

**EXHIBIT A
OWNER'S PROJECT CRITERIA**

**CITY OF REDONDO BEACH BOND MEASURE (FP) PROJECT
TO RECONSTRUCT FIRE STATIONS 1 & 2**

VISION, GOALS AND OBJECTIVES

The City's Measure FP Project is a voter-approved \$93,350,000 general obligation bond measure to fund the reconstruction of Fire Stations No. 1 and 2 and the modernization of Police facilities, including the Headquarters and Annex buildings, in an expedient manner within the established budget in order to enhance public safety operations.

This RFQ/P is focused solely on the construction of new Fire Stations No. 1 and 2 for the Measure FP Project and the following defines the fundamental programmatic, performance and quality requirements that will guide design and construction under the PDB approach, which may be modified during Phase One (1) (Preconstruction/Design Development), subject to Owner approval, and defines the standards against which the Guaranteed Maximum Price (GMP) proposal will be evaluated before proceeding to Phase Two (2) (Final Design and Construction).

Vision Statement

The City envisions modern, resilient, durable and operationally efficient fire stations that will enhance the City's ability to protect lives and property; support firefighter health and readiness; reflect best practices in fire service design and sustainability; and meet the needs of the community for the foreseeable future.

Key Goals and Objectives

- Phased Redevelopment with Operational Continuity

As the City's Fire Department (RBFD) must remain fully operational throughout the duration of the Project, the Design-Builder will be responsible for developing a detailed phasing and transition plan that ensures uninterrupted emergency response operations during construction. This includes assisting with and coordination of temporary site improvements and utility connections necessary to support modular facilities, such as apparatus bays and living quarters (to be procured directly by the City), which will be critical to maintaining operations during the reconstruction/replacement of each station.

- Program-Driven Facility Replacement

Each replacement station will be guided by the City's established programmatic space needs and operational goals. The design should accommodate modern apparatus and technology, provide an optimal working and living environment for personnel, ensure adequate circulation for fire service equipment and resources, and promote efficient response times.

- Cost Effectiveness and Long-Term Value

In collaboration with the PDB team, the City aims to emphasize cost-conscious design and construction solutions; leverage open-book cost estimating, value engineering and life-cycle cost analysis; and invest in durable, low-maintenance materials and systems that extend the useful life of City assets.

- Integrated and Collaborative Delivery

The PDB process will require close collaboration between the City, and more specifically the Fire Department, and the Design-Builder to refine design documents, validate costs, and establish a GMP aligned with the approved budget and scope. As such, the Design-Builder must demonstrate an ability to coordinate design progression with financial, permitting and construction readiness in order to minimize downtime and accelerate delivery.

- Operational Efficiency and Site Functionality

Each station must balance functionality, safety and aesthetics with careful attention to apparatus bay access, traffic flow and neighborhood compatibility. The Design-Builder should propose site layouts that support rapid deployment, safe ingress/egress, and minimal disruption to the surrounding communities.

- Collaborative and Transparent Team Culture

The City seeks a Design-Builder with proven experience delivering public safety facilities utilizing alternative or innovative delivery models, particularly those involving phased operations and temporary facilities, in order to yield a strong, transparent and collaborative working relationship centered around communication, problem solving and trust.

LOCATION

The Project is a two-site, multi-phase initiative to replace the existing Fire Station No. 1 and Fire Station No. 2 with modern, high-performance and operationally resilient facilities that meet current and future service demands. The sites indicated for temporary operations will be utilized for the duration of the construction period.

- Fire Station No. 1 (FS1): 401 S Broadway: 23,500 SF lot
- Fire Station No. 2 (FS2): 2400 Grant Avenue: 31,000 SF lot
- Temporary FS1: City Hall employee parking lot at N Broadway & Carnelian St
- Temporary FS2: Undeveloped, City owned lot at Inglewood Ave & Grant Ave

PROGRAM / SCOPE

The following are intended as general use and occupancy objectives, along with space requirements, but are not exhaustive in nature.

- Fire Station No. 1 (FS1): Roughly 16,000 SF inclusive of three (3) apparatus bays.
 - Administrative offices/support workrooms;
 - Sleeping quarters/dorms for A-C shifts of ten (10) personnel and private offices/living quarters for two (2) captains;
 - Living areas (dayroom/kitchen/dining);
 - Fitness room and locker/restroom facilities;
 - Apparatus support (decontamination, gear storage, compressor, etc.); and
 - Secure staff parking and ADA access, including public entry.

- Fire Station No. 2 (FS2): Roughly 16,000 SF inclusive of three (3) apparatus bays.
 - Training/administrative support spaces;
 - Sleeping quarters/dorms for A-C shifts of seven (7) personnel and private offices/living quarters for two (2) captains and one (1) division chief.
 - Living areas (dayroom/kitchen/dining);
 - Fitness room and locker/restroom facilities;
 - Apparatus support (decontamination, gear storage, compressor, etc.);
 - Secure staff parking and outdoor areas; and
 - Separate access (ingress/egress point) for battalion chief vehicle.
- Temporary FS1 & FS2
 - Coordination of site improvements such as grading, circulation layouts, and utility connections to support the modular facilities and temporary operations.
 - Support with the relocation of equipment/resources and facilitate operational alignment with the approved construction schedule for the permanent stations.

