

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



**ITEM: 3.21
(ID # 26201)**

MEETING DATE:
Tuesday, October 29, 2024

FROM : SHERIFF-CORONER-PA

SUBJECT: SHERIFF-CORONER-PA: Approve 'Phase 1B', of the Pre-Development Agreement (PDA) with Griffin/Swinerton, LLC ("Vendor") for the Ben Clark Training Center's ("BCTC") Modernization Project ("Project"). Phase 1B of the PDA is expected to last one (1) calendar year from the issuance of the Notice of Proceed ("NTP") by the Riverside Sheriff's, Project Management Office ("PMO") to the awarded Vendor and will focus only on "Project Discovery/Establishment of Pre-Development Costs" services. All Districts: Total Cost - \$4,950,000; including up to \$450,000 in additional compensation 100% Sheriff's General Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Phase 1B (Project Discovery/Establishment of Pre-Development Costs) of the Pre-Development Agreement between the County and Griffin/Swinerton, LLC for the BCTC Project's total aggregate amount of \$4,950,000 for up to one calendar year from the issuance of the Notice To Proceed;
2. Authorize use of the Sheriff's FY24/25 General Fund Budget not to exceed \$4,950,000, for incurred project related expenses;
3. Authorize the Chair of the Board to execute the Agreement on behalf of the County; and
4. Authorize the Sheriff's Director of Project Management Office (PMO) or Designee, based upon the availability of funding and as approved as to form by County Counsel to sign amendments that do not change the substantive terms of the Agreement and does not exceed the sum total of 10% annually.

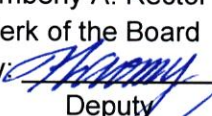
ACTION:Policy


Donald Sharp, Undersheriff 10/17/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 29, 2024
xc: Sheriff

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$3,712,500	\$1,237,500	\$4,950,000	\$ 0
NET COUNTY COST	0	0	0	\$ 0
SOURCE OF FUNDS: 100% Sheriff's General Fund			Budget Adjustment: No	
			For Fiscal Year: 24/25-25/26	

C.E.O. RECOMMENDATION: Approve

BR: 25-030

Prev. Agn. Ref.: 1/9/24 MT# 23709

BACKGROUND:

Summary

The objective of the Ben Clark Training Center (BCTC) Project is for Riverside County to construct a new state-of-the-art training and educational campus for public safety, government, and educational partners to train and equip public safety personnel with effective law enforcement and emergency management response tools and techniques. This Project relates to the Quitclaim Deed between the county and the U.S. Air Force which requires the use of approximately 375 acres of land to be maintained for law enforcement and emergency management response purposes. The Project is constrained by land use restrictions for surrounding real estate as per the conditions of the Quitclaim Deed with the U.S. Air Force. The environmental impact study is necessary to satisfy all the requirements set forth in the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA) and obtain full environmental clearance/approval for the Project at BCTC.

The Project will address the immediate and future training and regional operations requirements of law enforcement and emergency management response personnel from the Riverside Sheriff's Office (RSO), Riverside County Fire, California Highway Patrol (CHP), Emergency Management Department (EMD), Riverside Community College District (RCCD), Code Enforcement, Transportation and Land Management Agency (TLMA), and other potential Riverside County Department partners (Local, State and/or Federal agencies, etc.).

The PDA for the Project will have three (3) overall Stages (*or "Phases" with "sub-phases"*): (1) Planning, (2) Design, and (3) Construction. The Planning Stage has three (3) phases (*or sub-phases*): Phase 1A - Needs Assessment, Phase 1B - Project Discovery, and Phase 1C - Conceptual Drawings, Budget, and Community Engagement.

Phase 1B, which focuses on the "Project Discovery/Establishment of Pre-Development Costs" services will transition this project into the next phase of the Pre-Development Services (the "Phase 1B Work") as defined in the appended 'Exhibit A' to this First Amendment. This Phase's scope of work will include site due diligence, review, and analysis of the existing BCTC 375-acre site. There will be a comprehensive assessment of BCTC's existing utility infrastructure

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including the campus' wet and dry utility capacity. During this Phase ("1B"), site service with Electrical and Gas utility companies will be reviewed, coordinated A microgrid feasibility report will be developed. Field investigations will be conducted and an aerial topographic survey, an analysis of existing drainage and associated investigations will be conducted.

The County seeks to create a financial revenue stream to sustain BCTC's operations and maintenance requirements with a lifecycle capital improvement plan/program by bringing appropriate partners together to maximize the beneficial use of this campus for law enforcement and emergency management response.

The County will seek to maximize participation and competition from the private sector on their input to drive innovation in the planning, design, and construction phases of this Project to minimize the impact it has on adjacent properties.

Impact on Residents and Businesses

In efforts to serve the growing needs of Riverside County, the development of the Ben Clark Training Center will help the County meet its obligations to protect public safety by creating a regional hub for training and operations of law enforcement and emergency management response. It will assist our County public safety agencies, along with external partners, to better collaborate and increase efficiencies in training and operations.

