

CITY OF REDONDO BEACH

REQUEST FOR QUALIFICATIONS / PROPOSALS

RFQ/P# 2X25-00X



**PROGRESSIVE DESIGN-BUILD (PDB) SERVICES
FOR THE CITY'S BOND MEASURE (FP) PROJECT
TO RECONSTRUCT FIRE STATIONS 1 & 2**

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Issued: December 11, 2025

Responses Due: January 29, 2026 by 5:00 p.m. (PST)

REQUEST FOR QUALIFICATIONS / PROPOSALS

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PROGRESSIVE DESIGN-BUILD SERVICES - MEASURE FP - FIRE STATIONS 1 & 2

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**REQUEST FOR QUALIFICATIONS / PROPOSALS (RFQ/P)
FOR THE CITY'S BOND MEASURE (FP) PROJECT TO
RECONSTRUCT FIRE STATIONS 1 & 2**

Issuing Office: Public Works Department - Engineering Services Division

Date: December 11, 2025

SECTION 1 - INTRODUCTION

1.1 OVERVIEW

The City of Redondo Beach (City) is issuing this Request for Qualifications/Proposals (RFQ/P) to qualified entities (Respondent/Proposer) interested in providing Progressive Design-Build (PDB) services for the reconstruction of Fire Stations 1 and 2 (FS1 & FS2) as part of the Measure FP, Public Safety Services Bond Measure Project (Project).

In accordance with California Public Contract Code Section 22185.3, this RFQ/P has been prepared and issued in order to select a PDB team - comprised of a general contractor, architect, subconsultants and trade partners - to execute the Project. The City may evaluate submissions based solely upon the information provided in each Respondent's statement of qualifications (SOQ) and proposal and may also interview some or all of the PDB entities to further evaluate their qualifications for the project.

Utilizing the PDB model, the successful Respondent (Design-Builder) will provide comprehensive design and construction services for the Project in two (2) phases.

Phase One (1) Services: Design-Builder shall perform the services of design, pricing, and other preconstruction services for the Project based on the Owner's Project Criteria and shall perform such services to the level of completion required for the Design-Builder and Owner to establish the contract price for Phase 2, as set forth below. The Guaranteed Maximum Price (GMP) for Phase 2 shall be developed during Phase 1 on an "open-book" basis and based on refined scope, schedule and cost estimates.

Phase Two (2) Services: Design-Builder's services shall consist of the completion of all construction documents, procurement of all materials and equipment, performance of construction services, the start-up, testing and commissioning, and the provision of warranty services for the Project.

Note: The City is not obligated to proceed to Phase 2 if agreement on the GMP, schedule or completion date cannot be reached. In such case, the City retains full ownership of all work products and materials produced during Phase 1 and may utilize them for subsequent procurement or Project completion by other PDB entities.

1.2 SUBMISSION OF PROPOSAL

Proposals shall be submitted electronically via the City's online purchasing portal, which can be found at <https://procurement.opengov.com/portal/redondo>, by 5:00 PM (PST) on January 29, 2026. Any proposal not received prior to the time set forth in this RFQ/P (or an addendum) may be disqualified.

1.3 PROPOSAL FORMAT

The submittal package (Proposal) shall consist of electronic, bookmarked pages in Portable Document Format (PDF). Proposals deemed to be incomplete or marred by other deficiencies may be rejected without further consideration.

1.4 OPENING OF PROPOSALS

Proposals will be opened and evaluated by the assigned Evaluation Committee after the submittal deadline. The proposals will not be publicly read (Government Code Section 6250 et. seq.). Once a proposal has been submitted, it will not be returned.

1.5 RIGHT OF REJECTION BY CITY

The City expressly reserves the right, at its sole discretion, to reject any and all proposals and solicit new proposals with modified terms and conditions. In the event of any such rejection, the City shall not be liable for any costs incurred in connection with the preparation and submittal of a proposal. The City also reserves the right to waive any informalities in conjunction with the proposals.

1.6 ACCEPTANCE OF PROPOSALS

Within sixty (60) days after the final submittal deadline for proposals, the City will act upon them. The highest-ranking firm or firms (as determined by the Evaluation Committee thorough review of written proposals) may be requested to submit additional information or participate in interviews (either online or in person). The City reserves the right to enter into negotiations to produce a contract for services with a single entity. The City reserves the right to terminate negotiations, without any cost to the City, in the event it deems progress toward a contract to be insufficient. In that event, negotiations may commence with the second highest ranking firm or team.

1.7 TERM OF WITHDRAWAL

All fee proposals shall be firm offers and may not be withdrawn for a period sixty (60) days following the date set forth in Section 1.2.

1.8 SELECTION PROCESS

The selection process will be informed by the following standards:

- 1.8.1 Adherence to Format: A proposal should adhere to the format outlined in this RFQ/P in order to be evaluated by the City. Each response should be specifically addressed to the applicable section of the RFQ/P.
- 1.8.2 Proposal Evaluation: An Evaluation Committee will evaluate the proposals utilizing criteria listed in Section 1.9, and throughout this document, and may utilize the services of appropriate experts to assist in the evaluation process.
- 1.8.3 Oral Interview: The City may, at its option, invite one or more of the highest-ranking firms/teams to make a verbal presentation to the Evaluation Committee to provide additional requested information or answer questions regarding the proposal.

1.9 EVALUATION CRITERIA

Proposals will be reviewed and evaluated by the Evaluation Committee based on the information provided in each proposal. Selection will be made on a "best qualified" basis.

Criteria for selection will include, but not be limited to:

- 1.9.1 Overall qualifications of firm and key team members, such as experiences and expertise of project manager(s), and availability and qualifications of other key personnel, consultants and sub-contractors.
- 1.9.2 Prior experience, references, and successful completion of similar projects.
- 1.9.3 Understanding of the City's program needs, objectives and goals for the Project.
- 1.9.4 Technical ability, such as methodology and stated approach to the Project.
- 1.9.5 Capacity of firm to complete Project per the City's timeline and within budget.
- 1.9.6 Overall organization and quality of the proposals.

1.10 INTERPRETATIONS

All questions regarding the meaning or intent of the information provided in this RFQ/P, including procedures, specifications and contract provisions, shall be submitted via the City's online procurement portal (<https://procurement.opengov.com/portal/redondo>), and no later than January 14, 2026, 5:00 PM PST.

Questions that result in a significant interpretation of, or change in, the RFQ/P will be made by the City issuing an addendum to all recipients of the RFQ/P, and acknowledgement of any such addendum(s) shall be a part of the proposal. The City will not be responsible for any informal interpretation of the RFQ/P.

1.11 NONDISCRIMINATION

The consultant, with regard to the work performed by it during the contract, will be required to agree not to discriminate on the grounds of race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry in any activity pursuant to this agreement.

1.12 OFFICE LOCATION / TRAVEL

The City does not intend to house any consultant at the City's offices. The City does not intend to reimburse any consultant for personnel relocation under this agreement. Consultant's proximity to the City may be considered during the RFQ/P evaluation.

1.13 ORGANIZATIONAL CONFLICT OF INTEREST POLICY

A conflict-of-interest checklist is to be used by all Respondents, including subconsultants, to assist in the screening for potential organizational conflicts of interest. The checklist will only serve as a guide and there may be additional potential conflict situations not covered, and should the Respondent determine a potential conflict of interest exists that is not covered by the checklist, that potential conflict must still be disclosed.

SECTION 2 - PROJECT CRITERIA

2.1 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).

2.1.1 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.

2.1.2 Key Goals and Objectives

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. 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.

2.2 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.

