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May 24, 2021

CITY OF BEAUMONT

550 E. 6th Street,
Beaumont, CA 92223

RE: CITY OF BEAUMONT POLICE STATION FEASIBILITY STUDY

LPA Reference Number 1006591

Dear Ms. Day, Mr. Hart, and Members of the Selection Committee:

LPA and McClaren Wilson and Lawrie (MWL) are honored to submit our proposal for the Police Station Feasibility Study for the Beaumont Police Department. Having partnered together several times, we have a unique collaboration with an extensive track record of programming and designing high-performance public safety environments. We can help you achieve your vision.

Together, we have designed numerous police stations, headquarters and essential service facilities including recent projects for cities of Salinas, Visalia, Merced, Campbell, and the County of San Bernardino. From our firms, we have assembled a team of public safety experts with current project experience to better serve the City of Beaumont as you look to create a Feasibility Study for the Police department that will consist of the development of a Space Needs Analysis, Conceptual Floor Plans and Elevations, and a Construction Cost Estimate.

LPA and MWL have a solid understanding of the public safety service needs and will lead the design team's efforts through the space needs assessment, site evaluation process, the community impact, and the impact of local, regional, and state regulations.

LPA is passionate about creating high-performance programs and designs that work better, do more with less and improve people's lives. We accomplish this through an integrated approach that emphasizes teamwork, communication, and a commitment to client service. As one of the only design firms in the country with a dedicated research team, we can draw on cutting-edge data, programming, analysis, and technology to provide the City of Beaumont Police Department with imaginative, cost-effective solutions. The benefits of partnering with us include:

- **Civic design expertise and leadership.** We are strategic thinkers and problem-solvers with extensive experience in the unique opportunities and challenges of planning and designing for cities. Our firm has successfully completed more than 270 civic projects, including police, fire, and essential service facilities.
- **A better process, with better results.** As an integrated design firm and consultant team, we offer a multidisciplinary team of architects, planners, police facility programmers and cost estimators, engineers, landscape architects, interior designers and researchers all working together, many of which are in-house from project start to finish. It's a seamlessly collaborative process that generates better ideas, value and outcomes for your project.
- **A closer client relationship.** When you choose the LPA team, you get a dedicated and responsive design partner you can count on. We work closely with all stakeholders throughout every stage of your project—listening closely to your needs, sharing ideas, keeping the project on budget and on schedule and shepherding you through any challenges that arise.



This cover letter certifies that, under penalty of perjury, LPA and its consultants comply with the nondiscrimination requirements of the State and Federal Government.

The LPA and MWL design team is prepared to provide the services outlined in the City's RFP for the Police Station Feasibility Study for the Beaumont Police Department. Our commitment to community public safety services will reflect the stakeholders' vision and provide an inclusive and comprehensive analysis.

We are truly excited about the opportunity to collaborate with you and look forward to further discussions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Wirick', with a long horizontal line extending to the right.

Jim Wirick AIA, LEED AP BD+C
Studio Director, Director of Civic
JWirick@LPADesignStudios.com
949.701.4144
5301 California Ave, Suite 100
Irvine, CA 92617



BUENA PARK POLICE DEPARTMENT
City of Buena Park

Introduction / Information

B





Buena Park Police Department | City of Buena Park

Introduction / Information

Q. Introduction of the service proposal, including a statement of understanding for the types of services contemplated. Provide a discussion on how the objectives of the scope of services will be accomplished. Provide the name of the firm submitting the proposal, its mailing address, telephone number, and the name of the individual to contact if further information is required. Any participating firms and proposed sub-consultants shall be identified and included in the proposal (all sub-consultants must be approved by City prior to signing the agreement with City).

Firm Submitting Proposal:
LPA, Inc.

Address:
5301 California Ace, Suite 100
Irvine, CA 92617

Phone Number:
949.261.1001

Contact Information:
Jeremy Hart
949.701.4046
JHart@lpadesignstudios.com

Statement of Understanding How the Objectives of the Scope of Services will be Accomplished

The Police Station Feasibility Study for the City of Beaumont consists of the development of a Space Needs Analysis that will then be used to create Conceptual Floor Plans and Elevations to such a level that a Construction Cost Estimate can be prepared and presented to the City Council. To accomplish this scope of work, LPA has partnered with the nationally recognized public safety planning and design firm of McClaren, Wilson & Lawrie, Inc. (MWL). MWL will take the lead in the data collection and preparation of the Space Needs Analysis.

LPA and MWL have partnered together on several projects across the State of California over the last ten years and have developed a strong portfolio of work. Jointly we

will lead the City on tours of facilities we have completed in Southern California. After acceptance of the Space Needs Analysis and the Project Program, LPA will develop conceptual floor plans and elevations defining the overall size, shape, and massing of the building. In conjunction with the Police Department and City Staff we will define the architectural character of the new Police Station.

Once the conceptual design is accepted by the City, our cost estimating consultant, Griffin Structures, will develop a construction cost estimate inclusive of all the aspects necessary to complete the project.

The Space Needs Analysis, findings of the Facility Tours, Conceptual Floor Plans and Elevations, and the Construction Cost Estimate will form the basis of our final report to the City. After review and acceptance of our final report by City Staff, our team will present the report to the Beaumont City Council.



