



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-951

Agenda Date: 9/17/2025

Agenda #: 7.

DATE: September 17, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: AMENDMENT 6 TO PROFESSIONAL SERVICES AGREEMENT WITH LPA, INC. FOR ADDED SCOPE OF WORK TO PREPARE CONSTRUCTION PLANS AND COST ESTIMATES FOR A NEW POLICE TRAINING FACILITY

RECOMMENDATION

Staff recommends that the City Council approve Amendment 6 to the Professional Services Agreement (PSA) with LPA, Inc. ("LPA"), in the amount of \$1,074,246 for a revised contract amount of \$1,644,491, to prepare construction plans and cost estimates for the construction of a new Police Training Facility including shooting proficiency range at the City Operations Center located at 4927 Oceanside Boulevard, and authorize the City Manager to execute the amendment upon receipt of all documents.

BACKGROUND AND ANALYSIS

Since 1999, the City of Oceanside ("City") has housed the Oceanside Police Department (OPD) Headquarters in the Mission Plaza Real shopping center located at 3855 Mission Avenue. This facility currently occupies two buildings totaling 49,108 square feet and includes a surface parking lot for police vehicles. At the time the site was planned and developed, it was considered to be an interim facility that OPD would occupy for a period of 10 years.

On September 15, 2020, the City entered into a PSA with LPA to update a previously prepared needs assessment study that was completed in 2009. The PSA was issued under two phases. Phase I included updating the 2009 study while Phase II included completion of a separate study analyzing the following options:

1. Continued operation of the existing facilities on Mission Avenue;
2. Relocation to another building, including renovation concepts and costs to cover current and future facility needs, a training facility, evidence storage, etc.;
3. Construction of a new facility as a replacement to the existing facilities; and,
4. Construction of a new facility in addition to maintaining the existing facilities.

On March 10, 2021, the City Council approved Amendment 1 to the PSA with LPA for Phase II work to increase the originally budgeted amount by \$128,250, for a total revised contract amount of \$149,825. Additional funding facilitated through Amendment 1 closed the budget gap created with the increased scope of work between the time the project was originally budgeted, to the time

proposals were received.

On August 24, 2022, the City Council approved Amendment 2 to the PSA, which authorized additional costs in the amount of \$149,750 (for a total revised PSA amount of \$299,575). Amendment 2 included a revised scope of work for LPA to prepare designs or conceptual drawings in lieu of the original scope and develop location alternatives. In order to be considered suitable, the location must be a minimum of five acres in size and be in close proximity to street access and utilities. At the time, the City Council also accepted and approved the Phase I Needs Assessment and a sole source contract with LPA to complete conceptual design elements and construction drawings for a potentially suitable City-owned facility located at 1280 Rancho Del Oro Road.

On February 22, 2023, LPA provided a cost estimate for the construction of a proposed three-story OPD Headquarters at the Rancho Del Oro location with an attached parking structure and underground shooting range in the amount of \$131 million. Given its high cost, staff reviewed the proposed design to determine what, if any, cost-cutting measures could be implemented without compromising the overall functionality of the headquarters building.

In an effort to reduce the estimated \$131 million construction cost without cutting the functionality of the headquarters building, on December 20, 2023 the City Council approved Amendment 3 to the PSA that authorized LPA to update the construction cost estimate based on staff-initiated changes to the conceptual plans for the proposed Rancho Del Oro location. The City Council authorized an additional \$7,500 to perform this work, for a revised overall contract amount of \$307,075. These design changes resulted in a significant reduction of the overall construction cost from \$131 million to \$97.75 million. Staff will continue to explore other options to further reduce costs.

On February 28, 2024, the City Council approved Amendment 4 to the PSA that authorized LPA to assess Buildings A, B, and C located at the City Operations Center to determine what, if any, retrofits would be required to conform with the seismic requirements for an essential facility. The authorized amount for Amendment 4 was \$107,170, thereby bringing the not-to-exceed contract amount to \$414,245.

On April 24, 2024, the City Council approved Amendment 5 to the PSA to prepare preliminary schematic level plans and a cost estimate for the conversion of Building B at the City Operations Center from the former Hobie Cat manufacturing site into a functional Police Firearms Proficiency Range, Public Safety Training, and Weapons Maintenance building. Hobie Cat's administrative offices would remain in its current location. Amendment 5's approved not-to-exceed cost of \$156,000 brought the total contract amount to \$570,245.

The currently requested Amendment 6 to the PSA would enable LPA to make further progress in Phase II by providing a design for a stand-alone training facility at the COC to serve as a functional Police Firearms Proficiency Range, Public Safety Training, and Weapons Maintenance building. The anticipated training facility would include a firearms practice range. Currently, firearms training primarily takes place at the San Luis Rey Water Treatment Facility. However, a planned expansion of the water treatment facility will necessitate the relocation of the firearms range. As such, the plan to move forward with a new training facility must be initiated as soon as feasible.

FISCAL IMPACT

Measure X is the funding source for the current Phase II study completion.

Amendment 6 in the amount of \$1,074,246 will be charged to Police HQ Expansion account 912159719517.5305.10100 which has a current available balance of \$1.67 million; therefore, sufficient funds are available.

Description	Amount	Account
Amendment 6 - Phase II	\$1,074,246	912159719517.5305.10100

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Brian Thomas, City Engineer

Reviewed by: Darlene Nicandro, Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. PSA with LPA
3. Amendment 1 to PSA
4. Amendment 2 to PSA
5. Amendment 3 to PSA
6. Amendment 4 to PSA
7. Amendment 5 to PSA
8. Amendment 6 to PSA