Frequently Asked Questions Regarding "Measure FP" - the City's Fire and Police General Obligation Bond Measure

What is a General Obligation Bond?

A General Obligation (GO) Bond is a form of debt obligation that, when issued, provides local government with funds to finance large capital improvements, such as those currently proposed to replace and rebuild the City's critical public safety buildings.

GO Bonds are backed by the full faith and credit of the City of Redondo Beach, which means that the City is obligated to pay back the bonds plus interest by pledging its ad valorem taxing power. This dedicated property tax is levied solely to cover the bond principal and interest payments, with no funds from the City's general fund used for repayment. Approval of Measure FP would authorize the City of Redondo Beach to issue up to $93,350,000 in GO Bonds, levying an estimated annual tax of $17.45 per $100,000 of assessed property valuation (roughly $150 per year for the average residential property) for up to 30 years to repay the bonds. Under current law, a General Obligation Bond of this nature requires approval by 2/3rds of voters.

Who decided to pursue the proposed GO Bond Measure?

In June of 2023, the City hired Citygate Associates to study the City's fire operations. The study included a review of the condition of the City's Fire Stations and concluded that: "all three stations are undersized by modern fire service standards;" "lack conformance with current Building Code, ADA and NFPA standards;" "should be completely upgraded to current standards;" and, "The City should consider prioritizing the existing fire stations for substantial remodel or replacement in its Capital Improvement Plan."

After considering Citygate's findings, the City Council, in May, initiated discussions on a possible GO Bond Measure. The discussions continued through July, occurred over several meetings, and included the evaluation of two construction cost studies performed by Griffin Structures on key municipal facilities in the City and the results of a professional community survey performed by FM3 regarding the potential reconstruction of critical public infrastructure. Following those discussions, the City Council, on August 6, 2024, finalized an Ordinance and Resolution to place a local GO Bond Measure (now known as Measure FP) on the November 2024 Statewide General Election Ballot.

What Public Safety facilities are included in Measure FP?

The Bond proceeds would be used to rebuild Fire Station 1, Fire Station 2, and the Main Police Station and to renovate the Police Annex Facility (which houses the Department's Investigation, Code Enforcement, and Quality of Life Divisions).

Fire Station 1

Fire Station 2

Main Police Station

Police Annex

Are there limitations on how the bond funds could be spent and would there be citizen oversight?

Yes, when the City Council approved placing the Bond on the November 5th ballot, it also approved eleven "Accountability Requirements" that are described in Ordinance No. 3274-24. These requirements limit the use of bond proceeds to only the reconstruction/renovation of Fire Station 1, Fire Station 2, the Main Police Station, and the Police Annex Facility and prohibit the use of funds on employee salaries or other operating expenses. Additionally, the accountability measures require the City to perform and post annual audits on the expenditure of bond funds and to form a "Citizens' Oversight Committee" that would ensure the proceeds are expended on the purposes described in the measure.

REDONDO BEACH

What was the City's population when the Fire and Police Stations were built, and what is it today?

The Fire and Police Stations were built in the late 1950's. According to U.S. Census Data, the population of the City of Redondo Beach in 1960 was 49,986 and has increased by over 40% to 71,560 residents today. The population increase, along with major growth in the City's number of annual visitors, has led to a significant increase in the community's demand for Fire and Police services.

What is the current condition of the City's Public Safety Facilities?

Aged Structures: The City's Fire and Police Facilities were constructed in the 1950s and show significant signs of wear despite the best efforts of the City's maintenance staff (Citygate Study).

Seismic Risk: The Fire and Police facilities were built with limited seismic protection and per a 2023-2024 LA County Civil Grand Jury – Earthquake Safety Readiness Report are "especially prone to earthquake damage" because they were constructed with non-ductile cement, do not move or flex during a quake, are not resistant to vibrations and therefor can be subject to collapse.

ADA Compliance and Building Codes: Existing Police Facilities must be upgraded to accommodate disabilities in the workplace in accordance with current ADA laws and comply with current building codes which have evolved significantly since the original structure was constructed.

Hazardous Conditions: Hazardous conditions have been identified within the facilities, including the presence of mold and asbestos.

