



**BEACH CITIES HEALTH DISTRICT
REQUEST FOR QUALIFICATIONS & PROPOSAL (RFQP)
PROJECT CENTER FOR HEALTH & FITNESS
ARCHITECTURAL SERVICES MAY-2025**

Issue Date: May 9, 2025

Proposal Due Date: June 9, 2025

Proposals Directed To: Beach Cities Health District

Proposal Contact: Cristan Mueller, e-mail address: cristan.mueller@bchd.org

In compliance with this Request for Qualifications & Proposal (RFQP) and to all conditions imposed herein, the undersigned offers and agrees to furnish the services in accordance with the attached signed response or as mutually agreed upon by subsequent negotiation. By signature hereto, the proponent certifies that all representations and certifications contained in its response are complete and accurate as required.

Name and Address of Firm:

Name:

Signature:

Title:

Date:

Phone#:

Email:

Federal Emp. ID#



**BEACH CITIES HEALTH DISTRICT
REQUEST FOR QUALIFICATIONS & PROPOSAL (RFQP)
PROJECT CENTER FOR HEALTH & FITNESS
ARCHITECTURAL SERVICES MAY-2025**

REDONDO BEACH, CA 90277

TABLE OF CONTENTS

SECTION 1: GENERAL INFORMATION

- 1.1 Purpose
- 1.2 Beach Cities Health District Overview
- 1.3 Contact Point and Issuing Office

SECTION 2: SCOPE OF SERVICES

- 2.1 Scope of Work

SECTION 3: PROPOSAL FORMAT AND CONTENTS

- 3.1 Letter of Transmittal
- 3.2 Qualifications and Experience of Firm, Including Subcontractors
- 3.3 Required Disclosures
- 3.4 Insurance Requirements

SECTION 4: SUMMARY OF KEY DATES

- 4.1 Key Dates

SECTION 5: ADMINISTRATIVE SPECIFICATIONS

- 5.1 Evaluation Criteria & Award Notice

SECTION 6: ATTACHMENTS

- 6.1 Floor Plans & Preliminary Test Fit
-



SECTION 1: GENERAL INFORMATION

1.1 Purpose

The intent of this Request for Qualifications & Proposal ("RFQP") is to identify a Consultant who can provide services consistent with the scope of work described in this document, to Beach Cities Health District, a public agency that serves the cities of Hermosa Beach, Manhattan Beach and Redondo Beach.

Consultants must adhere to rigid performance standards that are mission critical to our facility's success. This document will provide Consultants with the information necessary to prepare and submit responses for consideration of this service. Consultants responding to this RFQP are expected to provide Beach Cities Health District (hereafter referred to as BCHD) with information and evidence which will enable the evaluation of the information in expectation of awarding a contract in a manner which best serves BCHD. BCHD has the right to use any and all ideas presented in any response to this RFQP. BCHD reserves the right to award a contract based solely on what it considers to provide the greatest long-term benefit to BCHD and the best quality of service to the community and customers.

1.2 Beach Cities Health District Overview

The Beach Cities Health District (BCHD) is a dynamic public health agency serving the 120,000 residents of Hermosa Beach, Manhattan Beach and Redondo Beach through a wide range of innovative health and wellness programs that promote healthy lifestyles, physical health and fitness, and emotional balance. The organization strives to develop programs and services that meet our mission:

To optimize health for our Beach Cities community through innovative and inclusive programs, partnerships and spaces.

A tax-free public agency, BCHD spends \$15 million annually in service provisions to the residents.

1.3 Contact Point and Issuing Office

The sole point of contact for questions or additional information is:

Cristan Mueller
Beach Cities Health District
1200 Del Amo Street
Redondo Beach, CA 90277
cristan.mueller@bchd.org

All responses to this RFQP must be delivered to the point of contact shown above. All questions and requests for additional information must be in writing and received through the point of contact shown above (email is acceptable).



