



REDONDO
BEACH

Redondo Beach Public Safety Measure FP

A Strategic Path Forward for Project Delivery

December 2, 2025



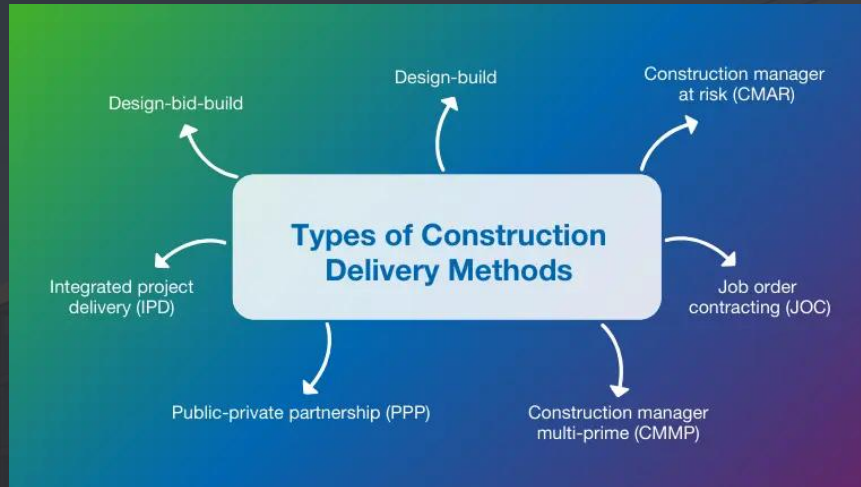
Agenda

- Project Overview
- Delivery Method Approach
- Temporary Provisions
- Schedule
- Next Steps

Project Overview

- Current Fire Stations 1 & 2 and Police Headquarters/Annex are aging and undersized
- Provide modern, resilient public safety facilities to meet operational and community needs
- Total investment: ~\$93.35 million (Fire \$48M + Police \$45.3M)
- Ensure continuity of service and long-term resilience

Delivery Method Evaluation Overview



- Objective: Deliver essential public safety facilities; on budget and on schedule
- Evaluation Criteria:
 - Schedule acceleration
 - Cost transparency and control
 - Design/construction integration
 - Risk mitigation
 - Owner collaboration

Why Not Design-Bid-Build (DBB)?



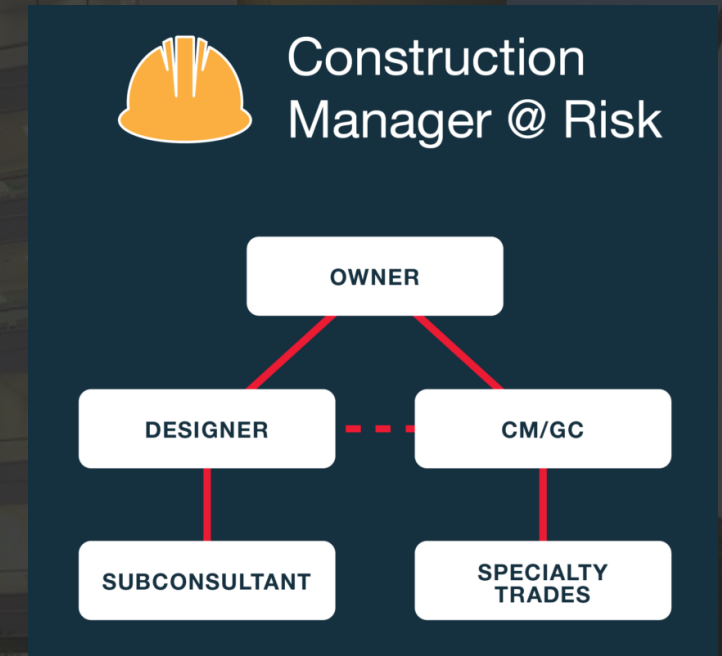
Limitations of Traditional DBB

- Sequential process delays construction until design completion
- No contractor input during design, higher risk of change orders
- Adversarial separation between designer and builder
- Limited flexibility once design is complete

Why Not Construction Manager @ Risk (CMAR)?