Additional Fiscal Information

This is a large-scale multi-phased P3 project that will require creative and flexible financing options, such as external grants, bonds, and other financial resources. The BCTC Project will necessarily provide operational savings in the form of consolidation of facilities and providing countywide services from a central location. Throughout, the County Executive Office finance team will serve as an active participant in the process with respect to the structure, rating, pricing, and continuing disclosure obligations of chosen financing.

For Phase 1B of the PDA, the Department will establish a contract with vendor Griffin/Swinerton, LLC in the amount of \$4,500,000 for professional services needed to establish the BCTC Modernization Project's Scope of Work (SOW) for the proposed regional training facility.

In Phase 1B of the PDA, under the oversight of the Sheriff's PMO, the vendor will complete the necessary site due diligence and provide the County with a Master Plan that is comprehensive of: a design narrative, a construction phasing and implementation plan, an architectural site plan, a grading and drainage concept plan, a fire access plan, a site security plan, a stakeholder engagement strategy plan.

Utilizing the data collected and analysis completed in "Phase 1A" of this project and the scope of services of "Phase 1B" including the Master Plan referenced above, a comprehensive, conceptual level project schedule and project budget will be developed at the completion of "Phase 1B."

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The vendor has highly qualified staffing and extensive experience in supporting several local municipalities and public agencies on projects similar to this one, and their knowledge is critical in ensuring all necessary and programmatic steps needed to initiate and plan a successful project are met.

The department is requesting to spend a total of \$4,950,000 This amount includes the service cost, 10% contingency, and Griffin/Swinerton's professional support cost. The total cost for the environmental impact study and professional support will be funded through the RSO's approved budget.

Cost Breakdown

Vendor	Full Amount	10% Contingency	Total Request
Griffin/ Swinerton, LLC	\$ 4,500,000	\$ 450,000	\$ 4,950,000
		Total Request	\$ 4,950,000

Contract History and Price Reasonableness

To maximize participation and competition from the private sector on their input to drive innovation in the planning, design, and construction phases of this Project, the Sheriff's PMO worked to issue a Request for Qualifications (RFQ) for a prospective project developer. Four Statements of Qualifications (SOQs) were received for the BCTC Modernization project. Griffin/Swinerton was deemed the most qualified proposer demonstrating high success with a multi-phased Design Build Finance (DBF) approach and Public Private Partnership (P3) deal structure.

On March 23, 2023, the Sheriff's PMO issued a Request for Qualifications (RFQ) for a multi-phased delivery Public-Private Partnership (P3) development of the Ben Clark Training Center Modernization Project. Fifty-four (54) individual firms downloaded the RFQ, and four (4) vendors submitted their SOQs. The Sheriff's PMO assembled a 15-member panel to interview and score the four (4) Developer teams' SOQs. This panel was comprised of Subject-Matter-Experts (SME) from the Riverside Sheriff's Office, the County of Riverside's Executive Office, Riverside County's Transportation and Land Management Agency (TLMA), County Fire, the County of Orange's and the County of San Bernardino's respective Department of Public Works and leaders of the respective Departments of Public Works from the California Cities of Menifee, Moreno Valley, Riverside, Yorba Linda and Huntington Beach.

SOQs were assessed based on the criteria set forth in the appended RFQ: overall response to the RFQ requirements, bidders experience and abilities, references, and financial capacity. In addition to the vendors submitting SOQs, there were individual interviews of each of the four (4) developer teams, conducted by the same 15-member panel of SME panels to assess each vendor's qualifications and capacity to take on this large and complex project. As a result of the reviewed/scored SOQs and Interviews, Griffin/Swinerton, LLC was selected as the best vendor with DBF and P3 delivery experience and expertise in multidisciplinary public safety training facilities and master planned civic campuses. Therefore, it is recommended that the County of

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Riverside enter into a Pre-Development Agreement (PDA) with this vendor (Griffin/Swinerton, LLC) as the preliminary step towards a full Development Agreement via Public Private Partnership (P3) delivery method.

ATTACHMENTS:

- 3 – Amended Pre-Development Agreement
- Exhibit A – Scope of Work and Deliverables for BCTC Predevelopment Phase 1B
- Exhibit B – Schedule for BCTC Predevelopment Phase 1B
- Exhibit C – Budget and Fees for BCTC Predevelopment Phase 1B


Rebecca S Cortez, Principal Management Analyst 10/21/2024


Aaron Gettis, Chief of Deputy County Counsel 10/16/2024

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

**First Amendment and Restatement to the Pre-Development Agreement
for the Ben Clark Training Center Modernization Project
Phase 1B: Project Discovery and Establishment of Pre-Development Costs**

This FIRST AMENDMENT AND RESTATEMENT to the PRE-DEVELOPMENT AGREEMENT FOR THE BEN CLARK TRAINING CENTER MODERNIZATION PROJECT (the "*First Amendment*") is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("*County*") and GRIFFIN / SWINERTON, LLC, a State of Delaware limited liability company ("*Developer*"), as of October 29, 2024. County and Developer may individually be referred to herein as a "*Party*," and collectively as the "*Parties*."

