

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

113



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:

October 23, 2014

SUBJECT: Riverside County Sheriff's Department, Ben Clark Public Safety Training Center (BCTC), Riverside, 3 - Year Contract, Department of California Highway Patrol; District 1/District 1, CEQA Exempt, Revenue [\$1.2M]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached License Agreement and State of California Contract Agreement 14C093001 and authorize the Chairman of the Board to execute same on behalf of the County;
2. Adopt Resolution 2014-181, Ratify the Standard Agreement 14C093001 between department of California Highway Patrol and County of Riverside; and
3. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BACKGROUND:

Summary (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Revenue (\$1.2 million) from the California Highway Patrol

Budget Adjustment: No
For Fiscal Year: 2014/15 - 16/17

C.E.O. RECOMMENDATION:

APPROVE

BY:

Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- By:
- Stanley Sniff, Sheriff/Coroner
Riverside County Sheriff's Department
- ☐ A-30 ☐ Positions Added ☐ Change Order
- ☐ 4/5 Vote

Prev. Agn. Ref.: 3.12 of 3/13/2012

District: 1/1

Agenda Number:

3-14

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency/Facilities Management

FORM 11: Riverside County Sheriff's Department, Ben Clark Public Safety Training Center (BCTC),
Riverside, 3 - Year Contract, Department of California Highway Patrol; District 1/District 1, CEQA Exempt,
Revenue [\$1.2M]

DATE: October 23, 2014

PAGE: 2 of 3

BACKGROUND:

Summary

The Department of California Highway Patrol (CHP) continues to utilize the resources at the Ben Clark Public Safety Training Center (BCTC). CHP agrees to compensate the County at rates established and adopted by the County of Riverside Board of Supervisors (County Board Policy H-30). Said rates are based on total square footage of all space utilized by CHP, on an hourly, a half or whole day's usage.

In addition, as per the State of California Standard Agreement Number 14C093001 attached hereto, the maximum amount of the agreement to reimburse the County is \$1,261,508.42. The reason for the delay and lapse of the agreement is due to the delay of State's approval process.

Pursuant to the California Environmental quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the Lease, is the letting of property involving existing facilities and no expansion of an existing use will occur.

The contract terms are as follows:

Lessee:	Department of California Highway Patrol T.L. Anderson, Assistant Chief Administrative Services Division P.O. Box 942898 Sacramento, CA 94298-0001
Premises Location:	BCTC 16791 Davis Avenue Riverside, CA 92518
Size:	Classrooms, mat room and range facilities
Term:	July 1, 2014 through June 30, 2017
Rent:	\$1,261,508.42, per term of Contract
Rental Adjustments:	None
Utilities:	County
Custodial:	County
Maintenance:	County
Improvements:	None
RCIT Costs:	None

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency/Facilities Management
FORM 11: Riverside County Sheriff's Department, Ben Clark Public Safety Training Center (BCTC),
Riverside, 3 - Year Contract, Department of California Highway Patrol; District 1/District 1, CEQA Exempt,
Revenue [\$1.2M]
DATE: October 23, 2014
PAGE: 3 of 3

Impact on Citizens and Businesses

CHP remaining at BCTC will continue to provide a positive overall economic impact to the community. CHP's continued tenancy at BCTC will benefit the community as a whole by providing important and positive training skills that will benefit the residents and businesses throughout the region of Riverside County.

SUPPLEMENTAL:
Additional Fiscal Information

All associated costs for the Contract Agreement will be fully reimbursed by BCTC through state funds by the Department of California Highway Patrol. There is no budget adjustment associated with this transaction.

The attached State Contract and Resolution has been reviewed and approved by County Counsel as to legal form.