2.2.1 Fire Station No. 1 (FS1): 401 S Broadway: 23,500 SF lot

2.2.2 Fire Station No. 2 (FS2): 2400 Grant Avenue: 31,000 SF lot

2.2.3 Temporary FS1: City Hall employee parking lot at N Broadway & Carnelian St

2.2.4 Temporary FS2: Undeveloped, City owned lot at Inglewood Ave & Grant Ave

2.3 PROGRAM / SCOPE

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

2.3.1 Fire Station No. 1 (FS1): Roughly 16,000 SF inclusive of three (3) apparatus bays.

- a. Administrative offices/support workrooms;
- b. Sleeping quarters/dorms for A-C shifts of ten (10) personnel;
- c. Living areas (dayroom/kitchen/dining);
- d. Fitness room and locker/restroom facilities;

- e. Apparatus support (decontamination, gear storage, compressor, etc.); and
 - f. Secure staff parking and ADA access, including public entry.
- 2.3.2 Fire Station No. 2 (FS2): Roughly 16,000 SF inclusive of three (3) apparatus bays.
- a. Training/admin support spaces;
 - b. Sleeping quarters/dorms for A-C shifts of 10 personnel;
 - c. Living areas (dayroom/kitchen/dining);
 - d. Fitness room and locker/restroom facilities;
 - e. Apparatus support (decontamination, gear storage, compressor, etc.);
 - f. Secure staff parking and outdoor areas; and
 - g. Separate access (ingress/egress point) for battalion chief vehicle.

2.3.3 Temp. FS1 & FS2

- a. Coordination of site improvements such as grading, circulation layouts, and utility connections to support the modular facilities and temporary operations.
- b. Support with the relocation of equipment/resources and facilitate operational alignment with the approved construction schedule for the permanent stations.

2.4 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.

2.4.1 Core Improvements

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

2.4.2 Site Enhancements

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

2.4.3 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.

2.4.4 Future Scalability

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

2.5 PERFORMANCE STANDARDS / TECHNICAL SPECIFICATIONS

- 2.5.1 Structural and seismic compliance for essential services buildings with 75-year design life, and meets or exceeds building code standards for living quarters.
- 2.5.2 Functional and operational systems, including mechanical, electrical, and plumbing (MEP), designed for high reliability and with redundancy.
- 2.5.3 Environmental and energy efficiency standards in compliance with California Title 24 requirements.
- 2.5.4 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.
- 2.5.5 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).

2.6 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; electronic 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. Liquidated damages will be determined as part of the Phase 2 contract. 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 Two (2) authorization.

2.7 SCHEDULE / TIMELINE

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.

2.7.1 Phase 1: Pre-Construction

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.

2.7.2 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.

2.7.3 <u>Project Milestones</u>	<u>Est. Duration</u>	<u>Est. Completion</u>
Notice to Proceed to Phase One (1)	PDB Start	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

SECTION 3 - SCOPE OF SERVICES

The scope of work to be performed by the Design-Builder during both Phase 1 and Phase 2 are specified herein and with reference to the Design-Build Institute of America (DBIA) Contract Document No. 544: Progressive Design-Build Agreement and the DBIA Contract Document No. 535: Standard Form of General Conditions of Contract Between Owner and Design-Builder.

California Senate Bill No. 706: Public Contracts: Progressive Design-Build: Local Agencies (2023-2024), an act to add and repeal Chapter 4.7 (commencing with Section 22185) of Part 3 of Division 2 of the Public Contract Code, relating to public contracts, also governs the progressive design-build (PDB) procurement process for public agency capital projects.

3.1 CONTRACT TERMS / CONDITIONS

3.1.1 No Guarantee for Award

There is no guarantee that the City will award a contract for any portion of this Project, including for the Phase 1 or Phase 2, and the Design-Builder will not be entitled to recover any costs, anticipated profit or monetary award(s) for proposal preparation in the event the City decides not to award a contract or if the City does not award a contract to a particular Proposer.

3.1.2 Wage Rates / Requirements

The Design-Builder is required to comply with all applicable prevailing wage requirements and/or regulations, including but not limited to California Labor Code

Section 1720 et seq., and those requirements and regulations that are deemed included in the proposal documents. State prevailing wage requirements are published by the California Department of Industrial Relations (www.dir.ca.gov).

3.1.3 Labor Compliance

The Design-Builder, and the subcontractors, of every tier, shall be registered with the Department of Industrial Relations pursuant to Labor Code Sections 1725.5 and 1771.1 for the duration of time that the contractor is performing work under the construction documents. Neither the contractor nor any subcontractor shall be qualified to submit a bid or proposal or be listed in a bid or proposal subject to the requirements of Section 4104 of the California Public Contract Code or engage in the performance of work under the contract documents unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. The contractor shall not enter into any subcontract without proof of the potential subcontractor's registration. If an unregistered contractor submits a proposal, the City will deem such a proposal as non-responsive. If any unregistered contractor or subcontractor performs work on this Project at any time, the City has the right to terminate the contract for cause.

3.1.4 Skilled and Trained Workforce

The Design-Builder shall provide with its submittal an enforceable commitment to the City that the Design-Builder and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Chapter 2.9, commencing with Section 2600, of Part 1 of the California Public Contract Code.

3.1.5 Equal Employment Opportunity

The Design-Builder shall comply with all applicable federal, state and local laws, rules and regulations regarding non-discrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, disability, or any other lawful reason.

3.1.6 CEQA Compliance

The Design-Builder shall ensure that the Project design complies with the California Environmental Quality Act (CEQA). Based on the existing environmental documentation, assuming consistency with the City's General Plan and zoning provisions and leveraging prior Environmental Impact Report (EIR) work completed for the existing facilities, it is anticipated that a CEQA Exemption Memo will serve as the most appropriate path for compliance.

3.2 PHASE 1: PRE-CONSTRUCTION AND PROGRESSIVE DESIGN SERVICES

Preconstruction and progressive design services will include collaborative design development, scheduling, cost estimating and risk analysis to support the City's goals, and the selected Design-Builder shall not begin services until the City issues a formal Notice to Proceed (NTP) for Phase 1: Preconstruction.

3.2.1 Project Initiation: Program Validation and Alignment

- a. PDB team shall participate in a series of kickoff and alignment workshops with the City and its Owner's Representative/Advisor to confirm project goals, review program documents and clarify temporary provisions.
- b. Process intended to validate alignment of the Owner's Project Criteria with scope, cost model(s), schedule assumptions, budget, phasing and baseline program in order to ensure early agreement/consensus.
- c. Establish a project management plan (PMP) incorporating risk analysis and which also accounts for temporary facility preparation and requirements.

3.2.2 Site Investigation and Due Diligence

- a. Design-Builder shall obtain and review with the City all available site conditions, geotechnical, environmental and building data, and civil and topographic surveys along with any other due diligence items requiring further investigation.
- b. Findings should directly inform the initial design and subsequent design phases, ensuring alignment of design strategies with actual site conditions.

3.2.3 Conceptual Design (CD) Milestone

This milestone will establish the overarching vision for each fire station, and its associated facilities, and will encompass site organization, apparatus circulation and preliminary space allocations for operational, administrative and living areas.

Multiple planning approaches will be tested to balance response efficiency, operational continuity, budget constraints, and long-term scalability, setting the foundation for detailed design development.

Deliverables include:

- a. Initial basis of design (BOD) report preparation and planning inclusive of design criteria, objectives, parameters, approaches and alternative considerations.
- b. Conceptual site plan illustrating building placement, circulation, access points and parking options.
- c. Narrative describing design intent, functional adjacencies, and high-level phasing strategies.
- d. Preliminary cost model (order-of-magnitude estimate) with related schedule.
- e. Initial phasing concept demonstrating how City operations are to be seamlessly maintained during construction.
- f. Presentation to City staff for review and direction prior to advancing into Schematic Design.

3.2.4 Schematic Design (SD) Milestone

This milestone builds on the approved conceptual design to further define the Project's scope, scale and character. The PDB team will refine space planning, introduce preliminary building systems, and begin integrating site utilities and landscape strategies and confirm feasibility within budget and schedule targets.