Campbell Police Department | City of Campbell



SALINAS POLICE SERVICE HEADQUARTERS
City of Salinas

Firm's Approach







Salinas Police Service Headquarters | City of Salinas

Firm's Approach

Q. The firm's approach to delivering the scope of services. Provide a description of the firm's approach to communicating effectively with City staff and officials, other jurisdictional stakeholders, and the public, to facilitate successful delivery of assigned tasks.

Space Needs Assessment

Our interactive design process will be crucial to LPA and MWL developing a comprehensive and cohesive engagement with Stakeholders. Our team will work in partnership with Police and City Staff to craft a work plan and approach to the project that is engaging and respectful of the community. In our project kick-off meeting with the project stakeholders, we will have our 'Plan the Plan' meeting where we set the goals and priorities that govern our decision-making process. We will confirm and refine the project schedule and set

milestone benchmarks that the Design Team and City Representatives will be held accountable to.

We will begin a process of Space Needs Analysis with the first and very crucial step of collecting data. This starts with a physical and operational, evaluation of the existing police and fire department facilities. Our team will then begin to collaborate with Police Department representatives to discuss current and future staffing projections and operational and organizational structure. Doing so, to ensure that appropriate needs are accommodated. Through a series of scheduled meetings, the LPA and MWL team, working with the departments, will discuss broad project goals, requirements and ultimately, define exact programmatic needs for today and projected out into milestones in the future. At the completion of this phase a detailed space needs



document will be submitted for approval.

Our approach to developing a successful and useful Space Needs Analysis hinges upon a merging and understanding of the unique departmental and operational requirements of the Beaumont Police Department and blending those requirements with modern day operational and design innovations that can serve the department and the community of Oceanside for decades to come.

Working with PD staff, our team will review operational/management data, demographic data for service community, imperatives for regionalization of services, and any re-organizational plans. Following the collection and analyzing of this data provided by the department, our team will organize and lead benchmark city tours of other police facilities for City representatives to give the team a firsthand/in-person look of operational concepts and design features our team will be presenting.

Detailed questionnaires will be given to department staff to gain a broad

understanding of how the department is currently operating. Our team will schedule and conduct on-site staff workshops and interviews, assemble a spreadsheet summarizing space and site needs, and establish consistent project space standards.

Once all the data has been collected and all stakeholders have been engaged and heard from, we will conduct follow-up reviews of spreadsheets, create adjacency graphics to show key relationships, prepare and present draft space needs assessment, and refine the draft report into the final Needs Assessment.

Conceptual Design

Building on the information provided in the approved Space Needs Assessment, our team will prepare site analysis studies of the proposed 5-Acre site for the new police station. The conceptual site design will take into consideration the differentiation between the secure parking and access needs and the public interface of the project. The design will give consideration to access, circulation and available on-site and off-site utilities.



Visalia Emergency Communications Center | City of Visalia

Building upon the functional relationships of interior program spaces as defined in the Space Needs Analysis, multiple design studies will be examined for the site layout and the building layouts. Single- and multi-story options will be explored to ensure the City is able to explore all potential possibilities for development.

Cost Analysis

Finally, our team will develop a conceptual cost estimates of the approved design, suitable for decision making at this stage of the analysis. The costs will be based on unit and major component cost factors, and on high-level design information and assumptions. Our team has very current experience with the delivery of several facilities with similar services and will reflect local construction conditions and the local bid market. The conceptual statement of probable cost will be presented in such a manner so that, once approval to proceed is given and design is taken further, the estimate can be refined.

The cost model will include “total project costs” to the degree possible. Site costs will be prepared based

on information requested of, and provided by, the City. We will include allowances for pre-development costs, building construction costs, demolition costs, architectural and engineering costs, program and construction management, other fees and permits, consulting costs, insurance costs, entitlement costs (if applicable), FF&E allowance, landscaping, relocation and staging allowances (if applicable), reasonable contingencies, and other appropriate components of total project costs, based on input from the City. Costs will be based on site condition information as available.



SALINAS POLICE SERVICE HEADQUARTERS
City of Salinas

| Firm Profile





OVERFLOW

025

Bedrooms
Master Living Room Bathroom
Guest Dining Room Basement
Girls Kitchen Garage
Boys Attic

BOOK-RE 1.5 CU. FT.

Q. Provide a description of the firm, including number of professional personnel, years in business, office location(s), organizational structure (e.g., corporation, partnership, sole practitioner, etc.), areas of expertise, etc.

Firm History

LPA was founded in 1965. Today, the firm has expanded to nearly 400 employees with four locations in California and two in Texas.

As an integrated design firm, LPA breaks down the barriers between disciplines. We bring together experts in architecture, engineering, interior design, landscape architecture and master planning to collaborate with clients from start to finish. As one of the country’s only design firms with a dedicated research team, we draw on rigorous data and analysis to shape our projects and improve their economic, environmental and social value.

The Power of integrated Design: A Better Process with Better Results

LPA believes that collaboration drives creativity and improves problem-solving. That’s the philosophy behind our integrated design process. When you work with us, you benefit from a multidisciplinary team of designers, planners, engineers, researchers and thought leaders all working together for the greater good of the project. From the beginning of the design process through completion and post-occupancy evaluation—everyone is actively involved and in sync.

A Research-Driven Approach that improves Outcomes

LPA takes an informed approach to design—one that leverages the insights of our dedicated research team to maximize value for each project. Every planning and design decision we make is based on the best available intelligence, from sustainability studies and energy analysis to design simulations and post-occupancy

evaluations. It’s a data-driven, evidence-based process that produces high-performance buildings that do more with less.

