



BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEOI)
FORMER SOUTH BAY HOSPITAL REDEVELOPMENT

Issue Date: June 30, 2025

Expression of Interest Due Date: **August 7, 2025**

Expression of Interest Directed To: Beach Cities Health District

Expression of Interest Contact: Monica Suua Monica.Suua@bchd.org

Number of Expression of Interest Copies: 1 electronic copy

Complete the section below and include with submission documents. By signature hereto, the Respondent certifies that all representations and certifications contained in its response are complete and accurate as required.

Respondent:

Name of Respondent Firm: _____

Name of Authorized Representative: _____

Signature: _____

Title: _____

Date: _____

Phone #: _____

Federal Emp. ID# _____

Fax #: _____

E-mail address: _____

BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEOI)
FORMER SOUTH BAY HOSPITAL REDEVELOPMENT

514 NORTH PROSPECT AVENUE
REDONDO BEACH, CA 90277

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SECTION 1: GENERAL INFORMATION

1.1 Purpose

The intent of this Request for Expression of Interest ("RFEOI") is to identify and select Respondents who are qualified and experienced to redevelop the Proposed Development Sites and have presented and described a conceptual vision for the scope of the redevelopment that provides Respondent opportunities to generate income from tenants attracted to the redevelopment; and proposed financial compensation scenario favorable to Beach Cities Health District (BCHD).

The Proposed Development Sites are identified in Site Plan contained in ATTACHMENT 1, Offering Overview, as 514 Building & Central Plant (also referred to as Former South Bay Hospital), contiguous surface parking lot, Main Site Access, and Vacant Beryl Lot. Access Drives for Construction Activity are also designated. Refer to APPENDIX A: BCHD As-Built Drawings for current layouts.

Adjacent buildings and parking structures are not included in the redevelopment project and will remain occupied and operational. Refer to Site Plan contained in ATTACHMENT 1. Access and adequate parking for ongoing uses must be maintained throughout the project duration.

1.2 Beach Cities Health District Overview

Beach Cities Health District, one of the leading healthcare districts in California, has served the communities of Hermosa Beach, Manhattan Beach and Redondo Beach since 1955. BCHD initially focused on providing healthcare services through the South Bay Hospital, a former general acute care hospital that was approved by voters in 1955 and occupied in 1960.

In 1998, the South Bay Hospital was closed, and the building has subsequently been used for senior living and memory care and to accommodate other BCHD programs. BCHD transitioned to its current role as a public agency focused on preventative health and wellness programs, services that promote community health and well-being. BCHD's offers a variety of services to improve mental and physical health, nutrition, and community wellness. This includes initiatives like, the allcove Beach Cities, the Center for Health and Fitness, LiveWell Kids program, the Blue Zones Project® and various community services.

The former hospital building has seismic deficiencies for which BCHD is unable to fund remediation. BCHD has elected to fully vacate the five-acre Proposed Development Sites by 2027, and make them available to a development partner for redevelopment under a long-term ground lease scenario.

BCHD previously initiated other unsuccessful development projects. Documents of those projects are provided for information through a link in APPENDIX J.

1.3 Point of Contact and Issuing Office

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

Monica Suua
Beach Cities Health District
514 North Prospect Avenue
Redondo Beach, CA 90277
Monica.Suua@bchd.org

No later than the stipulated due date, responses to this RFEOI must be delivered to the Point of Contact. All questions and requests for additional information must be in writing and received through the Point of Contact. Email also is acceptable.

1.4 Request for Expression of Interest Documents

The Request for Expression of Interest, Attachments and Appendices are available at <https://bchd.org/public-information/rfq/>. Any subsequent Addendum and other official documents and correspondence from BCHD to Respondents will also be placed on the file share site. Each Respondent is responsible for confirming that it has obtained and considered all documents on the file share site in the preparation of its response to the RFEOI.

1.5 Job Walks

A tour of the Proposed Development Site will be conducted for Respondents on July 8 at 4 PM and July 10, 2025, at 10:30 AM. It will begin at the entrance to the building at 514 N. Prospect Ave.

