

Attachment A

Professional Services Agreement

**PROFESSIONAL SERVICES AGREEMENT
WITH LPA, INC. FOR
NEWPORT BEACH POLICE HEADQUARTERS ARCHITECTURAL SERVICES**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into as of this 28th day of July, 2026 ("Effective Date"), by and between the CITY OF NEWPORT BEACH, a California municipal corporation and charter city ("City"), and LPA, INC., a California corporation ("Consultant"), whose address is 5301 California Ave, Ste 100, Irvine, CA 92617, and is made with reference to the following:

RECITALS

- A. City is a municipal corporation duly organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of City.
- B. City desires to engage Consultant to provide professional design services for the future Newport Beach Police Headquarters ("Project").
- C. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the professional services described in this Agreement.
- D. City has solicited and received a proposal from Consultant, has reviewed the previous experience and evaluated the expertise of Consultant, and desires to retain Consultant to render professional services under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

1. TERM

The term of this Agreement shall commence on the Effective Date, and shall terminate on July 27, 2036, unless terminated earlier as set forth herein.

2. SERVICES TO BE PERFORMED

Consultant shall diligently perform all the services described in the Scope of Services attached hereto as Exhibit A and incorporated herein by reference ("Services" or "Work"). City may elect to delete certain Services within the Scope of Services at its sole discretion.

3. TIME OF PERFORMANCE

3.1 Time is of the essence in the performance of Services under this Agreement and Consultant shall perform the Services in accordance with the schedule included in Exhibit A. In the absence of a specific schedule, the Services shall be performed to completion in a diligent and timely manner. The failure by Consultant to strictly adhere to

the schedule set forth in Exhibit A, if any, or perform the Services in a diligent and timely manner may result in termination of this Agreement by City.

3.2 Notwithstanding the foregoing, Consultant shall not be responsible for delays due to causes beyond Consultant's reasonable control. However, in the case of any such delay in the Services to be provided for the Project, each party hereby agrees to provide notice within two (2) calendar days of the occurrence causing the delay to the other party so that all delays can be addressed.

3.3 Consultant shall submit all requests for extensions of time for performance in writing to the Project Administrator as defined herein not later than ten (10) calendar days after the start of the condition that purportedly causes a delay. The Project Administrator shall review all such requests and may grant reasonable time extensions for unforeseeable delays that are beyond Consultant's control.

3.4 For all time periods not specifically set forth herein, Consultant shall respond in the most expedient and appropriate manner under the circumstances, by hand-delivery or mail.

4. COMPENSATION TO CONSULTANT

4.1 City shall pay Consultant for the Services on a time and expense not-to-exceed basis in accordance with the provisions of this Section and the Schedule of Billing Rates attached hereto as Exhibit B and incorporated herein by reference. Consultant's compensation for all Work performed in accordance with this Agreement, including all reimbursable items and subconsultant fees, shall not exceed **Twelve Million Four Hundred Fifty Nine Thousand Eight Hundred Twenty Dollars and 00/100 (\$ 12,459,820.00)**, without prior written authorization from City. No billing rate changes shall be made during the term of this Agreement without the prior written approval of City.

4.2 Consultant shall submit monthly invoices to City describing the Work performed the preceding month. Consultant's bills shall include the name of the person who performed the Work, a brief description of the Services performed and/or the specific task in the Scope of Services to which it relates, the date the Services were performed, the number of hours spent on all Work billed on an hourly basis, and a description of any reimbursable expenditures. City shall pay Consultant no later than thirty (30) calendar days after approval of the monthly invoice by City staff.

4.3 City shall reimburse Consultant only for those costs or expenses specifically identified in Exhibit B to this Agreement or specifically approved in writing in advance by City.

4.4 Consultant shall not receive any compensation for Extra Work performed without the prior written authorization of City. As used herein, "Extra Work" means any Work that is determined by City to be necessary for the proper completion of the Project, but which is not included within the Scope of Services and which the parties did not reasonably anticipate would be necessary at the execution of this Agreement.

Compensation for any authorized Extra Work shall be paid in accordance with the Schedule of Billing Rates as set forth in Exhibit B.

5. PROJECT MANAGER

5.1 Consultant shall designate a Project Manager, who shall coordinate all phases of the Project. This Project Manager shall be available to City at all reasonable times during the Agreement term. Consultant has designated Charles Williams to be its Project Manager. Consultant shall not remove or reassign the Project Manager or any personnel listed in Exhibit A or assign any new or replacement personnel to the Project without the prior written consent of City. City's approval shall not be unreasonably withheld with respect to the removal or assignment of non-key personnel.

5.2 Consultant, at the sole discretion of City, shall remove from the Project any of its personnel assigned to the performance of Services upon written request of City. Consultant warrants that it will continuously furnish the necessary personnel to complete the Project on a timely basis as contemplated by this Agreement.

5.3 If Consultant is performing inspection services for City, the Project Manager and any other assigned staff shall be equipped with a cellular phone to communicate with City staff. The Project Manager's cellular phone number shall be provided to City.

6. ADMINISTRATION

This Agreement will be administered by the Public Works Department. City's Director of Public Works or designee shall be the Project Administrator and shall have the authority to act for City under this Agreement. The Project Administrator shall represent City in all matters pertaining to the Services to be rendered pursuant to this Agreement.

7. CITY'S RESPONSIBILITIES

To assist Consultant in the execution of its responsibilities under this Agreement, City agrees to provide access to and upon request of Consultant, one copy of all existing relevant information on file at City. City will provide all such materials in a timely manner so as not to cause delays in Consultant's Work schedule.

8. STANDARD OF CARE

8.1 All of the Services shall be performed by Consultant or under Consultant's supervision. Consultant represents that it possesses the professional and technical personnel required to perform the Services required by this Agreement, and that it will perform all Services in a manner commensurate with community professional standards and with the ordinary degree of skill and care that would be used by other reasonably competent practitioners of the same discipline under similar circumstances. All Services shall be performed by qualified and experienced personnel who are not employed by City. By delivery of completed Work, Consultant certifies that the Work conforms to the requirements of this Agreement, all applicable federal, state and local laws, and legally recognized professional standards.

8.2 Consultant represents and warrants to City that it has, shall obtain, and shall keep in full force and effect during the term hereof, at its sole cost and expense, all licenses, permits, qualifications, insurance and approvals of whatsoever nature that is legally required of Consultant to practice its profession. Consultant shall maintain a City of Newport Beach business license during the term of this Agreement.

8.3 Consultant shall not be responsible for delay, nor shall Consultant be responsible for damages or be in default or deemed to be in default by reason of strikes, lockouts, accidents, acts of God, or the failure of City to furnish timely information or to approve or disapprove Consultant's Work promptly, or delay or faulty performance by City, contractors, or governmental agencies.

9. HOLD HARMLESS

9.1 To the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless City, its City Council, boards and commissions, officers, agents, volunteers and employees (collectively, the "Indemnified Parties"), from and against any and all claims (including, without limitation, claims for bodily injury, death or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including, without limitation, attorneys' fees, disbursements and court costs) of every kind and nature whatsoever (individually, a Claim; collectively, "Claims"), and which relate (directly or indirectly) to the negligence, recklessness, or willful misconduct of the Consultant or its principals, officers, agents, employees, vendors, suppliers, subconsultants, subcontractors, anyone employed directly or indirectly by any of them or for whose acts they may be liable, or any or all of them.

9.2 The provisions of this Section 9.2 shall apply only in the event that Consultant is a "design professional" within the meaning of California Civil Code Section 2782.8(c). If Consultant is a "design professional", then notwithstanding Section 9.1 above, to the fullest extent permitted by law including Civil Code Section 2782.8, Consultant shall indemnify and hold harmless, City, its City Council, boards and commissions, officers, agents, volunteers, employees (collectively, the "Indemnified Parties") from and against any and all claims (including, without limitation, claims for bodily injury, death or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including, without limitation, attorneys' fees, disbursements and court costs) of every kind and nature whatsoever (individually, a Claim; collectively, "Claims"), and which relate (directly or indirectly) to the negligence, recklessness, or willful misconduct of the Consultant, or its principals, officers, agents, employees, vendors, suppliers, subconsultants, subcontractors, anyone employed directly or indirectly by any of them or for whose acts they may be liable, or any or all of them. If a third-party dispute, claim or litigation, or combination of any, arises out of, or relates to the services provided under this Agreement, upon City's or Consultant's request, City and Consultant agree to undertake reasonable good faith measures to allow Consultant to assist City in resolving the dispute or litigation. Prior to engaging Consultant's assistance under this provision, City and Consultant shall in good faith meet and confer as to the scope and extent of the

Consultant's assistance. Further, if Consultant is aware of an event or occurrence from which Consultant reasonably expects that a Claim could be made or if Consultant is aware of a Claim, Consultant shall provide prompt written notice to its insurer. Irrespective of any language to the contrary in this Agreement, Consultant has no duty to provide or to immediately pay for an up-front defense of City against unproven claims or allegations but shall reimburse those litigation costs and expenses (including, without limitation, attorneys' fees, and expert fees) incurred by the City to the extent caused by the negligence, recklessness, or willful misconduct of Consultant. Consultant's cost to defend City and/or City's officers, officials, employees or volunteers against any such Claim shall not exceed Consultant's proportionate percentage of fault with respect to that Claim. Notwithstanding the foregoing, if any lawsuit, claim or dispute is settled and there is no determination of Consultant's fault, then Consultant shall reimburse the City 50% of the City's litigation costs and expenses (including, without limitation, attorneys' fees, and expert fees) incurred up to the date the settlement is executed, regardless of any allocation of fault or causation. Pursuant to Civil Code section 2782.8(a), in the event that one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, Consultant shall meet and confer with City (and, if applicable, other parties) regarding any unpaid defense costs.

9.3 Notwithstanding the foregoing, nothing herein shall be construed to require Consultant to indemnify the Indemnified Parties from any Claim arising from the sole negligence, active negligence, or willful misconduct of the Indemnified Parties. Nothing in this indemnity shall be construed as authorizing any award of attorneys' fees in any action on or to enforce the terms of this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant.

10. INDEPENDENT CONTRACTOR

It is understood that City retains Consultant on an independent contractor basis and Consultant is not an agent or employee of City. The manner and means of conducting the Work are under the control of Consultant, except to the extent they are limited by statute, rule or regulation and the expressed terms of this Agreement. No civil service status or other right of employment shall accrue to Consultant or its employees. Nothing in this Agreement shall be deemed to constitute approval for Consultant or any of Consultant's employees or agents, to be the agents or employees of City. Consultant shall have the responsibility for and control over the means of performing the Work, provided that Consultant is in compliance with the terms of this Agreement. Anything in this Agreement that may appear to give City the right to direct Consultant as to the details of the performance of the Work or to exercise a measure of control over Consultant shall mean only that Consultant shall follow the desires of City with respect to the results of the Services.

11. COOPERATION

Consultant agrees to work closely and cooperate fully with City's designated Project Administrator and any other agencies that may have jurisdiction or interest in the Work to be performed. City agrees to cooperate with the Consultant on the Project.

12. CITY POLICY

Consultant shall discuss and review all matters relating to policy and Project direction with City's Project Administrator in advance of all critical decision points in order to ensure the Project proceeds in a manner consistent with City goals and policies.

13. PROGRESS

Consultant is responsible for keeping the Project Administrator informed on a regular basis regarding the status and progress of the Project, activities performed and planned, and any meetings that have been scheduled or are desired.

14. INSURANCE

Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement or for other periods as specified in this Agreement, policies of insurance of the type, amounts, terms and conditions described in the Insurance Requirements attached hereto as Exhibit C, and incorporated herein by reference.

15. PROHIBITION AGAINST ASSIGNMENTS AND TRANSFERS

Except as specifically authorized under this Agreement, the Services to be provided under this Agreement shall not be assigned, transferred contracted or subcontracted out without the prior written approval of City. Any of the following shall be construed as an assignment: The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of Consultant, or of the interest of any general partner or joint venturer or syndicate member or cotenant if Consultant is a partnership or joint-venture or syndicate or co-tenancy, which shall result in changing the control of Consultant. Control means fifty percent (50%) or more of the voting power or twenty-five percent (25%) or more of the assets of the corporation, partnership or joint-venture.

16. SUBCONTRACTING

The subcontractors authorized by City, if any, to perform Work on this Project are identified in Exhibit A. Consultant shall be fully responsible to City for all acts and omissions of any subcontractor. Nothing in this Agreement shall create any contractual relationship between City and any subcontractor nor shall it create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law. City is an intended beneficiary of any Work performed by the subcontractor for purposes of establishing a duty of care between the subcontractor and City. Except as specifically authorized herein, the Services to be

provided under this Agreement shall not be otherwise assigned, transferred, contracted or subcontracted out without the prior written approval of City.

17. OWNERSHIP OF DOCUMENTS

17.1 Each and every report, draft, map, record, plan, document and other writing produced, including but not limited to, websites, blogs, social media accounts and applications (hereinafter “Documents”), prepared or caused to be prepared by Consultant, its officers, employees, agents and subcontractors, in the course of implementing this Agreement, shall become the exclusive property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or any other party. Additionally, all material posted in cyberspace by Consultant, its officers, employees, agents and subcontractors, in the course of implementing this Agreement, shall become the exclusive property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or any other party. Consultant shall, at Consultant’s expense, provide such Documents, including all logins and password information to City upon prior written request.

17.2 Documents, including drawings and specifications, prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by City or others on any other project. Any use of completed Documents for other projects and any use of incomplete Documents without specific written authorization from Consultant will be at City’s sole risk and without liability to Consultant. Further, any and all liability arising out of changes made to Consultant’s deliverables under this Agreement by City or persons other than Consultant is waived against Consultant, and City assumes full responsibility for such changes unless City has given Consultant prior notice and has received from Consultant written consent for such changes.

17.3 Computer Aided Design and Drafting (“CADD”) data delivered to City shall include the professional stamp of the engineer or architect in charge of or responsible for the Work. City agrees that Consultant shall not be liable for claims, liabilities or losses arising out of, or connected with (a) the modification or misuse by City, or anyone authorized by City, of CADD data; or (b) any use by City, or anyone authorized by City, of CADD data for additions to this Project, for the completion of this Project by others, or for any other Project, excepting only such use as is authorized, in writing, by Consultant. By acceptance of CADD data, City agrees to indemnify Consultant for damages and liability resulting from the modification or misuse of such CADD data. All original drawings shall be submitted to City in the version of AutoCAD used by the City in .dwg file format, and should comply with the City’s digital submission requirements for improvement plans available from the City’s Public Works Department.

17.4 All improvement and/or construction plans shall be plotted on standard twenty-four inch (24”) by thirty-six inch (36”) paper size. Consultant shall provide to City digital ‘As-Built’ drawings in both AutoCAD and Adobe PDF file format within thirty (30) days after finalization of the Project.

18. OPINION OF COST

Any opinion of the construction cost prepared by Consultant represents the Consultant's judgment as a design professional and is supplied for the general guidance of City. Since Consultant has no control over the cost of labor and material, or over competitive bidding or market conditions, Consultant does not guarantee the accuracy of such opinions as compared to Consultant or contractor bids or actual cost to City.

19. CONFIDENTIALITY

All Documents, including drafts, preliminary drawings or plans, notes and communications that result from the Services in this Agreement, shall be kept confidential unless City expressly authorizes in writing the release of information.

20. INTELLECTUAL PROPERTY INDEMNITY

Consultant shall defend and indemnify City, its agents, officers, representatives and employees against any and all liability, including costs, for infringement or alleged infringement of any United States' letters patent, trademark, or copyright, including costs, contained in Consultant's Documents provided under this Agreement.