Outdated Systems: The electrical and plumbing systems are outdated and have become increasingly unreliable. These systems are in constant need of repair, which not only drains maintenance resources but also results in repeated disruptions to everyday operations and poses safety risks to those who work in or visit the facility.

Doesn't the City budget include funding for building maintenance and replacement?

The City budget does include funding for regular building maintenance, but it does not include sufficient funding to replace, or significantly renovate, these facilities as part of the City's Capital Improvement Program.

How would rebuilding Public Safety Facilities in Redondo Beach benefit the community?

Centralized Services: New facilities can offer centralized services, streamlining access to public resources and making it easier for residents to get the help they need.

Disaster Resilience: New facilities will be designed to be more resilient and include modern emergency back-up systems to ensure they are operational during natural disasters and can serve as a critical hubs for distributing resources and coordinating relief efforts.

Enhanced Response Times: A facility with increased and more efficient space for equipment and personnel would enhance response times and allow for improved dispatching capabilities, to help address the diverse range of incidents in the City of Redondo Beach.

Community Engagement: New facilities would allow for the creation of community meeting and public engagement space to facilitate more frequent and meaningful interactions with residents.

Aesthetic Improvements: Rebuilt stations would be designed to complement the neighborhood, improving the local environment.

What is the impact on project costs if the City waits to fund the repair of these critical facilities?

According to California Construction Cost Indexes, construction costs have risen at an average rate of 9.5% per year since 2021. Using a comparable rate of cost escalation, extending the start date of the Fire and Police facility projects by 5 years could increase the cost by an estimated $15 million, and extending the start by 10 years could increase the cost by an estimated $32 million.

Why rebuild the City's fire stations?

Modernization: The City's Fire stations were built over six decades ago, do not meet current safety standards, and are unable to accommodate contemporary fire equipment. Rebuilt, modernly designed, stations would improve Department efficiency, allow for quicker response times, properly store and protect equipment, and sustain operations into the future.

Compliance with Safety Standards and Current Codes: Stations built under today's building code and with modern best management practices, would significantly improve seismic reliability to ensure the stations are operable during major earthquakes, provide for full facility accessibility, and include modern technology and equipment to enhance responsiveness and to protect firefighter health and safety.

How does a rebuilt fire station improve response times?

According to Redondo Beach Fire Chief Patrick Butler, rebuilt fire stations will enhance response times by:

Optimizing Layouts: Modern stations are designed with optimal placement of vehicles and equipment, reducing the time needed for Fire personnel to respond to emergencies.

Strategically Placing Resources: If the stations are rebuilt with larger bays, the Fire Department could reassign vehicles, as needed, to ensure that high-risk, high-demand, areas are served efficiently with the most appropriate resources.

What are the financial benefits of rebuilding a fire station?

Energy Efficiency: A new facility would incorporate energy-efficient systems and sustainable materials and reduce ongoing utility costs.

Reduced Maintenance Costs: Modern materials and construction techniques reduce the need for frequent building repairs and maintenance.

How does a new fire station enhance firefighter safety?

Better Facilities: Rebuilt stations include modern space and equipment like decontamination areas, which reduce firefighter health risks.

Seismic and Disaster Resilience: New structures are built to withstand natural disasters, protecting the firefighters and their equipment during major earthquakes.

Improved Living Conditions: Modern living quarters provide a healthier and more comfortable environment for firefighters during long shifts and improve Department employee recruitment and retention.

Does rebuilding a fire station support environmental sustainability?

Green Building Standards: New stations must be built to higher energy efficiency standards, reducing their environmental footprint.

How does a new fire station support modern firefighting technology?

Technology Integration: Rebuilt stations are designed to integrate the latest technology, from communication systems to fire suppression equipment.

Adaptable Spaces: New stations can accommodate future advancements in firefighting technology ensuring the facilities remain fully functional for decades.

Training Facilities: Modern stations include advanced training areas that help firefighters keep up with the latest firefighting techniques and tools.

If the Bond is approved will there be opportunities for the community to provide input on the design of the new facilities?

Yes. The design process would include several community engagement meetings seeking resident input.

REDONDO BEACH

What are the long-term benefits of rebuilding a fire station?

Longevity: New buildings are designed to last for many decades, providing long-term value to the community.