Attachments:
State of California Contract 14C093001
Resolution Number 2014-181

STATE OF CALIFORNIA
STANDARD AGREEMENT
STD 213 (Rev 06/03)

CS

AGREEMENT NUMBER
14C093001
REGISTRATION NUMBER

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY'S NAME

Department of California Highway Patrol (CHP)

CONTRACTOR'S NAME STATE AGENCY'S NAME

County of Riverside (COUNTY)

2. The term of this Agreement is: July 1, 2014 through June 30, 2017

3. The maximum amount of this Agreement is: \$1,261,508.42
One Million, Two Hundred Sixty-One Thousand, Five Hundred Eight Dollars and Forty-Two

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibit A – License Agreement 9 page(s)

Exhibit B – Floor Plan 3 page(s)

Exhibit C* – General Terms and Conditions GTC 610

Exhibit D – Rate Sheet 1 page(s)

Exhibit E – CHP Billing Chart 1 page(s)

Exhibit F – County Policy 1 page(s)

Items shown with an Asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at www.dls.dgs.ca.gov/Standard+Language

BY:


PATRICIA MUNROE

9/8/14
DATE

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR

CONTRACTOR'S NAME (if other than an individual, state whether a corporation, partnership, etc.)

County of Riverside

BY (Authorized Signature)



DATE SIGNED (Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Jeff Stone, Chairman, Board of Supervisors

ADDRESS

3403 10th Street, Ste. 400
Riverside, CA 92501

STATE OF CALIFORNIA

AGENCY NAME

Department of California Highway Patrol

BY (Authorized Signature)



DATE SIGNED (Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

T. L. ANDERSON, Assistant Chief, Administrative Services Division

ADDRESS

P.O. Box 942898
Sacramento, CA 94298-0001

California Department of General
Services Use Only

☐ Exempt per:

COUNTY OF RIVERSIDE

RATIFY THE STANDARD AGREEMENT 14C093001 BETWEEN CALIFORNIA HIGHWAY PATROL, ON BEHALF OF RIVERSIDE COUNTY SHERIFF'S DEPARTMENT, FOR A LICENSE AGREEMENT IN THE AMOUNT OF \$1,261,508.42 FOR CONTINUED USE OF THE BEN CLARK PUBLIC SAFETY TRAINING CENTER THROUGH JUNE 30, 2017.

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on Nov. 4, 2014, at 9:00a.m, in the meeting room of the Board of Supervisors located on the First Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, ratify the Standard Agreement No. 14C093001 the "License Agreement" between the California Highway Patrol, and the County of Riverside, on behalf of Riverside County Sheriff's Department, which grants a license to use the Ben Clark Public Safety Training Center whereby the California Highway Patrol, shall provide reimbursement for adequate office and classroom space, use of the mat room, and range facilities for the purpose of teaching criminal justice courses at the Ben Clark Public Training Center (BCTC) to the County of Riverside.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chairman of the Board of Supervisors of the County of Riverside is hereby authorized to execute the Agreement and any other documents for this transaction on behalf of the County of Riverside.

BY: [Signature] DATE 9/8/14

BEN CLARK PUBLIC SAFETY TRAINING CENTER

The **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL, LICENSEE**, hereinafter referred to as "**CHP**", and the **COUNTY OF RIVERSIDE, a political subdivision of the State of California, LICENSOR**, hereinafter referred to as "**COUNTY**", do hereby agree as follows:

The term "Parties" may be used throughout this document to collectively refer to **CHP** and **COUNTY**.

1. **AGREEMENT.** County agrees to supply adequate office and classroom space, as well as the use of Mat room, and range facilities for the purpose for teaching criminal justice courses at the COUNTY's facility known as the Ben Clark Public Safety Training Center (BCTC), or other locations as deemed appropriate between the parties. The designated classrooms, offices, Mat, and range facilities currently utilized by the CHP are attached hereto and incorporated herein as Exhibit B. Classroom assignments will be mutually agreed upon between the parties. Any change to assignments for any of the space mentioned above must be in writing and will be mutually agreed upon between the parties.
2. **TERM.** The term of this Agreement shall be from July 1, 2014 through June 30, 2017. In the event the parties intend to renew this Agreement at the end of the term, and the parties have not yet finalized a renewal Agreement, the terms and conditions of this Agreement will continue in full force and effect, on a month-to-month basis, until a new Agreement can be completed, approved and signed by all parties. In the event the finalized, executed renewal Agreement includes an increase in costs to the CHP, CHP shall promptly make up the payment difference between the current rate and the new rate.
3. **PAYMENT BASIS.** CHP agrees to compensate COUNTY at rates established and adopted by the County Board of Supervisors (County Board Policy H-30). Said rates are based on total square footage of all space utilized by CHP, on an hourly, a half or whole day's usage. The exception to a square footage charge would be the use of the Range, which is a flat rate per half or whole day usage. CHP shall be notified by COUNTY of any proposed change in rates to be charged prior to COUNTY's submittal to the Board of Supervisors for adoption, and CHP shall be given an opportunity to review and approve the proposed change with COUNTY personnel. Any rate increases shall take effect at the beginning of the COUNTY's next fiscal year, beginning July 1, and each anniversary thereafter. CHP understands Extra Duty charges may be incurred any time range is used outside of normal operating hours. A copy of the current rate sheet is attached hereto and incorporated herein as Exhibit D.