RECITALS

- A. County and Developer entered into a written Pre-Development Agreement, dated February 29, 2024 (the "*PDA*" or the "*Contract*") for Pre-Development Services for the Ben Clark Training Center Modernization Project (the "*Project*").
- B. The PDA contemplated that Developer's Pre-Development Services would be completed in multiple phases, with Developer originally to perform only the Phase 1A work for the Project and additional phases being added to the PDA via amendment to the PDA.
- C. County and Developer desire to amend certain terms of the PDA as set forth in this First Amendment to have Developer provide services and deliverables for Phase 1B (Project Discovery/Establishment of Pre-Development Costs) of the Project.

FIRST AMENDMENT

1. **Incorporation of Recitals.** All of the recitals set forth above are hereby approved and incorporated into the body of this First Amendment for all purposes allowed by law as if copied in their entirety.
2. **Defined Terms.** Capitalized terms that are not defined in this Amendment shall have the meanings ascribed to them in the PDA.
3. **Clarification of Pre-Development Phases.** Revise Recital G to the PDA to read as follows:

County and Developer are each entering into this Contract with the intent that Developer will provide all of the services required to fully and completely develop the phased Project in accordance with the RFQ and Developer's multi-phase proposal selected by County, subject to County's discretionary approval of the results of each phase of services, which are required before commencement of subsequent phases. County anticipates that the Pre-Development Services will be performed in four phases. The pre-development phases will include Phase 1A (Needs Assessment), Phase 1B (Project Discovery and Establishment of Predevelopment Costs), Phase 1C (Conceptual Drawings, Budget, and Community Engagement) and Phase 2 (Design). If County

approves the Phase 1A Deliverables, then the parties will mutually negotiate in good faith a more detailed amended and restated version of this Contract that will replace this Contract and will address subsequent phases of the requisite Pre-Development Services.

4. **Phase 1B Work and Phase 1B Deliverables.** Developer shall perform the next phase of the Pre-Development Services (the "**Phase 1B Work**") as defined in **Exhibit A** to this First Amendment and shall submit the Phase 1B Deliverables (as defined in **Exhibit A** to this First Amendment) to County for review and approval. For purposes of defining the Parties' obligations related to the Phase 1B Work and Phase 1B Deliverables, all references in the PDA to the Phase One Work, Phase One Deliverables, and **Exhibit A** will be deemed to mean the Phase 1B Work, Phase 1B Deliverables, and **Exhibit A** attached to this First Amendment. All references in the PDA to Pre-Development Services will be deemed to include the Phase 1B Work and Phase 1B Deliverables.

Upon receipt of the Phase 1B Deliverables, County will have 60 days to respond to Developer with County's comments or approval. Developer shall complete the Phase 1B Work, including any modifications to the Phase 1B Deliverables to address County's review comments, no later than 45 days after receipt of County's comments. The approved schedule to perform the Phase 1B Work is attached to this First Amendment as **Exhibit B**. For purposes of defining the Parties' obligations related to the Phase 1B Work and Phase 1B Deliverables, all references in the PDA to the Phase One schedule and **Exhibit B** will be deemed to mean the Phase 1B schedule and **Exhibit B** attached to this First Amendment. Developer will provide County with detailed monthly updates to the County-approved Phase 1B schedule. County will have 60 days after (i) County's approval of the Phase 1B Deliverables or (ii) Developer's response to County's Phase 1B Deliverables review comments, as applicable, to elect one of the following options:

- (a) Terminate the Contract; or
- (b) Proceed with the next phase of services for the Project pursuant to a mutually negotiated amendment and restatement of the Contract.

5. **Phase 1B Pre-Development Costs.** In connection with the performance by Developer of the Phase 1B Work, Developer will incur costs, expenses and other financial obligations ("**Phase 1B Pre-Development Costs**"). The Phase 1B Pre- Development Costs for the Phase 1B Work are included in the fixed lump sum budget attached to this First Amendment as **Exhibit C** (the "**Budget**") and are anticipated to include: (i) personnel costs; (ii) due diligence costs, (iii) consultant fees, (iv) Developer fixed overhead and Developer fixed fee, (v) insurance, (vi) contingency, and (vii) other Project costs and expenses. The Phase 1B Pre- Development Costs shall be paid in accordance with the Contract. If the Contract is terminated by the County, the completed portions of Phase 1B Pre- Development Costs shall be paid by County to Developer as provided in Section 5 of the Contract.