SECTION 2: SCOPE OF REDEVELOPMENT PROJECT

2.1 Beach Cities Health District Programs

BCHD has long been dedicated to the wellbeing of the community. BCHD encourages Respondents to embrace that principle and promote beneficial environmental and health impacts in their vision/concept for the project. BCHD will look favorably on responses that do so.

2.1.1 In previous planning for a new building for allcove beach Cities, BCHD commissioned a report, APPENDIX G, describing performance requirements, design criteria and environmental sustainability goals. BCHD prefers responses containing similar goals.

2.1.2 Blue Zones is dedicated to creating healthy communities where residents enjoy greater longevity. In 2010, the BCHD was chosen for the Blue Zones Project® to improve health and well-being in Redondo Beach, Manhattan Beach and Hermosa Beach. BCHD implemented changes to encourage residents to adopt healthier habits through pledges, workshops, and social groups which resulted in measurable improvements, including reduced smoking and obesity rates and increased physical activity. By 2016, the Beach Cities became the largest certified Blue Zones Community in the United States, setting a national model for health focused community transformation. Respondents are encouraged to incorporate lifestyle enhancements advocated by Blue Zones that allow people to live better and longer. Refer to

APPENDIX F, Blue Zones Program Description: Brand Standards Fact Sheet Template Draft 2022.

2.2 Allowable Redevelopment Uses

The District is open to adaptive reuse of the existing hospital with appropriate structural upgrades or demolition and construction of new facilities.

In addition to uses allowable under State code, the Respondent's proposed uses of buildings and site must be consistent with BCHD's rights and obligations as a California healthcare district, many of which are set forth in The Local Health Care District Law (California Health and Safety Code Section 32000 *et seq.*).

Examples of services provided by healthcare districts include the following: acute care; emergency care; skilled nursing or long-term care; community and rural health clinics; ambulance services; adult day care; chronic disease management; health education; medical transportation; home health; hospice; outpatient programs, services, and facilities; retirement programs, services, and facilities; chemical dependency programs, services, and facilities; or other health care programs, services, and facilities and activities.

The completed project will be accessible and provide clear health and wellness benefits to the community.

2.3 Other Considerations

2.3.1 In prior efforts to redevelop the property, BCHD faced opposition from neighbors to any development that would include structures that appear taller than the existing buildings on the site. It may be advisable to limit the height of new construction to the height of the existing building excluding its mechanical penthouse at 60' above grade at the entry and also to limit overall site density up to a maximum of 1.25 FAR. They also expressed concern over perceived disruptions caused by major construction activities. See APPENDIX H, BCHD Public Outreach Recap 2025 prepared for previous development initiative which Respondents may find informative.

2.3.2 APPENDIX D, Existing Environmental Impact Report and Site Environmental Information should be considered by the Respondents.

2.3.3 The former South Bay Hospital Building is seismically deficient. BCHD had commissioned a study of its structure. If Respondent is considering adaptive reuse of the existing buildings, it should refer to APPENDIX B for the prior seismic study of the 514 Prospect building.

2.3.4 If the Respondent intends not to develop the 0.4 acres Beryl Street Vacant Lot (shown on Site Plan contained in ATTACHMENT 1, Offering Overview), it will be BCHD's intention to construct a facility to accommodate the allcove Beach Cities on that site. 2.3.5 If the Respondent proposes adaptive reuse of the former hospital building, existing major tenants in the 514 building may be interested in staying in the event of an adaptive reuse.

2.3.6 A table of existing tenants in the buildings at 510, 514 and 520 N. Prospect Ave. is provided in APPENDIX C for information.

2.3.7 APPENDIX E, History of Conditional Use Permits: BCHD CUP List 1975-2011 is provided for information.

2.3.8 If requested, Beach Cities Health District would cooperate with Respondent to facilitate bond financing for the redevelopment project.