Sustainable Solutions that are Better for Business

As pioneers in sustainability, LPA has been setting new standards for more than 50 years. Unlike many firms who view green design as a LEED checklist or building add-on, sustainability informs everything we do. We create smarter sustainable designs that improve efficiency and reduce operational and maintenance costs for clients. Our buildings also help to promote health and well-being and enhance the user experience.

Organizational Structure : Corporation

120+	Civic Projects
30+	Public Safety Projects
\$1.25B+	Projects for Cities and Counties
120+	LEED Projects
397	Employees in Six Offices

6	9	397	1965
REGIONAL STUDIOS	MARKET SEGMENTS	CURRENT EMPLOYEES	YEAR FOUNDED





MWL Firm Introduction

Specialty Expertise

McClaren, Wilson & Lawrie, Inc. (MWL) was founded in 1995 with an exclusive commitment to the planning and design of public safety and civic facilities, forensic science laboratories and forensic pathology facilities. MWL has achieved international recognition with projects consisting of 285 public safety facilities and 130 forensic science laboratory and medical examiner facilities in 46 states and three Canadian provinces. MWL's clients include a diverse range of government entities at municipal, county, state, federal and academic levels. Whether a new or renovated building or a completely re-purposed structure; projects of every type are featured in MWL's ever-expanding portfolio. Areas of expertise include:

- Police & Fire Headquarters/ Substations
- Public Safety Training Facilities
- Firearms Proficiency Ranges
- 911/EOC
- Property & Evidence Facilities
- City Halls
- Municipal Courts/Justice Centers
- Forensic Sciences/Pathology

Success Factors

A cornerstone of MWL's success is its commitment to work with each client to meet its current, as well as, future facility needs. MWL's proven process engages clients and seeks to understand and apply appropriate operational and functional criteria as the basis for planning and design efforts. MWL provides design leadership and technical expertise with a skilled, experienced staff working diligently to respond to its clients' interests in function, cost effectiveness, and progressive design. MWL consistently delivers practical, award-winning and cherished solutions.

A good reputation is gained over time and MWL is proud to have the endorsement of previous clients for its commitment to excellent service and outstanding public safety buildings.

International Association of Chiefs of Police

MWL is a member of the International Association of Chiefs of Police (IACP).

MWL was the featured presenter for the IACP's Planning, Design, and Constructing Police Facilities class for 30 years. The firm still offers their class today and is currently presenting throughout North America. They were recently hosted in Canada by the Niagra Regional Police in association with the Ontario Association of Chief's of Police.

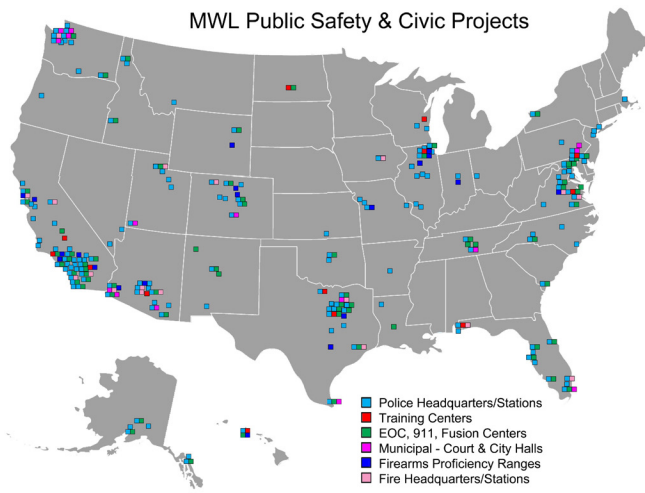


Photo by StudioAsap



BUENA PARK POLICE DEPARTMENT
City of Buena Park

Resumes





Project Team Leadership

Jim Wirick will guide the team and maintain senior level managerial communications with the team throughout the project’s engagements. Jeremy Hart, Director of Civic, will be actively involved on a day-to-day basis to ensure project schedules are being met, budgets tracked and adequate resources have been assigned to the team in order to maintain the quality goals of LPA’s contract documents.

Workload and Availability

LPA’s firm-wide staff of nearly 400 integrated design specialists provides a deep bench of professional capacity. Our firm is organized into multiple, flexible teams, each led by a principal and a project manager from project inception to post-occupancy to provide clients with the assurance that all projects, large or small, receive the attention and expertise they deserve. LPA developed this organization to offer our clients the concept of “Large Firm Resources – Small Firm Service.” Based on our current workload projections, we have the capacity to fully support service engagement with the City of Beaumont.

Integrated Design Services

The foundation of LPA’s reputation as a talented professional design firm is service. Our success is based on our ability to meet the needs of the client in terms of timeline and budget. We pride ourselves on our capacity to listen to the client’s wishes and communicate on every step of the design process. We develop our client’s vision into a design that complements the building’s surrounding environment and program functions.

