REQUEST FOR INFORMATION

27-007

PUBLIC SAFETY CENTER - MARKET SOUNDING SURVEY

City of Hayward

777 B Street

Hayward, CA 94541

RELEASE DATE: October 9, 2026

DEADLINE FOR QUESTIONS: October 28, 2026

RESPONSE DEADLINE: November 13, 2026, 4:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/hayward-ca

City of Hayward

REQUEST FOR INFORMATION

Public Safety Center - Market Sounding Survey

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Attachments:

A - LPA's Conceptual Design Final Study Report

B - City Council Special Work Session Report Oct 6 2026

C - Nondiscriminatory Affirmative Action Cert Statement

D - Non-nuclear

1. Introduction

1.1. Summary

NOTICE IS HEREBY given that the City of Hayward invites sealed proposals for 27-007 Public Safety Center - Market Sounding Survey. Each proposal shall be in accordance with the general provisions for purchase of work and services on file in the office of the Engineering, 777 B Street, Hayward, CA 94541-5114. All proposals must be submitted to the City's ePROCUREMENT PORTAL by 4:00 pm on Friday, November 13, 2026 and clearly identified with RFP title, number, company name and due date. It is the sole responsibility of the proposing firm to ensure that proposals are received prior to the closing time, as late bids will not be accepted and deemed nonresponsive.

1.2. Background

The City of Hayward, California (the City) is located in Alameda County and is known as the "Heart of the Bay" because of its central and convenient location to San Francisco, Oakland, and San Jose. It is served by an extensive network of freeways and bus lines and has two BART stations and an Amtrak station. Currently, it is estimated that there are 148,000 residents of the City of Hayward with the City growing by approximately three percent since 2000.

The City is governed by a City Council / City Manager form of government. The City Council is made up of six members plus a mayor that serves as the head of the City Council. The City Council appoints a City Manager to oversee the City's twelve departments.

Background Summary

- Population:144,186
- Number of Employees: 790.45
- Annual City Operating Budget (including General Fund): $239,923 M
- Annual General Fund Budget: $123,524 M
- Annual City Capital Budget: $106 M
- Fiscal Year: July 1 – June 30
- Number of Departments:14
- Governance Structure: City Council / City Manager
- Utility Customers: 34,000
- MOUs: 7
- Housing Units: 48,000

Additional information regarding the City of Hayward may be obtained at: http://www.hayward-ca.gov/about.shtm

1.3. Contact Information

Any administrative questions regarding bidding procedures should be directed to:

Project Contact:
Dave Hung
Senior Civil Engineer
777 B Streeet
Engineering and Transportation
Hayward, CA 94541
Email: dave.hung@hayward-ca.gov
Phone: (510) 583-4752

Procurement Contact:
Rita Perez
Purchasing Manager
777 B Street
Hayward, CA 94541-5114
Email: rita.perez@hayward-ca.gov
Phone: (510) 583-4801

Department:
Engineering

Department Head:
Alex Ameri
Director of Public Works

1.4. Timeline

Release Project Date	October 9, 2026
Question Submission Deadline	October 28, 2026, 4:00pm
Question Response Deadline	November 4, 2026, 4:00pm
Submission Deadline	November 13, 2026, 4:00pm
Review Period of Proposals	December 11, 2026
Interview (finalist)	December 14, 2026

2. Project Details

2.1. Important Instructions for Electronic Submittal

The City of Hayward is accepting electronic bid submissions. Bidders shall create a FREE account with OpenGov Procurement by signing up at https://procurement.opengov.com/signup. Once you have completed account registration, browse back to this page, click on "Submit Response", and follow the instructions to submit the electronic bid.

2.2. Communication Regarding this RFI

All communication from prospective proposers regarding this RFI must be submitted in the Question & Answer portal within the City's project posting. **Please submit each question separately. Questions not submitted separately will be rejected.** Communication by telephone or in person will not be accepted. Attempts by or on behalf of a prospective or existing vendor to contact or to influence any member of the selection committee, any member of the City Council, or any employee of the City of Hayward with regard to the acceptance of a proposal may lead to elimination of that vendor from further consideration

2.3. Last Day for Questions

All questions must be submitted to the Question & Answer portal within the City's project posting by 4:00 pm Wednesday, October 28, 2026. This will allow sufficient time for any addenda to be issued by the City to all bidders.