2.3.9 No funds of BCHD will be provided or contributed to the project.

SECTION 3: EXPRESSION OF INTEREST FORMAT AND CONTENTS

To be considered, Respondent shall submit a complete response to this RFEOI and other relevant information, to include:

3.1 Letter of Transmittal

The prospective Respondent's Expression of Interests shall include a letter of transmittal signed by an individual or individuals authorized to bind the prospective Respondent contractually. It may include a brief summary of reasons that the Respondent firm is ideally suited for the project. Complete and include page 1 of this RFEOI.

3.2 Qualifications and Experience

3.2.1 Identify Respondent's firm principals/officers that will be directly involved in the project; applicable licenses, certifications and awards; affiliated firms.

3.2.2 Describe the qualifications, experience and success of the Respondent firm, all associated firms, and of the proposed key team-members with real estate development projects comparable to the BCHD project. Include project methodologies, designers and planners, contractors, project management, timely completion and budget adherence. Describe the qualifications, experience, and success of the Respondent, all associated firms, and of the proposed key team-members in developing and operating health programs and health facilities.

3.2.3 Identify and justify proposed, probable or representative project team key-members—architects, contractors, specialty consultants, etc.

3.3 Respondent's Vision/Concept for the Redevelopment Project

Describe how the project as outlined above could be best redeveloped by the Respondent. Include:

3.3.1 Uses and occupancies of all facilities and how they are consistent with healthcare districts requirements in Section 2.2.

3.3.2 Planning and design concepts. Provide graphic illustrations if they may be helpful.

3.3.3 Extent to which development will address BCHD aspirations in Section 2.1.

3.3.4 Conceptual financing strategies.

3.3.5 Conceptual revenue sharing strategies, if applicable.

3.3.6 Potential challenges and obstacles to the success of the project.

3.3.7 Any unique approaches to the scope or execution of the project.

3.4 Required Disclosures

Provide the following disclosures:

3.4.1 A disclosure of the Respondent's name and address and, as applicable, the name and address of any company or venture that owns or has a majority stake in the firm, and the names of its key principals, officers and directors.

3.4.2 Provide information regarding any major contract that had been terminated for any reason within the last 5 years, involving the Respondent and any of its key team members.

3.4.3 Identify any conflicts of interests of the Respondent, proposed subcontractors and key team members and affiliates with BCHD or its affiliates, or any of BCHD's employees or Board members, currently or any foreseen in the future.

3.5 Insurance Requirements

Provide copies of all proof of insurance for Worker's Compensation per California requirements, and Comprehensive Public/General Liability \$2,000,000 per occurrence.

SECTION 4: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 – RFEOI issued	June 30, 2025
Job Walks	July 8 and 10, 2025
RFEOI submissions due	August 7, 2025

BCHD aspires to conclude the selection process and select a Respondent by the end of 2025.

SECTION 5: CRITERIA FOR EVALUATION OF EXPRESSION OF INTERESTS

5.1 Evaluation Criteria

The evaluation of responses will include, but may not be limited to, the items listed in this RFEOI. Additional consideration will be given to the submission's quality, conciseness and completeness.

Beach Cities Health District reserves the right to accept responses in whole or in part, and to negotiate with any Respondent in any manner necessary to serve the best interests of BCHD.

Beach Cities Health District reserves the right to withdraw or cancel this RFEOI 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 Respondent to successfully execute the redevelopment project. Such information may be taken into consideration in evaluating the responses.

All notices and communications regarding this RFEOI will solely be conducted through the Respondent's point of contact listed in the response and the BCHD contact identified in this document.

5.2 Selection

Beach Cities Health District intends to proceed with one or more Respondents based on the quality and responsiveness of the Expressions of Interest as determined by BCHD at its sole discretion.

After responses are reviewed and evaluated, it is intended that one or more responsive Respondents, as determined at the sole discretion of BCHD, will enter into further discussions with BCHD after which one Respondent will be selected. BCHD reserves the right to request that multiple Respondents jointly execute the project.