4. **IMPROVEMENTS.** In the event CHP desires to make any improvements, alterations or installations of fixtures, it shall first notify COUNTY, providing COUNTY with proposed plans (if applicable) and obtain COUNTY's written approval from the Economic Development Agency, to make the improvements, alterations or installation of fixtures. COUNTY shall not withhold consent unreasonably.

Any improvements or alterations which are made, or fixtures installed, or caused to be made and installed by CHP shall become the property of COUNTY with the exception of trade fixtures as that term is defined in Section 1019 of the Civil Code. At or prior to expiration of this Agreement, CHP may remove such trade fixtures. In the event removal causes injury or damage to the premises, CHP shall restore the premises to the original condition, as nearly as practicable. If such trade fixtures are not removed by CHP, COUNTY may at its election either: 1) remove and store them, restoring the premises to its original condition and within thirty (30) days of removal and storage, seek reimbursement of any costs associated therewith; or 2) take and hold such fixtures as its sole property.

5. **SIGNS.** Other than the signs, displays or other forms of advertising which CHP already has in place, CHP shall not add any additional signage, displays or advertising without the written consent of COUNTY. Said approval shall not be unreasonably withheld.

6. **FURNITURE AND EQUIPMENT.** COUNTY shall provide furniture in the classroom areas. CHP shall have the right to install portable equipment and fixtures as may be necessary for conducting classes and such equipment shall remain the property of CHP. CHP shall provide all office furniture and equipment that may be required for conducting business by CHP.

7. **INGRESS AND EGRESS.** CHP shall be permitted ingress and egress to and from the premises through such doors and routes as are designated by the COUNTY through its Sheriff's Department and COUNTY Fire Department.

8. **CUSTODIAL MAINTENANCE.** COUNTY shall provide for custodial services in connection with the premises and shall maintain the premises in good working order and repair.

9. **UTILITIES.** COUNTY shall provide, or cause to be provided, all utility services, including, but not limited to, electric, water, gas, refuse collection and sewer services necessary for the operation, maintenance and use of the premises. In addition, COUNTY shall provide internet infrastructure for all office space used by CHP.

10. **INSPECTION OF PREMISES.** COUNTY shall have, at any time during normal business hours, the right to enter the premises used by CHP for the

purpose of inspecting, monitoring and evaluating the obligations of CHP hereunder and for the purpose of doing any and all things which it is obligated and has a right to do under this Agreement. COUNTY will do everything possible in connection with any inspections to see that classes in session at the time of inspection are disrupted as little as possible.

11. **QUIET ENJOYMENT.** CHP shall have, hold and quietly enjoy the use of the premises so long as it shall fully and faithfully perform the terms and conditions that it is required to do under this Agreement.

12. **TERMINATION BY COUNTY.** COUNTY shall have the right to terminate this agreement forthwith if CHP:

- a) Files for voluntary or involuntary bankruptcy;
- b) Makes a general assignment or CHP's interest hereunder is assigned involuntarily or by operation of law, for the benefit of creditors;
- c) Abandons the premises; or
- d) Refuses to meet any of its obligations hereunder or as otherwise provided by law.

13. **TERMINATION BY EITHER PARTY.** Notwithstanding the provisions in Paragraph 12 above, either party may terminate this Agreement upon notice in writing to the other party of not less than thirty (30) days prior to the effective date of termination. Whether termination is by COUNTY or CHP, it will coincide with the end of a semester.