2.4. Award of Contract

The City reserves the right to reject any and all proposals, to contract work with whomever and in whatever manner the City decides, to abandon the work entirely and to waive any informality or non-substantive irregularity as the interest of the City may require and to be the sole judge of selection process. The City also reserves the right to negotiate separately in any manner to serve the best interest of the City. The City retains the right at its sole discretion to select a successful vendor.

2.5. City's Rights Reserved

- The City reserves the right to select the proposal which in its sole judgment best meets the needs of the City. The lowest proposed cost will not be the sole criterion for recommending the contract award. The recommended selection of the evaluation committee is final and subject only to review and final approval by the Steering Committee and the City Council.
- The City reserves the right to reject any or all proposals and to waive technicalities and informalities when such waiver is determined by the City to be in the City’s best interest.
- The City reserves the right to retain all accepted proposals, including proprietary documentation, regardless of which proposal is selected. No proposals will be returned to vendors.

- The City reserves the right to request any supplementary information it deems necessary to evaluate proposer's experience or qualifications. This may include supplemental financial information, additional interview(s), and/or additional presentation by the proposer.
- The City reserves the right to reconsider any proposal submitted at any stage of the procurement. It also reserves the right to meet with select proposers at any time to gather additional information. Furthermore, the City reserves the right to delete or add functionality (i.e., modules and components) until the final contract signing.
- The City reserves the right to cancel, in part or in its entirety, this RFI, including, but not limited to: selection schedule, submittal date, and submittal requirements. If the City cancels or revises this RFI, all proposers will be notified in writing by the City.
- The City reserves the right to revise the RFI prior to the date that proposals are due. The City will communicate changes through addendum to this RFI. All registered proposers will be notified of revisions to the RFI. The City reserves the right to extend the date by which the proposals are due.
- The City reserves the right to split the award from this RFI between multiple proposals when such split award is determined to be in the best interests of the City.
- The City reserves the right, in its sole discretion, to reject any and all proposals and to waive informalities and minor irregularities in any proposals received. Failure to furnish all information requested or to follow the format requested herein may disqualify the proposer, in the sole discretion of the City. False, incomplete, misleading or unresponsive statements in a proposal may also be sufficient cause for a proposal's rejection.
- This RFI does not commit the City to award a contract. All proposals submitted in response to this RFI become the property of the City and public records, and as such, may be subject to public review.
- The City shall not be liable for any pre-contractual expenses incurred by prospective vendors or selected contractors, including but not limited to costs incurred in the preparation or submission of proposals. The City shall be held harmless and free from any and all liability, claims, or expenses whatsoever incurred by, or on behalf of, any person or organization responding to this RFI.
- If the successful proposer defaults, the City may award this RFI to the next best proposal and may recover the loss occasioned by the successful proposer against a surety bond, if any, or by suit against the successful proposer.
- The City reserves the right to cancel, in part or in its entirety, this RFI including, but not limited to: selection procedures, submittal date, and submittal requirements. If the City cancels or revises the RFI, all interested firms will be notified.

- All proposals submitted in response to this RFI become the property of the City and public records and, as such, are subject to public review.

2.6. Protest

Should any proposer question or protest the award of the contract, such question or protest must be furnished in writing to the Purchasing Manager within three (3) calendar days after the City notifies all proposers of its Intent to Award. Such submittal must fully explain the basis of the objection supported by all relevant information facts and details. Letter must be signed by an authorized representative stating specific reason(s) for the protest including all relevant facts (law, rule, regulation, and criteria).

Questions or protests not furnished in writing as prescribed will not be accepted.

2.7. Prevailing Wage

All vendors bidding/quoting on Public Works-Prevailing Wage projects exceeding $15,000 for maintenance and $25,000 for new construction, alteration, installation, demolition or repairs, must be registered with the DIR in order to submit a bid/quote.

3. Scope of Work

3.1. Scope of Work

A. Project Overview: The City of Hayward (the "City") is seeking industry feedback regarding the feasibility, attractiveness, and potential delivery structure for a proposed public-private partnership ("P3") project. This market sounding is for informational purposes only and does not constitute a solicitation or commitment by the City.