Nothing in this RFEOI shall be construed to create any legal obligation on the part of BCHD or any Respondents. This RFEOI does not commit BCHD to any specific course of action, to proceed with any of the responses. BCHD reserves the right to cancel, reissue, correct, amend, or clarify the RFEOI and/or to change the timing and scheduling of RFEOI responses at any time. In no event shall BCHD be liable to respondents for any costs or damages incurred in connection with the RFEOI process, including but not limited to, any and all costs of preparing a response to this RFEOI or any other costs incurred in reliance on this RFEOI. No respondent shall be entitled to repayment from BCHD for any costs, expenses or fees related to this RFEOI. All submissions and supporting documentation submitted in response to this RFEOI will become the property of BCHD and will not be returned. Respondents may also withdraw their interest in the RFEOI, in writing, at any point in time prior to BCHD's announcement of its decision on selection(s).

SECTION 6: ATTACHMENT – Offering Overview

ATTACHMENT 1 is a part of the RFEOI. ATTACHMENT 1 to the RFEOI contains summary information on BCHD's prior redevelopment initiative and its current project intentions reflected in the RFEOI. Figure A, Site Plan in ATTACHMENT 1 identifies the project area.

SECTION 8: LIST OF APPENDICES

Appendices contain supplemental information and are a part of the RFEOI. Documents are available at <https://bchd.org/public-information/rfq/>

APPENDIX A: BCHD As-Built Drawings

APPENDIX B: Seismic Evaluation of 514 Building and Central Utility Plant, dated March 27, 2018, and prepared by Nabih Youssef Associates

APPENDIX C: Table of tenants on site

APPENDIX D: Environmental

1. Environmental Impact Report (2021 EIR)
2. Site Environmental Information – Main Parcel
3. Site Environmental Information – Beryl Street Parcel

APPENDIX E: History of Conditional Use Permits: BCHD CUP List 1975-2011

APPENDIX F: Blue Zones Program Description: Brand Standards Fact Sheet
Template DRAFT 2022

APPENDIX G: Owner's Environmental Sustainability Requirements: OPR for
allcove Performance Requirements and Design Criteria Base & Enhanced
Sustainability (see page 5 Sustainability requirements)

APPENDIX H: BCHD Public Outreach Recap 2025

APPENDIX I: Aquatics Report March 2021

APPENDIX J: Link to BCHD website to see previous site development plans:
www.bchd.org; click on [Healthy Living Community](#)

END

Former South Bay Hospital Redevelopment Offering Overview



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Offering Summary

Beach Cities Health District (BCHD), one of the leading healthcare districts in California, has served the communities of Hermosa Beach, Manhattan Beach and Redondo Beach since 1955. The Beach Cities Health District initially focused on providing healthcare services through the South Bay Hospital, which was approved by voters in 1955 and occupied in 1960. In 1998, the South Bay Hospital closed, and BCHD transitioned to its current role as a public agency focused on preventative health and wellness programs. The district serves the 120,00 residents of Hermosa Beach, Manhattan Beach, and Redondo Beach, offering a variety of services to promote community health and well-being. BCHD's current focus is on preventative health and wellness, offering a wide range of programs and services to improve mental and physical health, nutrition, and community wellness. This includes initiatives like the Blue Zones Project, the allcove center, the Center for Health and Fitness, LiveWell Kids program, and various community services.

Following eight years of extensive community engagement, environmental impact study, and property redevelopment consideration, the Health District, a certified Blue Zones Community® is now seeking a development partner for its former South Bay Hospital and associated parking lots, located at 514 N. Prospect Avenue in Redondo Beach, California.



Background

The South Bay Hospital closed in 1998 and the building has subsequently been used for senior living and memory care, as well as for the allcove Beach Cities Center and the Center for Health and Fitness – two signature programs of the District. However, the former South Bay Hospital building has seismic deficiencies which BCHD does not have funds to remediate. The district has therefore elected to vacate the former hospital building by 2027, and to make it and the associated parking lots totaling 5.0 acres available to a development partner for redevelopment under a long-term ground lease scenario.