14. **INSURANCE.** Without limiting or diminishing the CHP's obligation to indemnify or hold the COUNTY harmless, CHP shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. **WORKER'S COMPENSATION:**

If CHP has employees as defined by the State of California, the CHP shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. **COMMERCIAL GENERAL LIABILITY:**

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross

liability coverage, covering claims which may arise from or out of CHP'S performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

C. VEHICLE LIABILITY:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then CONTRACTOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

D. PROFESSIONAL LIABILITY:

CHP shall maintain Professional Liability Insurance providing coverage for CHP's performance of work included within this Agreement, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If CHP Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and CHP shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that CHP has Maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) will continue as long as the law allows.

E. GENERAL INSURANCE PROVISIONS – ALL LINES:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) CHP must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceed \$500,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the County's Risk Manager, CHP's carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) CHP shall cause CHP'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CHP shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

4.) It is understood and agreed to by the parties hereto that the CHP's insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CHP has become inadequate.

6) CHP shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CHP agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

15. INDEMNIFICATION/HOLD HARMLESS. CHP shall indemnify and hold COUNTY, its officers, agents, employees, and independent contractors free and harmless from any claim or liability whatsoever, based or asserted upon any act or omission of CHP, its officers, agents, employees, volunteers, subcontractors or independent contractors, for property damage, bodily injury or death, or any other element of damage of any kind or nature arising out of the performance of this Agreement to the extent that such liability is imposed on COUNTY by the provisions of California Government Code Section 895.2 or other applicable law, and CHP shall defend at its expense, including attorney fees, expert fees and investigation fees COUNTY, its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged acts or omissions.

The obligations to indemnify and hold COUNTY free and harmless herein shall survive until any claim, action or cause of action with respect to any such alleged acts or omissions are fully and finally barred by the applicable statute of limitations.

COUNTY shall indemnify and hold CHP, its officers, agents, employees, and independent contractors free and harmless from any claim or liability whatsoever, based or asserted upon any act or omission of COUNTY, its officers, agents, employees, volunteers, subcontractors or independent contractors, for property damage, bodily injury or death, or any other element of damage of any kind or nature arising out of the performance of this Agreement to the extent that such liability is imposed on CHP by the provisions of California Government Code Section 895.2 or other applicable law, and COUNTY shall defend at its expense, including attorney fees, expert fees and investigation fees CHP, its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged acts or omissions.

The obligations to indemnify and hold CHP free and harmless herein shall survive until any claim, action or cause of action with respect to any such alleged acts or omissions are fully and finally barred by the applicable statute of limitations.

16. LIMITATIONS. COUNTY reserves the right to close BCTC during times of emergency or when needed by the Sheriff or Fire Departments for their activities.

COUNTY shall notify CHP of any such closure as soon as practicable, but not less than 48 hours prior to closure unless the closure is for an emergency due to natural disaster or a catastrophic event and in that case, notice shall be as soon as possible after the decision to do the closure.

All range firing will be under the direct supervision of Range Safety Officers who have completed POST approved firearms instructor certification course or satisfactorily completed the Ben Clark Training Center's prescribed Range Safety

County of Riverside
Department of California Highway Patrol
LICENSE AGREEMENT

Agreement Number 14C093001
EXHIBIT A

Officer's course. A copy of all Range Safety Officer certifications must be on file with the Sheriff prior to the use of the firing ranges. CHP shall comply with all Facility Use Rules.

17. **NOTICES.** Any notices required or desired to be served by either party upon the other shall be addressed to the respective parties as set forth below, or to such other addresses as from time to time shall be designated by the respective parties.

COUNTY OF RIVERSIDE

Stan Sniff, Sheriff
P.O. Box 512
Riverside, CA 92502

John R. Hawkins, Fire Chief
210 W. San Jacinto
Perris, CA 92570

CALIFORNIA HIGHWAY PATROL

Lt. Kevin Martin
Training Program Manager
Ben Clark Training Center
16791 Davis Avenue
Riverside, CA 92518

Cassandra Stanton, Contracts Analyst
PO Box 942898
Sacramento, CA 94298-0001

ECONOMIC DEVELOPMENT AGENCY

Assistant County Executive Officer
County of Riverside
3403 10th Street, Suite 500
Riverside, CA 92501

An information copy of any notice to COUNTY shall also be sent to:

Clerk of the Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

18. **CONFORMITY WITH LAW AND SAFETY.** CHP shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies, having jurisdiction over the subject matter hereof, including all provisions

of the Occupational Safety and Health Act of 1979 and all amendments thereto, and all applicable federal, state, municipal and local safety regulations.