City of Beaumont

LPA LEADERSHIP

James Wirick
AIA / LEED AP BD+C
Principal-in-Charge

Jeremy Hart
LEED AP BD+C
Project Manager

MWL LEADERSHIP

James McClaren
AIA / OAA / NCARB
Senior Principal

CONSULTANTS

Griffin Structures
Cost Estimator



Jim Wirick AIA, LEED AP BD+C

PRINCIPAL | STUDIO DIRECTOR



EDUCATION

Bachelor & Master of Architecture
Cal Poly, San Luis Obispo

CAREER SUMMARY

1978: Started in industry
1981: Started at LPA

LICENSE

15598, CA

With more than 30 years of architectural experience, credibility and expertise in civic projects, Jim Wirick uses his programming, planning and leadership skills to advance innovative concepts that support client goals. Jim’s experience has included projects such as city halls, libraries, police and fire stations, recreation facilities and religious facilities. On civic projects, Jim understands the unique demands of a community-driven space and the balance of light, acoustics, aesthetics and finances to arrive at a solution that intersects the desires and fiscal constraints.

RELEVANT EXPERIENCE

City of Buena Park

Fire Station Number 61
Buena Park Police Department

City of Chino Hills

Government Center City Hall
Chino Hills Library
Chino Hills Sheriff’s Facility
Chino Hills Fire Department

City of Hesperia

Civic Center City Hall and Library
Police Department
High Desert Government Center

City of Salinas

Salinas Police Services
Headquarters

City of San Bernardino

County Forensic Facility

Jeremy Hart AIA, LEED AP BD+C

PROJECT MANAGER | DIRECTOR OF CIVIC + CULTURAL



EDUCATION

Bachelor of Architecture
Cal Poly, Pomona

CAREER SUMMARY

1998: Started in industry
1998: Started at LPA

LICENSE

29148, CA

As Design Director at LPA, Jeremy Hart designs with discovery and impact in mind. With more than 20 years of experience, he believes that the direction of design should reflect the will of the community. As an architect and a history buff, Jeremy is driven by the desire to create and influence our environment in a meaningful way. He asserts that architects’ ability to create meaningful impressions on people can influence a community, interactions and the surrounding environment. Jeremy approaches each project like a puzzle that needs to be solved, uncovering each factor that may contribute to a project.

RELEVANT EXPERIENCE

City of Buena Park

Fire Station Number 61
Buena Park Police Department

City of Chino Hills

Government Center City Hall
Chino Hills Library
Chino Hills Sheriff’s Facility
Chino Hills Fire Department

County of San Bernardino

Forensic Science Lab

City of Hesperia

Civic Center City Hall and Library
Police Department
High Desert Government Center

City of Salinas

Salinas Police Services
Headquarters

James McClaren

SENIOR PRINCIPAL | MWL



EDUCATION

Bachelor of Architecture,
University of Idaho

CAREER SUMMARY

1979: Started in industry
1995: Started at MWL

LICENSES

C19476, CA

A creative force, Jim McClaren co-founded McClaren Wilson and Lawrie, Inc. in 1995 to emphasize design excellence in architecture for law enforcement and the forensic sciences. Jim has pioneered modern designs that mitigate bio-safety and promote humane environments for victims, while incorporating discrete hardening for security and natural disasters. His sustainability credits include the first police headquarters to achieve LEED certification. In 2014, the Salt Lake City police headquarters became the first police headquarters to achieve both net-zero and LEED Platinum®.

RELEVANT EXPERIENCE

City of Salinas

Salinas Police Services
Headquarters

City of Claremont

Public Safety Facility

City of Aspen

Police Department

City of Avon

Public Safety Facility

City of Miramar

Police Headquarters

City of Aurora

Police Headquarters
Branch Courts
Training Facility

Dustin Alamo

CCM, LEED AP

PROJECT EXECUTIVE | GRIFFIN STRUCTURES



EDUCATION

Bachelor of Architecture
University of Colorado, Boulder

CAREER SUMMARY

2005: Started in industry
2009: Started at Griffin

Dustin serves as the Vice President for Griffin Structures, Inc and leads the Strategic Services division. His primary responsibility includes the executive management of needs assessment and master planning projects for a range of facility types, including fire safety facilities, law enforcement facilities, corporation yards, administration / City Hall facilities, library and cultural arts buildings, community and senior centers, utility facilities, and others.

RELEVANT EXPERIENCE

City of Lake Forest

City Hall Needs Assessment

Pretend City Children's Museum

Administration Offices

City of Lake Forest

City Hall Needs Assessment

County of San Bernardino

Fire Admin & Training Facility

City of Buena Park

Fire Station



CSU FULLERTON POLICE FACILITY
California State University, Fullerton

Key Personnel







CSUF Police Facility | California State University, Fullerton

Key Personnel

Team Member Name / Company	Responsibilities	Relevant Experience
Jim Wirick LPA	Jim's role as principal in charge will be to provide a high level of project leadership, project oversight and client interface.	See resume in section E for relevant experience.
Jeremy Hart LPA	Working with project stakeholders, Jeremy will guide the design and vision for the project, helping you realize your vision for the project.	See resume in section E for relevant experience.
James McClaren MWL	Jim will lead the data collection and Space Needs Analysis scope of work, building a project program that meets your needs today and helping you plan for the future.	See resume in section E for relevant experience.
Dustin Alamo Griffin Structures	Relying on Griffin's vast resources and experience in developing public projects, Dustin will be responsible for formulating a comprehensive budget that responds to all the project constraints.	See resume in section E for relevant experience.



SEGUIN POLICE HEADQUARTERS
City of Seguin

References





Q. Three to five references to include: name, address, contact person and phone number of the company, length of time services were provided, and a description of the services provided.