DESIGN CHARACTER

The reconstruction of both stations should strive to maintain design compatibility and continuity with the surrounding neighborhoods based on key materials and elements.

- Core Improvements

Replacement of existing fire stations with new facilities designed around the City's identified programmatic space requirements, including modern apparatus bays, living quarters/dorms, training areas, administrative offices and support spaces.

- Temporary Operations Support

While the City will directly procure any necessary temporary modular facilities, the PDB team will be responsible for designing and implementing any associated site improvements, grading and utility connections required to ensure the temporary facilities are fully functional and aligned with the approved construction schedule.

- Site Enhancements

Upgraded utilities, site circulation, drive aprons, wash areas and landscaping designed to enhance safety, efficiency and neighborhood compatibility.

- Sustainability and Resiliency

Incorporation of durable, energy-efficient systems, inclusive of an emergency generator, and design strategies that reduce long-term maintenance costs and improve building performance under emergency and post-disaster conditions.

- Future Scalability

Design flexibility to accommodate future technology integration, apparatus modifications, and evolving operational demands without major disruption.

PERFORMANCE STANDARDS / TECHNICAL SPECIFICATIONS

- Structural and seismic compliance for essential services buildings with 75-year design life, and meets or exceeds building code standards for living quarters.
- Functional and operational systems, including mechanical, electrical, and plumbing (MEP), designed for high reliability and with redundancy.
- Environmental and energy efficiency standards in compliance with California Title 24 requirements.
- Sustainability, durability and resiliency factors and construction materials that utilize a low maintenance, life-cycle replacement planning/cost orientation and with specific consideration given to air handling/dehumidification systems.
- Compliance with National Fire Protection Association (NFPA) codes and standards, and adherence to the U.S. Fire Administration (USFA) and FEMA's "Safety and Health Considerations for the Design of Fire and Emergency Medical Services Stations" publication (May 2018).

FUNDING / BUDGET

The total approved Measure FP bond funding authorization is \$93,350,000 with roughly \$48,000,000 set aside for the reconstruction of Fire Stations 1 and 2, including the costs associated with temporary relocation of the said station operations during construction. The estimated direct construction cost, for purposes of fee proposal calculation, is \$32,000,000, inclusive of new facilities and temporary site improvements.

Key cost components include but are not limited to: construction; geotechnical (e.g., soils reports); deputy testing/inspections; architectural and engineering services; furniture, fixtures and equipment; temporary facilities and relocation expenses; electrical systems and special equipment; utility connection services and fees; and program and construction management firm overhead, fees and reimbursables.

The City's previously approved contingency is roughly ten percent (10%), and all escalation allowances shall be tracked separately. The City will withhold five percent (5%) retention from all Phase 2 or early work package payments for work performed. The Design-Builder shall develop and maintain an open-book cost model, updated at each design milestone with life-cycle cost analysis completed throughout, and GMP validation must demonstrate budget alignment before Phase 2 authorization.

SCHEDULE / TIMELINE OVERVIEW

The work to be performed under the established contract will be informed by the following, anticipated milestones with the understanding that time is of the essence to this Project.

- Phase 1: Pre-Construction / Design Development

Utilizing the City's established programmatic space needs and functional requirements to advance design, validate scope and confirm existing site and utility conditions, the PDB team will develop a GMP during the design development stage. This phase will encompass cost modeling, constructability reviews and schedule development. Moreover, the Design-Builder will also prepare a detailed, phased and operational continuity plan that ensures uninterrupted emergency-response operations during construction and coordination of temporary site improvements and utility connections to support modular facilities and associated equipment to be procured directly by the City.

- Phase 2: Construction

Upon mutual agreement of the GMP, proposed schedule and execution of the Phase 2 Amendment, the Project will transition into construction. This phase will include full demolition and replacement of each existing fire station and deliver utility and infrastructure upgrades along with associated site improvements. The new facilities will be delivered as code-compliant, seismically resilient, energy-efficient and future-ready assets that enhance operational readiness and serve the City well into the future.

- Anticipated Timeline

<i>Target Completion Schedule</i>	<i>Est. Duration</i>	<i>Est. Completion</i>
Notice to Proceed to Phase One (1)	Start / NTP	Spring 2026
Phase 1 - Design & Concept Review	4 Months	Summer 2026
Phase 1 - GMP Development/Negotiation	3-4 Months	End of 2026
Notice to Proceed to Phase Two (2)	Month 9	Start of 2027
Phase 2 - Construction Docs/Early Work	5 Months	Summer 2027
Phase 2 - Substantial Completion	12-18 Months	Summer/Fall 2028