Deliverables include:

- a. Finalized BOD report and outlined specifications that identify the Project's major components, building systems and materials.
- b. Schematic drawings (site layout, floor plans, building massing studies, elevations, etc.) and comparative design options.
- c. Updated cost estimates and preliminary schedule to align with the budget.
- d. Preliminary phasing and site logistics plan illustrating operational impacts.
- e. Presentation to City staff for confirmation to proceed into design development.

3.2.5 Design Development (DD) Milestones

These milestones advance the Project to a level suitable for GMP preparation based on two checkpoints (at 50% and 100% DD) for the City to review cost, schedule, and scope alignment and confirm strategies for next steps.

50% DD Milestone deliverables:

- a. Drawings and system narratives at 50% completion.
- b. Further refinement and alignment of the Project's schematic design, as reflected in advancement of architectural layouts/plans, structural systems and mechanical, electrical and plumbing (MEP) infrastructure, with the budget.
- c. Validation of program alignment, cost feasibility and early value management.
- d. Preliminary GMP with system-level breakdowns, updated project schedule, and identified phasing logic and critical path.
- e. Presentation to City staff for feedback and additional direction as necessary.

100% DD Milestone deliverables:

- f. Drawings and outline specifications at 100% completion.
- g. Finalized pre-GMP cost estimates and updated design risk register along with constructability review(s).
- h. Updated schedule, site logistics and phasing plan(s) for operational continuity.
- i. Presentation to City staff to confirm readiness for GMP development.

3.2.6 Guaranteed Maximum Price (GMP) Development

Following 100% design development approval, the PDB team will prepare and submit the GMP package for City review using an open-book approach and competitive trade bidding to ensure transparency and value.

The GMP package will include the following:

- a. GMP-level drawings and outline specifications.
- b. Schedule of values with detailed cost breakdowns by trade and system.
- c. Phasing breakdown with integrated utility and building considerations.
- d. Clarifications, assumptions and exclusions used in GMP development.
- e. Proposed construction schedule and phased milestones.
- f. Payment and performance bonds.

If the City and Design-Builder cannot reach agreement on the GMP, schedule, Phase 2 Amendment terms and/or completion date, the City reserves the right to terminate for convenience and procure construction separately.

3.2.7 Phase 1 Ongoing Deliverables

- a. Monthly or milestone-based schedule updates.
- b. Continuous cost modeling at each milestone previously outlined.
- c. Updated risk matrix identifying cost, schedule and operational continuity risks.
- d. Support for up to two (2) presentations to the City Council and/or Planning Commission at key milestones or as otherwise determined by the City.
- e. Proposed construction cost savings and/or reductions, along with alternative scopes of work for bidding purposes, to meet budget constraints but that do adversely affect or impact the Project's program requirements or completion.
- f. Identified early-works trade packages that may be separately advanced as a way of expediting construction or procuring specialized services as necessary.

3.3 PHASE 2: CONSTRUCTION AND CLOSE-OUT SERVICES

The Design-Builder shall not proceed with any Construction Phase services until the City issues a Notice to Proceed (NTP) for the said phase/scope of work. The City intends to issue a NTP within fifteen (15) days of the execution of the contract amendment.

3.3.1 Conditions for Issuance of NTP

- a. Agreement upon a final GMP, Project schedule and completion date.

- b. Completion of plan checks required for Phase 2 and verification of conformance to the contract documents.
- c. Verification of required payment bond and insurance.
- d. Confirmation that the Project cost is within the approved budget.

3.3.2 Construction Documents (CD)

The Design-Builder shall develop and review the construction documents with the City, taking into account performance specifications and quality of materials and equipment identified in the design development phase, to ensure achievement of established City goals within the proposed price based on the following.

- a. Design decisions to be based on construction materials, methods, systems and costs that will provide the best value within the proposed price and schedule.
- b. Documents shall identify design codes, standards and requirements used for the development of the plans, including the edition and applicable sections.
- c. Update building information modeling (BIM) to include specific construction elements, connections and interfaces, and fabrication and assembly details.
- d. Technical documents incorporating all input/comments and agreed upon value-engineering items shall be advanced to Issued-for-Construction (IFC) level.
- e. Documents shall include a quality control program and an implementation plan to ensure the Project progresses and complies with the approved design.
- f. Registered design professional-of-record (DPOR) shall provide construction administration services and specify all tests and inspections that are mandated by the building code and those that are necessary to achieve compliance with the contract documents.
- g. DPOR services shall also include shop drawing review, response to requests for information, and periodic site visits to observe/verify quality of work.
- h. Manage design package, track all approvals through final signoff, and facilitate regulatory approval, permit acquisition and code compliance.
- i. Final, approved-for-construction set of documents shall be signed and stamped by the California-licensed professionals who prepared them and such licensed (sub-)contractors shall certify the documents' compliance with codes, standards, practices and regulations.

3.3.3 Construction Bid Packages

As construction bid packages are to be developed and released progressively, aligned with the phased design completion and cost validation milestones, the Design-Builder, in coordination with the City (Owner), may develop a preliminary bid package plan and procurement strategy that leverages early procurement opportunities and logical bid package breakdowns.

Bid packaging components shall be identified during the pre-construction services phase by the Design-Builder and proposed to the City. Examples of possible bid packages include work for underground utilities, site preparation, building construction, site improvements and landscaping.

Upon the City's acceptance of the Design-Builder's recommended separate bid packages, the Design-Builder will include such bid packages in the GMP proposal to the City and indicate separate construction costs, schedule and other conditions for each bid package to be initiated, completed and accepted in accordance with the contract.

3.3.4 Subcontractor Procurement Methodology

The Design-Builder shall set forth, using the Designation of Subcontractor's List (Appendix C), required under California Public Contract Code Section 4100 et seq. ("Subletting and Subcontracting Fair Practices Act", Chapter 4 (commencing with Section 4100) of Part 1 of Division 2), the name, location of the place of business, contractor's license number, and public works contractor registration number of each subcontractor that will perform work or labor or render service to the prime contractor in or about the construction of the project as identified in the Design-Builder's SOQ or Proposal.

In accordance with the Public Contract Code as referenced, the Design-Builder shall procure all trade contractors (subcontractors) not otherwise listed in the SOQ or proposal through a publicly advertised and competitive bidding process that provides for public notice of the availability of work to be subcontracted and a fixed date and time as to which the subcontracted work will be awarded.

Per Section 3.1 - Contract Terms/Conditions of this RFQ/P and in compliance with the associated California statute, the Proposer must provide an enforceable commitment to the City that it, as the Design-Builder, and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the Project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1.

Note: The City will not reimburse the Design-Builder or trade contractors (subcontractors) for the reproduction costs of bid or construction documents.

3.3.5 Preconstruction Conference

The City (Owner) and Design-Builder shall co-conduct a preconstruction conference/kickoff meeting with the Owner's Representative/Advisor, Inspector of Record (IOR), design personnel, trade contractors, and the appropriate City staff and key consultants in order to ensure all parties share a common understanding of the contract, communication protocols, programmatic goals, and administrative procedures before proceeding.

The conference agenda will include but not be limited to safety, job procedures, change orders, shop drawings, progress payments, field testing and inspection, and preparation and distribution of preconstruction conference notes.

3.3.6 Construction Management

The PDB team will manage all aspects of construction to deliver the Project in accordance with the approved GMP, schedule and phasing plan, while ensuring uninterrupted City emergency response operations.

Responsibilities of the Design-Builder during the construction phase include, but are not limited to, the following key elements/categories.

