

**Request for Qualifications and Proposals
Center for Health & Fitness Architectural Services May-2025**

Questions & Answers

We have received additional questions related to the RFQP. Answers to those questions will be provided and posted by June 4, 2025.

When does the project expect to go to bid for contractors?

The project is expected to go to bid for contractors by the Q4 2025.

What is the expected start date for construction?

The expected start of construction is Q1/Q2 2026.

Has a seismic study been performed for the 510 N. Prospect building?

Yes, the following seismic studies were performed. The District is interested in the fiber wrapping solution to address the seismic findings in its evaluation.

- [510 N. Prospect Seismic Evaluation](#)
- [510 N. Prospect FRP Strengthening Feasibility](#)
- [510 N. Prospect Conceptual Strengthening](#)

What is the budget for the work outlined in the RFQP?

There is not a set budget for the work outlined in the RFQP.

Is there a budget for construction costs?

The estimated rough order of magnitude (ROM) for the Project is approximately \$4 million.

What is the source of funding?

Beach Cities Health District will be funding the project.

Where can I access the RFQP attachments?

RFQP documents can be found on www.bchd.org/rfq.

What is unique about the Center for Fitness?

The Center for Health & Fitness is a uniquely community-driven facility, with an average member age of 66 and a majority enrolled through insurance-based programs such as SilverSneakers. Members know each other, team members know their names, and the center offers a wide range of services including a fitness floor, group classes, yoga, Pilates, personal training, and more.

What is the staffing count for CHF?

3 managers, 3 member services specialists, 7 personal trainers, 20 instructors, 1 massage therapist.

Do you want architects to bid Construction Administration services as part of their proposal package?

Yes, please include Construction Administration services as a separate fee. Services would include participation in weekly and special meetings, review of submittals and site visits as needed.

Do you want architects to provide a ROM cost?

Yes. Architects should provide a Rough Order of Magnitude (ROM) cost for design services. Additionally, they may submit a separate quote for the cost to provide a Construction Cost ROM.

Who will be responsible for all the permitting?

Design team will be responsible for submitting drawings for plan check and permits. Architect will need to take the lead in working with the City to achieve approvals from all relevant City Departments.

Do you want architects to provide a timeline?

Yes, include a workplan for how the Architect expects the design phase to be organized and their timeline for preconstruction phase.

At this stage of the RFQ Should the Architect only submit Proof of Insurance?

Yes, they should be able to show or confirm that they can obtain the insurance requested in the RFQ if they are awarded the job.

Does the project just need approval from the city? What about the county?

City of Redondo Beach only (based our knowledge County would not be involved)

Do you plan to reuse the fitness equipment currently inside of CHF?

Yes, we plan to reuse as much as the equipment and furniture as we can.

Will CHF use the same fitness equipment vendor they use now for the move.

This is undecided. The bidding firm can include it in their proposal but is not required.

Does CHF prefer one of the test fit options over the others?

No. The test fit was a preliminary look to see if the space would fit elements of CHF.

What is expected in the Pre-design Phase?

The Pre-Design phase includes meetings with staff and stakeholders to review design expectations. While some initial test fits and space plans have been explored, the design team is responsible for

finalizing space planning and developing a conceptual design to ensure the CHF program can be achieved within the budget before moving into preliminary design and construction documents.

Will architects be able to provide a schedule for and host stakeholder meetings? If so, will the process for those meetings be focused or general, or both?

Yes, the architects will provide a schedule and host stakeholder meetings at BCHD facilities. The process will include both general and focused discussions. While the CHF Member Working Group has already contributed to the draft test fits, the new design team should plan for a one- to two-day visit to tour the existing facility, interview staff and members, and conduct follow-up meetings as needed.

Who are the stakeholders?

Stakeholders include BCHD's publicly elected Board of Directors, staff and members of the Center for Health & Fitness.

Will the new space ever be used for outside events?

The District is considering the space to be used for other uses (i.e., meeting space) that will be explored during the Pre-Design phase.

Will there be an interview process included in the selection of the architect?

Yes. There will be interviews for select bidders June 10-17, 2025. Please review the summary of key dates in 4.1 of the RFQP.

What are the criteria for selecting the architecture firm?

The selection criteria will be based on:

- **Experience & Qualifications**
 - Demonstrated experience with projects similar in type, size complexity and function
 - Overall firm capabilities, technical strength and resources
- **Cost Proposal**
 - Transparency and competitiveness of the proposed fees
 - Cost in relation to services offered
- **Proposal & Timeline**
 - Depth of insight into the project
 - Timeline and phases
 - Professional proposal

Do the attachments include the 510 building plans?

Is this a building plan? [Exhibit B - Preliminary Test Fit Scenarios-combined.pdf](#)

What year was the 510-building built?

The 510 Building was constructed in two phases: the first wing in 1975 and the second (east) wing in 1978.

What is currently on the 2nd floor of the 510 building?

The 2nd floor is currently vacant. It is expected to have another medical tenant.

Has a parking assessment been conducted?

No parking assessment has been conducted specifically for this project—only for the overall property master plan. Since CHF already operates on this site, no additional parking load is expected. However, parking counts, including ADA spaces, will likely be required as part of the City approval process.

Has the 3rd floor of the 510 building been rated for weight load?

There is no confirmed weight load rating available at this time. Any relevant information would be found in the structural as-built drawings.