Reference #1

Project Name:

Salinas Police Department

Address: 312 E. Alisal St.
Salinas, CA 93901

Contact Person Information:

Commander. Stan Cooper (retired)
831.809.6173

Length of Service: 11/2014-08/2015
05/2017-05/2020

Description: Space Needs Assessment, Programming, Planning, Design & Construction Administration

Reference #2

Project Name:

City of Campbell Police Department

Address: 70 N. First Street
Campbell, CA 95008

Contact Person Information:

Todd Capurso, Public Works Director,
408.866.2150

Length of Service: 06/2020-Present

Description: Space Needs Assessment, Programming, Planning, & Design

Reference #3

Project Name:

City of Merced Police Department

Address: 678 West 18th Street
Merced, CA95340

Contact Person Information:

Stephanie Dietz, City Manager,
209.385.6834

Length of Service: 01/2019-Present

Description: Space Needs Assessment, Programming, Conceptual Site Analysis

Additional References

Chief Matt Hamner
City of Banning Police Department
951.922.1003

Chief Jim Band
Oregon City
503.496.1686

Chief Brian Johnson
City of El Centro Police Department
760.337.4523



WOODLAND POLICE FACILITY
City of Woodland

Scope of Service





1

2

1

2



UNION
DE FABRICATION



Woodland Police Facility | City of Woodland

Scope of Service

Q. Provide a description of the tasks, sub-tasks, and deliverables that will be provided. The Scope of Services should be presented with a timeline in a logical format.

PROJECT DESCRIPTION

Feasibility Study, Conceptual Design, and Cost Estimating for a New Police Station and Complex for the City of Beaumont on approximately 5-Acres of currently undeveloped land that will be adjacent to the new Potrero Fire Station at the northeast corner of Potrero Blvd.

Basic Services will include:

1. Data Collection and Kick Off Meeting
2. Space Needs Analysis by Population Growth
3. Facility Tours
4. Floor Plan Development and Building Elevations
5. Construction Cost Estimate
6. Final Report to City Council

1 - DATA COLLECTION AND KICK-OFF MEETING

In the Data Collection phase, LPA and MWL shall work to collect the necessary information to prepare a Space needs Analysis by Population growth for the Beaumont Police Department. The following descriptions shall apply to those services.

- 1.01 In the Project Kick-Off Meeting our team will conduct a 'Plan-the-Plan' meeting where we will:
 - .01 Establish Design objectives, limitations, and criteria.
 - .02 Develop an overall project schedule.
 - .03 Schedule project meetings for the Data Collection and the Space Needs Analysis Phase
 - .04 Tour the existing Police Department facilities.
- 1.02 During the Data Collection phase of the project our team will:

- .01 Prepare agency questionnaires for departments to complete.
 - .02 Review Organization Charts and User Provided Background Data
 - .03 Conduct on-site user group interviews.
 - .04 Prepare space and site square footage spreadsheets.
 - .05 Review routine operations.
 - .06 Develop and confirm space standards.
 - .07 Conduct a workshop to strategize growth projections.
- 1.03 Summary of Meetings: services consisting of meeting attendance and presentations of Predesign Phase analyses and recommendations by LPA, as follows:
- .01 One (1) – Kickoff Meeting.
 - .02 Six (4) – Bi-Weekly Web-Based Project Team Meeting(s).
 - .03 One (1) – Facility Tour (One Day).
 - .04 Two (2) – On-Site Interview of User Groups.
- 1.04 Summary of Deliverables:
- .01 Project Questionnaires.
 - .02 Space Standards.
 - .03 Schedule.
 - .04 Meeting Minutes.

2 – SPACE NEEDS ANALYSIS BY POPULATION GROWTH

In the Space Needs Analysis by Population, LPA and MWL will provide those services necessary to establish the space needs for the project necessary to define the project's space needs based upon population projections. Services will include:

- 2.01 Development of Space and Site Needs Spreadsheets.

- .01 Review of departmental growth projections.
 - .02 Application of spatial needs by position type and support function with needed growth for the department.
- 2.02 Summary of Meetings:
- .01 Two (2) Bi-Weekly Web-Based Project Team Meeting(s).
 - .02 One (1) City Manager Briefing
- 2.03 Summary of Deliverables:
- .01 Space and Site Needs Spreadsheets

3 – FACILITY TOURS

Facility Tour services consisting of visiting 3-5 similar facilities to review alternate program options, materials, spatial requirements, and design alternatives. Allow one day to visit various sites within Southern California. Facilities toured will vary in building type. Facilities toured will be not less than 15 years old.

- 3.01 Summary of Meetings:
- .01 One (1) Day of Project Tours
- 3.02 Summary of Deliverables:
- .01 Record of projects visited and take-aways from the project team.

4 – FLOOR PLAN DEVELOPMENT AND BUILDING ELEVATIONS

In the Conceptual Design Phase, LPA shall provide those services designated necessary to prepare Conceptual Design Documents consisting of drawings and other documents illustrating the general scope, scale, and relationship of Project components for approval by the City of Beaumont on program requirements developed in the Space Needs Analysis Phase. The following descriptions shall apply to those services.