ACCIDENTS: If a death, serious personal injury or substantial property damage occurs in connection with the performance of this Agreement, CHP shall immediately notify the BCTC staff or Riverside County Sheriff Dispatch department. CHP shall promptly submit to COUNTY a written report, in such

form as may be required by COUNTY of all accidents that occur in connection with this Agreement. This report must include the following information:

- Name and address of the injured or deceased person(s);
- Name and address of CHP's risk manager for purposes of Insurance coverage;
- A detailed description of accident and whether any of COUNTY's equipment, tools, material or staff were involved.

19. DRUG FREE WORKPLACE.. CHP and its employees shall comply with the COUNTY's policy of maintaining a drug-free workplace. CHP's employees shall not unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code, Section 812, including marijuana, heroin, cocaine and amphetamines at any COUNTY facility, including the training facilities. If any employee of CHP is convicted or pleads nolo contendere to any criminal drug statute violation occurring at any COUNTY facility or work site, CHP within five (5) days thereafter, shall notify the Sheriff. Violation of this provision shall constitute a material breach of this Agreement.

20. ASSIGNMENT. CHP shall not assign, sublet, mortgage, hypothecate or otherwise transfer in any manner any of its rights, duties, or obligations hereunder to any person or entity without first obtaining the written consent of COUNTY.

21. EMPLOYEES AND AGENTS OF CHP. It is understood and agreed that all persons hired or engaged by the Riverside Community College District shall be considered to be employees or agents of CHP and not of COUNTY.

22. BINDING ON SUCCESSORS. CHP, its assignees and successors in interest, shall be bound by all the terms and conditions contained in this Agreement, and all of the parties thereto shall be jointly and severally liable hereunder.

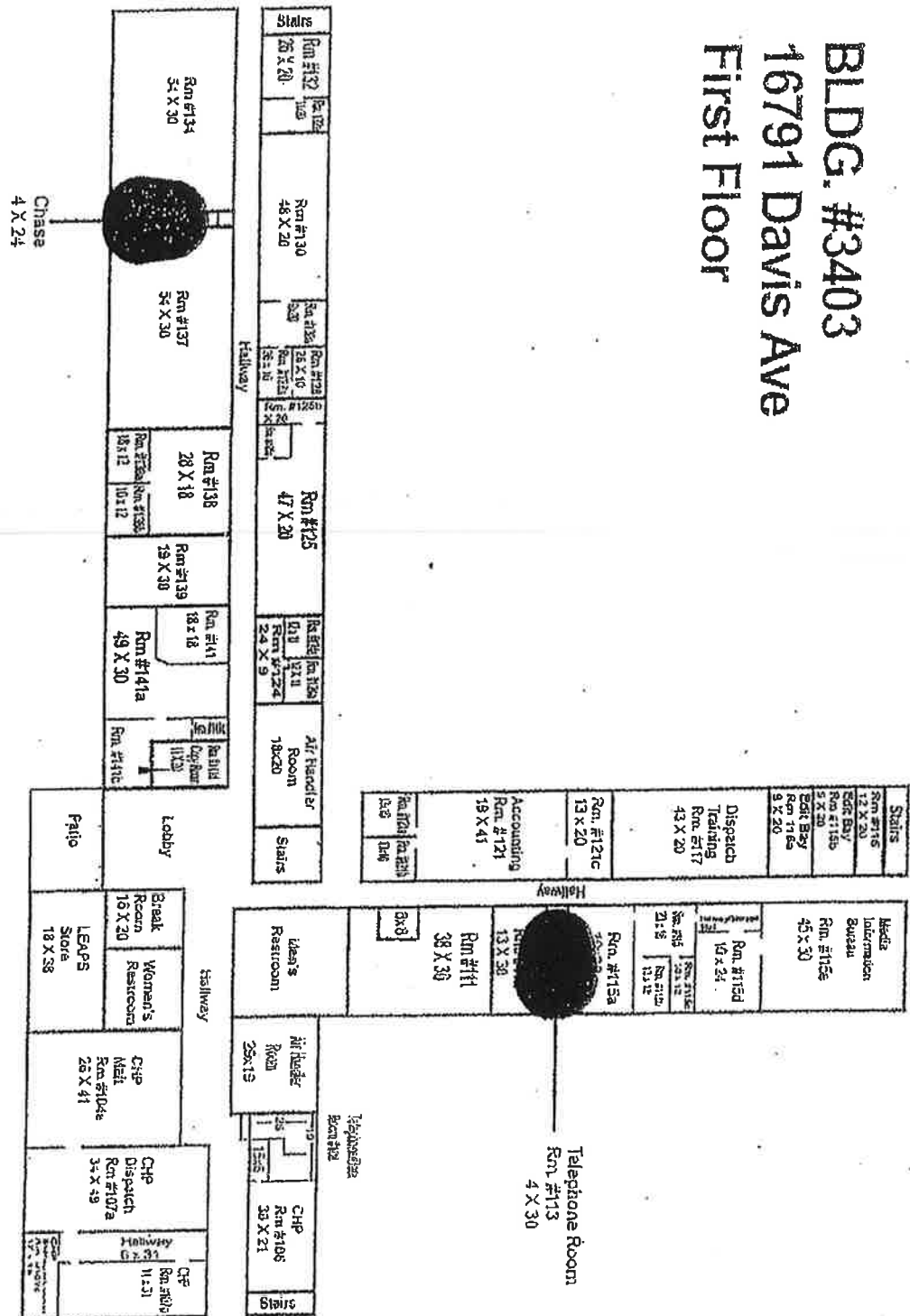
23. SEVERABILITY. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or enforceable, the remaining provisions shall continue in full force and effect.