Site Safety and Security	Develop and implement a site-specific safety plan compliant with Cal/OSHA. Maintain secure access controls separating construction zones from operational City facilities.
Phasing and Operational Continuity	Implement the approved construction sequencing plan and coordinate temporary fire station facilities, apparatus access routes, and on-site circulation to maintain uninterrupted emergency response operations. Proactively manage transitions between temporary and permanent facilities to ensure safety, accessibility, and minimal disruption to City personnel and surrounding neighborhoods.
Schedule Management	Maintain a detailed construction schedule updated monthly (or more frequently as required) to track progress against critical path activities and incorporate recovery strategies.
Cost Management	Monitor and report on costs relative to the GMP, track allowances and contingencies, and provide monthly cost-to-complete forecasts for City review.
Quality Assurance and Control	Implement a QA/QC program to verify conformance with design intent and specifications, including regular inspections, testing oversight, and deficiency tracking through punch lists.
Trade Coordination	Oversee subcontractor performance, manage work sequencing, resolve trade conflicts, and enforce adherence to safety, schedule and quality requirements.
Document Management	Maintain and manage construction documents, including RFIs, submittals, shop drawings, change orders, and meeting minutes through a cloud-based project management platform.
Change Management	Administer a transparent process for evaluating pricing, approving changes, and maintaining real-time logs and impact analyses for City review.
Environmental and Regulatory Compliance	Ensure construction activities comply with environmental regulations, stormwater pollution prevention measures, hazardous materials handling, sustainability targets, and all applicable local and state codes.

Utility Coordination	Manage tie-ins, relocations, and shutdowns to existing utilities to avoid disruption to active facilities.
Testing and Inspection	The PDB team shall coordinate with the City all special testing and inspection of the Project's construction and as necessitated by law.
Community and Stakeholder Interface	Support City interactions with adjacent property owners and residents, regulatory agencies and other key stakeholders regarding construction impacts, schedules, and milestones.
Reporting and Meetings	Provide weekly site progress reports, photos, safety logs, and participate in regular OAC (Owner-Architect-Contractor) meetings; assist the City in reporting Project progress to oversight entities at regular intervals; and prepare presentations as may be occasionally requested by the City.
Punchlist and Close-out Preparation	Initiate rolling punch lists by area, coordinate inspections, and expedite closeout documentation to support phased occupancy and warranty commencement.
Systems Integration	Coordinate commissioning of building systems to ensure full functionality and compliance with performance criteria.
Commissioning Plan	Preparation and delivery of record documents including operations and maintenance (O&M) manuals, warranty services, and as-built drawings for performing system start-up, testing and balancing.
Other Closeout Activities	Coordinate the final inspection; transmit required guarantees, affidavits, releases, bonds, waivers, etc.; acquire certificate of occupancy; and provide any necessary financial reports and final payments.

SECTION 4 - PROCUREMENT PROCESS

4.1 PUBLIC CONTRACT CODE

California Public Contracts Code § 22185.3 (2024) stipulates that “...(c) At the close of the solicitation period, the local agency shall review the submissions. The local agency may evaluate submissions based solely upon the information provided in each design-build entity’s statement of qualifications. The local agency may also interview some or all of the design-build entities to further evaluate their qualifications for the project. (d) Notwithstanding any other provision of this code, upon issuance of a contract award, the local agency shall publicly announce its award, identifying the design-build entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the local agency’s contract award and the contract file shall provide sufficient information to satisfy an external audit.”

4.2 RESPONSE AND SELECTION PROCEDURE

Respondents shall review this RFQ/P, and any addenda issued by the City, and request clarification or interpretation of any perceived error or of any provision requiring further explanation. Failure of the Respondent to request such clarification(s) or interpretation(s) and to so examine and inform itself shall be at its sole risk, and no relief for any such error will be provided by the City.

Potential Respondents may submit questions regarding the RFQ/P via email to the City on or before the last date to submit questions listed in Section 4.3 below, or such later date(s) as may be specified in an addendum. Answers to all questions received will be issued by the City via an addendum.

The determination of eligibility and qualification will be made in accordance with the procedures and criteria established herein. After a thorough review of all written proposals, the Evaluation Committee may interview some or all of the firms depending on the rankings thereof and may subsequently request any or all of those Respondents to submit their best and final offer to the City.

The Respondent receiving the highest score after the last evaluation round will be invited to negotiate an agreement for providing Phase One (1) services of the Project (PDB Agreement). Should negotiations of the PDB Agreement between the City and the highest-scoring Respondent (Proposer) not succeed, the Proposer receiving the next highest score will be invited to negotiate the PDB Agreement, and so on.

4.3 PROCUREMENT SCHEDULE

The following schedule is for information purposes only and is subject to change at the City's discretion.

<u>Activity / Item</u>	<u>Date and Time (if applicable)</u>
RFQ/P Issuance	December 11, 2025
Pre-Proposal Meeting	January 8, 2026, 10:00 AM
Last Date to Submit Questions	January 14, 2026, 5:00 PM
RFQ/P Submittal Deadline	January 29, 2026, 5:00 PM
Respondent Ranking and Shortlist	Week of February 16, 2026
Evaluation Committee Interviews	Week of March 2, 2026
City Council Approval/Authorization	April 7, 2026, 6:00 PM

4.4 PRE-PROPOSAL CONFERENCE / MEETING

The City will conduct one (1) informational, pre-proposal meeting for all interested Respondents on Thursday, January 8, 2026 at 10:00 AM to provide an overview of the Project, review the contents herein, and address questions from Proposers.

Microsoft Teams: [Join the meeting now](#)
Online: ID: 262 781 655 441 32; Passcode: y99BK3TJ
Telephone: One-Touch Dial: +1 424-566-7557,,852034861#

SECTION 5 - SUBMITTAL REQUIREMENTS

5.1 FORMAT AND CONTENT

The submittal shall be in searchable Adobe Acrobat PDF format, 'Letter' (8.5 x 11) paper size, and bookmarked for ease of navigation. It is the Proposer's responsibility to include all information requested to meet the minimum design-build entity qualifications and content requirements set forth below and to provide only directly relevant information that does not contain standard marketing or other general advertising material.

5.2 TRANSMITTAL / INTRODUCTION LETTER

A one (1) or two (2) page letter of transmittal (or cover letter) on the company's letterhead, signed by an officer or designated representative of the Respondent, and binding the Proposer to all of the commitments made in the submittal. The introduction/cover letter shall include name, mailing address, phone number and email address of the person authorized to represent the Proposer and shall include the following statement:

I HAVE READ, UNDERSTOOD, AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR QUALIFICATIONS/PROPOSAL AND ACKNOWLEDGE RECEIPT OF ALL ADDENDA AND AMENDMENTS AS WELL AS TO THE TERMS, CONDITIONS, AND ATTACHMENTS REFERENCED.

5.3 FIRM PROFILE AND QUALIFICATIONS

In accordance with California Senate Bill No. 706, Caballero, Public contracts: progressive design-build: local agencies (2023), or cited as California Public Contract Code Section 22185.3 (2024), the Respondent shall ensure the following compliance information has been provided to the City and adequately addressed through the proposal in its entirety (inclusive of attachments). The referenced appendices should be completed in order to acknowledge conformance with and adherence to local agency design-build contracting statute as outlined.

