,201,761	\$5,225,786	\$33,427,547

Option 1: Renovate Existing Facilities

Option 1: Renovate Existing Facilities Summary

Item	Description	Area	Cost/SF	Total (2024\$)
1	City Hall Renovation	37,263 SF		
1	Police Department Headquarters Renovation	11,889 SF	\$616.13	\$7,325,178
2	Police Department Annex Renovation	11,226 SF	\$553.48	\$6,213,396
3	Public Works Yard Renovation	14,095 SF	\$251.88	\$3,550,225
4	Fire Station #1 Renovation	11,500 SF	\$572.72	\$6,586,300
5	Fire Station #2 Renovation	7,800 SF	\$580.34	\$4,526,662
TOTAL ESTIMATED CONSTRUCTION COST (2024\$)				\$28,201,761

Option 1: Renovate Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
1 Police Department Headquarters Renovation				
Renovate existing police department headquarters, allowance	11,889	gsf	\$595.00	\$7,073,955
Hazmat abatement, allowance	11,889	gsf	\$7.00	\$83,223
Sitework improvements (path of travel and ADA), allowance	60,000	sf	\$2.80	\$168,000
Subtotal - Police Department Headquarters Renovation				<u>\$7,325,178</u>
2 Police Department Annex Renovation				
Renovate existing police department annex, allowance	11,226	gsf	\$539.00	\$6,050,814
Hazmat abatement, allowance	11,226	gsf	\$7.00	\$78,582
Sitework improvements (path of travel and ADA), allowance	20,000	sf	\$4.20	\$84,000
Subtotal - Police Department Annex Renovation				<u>\$6,213,396</u>
3 Public Works Yard Renovation				
Renovate existing PW office, allowance	4,000	gsf	\$420.00	\$1,680,000
Hazmat abatement, allowance	4,000	gsf	\$7.00	\$28,000
Renovate existing PW maintenance / garage, allowance	4,255	gsf	\$308.00	\$1,310,540
Hazmat abatement, allowance	4,255	gsf	\$7.00	\$29,785
Renovate existing PW covered areas, allowance	5,840	gsf	\$49.00	\$286,160
Demolish existing 2-story building	550	gsf	\$30.80	\$16,940
Sitework improvements (path of travel and ADA), allowance	71,000	sf	\$2.80	\$198,800
Subtotal - Public Works Yard Renovation				<u>\$3,550,225</u>
4 Fire Station #1 Renovation				
Renovate existing fire station, allowance	11,500	gsf	\$560.00	\$6,440,000
Hazmat abatement, allowance	11,500	gsf	\$7.00	\$80,500
Sitework improvements (path of travel and ADA), allowance	23,500	sf	\$2.80	\$65,800
Subtotal - Fire Station #1 Renovation				<u>\$6,586,300</u>
5 Fire Station #2 Renovation				
Renovate existing fire station, allowance	7,800	gsf	\$560.00	\$4,368,000
Hazmat abatement, allowance	7,800	gsf	\$7.00	\$54,600
Demolish training tower	400	gsf	\$42.00	\$16,800
Sitework improvements (path of travel and ADA), allowance	31,165	sf	\$2.80	\$87,262
Subtotal - Fire Station #2 Renovation				<u>\$4,526,662</u>

CONSTRUCTION COST SUMMARY - OPTION 2A

Ph	Description	Total (2024\$)	Escalation to MOC October 2027 18.53%	Total
1	NEW CONSOLIDATED POLICE DEPARTMENT BUILDING (41,746SF)	\$56,850,521	\$10,534,402	\$67,384,923
2	NEW PUBLIC WORKS YARD (14,095SF)	\$11,757,410	\$2,178,648	\$13,936,058
3	NEW FIRE STATION #1 (11,500SF)	\$10,507,700	\$1,947,077	\$12,454,777
4	NEW FIRE STATION #2 (15,974SF)	\$15,668,615	\$2,903,394	\$18,572,009
TOTAL ESTIMATED CONSTRUCTION COST		\$94,784,246	\$17,563,521	\$112,347,766