1. Project Description:

a. 1. Project Background: The existing Hayward Police Headquarters at 300 West Winton Avenue no longer meets the space, operational, staffing and security requirements for the Hayward Police Department (the "HPD"). Built in 1975 when the population was approximately 93,000 and HPD staffing was 110, the existing HPD facility is near the end of its useful life and functionally obsolete. The existing facility is undersized, poorly configured, outdated, and requires security and technology improvements to meet HPD's current needs. The City's population has grown by 75% at 163,000 and staffing has increased to 334. Operational and space-related deficiencies include: • Insufficient operational spaces for staff and no public meeting spaces; • Inadequate separation of public, secure, and restricted circulation zones; • Limited public waiting, queuing, and interview areas; • Insufficient juvenile interview and detention facilities; • Inadequate file and equipment storage; • Inefficient departmental layouts, with key functions located at inefficient distances from each other; and • Outdated holding and booking facilities for detainees. Building system deficiencies include: • Need for more energy-efficient mechanical and electrical systems; • Required ADA upgrades; • Building issues, including leaks into sensitive technology rooms; • Old sewer and plumbing systems that fail regularly; • Multiple temporary, portable structures used for police functions; • Lack of exterior standoff distances for security and blast threats; • Inadequate site parking for departmental and staff vehicles; • Inadequate square footage for today's needs; and • Inadequate Communications Center. 2. Project Characteristics: A new Public Safety Center ("PSC", the "Project") is needed to address the deficiencies described above. The Project is anticipated to include the following features: • Police Headquarters; • Jail; • Indoor shooting range; • Increased services for the Youth and Family Services Bureau; • Animal services relocated into the new PSC; • Crime Scene Technician Lab integrated into the new PSC; and • Some satellite campuses tasks relocated to the new PSC. The City contracted with LPA, Inc., to develop a conceptual design detailing the programming, space needs, site analysis, and initial cost estimate of the Project. Project space needs were projected to accommodate staffing growth through the year 2050 that is allocated as follows: • 91,000 gsf essential services building (Public space, Space for Administration staff & all HPD divisions, crime lab, dispatch, jail and shared staff areas); • 30,000 gsf non-essential services building (K9, Special Response Unit, Property

& Evidence, Indoor Range); • 29,000 gsf animal services building; • 100-yard outdoor range; • Tactical Simulation Building; and • Parking for staff and Police vehicles. The City identified the former California Air National Guard ("CANG") site located at the Hayward Executive Airport (1535 West Winton Avenue and Tuskegee Airmen Drive) as the potential Project site. The City designated approximately eight to ten acres of the eastern half of the 16.8-acre CANG site for this purpose. The remaining portion of the site should remain available for Hayward Executive Airport development. 3. Funding: The original cost estimate for the PSC to be constructed at the CANG site utilizing Design-Bid-Build delivery method was as follows: Buildings & Parking Structure $212 million Site Work, including outdoor range and tactical simulation building $53 million Soft Cost $72 million Project Total $337 million Since the Project cost estimate for the original program exceeded the funding identified in the City's Capital Improvement Program, the Project was re-evaluated to prioritize programming and reduce scope that could be completed in a future phase. Since the current allocated funding is short of the estimated cost, the City is open to downsizing the project as follows; however, giving higher priorities to services with *: • Animal Services* - removed from the Project with the option to be included in a later phase or located at an alternative site; • Public Spaces* - reduction of the public lobby space and removal of one of the community meeting rooms; • Youth & Family Services Bureau* - reductions include the removal of the overflow counseling rooms, the waiting room, and the dedicated breakroom; • Workstations- spaces reduced while maintaining all functionality; • Firearms Training - indoor firearms range reduced to a 25-yard range (originally planned to be 50 yards). The 100-yard outdoor range is included in the Project (at the CANG site) with a four lane 50-yard outdoor range planned for a future phase. The tactical simulation building is re-allocated to a future phase; • Property & Evidence - reduction in the number of workstations, drying cabinets, and evidence lockers; • K-9 - removed and re-allocated to a future phase; • Special Response Unit - the unit's dedicated briefing room was removed from the Project scope with the assumption the unit could use the patrol briefing room when needed; • Jail - a reduction in storage space, kitchen size, and number of cells. This reduced the maximum capacity of the jail from 49 people to 35 people; • Communications Center - reduction in the size of the break room and the number of dispatch consoles from 16 to 14; and • Vehicle Exam – reduction of the exam bay from 2 to 1. With the above prioritized programming, the Project's total cost at the CANG site is now estimated at $247 million. Both the original and prioritized programming/space needs are open for further consideration. The City is considering engaging Developers, Equity Investors, Contractors within the next 6-18 months under a pre-development structure to work collaboratively to advance scope, funding and financial feasibility for a future P3 project. The City has sufficient funding available to fund a staged pre-development phase, but as noted above, the City is continuing to pursue funding for the capital aspects of the Project.