- 5.3.1 If the design-build entity is a privately held corporation, limited liability company, partnership, or joint venture, a listing of all of the entity's shareholders, partners, or members known at the time of the statement of qualification submission who will perform work on the project. [Appendix B]
- 5.3.2 If the proposed design-build entity is a corporation, limited liability company, partnership, joint venture, or other legal entity, a copy of the organizational documents or agreement committing to form the organization. [Attachment(s)]
- 5.3.3 The licenses, registration, and credentials required to design and construct the project, including, but not limited to, information on the revocation or suspension of any license, credential, or registration. [Appendix B]
- 5.3.4 Information concerning workers' compensation experience history and a worker safety program. [Appendix B]
- 5.3.5 An acceptable safety record. A Proposer's safety record shall be deemed acceptable if its experience modification rate for the most recent three-year period

is an average of 1.00 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category or if the proposer is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code. [Appendix B]

5.3.6 A design-build entity shall not be evaluated for selection unless the entity provides an enforceable commitment to the local agency that the entity and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1. [Appendix C]

5.3.7 Evidence that establishes that the design-build entity has the capacity to obtain all required payment and performance bonding, liability insurance, and errors and omissions insurance. [Appendices E & F]

5.4 TEAM ORGANIZATION AND KEY PERSONNEL

This section is designed for the Respondent to specify the composition and organization of the PDB team, inclusive of technical and management qualifications, that distinguish the Design-Builder as the “best qualified”. The proposal shall incorporate, but not be limited to, the following key elements.

5.4.1 Identify all entities (firms, consultants, subcontractors, etc.) - including the name, location of business and primary point of contact, as necessary - who will comprise the team and describe the scope of their responsibilities. Also, describe how key personnel will be retained across all Project phases to maintain accountability, consistent knowledge, and structured decision making.

5.4.2 Provide an organizational chart depicting the roles, reporting relationships and duties of the Respondent, and all other firms performing services under the Respondent’s direction, for all phases of the Project from design through final acceptance including the warranty and maintenance period. At a minimum, identify the key team members performing the functions identified below, and also note whether any of the individuals will be performing multiple functions.

- a. Overall management of the Project and design-build contract;
- b. Architect/Engineer of Record;
- c. Overall construction management;
- d. On-site field supervision, direction and construction (i.e., superintendent);
- e. Project and worker safety;
- f. Quality assurance;
- g. Cost controls and budgeting;
- h. Scheduling and meeting coordination; and
- i. Systems testing, configuration, and commissioning.

5.4.3 Demonstrate the applicable experience, competency, capability and/or capacity of the key PDB team members. Resumes should be no longer than one (1) page for each person and should include relevant information such as the following.

- a. Description of the individual's proposed Project role.
- b. Identification of employer and number of years employed by the firm.
- c. Educational background, professional licenses and/or certifications.
- d. Experience relevant to their proposed role on the Project and how their past performance on previous projects will benefit this Project.
- e. Proposed percentage of time this individual will be assigned to the Project.

5.5 RELEVANT PROJECTS AND PDB EXPERIENCE

The City is particularly interested in the Respondent's experience with projects utilizing progressive design-build (PDB) and other innovative/alternative delivery methods that offer the advantages of greater flexibility, budget alignment and collaborative outcomes.

The Respondent should elaborate on how as the Design-Builder they have previously managed both design and construction for streamlined, cost-effective project success. In providing descriptions or profiles of current and completed reference projects with similar value and scope for municipal governments or other public safety agencies, the Respondent shall include at least the following.

- 5.5.1 Project owner/jurisdiction and primary point-of-contact/reference information.
- 5.5.2 Project relevance, including specification of delivery method used; design and construction scope, schedule and value; and financing mechanisms such as the development, negotiation and implementation of a GMP.
- 5.5.3 Project management structure, communications protocols, and decision-making processes relied upon by the PDB team of design consultants, specialty subcontractors, trade contractors and other critical partners.
- 5.5.4 Project achievements, challenges and/or lessons learned, including the steps taken by the PDB team to effectively solve problems, promote integration across all Project stakeholders, and foster a collaborative working environment.

5.6 PROJECT UNDERSTANDING AND APPROACH

The Respondent shall demonstrate a clear understanding of the City's goals and objectives and discuss the Design-Builder's approach for managing and performing work components critical to the Project's success. As part of this conceptual description, the Respondent should address at minimum the following items.

- 5.6.1 Proposed Project schedule with key milestones for design development, scheduling and cost estimating aligned with the City's delivery expectations.

- 5.6.2 Particular risks, challenges and/or constraints that might be inherent to this particular Project, and how experience from prior/reference projects has informed the Respondent's ability to execute strategies for minimizing or mitigating such disruptions.
- 5.6.3 Process for developing the GMP contract, including applicable open-book pricing and value-add concepts or strategies resulting in time/money savings.

5.7 DESIGN AND ENGINEERING INGENUITY

The Respondent shall provide a detailed plan for achieving Phase 1 completion on time and within budget. This is an opportunity for the Design-Builder to further expand on how the PDB team intends to deliver progressive design development services and documents that efficiently and effectively validate the program for the Project in compliance with essential services building standards.

In this section, the Respondent may consider showcasing their innovation and value creation consistent with the PDB collaboration model and California SB 706 requirements. While Respondents should avoid full designs, conceptual diagrams or innovation callouts (e.g., how a system could adapt to Redondo Beach's coastal seismic zone) are appropriate and consideration should be given to the following components.

- 5.7.1 Design philosophy and parameters for public safety facilities and operations.
- 5.7.2 Delineation of design software to be utilized and a description of the building information modeling (BIM) system or other specialized programs to be deployed.
- 5.7.3 Methodologies for integrating design and engineering early in the process.
- 5.7.4 Specific structures or systems that are likely to improve performance, reduce lifecycle costs, and support sustainability and resiliency.
- 5.7.5 Tools and processes (e.g., dashboards, decision logs, target value design, etc.) that enable seamless integration between design and construction.

5.8 CONSTRUCTION AND QUALITY CONTROL METHODOLOGY

The Respondent shall provide an overview of how the PDB team, through its organizational and management structure, would sequence construction activities to maximize efficiency and minimize disruption, while emphasizing an accelerated delivery of Phase 1 that seamlessly transitions into the construction phase.

Drawing on past performance and experience with prior projects, the Design-Builder should articulate a well-defined, comprehensive approach to safety and quality assurance, including such matters as how to manage/limit change orders and configure, commission and test projects of similar scope and complexity.

Additionally, the Respondent should commit to and address the coordination and facilitation of subcontractors at every tier using a skilled and trained workforce to perform all work on the Project.

SECTION 6 - EVALUATION AND SELECTION

6.1 EVALUATION CRITERIA FACTORS

The City's Evaluation Committee will review the submittals in order to determine the proposal with the "best value" for the Project and the value shall be determined by evaluation of objective criteria that include price, features, function, life-cycle costs, experience and past performance.

<u>Category</u>	<u>Weight</u>
Firm Profile and Team Organization	15%
Relevant PDB Project Experience	20%
Project Understanding and Approach	15%
Design and Engineering Ingenuity	20%
Construction and Quality Control Methodology	20%
Preliminary Cost Estimates / Fee Proposal	10%

6.2 SELECTION PROCESS

At the close of the solicitation period, the City's Evaluation Committee will review, score and create a short list of top ranked firms for in-person interviews and to conduct additional due diligence investigations as necessary with regard to any information contained in the proposals. Once the comparative evaluation is complete, the City will notify Proposers of the outcome.

The selected Proposer will be invited to negotiate contract terms with the City for Phase One (1), and if the City determines that it is unable to reach an acceptable contract with the selected Proposer, including failure to agree on a fair and reasonable compensation for the services or any other terms or conditions, the City may terminate negotiations with the selected Proposer, and may commence negotiations with any of the other Proposer(s) until such time as the City has negotiated a contract meeting its needs.

Upon issuance of a contract award, the City shall publicly announce its award, identifying the design-build entity to which the award is made, along with a statement regarding the basis of the award.

The City reserves the right to accept or reject any or all submittals, waive irregularities, and negotiate with any proposer deemed in the City's best interest.

6.3 NOTE ON CONTRACT DOCUMENTS

Proposers are required to review the sample Design-Build Institute of America (DBIA) Contract Document No. 544: Progressive Design-Build Agreement and the Design-Build Institute of America (DBIA) Contract Document No. 535: Standard Form of General Conditions of Contract Between Owner and Design-Builder included in this solicitation and identify any requested exceptions or modifications, accompanied by proposed alternative language where applicable, as part of the Respondent's proposal. While this request is intended to streamline negotiations and ensure transparency, the City reserves the right to accept, reject or negotiate any proposed exceptions and failure to identify such will be interpreted as full acceptance of the contract as currently written.