21. RECORDS

Consultant shall keep records and invoices in connection with the Services to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any Services, expenditures and disbursements charged to City, for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of City to examine, audit and make transcripts or copies of such records and invoices during regular business hours. Consultant shall allow inspection of all Work, data, Documents, proceedings and activities related to the Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

22. WITHHOLDINGS

City may withhold payment to Consultant of any disputed sums until satisfaction of the dispute with respect to such payment. Such withholding shall not be deemed to constitute a failure to pay according to the terms of this Agreement. Consultant shall not discontinue Work as a result of such withholding. Consultant shall have an immediate right to appeal to the City Manager or designee with respect to such disputed sums. Consultant shall be entitled to receive interest on any withheld sums at the rate of return that City earned on its investments during the time period, from the date of withholding of any amounts found to have been improperly withheld.

23. ERRORS AND OMISSIONS

In the event of errors or omissions that are due to the negligence or professional inexperience of Consultant which result in expense to City greater than what would have resulted if there were not errors or omissions in the Work accomplished by Consultant, the additional design, construction and/or restoration expense shall be borne by Consultant. Nothing in this Section is intended to limit City's rights under the law or any other sections of this Agreement.

24. CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS

City reserves the right to employ other Consultants in connection with the Project.

25. CONFLICTS OF INTEREST

25.1 Consultant or its employees may be subject to the provisions of the California Political Reform Act of 1974 (the "Act") and/or Government Code §§ 1090 et seq., which (1) require such persons to disclose any financial interest that may foreseeably be materially affected by the Work performed under this Agreement, and (2) prohibit such persons from making, or participating in making, decisions that will foreseeably financially affect such interest.

25.2 If subject to the Act and/or Government Code §§ 1090 et seq., Consultant shall conform to all requirements therein. Failure to do so constitutes a material breach and is grounds for immediate termination of this Agreement by City. Consultant shall indemnify and hold harmless City for any and all claims for damages resulting from Consultant's violation of this Section.

26. NOTICES

26.1 All notices, demands, requests or approvals, including any change in mailing address, to be given under the terms of this Agreement shall be given in writing, and conclusively shall be deemed served when delivered personally, or on the third business day after the deposit thereof in the United States mail, postage prepaid, first-class mail, addressed as hereinafter provided.

26.2 All notices, demands, requests or approvals from Consultant to City shall be addressed to City at:

Attn: Director of Public Works
Public Works Department
City of Newport Beach
100 Civic Center Drive
PO Box 1768
Newport Beach, CA 92658

26.3 All notices, demands, requests or approvals from City to Consultant shall be addressed to Consultant at:

Attn: Charles Williams
LPA, Inc.
5301 California Ave, Ste 100
Irvine, CA 92617

27. CLAIMS

27.1 Unless a shorter time is specified elsewhere in this Agreement, before making its final request for payment under this Agreement, Consultant shall submit to City, in writing, all claims for compensation under or arising out of this Agreement. Consultant's acceptance of the final payment shall constitute a waiver of all claims for compensation under or arising out of this Agreement except those previously made in writing and identified by Consultant in writing as unsettled at the time of its final request for payment. Consultant and City expressly agree that in addition to any claims filing requirements set forth in the Agreement, Consultant shall be required to file any claim Consultant may have against City in strict conformance with the Government Claims Act (Government Code sections 900 et seq.).

27.2 To the extent that Consultant's claim is a "Claim" as defined in Public Contract Code section 9204 or any successor statute thereto, the Parties agree to follow the dispute resolution process set forth therein. Any part of such "Claim" remaining in dispute after completion of the dispute resolution process provided for in Public Contract Code section 9204 or any successor statute thereto shall be subject to the Government Claims Act requirements requiring Consultant to file a claim in strict conformance with the Government Claims Act. To the extent that Contractor/Consultant's claim is not a "Claim" as defined in Public Contract Code section 9204 or any successor statute thereto, Consultant shall be required to file such claim with the City in strict conformance with the Government Claims Act (Government Code sections 900 et seq.).

28. TERMINATION

28.1 In the event that either party fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, that party shall be deemed in default in the performance of this Agreement. If such default is not cured within a period of two (2) calendar days, or if more than two (2) calendar days are reasonably required to cure the default and the defaulting party fails to give adequate assurance of due performance within two (2) calendar days after receipt of written notice of default, specifying the nature of such default and the steps necessary to cure such default, and thereafter diligently take steps to cure the default, the non-defaulting party may terminate the Agreement forthwith by giving to the defaulting party written notice thereof.

28.2 Notwithstanding the above provisions, City shall have the right, at its sole and absolute discretion and without cause, of terminating this Agreement at any time by giving no less than seven (7) calendar days' prior written notice to Consultant. In the event of termination under this Section, City shall pay Consultant for Services satisfactorily performed and costs incurred up to the effective date of termination for which Consultant has not been previously paid. On the effective date of termination, Consultant

shall deliver to City all reports, Documents and other information developed or accumulated in the performance of this Agreement, whether in draft or final form.

29. PREVAILING WAGES

29.1 If any of the Work contemplated under the Agreement is considered a “public work”, pursuant to the applicable provisions of the Labor Code of the State of California, including but not limited to Section 1720 et seq., not less than the general prevailing rate of per diem wages including legal holidays and overtime Work for each craft or type of workman shall be paid to all workmen employed on such. In accordance with the California Labor Code (Sections 1770 et seq.), the Director of Industrial Relations has ascertained the general prevailing rate of per diem wages in the locality in which the Work is to be performed for each craft, classification, or type of workman or mechanic needed to execute the Agreement. A copy of said determination is available by calling the prevailing wage hotline number (415) 703-4774, and requesting one from the Department of Industrial Relations. The Consultant is required to obtain the wage determinations from the Department of Industrial Relations and post at the job site the prevailing rate or per diem wages. It shall be the obligation of the Consultant or any subcontractor under him/her to comply with all State of California labor laws, rules and regulations and the parties agree that the City shall not be liable for any violation thereof.

29.2 In such event, unless otherwise exempt by law, Consultant warrants that no contractor or subcontractor was listed on the bid proposal for the Services that it is not currently registered and qualified to perform public work. Consultant further warrants that it is currently registered and qualified to perform “public work” pursuant to California Labor Code section 1725.5 or any successor statute thereto and that no contractor or subcontractor will engage in the performance of the Services unless currently registered and qualified to perform public work. Unless otherwise exempt by law, Consultant warrants that no contractor or subcontractor was listed on the bid proposal for the Services that it is not currently registered and qualified to perform public work. Consultant further warrants that it is currently registered and qualified to perform “public work” pursuant to California Labor Code section 1725.5 or any successor statute thereto and that no contractor or subcontractor will engage in the performance of the Services unless currently registered and qualified to perform public work.

30. STANDARD PROVISIONS

30.1 Recitals. City and Consultant acknowledge that the above Recitals are true and correct and are hereby incorporated by reference into this Agreement.

30.2 Compliance with all Laws. Consultant shall, at its own cost and expense, comply with all statutes, ordinances, regulations and requirements of all governmental entities, including federal, state, county or municipal, whether now in force or hereinafter enacted. In addition, all Work prepared by Consultant shall conform to applicable City, county, state and federal laws, rules, regulations and permit requirements and be subject to approval of the Project Administrator and City.

30.3 Waiver. A waiver by either party of any breach, of any term, covenant or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

30.4 Integrated Contract. This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties hereto, and all preliminary negotiations and agreements of whatsoever kind or nature are merged herein. No verbal agreement or implied covenant shall be held to vary the provisions herein.

30.5 Conflicts or Inconsistencies. In the event there are any conflicts or inconsistencies between this Agreement and the Scope of Services or any other attachments attached hereto, the terms of this Agreement shall govern.

30.6 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of the Agreement or any other rule of construction which might otherwise apply.

30.7 Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

30.8 Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

30.9 Controlling Law and Venue. The laws of the State of California shall govern this Agreement and all matters relating to it and any action brought relating to this Agreement shall be adjudicated in a court of competent jurisdiction in the County of Orange, State of California.

30.10 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, sex, sexual orientation, age or any other impermissible basis under law.

30.11 No Attorneys' Fees. In the event of any dispute or legal action arising under this Agreement, the prevailing party shall not be entitled to attorneys' fees.

30.12 Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall constitute one (1) and the same instrument.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates written below.

**APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE**
Date: Jul 20, 2026

CITY OF NEWPORT BEACH,
a California municipal corporation
Date: _____

By: *Jose Montoya*
Jose Montoya (Jul 20, 2026 16:50:45 PDT)
Aaron C. Harp
City Attorney

By: _____
Lauren Kleiman
Mayor

ATTEST:
Date: _____

CONSULTANT: LPA, Inc., a California corporation
Date: _____

By: _____
Lena Shumway
City Clerk

By: _____
Keith Hempel
President

Date: _____

By: _____
Erik Ring
Secretary

[END OF SIGNATURES]

Attachments: Exhibit A – Scope of Services
 Exhibit B – Schedule of Billing Rates
 Exhibit C – Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

SCOPE OF SERVICES

The Consultant shall provide complete design services for the project in accordance with the latest California Building Code (2025), City-approved Standard Specifications for Public Works Construction (which, as of this date is the 2024 Edition) and the City of Newport Beach Design Criteria, Standard, Standard Special Provisions and Standard Drawings (2021 Edition), including supplements.

The City has multiple potential locations for this project with the preferred site being the Civic Center location, see Attachment A. There may be a need to study up to three other sites to further vet their viability. At the time of this request, the consultant shall focus their efforts on the preferred site.

The environmental services for this project are being provided through a separate contracted consultant. A Project Manager/Construction Manager consultant will also be contracted by the City.

At a minimum, tasks shall include:

PHASE 1

PRELIMINARY CONCEPT PLANS, DESIGN DEVELOPMENT AND FINAL CONCEPT PLANS

(Staff will request City Council approval of the Consultant's contract fee through the completion of Phase 1, approval of Conceptual Design. The City currently intends to establish an advisory committee to review conceptual design efforts and provide a final recommendation to the City Council.)

1. Attend pre-design meeting with City staff prior to starting work.
2. Prepare a design schedule showing times of completion and milestones for each task in each phase.
3. Include one monthly in-person meeting, during Phase 1, of approximately two hours each at City Hall to review design with City staff as it progresses to ensure the goals of the Advisory Committee and City staff are being achieved. Additional, informal virtual meetings will be necessary.
4. ALTA Site Survey and topographic base map.
5. Geotechnical investigation providing necessary site and design criteria.
6. A Master Plan encompassing the entire Civic Center; the Main Library and new Witte Hall to San Joaquin Hills Road. Plan shall show all elements of the proposed project including the potential layout of the reimagined Civic Center Park and art sculpture locations.
7. Prepare three pictorial floor and site plan concepts for the preferred location. The concepts should include:
 - All items listed in the Facilities Needs Assessment – Attachment B
 - Parking structure, entry plaza, surface parking, fueling area, outdoor secure places, and other support facilities.
 - Site Plan Concepts shall include areas surrounding the site; Avocado Avenue, City Hall, MacArthur Blvd and the remaining Civic Center Park.

8. Attend and present at up to three evening /or weekend community informational meetings with the public. Prepare PowerPoint presentations along with pictorial exhibits boards; full-size color, half-size color, poster-board interior and exterior renderings explaining the project to the public.
9. Prepare PowerPoint presentations with interior and exterior renderings for two City Council meetings.
10. Conduct field reviews of the existing Newport Beach Police Headquarters. This will include, but not limited to, inspecting for preliminary design possibilities; identifying all utility needs; and establishing final design features.
11. Prepare preliminary conceptual design construction drawings including base map, cross sections needed to visualize the project and complete design; researching and providing recommendations for energy-efficient solutions and their applicable rebates available from the different utility companies; and including construction cost estimates and design of adjacent areas to accommodate the project. All preliminary storm drain, water and sewer, electrical, mechanical, and structural plans and calculations shall be provided. All drawings shall be transmitted to the City in AutoCAD 2023 or later in ".dwg" file format, that is compatible with AutoCAD 2023. All written documents shall be transmitted to the City, in the City's latest adopted version of Microsoft Word and Excel. This submittal shall be used for initial permitting considerations - approximately 30 percent design submittal.
12. Employ an acoustical engineering for eliminating exterior sounds and improving interior sound.
13. Work with local utility companies to develop Savings by Design package.
14. Prepare a schedule and pathway to obtain all required permits (Building, Planning, DOJ, FAA, AQMD, WQMP and Irvine Company review).
15. Prepare a preliminary WQMP as part the preliminary design.
16. Prepare preliminary mitigation opportunities for existing wetlands and habitat.
17. Providing coordination of document review of all documents with other departments and agencies.
18. Obtain conditional utility agency approvals (SCE, Gas Company, etc.).

PHASE 2

FINAL CONSTRUCTION DOCUMENTS AND PERMITTING

(Staff will request City Council approval of the Consultant's contract fee for Final Construction Documents and Permitting with the approval of the Conceptual Design and SEIR)

1. Preparing architectural construction drawings including base map, cross sections and details needed to construct the project, specifying energy-efficient solutions and their applicable rebates available from the different utility companies, providing construction cost estimates and design of adjacent areas to accommodate the project. Storm drain, water and sewer, electrical, mechanical, and structural calculations and plans shall be provided. All drawings shall be transmitted to the City in AutoCAD 2023 or later in ".dwg" file format, that is compatible with AutoCAD 2023. All written documents shall be transmitted to the City, in the City's latest adopted version of Microsoft Word and Excel, and original signed and stamped plans and specifications upon completion of the project.
2. Preparing complete contract documents using the City's standard template documents, including general and special provisions, quantities, proposals, and engineer's estimate. Construction cost estimates based on recently completed local projects. Drawings shall be signed and sealed by a California licensed architect and/or the licensed professional for their respective disciplines. Design Package submittals:

- a. 75-percent design review. Consultant shall, as a minimum, submit preliminary title sheet, plan sheets, including details and sections, and preliminary quantities and cost estimates.
- b. 95-percent design review. Consultant shall, as a minimum, submit final plans, completed specifications, and final quantities and cost estimates. All 75-percent design review comments shall be addressed at this time.
- c. Final approval review. Consultant shall submit final drawings, specifications, and revised final quantities and cost estimates prepared and sealed by California licensed architect. All 95-percent design review comments shall be addressed at this time.

The City anticipates a period of six weeks for drawing review of each of the 75-percent, 95-percent and final submittals. The City may require a review meeting at the time of each submittal.

3. Include one monthly in-person meeting, during Phase 2, of approximately two hours each at City Hall to review design with City staff as it progresses to ensure the goals of the City are being achieved. Additional, informal virtual meetings will be necessary.
4. Attend meetings with Community Development Department to discuss planning, building and life safety comments and conditions for approval.
5. Obtain all required permits (Building, Planning, DOJ, FAA, AQMD, WQMP and Irvine Company review).
5. Obtain final utility agency approvals (SCE, Gas Company, etc.).
6. Preparing addenda to the specifications and drawings.
7. Preparing the preliminary audio visual, cabling, FF&E, fire protection design for value engineering.

PHASE 3

CONSTRUCTION SUPPORT

(Staff will request City Council approval of the Consultant's contract fee for Construction Support with the approval of the Construction Contract)

When requested by the City, the Consultant shall be available for:

1. Attending pre-bid, pre-construction, construction coordination meetings (assume biweekly meetings).
2. Reviewing and processing shop drawings, Requests for Information, and other submittals.
3. Monitoring construction progress, advising the City with respect to the contractor's general conformance to drawings and specifications, visiting the site, and providing field recommendations.
4. Revising the drawings and/or special provisions.
5. Preparing "as-built" drawings.

A. Progress Submittals

Progress submittals and/or meetings will be required prior to execution of the contract documents. Milestone submittals are:

PHASE 1

1. Pictorial and Floor Plan and Site Plan Concepts
2. Project Schedule
3. Site Research
 - a. Existing site and infrastructure
 - b. Project survey
 - c. Geotechnical investigation
4. Programming and Master Planning
5. Develop path for permitting process
6. Conditional approval of all required permits.