2. Project Goals:

    a. 4. One-on-One Meetings: The City intends to hold virtual or in-person one-on-one meetings as described in this document during the week December 14 through December 18. Each one-on-one meeting will be scheduled for 60 minutes. 5. Purpose of One-on-One Meetings The meetings are intended to offer the City an opportunity to obtain a better understanding of the industry's insights on the Project procurement, including the industry's feedback on the questions included in Section 13 below as well as for the industry to ask questions and gain more insights about this project. This market sounding does not constitute a formal solicitation for the Project, nor does it guarantee that a formal solicitation may follow. This market sounding is not a means to pre-qualify proposers. Time and resources spent by a private entity in developing responses to the market sounding questions, or attending a one-on-one meeting, are spent voluntarily and solely at the private entity's cost. Any future contract relating to the Project that may be awarded must comply with the City's procurement and other relevant policies and procedures. 6. Eligibility to Request a Virtual or In-Person One-on-One Meeting: The City will be available for virtual or in-person one-on-one meetings with: a. Equity investors that the City determines, in its sole discretion, could finance the project and lead a proposer team; b. Developers that the City determines, in its sole discretion, could lead a proposer team; and c. Contractors that the City determines, in its sole discretion, could act as lead contractors, in, each case, in connection with a P3 procurement for the Project. 7. Process to Request a Virtual One-on-One Meeting: Potentially Eligible Entities interested in a one-on-one meeting with the City may request a meeting by sending an email to: dave.hung@hayward-ca.gov on or before November 20, 2026. The email must include the following information: a. Firm Name b. Contact Name c. Contact Phone d. Contact Email e. Planned role in the Project (e.g., equity investor, developer, lead contractor) f. A paragraph (no more than a page in length) describing how the entity/entities believe they meet the requirements for Eligible Entities While the City will take reasonable steps to accommodate meeting requests, the City makes no guarantees that requests will be granted. The City reserves the sole right and discretion to accept or deny meeting requests. If a request is accepted, the City will communicate the date and time to the Eligible Entity, who will be responsible for confirming the same by return e-mail and providing Zoom or Microsoft Teams dial-in information or place for the session. An Eligible Entity may include other potential team members in the one-on-one meeting (e.g., engineer/architects, etc.). Eligible Entities that plan to team together to pursue the Project should combine into one meeting. The City requests that no more than six (6) individual attendees from a single private sector firm be included in the meeting, or ten (10) attendees if multiple firms attend in one meeting. 8. Discussions During Meetings: Private sector participants may ask questions and receive informal responses from the City during the one-on-one

meetings but may not rely on those responses or any other information provided by the City at the meetings. The City may ask questions of the private sector participants as it deems appropriate, including, but not limited to, questions about proposed teaming arrangements. 9. Participation Not Mandatory for Potential Later Procurement: Participation in the market sounding or one-on-one meetings shall have no bearing on later participation in any procurement that the City may issue for the Project. No part of the evaluation of any future statements of qualifications or proposals will be based on attendance at these one-on-one meetings or conduct or discussions that occur during these one-on-one meetings. 10. Due Date for Written Input: Written submittals in response to the questions set forth in Section 13 below are requested by 4:00 p.m., November 13, 2026 and submitted through OpenGov. The City requests that entities granted one-on-one meetings provide written submittals by this date ahead of their meeting to facilitate discussion. • Private entities that are not interested in or granted a one-on-one meeting or that are not Eligible Entities may still respond to this market sounding by providing written responses and feedback on the questions set forth in Section 13 below by the above date. Written submittals must be provided in the format of the chart provided in Section 13 below in a Word or Excel file. Responses should not exceed 10 pages. 11. Public Records Act; Ownership: All written submittals, correspondence, exhibits, photographs, reports, other printed material, tapes, electronic disks, and other graphic and visual aids submitted to the City in response to this market sounding are, upon their receipt by the City, the property of the City, will not be returned to the submitting parties, and may eventually be subject to disclosure pursuant to the California Public Records Act (California Government Code Section 6250 et seq., the “Act”); provided, however, that subject to the Act and to the extent permitted by applicable law, the City intends to treat any responses or portions thereof submitted on a confidential basis and received pursuant to this market sounding as confidential. Private participants should familiarize themselves with the provisions of the Act. In no event will the City or any of their agents, representatives, consultants, directors, officers or employees be liable to a respondent for the disclosure of all or a portion of the information submitted in response to this market sounding. The City shall have the right to use without restriction all materials, information and ideas submitted in response to or in connection with this market sounding.