SECTION 2: SCOPE OF SERVICES

2.1 Scope of Work

BCHD is seeking the services of an architectural firm for the Center For Health & Fitness' tenant improvement project to an 15,063 SF existing medical office space. The project scope includes:

Pre-Design Phase: Meetings with staff and stakeholders to review floor design expectations

Space Planning Phase: Floorplan and rendering to include suggested layout for the various fitness center areas (e.g., fitness floor, classrooms, locker rooms, etc.)

Deliverables:

- Finalize Space Plan and Programming
- Preliminary Design Drawings
- Construction/Bid Set
- Construction Administration (optional)

Working with BCHD, the consultant will provide design services, floorplan, and rendering for the fitness center, to include but not limited to the goals identified below:

1. Front desk reception (~770SF) and lobby (~240SF)
2. Fitness Floor
 - a. Free Weight Area, (~400SF)
 - b. Equipment/Machine Area/Drinking Fountain (~1275SF)
 - c. Stretching Area/Drinking Fountain, (~2100SF)
 - d. Cardio Area (~1800SF)
3. Classrooms (multi-use space, meeting and classroom)
 - a. Two (2) Group Exercise Studios (~2,180SF and 1,240SF)
 - b. One (1) Small Group Training room (~462SF)
 - c. One (1) Private Pilates Studio (~234SF)
 - d. One (1) Group Pilates Classroom (~337SF)
 - e. One (1) Yoga Classroom (~928SF)
 - f. One (1) Massage Room (~168SF)
 - g. One (1) Assessment Room (~105SF)
 - h. One Streaming Classroom (~523SF)
4. Four (4) Offices – One (1) Personal Trainer Office (~100SF), Two (2) Manager Offices (~144SF, 100SF), One (1) Break Room (~125SF)
5. One (1) Women's Locker Room (~340SF) and Restrooms, (~495SF)



6. One (1) Men's Locker Room (~435SF) and Restrooms (~480SF)
7. One (1) Unisex Restroom (~30SF)
8. Three (3) storage closets (~120SF, 45SF and 30SF)
9. New tenant improvements will include the option of fiber wrapping to increase seismic strength.

Consultant will propose their Work Plan, a timeline for deliverables, fee breakdown of hourly rates and recommended hours for all work required to provide BCHD with the described design services including proposed engineers and consultants for this fitness center development on the 3rd floor of the building located at 510 N. Prospect Avenue, Redondo Beach, CA 90277.

SECTION 3: PROPOSAL FORMAT AND CONTENTS

To be considered, Consultant shall submit a complete response to this Request for Qualifications & Proposal (RFQP) using the format outlined below. Proposals by a joint team or a prime/subcontractor team shall list the full names and addresses of all team members and the proposed relationship/ role of each.

3.1 Letter of Transmittal

The prospective Consultants proposal shall include a brief letter of transmittal signed by an individual or individuals authorized to bind the prospective Consultant contractually.

3.2 Qualifications and Experience of Firm, Including Subcontractors

The Consultant shall provide information on their business, applicable certificates of recognition, and other pertinent information that demonstrates their qualifications to perform the contract. Information on education, training, certification, awards, etc. for individual employees of the Vendor or Subcontractor may be supplied.

The firm should have a minimum of 5 years of experience providing Architectural services for a variety of projects.

The Consultant shall designate a project team comprised of experienced professional and technical staff to competently and efficiently perform the work with their own personnel, Subcontractors, or commitment to hire additional staff. The response shall identify the project team composition, project leadership (i.e. principle, project manager), reporting responsibilities, and address how Subcontractors will fit into the management structure. As a minimum, the principle in charge and manager shall be designated. Other key personnel may also be designated. The manager must have adequate experience in managing services of similar nature and scope.



