



BCHD Board Finalizes A141 Design-Build Agreement for Healthy Living Campus

Move by Board sets forth terms of Transaction for Development of Proposed Project

Media Contact: Dan Smith, BCHD, (310) 374-3426, x. 8156 or dan.smith@bchd.org

REDONDO BEACH, Calif. (Dec. 20, 2022) – Last week, the Beach Cities Health District (BCHD) Board of Directors approved the A141 Design-Build Agreement (DBA) with Suffolk/CallisonRTKL as the design-build entity for Phase 1 of BCHD’s proposed Healthy Living Campus project. The Board also approved an Assignment and Assumption Agreement (Assignment) that authorizes BCHD to assign its obligations under the DBA, financial and otherwise, to WRC PMB Redondo Beach as the developer that will bring about BCHD’s vision for Phase 1 of the Healthy Living Campus.

The Board voted 5-0 to approve and finalize the DBA and Assignment for the proposed Healthy Living Campus.

“We have collaborated on a contract that ensures the District has continuing rights in terms of approval of preliminary plans, final construction plans, inspections and more,” said Tom Bakaly, CEO of BCHD. “It’s important to note the District does not bear the expense of the construction, and by assigning it, we are relieved of that financial obligation while we retain rights to oversight over construction, right to go on-site to inspect and look at the facility as it’s being built and to approve other aspects.”

Suffolk/CallisonRTKL is the design-build entity for the Healthy Living Campus project that will work with WRC PMB Redondo Beach, a joint venture between PMB (developer) and Watermark (operator). Suffolk/CallisonRTKL is responsible for the design, development and construction of the proposed project. The Healthy Living Campus plans include Residential Care for the Elderly (RCFE) operated by WRC PMB Redondo Beach, the allcove Beach Cities youth center, a Program of All-Inclusive Care for the Elderly (PACE) facility and BCHD’s Community Services department. Open space, walking trails and public parking are also in the plans, along with improvements in energy efficiency and seismic safety.

The contract award follows the August approval by the BCHD Board of the selection of PMB/Watermark as developer/operator and Suffolk/CallisonRTKL as the design-build entity for the Campus. The Board then directed BCHD to negotiate and finalize an A141 Design-Build Agreement and Assignment and Assumption Agreement, which are legally-binding, definitive agreements setting forth the terms of the proposed transaction.

“During a lengthy, meticulous selection process with input from the community and advisory groups, this team presented the most impressive, detailed plan,” said Bakaly, who cited their work at the Peninsula Wellness Community in Burlingame, Calif., as a model for the Healthy Living Campus. “They’re

collaborative and their team understands our need for social and fiscal responsibility, innovation and developing a sustainable campus.”

Health and Safety Code Section 32132.9 expressly authorizes Beach Cities Health District to use the local agency design-build process set forth in the California Public Contract Code to assign contracts for the construction of facilities or other buildings in the Beach Cities Health District.

Information from BCHD Board meetings, including agendas, minutes and board packets, is available at <https://www.bchd.org/board-directors-meetings>. The next BCHD Board meeting will be held Wednesday, January 25, 2023, at 6:30 p.m.

About Beach Cities Health District

Beach Cities Health District (BCHD) is a healthcare district focused on preventive health and serves the communities of Hermosa Beach, Manhattan Beach and Redondo Beach. Established in 1955 as a public agency, it offers an extensive range of dynamic health and wellness programs, with innovative services and facilities to promote health and prevent diseases across the lifespan. BCHD also operates AdventurePlex, a health and fitness facility where kids play their way to good health, and the Center for Health & Fitness, a comprehensive fitness center that is the only Medical Fitness Association-certified facility in California. BCHD was named the 2021 “Special District of the Year” by the Association of California Healthcare Districts. Visit www.bchd.org or call (310) 374-3426 for more information.

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