PHASE 2

1. Provide final bidding contract documents
2. Complete permitting process
3. Final approval of all required permits.

PHASE 3

1. Bidding and construction support services

B. Consultant's Representative

The consultant shall assign a primary representative and an alternate to perform the services described in the scope of work. Each shall be identified in the proposal. The consultant's representatives shall remain in responsible charge of all duties from contract negotiations through project completion. If the primary representative is unable to continue with the project, then the alternate representative shall become the primary representative upon the City's approval.

C. Additional Consultant Responsibilities

The consultant shall be responsible for completing the specified services in accordance with the City's standard "Professional Services Agreement". A copy of the standard agreement template is attached. Services specified in this agreement shall be taken directly from the consultant's proposal and "Request for Proposal" and/or the Scope of Services listed herein.

Consultant's contractual relationship will be with the City of Newport Beach and all authorization and/or approvals will be granted by the City's Project Manager, the City's representative. While other agencies, Departments, staff, and end users are valued members in the Project, they will have no authority to direct consultant's work at any point or in any manner. In coordinating the competing interests of all project participants, consultant shall bring such conflicts to the attention of both parties for discussion and resolution and publish a written understanding agreed to by the Manager. Likewise, end users of the new facility are not authorized to direct or approve consultant's work.

Schedule

The City anticipates authorizing Notice to Proceed with design in July 2026. The City anticipates the project to begin construction September 2029.

March 2026 - RFQ for Architect

April 2026 - Short List for Architect and send out RFP

July 2026 - Council to Approve Architect

September 2027 - Council to Approve SEIR and approve Design Concept for Final Design

February 2029 - Complete Permitting (Federal/State), Design and Bid Construction

June 2029 - Council Award Construction

February 2032 - Complete Construction (approx. 30 months)

Prevailing Wage Note

If any of the Work contemplated under the proposal submitted for this RFP is considered a “public work”, pursuant to the applicable provisions of the Labor Code of the State of California, including but not limited to Section 1720 et seq, then prevailing wages shall apply for that work.

EXCEPTIONS TO SCOPE OF WORK

In addition to the Scope of Services identified within the Request for Proposal, LPA has made the following assumptions, clarifications, and exclusions to the Scope of Work.

GENERAL ASSUMPTION

1. Scope is based on placement at Avocado site.
2. A feasibility allowance of \$100,000 (per Addendum N01) has been allocated the actual scope of work within that fee will be coordinated and mutually agreed upon award of the project.
3. Phase 3 Construction Support is based on a construction duration of 30 months.
4. LPA Fee Proposal is based upon 75,000 SF of building and a 250 stall parking garage.
5. Phase 1 shall be executed within 14 months.
6. Phase 2 shall be executed within 16 months.
7. Phase 3 shall be executed within 33 months.
8. Hazardous material survey reporting and handling is excluded and shall be provided by City.
9. Client shall provide title report and all other documentation needed to provide the requested surveys.
10. Client shall be responsible for all inspectors required to facilitate the construction of an essential facility.
11. The project shall be designed and installed in one phase. Additional phasing of the project shall require changes to the Construction Documentation, Bid Negotiation and Contract Administration phases of work. Additional work due to phasing of the project shall be considered as Additional Services.
12. The site is not located within the limits of a 100-year flood plain and will not include any new regional drainage improvements. Design impacts due to flood plain issues shall be considered as Additional Services.
13. Off-site infrastructure is in place and adequate connection points for storm drain, water, and sewer are available at the project boundary (or on-site) to serve the proposed development. No studies or development of designs of utilities beyond the limit of the site are included.
14. Underground Utility Survey shall be provided by the City.

PHASE 1 ASSUMPTION

- 3) Additional virtual meeting time shall be limited to the number of hours identified in the Team Responsibility Matrix.
- 13) The Savings by Design program is no longer active, and will not be pursued on this project.
- 14) Schedule will be limited to a maximum of two revisions by the client.
- 17) Coordination shall be limited to City of Newport Beach Planning, Public Works, Grading and Building Departments and fire authority. Additional agencies can be engaged as needed with the implementation of an additional service.

18) Conditional approval shall consist of two meetings with SCE, SoCal Gas, Water District, Flood Control and two data/communication provider and their comments summarized in a memo for future consideration.

PHASE 2 ASSUMPTION

- 3) Additional virtual meeting time shall be limited to the number of hours identified in the Team Responsibility Matrix.
- 4) Additional meeting time shall be limited to the number of hours identified in the Team Responsibility Matrix.
- 5) Additional fees maybe required for DOJ, FAA and AQMD approval) due to unknowable scope of engagement.
- 5) Due to the utility-imposed timing of review and approval final utility agency approval may result in changes to the contract document that may induce additional service fees for design and construction costs.
- 7) Any changes to audio visual, cabling, FF&E, fire protection design in response to value engineering may require additional service fees for design.

PHASE 3 ASSUMPTION

- 1) Meeting time shall be governed by number of hours identified in the Team Responsibility Matrix.
- 3) Site visitations shall be limited to a total of 75 visits.
- 5) As-built drawings will be prepared based on changes generated through request for information, construction change directive and annotations on the plans provided by the General Contactor. Scanning and photography of as-built conditions is excluded.

EXCLUSION

1. Furniture planning, layout, procurement and installation.
2. Quantities shall limited to information provided in the drawings, no separate quantity tables will be provided.
3. Traffic engineering: the client shall provide a current traffic engineering study.
4. Submittal and coordination with Caltrans, Fish and Game, Army Corps of Engineers, Flood Control, or any agency other than the city or as specifically noted.
5. Off-Site Improvements, encroachment plans, offsite utility line relocation or adjustments.
6. Environmental/EIR or biological services.
7. Fountain consultant and design.
8. Relocation or undergrounding of power lines.



CITY OF NEWPORT BEACH

NEWPORT BEACH POLICE HEADQUARTERS | ARCHITECTURAL SERVICES



REQUEST FOR PROPOSAL | RFP NO. 26-42
JUNE 9, 2026



June 9, 2026

Jim Houlihan, Deputy Public Works
Director/City Engineer
100 Civic Center Drive
Newport Beach, CA 92660

CITY OF NEWPORT BEACH

RE: RFP NO. 26-42 | NEWPORT BEACH POLICE HEADQUARTERS ARCHITECTURAL SERVICES

Dear Mr. Houlihan and Members of the Selection Committee:

LPA is honored to submit our proposal for Architectural Services for the Newport Beach Police Headquarters. We recognize this effort as far more than the design of a building. **It is a once-in-a-generation civic investment and a long-term public safety planning initiative that will help shape Newport Beach's future for decades to come.**

Just as the Newport Beach Police Department is grounded in integrity, professionalism, and community partnership, LPA brings a proactive, solutions-driven approach rooted in the same principles. We work collaboratively to deliver outcomes the community supports—serving as a trusted partner committed to thoughtful, authentic, and successful project delivery.

We are passionate about listening to stakeholders and the community to develop projects that benefit everyone. Our approach is derived from our team's experience and driven by our firm's culture. At LPA, we have developed an ethos of user-centric design that builds upon the intrinsic gifts of each site, making each one of our projects sustainable and client-specific. The value of this approach was recently affirmed by the **American Institute of Architects (AIA) when it awarded LPA with the 2025 Architecture Firm Award**, the institution's highest honor, recognizing our practice and contributions to the design industry.

We are proud to offer the following benefits through a meaningful and inclusive partnership:

AN ALIGNED TEAM.

The LPA informed design process which focuses on community, performance, and an enriched user experience has the power to enhance people's lives. LPA is committed to creating an effective project process by creating a knowledgeable team that is aligned toward the common goal of exceeding expectations.

AN INTEGRATED TEAM.

LPA believes that a better process equals better results. It is this structure that defines the success of the project. Our process is choreographed at the project onset to ensure that all team members understand the importance of effective integration. The LPA design team is enriched by the expertise of an in-house multidisciplinary team of architects, engineers, interior designers, landscape architects, and master planners.

AN EXPERIENCED TEAM.

Over the past 15 years, LPA has partnered with MWL on the planning and design of public safety facilities throughout California. Together, our teams bring experience delivering facilities of similar scale and complexity, informed by best practices in modern policing, officer wellness, technology integration, emergency operations, training, and community-facing civic design.

We are excited by the opportunity to partner with the City of Newport Beach to help envision and deliver a Police Headquarters that reflects the City's values, supports the evolving needs of the Police Department, and serves the community with distinction for generations to come. **LPA would be deeply honored to help you create and envision the future of public safety in Newport Beach.**

Sincerely,



Charles Williams AIA, NCARB, LEED AP BD+C
Principal-in-Charge, Managing Director
P. 949.701.4079 | E. CWilliams@LPADesignStudios.com



Jeremy Hart AIA, NCARB, LEED AP BD+C
Principal, Director of Civic + Cultural
P. 949.701.4046 | E. JHart@LPADesignStudios.com

Why the LPA Team?

LPA

For the City of Newport Beach, LPA + MWL bring a proven 15-year partnership combining national public safety expertise and extensive civic experience, uniquely positioning our team to successfully deliver high-performing, community-focused public safety facilities of similar scale and complexity.



500+ Public Safety Facilities

Strong history of integrated partnership with civic clients, police & fire departments, and municipal agencies.



\$1.75B in Publicly Bid Construction for Cities and Counties

Depth of civic experience on a variety of project types for municipalities.



2025 AIA National Firm of the Year

The American Institute of Architects (AIA) recognized LPA's leadership in design excellence and community-focused civic facilities.



50+ Civic Center Projects

Proven expertise designing complex, mission-critical public facilities that are operational, secure and meet essential community needs.



580+ Projects in Newport Beach

We've been working in the City for decades for a variety of market sectors for civic, education, commercial and workplace clients.



400+ AIA Awards

Nationally recognized for quality, innovation, and performance since 1971.



60+ Years in Orange County

Local history designing & delivering impactful projects, shaping the landscape of our beautiful cities.



35+ Public Safety Training Facilities

Experience designing training facilities that support realistic, scenario-based learning environments tailored for first responders.



15+ Years of LPA + MWL Collaboration

A committed history of a strong partnership with successful collaborations on several public safety projects.

Representative Projects: Salinas Public Safety Headquarters | San Bernardino County Valley Communications Center | Edwards Lifesciences Campus | Chino Hills Government Center | Sage Hill School | West Hollywood Aquatic & Recreation Center | County of Orange Civic Center | Confidential Public Safety Training Center | Campbell Police Operations Building

WHY THE LPA TEAM?

INTRODUCTION AND PROJECT UNDERSTANDING





IMAGE CREDIT: CITY OF NEWPORT BEACH POLICE DEPARTMENT WEBSITE

LPA's integrated multidisciplinary approach and extensive public safety experience enables us to deliver a resilient, modern police headquarters that enhances public safety, reflects Newport Beach's values, and creates lasting community value.

OUR VALUE PROPOSITION

At LPA, our purpose is simple: **Changing Lives by Design**. We believe thoughtfully designed civic facilities improve the daily experience of employees, residents, and visitors while creating lasting value for the communities they serve. For Newport Beach, this means delivering more than a police headquarters—it means creating a resilient civic asset that supports public safety, reflects community values, and serves future generations.

What distinguishes LPA is our fully integrated, multidisciplinary practice. Architects, engineers, interior designers, landscape architects, planners, and sustainability specialists work together under one roof, allowing us to align design, functionality, budget, schedule, and long-term operational performance from the outset. This collaborative structure reduces risk, improves decision-making, and results in more efficient project delivery.

Over the past two decades, LPA has completed more than fifty public safety facilities for police, sheriff, fire, and county public safety agencies. **While each community is unique, successful public safety projects consistently require thoughtful planning, stakeholder alignment, operational understanding, and community trust. These lessons form the foundation of our approach to Newport Beach.**

Community Approach

Public safety facilities are among the most visible and important civic investments a community can make. Their success depends not only on operational excellence, but also on how well they reflect and support the broader community.

LPA employs a client-centered, community-focused process that begins with listening. We work closely with City leadership, Police Department staff, stakeholders, and residents to understand community priorities, civic assets, concerns, and aspirations. Through structured engagement and transparent communication, we help establish a shared vision that balances operational needs with community expectations.

Our planning process considers the broader civic context, recognizing that the Police Headquarters will be part of a larger civic environment that includes City Hall, the Civic Center, public open spaces, cultural amenities, and surrounding neighborhoods. **Every planning decision is evaluated through the lens of community benefit, long-term stewardship, and public value.**

Consensus Building

LPA recognizes that Newport Beach has already identified the need for a new Police Headquarters. The challenge is not whether a new facility is needed, but how to create a solution that achieves broad community support.

Our consensus building process is collaborative, transparent, and data-driven. We use objective analysis, visual communication tools, operational studies, and community engagement strategies to clearly articulate opportunities, constraints, tradeoffs, and benefits. By presenting information in an understandable and accessible manner, we help stakeholders evaluate options and make informed decisions.

Should the City desire additional public outreach support, our team can provide facilitation and communication resources to supplement City-led engagement efforts. **Our goal is to ensure stakeholders understand both the process and the rationale behind decisions, building confidence in the project and trust in its outcomes.**

UNDERSTANDING YOUR PROJECT

The City of Newport Beach seeks a comprehensive architectural and planning partner to guide the development of a new Police Headquarters from site validation and conceptual planning through design, permitting, construction support, and project completion. Your project includes police facilities, a secure structured parking component, associated site improvements, and most essentially, integration with the broader Civic Center environment.

Your new police department facility should address current operational deficiencies while accommodating future growth, evolving policing strategies, technology integration, staff wellness, security requirements, and community engagement opportunities. The project must be operationally effective, fiscally responsible, and capable of supporting Newport Beach's public safety mission for decades to come.

We are prepared to be your partner.

A Generational Investment

This project represents a multi-generational civic investment. The decisions made during planning and site evaluation will influence public safety operations, employee effectiveness, community interaction, and civic identity for the next fifty years and beyond.

Accordingly, the planning process must extend beyond current space requirements and address long-term adaptability, resiliency, sustainability, and future operational needs. Program validation, growth projections, technological flexibility, and campus planning are critical to ensuring the facility remains relevant and effective as community needs evolve.

LPA approaches public safety facilities as long-term community assets. **We focus on creating buildings and campuses that are durable, adaptable, efficient to operate, and capable of supporting future generations of public safety professionals.**

Civic Synergies

The City's identified location within the Civic Center presents a unique opportunity to strengthen connections among civic facilities, public open space, community amenities, and public services. The RFP specifically identifies the need for a comprehensive Civic Center master planning effort that considers the Police Headquarters, Main Library, Witte Hall, Civic Center Park, public art, circulation, and surrounding infrastructure.

We view the Police Headquarters not as an isolated facility, but as an important component of a larger civic campus. **Through thoughtful site planning, landscape integration, circulation design, and placemaking strategies, the project can reinforce the Civic Center as a destination while maintaining the operational security and functionality required of a modern public safety facility.**

OUR APPROACH

Goal Setting

Every successful project begins with a clear understanding of priorities. LPA's goal-setting process is designed to establish consensus around project objectives, operational requirements, community values, schedule expectations, and budget parameters.

Through stakeholder workshops and leadership discussions, we work collaboratively with City staff, Police Department leadership, elected officials, and key stakeholders to identify project drivers and establish guiding principles that will inform every subsequent decision. **These principles become the framework for evaluating alternatives, managing scope, and maintaining alignment throughout the project.**

Defining the Need

A successful facility must be based on validated operational requirements rather than assumptions. Building upon the City's preliminary Facilities Needs Assessment, our team will conduct a comprehensive review of existing operations, staffing projections, organizational structure, specialized units, support functions, and future growth expectations.