3.3 Required Disclosures

In addition to all other requests listed in Section 3 of this RFQP, Vendors responding to this RFQP will provide the following disclosure:

A disclosure of the Consultants name and address and, as applicable, the name and address of any company or venture that owns or has majority stake in the Consultant and the names of key officers and directors of the Consultant. A disclosure providing information regarding any major contract that has been terminated for any reason within the last 5 years by Consultant and/or Subcontractors responding to this RFQP.

3.4 Insurance Requirements

Please attach copies of all proof of insurance as described below that qualifies you to provide the service requested.

Contractor shall provide and maintain insurance coverage of adequate levels in compliance with the following as applicable:

- Comprehensive Public/General Liability \$1,000,000 per occurrence
- Worker's Compensation per California Requirements
- Comprehensive Automobile Liability \$1,000,000 per occurrence
- Professional Liability Insurance \$1,000,000 per occurrence
- Beach Cities Health District to be named as additional insured on Comprehensive General Liability insurance.

SECTION 4: SUMMARY OF KEY DATES

4.1 Key Dates

The following dates are shown for informational and planning purposes only. BCHD reserves the right to change any of the dates.

Public Notice - RFQP issued	May 9, 2025
Optional Walk Through (non-mandatory)	May 22 and May 29, 2025
Deadline for Receipt of Questions	June 2, 2025
Addendum (if necessary) to Respond to Questions	June 4, 2025
Deadline for Receipt of RFQP (due date)	June 9, 2025
Interviews Conducted & Evaluation of Proposals	June 10-17, 2025
Award Announced	June 18, 2025
Board Approval	June 25, 2025
Contract Execution & Notice to Proceed	June/July 2025

Optional Walk-Through Details:

Dates: May 22, 2025
May 29, 2025

Time: 12:00 – 1:00 p.m.

Location: 514 N. Prospect Avenue, 2nd Floor
Redondo Beach, CA 90277



SECTION 5: CRITERIA FOR EVALUATION OF PROPOSALS

5.1 Evaluation Criteria & Award Notice

BCHD staff will review the responses. Responses will be received and evaluated on the understanding that the Consultant accepts full responsibility for, and will be contractually bound by, all statements made within the proposal and by sales and/or technical representatives. This responsibility extends to verbal sales commitments, vendor literature and claims of the capacity and ability of the proposed Consultant and its representatives to meet the specified scope of service requirements contained in this RFQP.

The evaluation of Responses will include, but may not be limited to, the items listed in this RFQP. Additional significant consideration will be given to the quality and comprehensiveness of each Consultants response to this RFQP and to the fee schedule submitted.

BCHD reserves the right to accept responses in whole or in part, and to negotiate with any Consultant in any manner necessary to serve the best interests of BCHD. Consultants may be strictly held to the terms submitted in their responses as maximums, but may be required to reduce costs depending upon aspects of the services which may be determined by BCHD to be unnecessary, or aspects for which BCHD decides to assume the responsibility. The response submitted by any successful Consultant, and accepted by BCHD whether in whole or in part, will become part of the contract awarded as a result of this RFQP and the Consultant will be expected to sign a contract with BCHD, consistent with the RFQP, and such contract may include additional terms and conditions.

BCHD reserves the right to withdraw or cancel this RFQP at its own discretion. BCHD also reserves the right to reject any and all responses resulting from this solicitation. BCHD reserves the right to obtain any information from any lawful source regarding past business history and practices and the ability of Consultant to supply Architectural services that BCHD has a right to expect from a Consultant with a good reputation. Such information may be taken into consideration in evaluating the responses.

All notices and communications regarding this RFQP will solely be conducted through the Consultants point of contact listed in the response and the BCHD contact identified in this document. Awards will follow the timeline outlined in Section 4.1.



SECTION 6: ATTACHMENTS

Exhibit A: Current Floor Plan for the Center for Health & Fitness at 514 N. Prospect Avenue

Exhibit B: Preliminary Test Fit Scenarios of the 3rd Floor 510 N. Prospect Avenue