Option 2A: Rebuild Existing Facilities

Option 2A: Rebuild Existing Facilities Summary

Item	Description	Area	Cost/SF	Total (2024\$)
1	New Consolidated Police Department Building (41,746SF)	41,746 SF	\$1,361.82	\$56,850,521
2	New Public Works Yard (14,095SF)	14,095 SF	\$834.15	\$11,757,410
3	New Fire Station #1 (11,500SF)	11,500 SF	\$913.71	\$10,507,700
4	New Fire Station #2 (15,974SF)	15,974 SF	\$980.88	\$15,668,615
TOTAL ESTIMATED CONSTRUCTION COST (2024\$)				\$94,784,246

Option 2A: Rebuild Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
1 New Consolidated Police Department Building (41,746SF)				
Demolish existing police department HQ building, 2-story	11,889	gsf	\$28.00	\$332,892
Hazmat abatement, allowance	11,889	gsf	\$7.00	\$83,223
Existing Annex building, no scope	11,226	gsf		Excluded
New Police Department Building, 1-Story structure including PV, allow	41,746	gsf	\$910.00	\$37,988,860
Subterranean level of parking below PD building	41,746	gsf	\$175.00	\$7,305,550
Ground level of parking below PD building	41,746	gsf	\$126.00	\$5,259,996
Sitework (existing PD HQ site), allowance	60,000	sf	\$98.00	<u>\$5,880,000</u>
Subtotal - New Consolidated Police Department Building (41,746SF)				<u>\$56,850,521</u>
2 New Public Works Yard (14,095SF)				
Demolish existing office, 1-story	4,000	gsf	\$21.00	\$84,000
Hazmat abatement, allowance	4,000	gsf	\$7.00	\$28,000
Demolish existing maintenance / garage, 1-story	6,095	gsf	\$21.00	\$127,995
Hazmat abatement, allowance	6,095	gsf	\$7.00	\$42,665
Demolish existing covered areas	4,000	gsf	\$14.00	\$56,000
New office building, 1-story, allowance	4,000	gsf	\$588.00	\$2,352,000
New maintenance / garage, 1-story, allowance	6,095	gsf	\$490.00	\$2,986,550
New covered areas, allowance	4,000	gsf	\$224.00	\$896,000
PV, not required				Excluded
Sitework, allowance	71,000	sf	\$56.00	\$3,976,000
Premium for contaminated soils remediation, allowance	71,000	sf	\$4.20	\$298,200
New fueling canopy and nozzles, leave tanks and distribution in place, allowance	2,000	sf	\$455.00	\$910,000
Subtotal - New Public Works Yard (14,095SF)				<u>\$11,757,410</u>
3 New Fire Station #1 (11,500SF)				
Demolish existing fire station, 1-story	11,500	gsf	\$28.00	\$322,000
Hazmat abatement, allowance	11,500	gsf	\$7.00	\$80,500
New Fire Station Building, 1-Story including PV, allowance	11,500	gsf	\$770.00	\$8,855,000
Sitework, allowance	23,500	sf	\$53.20	<u>\$1,250,200</u>
Subtotal - New Fire Station #1 (11,500SF)				<u>\$10,507,700</u>

Option 2A: Rebuild Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
4 New Fire Station #2 (15,974SF)				
Demolish existing fire station, 1-story	7,800	gsf	\$28.00	\$218,400
Hazmat abatement, allowance	7,800	gsf	\$7.00	\$54,600
Demolish training tower	400	gsf	\$42.00	\$16,800
New Fire Station Building, partial 2-Story including PV, allowance	15,974	gsf	\$833.00	\$13,306,342
Sitework including generator and trash enclosure (no fueling on site), allowance	31,165	sf	\$66.50	\$2,072,473
Subtotal - New Fire Station #2 (15,974SF)				<u>\$15,668,615</u>

CONSTRUCTION COST SUMMARY - OPTION 2B

Ph	Description	Total (2024\$)	Escalation to MOC October 2027 18.53%	Total
1	NEW CONSOLIDATED POLICE DEPARTMENT BUILDING (41,746SF)	\$58,222,325	\$10,788,597	\$69,010,922
2	NEW PUBLIC WORKS YARD (14,095SF)	\$11,757,410	\$2,178,648	\$13,936,058
3	NEW FIRE STATION #1 (11,500SF)	\$10,507,700	\$1,947,077	\$12,454,777
4	NEW FIRE STATION #2 (15,974SF)	\$15,668,615	\$2,903,394	\$18,572,009
TOTAL ESTIMATED CONSTRUCTION COST		\$96,156,050	\$17,817,716	\$113,973,765