CMAR Considered, but Less Ideal

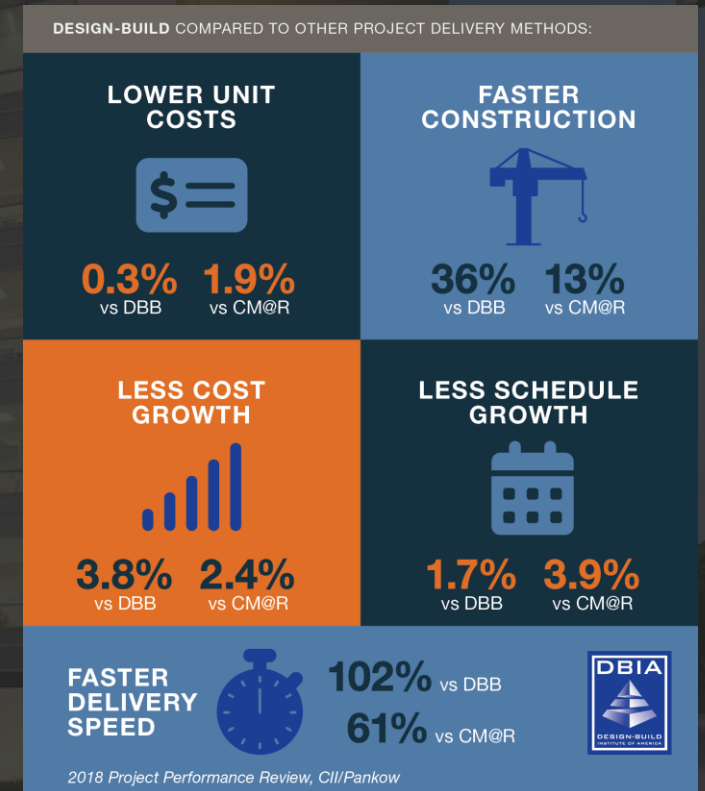
- Two contracts → higher administrative effort for City
- Moderate cost transparency
- Less integrated collaboration between design and construction teams than in PDB
- **Market trend:** Public agencies are moving away from CMAR in favor of Progressive Design Build for stronger collaboration, transparency, and efficiency



Why Not Traditional Design Build (DB)?

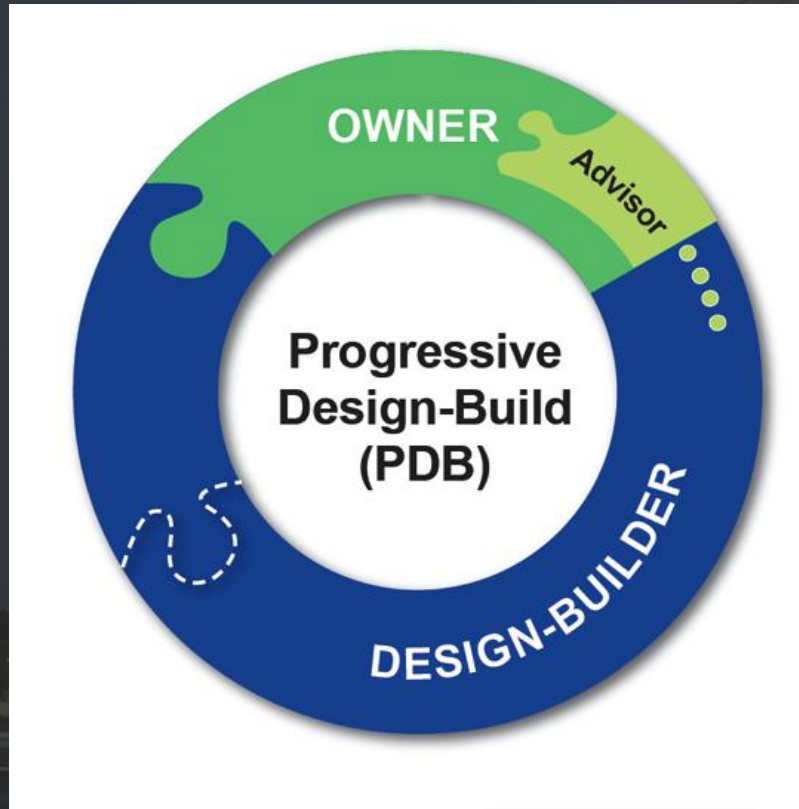
Limitation of Traditional Design Build

- Early fixed price limits design flexibility and City input
- Bridging documents often create redundant effort and wasted cost
- Tends to drive design decisions by price rather than functionality
- Less suited for phased or evolving public safety programs