- 4.01 Architectural Design/ Documentation services responding to program requirements and consisting of preparation of:
- .01 Conceptual site development layout illustrating the parking areas, vehicular and pedestrian circulation, public and private zones, site utility considerations, and future expansion possibilities.
 - .02 Block Floor Diagrams of major program spaces illustrating the functional relationships.
 - .03 Massing diagrams of the building and the site indicating the overall size and shape of the building on the site and major entry and access points.
 - .04 Three-Dimensional Illustrations depicting the proposed building envelop and design components. Preliminary sections and elevations.
 - .05 Development of optional design solutions to address identified constraints.
- 4.02 Summary of Meetings:
- .01 Three (3) Bi-Weekly Web-Based Project Team Meeting(s).
- 4.03 Summary of Deliverables:
- .01 Conceptual Site Plan.
 - .02 Conceptual Floor Plan Diagrams.
 - .03 3-D Rendered Elevations of the Conceptual Design.

5 - CONSTRUCTION COST ESTIMATES

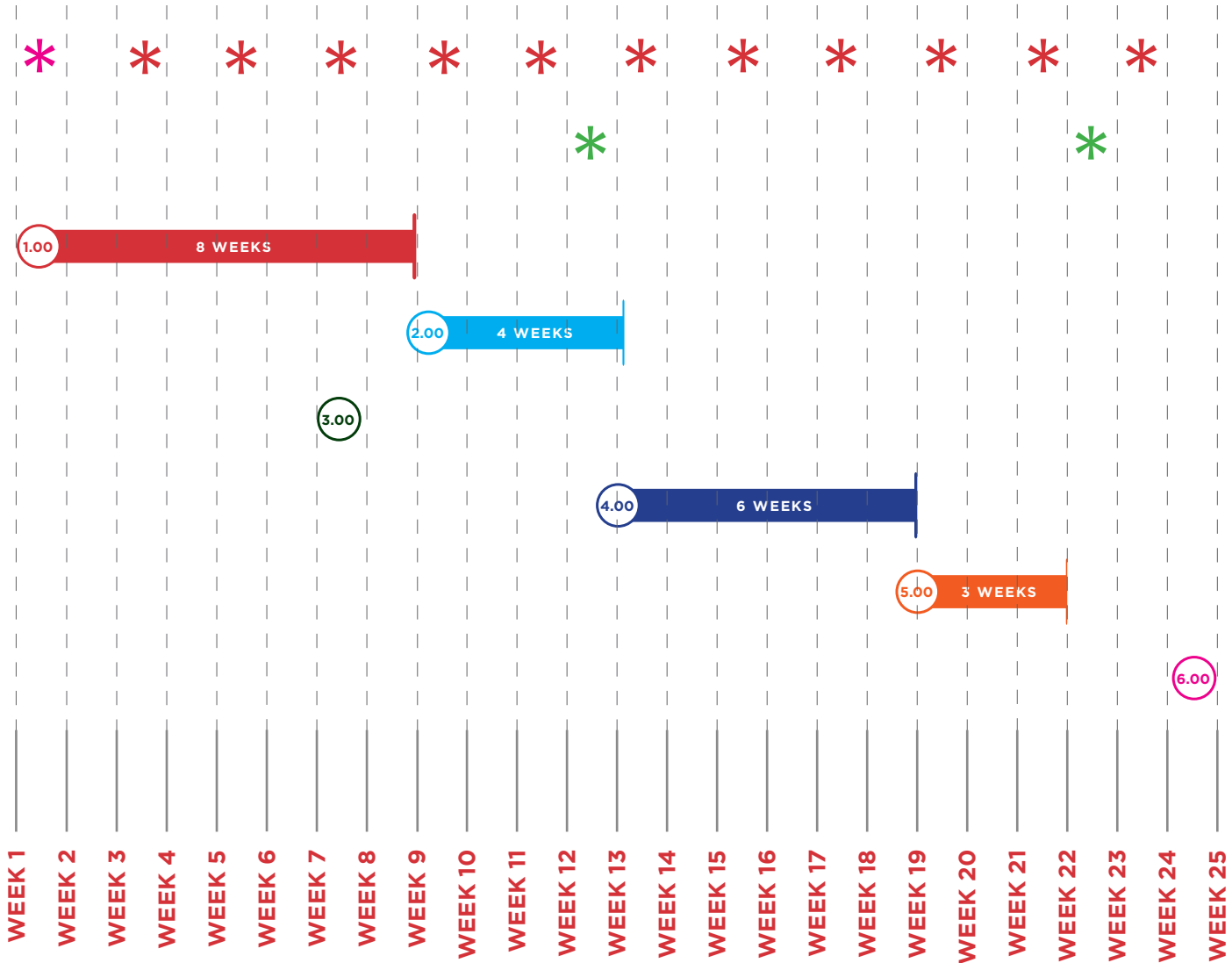
Construction Cost Estimating services relating to development of a Statement of Probable Construction Cost services consisting of development of a probable construction cost range for the Project based on the most recent conceptual design studies, current and historic area, volume, or other unit costs, expected Project delivery process, appropriate contingencies, escalation factors to the anticipated construction dates, and phasing options for expansion associated with projected population growth.

- 5.01 Summary of Meetings:
- .01 One (1) Bi-Weekly Web-Based Project Team Meeting(s).
 - .02 One (1) City Manager Briefing
- 5.02 Summary of Deliverables:
- .01 Statement of Probable Construction Cost

6 - FINAL REPORT TO CITY COUNCIL

Upon acceptance of the Space Needs Analysis, the Conceptual Design Documents, and the Statement of Probable Construction Cost by the City, LPA will present the findings and the final report to the City Council.

