

CITY OF RIALTO

Request for Proposals No. 22-062 to
Design-Build-Finance-Operate-Maintain

A New Police Station

Council Presentation | November 15, 2022



in association with





New Rialto Police Station

**2 Buildings
+
Surface Parking**

Police Headquarters Bldg
40,000 SF, 2-story

Support Building
17,000 SF

257 parking stalls
232 secure +
25 visitor

Annex Site
continued used for
Property & Evidence





Developer

Finance and Asset Management Partner

Architecture and Engineering

Development Management

General Contractor

Property Manager

Architects in Public Safety



**THE SAME TEAM THAT SUCCESSFULLY
DELIVERED:**

Salinas Police Services Headquarters

Salinas, CA

- Design Build Finance Operate Maintain P3 Approach
- 42,300 SF Police Headquarters Building
- 28,500 SF Support Building
- \$51 million (in \$2020)
- Completed and Began Operations in 2020





RIALTO POLICE DEPARTMENT

HEADQUARTERS BUILDING

1ST FLOOR (20,000 SF)

- Lobby
- Patrol, Sallyport
- Duty Bags, Open Locker Area
- Fitness
- Multi-purpose Room
- Records Unit

2nd FLOOR (20,000 SF)

- Office of the Chief
- Admin
- Staff Breakroom
- Community Services Bureau
- Investigations, Narcotics, Street Crime, Traffic, Crime Analysis
- Technical Support, Communications

SUPPORT BUILDING

- Firing Range
- Swat
- Personnel & Training
- Special Operations
- K-9



NEW

CONSTRUCTION

NEW
POLICE
HEADQUARTERS
BUILDING

EXISTING
POLICE
DEPARTMENT
BUILDING
STAYS
OPERATIONAL

EXISTING

- Operational during construction
- Demolished at completion of new

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RIALTO POLICE
DEPARTMENT

CONCEPTUAL OVERALL COST & SCHEDULE

SCHEDULE

1) Predevelopment Phase

- 11 months, November '22 through October '23
- Finalize Program, Design, to Guaranteed Maximum Price (GMP)

2) Development Phase

- 19 months construction of new police facilities
- Move-in to new HQ in 30 months (April 2025)
(11 months predevelopment plus 19 months construction of new)
- 5 months demolition of existing police facilities

BUDGET ESTIMATE	Total
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Construction (Hard) Costs	\$53,466,269
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Soft Costs	\$14,238,161
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Total (\$2022)	\$67,704,430
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Phase 1: Predevelopment (Actual)	\$4.3 million
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Phase 2: Development (Estimate)	\$63.4 million
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OVERVIEW: PROPOSED DBFOM TRANSACTION

Fully transparent, open book process subject to City audit throughout, with City off ramps and government protections

1

PRE-DEVELOPMENT

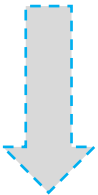
- Collaborative programming, design (schematic design & design development), and approvals
- Guaranteed Maximum Price (GMP) on Total Project Costs; City approved scope & budget
- Fully transparent, prevailing wage, trades competitively bid, completely open book subject to the City's audit
- Cost savings are passed through to the City



2

DEVELOPMENT

- Completion of 100% Construction Documents, completion of construction
- Shall include a Project Labor Agreement (PLA)
- Lease, leaseback transaction: co-terminus Ground Lease (30 Yr) and Facility Lease (30 Yr)
- Tax-exempt bond financing (privately issued) on total project costs
- Ownership transfers to the City at the end of the lease term at no additional cost
- At any time during the lease, City refinance/defease the bonds and assume ownership at no additional cost
- Cost savings are passed through to the City



3

FLEXIBLE O&M

- Flexible operations and maintenance customized to City's and Police Department's needs
- Operational cost savings are passed through to the City
- Private operators / asset managers with experience operating the Salinas PD under the same model

P3 FACILITY LEASE PROPOSAL - CONCEPTUAL

Elements of City's Lease Payment	Total	\$/SF/Yr	\$/SF/Mo
Debt Service ²	4,740,729	83.17	6.93
Operating/Management Costs ³	1,307,097	22.93	1.91
Maintenance Reserve ⁴	57,000	1.00	0.08
Total	\$6,104,826	\$107.10	\$8.93
Notes:			
1	The base lease rates presented in this proposal are conditioned upon all of the qualifications, assumptions, and schedules as set forth therein.		
2	Based on detailed tax-exempt bond financing projects utilizing interest rates at the time of proposal (i.e. total interest costs, avg 4.5% as of July 21 2022) and 63-20 bond financing structure. Actual bond pricing will be established at the time of financing.		
3	Operating/Management cost estimates are based on actual estimates of operating costs for a similarly sized California police station, including utilities and insurance. The estimate provided is reflective of the initial year's costs in today's dollars. City's modified lease rate will reflect actual costs in the then current year.		
4	The maintenance reserve includes general upkeep, repairs, and upgrades (paint, roof repairs, HVAC and elevator maintenance, etc.) and does not include major 10/15-year capital improvements/replacements such as new building systems.		

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2

DEV

TODAY'S CONSIDERATION:

- Approve the Selection of Griffin | Swinerton and Team to Design-Build-Finance-Operate-Maintain a New Police Station Pursuant to Request for Proposals No. 22-062

3

FLEXIBLE

O&M

- Approve the Pre-Development Agreement with budget of \$4,227,190
- Authorize the City Manager to Execute All Documents



**RIALTO POLICE
DEPARTMENT**

Thank You!

Questions?



in association with