24. NON-DISCRIMINATION. The parties assure that they will comply with Title VII of the Civil Rights Act of 1964, the Civil Rights Act of 1990, the American's with Disabilities Act of 1990, and that no person shall, on the grounds of race, creed, color, disability, sex, national origin, age, religion, sexual orientation, Vietnam Era Veteran's status, political affiliation or any other non-merit factor to be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination under this Agreement.

- 25. JURISDICTION AND VENUE.** This Agreement shall be construed under the laws of the State of California. In the event any action or proceeding is filed to interpret, enforce, challenge, or invalidate any term of this Agreement, venue shall lie only in the State or Federal courts in or nearest to Riverside County.
- 26. ENTIRE AGREEMENT.** This Agreement may be changed or modified only upon the written consent of the parties. This Agreement is intended by the parties as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof.
- 27. APPROVAL.** This License Agreement requires the approval of the Riverside County Board of Supervisors, Department of California Highway Patrol and the Department of General Services.

Agreement Number 14C093001
EXHIBIT B

**BLDG. #3403
16791 Davis Ave
First Floor**



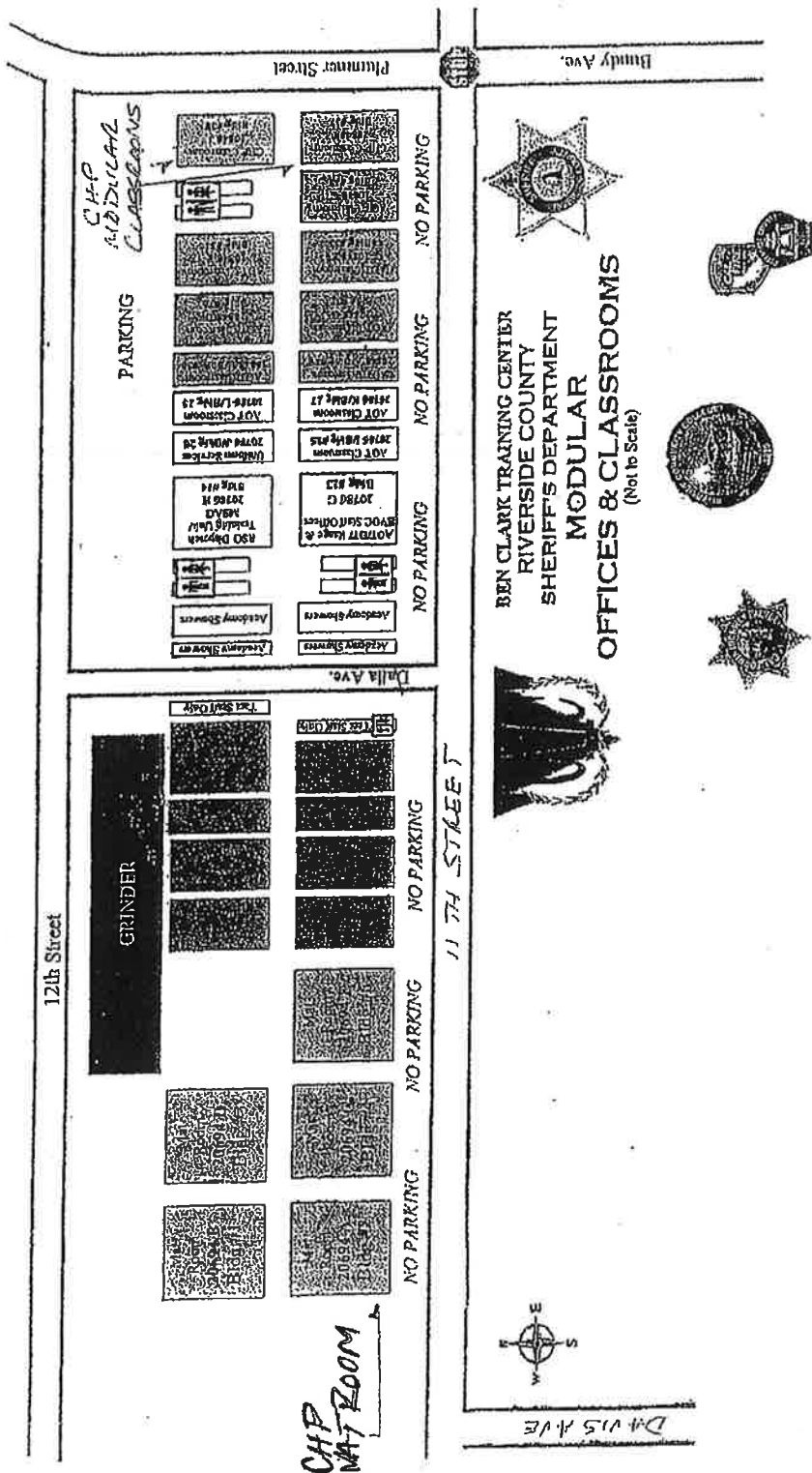
Agreement Number 14C093001
EXHIBIT B

[illegible]

CHARLTS
OFFICE

County of Riverside
 Department of California Highway Patrol
 FLOOR PLANS

Agreement Number 14C093001
 EXHIBIT B



**Schedule of Fees
For Ben Clark
Training Center**

Fee Type	Rate	Usage
Office	\$ 2.13	Per Square Foot Per Month
Classroom	\$ 0.16	Per Square Foot Per Day
	\$ 0.08	Per Square Foot Per Half Day (Minimum use 4 hours = Half Day)
Conference Room	\$ 0.02	Per Square Foot Per Hour (Minimum use 1 hour)
Mat Room:	\$ 0.10	Per Square Foot Per Day
	\$ 0.05	Per Square Foot Per Half Day (Minimum use 4 hours = Half Day)
Lodging	\$ 34.00	Per Night Per Guest
Range	\$ 413.76	Per Day Per Bay
	\$ 206.88	Per Half Day Per Bay (Minimum use 4 hours = Half Day)
Weapon & Ammunition Storage	\$ 0.32	Per Square Foot Per Day
Vehicle & Equipment Storage	\$ 0.04	Per Square Foot Per Day
Drill Grounds	\$ 0.0060	Per Square Foot Per Day
	\$ 0.0030	Per Square Foot Per Half Day (Minimum use 4 hours = Half Day)

