

EXHIBIT A
OWNER'S PROJECT CRITERIA

**CITY OF REDONDO BEACH BOND MEASURE (FP) PROJECT
TO REBUILD THE POLICE DEPARTMENT HEADQUARTERS
AND RENOVATE THE POLICE ANNEX FACILITY**

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 transformation of Police Department facilities, including the Headquarters and Annex buildings, for the Measure FP Project and the following defines the fundamental programmatic, performance and quality requirements that will guide design and construction under the PDB approach, which may be modified during Phase One (1) (Preconstruction/Design Development), subject to Owner approval, and defines the standards against which the Guaranteed Maximum Price (GMP) proposal will be evaluated before proceeding to Phase Two (2) (Final Design and Construction).

Vision Statement

The City envisions a unified, modern, cohesive and operationally efficient PD campus, through the selective renovation, expansion and/or replacement of existing PD facilities, which supports effective law enforcement practices, promotes excellence in policing, and enhances community/public safety.

Key Goals and Objectives

• **Phased Redevelopment with Operational Continuity**

As the City's Police Department (RBPD) 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 the uninterrupted provision and deployment of public safety services. This includes coordination of temporary workspaces, secure access routes and vehicle parking, and utility connections, which will be critical to maintaining operations and minimizing potential disruptions to PD personnel and the public.

• **Program-Driven Facility Replacement**

The redevelopment effort will be guided by the City's established programmatic needs and operational priorities, including the goal of consolidating key PD units and divisions under one roof or within a cohesive campus. The design should promote efficient circulation, functional adjacencies between units, secure access points, and adaptable spaces that support modern policing practices and take into account ever evolving, future technology needs.

• **Cost Effectiveness and Long-Term Value**

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

- **Integrated and Collaborative Delivery**

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

- **Operational Efficiency and Site Functionality**

The Project must balance functionality, safety and aesthetics while enhancing both operational performance and civic presence. The Design-Builder should evaluate existing facilities, site circulation and secure zones in order to propose layouts that improve workflow, enhance staff and public access, and integrate critical law enforcement functions.

- **Collaborative and Transparent Team Culture**

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

LOCATION

The Project is a multi-phase initiative to reimagine, upgrade and unify the existing PD Headquarters and Annex facilities into a modern, high-performing and operationally resilient campus that meets current and future law enforcement and public safety needs.

- Police Headquarters (PD HQ): 401 Diamond Street: 19,152 SF
- Police Annex Building (PD AB): 200 N Pacific Coast Hwy: 11,226 SF

PROGRAM / SCOPE

Several options could be pursued and further explored to reach the highest and best use possible for PD operations based on the footprint or square feet of the existing facilities combined with any new construction, all within the budget cap/allocation.

This might encompass targeted structural upgrades for specific support functions; expansion of existing facilities based on essential versus adaptive reuse for non-essential operations; a hybrid approach of selective demolition/rebuild and renovation; and/or a phased implementation of a new PD building footprint over time.

The following are intended as general use and occupancy objectives for a combined PD HQ campus or facility, and given the City's public and institutional zone regulations allow for building height up to forty-five (45) feet or three (3) stories, a new PD HQ could feasibly be located adjacent to the existing footprint with a redesigned presence next to City Hall.

- Administration

- Office of the Chief / Command Staff Office
- Administrative Support Areas / Conference Rooms

- Support Services
 - Personnel & Training Unit
 - Records Unit
 - Communications / Dispatch Center
 - Real-Time Information Center (R.T.I.C.) / War Room
 - Task Force Unit
 - Technical (Dedicated IT) Support Space
 - Property & Evidence / Crime Lab
 - Court Liaison Unit
- Patrol Bureau
 - Patrol Division
 - Jail Unit
- Special Operations Bureau
 - Investigations Division
 - Special Operations Division
 - Traffic Unit
 - Community Services Unit
 - Parking / Animal Control & Code Enforcement
- Common Areas / Support Spaces
 - Public Lobby
 - Staff Support Spaces
 - Locker Area
- Amenities
 - Multipurpose / Training Rooms
 - Fitness / Wellness Center
- Overflow / Long-Term Storage

Note: Long-term property and evidence is currently housed offsite, and the goal would for this to be relocated to the consolidated PD campus as envisioned.