Option 2B: Rebuild Existing Facilities

Option 2B: Rebuild Existing Facilities Summary

Item	Description	Area	Cost/SF	Total (2024\$)
1	New Consolidated Police Department Building (41,746SF)	41,746 SF	\$1,394.68	\$58,222,325
2	New Public Works Yard (14,095SF)	14,095 SF	\$834.15	\$11,757,410
3	New Fire Station #1 (11,500SF)	11,500 SF	\$913.71	\$10,507,700
4	New Fire Station #2 (15,974SF)	15,974 SF	\$980.88	\$15,668,615
TOTAL ESTIMATED CONSTRUCTION COST (2024\$)				\$96,156,050

Option 2B: Rebuild Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
1 New Consolidated Police Department Building (41,746SF)				
Demolish existing police department HQ building, 2-story	11,889	gsf	\$28.00	\$332,892
Hazmat abatement, allowance	11,889	gsf	\$7.00	\$83,223
Existing Annex building, no scope	11,226	gsf	\$28.00	\$314,328
Hazmat abatement, allowance	11,226	gsf	\$7.00	\$78,582
New Police Department Building, 2-Story structure including PV, allow	41,746	gsf	\$1,050.00	\$43,833,300
New parking deck over existing parking lot that connects to new PD building including ramps, allowance	65,000	gsf	\$91.00	\$5,915,000
Renovate, patch and repair existing parking lot under new deck	65,000	gsf	\$21.00	\$1,365,000
Sitework (existing PD annex site), allowance	30,000	sf	\$126.00	\$3,780,000
Sitework (existing PD HQ site) turned into a surface parking lot, allowance	60,000	sf	\$42.00	\$2,520,000

Subtotal - New Consolidated Police Department Building (41,746SF) \$58,222,325

2 New Public Works Yard (14,095SF)				
Demolish existing office, 1-story	4,000	gsf	\$21.00	\$84,000
Hazmat abatement, allowance	4,000	gsf	\$7.00	\$28,000
Demolish existing maintenance / garage, 1-story	6,095	gsf	\$21.00	\$127,995
Hazmat abatement, allowance	6,095	gsf	\$7.00	\$42,665
Demolish existing covered areas	4,000	gsf	\$14.00	\$56,000
New office building, 1-story, allowance	4,000	gsf	\$588.00	\$2,352,000
New maintenance / garage, 1-story, allowance	6,095	gsf	\$490.00	\$2,986,550
New covered areas, allowance	4,000	gsf	\$224.00	\$896,000
PV, not required				Excluded
Sitework, allowance	71,000	sf	\$56.00	\$3,976,000
Premium for contaminated soils remediation, allowance	71,000	sf	\$4.20	\$298,200
New fueling canopy and nozzles, leave tanks and distribution in place, allowance	2,000	sf	\$455.00	\$910,000

Subtotal - New Public Works Yard (14,095SF) \$11,757,410

3 New Fire Station #1 (11,500SF)				
Demolish existing fire station, 1-story	11,500	gsf	\$28.00	\$322,000
Hazmat abatement, allowance	11,500	gsf	\$7.00	\$80,500
New Fire Station Building, 1-Story including PV, allowance	11,500	gsf	\$770.00	\$8,855,000
Sitework, allowance	23,500	sf	\$53.20	\$1,250,200

Subtotal - New Fire Station #1 (11,500SF) \$10,507,700

Option 2B: Rebuild Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
4 New Fire Station #2 (15,974SF)				
Demolish existing fire station, 1-story	7,800	gsf	\$28.00	\$218,400
Hazmat abatement, allowance	7,800	gsf	\$7.00	\$54,600
Demolish training tower	400	gsf	\$42.00	\$16,800
New Fire Station Building, partial 2-Story including PV, allowance	15,974	gsf	\$833.00	\$13,306,342
Sitework including generator and trash enclosure (no fueling on site), allowance	31,165	sf	\$66.50	\$2,072,473
Subtotal - New Fire Station #2 (15,974SF)				<u>\$15,668,615</u>