Blue Zones Project® Community

In 2010, the Beach Cities were chosen for the Blue Zones Project® to improve health and well-being in Redondo Beach, Manhattan Beach, and Hermosa Beach, California. BCHD implemented changes to encourage residents to adopt healthier habits through pledges, workshops, and social groups which resulted in measurable improvements, including reduced smoking and obesity rates and increased physical activity. By 2016, the Beach Cities became the largest certified Blue Zones Community in the United States, setting a national model for health-focused community transformation.



Health District Programs

Two primary, public-facing programs of the District are the allcove Beach Cities program and the Center for Health and Fitness.

allcove Beach Cities is a youth wellness center for ages 12–25 that provides integrated, stigma-free mental, physical, and substance use support. It offers individual and group counseling, peer and family support, medical care, and education/employment services in a culturally responsive environment.



The Center for Health & Fitness (CHF) is an accredited medical fitness facility serving all ages, offering personalized exercise, yoga, Pilates, nutrition, massage, and medically-guided programs. Its team includes medical exercise specialists who collaborate with health providers to tailor treatments that support prevention and recovery through structured small-group training sessions.



Community Engagement

Since 2017, a robust public outreach process has been ongoing with neighbors, residents, and community leaders providing their perspectives about Beach Cities Health District (BCHD) and its proposed Healthy Living Campus project. These insights from residents, as well as information gathered from expert structural and financial consultants, have helped shape the Healthy Living Campus draft master plan. The proposed project has undergone revisions based on community feedback and input from expert structural and financial consultants.

Public Meetings & Community Feedback: Monthly public board meetings have been held since May 2017 as well as over 60 meetings with residents and other stakeholders.

Environmental Impact Report (EIR): Over 300 public comments and responses were included in the 1,778-page final EIR, which was certified by the BCHD Board in September 2021.

Website: Updates are made regularly and posted on the BCHD website at www.bchd.org

Community Working Group: 28 residents, leaders and stakeholders were selected to represent the various populations and organizations in the Beach Cities.

Letters: Neighbors are notified of pending work or relevant assessments on the campus via letters.

Publications: Monthly e-newsletters are sent to more than 20,000 Beach Cities residents and stakeholders, with updates on the District, its programs and events.

Study Circles: Three Study Circles since 2018 helped shape the master plan's Project Pillars.
Media Relations: Relevant messages are spread via media outlets such as the South Bay Daily Breeze, the Beach Reporter, the Easy Reader, and Spectrum News 1.