This process includes facility assessments, stakeholder interviews, operational analyses, and program verification workshops. **The outcome will be a validated program of spaces that accurately reflects both current and future departmental needs, ensuring the project is appropriately sized and strategically planned.**

Community Assets and Needs

Parallel to program validation, we will assess the broader community context. Understanding the Civic Center's assets, public spaces, cultural amenities, circulation systems, and community priorities is essential to creating a project that contributes positively to Newport Beach's civic environment. **This assessment helps ensure that operational requirements are balanced with community expectations, resulting in a facility that supports both public safety and public life.**

Site Selection: Opportunities and Constraints

The City has identified a preferred Civic Center location while also requesting evaluation of additional potential sites. Our site selection process will objectively assess each alternative based on operational effectiveness, accessibility, circulation, security, environmental considerations, site capacity, infrastructure requirements, cost implications, and community compatibility.

Using comparative analysis and conceptual planning studies, we will demonstrate how each site can accommodate the validated program and support community policing objectives. **The result will be a clear, data-driven understanding of each site's strengths and limitations, allowing the City to make informed decisions with confidence.**

Through transparent community engagement and comprehensive master planning, LPA will partner with Newport Beach to create a widely supported, future-ready vision for the Police Headquarters that aligns operational needs, community priorities, and long-term civic goals into a clear roadmap for implementation.

Community Outreach

Community engagement is an essential component of our process. Consistent with the City's expectations for public information meetings and stakeholder participation, we will support a transparent engagement process that clearly communicates project goals, alternatives, opportunities, and tradeoffs.

Our outreach approach emphasizes visual communication, interactive workshops, stakeholder discussions, and accessible presentation materials. **Through these efforts, we help build understanding and trust, encourage meaningful participation, and foster community ownership of the project's outcomes.**

Master Plan

The culmination of our planning process will be a comprehensive master plan that integrates validated operational needs, community priorities, site opportunities, and long-term civic goals. Consistent with the City's scope, the master plan will address the broader Civic Center campus, including facility placement, circulation, parking, open space relationships, public realm improvements, and future flexibility.

The master plan will establish a clear roadmap for implementation and provide the framework for conceptual design, permitting, environmental review, and future development. **Most importantly, it will ensure that Newport Beach's investment results in a police headquarters that is operationally effective, fiscally responsible, architecturally enduring, and embraced by the community it serves.**

DESIGN THINKING

The following pages represent an example of how LPA might approach design studies of your potential site. Each of these studies prioritize a different community-focused value. We look forward to discussing these value-based concepts and many others with you in the future.

This concept envisions the future Police Facility as a seamless extension of the original civic campus master plan. Drawing from the Civic Center's planning framework, architectural character, and spatial organization, the design reinforces a cohesive civic identity across the site.

A linear parking structure lines MacArthur Boulevard, while the Police Facility continues the civic frontage established by City Hall along Avocado Avenue. Together, these elements strengthen the campus structure and create a strong civic presence anchored by a generous public plaza that mirrors the scale and character of the City Hall plaza.

The landscape reinforces the civic framework by connecting the existing community room to the Police Facility, fostering opportunities for meaningful interaction between the community and Police Department. Along Avocado Avenue, the concept preserves the continuity of the Sculpture Garden and retains more than 50 percent of the existing sculpture park south of San Miguel Drive, ensuring the landscape remains an integral part of the civic experience. A private green space between the building and parking structure reflects the character of the campus green while providing a secure outdoor amenity for police staff in a shared civic setting. The space between the parking garage and the building (7) replicates the campus green, but as a private space for police officers and staff.

LEGEND

- A

B

C

D

City Hall

City Hall Parking

Library

Civic Park
- 1

2

3

4

5

6

7

8

9

10

11

12
- Police station first floor

Police station second floor

Police parking garage

Police station lobby

Access to parking

Public plaza / Drop-off

Police secured outdoor space

Retaining + green screen

Roof to match city hall

Stairs / Elevator

Relocated detention wetlands

Police station

Lobby / stair circulation

Police station parking

Existing buildings

Public plaza

Private and secure outdoor space

Pedestrian circulation

Natural / drought-tolerant landscape

Wetland / Riparian area

Green / Quad

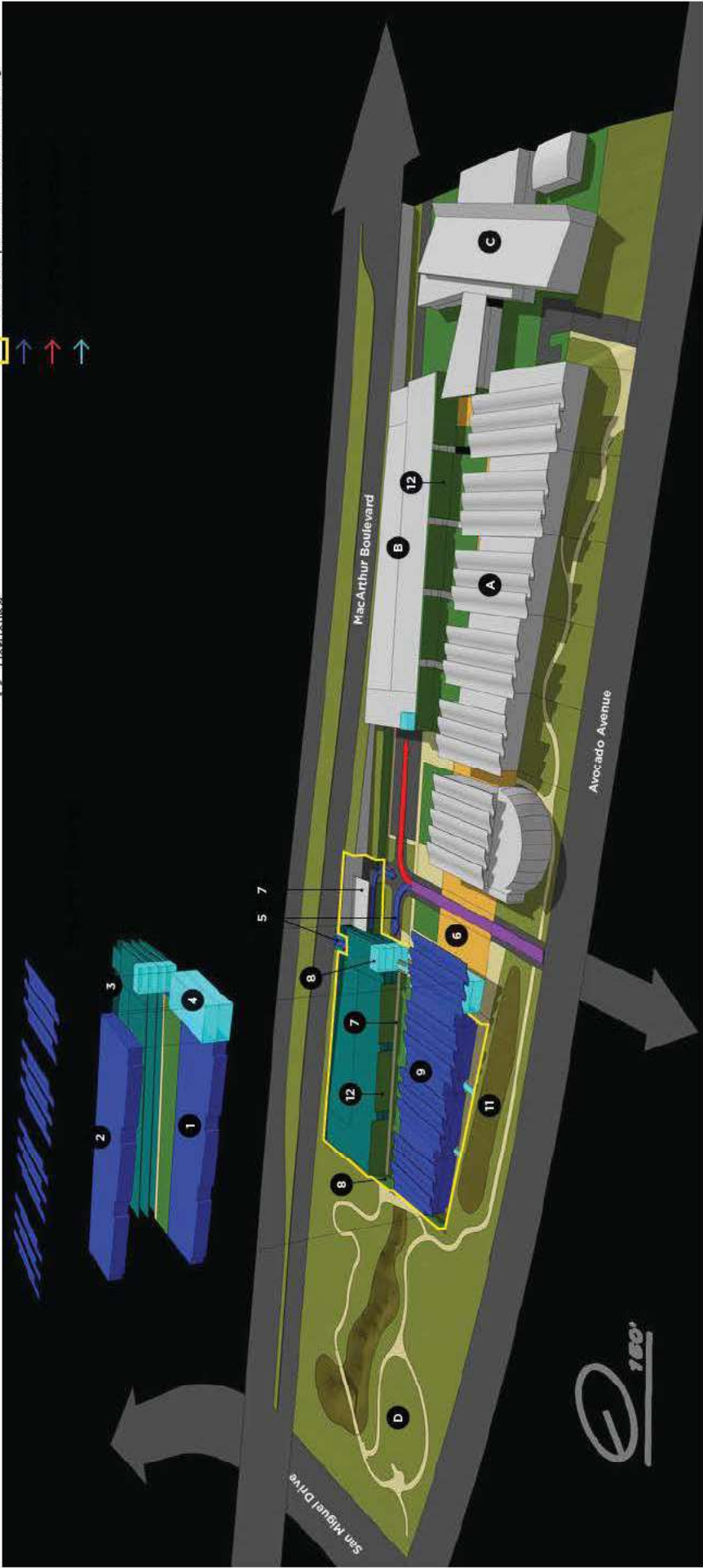
Road

Secured perimeter wall or fencing

↑

↑

↑



CIVIC terminus

This concept positions the Police Facility as a terminus of the campus green, creating a strong civic presence opposite the library and reinforcing the spatial framework of the Civic Center. An expansive public lobby welcomes visitors and mirrors the civic plaza experience established in front of City Hall, strengthening the relationship between the campus's public institutions.

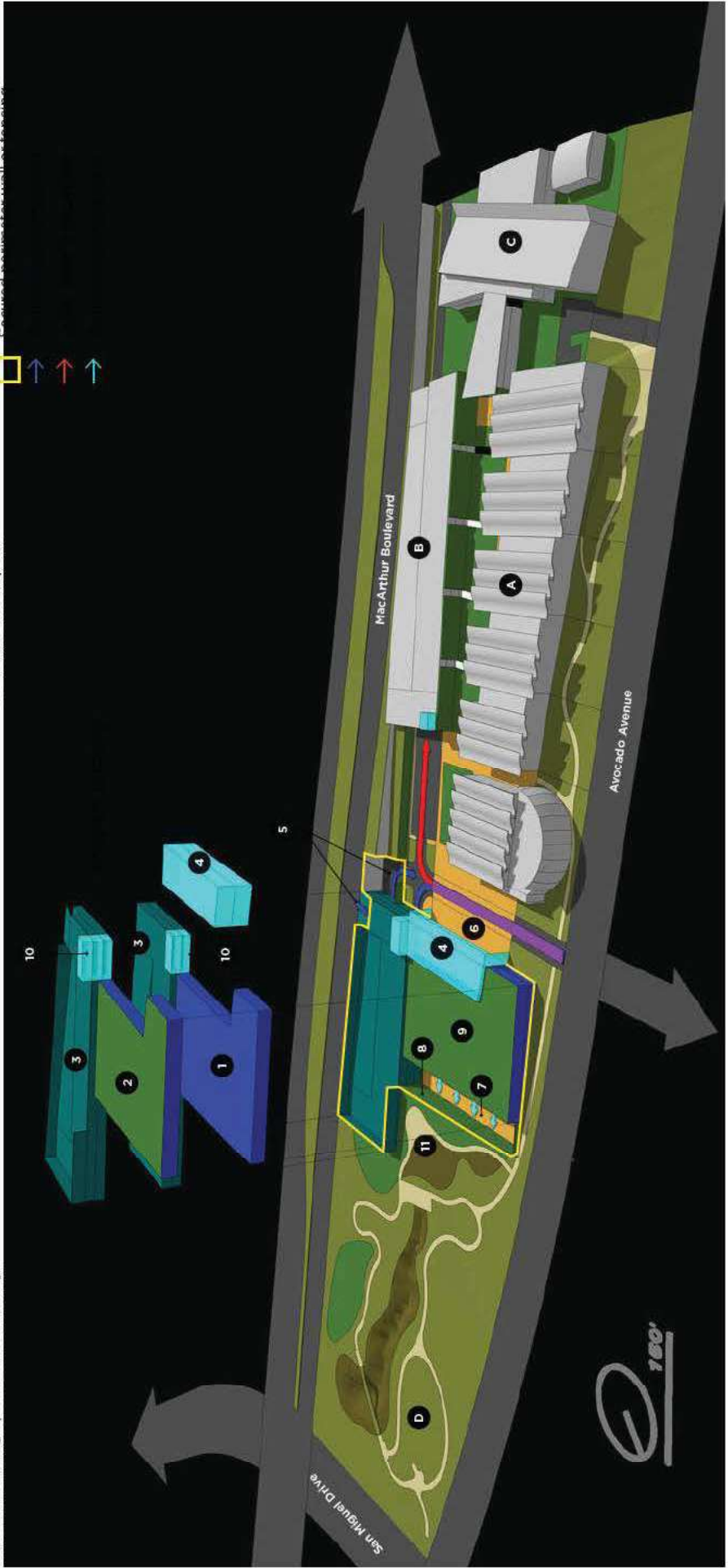
Vehicular access is shared along the existing spine road before separating police and public circulation, providing clarity, security, and ease of access. The parking structure follows the organizational logic of the existing City Hall garage, allowing direct police access to MacArthur Boulevard from the upper level while maintaining operational efficiency.

The landscape strategy establishes a clear distinction between the civic campus and the Sculpture Garden, allowing each to retain its own identity and character. By creating a deliberate transition between these landscapes, the concept preserves the garden as a unique cultural destination while reinforcing the civic core as the primary focus of public activity and gathering. The result is a balanced and legible campus that respects the context of both civic and cultural spaces.

LEGEND

- A City Hall
- B City Hall Parking
- C Library
- D Civic Park
- 1 Police station first floor
- 2 Police station second floor
- 3 Police parking garage
- 4 Police station lobby
- 5 Access to parking
- 6 Public plaza / Drop-off
- 7 Police secured outdoor space
- 8 Retaining + green screen
- 9 Vegetated roof
- 10 Stairs / Elevator
- 11 Park outlook point

- Police station
- Lobby / stair circulation
- Police station parking
- Existing buildings
- Public plaza
- Private and secure outdoor space
- Pedestrian circulation
- Natural / drought-tolerant landscape
- Wetland / Riparian area
- Green / Quad
- Road



CIVIC preservation

This concept leverages a compact, urban building strategy to minimize the overall footprint and reduce impact on the existing Sculpture Garden. The scheme organizes two levels of underground parking beneath two above-grade floors, allowing the building massing to remain low and consistent with the City Hall floor elevation. This approach preserves unimpeded views from neighboring properties across MacArthur Boulevard while maintaining a strong relationship to the existing civic campus.

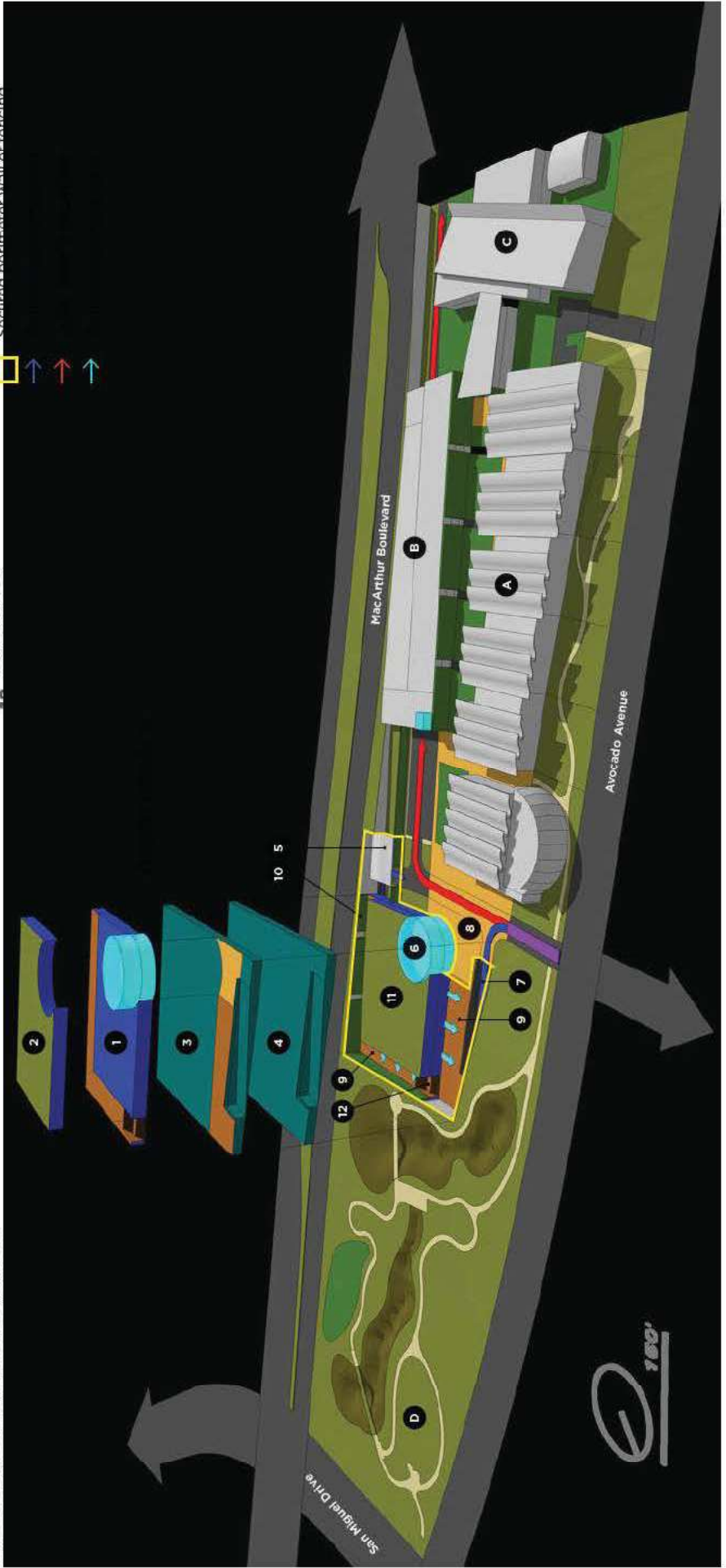
By concentrating development within a smaller footprint, the design preserves the greatest extent of the existing parkland. Natural drainage corridors and riparian areas remain largely intact, with walking trails carefully routed around the building site

and reconnected to the City Hall streetscape. The result is a landscape-first approach that prioritizes ecological preservation and public open space.