DESIGN CHARACTER

The redevelopment of the PD facilities should strive to maintain compatibility and continuity with the existing Civic Center site and adjacent neighborhoods.

- Core Improvements

Modernization and/or replacement of existing PD buildings should address the City's identified programmatic needs, and improvements shall include upgrades to spaces and areas housing key law enforcement functions, and the design thereof should optimize circulation, adjacencies and workflow.

- **Temporary Operations Support**

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

- **Site Enhancements**

Upgraded utilities, secure staff and public parking areas, pedestrian and vehicle circulation, fencing, lighting, and landscaping designed to enhance the overall PD campus functionality. Site improvements should take into account necessary, separate access points or zones based on critical law enforcement operations.

- **Sustainability and Resiliency**

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

- **Future Scalability**

Design flexibility to accommodate future technology integration, evolving staff needs, and the potential expansion or reconfiguration of facilities without significant operational disruption.

PERFORMANCE STANDARDS / TECHNICAL SPECIFICATIONS

- Structural and seismic compliance for essential services buildings with 75-year design life, and meets or exceeds standards for critical law enforcement operations as promulgated by the International Association of Chiefs of Police (IACP).
- Functional and operational systems, including mechanical, electrical, and plumbing (MEP), designed for high reliability and with redundancy.
- Environmental and energy efficiency standards in compliance with California Title 24 requirements.
- Sustainability, durability and resiliency factors and construction materials that utilize a low maintenance, life-cycle replacement planning/cost orientation.

FUNDING / BUDGET

The total approved Measure FP bond funding authorization is \$93,350,000 with roughly \$45,350,000 set aside for advancing the PD facilities modernization Project. 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. The Design-Builder shall develop and maintain an open-book cost model, updated at each design milestone with life-cycle cost analysis completed throughout, and GMP validation must demonstrate budget alignment before Phase 2 authorization.

SCHEDULE / TIMELINE OVERVIEW

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

- Phase 1: Pre-Construction / Design Development

Utilizing the City's established programmatic space needs and functional requirements to advance design, validate scope and confirm existing site and utility conditions, the PDB team will develop a GMP during the design development stage. This phase will encompass cost modeling, constructability reviews and schedule development.

Moreover, the Design-Builder will also prepare a detailed, phased and operational continuity plan that ensures uninterrupted emergency-response operations during construction and coordination of temporary site improvements and utility connections to support modular facilities and associated equipment to be procured directly by the City.

- Phase 2: Construction

Upon mutual agreement of the GMP, proposed schedule and execution of the Phase 2 Amendment, the Project will transition into construction. This phase may include selective renovation, expansion and/or replacement of existing facilities along with necessary site improvements and infrastructure upgrades.

The new, expanded and/or modernized facilities shall be delivered as code-compliant, seismically resilient, energy-efficient, technologically adaptable and future-ready assets that enhance operational readiness and serve the City well into the future.

- Anticipated Timeline

<i>Target Completion Schedule</i>	<i>Est. Duration</i>	<i>Est. Completion</i>
Notice to Proceed to Phase One (1)	Start / NTP	Spring 2026
Phase 1 - Design & Concept Review	4 Months	Summer 2026
Phase 1 - GMP Development/Negotiation	3-4 Months	End of 2026
Notice to Proceed to Phase Two (2)	Month 9	Start of 2027
Phase 2 - Construction Docs/Early Work	5 Months	Summer 2027
Phase 2 - Substantial Completion	24 Months	Summer/Fall 2029