For purposes of defining the Parties obligations related to payment for the Phase 1B Work, all references in the PDA to Phase One Pre-Development Costs or Pre-Development Costs will be deemed to mean the Phase 1B Pre-Development Costs. All references in the PDA to the Budget and **Exhibit C** will be deemed to mean the Budget for the Phase 1B Pre-Development Costs and to **Exhibit C** attached to this First Amendment.

- 6. Force Majeure Delays.** Section 5.4 of the PDA is amended by deleting the following “deleted sentences” and replacing them in their entirety with the following “amended sentences:”

Deleted Sentences

Neither party shall be assessed with damages during any delay beyond the time needed for the performance of this Contract caused by any act of God, fires, floods, earthquakes, other natural disasters, epidemics and pandemics, supply-chain impacts, nuclear incidents, strikes, lockouts, war, civil disorder, governmental statutes or regulations enacted or imposed after the fact, or other cause beyond its reasonable control, during which said party is unable to perform. To the extent a party is prevented from performing its obligations by any of the force majeure events described in the previous sentence, such delays will be “Force Majeure Delays.”

Amended Sentences

Neither party shall be assessed with damages during any delay beyond the time needed for the performance of this Contract caused by any act of God, fires, floods, earthquakes, hurricanes, tornadoes, other natural disasters, lack of power to the Project Site, epidemics pandemics, and pandemic related delays (including unavoidable supply-chain issues) directly resulting from Riverside County Health Official Order or Federal or State Executive Orders, nuclear incidents, strikes, lockouts, war, civil commotion, civil disorder, protests, acts of terrorists, , governmental statutes or regulations enacted or imposed after the execution of this Agreement, , or other cause beyond its reasonable control, during which said party is unable to perform. To the extent a party is prevented from performing its obligations by any of the force majeure events described in the previous sentence, such delays will be “Force Majeure Delays.”

- 7. Interpretation and Conforming Amendments.** This First Amendment will be interpreted liberally by the Parties hereto and by any party reviewing the terms of the PDA or the First Amendment with a view toward accomplishing the expressed intentions of the Parties hereto. It is specifically understood and agreed by the Parties hereto that all such other and further amendments to the PDA necessary and helpful to conform the PDA to the terms and provisions of this First Amendment will be deemed by the Parties and by any such

reviewer to have been made to the PDA even though any relevant portion of the PDA has not been expressly referred to or specifically amended in this First Amendment.

In the event of a conflict between the terms of the PDA and the terms of this First Amendment, the terms of this First Amendment will control, including any necessary or helpful conforming amendments to the PDA authorized by the provisions of this First Amendment. All other terms and conditions of the PDA will remain unchanged and in full force and effect. The agreements contained in this First Amendment shall not be construed in favor of or against any Party but shall be construed as if each Party jointly drafted this First Amendment. The PDA and this First Amendment represent the entire understanding between the Parties as to the subject matter of each document.

8. Miscellaneous Provisions. The following miscellaneous provision are a part of this First Amendment:

- (a) Notwithstanding anything in this First Amendment, the provisions set forth in the PDA remain unchanged for purposes of defining the Parties' obligations related to the Phase One Work, Phase One Deliverables, Phase One Scope of Work (Exhibit A), Phase One schedule (Exhibit B), Phase One Budget (Exhibit C) and other "Phase One" activities, provided that the use of "Phase One" for these purposes shall mean "Phase 1A."
- (b) Except to the extent provided herein, including any necessary or helpful conforming amendments to the PDA authorized by the provisions of this First Amendment, all provisions of the PDA shall remain unchanged and in full force and effect and exist as if set forth herein in their entirety.
- (c) This First Amendment is and shall be effective on the date of execution by the last party to sign this First Amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the day and year set forth above.

ATTEST:
KIMBERLY A. RECTOR, Clerk
By  DEPUTY



<p>County County of Riverside, a political subdivision of the State of California</p> <p>By:  CHUCK WASHINGTON CHAIR, BOARD OF SUPERVISORS</p> <p>Date: <u>10/29/2024</u></p> <p>AS RECOMMENDED BY:</p> <p>By: _____ Remon Tadrous Director, Sheriff's Project Management Office</p> <p>Date: _____</p> <p>By: _____ David Lelevier Assistant Sheriff</p> <p>Date: _____</p> <p>APPROVED AS TO FORM: Minh C. Tran County Counsel</p> <p>By:  Kristine Bell-Valdez Deputy County Counsel</p> <p>Date: <u>10/9/24</u></p>	<p>Developer Griffin/Swinerton LLC, a Delaware limited liability company</p> <p>By: _____ Roger Torriero Principal</p> <p>Date: _____</p> <p>By: _____ Korin Crawford Executive Vice President</p> <p>Date: _____</p>
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EXHIBIT A
SCOPE – PHASE 1B WORK AND DELIVERABLES

See attached.

EXHIBIT B
SCHEDULE FOR PHASE 1B SERVICES

See attached.