The lobby serves as a civic anchor and a visual counterpoint to the library at the opposite end of the civic green, reinforcing spatial balance within the campus. While the configuration introduces a single vehicular access point for police operations, the overall scheme prioritizes compactness, landscape preservation, and the integration of built form within the natural and civic context.

LEGEND

- | | |
|----------------------------------|--------------------------------------|
| A City Hall | Police station |
| B City Hall Parking | Lobby / stair circulation |
| C Library | Police station parking |
| D Civic Park | Existing buildings |
| 1 Police station first floor | Public plaza |
| 2 Police station second floor | Private and secure outdoor space |
| 3 Police parking garage level -1 | Pedestrian circulation |
| 4 Police parking garage level -2 | Natural / drought-tolerant landscape |
| 5 Refueling | Wetland / Riparian area |
| 6 Police station lobby | Green / Quad |
| 7 Ramp down to parking | Road |
| 8 Public plaza / Drop-off | Secured perimeter wall or fencing |
| 9 Police secured outdoor space | |
| 10 Retaining + green screen | |
| 11 Vegetated roof | |



2

FIRM QUALIFICATIONS, SIGNIFICANT PROJECTS AND REFERENCES

As further expanded upon herein, this proposal demonstrates the team's proven track record of successfully working with local governments on the programming and design of over 500 police headquarters and public sector facilities. Each member of the team shares a passion for designing projects that serve as sources of community identity, renewal, and operational excellence.

Collectively, the team has decades of experience and millions of dollars of successful design, permitting, and construction for government clients throughout California and the United States.

The following matrix demonstrates the depth of our team's experience designing and delivering public safety and civic facilities of similar scale and complexity. For the projects highlighted in bold, detailed profiles are provided on the following pages.

PROJECT	LOCATION	Police Station in the last 10 years	Police Station Larger than 50,000 SF	Police Station in Southern California	Police Station in Currently in Design	Police Station with Firearms Range	Civic Building in Southern California	Civic Building Larger than 50,000 SF	Real Time Information	LPA + MWL Collaboration
Salinas Police Services Headquarters	Salinas, CA	●	●			●		●		●
Rialto Police Department	Rialto, CA	●	●	●		●	●	●	●	●
San Bernardino Valley Communications Center	San Bernardino, CA	●	●	●			●	●	●	●
Victorville Police Department	Victorville, CA	●		●	●	●	●		●	●
Manteca Police Department	Manteca, CA	●			●	●			●	●
Campbell Police Operations Building	Campbell, CA	●							●	●
Minneapolis Public Safety Building	Minneapolis, CA	●	●					●	●	
Salt Lake City Public Safety Building	Salt Lake City, UT	●	●					●	●	
Santa Barbara Police Department	Santa Barbara, CA	●	●	●	●		●	●	●	
BART Police Headquarters	Oakland, CA	●	●		●			●	●	
Oceanside Police Department	Oceanside, CA	●	●	●	●	●	●	●	●	●
Petaluma Public Safety Facility	Petaluma, CA	●	●		●			●	●	
Beaumont Police Department	Beaumont, CA	●		●	●	●	●	●	●	●
San Pablo Police Department	San Pablo, CA	●			●	●			●	
Hayward Public Safety Center	Hayward, CA	●	●		●	●		●	●	●
Cerritos College Campus Police Facility	Cerritos, CA	●		●	●					●
Hesperia Police Department	Hesperia, CA			●			●			
San Bernardino County High Desert Comm. Center	Hesperia, CA		●	●			●	●	●	
Chino Hills Sheriff's Station	Chino, CA			●			●			
Buena Park Police Department	Buena Park, CA		●	●		●	●	●	●	
County of Orange Administration South	Santa Ana, CA						●	●		
County of Orange Administration North	Santa Ana, CA						●	●		
Environmental Nature Center and ENC Preschool	Newport Beach, CA						●			
Coastline College Newport Beach Campus	Newport Beach, CA									
West Hollywood Aquatic & Recreation Center	West Hollywood, CA						●	●		

500+

PUBLIC SAFETY
FACILITIES

300+

CIVIC PROJECTS
IN CALIFORNIA

61

YEARS IN BUSINESS
IN ORANGE COUNTY

"The final product that you see today is overwhelmingly the product that our community wanted to see."

LPA

- MATT MALDANO, SALINAS COMMANDER AND ASSISTANT PROJECT MANAGER, SALINAS PD



SALINAS POLICE SERVICES HEADQUARTERS

SALINAS, CALIFORNIA

Community-driven design shapes public safety headquarters

The new Salinas Police Services Headquarters was envisioned as a replacement for the City's 65-year-old Police Headquarters and designed through a two-pronged approach. The building incorporates the functional requirements of a modern public safety facility, while the site design reflects the community's vision for a welcoming civic destination. Extensive outreach with residents and stakeholders informed a design that embodies the values of Salinas, creating a public plaza and flexible parking area that serve as community gathering spaces for events and civic engagement. Integrated landscape strategies manage stormwater on-site, enhancing environmental stewardship while strengthening connections between the Police Department and the community it serves.

KEY PROJECT HIGHLIGHTS

- ★ Public Plaza and Flexible Event Space
- ★ On-Site Stormwater Garden
- ★ 10-Lane Indoor Firing Range
- ★ Forensic Lab Services & Storage
- ★ Holding Facilities
- ★ Administrative Offices
- ★ 250-stall Parking Lot
- ★ LPA + MWL Collaboration

PROJECT DATA

CLIENT

Griffin/Swinerton

SIZE

69,230 square feet

FINAL DESIGN + CONSTRUCTION COST

\$3.9M (Design Fee)

\$46M (Construction)

COMPLETION DATE

Completed in May 2020

CLIENT REFERENCE

Stan Cooper, Retired Commander, Salinas Police

P. 831.809.6173

E. stancooperconsultingllc@gmail.com



"The team has exceeded our expectations. They have worked closely with us as true partners to bring our new Police Department forward."

- MARK KLING, CHIEF OF POLICE, RIALTO PD

RIALTO POLICE DEPARTMENT

RIALTO, CALIFORNIA

State of the art police facility designed for resiliency and responsiveness

Built to replace the original 1973 police station, the Rialto Police Department project is an excellent example of delivering a modern and efficient public safety headquarters while maintaining uninterrupted operations. Constructed on the same site as the existing facility, the new headquarters replaces the original 18,000-square-foot building through innovative site planning that carefully addressed operational, safety, and site constraints. The project incorporates patrol, traffic, temporary holding, emergency communications, administration, fitness and training, and an 8-lane firearms range, while enhancing the site with a welcoming pocket park for the community and a memorial sculpture and fountain dedicated to fallen officers.

KEY PROJECT HIGHLIGHTS

- ★ Eight-Lane Tactical Firing Range
- ★ Real Time Crime Center
- ★ Community Room and Community Pocket Park
- ★ Fallen Officer Memorial and Fountain
- ★ Short-Term Holding Facilities
- ★ Administrative Offices & IT Dept.
- ★ LPA + MWL Collaboration

PROJECT DATA

CLIENT

Griffin/Swinerton

SIZE

58,000 square feet

FINAL DESIGN + CONSTRUCTION COST

\$5.4M (Design Fee)

\$79M (Construction)

COMPLETION DATE

Estimated Completion July 2026

CLIENT REFERENCE

Rialto Chief of Police Mark Kling

P. 909.820.2550

E. mkling@rialtopd.com



SAN BERNARDINO VALLEY COMMUNICATIONS CENTER

SAN BERNARDINO, CALIFORNIA

Uninterrupted emergency response for the community

The San Bernardino Valley Communications Center is a mission-critical facility designed to remain fully operational during extreme emergency events through seismic isolation systems, redundant utilities, and independent building infrastructure. The landscape employs a layered defensible design strategy using trees, boulders, planting, and bollards to provide security without creating a fortress-like appearance. A carefully planned arrival sequence enhances visibility, access, and community presence, while dedicated entry and employee plazas separate pedestrian and vehicular circulation and provide outdoor spaces that support employee wellbeing and resilience. Together, the architecture and landscape create a secure, resilient, and enduring public safety hub prepared to serve the community when it is needed most.

KEY PROJECT HIGHLIGHTS

- ★ Base Isolated Structure
- ★ Defensible Landscape Design
- ★ Employee Plaza
- ★ 130 Emergency Communications Dispatch Console
- ★ N+1 Emergency Power
- ★ Back-Up Potable Water Supply
- ★ LPA + MWL Collaboration

PROJECT DATA

CLIENT

County of San Bernardino

SIZE

80,000 square feet

FINAL DESIGN + CONSTRUCTION COST

\$2.0M (Programming - Design Development)
\$105M (Construction)

COMPLETION DATE

Completed in March 2026

CLIENT REFERENCE

Dustin Alamo, Vice President, Griffin Structures
P. 949.497.9000 x263
E. dalamo@griffinstructures.com



Victorville Police Department and Civic Park

VICTORVILLE, CALIFORNIA

New civic-focused police station advances community access and transparency

The new Police Department and Civic Park represents a transformative investment in Victorville's future, creating a shared destination where community and public service come together. Anchored by a 45,000-square-foot public safety facility and four-acre park, the project strengthens connections between residents and local law enforcement through spaces designed for gathering and engagement. Inspired by Victorville's legacy as a refuge along Route 66, the park features year-round amenities including a playground, fitness trail, pickleball courts, event lawn and outdoor amphitheater, creating a vibrant civic hub for the community. The facility further promotes accessibility and transparency through a welcoming public lobby and community meeting room.

PROJECT DATA

CLIENT City of Victorville & SB County Sheriff's Dept.

SIZE 45,000 square feet

COMPLETION DATE 03/2028 (estimated)

CLIENT REFERENCES

Lieutenant John Clough

San Bernardino County Sheriff's Department
Victorville Station

P. 760.241.2911 | E. jclough@sbcscd.org

Tony Camargo, Deputy City Manager
City of Victorville

P. 760.243.6334 | E. tcamargo@victorvilleca.gov



Manteca Police Department

MANTECA, CALIFORNIA

Modern police headquarters designed for efficiency and future expansion

The Manteca Police Department is currently developing a new headquarters to replace its existing complex. Situated on a 6-acre site, the facility is planned to accommodate 25 years of projected growth, with flexibility for future expansion. The project integrates thoughtfully designed restorative outdoor spaces that support officer wellness and mental resilience—offering opportunities for respite, informal gathering, and connection to nature within a secure environment. A publicly accessible plaza and community room is also included, designed to host indoor/outdoor community events and foster positive engagement, strengthening the relationship between the department and the community it serves.

PROJECT DATA

CLIENT City of Manteca

SIZE 45,570 square feet

COMPLETION DATE 08/2028 (estimated)

CLIENT REFERENCE

Chief of Police Stephen Schluer

P. 209.456.8210 (direct) | 209.456.8139 (office)

E. sschluer@manteca.gov

Toni Lundgren, City Manager

P. 209.456.8000

E. tlundgren@manteca.gov



Environmental Nature Center & ENC Preschool

NEWPORT BEACH, CALIFORNIA

A living laboratory that teaches by example

The Environmental Nature Center (ENC) was the first LEED Platinum building in Orange County, directly aligning the design with the non-profit's mission to provide environmental education through hands-on experience. The interpretive center seeks to inspire and educate visitors by showcasing green strategies focused on ecological responsibility, sustainable practices and environmental education. Developed in collaboration with the ENC, the ENC Preschool seamlessly blends indoor and outdoor learning environments to provide children with an intuitive understanding of the natural world.

PROJECT DATA

CLIENT

Environmental Nature Center

SIZE

8,535 square feet - ENC
10,380 square feet - ENC Preschool

COMPLETION DATE

07/2008 - ENC | 09/2019 - ENC Preschool

CLIENT REFERENCE

Bo Glover, ENC Executive Director
P. 949.645.8489
E. bo@encenter.org



Coastline College Newport Beach Campus

NEWPORT BEACH, CALIFORNIA

Innovative campus serves as sustainability model for local college

Coastline College is a LEED Gold-certified distance learning facility that blends architecture and landscape to create a vibrant outdoor learning environment for today's students. Designed to capture cooling ocean breezes, the campus features a naturally ventilated pedestrian promenade, an expansive green roof with Pacific Ocean views, and a variety of outdoor study, collaboration, and classroom spaces. Sustainability is integrated throughout the site, including a stormwater management system that captures and reuses 100 percent of on-site runoff, making the campus a model for resilient educational design.

PROJECT DATA

CLIENT

Coastline College

SIZE

66,800 square feet

COMPLETION DATE

10/2013

CLIENT REFERENCE

Christine Nguyen, Vice President
P. 714.241.6144
E. cnguyen@coastline.edu



County of Orange Civic Center

SANTA ANA, CALIFORNIA

Public-private partnership delivers landmark civic campus

County Administration South (CAS) and County Administration North (CAN) form the centerpiece of the County of Orange's 20-year Civic Center Master Plan, creating a unified civic campus that consolidates more than a dozen County departments into one accessible location. Designed as the head of County government, the campus emphasizes openness, transparency, and public engagement through a connected public plaza, centralized service counters, and a state-of-the-art Board of Supervisors hearing room. Together, the LEED Silver-certified facilities modernize the public experience, improve operational efficiency, and significantly reduce long-term County operating costs.

PROJECT DATA

CLIENT
Griffin/Swinerton

SIZE
250,000 square feet (CAS)
250,000 square feet (CAN)

COMPLETION DATE
05/2020 - (CAS)
09/2023 - (CAN)

CLIENT REFERENCE
Scott Dessort, Senior Capital Projects Manager
County of Orange
P. 714.667.4924 | E. scott.dessort@ocpw.ocgov.com



West Hollywood Aquatic and Recreation Center

WEST HOLLYWOOD, CALIFORNIA

Modern facility reflects community's unique interests and creates new open space in a dense urban neighborhood

The new West Hollywood Aquatic and Recreation Center (ARC) creates the largest contiguous piece of open land in the city of West Hollywood, suspends two pools above a multisport gymnasium and features a five-story sculptural grand staircase that serves as a gathering spot and icon for the city. The LEED Gold facility anchors West Hollywood Park — a popular event space along San Vicente Boulevard that has served as home base for many large-scale community events and festivals, including celebrity affairs hosted by organizations such as the Elton John AIDS Foundation.