Adaptability: Modern fire stations are more adaptable to future changes in firefighting needs and community growth.

When were the current fire stations constructed and what was the Fire Department staffing at the time?

The City's Fire Stations were constructed in 1959 and designed for a total staff of 39 members. Today, the Redondo Beach Fire Department's full-time staff has grown to 64 members.

How has the Redondo Beach Fire Department emergency response call volume changed over time?

The Redondo Beach Fire Department's Emergency call volume when the stations were built in 1959 was approximately 800 per year. Today's call volume is ten times that amount and continues to increase. In 2010 the Department responded to 6,192 calls and in 2023 to 7,989.

Do the current fire stations have capacity to add fire personnel if call volumes continue to increase?

The living quarters at the fire stations are at capacity. Additional dormitory space would be required to accommodate increased daily staffing. In 2023, the Redondo Beach Fire Department responded to simultaneous emergency incidents over 2,500 times. As call volumes increase, so too does the Department's need for additional personnel and apparatus.

Are the existing fire stations adequately designed to house the current Fire Department apparatus fleet?

No, some Fire Department engines and trucks are stored outdoors due to a lack of space and square footage at our fire stations, which leads to additional cosmetic and functional damage to the vehicles.

Do the fire stations meet current fire and building code standards?

No, the fire stations are existing, non-conforming buildings, which met the building and fire code standards established at the time of construction but not the standards of today. As an example, the stations do not have the seismic sheer protection or automatic sprinkler and fire alarm systems required by the current code. Any newly designed station would meet all modern fire and building code standards.

REDONDO BEACH

Do the fire stations have separate male and female dorms and bathrooms?

No, the living quarters at the fire stations do not have separate bathrooms or dorms for female firefighters. Female firefighters share individual bathrooms used by the Captains and Division Chiefs.

Do the current fire stations have separate decontamination rooms for firefighters to store their Personal Protective Equipment (PPE)?

NFPA 1851 recommends that firefighting PPE be stored in clean, dry, and well- ventilated areas. Due to limited space and the absence of a decontamination room at the current fire stations, firefighter PPE is stored in the apparatus bays along with fire engines and trucks.

Does Redondo Beach Fire Station One meet the needs of a headquarters station?

An organizational analysis conducted by Citygate Associates, LLC determined that Fire Station One, the headquarters station, is undersized and unable to accommodate administrative and operational functions simultaneously. This space constraint has significantly impacted our administrative staff, who are now forced to share offices and work in tight quarters.

Do the fire stations meet the seismic standards of the Essential Services Building Seismic Act?

No. The Essential Services Building Seismic Act was established in 1986, roughly three decades after the fire stations were built. Reconstruction of the facilities would be needed to comply with modern seismic requirements.

Does the aged condition of the fire stations impact City maintenance costs?

Yes, the current fire stations require regular repairs including, but not limited to, addressing structural cracking, mold, asbestos, and outdated plumbing and electrical systems. During the past year Fire Department Personnel submitted 40 facilities-based work orders, nearly one per week, placing a high demand on the City's Public Works Department and requiring several hundred thousand dollars a year of ongoing maintenance expenses.

Could building new fire stations help the City reacquire Ambulance Transportation Rights?

Yes, in 2026, the Redondo Beach Fire Department intends to compete for a ten-year contract for 911 ambulance transportation rights in the exclusive operating area of Redondo Beach, which is awarded by the Los Angeles County Department of Health Services. The existing fire stations do not have the space or configuration to support the apparatus and personnel needed to provide these services, which include an ambulance operator 911 transportation program, community paramedic services, along with other beneficial offerings, such as community risk reduction and public education programs. The proposed bond includes funding to increase the size of Fire Station 2 by roughly 8,000 square feet, and would allow the Department to accommodate these services.

REDONDO BEACH

How has the Redondo Beach Police Department changed since the Facility was built?

Department Expansion: The original police station was built in the late 1950s and was designed to accommodate 48 Police personnel for a City population of 49,986. The City has since grown to a population of over 71,560 and the Police Department has expanded to a current staffing level of 240 personnel, resulting in a severe lack of space to adequately house both staff and equipment.