**EXHIBIT C
PHASE 1B BUDGET**

See attached.

EXHIBIT A

BEN CLARK TRAINING CENTER MODERNIZATION

PREDEVELOPMENT PHASE 1B SCOPE OF WORK AND RELATED DELIVERABLES

TASK 1: DEVELOPMENT PROJECT MANAGEMENT

- a) Due Diligence and Master Planning
 - i) **Scope**
 - 1) Assemble the development team
 - 2) Lead the development team and coordinate all its activities
 - 3) Cost estimating
 - 4) Cash flow forecasting
 - 5) Schedule management
 - 6) Lead team meetings
 - 7) Management reporting
 - ii) Deliverables
 - 1) Cost estimates and project cost reports
 - 2) Cash flow reports
 - 3) Project schedule and regular updates
 - 4) Meeting reports
 - 5) Monthly executive level reports

TASK 2: SITE DUE DILIGENCE AND ANALYSES OF:

- a) Existing Project Materials
 - i) **Scope**
 - 1) Complete review of available site information (Continued Efforts from Phase 1A)
 - 2) Obtain and review County (and other AHJ) standards
 - 3) Field investigations:
 - a) Title constraints map
 - b) Aerial topographic survey
 - c) Analysis of existing drainage
 - ii) **Deliverables**
 - 1) Catalog site information reviewed in Existing Documentation Log
 - 2) Catalog County standard in Project Information Matrix
 - 3) Catalog investigations findings in Existing Documentation Log and Title Constraints Map
 - 4) Propose scope and deliverables for next phase
- b) Utilities
 - i) **Scope**
 - 1) Assess existing utility infrastructure
 - 2) Determine preliminary wet and dry utility demands
 - 3) Investigate service capacities with wet and dry utility agencies

- 4) Data gathering in preparation for microgrid feasibility analysis

ii) Deliverables

- 1) Document and diagram existing and required primary utility services on Composite Existing Utility Plan
- 2) Report on wet and dry utility preliminary demand and ability to serve in Existing Utility Capacity Report
- 3) Report on the feasibility of a micro grid in Microgrid Feasibility Report

c) Project Site

i) Scope

- 1) Review/Document County and authority having jurisdiction (AHJ) development standards
- 2) Develop threat assessment and security planning concept
 - a) See included "Predevelopment Phase 1B Protective Design Sub-Scope and Sub-Deliverables" for additional details.
- 3) Identify carbon reduction opportunities
- 4) Desktop geotechnical engineer review and report on expected soil percolation properties
- 5) Interface with Dudek for ESA development and EIR impacts

ii) Deliverables

- 1) Catalog development standards, constraints and opportunities (inclusive of zoning, general plan and BRAC/JSP requirements) in Project Information Matrix and Project Constraint/Opportunity Plan
- 2) Threat and Security Concept Diagrams
- 3) Document carbon reduction opportunities in Project Goals

TASK 3: MASTER PLANNING:

a) Master Planning

i) Scope

- 1) Master plan development working sessions
- 2) Confirm site area and adjacencies per zone
- 3) Develop grading and drainage concepts
 - a) Drainage and water quality report
- 4) Develop utilities and infrastructure concepts
- 5) Develop resiliency analysis
 - a) Structural systems
 - b) LEED
 - c) Zero net energy (ZNE)
 - d) Develop Microgrid master plan
- 6) Develop fire access master plan
- 7) Develop site phasing plan options & prioritization
 - a) Initial phase options for consideration
 - b) Related parcel development
 - c) ROM budgeting update
- 8) Develop final site master plan development

- 9) Value and constructability management
- 10) Budgeting and scheduling

ii) Deliverables

- 1) Master plan vision inclusive of
 - a) Design Narrative
 - b) Phasing and Implementation Plan
 - c) Imagery
 - d) Resiliency and Sustainability Report
- 2) Design Documentation
 - a) Architectural Site Plan
 - b) Grading and Drainage Concept Plans
 - c) Utility Master Plan (offsite service requirements and onsite distribution plan)
 - d) Master Plan Basis of Design and Technical Concept Studies inclusive of:
 - (i) Water Quality Report
 - (ii) On-site Energy Generation Studies
 - e) Fire Access Plans
 - f) Site Security Plans
- 3) Conceptual Level Project Budget
- 4) Conceptual Level Project Schedule
- 5) Site Logistics Plan (construction access and phasing)

TASK 4: COALITION BUILDING & COMMUNITY ENGAGEMENT:

- a) Stakeholder Engagement Strategy Plan
 - i) Scope**
 - 1) Continue to make necessary updates and edits to plan
 - 2) Maintain stakeholder database and log comments/questions
 - ii) Deliverables**
 - 1) Updated Engagement Strategy Plan
 - 2) Stakeholder Database
- b) Engagement Plan Implementation
 - i) Scope**
 - 1) Develop Project Collateral – BCTC Design Phase
 - 2) Communication launch
 - 3) Coordinate and/or manage outreach for political stakeholder meetings & communication
 - 4) Share project goals, benefits and timeline by organizing and leading community stakeholder meetings and interviews
 - ii) Deliverables**
 - 1) Dedicated project website & project email
 - 2) Informational handout/fact sheet
 - 3) Email/newsletter text
 - 4) PowerPoint presentation for road shows/presentations
 - 5) Project FAQ