Appendix: Library and Senior Center

**Redondo Beach Capital Improvement Projects (CIP) Cost Analysis
Conceptual Statement of Probable Cost**

Component	Renovation	Replacement / New Construction	Comment
1 CONSTRUCTION COSTS	45,222,000	119,191,000	
City Hall	21,338,121	38,905,125	Extensive Renovation
Library	13,037,808	48,669,572	Light/aesthetic renovation
Anderson Park Senior Center	819,098	3,841,628	Light/aesthetic renovation
Escalation to Midpoint of Construction (Varies within each option)	5,916,284	16,939,445	
Course of Construction Contingency	4,111,131	10,835,577	10% Allowance on Construction Costs
2 GEOTECHNICAL	60,000	75,000	
Soils Reports (Buildings, Parking Areas)	60,000	75,000	Allowance
3 ENVIRONMENTAL	30,000	145,000	
Environmental Impact Report (EIR) / CEQA	N/A	100,000	Allowance
ACM/LBP Report	30,000	45,000	Allowance
4 DEPUTY TESTING AND INSPECTION	680,000	1,790,000	
Soils Testing (Deputy Inspections)	230,000	600,000	Allowance
Materials Testing (Deputy Inspections)	450,000	1,190,000	Allowance
5 A/E SERVICES	4,530,000	11,920,000	
Conceptual Design	4,530,000	11,920,000	Based on 10% fee
Schematic Design	Incl abv	Incl abv	
Design Development	Incl abv	Incl abv	
Construction Administration	Incl abv	Incl abv	
FF&E Procurement	Incl abv	Incl abv	
6 FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)	3,284,000	4,710,000	
Buildings	3,209,000	4,560,000	Allowance of \$50/SF w/ varving SF needs
Site	75,000	150,000	Allowance
7 TEMPORARY FACILITIES AND RELOCATION	500,000	975,000	
Temporary Facilities	400,000	800,000	Allowance
Relocation Expenses	100,000	175,000	Allowance
8 ELECTRONIC SYSTEMS AND SPECIAL EQUIPMENT	2,260,000	5,960,000	
Computers, Phones, Servers, Scanners, Fax Machines, Copiers	N/A	N/A	City to advise on requirement, if any
AV Systems	1,360,000	3,580,000	Based on 3% of Construction Costs
Security Equipment	900,000	2,380,000	Based on 2% of Construction Costs
9 PROGRAM & CONSTRUCTION MANAGEMENT	2,370,000	5,010,000	
Overhead, Fee & Administration costs	2,260,000	4,770,000	Allowance
Reimbursables / Insurance	110,000	240,000	
10 UTILITY COMPANY CONNECTION SERVICES AND FEES	37,500	300,000	
Electric Service	7,500	60,000	
Water Service	7,500	60,000	
Sewer Service	7,500	60,000	
Gas Service	7,500	60,000	
Phone/Data/Cable Service	7,500	60,000	
11 CITY OF REDONDO BEACH FEES AND ADMINISTRATION	-	-	
Plan Check, Permit Fees, and Building Inspections	N/A	N/A	Assumes exempt from fees
12 CONTINGENCY: CITY OF REDONDO BEACH	688,000	1,496,000	
Soft Cost Contingency	688,000	1,496,000	5% Allowance on all Soft Costs
TOTAL PROJECT COSTS	\$59,661,500	\$151,572,000	

NOTES:

- Construction costs are based on July 2024 values and include escalation based upon a midpoint of construction varying between June to October 2027.
- This Statement of Probable Cost is based on current level of documentation available which is a visual observation of current facilities. Estimates are developed on reasonable best efforts to assess geographic considerations, assumed building type, construction methods, current labor rates and material costs, and local market conditions to generate an opinion of possible project specific costs. Adjustments to this estimate could produce amendments to subsequent and future project budget updates based upon changes in project specific requirements, program refinement or unforeseen adjustments in local market conditions affecting both direct and indirect costs.