- 6.01 Summary of Meetings:
- .01 One (1) City Council Meeting
- 6.02 Summary of Deliverables:
- .01 Final Report of Police Department Feasibility Study



- KICK-OFF MEETING
- DATA COLLECTION AND KICK-OFF MEETING - 8 WEEKS
- SPACE NEEDS ANALYSIS BY POPULATION GROWTH - 4 WEEKS
- FACILITY TOURS- 1 DAY
- FLOOR PLAN DEVELOPMENT AND BUILDING ELEVATIONS - 6 WEEKS
- CONSTRUCTION COST ESTIMATE - 3 WEEKS
- FINAL REPORT TO CITY COUNCIL - 1 DAY
- BI-WEEKLY PROJECT TEAM MEETINGS
- CITY MANAGER BRIEFING



SALINAS POLICE SERVICE HEADQUARTERS
City of Salinas

— | **Cost**







Cost

Q. Cost proposal (including hourly rate) shall be submitted in a separate sealed envelope. This should include a not to exceed fee amount and fee schedule for services and hourly billable costs.

Per the request of the RFP, please see the separate sealed envelope for cost.







CONNECTING THE POLICE AND THE COMMUNITY

A new concept for a public safety facility breaks down barriers and creates shared facilities between the neighborhood and law enforcement.

Around the country, law enforcement agencies are looking for ways to develop safer communities and build trust between the community and the officers sworn to protect them.

Earlier this year, LPA designers began to explore how a different type of public safety facility might improve the relationship and change the dynamic between law enforcement and the public. Beyond a simple hybrid of uses, could facilities be redesigned to create benefits for neighborhoods and police departments?

Police stations are designed with a focus on safety and security. This often has been interpreted as predominantly windowless buildings with little thought given to how the community interfaces with police officers. Fundamentally, any public safety facility must be designed first and foremost as a secure facility to handle the complex tasks of law enforcement, with stringent requirements for access and the ability to respond to a wide array of threats and disasters.

The challenge for designers: create a hardened facility that is welcoming to the public, without interfering with the primary tasks of law enforcement. Modern police stations have very specialized components, yet success today requires balancing those unique needs with the realities of community expectations.

“Can we design a facility that changes the public perception of the police department?” asked LPA Director of Civic + Cultural Jeremy Hart, during a charrette convened in LPA’s Dallas studio.

The charrette included designers from LPA and Jim McClaren, AIA, Senior Principal in McClaren, Wilson & Lawrie, Inc., an architectural firm specializing in law enforcement and the forensic sciences. The charrette discussion quickly moved to the different opportunities



An outdoor café serves as a casual meeting location as well as a place for spontaneous interactions for the community.

“Can we design a facility that changes the public perception of the police department?”

Jeremy Hart, Director of Civic + Cultural

presented by a facility. “How can this contribute to a cost-effective way to solving other issues?” McClaren asked. McClaren worked with LPA on the design of a new 69,000-square-foot Public Safety Center for the city of Salinas, California, which helped guide the conversation into the challenges facing diverse communities. The Salinas facility was developed in a public-private partnership and included several community benefits, such as shared meeting space and a public plaza. A public safety facility can support a wide variety of public tasks, from providing a secure area for child custody transfers to a safe space for people to exchange goods purchased online, McClaren noted. On a more fundamental level, facilities of the future need to address the larger issues of law enforcement. Departments are increasingly challenged to attract and retain top officers. Training and a healthier work environment are essential to help prevent the incidents that are inflaming divides in communities. There is a need for transparency, but more glass in the buildings is not the answer, designers agreed. “What about the social and emotional issues in the community?” LPA San Antonio Studio Director Sara Flowers asked. “This is not just a facility for criminals. It needs to build relationships.”

As ideas began to form into design solutions, LPA designer Anna Nasonova brought clarity to the discussion. Reaching back to the writings of Plato, who examined the qualities necessary in those chosen as “guardians of the state,” Nasonova reminded us that police officers need the “spirit,” strength and courage of warriors, as well as the “philosophy,” gentleness and temperance of wisdom to be successful public servants.



LPA Director of Civic + Cultural Jeremy Hart shared examples of recent LPA projects.



The new concept includes a community center, which can serve as a cultural and social hub while providing opportunities for police to interact with the community in different ways.

Elements of “spirit” and “philosophy” are represented in the finished design. The goal is to help develop better officers by supporting them, while creating a facility that embraces the community and creates new shared amenities.

Spirit: The design concept finds the overlapping priorities of law enforcement and the needs of the community. A shared training center and athletic facility addresses the health and wellness of officers and the neighborhood, creating spaces where they can share pick-up basketball games, self-defense classes and hold youth soccer tournaments.

Philosophy: A different type of community center creates a cultural and social hub, providing opportunities for mental well-being and growth. Multicultural events, a continuing education center and a public café provide opportunities for police and the community to interact in different ways, expanding the relationship on a day-to-day basis.

The Spirit and the Philosophy of the design are connected by a public circulation spine that serves as a link between the secure police functions and the shared public zones. The operations of law enforcement are maintained, while developing new links to the community and providing a place where everyone can feel safe.



LPA San Antonio Studio Director Sara Flowers (left) and LPA CEO Wendy Rogers (right) joined McClaren to discuss opportunities to create new community amenities.

The **operations** of law enforcement are maintained, while developing **new links** to the **community** and providing a place where everyone can **feel safe**.