3. Project Deliverables:

    a. The project includes the following deliverables:

        i. 12. Request for Information: 1. Firm Name 2. Contact Name 3. Contact Phone 4. Contact Email & website 5. Please provide a brief description of your firm. 6. Firm's Planned Role in the Project. 7. Please identify the minimum level of Project development and definition that would be necessary for your organization to submit a proposal in response to any request for qualifications (RFQ) or request for

proposals (RFP) released by the City. 8. As part of a pre-development procurement process, what level of at-risk investment (including staff time, technical studies, preliminary design, permitting support, financial modeling, stakeholder engagement, and other development activities) would your organization be willing to contribute prior to entering any P3 pre-development agreement ("PDA"). Please describe the approximate dollar value, percentage of overall pre-development costs, and any conditions or protections that would be necessary to justify such investment. 9. Would your organization be willing to proceed through a phased pre-development with defined scope and decision points at which the City could terminate the PDA? If yes, please describe your organization's preferred pre-development phases and decision points (including priorities). Please also comment on what commercial terms or financial structures would be required in the pre-development phase to support a phased pre-development approach – e.g. risk transfer issues, reimbursement of pre-development costs, developer fees, potential stipends, exclusive negotiating periods, etc. 10. What are the most critical risk items associated with the delivery of the project in your understanding? How could these risks best be addressed or mitigated through project delivery choice, packaging of the work, and contract commercial terms and conditions? 11. What other changes to the proposed pre-development process, risk allocation, or procurement strategy would be necessary to attract your organization's participation? 12. Please comment on your firm or team's ability and interest to participate in a procurement for this Project under a P3 delivery model? If not, please identify: • Any alternative delivery method the City should consider; • Justification for preferable delivery method; and • Shortcomings/major concerns of P3 delivery. Please also describe any alternative financing tools the City should consider. 13. Other than the answers you've already provided, what additional information would you like to receive that might influence whether you choose to participate in the procurement of the Project? 14. Would 45-60 days be sufficient to prepare a Proposal following issuance of a formal PDA RFP? Would you have a different recommended timeline? 15. Please provide any other comments your firm or team may have with respect to the Project.

3.2. Overview of Scope

A. Consultant Selection:

1. The purpose of this RFI is to solicit response for industry feedback regarding the feasibility, attractiveness, and potential delivery structure for a proposed public-private partnership project.

B. Schedule:

1. The following provides milestones in the consultant selection process for City of Hayward Public Safety Center - Market Sounding Survey:

    a. Electronically submit completed proposals to City of Hayward Engineering at 4:00 pm on Friday, November 13, 2026 to https://procurement.opengov.com/portal/hayward-ca/projects/314544.

C. Proposal Requirements:

1. The proposal shall be organized in the following sections:

    a. Cover letter. The cover letter should identify the primary contact person for your team.

    b. Team. Identify key members and their qualifications, the primary location where work will be done, and your proposed team organization.

    c. Experience. Provide descriptions of relevant projects conducted by personnel proposed to work on this project. For each project, identify the client and the client contact for reference, start date, project duration, number of meters, geographic description of service and fee.

    d. Response to Section 13 Request for Information.

    e. Resumes. Provide resumes for key personnel in Appendices.

    f. Disclosure. List any vendors that your company has a relationship with in Appendices.

D. The page limitation applies to sections “d” of the Proposal Requirements. The proposal cover, divider sheets, resumes and disclosure are not subject to the page limitation. Resumes of key personnel shall be provided in an appendix bound with the proposal.

3.3. Interview Format

The interview format and duration has not been determined. Firms being invited to interview will be informed of the interview format after Friday, November 13, 2026

4. Vendor Submissions

4.1. Proposal Documents*

Please Upload your COMPLETE Proposal here, which includes the following:

A. Responses to item 12 under Project Deliverables

B. Statement of Experience and Qualifications

*Response required

4.2. Local vendor, or minority/women-owned business

Please state whether you are a local, minority, and/or women-owned business.