PROJECT DATA

CLIENT
City of West Hollywood

SIZE
88,000 square feet

COMPLETION DATE
2022

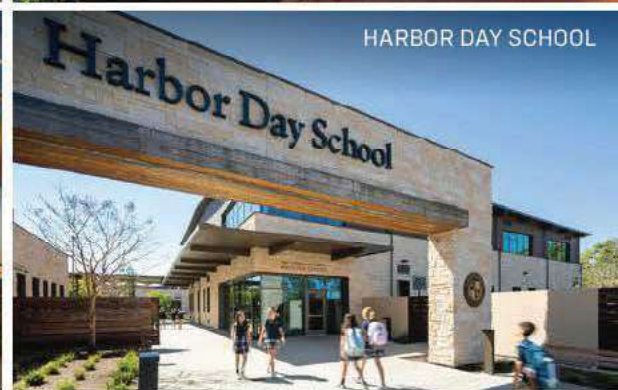
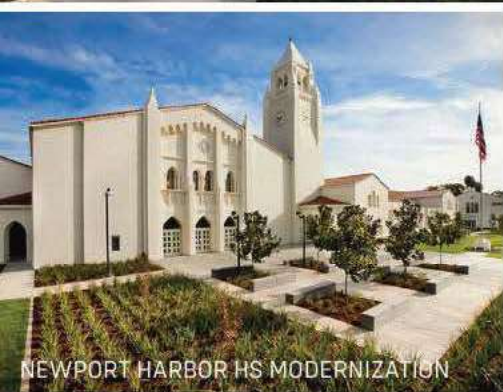
CLIENT REFERENCE
Steve Campbell, Assistant City Manager
City of West Hollywood
P. 323.848.6850
E. scampbell@weho.org

A local team who knows your community.

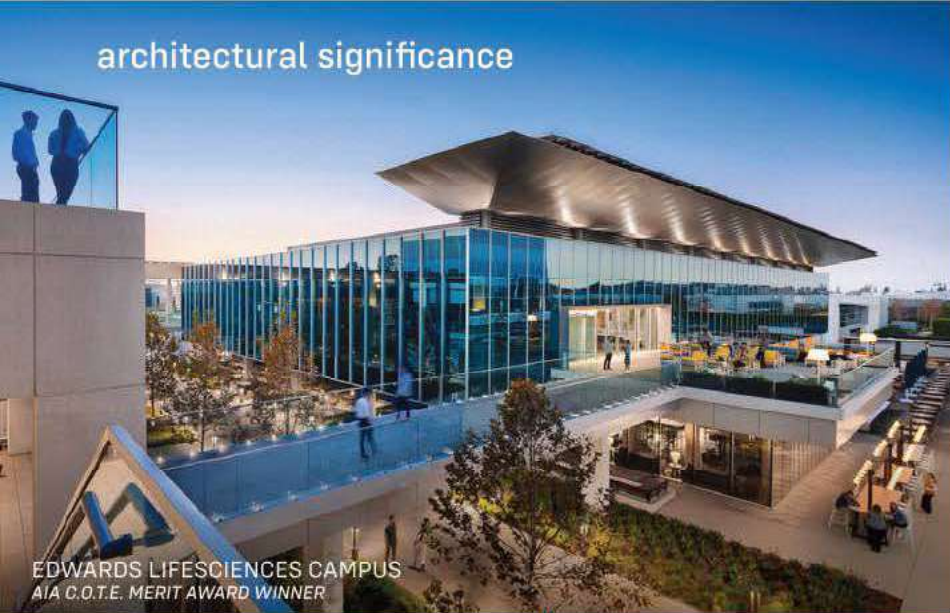
LPA

DEEP ROOTS. LOCAL EXPERTISE. LASTING IMPACT.

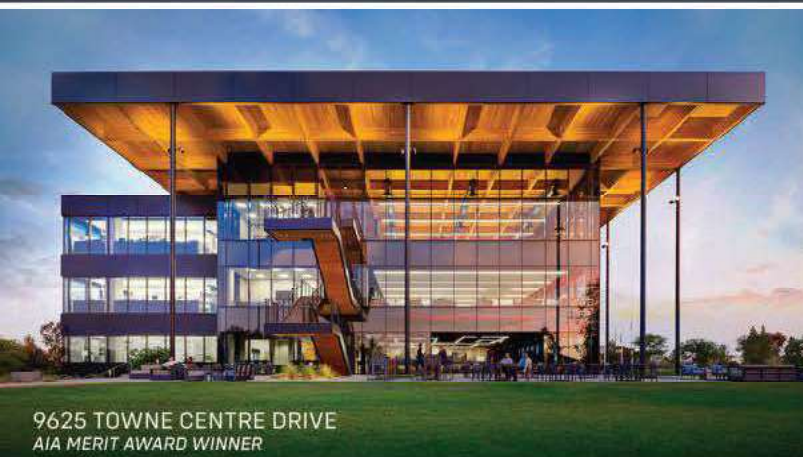
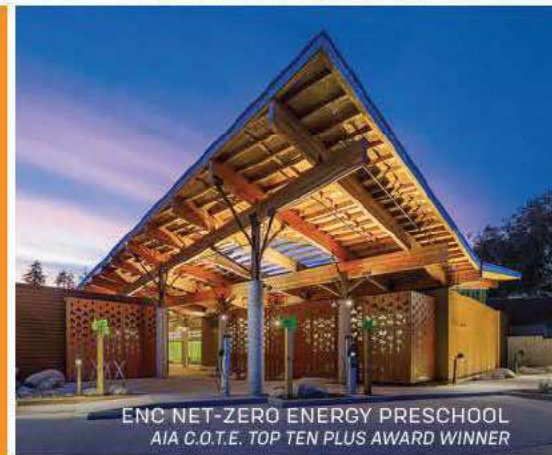
Featured on this page is a snapshot of the breadth and diversity of our work throughout Newport Beach.



architectural significance



LPA creates places that elevate everyday experiences through thoughtful, human-centered designs that inspire connections and enrich the communities they serve.



3

ORGANIZATIONAL CHART, PROJECT TEAM AND CONSULTANT QUALIFICATIONS



CITY OF NEWPORT BEACH | NEWPORT BEACH POLICE HEADQUARTERS ARCHITECTURAL SERVICES 18

The LPA team is organized into distinct functional groups operating under a unified leadership structure, ensuring alignment and accountability across all disciplines.



CITY OF NEWPORT BEACH + NEWPORT BEACH POLICE DEPARTMENT

LPA

TEAM LEADERSHIP



Jeremy Hart
Principal,
Director of Civic + Cultural



Charles Williams
Principal-in-Charge
MAIN POINT OF CONTACT



Erin Blankenau
Project Manager

ARCHITECTURAL DESIGN & MASTER PLANNING



Franco Brown
Principal,
Design Director



Tyler Joseph
Public Safety Planner



Casey Chapin
Project Designer

LANDSCAPE ARCHITECTURE



Kari Kikuta
Principal, Director of
Landscape Architecture



Danielle Cleveland
Associate,
Project Designer

CIVIL ENGINEERING



Katherine Shinkai
Principal, Director of
Civil Engineering



Rob Richardson
Associate,
Civil Engineer

SYSTEMS + STRUCTURES



Erik Ring
Principal,
Director of Engineering



Bryan Seamer
Principal, Director of
Structural Engineering

LAW ENFORCEMENT ARCHITECT



James McClaren
Senior Principal,
Public Safety Architect



Pete Seiter
Associate

SPECIALTY CONSULTANTS



TECHNOLOGY



ENVIRONMENTAL



SURVEYING



PARKING + MOBILITY



GEOTECHNICAL ENGINEERING



DRY UTILITIES



COST ESTIMATING



COMMUNITY OUTREACH

Charles Williams AIA, NCARB, LEED AP BD+C

PRINCIPAL-IN-CHARGE | MANAGING DIRECTOR, MAIN POINT OF CONTACT



As Managing Director of Civic + Cultural, Charles Williams blends architecture, project management, and technology to lead projects, processes, and teams with transformational impact. Since joining LPA in 2004, he has guided community-focused design work and operational improvements that make the design process more efficient and effective. His success is rooted in building collaborative teams and maintaining clear, positive communication with clients to ensure their vision is realized.

EDUCATION

Bachelor of Architecture
Arizona State University

CAREER SUMMARY

1997: Started in industry
2004: Started at LPA

LICENSE

30523, CA

RELEVANT EXPERIENCE

Confidential Client
Public Safety Campus Master Plan

County of Orange
Civic Center
Workforce Reentry Center

City of Laguna Beach
Facilities Strategic Master Plan
Susi Q Community Center

City of Rialto
Police Department

City of Victorville
Police Department & Civic Park

Jeremy Hart AIA, NCARB, LEED AP BD+C

PRINCIPAL | DIRECTOR OF CIVIC + CULTURAL



Jeremy Hart brings more than 27 years of experience programming community and civic facilities, designing with discovery, impact, and the will of the community in mind. A history enthusiast as well as an architect, he is driven by creating environments that leave meaningful impressions and shape community interaction. He approaches each project like a puzzle, uncovering site, stakeholder, and programmatic factors to craft building programs that reflect community values.

EDUCATION

Bachelor of Architecture
Cal Poly Pomona

CAREER SUMMARY

1998: Started in industry
1998: Started at LPA

LICENSE

29148, CA
31364, TX

RELEVANT EXPERIENCE

County of Orange
Civic Center
Workforce Reentry Center
Facilities Strategic Master Plan

City of Salinas
Police Services Headquarters

City of Rialto
Police Department

San Bernardino County
Valley Communications Center

Confidential Client
Public Safety Campus Master Plan

Erin Blankenau ARCHITECT, NCARB

PROJECT MANAGER



As Project Manager, Erin is responsible for overseeing the architectural aspects of the development of design and production of the construction documents and specifications. She coordinates with all in-house design staff such as designers, structural and civil engineers, landscape architects and technical staff, as well as our consultants.

EDUCATION

Master of Architecture
University of Calgary

CAREER SUMMARY

2012: Started in industry
2022: Started at LPA

LICENSE

38974, CA

RELEVANT EXPERIENCE

City of Rialto
Police Department

City of Oceanside
Police Department

City of Manteca
Police Department

University of Southern California
Public Safety Department Renovations

City of Visalia
Public Safety Operations Building

Franco Brown AIA, LEED AP BD+C

PRINCIPAL | DESIGN DIRECTOR



Working directly with LPA's multidisciplinary team of experts, client representatives, stakeholders and end users, Franco implements a holistic and inclusive approach to the design process. This Informed Design Model actively engages all players in a system of evaluation, decision-making and action that leads to innovative planning and design concepts.

EDUCATION

Master of Architecture
Universidad de Mendoza, Argentina

CAREER SUMMARY

1997: Started in industry
2001: Started at LPA

LICENSE

35602, CA

RELEVANT EXPERIENCE

Confidential Client
Public Safety Campus Master Plan

County of Orange
Civic Center
Facilities Strategic Master Plan

Hoag Newport Beach
South Campus Master Plan

Edwards Lifesciences
Campus Expansion

University of California, Irvine
Health Sciences Master Plan

Tyler Joseph ARCHITECT, NCARB

PUBLIC SAFETY PLANNER



Tyler Joseph excels in the planning and design of law enforcement facilities, blending big-picture ideas with detailed knowledge learned from years of public safety programming and design experience. Her perceptive design sensibility allow her to translate client needs into elegant, effective solutions and meaningful architecture.

EDUCATION

Master of Architecture
University of Colorado, Denver

CAREER SUMMARY

2012: Started in industry
2026: Started at LPA

LICENSE

404385, CO

RELEVANT EXPERIENCE

City of Garden Grove
Civic Center & Police Department*

City of Lenexa
Police Department & Municipal Court*

City of Lewisville
Public Safety Campus*

City of Denver
Police Department District 6*

City of Lacey
Police Department &
Training Building*

City of Houston
Police Department SW Station*

**Work prior to LPA*

Casey Chapin AIA, LEED AP BD+C

PROJECT DESIGNER



Casey Chapin is dedicated to partnering with clients to create meaningful community impact. As Project Designer, he fosters collaboration and pushes the boundaries of what is possible, blending architectural design with the natural environment. With more than 20 years of experience designing civic and community spaces, Casey is involved from the earliest stages of planning through construction and completion.

EDUCATION

Bachelor of Architecture
UC Berkeley

CAREER SUMMARY

2001: Started in industry
2007: Started at LPA

LICENSE

35839, CA

RELEVANT EXPERIENCE

City of Victorville
Police Department & Civic Park

City of Manteca
Police Department

City of West Hollywood
Aquatic and Recreation Center

Edwards Lifesciences
Campus Expansion

Hoag Irvine
Campus Expansion and Master Plan

City of Buena Park
Library Renovation

LPA LANDSCAPE ARCHITECTURE

LPA's landscape architects create resilient, community-focused environments that thoughtfully respond to the unique character, culture, and opportunities of each site. Our collaborative approach integrates landscape architecture, civil engineering, architecture, and allied disciplines to deliver cohesive, high-performing public spaces that enhance quality of life and reflect your City's vision and goals.

Grounded in extensive public-sector experience, our team provides comprehensive landscape architectural services including site planning, urban design, construction documentation, and construction administration. We deliver sustainable, functional, and enduring solutions that promote environmental stewardship, operational efficiency, and meaningful community engagement.

36

LANDSCAPE DESIGN
PROFESSIONALS
IN-HOUSE

48

AMERICAN SOCIETY OF
LANDSCAPE ARCHITECTS
(ASLA) AWARDS



Kari Kikuta PLA, ASLA

PRINCIPAL | DIRECTOR OF LANDSCAPE ARCHITECTURE



Kari Kikuta designs outdoor spaces to positively shape environments for meaningful uses. As LPA's Director of Landscape Architecture, Kari is primarily focused on developing landscape architecture for site-focused projects while overseeing the growth and organization of the discipline throughout the firm.

EDUCATION

Bachelor of Landscape
Architecture, Cal Poly Pomona

CAREER SUMMARY

1997: Started in industry
2008: Started at LPA

LICENSE

4932, CA

RELEVANT EXPERIENCE

County of Orange
Civic Center
Workforce Reentry Center
Facilities Strategic Master Plan
City of Salinas
Police Services Headquarters
City of Rialto
Police Department
City of Campbell
Police Operations Building
Environmental Nature Center
ENC and Preschool

Danielle Cleveland PLA, ASLA, LEED AP BD+C

ASSOCIATE | LANDSCAPE PROJECT DESIGNER



Danielle Cleveland is a veteran landscape architect known for a research-driven approach that places user well-being at the forefront of design. With two decades of experience, Danielle has left an indelible mark on a diverse array of projects. Her meticulous attention to detail and empathetic leadership style have made her a trusted project leader and client resource.

EDUCATION

Bachelor of Landscape
Architecture, Ball State University

CAREER SUMMARY

2005: Started in industry
2005: Started at LPA

LICENSE

5954, CA

RELEVANT EXPERIENCE

County of Orange
Civic Center
Workforce Reentry Center
City of Rialto
Police Department
University of Southern California
Public Safety Department Renovations
Harbor Day School
Campus Renovation
Environmental Nature Center
Nature Center and Preschool

LPA CIVIL ENGINEERING

LPA's Civil Engineers provide strategic leadership from the earliest stages of a project, delivering innovative, efficient, and regulation-compliant solutions that support the City's long-term goals. Working within an integrated, multidisciplinary design process, our team develops infrastructure solutions that balance technical performance, sustainability, and community impact.

With extensive public agency experience, our civil team provides comprehensive services including grading and drainage design, water and sewer infrastructure, hydrology and hydraulic studies, and stormwater management planning. Our expertise in Low Impact Development (LID) and sustainable infrastructure results in resilient, cost-effective solutions that are seamlessly integrated.