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CELEBRATE
BASKETBALL
LEAGUE
2024
BASKETBALL
LEAGUE

A NEXT-GEN PUBLIC SAFETY FACILITY

The concept for the public safety facility addresses the needs of law enforcement and the community. The emphasis is on a balance between the specialized requirements of the police operation and the desire to find new ways to link with the public. Shared amenities serve officers and the neighborhood. New opportunities are presented for interaction and dialogue. At the same time, the design offers a cost-efficient approach for developing a site that provides facilities and services to address the health, cultural and social challenges in communities.

- 1 A PUBLIC CIRCULATION SPINE** connects the police facility with the public zones. The walkway links directly to a transit station to improve community access.
- 2 A COMMUNITY CENTER** serves as a cultural and social hub, addressing “philosophy” and providing opportunities and resources for the growth of officers and the community. A public café creates a place for casual interactions.
- 3 A PUBLIC PARK** is a resource for the entire community, with playgrounds and spaces for neighborhood events. It also gives officers a place to relax with their families.
- 4 THE POLICE STATION** remains a secure facility with separate access and protected parking for officers. Tall glass creates a welcoming presence and brings natural light into the facility.
- 5 A TREE-LINED PUBLIC PLAZA** serves as a central circulation zone for the public, connecting the different services and creating an inviting entrance to the facility.
- 6 A SHARED TRAINING CENTER AND ATHLETIC FACILITY** addresses the “spirit” of officers and the neighborhood. From a basketball court to yoga spaces, the facility elevates the health and well-being of the community.



City of Salinas

Salinas Police Services Headquarters

The new Salinas Police Services Headquarters was needed as a replacement of the City's 65-year-old existing Police Headquarters. The 69,230-square-foot Police Headquarters will be the first piece implemented in the Alisal Vibrancy Plan—a plan that seeks to create a robust framework for sustained economic opportunities that lead to a vibrant cultural district for the community.

The design of the Police Headquarters was a two-pronged approach. The building incorporates all the functional requirements needed to operate a modern public safety facility. The aesthetics and site planning of the project were driven by extensive community outreach. After conducting workshops and interviews with community and stakeholders, the design of the project is driven by and reflective of the values of the people of Salinas.

The project includes more than 250 parking stalls for visitors, officers and staff.

PROJECT DATA

Client

City of Salinas

Services

Architecture, Interior Design, Full Service Engineering, Landscape Architecture, Planning

Size

69,230 square feet

Cost

\$46,000,000



City of Visalia

Visalia Emergency Communications Center

RECOGNITION

APWA 2018 Public Works Project of the Year

Situated on an unbuilt parcel of land at the east end of downtown Visalia, north of the railroad tracks running in East Oak Street and immediately adjacent to Jennings Ditch, the Visalia Emergency Communications Center (VECC) will be designed as an essential services facility serving the Visalia Police Department Communications Center and the administrative offices for the Visalia Fire Department.

The VECC will house Visalia's Emergency Operations Center, a Traffic Management Center, a 911 dispatch center, Fire Administration Offices, and all of the support spaces associated with these primary program elements.

PROJECT DATA

Client

City of Visalia

Services

Architecture, Landscape Architecture,

Size

18,700 square feet

Cost

\$25,000,000



San Bernardino County San Bernardino County Sheriff's Forensics Lab

ENERGY SAVINGS



RECOGNITION

LEED NC Silver

The new Salinas Police Services Headquarters was needed as a replacement of the City's 65-year-old existing Police Headquarters. The 69,230-square-foot Police Headquarters will be the first piece implemented in the Alisal Vibrancy Plan—a plan that seeks to create a robust framework for sustained economic opportunities that lead to a vibrant cultural district for the community.

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PROJECT DATA

Client

San Bernardino County

Services

Architecture, Interior Design, Landscape Architecture

Size

20,000 square feet

Cost

\$11,680,682





FIRING

Q. The firm will be required to have professional liability insurance in accordance with the Professional Services Agreement attached.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/29/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dealey, Renton & Associates License #0020739 600 Anton Blvd., #100 Costa Mesa CA 92626	CONTACT NAME: Karin Thorp PHONE (A/C, No., Ext): 714-427-6810 FAX (A/C, No.): 714-427-6818 E-MAIL ADDRESS: certificates@dealeyrenton.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED LPA, Inc. 5301 California Avenue, Suite 100 Irvine CA 92617	INSURER A: XL Specialty Insurance Co. 37885	
	INSURER B: Valley Forge Insurance Company 20508	
	INSURER C: American Casualty Company of Reading, 20427	
	INSURER D: Continental Insurance Company 35289	
	INSURER E: Continental Casualty Company 20443	
		INSURER F:

COVERAGES CERTIFICATE NUMBER: 2072580873 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	6080627323	4/30/2021	4/30/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
E	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	6080627337	4/30/2021	4/30/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			6080627354	4/30/2021	4/30/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	6080627435	4/30/2021	4/30/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability Claims Made			DPR9976915	4/30/2021	4/30/2022	\$1,000,000 per claim \$2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Umbrella policy is a follow-form to underlying General Liability/Auto Liability/Employers Liability
 Evidence of coverages in force.

CERTIFICATE HOLDER FOR PROPOSAL USE ONLY * * * *	CANCELLATION 30 Day Notice of Cancellation SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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