



# City of Oceanside

300 North Coast Highway,  
Oceanside, California 92054

## Staff Report

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**File #:** 26-1285

**Agenda Date:** 3/25/2026

**Agenda #:** 7.

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**DATE:** March 25, 2026

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Development Services Department

**TITLE:** AMENDMENT 7 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 7 to the Professional Services Agreement (PSA) with LPA, Inc. ("LPA") in the amount of \$198,800 for a revised contract amount of \$1,843,291, 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 4925 Oceanside Boulevard, and authorize the City Manager to execute the amendment upon receipt of all documents.

### **BACKGROUND AND ANALYSIS**

The current Oceanside Police Department (OPD) firearms training facility located at the San Luis Rey Wastewater Treatment Facility needs to be relocated due to a planned expansion of the plant. As such, the plan to move forward with a new location for training must be initiated as soon as feasible. Currently, OPD uses a combination of the treatment facility location and an off-site facility in Pala to fulfill firearm training needs.

Since 1999, the City of Oceanside ("City") has housed 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 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 approximately ten years.

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

1. Continued operation of the existing facilities on Mission Avenue, including pros and cons;
2. Relocation to another site, including renovation concepts and costs to cover current and future facility needs, a firing range, 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 authorized Amendment 1 to the PSA for Phase II work to increase the originally budgeted amount \$128,250 for a total revised contract amount of \$149,825.

On August 24, 2022, the City Council approved Amendment 2 to the PSA that authorized additional costs in the amount of \$149,750 (for a total PSA cost of \$299,575) to revise the scope of work to prepare design or conceptual drawings in lieu of the original scope to develop location alternatives since staff identified a suitable location already owned by the City (1280 Rancho Del Oro Road). 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.

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 Rancho Del Oro location.

On February 22, 2023, LPA provided a cost estimate for the construction of a three-story OPD Headquarters with attached parking structure and underground shooting range in the amount of \$131 million. 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.

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 in an effort to reduce the estimated construction cost without cutting the functionality of the headquarters building. The City Council authorized an additional \$7,500 to perform this work for a revised overall contract amount of \$307,075.

Staff reviewed the proposed design at the Rancho Del Oro site and agreed the underground shooting range and the attached parking structure could be removed in an effort to reduce costs, although another site would be required to relocate the OPD shooting range. The updated cost analysis reduced the overall construction cost to \$97.75 million. While these efforts reduced the total cost of the facility to below \$100 million, staff continues to explore other options to reduce costs, including once again, considering other locations including a possible site at El Corazon.

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 (i.e., the training 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. The approved not-to-exceed cost of \$156,000 brought the total contract amount to \$570,245.

Amendment 6 was issued to provide a design for a stand-alone training facility to serve as a functional Police Firearms Proficiency Range, Public Safety Training, and Weapons Maintenance building and appurtenant grading in the amount of \$1,074,246.

Amendment 7 is requested to provide additional civil site services related to stormwater design and treatment, telecommunication improvements, and noise ordinance acoustic assessments for the training center.

### **FISCAL IMPACT**

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

Amendment 7 in the amount of \$198,800 will be charged to Police HQ Expansion account 912159719517.5305.10100 which has a current available balance of \$568,963; therefore, sufficient funds are available.

<b>Description</b>	<b>Amount</b>	<b>Account</b>
Amendment 7 - Phase II	\$198,800	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. Amendment 7