19

CIVIL ENGINEERING
PROFESSIONALS
IN-HOUSE

20

AMERICAN SOCIETY OF
CIVIL ENGINEERING
(ASCE) AWARDS



Kathereen Shinkai PE, F.ASCE

PRINCIPAL | DIRECTOR OF CIVIL ENGINEERING



As a civil engineer, Kathereen Shinkai has extensive experience with local agencies, and has strong working relationships developed with agency staff which enables more timely and efficient plan review and permit processing. Kathereen helps meet objectives, resolve site challenges, respond to field conditions, and complete the design and construction in a manner that is efficient, ethical and profitable.

EDUCATION

BS, Civil Engineering
UC Irvine

CAREER SUMMARY

1998: Started in industry
2009: Started at LPA

LICENSE

PE No. 68369, CA

RELEVANT EXPERIENCE

County of Orange
Civic Center
Workforce Reentry Center
City of Rialto
Police Department
City of Salinas
Police Services Headquarters
San Bernardino County
Valley Communications Center
City of Campbell
Police Operations Building

Rob Richardson PE

ASSOCIATE | PROJECT MANAGER, CIVIL ENGINEER



Robert is a Civil Engineer Project Manager responsible for leading project planning, quality control, and the preparation of civil engineering contract documents. He serves as the primary point of contact for clients and contractors, ensuring seamless coordination throughout all phases of a project. His expertise includes grading and utility plans, hydrology and hydraulic reports, water quality management plans, and stormwater pollution prevention plans.

EDUCATION

Masters in Engineering
CSU Fullerton

CAREER SUMMARY

2013: Started in industry
2015: Started at LPA

LICENSE

PE No. 84948, CA

RELEVANT EXPERIENCE

University of Southern California
Public Safety Department Renovations
City of Salinas
Police Services Headquarters
City of Rialto
Police Department
City of San Pablo
Public Safety Facility
City of Laguna Niguel
Crown Valley Community Center

LPA SYSTEMS + STRUCTURES

LPA's integrated systems and structures teams deliver high-performance, resilient, and cost-effective solutions that advance sustainability, occupant wellness, and long-term building performance. Through early interdisciplinary collaboration, our engineers develop optimized HVAC and structural systems that prioritize energy and water conservation, indoor environmental quality, operational efficiency, adaptability, and resilience.

Nationally recognized for innovative and award-winning engineering design, LPA combines technical expertise with sustainable strategies and performance-based methodologies to create safe, future-ready buildings that support clients' programmatic, financial, and operational goals.

70

SYSTEMS + STRUCTURES
PROFESSIONALS
IN-HOUSE

35+

PROFESSIONAL
STRUCTURAL
ENGINEERING AWARDS



LPA

Erik Ring PE, LEED FELLOW

PRINCIPAL | DIRECTOR OF ENGINEERING



Erik Ring provides overall leadership for the LPA's multi-disciplinary engineering efforts including structural, sites, and systems design focused teams. The engineering teams at LPA works to enhance our approach of an informed design process using integrated teams. Erik provides technical and design leadership for integrating appropriate, cost-effective and high-performance engineering solutions for LPA projects.

EDUCATION

Master of Architecture
UC Berkeley
Bachelor of Engineering
Harvey Mudd College

CAREER SUMMARY

1996: Started in industry
2007: Started at LPA

LICENSE

PE No. 31731, CA

RELEVANT EXPERIENCE

County of Orange
Civic Center
San Bernardino County
Valley Communications Center
City of Salinas
Police Services Headquarters
City of Rialto
Police Department
City of Campbell
Police Operations Building

Bryan Seamer SE

PRINCIPAL | DIRECTOR OF STRUCTURAL ENGINEERING



As the Director of Structural Engineering, Bryan Seamer is passionate about creating safe, high-performing, cost-effective structural systems that are long-lasting, durable and resilient. With more than 20 years' experience in new construction, seismic assessment and rehabilitation of existing buildings, Bryan uses emerging technologies and innovative design strategies to create safer built environments.

EDUCATION

Master of Structural Engineering
CSU Long Beach
Bachelors in Civil Engineering
University of Southern California

CAREER SUMMARY

1999: Started in industry
2013: Started at LPA

LICENSE

SE No. 4899, CA
PE No. 63135, CA

RELEVANT EXPERIENCE

County of Orange
Civic Center
San Bernardino County
Valley Communications Center
City of Salinas
Police Services Headquarters
City of Rialto
Police Department
City of Campbell
Police Operations Building

LAW ENFORCEMENT ARCHITECT

Since 1995, McClaren, Wilson & Lawrie, Inc. (MWL) team has specialized exclusively in the planning and design of public safety and forensic science facilities, delivering over 450 highly technical projects across the United States and Canada for federal, state, county, municipal, and academic clients.

Over the past 15 years, LPA has proudly partnered with MWL on several projects, combining their national expertise in public safety programming with LPA's extensive experience designing more than 50 public safety facilities throughout California. Together, the partnership has successfully delivered complex public safety projects for a wide range of agencies, bringing deep technical knowledge, operational insight, and proven design excellence to each project.

450+

PUBLIC SAFETY
PROJECTS

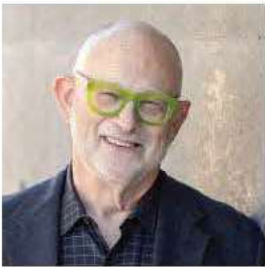
50+

PUBLIC SAFETY
DESIGN AWARDS



Jim McClaren AIA, NCARB

SENIOR PRINCIPAL | MWL - PUBLIC SAFETY ARCHITECTS



Jim McClaren envisioned creating a specialized planning and design firm devoted exclusively to architecture for law enforcement, first responders and the forensic sciences. The resulting firm, McClaren Wilson & Lawrie, Inc. (MWL), became the realization of that dream. His portfolio includes the planning of police and fire headquarters, police/fire stations, 911/emergency communications centers, real time crime centers, and all facets of public safety training.

EDUCATION

Bachelor of Architecture
University of Idaho

CAREER SUMMARY

1979: Started in industry
1995: Co-Founded MWL

LICENSE

19476, CA

RELEVANT EXPERIENCE

City of Salinas
Police Services Headquarters*

City of Rialto
Police Department*

City of Campbell
Police Operations Building*

City of Oceanside
Police Headquarters*

City of Redondo Beach
Police Headquarters

City of Santa Barbara
Police Headquarters

*Project with LPA

Pete Seiter

ASSOCIATE | MWL - PUBLIC SAFETY ARCHITECTS



Pete is a creative and motivated architect-in-training with a passion for aesthetically pleasing, human-focused, and low-impact design. He has a wide range of experience including law enforcement facilities, civic buildings, justice centers, retail sites, commercial builds, residential projects, and high-profile artistic installations.

EDUCATION

Bachelor of Architecture
Ball State University

CAREER SUMMARY

2012: Started in industry
2024: Started at MWL

RELEVANT EXPERIENCE

Cerritos Community College
Campus Police Station*

City of Victorville
Police Department*

City of Hayward
Public Safety Center*

City of Oakland
BART Police Department HQ

City of Lakewood, Colorado
Police Facilities Master Plan

*Project with LPA

To serve the needs of Newport Beach, LPA has assembled a strong, qualified team representing all disciplines and skillsets required for this project. In the following table, we have highlighted each subconsultant firm, highlighting their relevant experience and background that will provide value to the City. Each subconsultant has been carefully selected based on their expertise and past successful partnerships with LPA.



LP CONSULTING ENGINEERS | TECHNOLOGY

LP Consulting Engineers (LPCE) is a full service design and engineering firm. Our professional team is dedicated to bringing our creative and integrated engineering approach to buildings in all stages of their life. From master planning to continuing improvement, we work to optimize building operation and efficiency. LPCE has experience with delivering innovative yet cost-effective solutions for City, County, State, and Federal Agencies.

RELEVANT EXPERIENCE

- City of Manteca, Police Department
- City of Fresno, Police Department Regional Public Training Facility
- City of Cotati, Police Station



GUIDA | SURVEYING

GUIDA is a nationally recognized geospatial solutions firm providing land surveying, LIDAR mapping, utility surveys, and right-of-way engineering services for public and private projects throughout California. Founded in 1995, the firm combines advanced technologies—including UAVs, GPS, and mobile and terrestrial LiDAR—with decades of technical expertise to deliver accurate, efficient, and cost-effective surveying solutions.

RELEVANT EXPERIENCE

- County of Orange, Administration Buildings North and South
- City of Manteca, Police Department
- City of Victorville, Police Department and Civic Park



WALTER P MOORE | PARKING + MOBILITY

Walter P Moore is a leading engineering consulting firm with nationally recognized expertise in parking and mobility planning, design, and operations. The firm works with developers, institutions, municipalities, and transportation agencies to create efficient, user-focused parking and mobility solutions that support evolving transportation trends, enhance accessibility, and maximize project value.

RELEVANT EXPERIENCE

- Los Angeles and Orange County Building and Construction Trades Council, New Office Building
- Hoag Irvine Campus, Bridging Documents
- City of Hawthorne, City Hall Parking Review



HLCM | COST ESTIMATING

Since 2008, HLCM has built a positive reputation as a trusted partner in project controls, delivering comprehensive preconstruction cost estimating services tailored to the needs of private and public sectors. The team excels in providing accurate cost estimates for diverse project types and various procurement methods.

RELEVANT EXPERIENCE

- County of Orange, Civic Center
- City of Newport Beach Library, Lecture Hall
- City of Rialto, Police Department



DUDEK | ENVIRONMENTAL PLANNING

Founded in 1980, Dudek is a 100% employee-owned environmental, planning, and engineering firm headquartered in Encinitas, California. Dudek's 900+ multidisciplinary employees are planners, scientists, and engineers who help clients plan, design, and build projects that improve communities' built and natural infrastructure.

RELEVANT EXPERIENCE

- City of Dana Point/South Coast Water District, Doheny Beach Ocean Desalination Project
- Port of San Diego, Chula Vista Bayfront Master Plan
- San Diego County, Otay Ranch Planned Community



GMU | GEOTECHNICAL ENGINEERING

GMU Engineers & Geologists is a multidisciplinary engineering consulting firm specializing in geotechnical engineering, engineering geology, pavement engineering, and construction materials testing. With more than 50 years of experience, GMU helps public and private clients evaluate site conditions, manage geotechnical risks, and deliver safe, cost-effective infrastructure and development projects throughout California.

RELEVANT EXPERIENCE

- Irvine Company, 520 Newport Center Drive and 650 Newport Center Drive
- City of Newport Beach, Marina Park and Harbor
- City of Newport Beach, PCH Pavement Rehabilitation



MORROW | DRY UTILITIES

Founded in 2001, Morrow Management is a full-service consulting firm specializing in dry utility planning, design, and management. Leveraging extensive utility industry expertise, the firm advocates for clients and coordinates with utility providers to efficiently achieve project goals.

RELEVANT EXPERIENCE

- City of Rialto, Police Department
- City of Irvine, Irvine Great Park Cultural Terraces
- Confidential Client, Public Safety Campus Master Plan



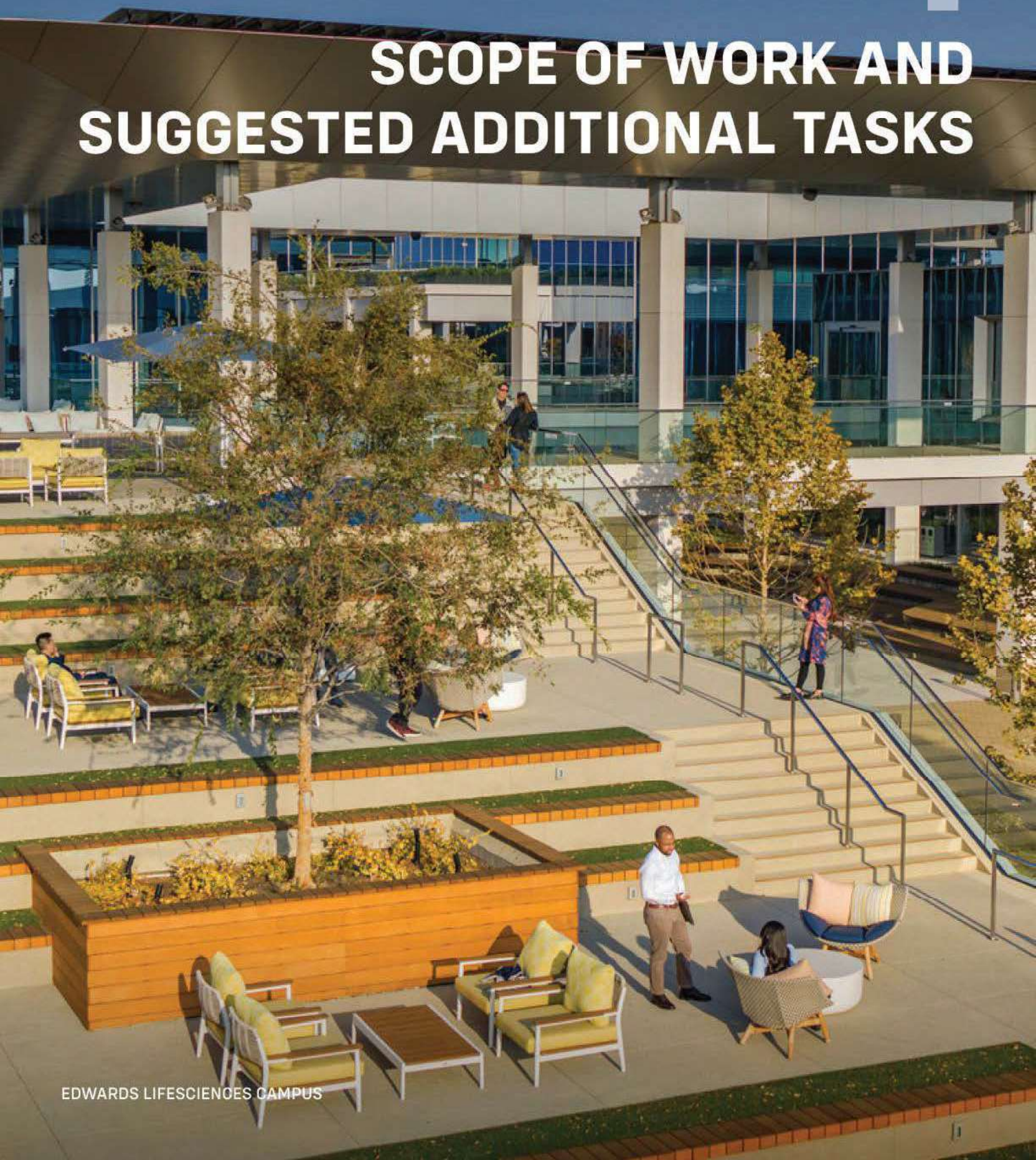
CIRCLEPOINT | COMMUNITY OUTREACH

For the past 36 years, Circlepoint has worked on hundreds of great projects throughout California. These projects were built with purpose and strategy and fulfill our mission here at Circlepoint to provide communication and environmental services for our communities and the environment to thrive.

RELEVANT EXPERIENCE

- City of Laguna Beach, Facilities Master Plan
- City of Huntington Beach, Infrastructure Report Card
- Confidential Client, Public Safety Campus Master Plan

SCOPE OF WORK AND SUGGESTED ADDITIONAL TASKS



In addition to the scope of work identified within the RFP, LPA proposes the following suggested tasks that could potentially improve the quality of the project.

COMMUNITY OUTREACH AND CONSENSUS BUILDING

While we recognize that the City of Newport Beach will be leading all community engagement, we have included Circlepoint as optional support for public outreach and unbiased facilitation assistance.

Circlepoint can support the City of Newport Beach build trust through transparency, strengthen connections among the city, stakeholders, and the public, and support a thoughtful review process that demonstrates how community input is considered in project discussions, mitigation considerations, and future decision-making.