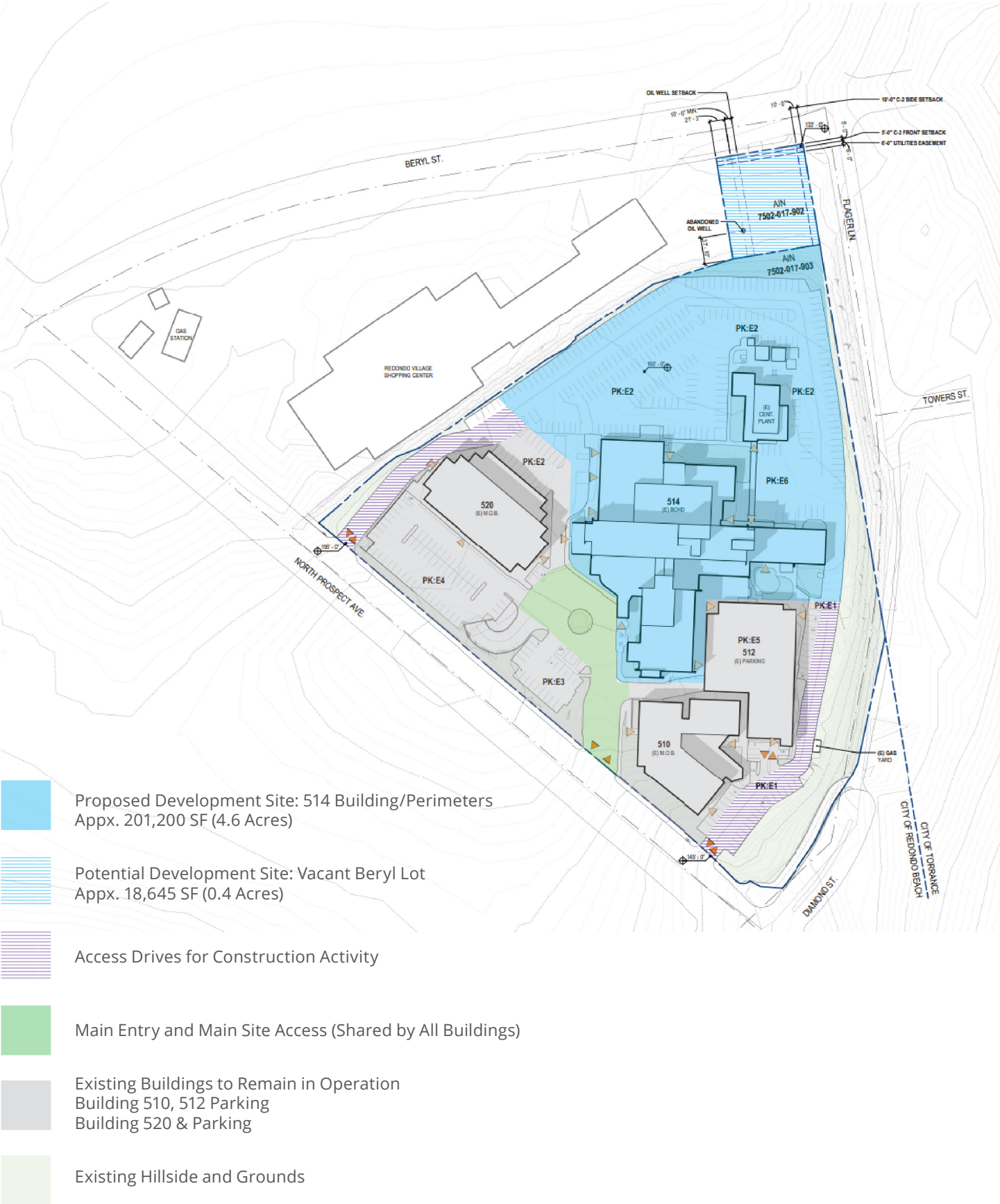
Property Description

The South Bay Hospital at 514 N. Prospect Avenue was originally built in the late 1950s and opened in the summer of 1960. The total development area for this project covers 201,200 gross square feet (building area and parking lot) and stands four stories tall, with one story below ground. The overall site, which is just under 11 acres, also holds two medical office buildings and their associated parking structures, as well as an adjacent lot that fronts onto Beryl Street. The site is one of the highest points in Redondo Beach and has breathtaking ocean views from the upper floors and rooftop of the former hospital. The site is one of the last remaining large sites in Redondo Beach. The surrounding neighborhood is residential with tree-lined streets and both single-family and multi-family dwellings.



The specific parcels available for redevelopment are located on Figure A on the following page and include the 514 Building and associated parking lots, totaling 4.6 acres, as well as the adjacent parcel along Beryl Street, which is vacant and totals .4 acres. The former hospital building is not considered historic. The zoning for the main parcel is P-CF "Community" uses, and the zoning for the Beryl Street lot is C-2 for two-story commercial uses. Access to the site is either from the main entry on Prospect Avenue, or potentially off Beryl Street.