- 6) Social media plan and graphics
- 7) Press release
- 8) Informational poster
- 9) Digital advertising assets
- 10) Prepare a video explaining project – including need & benefits to community
- 11) Spanish translation/layout for select materials
- 12) Launch website
- 13) Periodic social media messaging
- 14) Secure inclusion in public & organizational newsletters
- 15) Secure news media coverage – local, regional
- 16) Informational pop-ups at local events
- 17) One-one-one meetings with approved leaders to introduce project and build enthusiasm
- 18) Regular communication with key stakeholders via phone check-ins, email, etc.
- 19) One-on-one and small group meetings with key stakeholders
- 20) Schedule and attend meetings of existing groups and organizations (road shows)
- 21) Schedule and facilitate community/neighborhood meetings
- 22) Questions and answers; response to public emails and phone calls

TASK 5: Existing Facilities Condition Assessment and Comparative Analysis

a) Facilities Conditions Assessment

i) Scope

- 1) Facilities conditions assessment (FCA) inclusive of physical inspection, record review of and reports for the following existing buildings:
 - a) Sheriff's Administration (CJB) - 4095 Lemon St., Riverside
 - b) SIB/MCB/TSB - 14th street TI., Riverside
 - c) SIB/MCB/TSB - 1500 Castellano Rd., Jurupa Valley
 - d) Ben Clark Training Center - 16791 Davis Ave., Riverside
 - e) Dispatch Center/PSEC - 7195 Alessandro Blvd., Riverside
 - f) Forensics - 86625 Airport Boulevard, Thermal
- 2) Identify and recommend improvements and upgrades necessary to comply with current seismic, accessibility and energy requirements for the current facility use.
- 3) Identify and recommend improvements and upgrades necessary to ensure mechanical and electrical systems are operating at capacity.

ii) Deliverables

- 1) Facilities conditions assessment report
- 2) Capital cost estimate based on report findings.

b) Present Value and Future Operating Costs Assessment

i) Scope

- 1) Facilities operations costs assessment (FOCA) for the following existing buildings:
 - a) Sheriff's Administration (CJB) - 4095 Lemon St., Riverside
 - b) SIB/MCB/TSB - 14th street TI., Riverside
 - c) SIB/MCB/TSB - 1500 Castellano Rd., Jurupa Valley
 - d) Ben Clark Training Center - 16791 Davis Ave., Riverside
 - e) Cal ID 1260 Palmyrita Ave., Riverside

- f) Dispatch Center/PSEC - 7195 Alessandro Blvd., Riverside
 - g) Dispatch East 73520 Fred Warning Dr., Palm Desert
 - h) PMO & PSB 3403 10th Street, Riverside
 - i) Forensics - 86625 Airport Boulevard, Thermal
 - j) SEB 24312 Daytona Cove, Perris
- 3) Extrapolate and escalate current operating costs as provided by RSO to determine operating cost of existing facilities and a comparison to new facilities.

ii) Deliverables

- 1) Total cost of operations report.

c) Anticipated Workplace Efficiency Improvements Assessment

i) Scope

- 1) Research and provide findings that substantiate anticipated productivity, retention and efficiency improvement that can be expected from new facilities.

ii) Deliverables

- 1) Anticipated Workplace Efficiency Improvements report.

TASK 6: SECURITY PLANNING

a) Due Diligence

i) Scope

- 1) Provide protective design and technical security expertise.
- 2) Collaborate with the RSO to work towards a campus-wide and facility-specific physical security design criteria with strategic countermeasures serving to mitigate potential human-induced threats (i.e., criminal activity, hostile vehicle, armed attack, explosives, etc.) that will be developed during Master Planning.
- 3) Review and validate the RSO-prepared risk assessment utilizing an accepted standard of practice methodology (i.e., DHS ISC Risk Management Process, ASIS Security Risk Assessment, etc.) inclusive of following owner provided documentation in relation to all buildings proposed at the training center:
 - a) Threat and opportunity analysis.
 - b) Asset identification, valuation, and characterization.
 - c) Criticality and impact (consequence) analysis.
 - d) Vulnerability and capability analysis.
- 4) Review the risk assessment and verify project-specific design basis threats and levels of protection for the campus infrastructure and each building as well as discuss campuswide and building-specific countermeasures.
 - a) Evaluate existing electronic security administrative and monitoring platforms.
 - b) Review current version model evaluation (current and operational, end-of-life, etc.).
 - c) Assess applicability, the ability to expand/incorporate into new campus development.
 - d) Analyze the ability to interface with edge devices and ancillary security.
 - e) Determine subsystems/devices/platforms that may be recommended as mitigative measures.
 - f) Assess effectiveness in a monitoring environment based on preliminary high-level anticipated systems monitoring workflows and staffing.
- 5) Evaluate existing systems standards.