APPENDIX A OTHER TERMS AND CONDITIONS

1. The City expressly reserves the unqualified right to undertake any of the following, without limitation to any of the City's other rights under the applicable RFQ/P documents and laws.
 - 1.1 Accept or reject any or all of the submitted Proposals that are deemed to be:
 - 1.1.1 Non-responsive based on conditional clauses, alterations, items not called for by the RFQ/P, or irregularities of any kind.
 - 1.1.2 Received after the time and date specified may not be considered.
 - 1.1.3 Materially incomplete, containing any information that is false, incorrect or misleading, and not accompanied by required documents.
 - 1.2 Waive or decline to waive any and all defects as to form, content, minor technical inconsistencies and/or irregularities in any Proposal or the RFQ/P process.
 - 1.3 Terminate the RFQ/P process at any time.
 - 1.4 Modify and/or suspend any and all aspects of the RFQ/P at any time.
 - 1.5 Reissue the RFQ/P.
 - 1.6 Extend the time frame for submission of the RFQ/P.
 - 1.7 Request clarification of information submitted and/or request additional information from any or all submitting Proposers.
 - 1.8 Hold all Proposals for a period of one hundred twenty (120) days after the deadline for receipt of Proposals.
 - 1.9 Decline to enter into a contract with any Proposer.
 - 1.10 Conduct interviews, negotiations and/or request best and final offers, from any or all Proposers during the RFQ/P process before making a final selection.
2. The City will not be liable for any costs incurred in the preparation of Proposals, or incidental to the preparation, presentation, submission and/or delivery of Proposals, either orally or in writing, and all costs thereof are the sole responsibility of the Proposer.
3. The Proposals submitted in response to this RFQ/P will become the property of the City and may be used by the City in any way it deems appropriate.
 - 3.1 While the information submitted in the Proposals will become public record after award of the contract, until such award is made the information submitted by the Proposer will not be disclosed in response to any request for such information.
 - 3.2 As the City will utilize the Proposer's documents as part of the basis for scoring and evaluating Design-Build entities, trade secrets and financial information that a Proposer believes are exempt from public disclosure shall be appropriately marked as "Confidential."

4. The City's selection decision(s) will be based on objective evaluation criteria as set forth in this RFQ/P, and acceptance of any Proposal will take into consideration the reliability of the Proposer, its past documented performance, and all of its proposed team members and sub-consultants, along with the quality and appropriateness of the information provided.
 - 4.1 The City reserves the right to verify and validate such information as presented.
 - 4.2 The City reserves the right to require that the Proposer demonstrate that it has the skills, equipment, and other resources necessary to satisfactorily perform the nature and magnitude of work and services necessary to complete the Project within the proposed contract and Project schedules.
 - 4.3 The Proposer shall furnish the City with such additional information as the City may reasonably require and request.
5. By submitting a Proposal, the Design-Build entity acknowledges that it has investigated and made itself knowledgeable as to the conditions affecting the Project. The City shall not be responsible for any conclusions or interpretations made by a Proposer based on the information made available to the Proposer by the City.
6. The submission of a Proposal shall be prima facie evidence that the Proposer has full knowledge of the scope and nature of the work and services to be performed, and the receipt of a Proposal by the City will indicate that the submitting Proposer understands the requirements and shall supply the work and services required if selected.
7. No individual or firm responding to this RFQ/P shall obtain any claim or cause of action against the City by reason of any aspect of the RFQ/P, defects or abnormalities contained herein, defects or abnormalities in the selection process, the rejection of any Proposal, the acceptance of any Proposal, any statements, representation, acts or omissions of the City, the exercise of any discretion by the City in connection with any of the foregoing, or any and all other matters arising out of all or any of the foregoing.
8. Unless requested to do so in writing, either in response to a written request for clarification from the City or as otherwise permitted by the RFQ/P documents, Proposers and their Design-Builder team members, sub-consultants and subcontractors shall not communicate, either verbally or in writing, with: (1) any member of the City Evaluation Committee; (2) any consultant or professional retained by the City for the purpose of providing the City advice or professional services in respect to the Project, the RFQ/P process or the award of the contract; or (3) any trustee, officer, employee or representative of the City with respect to any matter relating to the Project.
9. No changes or additions to the Design-Builder's team members shall be permitted at any time during the RFQ/P process, except with the prior written authorization of the City, which may be granted or withheld at the City's sole and absolute discretion.
10. Consultants or sub-consultants to the City who (1) are participants or advisors to the City with respect to the progressive design-build procurement for the Project, or (2) provide professional services and advice to the City with respect to any other project being proposed for construction, or under construction, shall not be allowed to participate as a team member or as a sub-consultant or subcontractor, of any tier, to a Design-Builder.

11. The City reserves the right, but shall not have the obligation, after the deadline in the RFQ/P schedule for submission of Proposals, to request submittal of best and final offers.
 - 11.1 If, after receipt and review of one round of best and final offers, the City determines that it is in its best interest to do so, it may request one or more additional round of best and final offers, with or without further discussions or negotiations.
 - 11.2 There is no limit to the number or rounds of best and final offers that may be requested by the City.
 - 11.3 A request by the City for best and final offers shall be in writing and accompanied by (if necessary) any additional instructions to the Proposers regarding the procedures, content, format, and timing for submission thereof.
 - 11.4 If a request for best and final offers is made by the City, each Proposer shall thereafter submit a best and final offer prior to the deadline set forth in the City's written request.
 - 11.5 If a Proposer, in response to a request by the City for submission of best and final offers, intends to make no change to its original Proposal, as amended by any prior-submitted best and final offer, then such Proposer shall include in its best and final offer a statement that (1) identifies, by title and date of submission to the City, its original Proposal and all prior-submitted best and final offers and (2) referring to such Proposal and prior-submitted best and final offers, states that there is "no change" thereto.
 - 11.6 If a Proposer, in response to a request by the City for best and final offers, intends to submit a best and final offer that involves a change, addition or deletion to any portion of its original Proposal or to a best and final offer previously submitted by the Proposer, then the Proposer shall include in its best and final offer a statement that (1) identifies, by title and date of submission to the City, its original Proposal and all prior-submitted best and final offers and (2) sets forth by reference to page, paragraph and line of the portion of the original Proposal or any prior-submitted best and final offer being amended, all of the words being deleted from and/or added to the original Proposal and prior-submitted best and final offer. Best and final offers shall include an acknowledgement of any RFQ/P addenda issued after the deadline in the RFQ/P schedule for submission of original Proposals and prior to the deadline for submission of such best and final offer. Best and final offers shall comply with the requirements of this RFQ/P.
 - 11.7 Following the ranking of Proposals after submission of best and final offers, the City may, at its sole discretion, elect to proceed with award of the contract without negotiations, or it may proceed with negotiations with the Proposers.
12. Negotiations may involve any aspect of the Proposal (or fee proposal) and any provision of the contract documents including scope of work, terms and conditions. The City may also initiate negotiations to reduce costs to meet the budget. Because the City has the right to award the contract without negotiations, all Proposers must commit to entering into the contract based upon their Proposals submitted in response to this RFQ/P. Any decision to commence negotiations regarding the contract and any topics of negotiation are at the City's sole discretion.