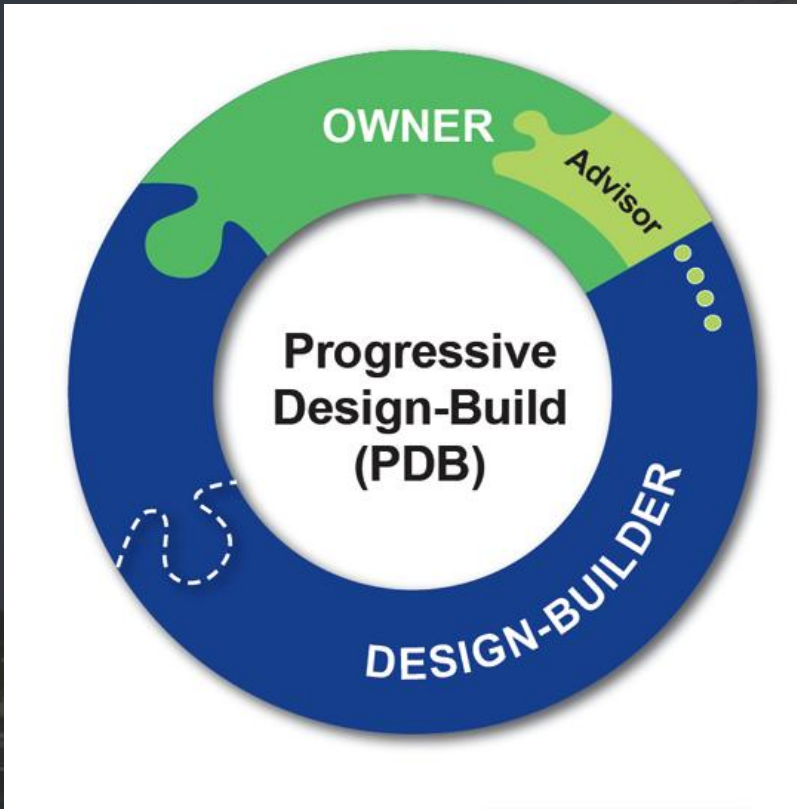
Why Progressive Design-Build?

Progressive Design-Build Explained



- **Two-Phase Process:**
 - Phase 1: Collaborative design + cost validation (~60% design) to GMP
 - Phase 2: Final design, early works packages, and final construction
- City participates in design and pricing decisions before commitment
- Single contract simplifies management and accountability
- *Recommended approach*

Why Progressive Design Build for Redondo Beach?



Alignment with City Goals

- Collaborative process supports multi-site Fire and Police projects
- Enables early site and utility work to save time
- Guaranteed Maximum Price (GMP) established only after scope clarity
- Transparent, open-book cost validation builds public trust

Progressive Design-Build

How will it work for your project(s)?

Two Solicitations

- **Package A - Fire Stations 1 & 2:** Separate sites, delivered under a single integrated contract to streamline coordination and address temporary facility requirements
- **Package B - Police Department + Annex:** Integrated new construction and renovation with temporary facilities to ensure operational continuity

Process Overview

- Use program documents and budget ceiling for best-value DBE selection
- Issue RFQ/P with design, preconstruction, and construction fee components
- **Council Approval – Phase 1:** Advance design through Design Development & set Guaranteed Maximum Price (GMP) – *there may be several GMPs*
- DBE conducts open-book, competitive trade bidding
- **Council Approval – Phase 2:** Complete design & begin construction
- Shared cost savings promote efficiency & collaboration