Increased Demand for Services: Multiple police facilities are needed to accommodate the various divisions and specialized units now required to meet the community's contemporary policing demands. Satellite facilities like the Vincent Annex, Pier Substation, and Transit Terminal are critical to supporting the volume and complexity of services provided by the Department.

Safety and Security: The City's police facilities lack modern security infrastructure to address escalating safety concerns for Police personnel. This includes a lack of secure access points for staff in some areas and proactive monitoring to ensure the Police Department is able to respond to potential threats quickly and effectively.

Why is it necessary to rebuild the Redondo Beach Police Station?

Modern Technology: A new facility would provide space for upgraded systems so the technological infrastructure can support the Department's growing operational needs.

ADA Compliance and Building Codes: Existing Police Facilities must be upgraded to accommodate disabilities in the workplace in accordance with current ADA laws and comply with current building codes which have evolved significantly since the original structure was constructed.

Seismic Safety: The existing facilities provide limited seismic protection and must be upgraded to ensure that they safely withstand large earthquakes and remain operational during major disaster response.

Training Facilities: A new facility will accommodate larger training areas that are crucial for preparing Officers to handle the complex and evolving challenges of modern policing.

Legislative Requirements: California Police Departments are now subject to stringent regulations that govern everything from uses of force to data transparency. Current facilities make it difficult to comply with these legislative requirements, including the secure storage and management of digital evidence and adherence to public record retention schedules.

What are the financial benefits of rebuilding the Redondo Beach Police Station?

Energy Efficiency: A new facility would incorporate energy-efficient systems and sustainable materials, contributing to a healthier environment and leading to long-term savings on utilities.

Reduced Maintenance Costs: Upgraded materials and construction techniques would reduce the need for frequent repairs and equipment replacements.

Increased Property Values: Updated infrastructure can increase surrounding property values and attract businesses and other investment in the area.

How does rebuilding the Redondo Beach Police Station support environmental sustainability?

Green Building Standards: Building a new facility under modern building standards would prioritize eco-friendly practices throughout the construction and operation of the facility and support environmental sustainability goals.

What are the long-term benefits of rebuilding the Redondo Beach Police Station?

According to Redondo Beach Police Chief Joe Hoffman, new stations would impact the Police Department in a number of ways, including:

Longevity: A new facility, constructed with durability in mind, would reduce the need and frequency of building repairs and equipment replacements, minimize ongoing maintenance and environmental impacts, and allow the Department to safely function for decades to come.

Adaptability: A new facility with spaces that can be reconfigured or repurposed to accommodate new technologies, increased staffing levels, or changes in operational needs would allow the station to evolve with future policing requirements.

Career Development, Retention and Recruitment: A new station with modern facilities offers additional opportunities for current personnel to develop skills for specialized assignments and promotions, would help attract top-quality candidates to the City and improve retention rates within the Department leading to a more skilled and motivated police force.

How would the bond funds be issued and what are the steps for project implementation?

If the voters approve Measure FP in November, the City is likely to issue the bonds in tranches to mirror the phases of project implementation. The first tranche of funds would be issued to cover the costs associated with designing the facilities and procuring the sites and equipment needed to provide interim police and fire services while the new stations are under construction. The first tranche is estimated to be roughly 15% of the total bond amount ($13M to $14M). The second tranche of bond funds would be issued to cover the cost of the first phase of construction, which is expected to include the reconstruction of one of the two fire stations and the Main Police Station. The second tranche is estimated to be roughly 50% of the total bond amount ($50M). The third tranche of bond funds would be issued to cover the cost of the second phase of construction, which is expected to include the reconstruction of the second fire station and the

renovation of the Police Annex. The third tranche is estimated to be roughly 35% of the total bond amount ($30M).

The amount of bond funds and the scope of each phase of the project could be adjusted if bond market conditions are determined to be favorable at the time of issuance. The purpose of phasing the bond implementation is to ensure that interest costs are paid on only the funds needed at the time of project execution, while also trying to secure the best possible long-term interest rate.

Is the City's level of emergency response expected to decline during reconstruction of the public safety facilities?

No, the interim safety facilities that would be sited and installed prior to the start of reconstruction of the new stations are expected to maintain current response/service levels during project execution.