Figure A: Site Plan



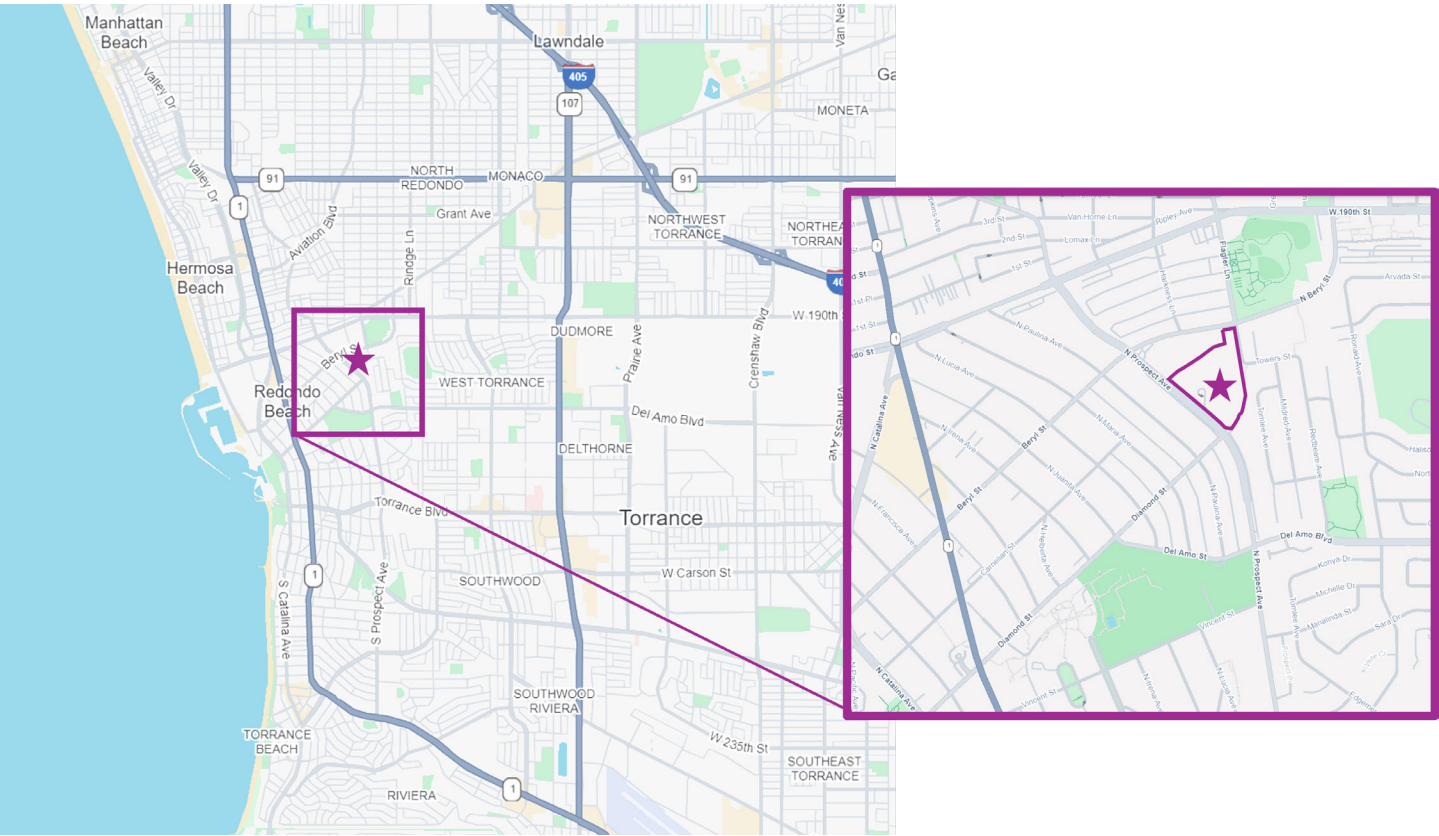
Former South Bay Hospital Redevelopment Aspiration

BCHD is looking for a development partner who will bring new life and purpose to this community treasure, ideally taking advantage of the Environmental Impact Report completed in 2021. The District is open to adaptive reuse of the existing hospital (with appropriate structural upgrades or demolition and construction of new facilities). The proposed uses must comport with the healthcare district's legal requirements as noted in the Request for Expression of Interest, and the district aspires to have a collaborative relationship with the selected development partner. Ideally, the new project would include aspects which either benefit and/or provide some form of access to the community. The District is also willing to facilitate bond financing, if desired.



Location and Neighborhood

Map



Neighbors to East



Beryl Street and Flagler Lane Lot



Neighbors Across Prospect Avenue



View of Property from Southeast Corner



Commercial Development to the North