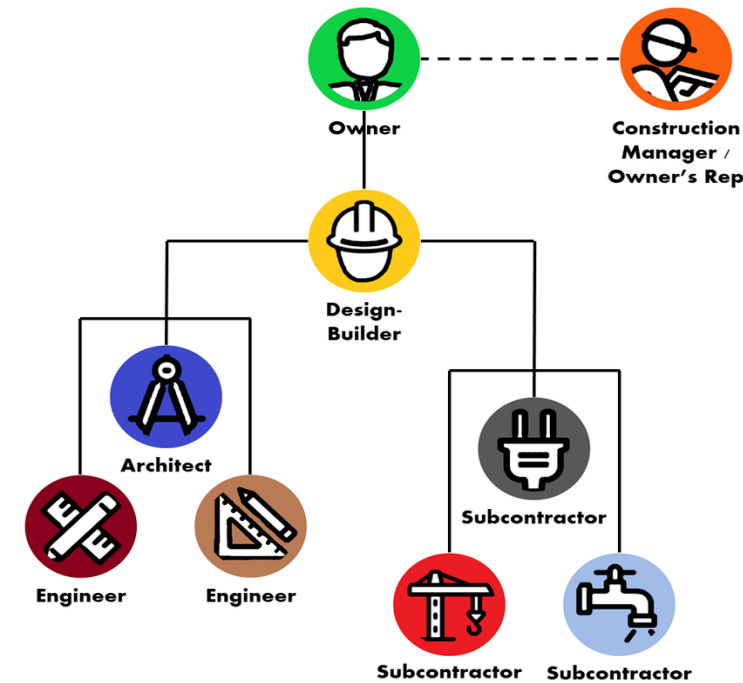


County of Orange Civic Center

Progressive Design-Build

Potential Cautions

- **New Delivery Approach** – Learning curve in adapting to Progressive Design-Build
- **Legal Complexity** – Requires strong contract and procurement acumen
- **High Owner Involvement** – Requires active participation and timely decisions



Alameda City Aquatic Center

Alternative Delivery Methods: Case Studies

Project Title	Delivery Method	Facility Size / Scope
Rialto Police Department	P3 / Progressive Design-Build	57,000 SF – New PD HQ Facility
Orange County Civic Center	P3 / Progressive Design-Build	500,000 SF – Multi-department Civic Campus
Buena Park Police Department	Progressive Design-Build	66,000 SF – New PD HQ Facility
Hesperia Police Department	Progressive Design-Build	46,000 SF – New PD HQ
San Bernardino County Valley Communications Center	Design-Build	76,000 SF – New 911 Regional Dispatch and EOC
Selma Fire Station 3	Design-Build	15,000 SF – New Fire Station
Gilroy Santa Teresa Fire Station	Design-Build	7,000 SF – New Fire Station
Manteca Fire Station 6	Progressive Design-Build	16,000 SF – New Fire Station
Alameda Aquatic Center	Progressive Design-Build	30,000 SF – New Aquatic Center
OCMVCD Headquarters Campus	Progressive Design-Build	60,000 SF – New / Reno of Administration, Lab, and Fleet Facilities

Market outreach confirmed competitive PDB interest



Operational Continuity: Temporary Facility Approach

Facility	Temporary Location	Continuity Approach
Fire Station 1	City Hall Staff Parking Lot (North of City Hall)	Utilize modular trailers for staff and a temporary apparatus bay to maintain emergency response coverage during construction.
Fire Station 2	Inglewood / Grant Site	Similar setup with modular trailers and temporary apparatus bay; site provides proximity to existing response area while construction occurs.
Police Department	TBD at Annex or in PD parking lots	Final swing-space solution pending based on overall project phasing and City coordination, but likely temporary modular trailer complex

Preliminary Project Schedule

Milestone	Approximate Timing	Description
Progressive Design-Build (PDB) Procurement	Q1-Q2 2026	Issue RFQ/P, shortlist, and select Design-Build Entity w/ Council approval of Phase 1
Phase 1 – 60% Design / GMP Development	Q2-Q4 2026	Collaborative design refinement, cost validation, and Guaranteed Maximum Price (GMP) establishment <i>Note: The Police Department improvements may follow an extended schedule to accommodate the greater design complexity and <u>potential</u> phased approach associated with expansion and renovation activities.</i>
Phase 2 – Council Approval to Proceed*	Q1 2027	City Council review and authorization of GMP and construction commencement
Phase 2 – Final Design / Construction	Q1 2027 – Q3 2028	Complete design, mobilize, and execute phased construction for Fire Stations 1 & 2
Fire Station 1 & 2 Completion	Q3 2028	Substantial completion and occupancy of new facilities
Police Department Completion (assumes phasing)	Q3 2029	Substantial completion and occupancy of new/renovated facilities

**Note: Multiple Phase 2 GMP approvals may be brought forward to Council as part of a staggered authorization process to help maintain momentum and expedite overall project delivery.*

Next Steps

- Council approval of project delivery method
- Refine Scope of Work for RFQ/P
- Approve Progressive Design Build (PDB) RFQ/P
- Advertise PDB RFQ/P
- Owner's Representative Contract Amendment
- Evaluate Proposals & Negotiate Contract(s)
- Return to City Council for Phase 1 Contract Approvals



Buena Park Police Department Headquarters

Questions?

Thank You!



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