



CITY OF

NEWPORT BEACH

City Council Staff Report

July 28, 2026
Agenda Item No. 18

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Approval of Professional Services Agreement with LPA, Inc. for
Police Headquarters Architectural Services - Contract No. 10129-1

ABSTRACT:

The Police Headquarters Advisory Committee is evaluating multiple potential locations for the future Newport Beach Police Department headquarters, including the Civic Center campus. Due to the complexity of the site, additional analysis is needed to determine whether it is a viable option. Following direction provided by the City Council at its March 10, 2026, study session, the City of Newport Beach (City) issued a request for proposals (RFP) to seven pre-qualified architectural firms for architectural services for the new Newport Beach police headquarters facility. Staff requests City Council approval to enter into a professional services agreement with LPA, Inc of Irvine, to prepare the necessary conceptual design and construction documents, and to provide construction support.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- b) Approve a Professional Services Agreement with LPA, Inc. for Newport Beach Police Headquarters Architectural Services for a total not-to-exceed amount of \$12,459,820, authorize LPA, Inc. to proceed with Conceptual Design (Phase 1a) of the Scope of Work for a total not-to-exceed amount of \$713,080, and authorize the Mayor and City Clerk to execute the Agreement.

DISCUSSION:

On March 10, 2026, the City Council directed staff to proceed with the evaluation of potential sites and logistical considerations for a new police headquarters. The Council specifically directed staff to proceed with additional necessary studies of the Civic Center site, which requires architectural services to further understand if the site is feasible as a potential location, as well as providing further necessary information for an Environmental Impact Report (EIR) and public outreach efforts. The Council also agreed to allow for potential

studies of a few other sites including the existing police headquarters located on Santa Barbara Drive.

In March 2026, staff issued a request for qualifications (RFQ) from consultants interested in providing architectural design services for the Newport Beach police headquarters. The minimum requirements were 1) the firm must have been the lead architect on three police station projects in the last 10 years that were successfully constructed, or in construction and 2) earn an RFQ evaluation score average of 80 points. The RFQ review team consisted of three staff members representing the City Manager's Office, Public Works Department and Newport Beach Police Department. Twelve firms responded and seven were found qualified and scored above the minimum of 80 points. Using a qualification-based selection process, the proposals were evaluated by the review team independently. The seven qualified firms included AECOM, COAR / ZGF, Dewberry + BSH, Hellmuth, Obata & Kassabaum (HOK), LPA, Inc. (LPA), PGAL / RIOS and Skidmore, Owings & Merrill (SOM).

In April 2026, staff issued an RFP to the seven qualified firms and received six proposals. One of the qualified firms failed to attend a mandatory site walk meeting and was disqualified. The proposal review team consisted of four staff members representing the City Manager's Office, Community Development Department, Public Works Department, and Newport Beach Police Department. Proposal evaluations were based on the consultant's understanding of the scope of work including the complexities of the project and the City's goals, and the experience and expertise of the project team.

In July 2026, the two most qualified firms, LPA and SOM, were invited to interview with the proposal review team. Both firms displayed remarkable teams and experience, but it was LPA that stood out as the firm most qualified to move forward on this very significant project. Additionally, LPA's proposed fee is consistent with industry standards and its peers.

The proposed scope of work includes three phases. Phase 1 has been broken down into Phase 1a and Phase 1b. A detailed breakdown of tasks and the cost of each phase can be found in Attachment A, Exhibit B, Schedule of Billing Rates.

Phase 1a – Preliminary concept plans and support for the SEIR and community outreach efforts. (Proposed authorization with this City Council action)

Phase 1b – Design development and final concept design, 30% design

Phase 2 – Final construction documents and permitting

Phase 3 – Construction support

FISCAL IMPACT:

The adopted Capital Improvement Program budget includes sufficient funding for Phase 1a of the scope of work. Future phases of work will be authorized by the City Council. Professional services will be expensed to the following account:

<u>Account Description</u>	<u>Account Number</u>	<u>Amount</u>
Facilities Financing Plan (FFP): Police Facility	52101-980000-27F14	\$713,080

The FFP is a long-term financial plan to fund the construction and renovation of significant community serving facilities.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Professional Services Agreement