- a) Standards consistency with anticipated threat mitigation requirements.
- b) Standards consistency with modern electronic security best-practices in similar environments.
- c) Device/System Cost-Benefit effectiveness compared with current best-in-class industry solutions.
- d) Recommendations/Changes/Additions to County-wide platforms to interface with, and/or be consistent in performance with planned Campus systems.

ii) Deliverables

- 1) Physical security design guidance document that serves as a security design roadmap that informs the Master Planning effort providing a design-in-depth approach to deter, detect, deny, delay, and defend the BCTC campus against the human-induced threats and summarizes the following:
 - a) RSO's risk assessment findings.
 - b) Design basis threat (DBT) scenarios and levels of protection (LOP) for each building and criteria development standard of practice references.
 - c) Security system platform assessment and recommendations.
- 2) County Deliverables
 - a) Risk Assessment per ASIS SRA-2024

b) Master Planning

i) Scope

- 1) Identify layers of protection for the mitigation of identified threats to include perimeter security, standoff distances, clear zones, building envelope hardening, and program planning, such as identification and separation requirements for high asset value (protected) functional spaces and high-risk spaces (i.e., public entrance lobby, mailroom, loading dock, etc.).
- 2) Assess maintenance requirements, licensing, upgrades, and warranties.
- 3) Consult for preliminary planning and verification of ROM costs determined by the Construction Manager.
- 4) Assist in the development of security adjacency planning, including the development of lighting standards, use of signage, etc.

ii) Deliverables

- 1) Security boundary plans (i.e., hardening diagrams) and security technology standards and plans for the campus that describe:
 - a) Security technology platform planning priorities.
 - b) Zoning strategy for system and device deployment.
 - c) Monitoring and Surveillance standards and requirements.
 - d) Interface for security monitoring personnel, including monitoring consoles, technologies for incident dispatch and recording.
 - e) Intrusion Detection and Monitoring standards.
 - f) Intercom/Remote Access standards.
 - g) Visitor Management standards.
- 2) Physical security criteria / guidance document structured to provide implementable design recommendations broken down by the following:
 - a) Site Design
 1. Perimeter Fencing
 2. Clear Zones / Unobstructed Space Interior

3. Vehicle Barriers
 4. Standoff Distances
 5. Security Systems (CCTV, Access Control)
- b) Building Design
1. Structure
 2. Envelope
 3. Interior Spaces
 4. Building Systems
 5. Security Systems

Ben Clark Training Center Modernization Schedule

EXHIBIT B

ID	Task Name	Duration	Month -1	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	
1	Phase 1B - Master Planning	52 wks		[Gantt bar from Month 1 to Month 12]													
2	Program Development and Project Management	52 wks		[Gantt bar from Month 1 to Month 12]													
3	Site Due Diligence and Analysis	20 wks		[Gantt bar from Month 1 to Month 5]													
4	Existing Project Material	10 wks		[Gantt bar from Month 1 to Month 2]													
5	Complete review of available site information	2 wks		[Gantt bar in Month 1]													
6	Obtain and review County (and other AHJ) standards	5 wks		[Gantt bar from Month 1 to Month 2]													
7	Field investigations	8 wks		[Gantt bar from Month 1 to Month 3]													
8	Utilities	10 wks				[Gantt bar from Month 3 to Month 5]											
9	Assess existing utility infrastructure	5 wks				[Gantt bar from Month 3 to Month 4]											
10	Determine preliminary wet and dry utility demands	10 wks				[Gantt bar from Month 3 to Month 5]											
11	Investigate service capacities with wet and dry utility agencies	10 wks				[Gantt bar from Month 3 to Month 5]											
12	Micro grid feasibility analysis	10 wks				[Gantt bar from Month 3 to Month 5]											
13	Project Site	10 wks				[Gantt bar from Month 3 to Month 5]											
14	Review/Document County and AHJ development standards	4 wks				[Gantt bar from Month 3 to Month 4]											
15	Identify carbon reduction opportunities	4 wks				[Gantt bar from Month 3 to Month 4]											
16	Interface with Dudek for ESA development and EIR impacts	10 wks				[Gantt bar from Month 3 to Month 5]											
17	Master Planning	47 wks			[Gantt bar from Month 2 to Month 12]												
18	Master plan development working sessions	8 wks			[Gantt bar from Month 2 to Month 3]												
19	Confirm site area and adjacencies per zone	4 wks				[Gantt bar from Month 3 to Month 4]											
20	Develop grading and drainage concepts	12 wks				[Gantt bar from Month 4 to Month 6]											
21	Develop utilities and infrastructure concepts	12 wks				[Gantt bar from Month 4 to Month 6]											
22	Develop resiliency analysis	8 wks				[Gantt bar from Month 4 to Month 5]											
23	Develop fire access master plan	4 wks					[Gantt bar from Month 6 to Month 7]										
24	Develop final site master plan development	11 wks					[Gantt bar from Month 6 to Month 8]										
25	Develop site phasing plan options & prioritization	6 wks						[Gantt bar from Month 8 to Month 9]									
26	Budgeting and scheduling	10 wks											[Gantt bar from Month 10 to Month 12]				
27	Coalition Building & Community Engagement	48 wks			[Gantt bar from Month 2 to Month 12]												
28	Stakeholder Engagement Strategy Plan	6 wks			[Gantt bar from Month 2 to Month 3]												
29	Engagement Plan Implementation	48 wks			[Gantt bar from Month 2 to Month 12]												
30	Existing Facilities Condition Assessment and Comparative Analysis	27 wks		[Gantt bar from Month 1 to Month 6]													
31	Facilities conditions assessment and report	9 wks		[Gantt bar from Month 1 to Month 3]													
32	Total cost of operations assessment and report	18 wks			[Gantt bar from Month 2 to Month 5]												
33	Security Planning	14 wks			[Gantt bar from Month 2 to Month 4]												
34	RSO completes and issues risk assesment to Development Team	1 wk															
35	Develop threat assessment and security planning concept	10 wks			[Gantt bar from Month 2 to Month 4]												