13. The City reserves the right, but shall not have the obligation, to conduct post-scoring discussions.
 - 13.1 Post-scoring discussions may be conducted with some or all Proposers.
 - 13.2 Post-scoring discussions shall be conducted after final scoring of the Proposals or best and final offers, for the limited purpose of clarifying a Proposal or its best and final offers, and therefore, post-scoring discussions are not to be used to permit changes to a Proposal or a best and final offer.
 - 13.3 Post-scoring discussions shall be conducted by the City Evaluation Committee in accordance with the RFQ/P, and as may be amended from time to time by the City via an RFQ/P addendum.
14. The City reserves the right, at any time, to request in writing from any Proposer, or all Proposers, clarification of any information contained in a Proposal or best and final offers.
 - 14.1 Requests for clarification are at the City's discretion, although they are generally reserved for instances in which discussions or negotiations are not conducted, and such requests may be sought at any time in the RFQ/P process.
 - 14.2 Nothing stated herein, or elsewhere in the RFQ/P documents, shall be interpreted as obligating the City to request further clarification from any Proposer or as obligating the City to seek the same or similar clarification from other or all Proposers.
 - 14.3 Requests by the City for clarification shall be responded to by the Proposer to whom they are directed within three (3) days after the date of receipt thereof.
 - 14.4 Responses to such requests by the City shall be limited to clarifying the portion of the Proposal or best and final offer described in the City's request.
 - 14.5 Responses shall not include changes to a Proposal or a best and final offer.
 - 14.6 Information provided in a response to a request for clarification that does not comply with the requirements herein will not be considered.
15. Proposers shall identify in their Proposals, and any portions thereof, if they hold any patent rights, including, without limitation, the number and date of issuance of the patent(s).
16. Proposals, and best and final offers, are nontransferable and may not be assigned.
17. Statements contained in a Proposal, or a best and final offer, to the effect that a price is based on certain "assumptions" that are not part of the specific requirements of the RFQ/P documents may be grounds for disqualification.
18. Following award of contract, the City may prepare a conformed Project Manual reflecting addenda issued during the RFQ/P period, which will, failing objection, constitute the approved Project Manual.
19. Proposals, and best and final offers, shall not contain, nor be conditioned upon acceptance of, any exceptions, changes or additions to the terms and conditions of the Progressive

Design-Build Agreement or the General Conditions of Contract between Owner and Design-Builder other than changes that have been approved and ordered by the City by means of a previously issued RFQ/P addendum.

20. The City reserves the right, exercised in its sole discretion, prior to award, to unilaterally change, by addition, modification or deletion, any of the terms of the Progressive Design-Build Agreement or the General Conditions of Contract between Owner and Design-Builder by issuance of an RFQ/P addendum setting forth the substance of such change.
21. Award of any contract is subject to availability of funds. In the event that funds are not available, the City shall have the right, without any liability to any Proposer, to decline to award any contract or contract amendment.
22. Failure to execute any agreement within the timeframe identified in the Notice of Award shall be sufficient cause for voiding the award.
23. If the selected Proposer refuses or fails to execute any contract or comply with other requirements set forth in the contract documents within the set timeframe, this shall constitute a failure to execute the agreement and the City may award the contract to the next qualified, highest-ranked Proposer.
24. Any Proposal protest must be submitted in writing to the City of Redondo Beach Public Works Department, Engineering Services Division no later than six (6) calendar days following the posting of the Notice of Intent to Award. Any Proposal protest received after the deadline as described herein shall be deemed null and void.
 - 24.1 The initial protest must contain a complete statement of the basis for the protest.
 - 24.2 The protest must refer to the specific portion of the document that forms the basis for the protest and must describe in detail the specific errors allegedly committed by the City in evaluating the protesting Proposal.
 - 24.3 The protest must contain the name, address and telephone number of the person or entity representing the protesting party.
 - 24.4 The party filing the protest must transmit a copy of the initial protest document, and any attached documentation, to all other parties having a potential direct financial interest that may be adversely affected by the outcome of the protest. Such parties shall include all other Design-Builders that appear to have a reasonable prospect of receiving an award depending upon the outcome of the protest.
 - 24.5 The procedure and time limits set forth herein are mandatory and are the Design-Builder's sole and exclusive remedy in the event of Proposal protest.
 - 24.6 The Design-Builder's failure to promptly comply with these procedures shall constitute a waiver of any and all rights to further pursue the Proposal protest, including without limitation filing a government code claim or instituting legal proceedings.
 - 24.7 A Design-Builder may not rely on a protest submitted by another Design-Builder, but must timely pursue its own protest.

APPENDIX B DESIGN-BUILD FIRM QUESTIONNAIRE

In accordance with Chapter 4.7, commencing with Section 22185, of Part 3 of Division 2 of the Public Contract Code, relating to public contracts.

1. Please indicate if the Proposer's Design-Build entity is or is intended to be a privately held corporation, limited liability company, partnership, or joint venture.
2. Please list the Design-Build entity's current or intended shareholders, partners, or members.
3. Does the Respondent (including all personnel and subcontractors included in this SOQ/proposal) have the licenses and registrations required to design and construct the Project as contemplated?
4. Have the licenses or registrations of any of the entities considered in the response to the question above been revoked or suspended at any time?
5. Does the Proposer's construction firm have liability insurance (commercial general liability of two million dollars per occurrence and professional liability insurance of at least two million dollars per occurrence) with a Best's Guide A-, Class VII or better insurer?
6. Do all of the firms included in the SOQ have workers' compensation insurance?
7. Does the Proposer's construction firm have a workers' safety program in place?
8. Does the Proposer's construction firm have an average experience modification rate of 1.00 or less in the most recent three-year period, and does its average total recordable injury or illness rate and average lost work rate for the most recent three-year period not exceed the applicable statistical standards for its business category, or is it a party to an alternative dispute resolution (ADR) system as provided for in Section 3201.5 of the California Labor Code?

Note: If the answer above is no, then the Proposer shall provide its record for the past five (5) years, including Experience Modification Rate (EMR), OSHA recordable incident rate, and a summary of any safety citations or violations, along with an explanation of corrective actions for any incidents exceeding industry norms.

The responses to the questionnaire must be signed by a representative of the Proposer who has authority to contractually bind the Design-Build team and must state from that representative that "I certify under penalty of perjury that the information provided in the foregoing is true and correct," along with the name, title, company and date signed by said representative.

APPENDIX C DESIGNATION OF SUBCONTRACTORS LIST

Each Respondent shall list the name, location of the place of business, and scope of work for each subcontractor, subconsultant, or major trade partner who will perform work or services in an amount exceeding one-half of one percent (0.5%) of the total contract price, or \$10,000, whichever is greater, as required by California Public Contract Code Section 4104.

Failure to properly list subcontractors may render the proposal non-responsive and subject to disqualification. If no subcontractors are proposed at this stage, indicate "None" and acknowledge that subcontractors will be designated during Phase 1 consistent with the City's Progressive Design-Build Agreement.

Subcontractor / Trade Partner Name	Business Address	License No. / Classification	Portion of Work / Trade	% of Work or Est. Value (\$)	DIR Registration No.
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If the Proposer intends to identify "Pre-Construction Trade Partners" (e.g., structural, MEP, civil, etc.) for participation during Phase 1 design development, the following table may be used:

Trade Partner	Role During Phase 1	Anticipated Role in Phase 2	Selection Method (e.g., Expertise, Early Trade)	CA License No. & DIR Registration No.
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NOTES:

1. Subcontractor percentages or values are preliminary and for informational purposes only; final scopes and values will be confirmed prior to execution of the Phase 2 Guaranteed Maximum Price (GMP) Amendment.
2. Subcontractors performing work under this contract must hold valid California contractor licenses and Department of Industrial Relations (DIR) registration at the time of contract execution.
3. Any substitution of listed subcontractors shall comply with Public Contract Code Section 4107 and must be approved by the City in writing.
4. For design-build entities, design consultants who are integral to the team (architect, structural engineer, MEP engineers) shall also be listed (with firm name, discipline, CA license number, primary contact, and email/phone number).