CONSTRUCTION COST SUMMARY - OPTION 1

Ph	Description	Total (2024\$)	Escalation to MOC June 2027 16.81%	Total
6	CITY HALL RENOVATION	\$21,338,121	\$3,586,938	\$24,925,059
7	LIBRARY LIGHT RENOVATION	\$13,037,808	\$2,191,656	\$15,229,464
8	ANDERSON PARK SENIOR CENTER LIGHT RENOVATION	\$819,098	\$137,690	\$956,788
TOTAL ESTIMATED CONSTRUCTION COST		\$35,195,027	\$5,916,284	\$41,111,311

Option 1: Renovate Existing Facilities

Option 1: Renovate Existing Facilities Summary

Item	Description	Area	Cost/SF	Total (2024\$)
6	City Hall Renovation	37,263 SF	\$572.64	\$21,338,121
7	Library Light Renovation	50,954 SF	\$255.87	\$13,037,808
8	Anderson Park Senior Center Light Renovation	3,071 SF	\$266.72	\$819,098
TOTAL ESTIMATED CONSTRUCTION COST (2024\$)				\$35,195,027

Option 1: Renovate Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
6 City Hall Renovation				
Renovate existing city hall, allowance	37,263	gsf	\$560.00	\$20,867,280
Hazmat abatement, allowance	37,263	gsf	\$7.00	\$260,841
Sitework improvements (path of travel and ADA), allowance	100,000	sf	\$2.10	\$210,000
Subtotal - City Hall Renovation				<u>\$21,338,121</u>
7 Library Light Renovation				
Light renovation to existing library, allowance	50,954	gsf	\$252.00	\$12,840,408
Sitework improvements (path of travel and ADA), allowance	70,500	sf	\$2.80	\$197,400
Subtotal - Library Light Renovation				<u>\$13,037,808</u>
8 Anderson Park Senior Center Light Renovation				
Light renovation to existing library, allowance	3,071	gsf	\$238.00	\$730,898
Sitework improvements (path of travel and ADA), allowance	21,000	sf	\$4.20	\$88,200
Subtotal - Anderson Park Senior Center Light Renovation				<u>\$819,098</u>

CONSTRUCTION COST SUMMARY - OPTION 2

Ph	Description	Total (2024\$)	Escalation to MOC October 2027 18.53%	Total
5	NEW CITY HALL BUILDING (37,263SF)	\$38,905,125	\$7,209,120	\$46,114,245
6	NEW LIBRARY BUILDING (50,954SF)	\$48,669,572	\$9,018,472	\$57,688,044
7	NEW ANDERSON PARK SENIOR CENTER	\$3,841,628	\$711,854	\$4,553,482
TOTAL ESTIMATED CONSTRUCTION COST		\$91,416,325	\$16,939,445	\$108,355,770

Option 2: Rebuild Existing Facilities

Option 2: Rebuild Existing Facilities Summary

Item	Description	Area	Cost/SF	Total (2024\$)
5	New City Hall Building (37,263SF)	37,263 SF	\$1,044.07	\$38,905,125
6	New Library Building (50,954SF)	50,954 SF	\$955.17	\$48,669,572
7	New Anderson Park Senior Center	3,071 SF	\$1,250.94	\$3,841,628
TOTAL ESTIMATED CONSTRUCTION COST (2024\$)				\$91,416,325

Option 2: Rebuild Existing Facilities Detail Elements

Phase	Quantity	Unit	Unit Cost	Total (2024\$)
5 New City Hall Building (37,263SF)				
Demolish existing city hall building, 2-story	37,263	gsf	\$28.00	\$1,043,364
Hazmat abatement, allowance	37,263	gsf	\$7.00	\$260,841
New City Hall Building, 2-Story including PV, allowance	37,263	gsf	\$840.00	\$31,300,920
Sitework, allowance	100,000	sf	\$63.00	<u>\$6,300,000</u>
Subtotal - New City Hall Building (37,263SF)				<u>\$38,905,125</u>
6 New Library Building (50,954SF)				
Demolish existing library, 2-story	50,954	gsf	\$28.00	\$1,426,712
Hazmat abatement, allowance	50,954	gsf	\$7.00	\$356,678
New Library Building, 2-story including PV, allowance	50,954	gsf	\$833.00	\$42,444,682
Sitework, allowance	70,500	sf	\$63.00	<u>\$4,441,500</u>
Subtotal - New Library Building (50,954SF)				<u>\$48,669,572</u>
7 New Anderson Park Senior Center				
Demolish existing library, 2-story	3,071	gsf	\$28.00	\$85,988
Hazmat abatement, allowance	3,071	gsf	\$7.00	\$21,497
New Library Building, 2-story including PV, allowance	3,071	gsf	\$833.00	\$2,558,143
Sitework, allowance	21,000	sf	\$56.00	<u>\$1,176,000</u>
Subtotal - New Anderson Park Senior Center				<u>\$3,841,628</u>