As a neutral third party, Circlepoint can support the City with communications through project updates, milestones in environmental review, and other opportunities for public participation. Our team can support consistent feedback loops that help residents and stakeholders better understand the process and actively participate by voicing their opinions at key decision points.

We can help the City translate technical information into accessible materials and support communication tools that show how public feedback is being tracked, understood, and carried forward. As an extension of City staff, Circlepoint is available to support outreach strategy, messaging, meetings and facilitation along with expedited development of outreach materials including fact sheets, FAQs, meeting materials, notification templates, presentation graphics, digital content, etc.

ENVIRONMENTAL COMPLIANCE COORDINATION

LPA recognizes the environmental nature and the sensitivity of the site and the potential complexities around incorporation of mitigation measures. Should the City require access to additional resources, our firm is prepared to provide those resources through our consultant, Dudek.

FURNITURE MANAGEMENT SERVICES

Our unique approach to Furniture Design includes the following value-added services to ensure your project's success:

Strategic Planning

LPA begins by understanding your goals for growth, flexibility, and brand while evaluating budget priorities to maximize value. We assess opportunities to reuse existing assets and develop cost-effective strategies for acquiring or transitioning furniture solutions that meet your functional and financial objectives.

Workspace Standards Development

We collaborate with key stakeholders to understand how your organization works and develops workplace solutions tailored to your needs. The result is an environment that enhances productivity, collaboration, creativity, and overall organizational performance.

Space Planning

LPA develops detailed space plans that optimize efficiency, workflow, and functional adjacencies while clearly defining furniture, equipment, and departmental needs. Our planning process also ensures seamless integration with electrical, telecommunications, and data infrastructure.

Product Evaluation & Selection

Once plans are established, we help evaluate and select furniture solutions that align with project goals, budget, and performance criteria. As an independent advisor with no ties to manufacturers or dealers, LPA provides objective recommendations focused solely on your best interests.

Competitive Bidding and Evaluations

Following plan and budget approval, LPA manages the furniture procurement process, including bid package preparation, vendor pre-qualification, bid evaluation, and product recommendations. We help clients secure the best value by assessing cost, quality, service, and design while coordinating with selected vendors to optimize pricing and project outcomes.

Procurement Assistance

Once furniture orders are placed, LPA remains actively involved as your advocate, coordinating with vendors throughout installation and conducting final quality reviews to ensure the project is delivered as intended.



EXHIBIT B

SCHEDULE OF BILLING RATES

Newport Beach Police Headquarters

SCOPE OF WORK		Duration	LPA															MWL		Tech Hrs		LPA	Expenses	
PK	D_DIR	DR	SPL	PL	DCI	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	PK	Arch.	Tech				
\$315	\$280	\$285	\$225	\$215	\$175	\$155	\$140	\$150	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$305	\$175	\$175				
PHASE 1A: Preliminary Concept Plans, Design Development and Final Concept Plans																								
60 Weeks																								
1 Pre-Design Meeting																								
12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	36		8,980.00	
2 Prepare a Design Schedule with durations and milestones for each task																								
2	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12		2,780.00	
3 Monthly In-Person Meeting with City Staff and Advisory Committee & Virtual Meetings																								
50	0	0	0	112	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14	204		48,000.00	1,500.00
4 ALTA Site Survey and Topographic Base Map																								
Consultant: Guida Surveying (Fixed Fee)																								
50	0	0	0	120	120	0	0	0	240	0	0	0	0	0	32	32	32	626					62,500.00	
6 Development of Master Plan for entire Civic Center																								
Blocking & Stack Site Selection Studies																								
Allowance																								
110	0	0	0	220	0	220	0	220	0	0	100	100	100	100	1070								30,000.00	1,000.00
7B Development of Three Conceptual Site and Floor Plans																								
48	0	0	0	240	66	66	66	66	0	0	0	0	0	0	486								201,000.00	4,000.00
8 Prepare for Attend & Present at three evening/or weekend Community Meetings																								
20	0	0	0	60	20	0	40	0	0	0	16	16	0	0	172								97,760.00	2,000.00
9 Prepare for Attend and Present at two City Council Meetings																								
16	0	0	0	24	8	8	8	0	0	0	0	0	0	0	64								35,980.00	
10 Conduct field review of the existing Newport Beach Police Headquarters																								
16	0	0	0	0	120	0	0	0	0	0	0	0	0	0	93	89	0	93	89	0	318		74,780.00	4,005.00
Program Validation Phase following tour of Newport Beach Police Headquarters																								
324	0	0	0	918	214	214	214	460	0	0	259	255	150	21988										
Total																								
PHASE 1B: Preliminary Concept Plans, Design Development and Final Concept Plans																								
70	0	0	0	128	0	0	0	0	0	0	18	18	18	18	252									29,500.00
33 Monthly In-Person Meeting with City Staff and Advisory Committee & Virtual Meetings																								
5 Geotechnical Investigation																								
Additional Detailed Site Selection Studies																								
140	0	0	0	140	0	140	0	140	0	0	80	80	80	80	800									156,500.00
7B Development of Three Conceptual Site and Floor Plans																								
Allowance																								
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156		17,710.00	
11 Prepare 30% Design Submittal: Schematic Design																								
Civil Engineering																								
32	0	0	0	86	0	146	0	211	0	0	0	0	0	0	0	0	0	0	0	0	475		84,520.00	
Landscape Architecture																								
24	0	0	0	180	0	100	0	0	0	200	0	0	0	0	0	0	0	0	0	0	504		87,760.00	
Architecture																								
64	0	0	0	960	240	0	320	0	0	0	0	0	0	0	0	0	0	1584					313,860.00	
Law Enforcement Architect																								
0	0	0	0	0	0	0	0	0	0	0	1164	1164	1160	488									156,720.00	
Preparation of Room Criteria Sheets																								
0	0	0	0	0	0	0	0	0	0	0	16	46	3	65									13,455.00	
Parking Structure Architect																								
Consultant: Walker P Moore (Fixed Fee)																								
0	0	128	0	128	250	0	60	0	0	50	0	0	0	0	0	0	0	0	0	0	616		150,000.00	
Interior Design																								
18	18	60	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156		118,590.00	
Structural Engineering (Police Station)																								
Consultant: Walker P Moore (Fixed Fee)																								
30	0	0	0	180	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	370		70,550.00	
Mechanical Engineering																								
0	45	0	0	120	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	285		58,200.00	
Plumbing Design																								
0	15	0	0	0	320	0	320	0	0	0	0	0	0	0	0	0	0	0	0	0	655		105,000.00	
Electrical Engineering																								
Consultant: LP Consulting Engineers (Fixed Fee)																								
0	0	0	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	100		19,900.00	
Lighting Design																								
Cost Estimating																								
Consultant: HICM (Fixed Fee)																								
0	20	40	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185		43,450.00	
8 Weeks																								
12 Acoustic Engineering																								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		-	
3 Weeks																								
13 Savings by Design package																								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
6 Weeks																								
14 Prepare schedule and pathway to all required permits																								
0	0	0	0	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80		18,000.00	
15 Prepare preliminary WQMP																								
4	0	0	35	0	80	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	159		28,730.00	
10 Weeks																								
16 Prepare mitigation measures for existing wetlands and habitat																								
4	0	0	50	0	50	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	124		24,060.00	
4 Weeks																								
17 Coordination of document review																								
4	16	0	0	24	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92		19,900.00	
20 Weeks																								
18 Obtain conditional utility agency approval (SCE, Gas Co., etc.)																								
Consultant: Morrow Management (Fixed Fee)																								
390	114	248	171	2105	1164	270	1291	140	250	0	278	308	261	6390									18,750.00	
Total																								
PHASE 2: Final Construction Documents and Permitting																								
1 Prepare Construction Drawings																								
Design Development																								
16 Weeks																								
Civil Engineering																								
42	0	0	114	0	282	0	347	0	0	0	0	0	0	0	0	0	0	0	0	0	785		136,810.00	
Landscape Architecture																								
24	0	0	0	240	0	250	0	0	330	0	0	0	0	0	844								37,310.00	
Architecture																								
52	0	0	0	1600	960	0	640	520	0	0	0	0	0	0	3552								653,280.00	
Law Enforcement Architect																								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328	328	232	888					188,140.00	
Parking Structure Architect																								
Consultant: Walker P Moore (Fixed Fee)																								
0	0	240	0	160	320	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	820		166,000.00	
Interior Design																								
18	18	80	0	125	0	275	125	0	0	0	0	0	0	0	0	0	0	0	0	0	641		188,810.00	
Structural Engineering (Police Station)																								
Consultant: Walker P Moore (Fixed Fee)																								
30	0	0	0	240	0	120	240	0	0	0	0	0	0	0	0	0	0	0	0	0	630		75,000.00	
Mechanical Engineering																								
0	60	0	0	235	0	0	235	0	0	0	0	0	0	0	0	0	0	0	0	0	530		113,280.00	
Plumbing Design																								
0	30	0	0	0	420	0	420	0	0	0	0	0	0	0	0	0	0	0	0	0	870		100,225.00	
Electrical Engineering																								
0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165		140,700.00	
Lighting Design																								
0	25	0	0	70	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	165		3,850.00	
Technology																								
Consultant: LP Consulting Engineers (Fixed Fee)																								
0	10	40	0	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210		68,920.00	
Acoustic Engineering																								
Cost Estimating																								
Consultant: HICM (Fixed Fee)																								
0	10	40	0	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210		43,750.00	
Total																								
PHASE 2: Final Construction Documents and Permitting																								
1 Prepare Construction Drawings																								
Design Development																								
16 Weeks																								
Civil Engineering																								
42	0	0	114	0	282	0	347	0	0	0	0	0	0	0	0	0	0	0	0	0	785		136,810.00	
Landscape Architecture																								
24	0	0	0	240	0	250	0	0	330	0	0	0	0	0	844								37,310.00	
Architecture																								
52	0	0	0	1600	960	0	640	520	0	0	0	0	0	0	3552								653,280.00	
Law Enforcement Architect																								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328	328	232	888					188,140.00	
Parking Structure Architect																								
Consultant: Walker P Moore (Fixed Fee)																								
0	0	240	0	160	320	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	820		166,000.00	
Interior Design																								
18	18	80	0	125	0	275	125	0	0	0	0	0	0	0	0	0	0	0	0	0	641		188,810.00	
Structural Engineering (Police Station)																								
Consultant: Walker P Moore (Fixed Fee)																								
30	0	0	0	240	0	120	240	0	0	0	0	0	0	0	0	0	0	0	0	0	630		75,000.00	
Mechanical Engineering																								
0	60	0	0	235	0	0	235	0	0	0	0	0	0	0	0	0	0	0	0	0	530		113,280.00	
Plumbing Design																								
0	30	0	0	0	420	0	420	0	0	0	0	0	0	0	0	0	0	0	0	0	870		100,225.00	
Electrical Engineering																								
0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165		140,700.00	
Lighting Design																								
0	25	0	0	70	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	165		3,850.00	
Technology																								
Consultant: LP Consulting Engineers (Fixed Fee)																								
0	10	40	0	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210		68,920.00	
Acoustic Engineering																								
Cost Estimating																								
Consultant: HICM (Fixed Fee)																								
0	10	40	0	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210		43,750.00	
Total																								

EXHIBIT C

INSURANCE REQUIREMENTS – PROFESSIONAL SERVICES

1. Provision of Insurance. Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City. Consultant agrees to provide insurance in accordance with requirements set forth here. If Consultant uses existing coverage to comply and that coverage does not meet these requirements, Consultant agrees to amend, supplement or endorse the existing coverage.
2. Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance 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 Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.
3. Coverage Requirements.
 - A. Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance, statutory limits, and Employer's Liability Insurance with limits of at least one million dollars (\$1,000,000) each accident for bodily injury by accident and each employee for bodily injury by disease in accordance with the laws of the State of California.

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City of Newport Beach, its City Council, boards and commissions, officers, agents, volunteers, employees.
 - B. General Liability Insurance. Consultant shall maintain commercial general liability insurance, and if necessary excess/umbrella liability insurance, with coverage at least as broad as provided by Insurance Services Office form CG 00 01, in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) general aggregate. The policy shall cover liability arising from bodily injury, property damage, completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.
 - C. Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of Consultant

arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit each accident.

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.

D. Professional Liability (Errors & Omissions) Insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of two million dollars (\$2,000,000) per claim and four million dollars (\$4,000,000) in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the Effective Date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the Services required by this Agreement.

E. Excess/Umbrella Liability Insurance. If any Excess or Umbrella Liability policies are used to meet the limits of liability required by this contract, then said policies shall be "following form" of the underlying policy coverage, terms, conditions, and provisions and shall meet all of the insurance requirements stated in this contract, including, but not limited to, the additional insured and primary & non-contributory insurance requirements stated herein. No insurance policies maintained by the City, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Consultant's primary and excess/umbrella liability policies are exhausted.

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.

4. Other Insurance Requirements. The policies are to contain, or be endorsed to contain, the following provisions:

A. Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against City of Newport Beach, its City Council, boards and commissions, officers, agents, volunteers and employees or shall specifically allow Consultant or others providing insurance evidence in compliance with these requirements to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers from each of its subconsultants.

B. Additional Insured Status. All liability policies including general liability, excess/umbrella liability, pollution liability, and automobile liability, if required, but not including professional liability, shall provide or be endorsed to provide that City of Newport Beach, its City Council, boards and

commissions, officers, agents, volunteers and employees shall be included as insureds under such policies.

- C. Primary and Non Contributory. All liability coverage shall apply on a primary basis and shall not require contribution from any insurance or self-insurance maintained by City.
 - D. Notice of Cancellation. All policies shall provide City with thirty (30) calendar days' notice of cancellation (except for nonpayment for which ten (10) calendar days' notice is required) or nonrenewal of coverage for each required coverage.
 - E. Subcontractors. Consultant shall be responsible for causing subcontractors to purchase the same types and limits of insurance in compliance with the terms of this Agreement, including adding the City as an additional insured, providing primary and non-contributory coverage and waiver of subrogation to the subcontractor's policies. Limits of liability for General Liability in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) aggregate and Professional Liability (Errors & Omissions) in an amount not less than one million dollars (\$1,000,000) per claim, two million dollars (\$2,000,000) aggregate.
5. Additional Agreements Between the Parties. The parties hereby agree to the following:
- A. Evidence of Insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation and other endorsements as specified herein for each coverage. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. City reserves the right to require complete, certified copies of all required insurance policies, at any time.
 - B. City's Right to Revise Requirements. City reserves the right at any time during the term of the Agreement to change the amounts and types of insurance required by giving Consultant sixty (60) calendar days' advance written notice of such change. If such change results in substantial

additional cost to Consultant, City and Consultant may renegotiate Consultant's compensation.

- C. Right to Review Subcontracts. Consultant agrees that upon request, all agreements with subcontractors or others with whom Consultant enters into contracts with on behalf of City will be submitted to City for review. Failure of City to request copies of such agreements will not impose any liability on City, or its employees.
- D. Enforcement of Agreement Provisions. Consultant acknowledges and agrees that any actual or alleged failure on the part of City to inform Consultant of non-compliance with any requirement imposes no additional obligations on City nor does it waive any rights hereunder.
- E. Requirements not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.
- F. Self-insured Retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these requirements unless approved by City.
- G. City Remedies for Non-Compliance. If Consultant or any subconsultant fails to provide and maintain insurance as required herein, then City shall have the right but not the obligation, to purchase such insurance, to terminate this Agreement, or to suspend Consultant's right to proceed until proper evidence of insurance is provided. Any amounts paid by City shall, at City's sole option, be deducted from amounts payable to Consultant or reimbursed by Consultant upon demand.
- H. Timely Notice of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

- I. Consultant's Insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.