The Respondent shall also include the following acknowledgement as part of the submission:

"The undersigned certifies under penalty of perjury under the laws of the State of California that the information provided herein is true and correct to the best of my knowledge."

Authorized Signature: _____

Printed Name: _____

Title and Company Name: _____

Date: _____

**APPENDIX D
CONFLICT OF INTEREST DISCLOSURE**

		YES*	NO
1	Are you currently in litigation with the City of Redondo Beach or any of its agents?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do you represent any firm, organization or person who is in litigation with the City of Redondo Beach?	<input type="checkbox"/>	<input type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Redondo Beach?	<input type="checkbox"/>	<input type="checkbox"/>
4	Are you or any of your principals, managers or professionals, owners or investors in a business which does business with the City of Redondo Beach, or in a business which is in litigation with the City of Redondo Beach?	<input type="checkbox"/>	<input type="checkbox"/>
5	Are you or any of your principals, managers or professionals, related by blood or marriage to any City of Redondo Beach employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	<input type="checkbox"/>	<input type="checkbox"/>

* If the answer to any question is yes, please explain in full below.

The responses to the foregoing must be signed by a representative of the Respondent who has authority to contractually bind the Design-Build team and must state the following:

"I certify under penalty of perjury that the information provided in the foregoing is true and correct," along with the name, title, company and date signed by said representative."

APPENDIX E
NON-COLLUSION DECLARATION

Title 23 United States Code Section 112, and
California Code, Public Contract Code Section 7106

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____[date], at _____[city], California.”

(Signature of representative of Bidder)

APPENDIX F PERFORMANCE AND PAYMENT BONDS

Statement of Offeror's Ability to Provide Performance and Payment Bond

Under California law, progressive design-build (PDB) projects are subject to specific bonding requirements mandated by California Civil Code Sections 9550-9566 (the "Little Miller Act") and Public Contract Code (PCC) Section 22172.1.

As a mandatory minimum requirement for this Project, the Offeror must have the ability to obtain a performance and payment bond in the amount of \$80,000,000.

Offeror shall provide a letter from a surety duly licensed to do business in the State of California, having a financial rating from A. M. Best Company of A-IX or better, confirming that surety has agreed to provide the Offeror with performance and payment bonds (Construction Performance Bond and Construction Labor and Material Payment Bond) with the minimum sum as stipulated.

Letters indicating "unlimited" bonding capability are not acceptable.

APPENDIX G LIABILITY INSURANCE

Statement of Offeror's Ability to Meet the Owner's Insurance Requirements

As a mandatory minimum requirement, the Offeror must document that it has the ability to meet the minimum insurance requirements as set forth. Offeror shall provide a letter from the Offeror's insurance company or broker indicating that the Offeror is capable of complying with the insurance requirements specified. All policies are to be primary and non-contributory.

The required insurance shall be procured and maintained from insurance companies currently authorized by the California Insurance Commissioner to transact business of insurance or on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of AM Best's Key Rating Guide, unless otherwise approved.

Coverage	Limit No Less Than...	Notes
Commercial General Liability (CGL)	\$5 million per occurrence / \$10 million aggregate	ISO CG 00 01 or equivalent; includes products-completed operations, contractual liability, and broad form property damage, and extending a min. of three years after Project completion.
Automobile Liability	\$2 million combined single limit /accident	At least as broad as ISO form CA 00 01, covering owned, non-owned, leased and hired autos.
Workers' Compensation	Statutory (per Labor Code)	Includes Employer's Liability Insurance of at least \$1 million / each accident.
Professional Liability (A/E Errors & Omissions)	\$2 million per claim / \$4 million general aggregate	Maintained by the Design-Builder or Lead Architect/Engineer (may be written on a "claims made" basis) and must be before the Agreement date. Must remain in effect through construction and for five years after completion.
Builder's Risk / Course of Construction	Full replacement value of work	"All-risk" coverage or "covered operations" including theft, flood, and earthquake; City named as loss payee. Coverage shall be written for an amount equal to the initial contract amount plus the value of any subsequent change orders.
Pollution / Environmental Impairment Liability	\$2 million per claim and in the aggregate	Design-Builder shall procure and maintain Environmental Impairment Liability insurance, written on a Contractor's Pollution Liability form providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. Five-year extended reporting period after final completion.
Cyber Liability	\$2 million per claim / \$2 million aggregate	Coverage for claims involving security breach, system failures, data recovery, business interruption, etc. including regulatory fines.
Excess / Umbrella Liability	\$10-25 million per occurrence	As common for large scale essential-services projects; can sit excess of CGL, Auto, and Employers' Liability.

APPENDIX H PROPOSAL FEE INSTRUCTIONS

For purposes of this solicitation, Phase 1 (Pre-Construction) refers to preconstruction and design development services performed up to the execution of the Guaranteed Maximum Price (GMP). Phase 2 (Construction) refers to completion of design documents, agency permitting, construction administration, and construction of the Project.

1. ATTACH: Phase 1 (Pre-Construction) Staffing and Hourly Rates Table

Attach a table to the proposal showing the planned staffing to be assigned during Phase 1 and list all individuals by name, job classification, whether they are existing employees or independent consultants, estimated number of hours, and hourly rate (including all markups). Also include a total of all hours planned to be expended.

2. ATTACH: Phase 2 (Construction) Staffing and Hourly Rates Table

Attach a table to the proposal showing the planned staffing to be assigned to site management during Phase 2 and list all individuals by name, job classification, whether they are existing employees or independent consultants, estimated number of hours, and hourly rate (excluding overhead and profit). Also include a total of all hours planned to be expended.

Proposers should assume a total construction duration of twenty-one (21) months, inclusive of mobilization and closeout of both the temporary and permanent facilities, which takes into account a phased build-out approach in order to maintain operational continuity; however, the final construction duration and sequencing will be confirmed and refined in coordination with the Design-Builder during Phase 1 services.

3. ITEMIZE: Design-Builder Service Fees

The Design-Builder shall propose fees for the Project as follows:

Phase 1 (Pre-Construction) Services Fee

Provide an itemized, not-to-exceed amount to cover all Phase 1 services, including the following components as defined.

- Design services - including program validation, conceptual design, schematic design and design development - necessary to support development of the GMP, but excluding construction documents and construction administration, which shall be part of Phase 2.
- Pre-construction services such as estimating, scheduling, phasing/logistics planning, and constructability reviews for the Design-Builder, subcontractors, consultants and others. Include all meetings and presentations outlined in the scope of work.
- Overhead and profit on design and pre-construction services.

Design Services: \$ _____

Pre-Construction Services: \$ _____

Overhead and Profit: \$ _____

Phase 2 (Construction) Services Fee

Provide an itemized breakdown for Phase 2 services, including design completion, construction administration, general conditions and applicable markups, as noted.

- Design completion and construction administration services including design consultant fees for preparation of construction documents, agency permitting, and construction administration through Project closeout. Identify the basis of these fees (as a lump sum or percentage of construction).
- General conditions (GC) / general requirements (GR) should include all staff and facilities to be located at the construction site and necessary to manage the construction of the Project, but not including overhead and profit. Proposers shall express GC/GR costs on a monthly basis, inclusive of all on-site personnel and expenses required to manage the Project construction.
- Overhead and profit stated as a percentage of the total estimated design and construction cost.
- Payment and performance bonds stated as a percentage of total estimated design and construction cost.

Design Completion /
Construction Document Services: \$ _____

Construction Administration Services: \$ _____

General Conditions / General
Requirements: \$ _____

Overhead and Profit Percentage: \$ _____

Payment and Performance
Bonds Percentage: \$ _____

NOTE: GMP Amendment

Percentages and fees proposed herein will serve as the basis for negotiation of the Guaranteed Maximum Price (GMP) Amendment and will apply to the agreed-upon cost of work at that stage (of the Project).