County of Riverside
Department of California Highway Patrol
CHP BILLING CHART

Agreement Number 14C093001
EXHIBIT E

RIVERSIDE COUNTY SHERIFF'S DEPARTMENT BEN CLARK TRAINING CENTER CHP BILLING CHART									
Prepared by: Mark Sigman			Last Update: March 24, 2011						
PHYSICAL DESCRIPTION	COUNTY BUILDING NUMBER	MODULAR BUILDING NUMBER	BUILDING LETTER	DESCRIPTION	SQUARE FOOTAGE	CHARGE PER SQUARE FOOT	YEARLY CHARGE	MONTHLY CHARGE	
20894 11TH STREET	MV1234	3	D	MAT ROOM - CHP	3,480	* 0.10/DAY	87,000.00	7,250.00	
16791 DAVIS AVENUE	MV1204	107		CHP - DISPATCH CENTER	1,666	* 0.16/DAY	56,840.00	5,553.33	
16791 DAVIS AVENUE	MV1204	106		CHP OFFICE	720	2.13/MONTH	18,403.20	1,533.60	
16791 DAVIS AVENUE	MV1204	104A		CHP - MAIT - OFFICE	1,066	2.13/MONTH	27,246.96	2,270.58	
16791 DAVIS AVENUE	MV1204	200D		CHP - LT	247	2.13/MONTH	6,313.32	526.11	
20848 11TH STREET	MV1204	107B		DISPATCH OFFICE	1,122	2.13/MONTH	28,578.32	2,389.86	
20848 11TH STREET	MV 057	37	I	CHP MODULAR	2,160	2.13/MONTH	55,209.80	4,600.80	
20848 11TH STREET	MV 058	38	J	CHP MODULAR	2,160	2.13/MONTH	55,209.80	4,600.80	
TOTAL CHARGES							2,344,701.00	28,725.08	

* RATES BASED ON 250 TRAINING DAYS

**COUNTY OF RIVERSIDE, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

<u>Subject:</u>	<u>Policy Number</u>	<u>Page</u>
BEN CLARK PUBLIC SAFETY TRAINING CENTER FACILITY USE	H-30	1 of 1

PURPOSE

This policy provides guidelines for the use of the Ben Clark Public Safety Training Center.

FACILITY DESCRIPTION

The Ben Clark Public Safety Training Center is located in Riverside County and jointly operated by the Riverside County Sheriff's and Riverside County Fire Departments. The center offers a variety of training facilities and venues for public safety personnel.

CONDITIONS OF USE

1. Use of the facility is on a space available basis. The Riverside County Sheriff and Fire departments have priority usage.
2. Use of the facility is restricted and available only to agencies that provide a nexus to local and state public safety training. Any request for use outside public safety training operations must be addressed to Riverside County Facilities Management.
3. Reservations for facility use can be made by contacting either the Riverside County Sheriff or Riverside County Fire at the Ben Clark Public Safety Training Center.
4. Non-county entities will be required to complete an "Agreement for Use of the Ben Clark Public Safety Training Center" at least two weeks prior to the requested use date. The user agrees to pay the County the facility use fees approved by the Board of Supervisors. The Board reserves the right to periodically revise these rates.
5. Displays of art and the distribution of information or other media must be reviewed and approved in advance by either the Riverside County Sheriff or Fire Department Ben Clark Public Safety Training Center commander.
6. All buildings at the training center are non-smoking. Smoking on the grounds is only permitted in identified designated areas.

Reference:

Minute Order 3.13 of 05/05/09

BOARD OF SUPERVISORS


COUNTY OF RIVERSIDE

RESOLUTION NO. 2014-181

RATIFY THE STANDARD AGREEMENT 14C093001 BETWEEN CALIFORNIA HIGHWAY PATROL, ON BEHALF OF RIVERSIDE COUNTY SHERIFF'S DEPARTMENT, FOR A LICENSE AGREEMENT IN THE AMOUNT OF \$1,261,508.42 FOR CONTINUED USE OF THE BEN CLARK PUBLIC SAFETY TRAINING CENTER THROUGH JUNE 30, 2017.

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on _____ at 9:00a.m, in the meeting room of the Board of Supervisors located on the First Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, ratify the Standard Agreement No. 14C093001 the "License Agreement" between the California Highway Patrol, and the County of Riverside, on behalf of Riverside County Sheriff's Department, which grants a license to use the Ben Clark Public Safety Training Center whereby the California Highway Patrol, shall provide reimbursement for adequate office and classroom space, use of the mat room, and range facilities for the purpose of teaching criminal justice courses at the Ben Clark Public Training Center (BCTC) to the County of Riverside.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chairman of the Board of Supervisors of the County of Riverside is hereby authorized to execute the Agreement and any other documents for this transaction on behalf of the County of Riverside.

FORM APPROVED COUNTY COUNSEL
BY:  9/8/14
DATE:
PATRICIA MUNROE