**EXHIBIT C
PREDEVELOPMENT PHASE 1B BUDGET
BEN CLARK TRAINING CENTER**

	COMPONENT	Pre-development Phase 1B	COMMENTS
1	CONCEPTUAL PLANNING AND DESIGN		
	Architecture		LPA
	Task 2 - Due Diligence		
	Review Existing Project Materials	30,095	
	Utilities	26,100	
	Project Site	39,160	
	Reimbursables	4,300	
	Task 3 - Master Planning	413,840	
	Reimbursables	18,625	
	Task 5 - Existing facility condition assessment and comparative analysis	206,000	
	Reimbursables	9,300	
	Law Enforcement Design		MWL
	Task 2 - Due Diligence	21,846	
	Task 3 - Master Planning	266,288	
	Reimbursables	23,210	
	Task 5 - Existing facility condition assessment and comparative analysis	25,000	
	Fire Safety Design		RRM
	Task 3 - Master Planning	59,994	
	Reimbursables	7,150	
	Civil Engineering		Fuscoe
	Task 2 - Due Diligence		
	Review Existing Project Materials	123,200	
	Utilities	45,100	
	Reimbursables	4,400	
	Task 3 - Master Planning	201,300	
	Reimbursables	6,600	
	Dry Utility Coordination		Morrow
	Task 2 - Due Diligence	14,086	
	Reimbursables	550	
	Task 3 - Master Planning	9,290	
	Microgrid Analysis		Pargen Engineering
	Task 2 - Due Diligence	11,000	
	Task 3 - Master Planning	22,000	
	Security and Protective Design		KPFF
	Task 2 - Due Diligence	80,190	
	Reimbursables	6,050	
	Task 3 - Master Planning	126,500	
	Reimbursables	4,400	
	EVOC Design		MWL/Driven
	Task 3 - Master Planning	38,500	
	Reimbursables	1,925	
	Helipad Design		Bennet
	Task 3 - Master Planning	27,500	
	Reimbursables	1,375	
	Facility Condition Assessment		
	Task 5 - FCA and ops/maintenance cost forecast	95,710	Bureau Veritas
2	MISC SPECIALTY CONSULTANTS		
	Task 4 - Coalition building and community engagement		Circlepoint
	Stakeholder Engagement Strategy Plan	17,000	
	Engagement Plan Implementation	169,000	

	Reimbursables	2,500	
	Task 2 - Due Diligence		
	Geotechnical Engineering	5,000	Leighton
	Task 5 - Existing facility condition assessment and comparative analysis	30,000	Allowance Beacon Econometrics
3	CONSTRUCTION SERVICES		
	Task 3 - Master Planning - Precon services: Conceptual Level Programmatic Budget Estimate, schedule and logistics planning	150,000	Swinerton
	Task 5 - Existing facility condition assessment and comparative analysis - cost estimating	25,000	Swinerton
4	DEVELOPMENT PROJECT MANAGEMENT		Griffin Swinerton
	Legal	75,000	
	Reimbursables	50,000	
	Developer Fixed Overhead	750,000	10 months
	Developer Contingency	456,955	
	Developer Fixed Fee	750,000	10 months
	Insurance	48,961	
	TOTAL	\$ 4,500,000	

Alternate add:

Risk assessment - Complete site risk assessment per ASIS SRA-2024 \$ 120,000 Excluded from scope of work above as this will be provided by RSO