## RESOLUTION NO.\_\_\_\_

| ^ |   | ١ |  |
|---|---|---|--|
| 2 | / | j |  |
| _ |   | • |  |

1

3

4

5

6

7 8

9

1011

12

13 14

15

16

17

1819

20

2122

23

2425

27

26

28

A RESOLUTION OF THE CITY COUNCILL OF THE CITY OF CALIFORNIA APPROVING THE SELECTION SWINERTON, LLC, A DELAWARE LIABILITY COMPANY, AS THE DEVELOPMENT TEAM TO DESIGN-BUILD-FINANCE-OPERATE-MAINTAIN POLICE STATION (IN ACCORDANCE WITH GOVERNMENT SECTION 5956) **PURSUANT** TO REQUEST PROPOSALS NO. 22-062 RELATED TO DEVELOPMENT OF A NEW POLICE STATION ON THE SITE OF THE EXISTING POLICE STATION LOCATED AT 128 N. WILLOW AVENUE AND APPROVING A PREDEVELOPMENT AGREEMENT

**WHEREAS,** on April 26, 2022, the City Council adopted Resolution No. 7870 affirming compliance with the State Surplus Land Act related to the development of a new police station utilizing the public private partnership mechanism set forth in Government Code section 5496; and

**WHEREAS,** on April 28, 2022, the City published its Notice for Request for Proposals #22-062 to Design-Build-Finance-Operate-Maintain a New Police Station, (the "RFP") for the purpose of identifying a uniquely qualified firm or team of firms as the best means for finding a qualified Development Team to design and develop a new police station (Project) through a public-private partnership; and

WHEREAS, the RFP was published on its Planet Bid portal; and

WHEREAS, on July 29, 2022, the City received three proposals in response to the RFP; and

**WHEREAS,** on September 23, 2022, the City held formal interviews with the three proposers submitting responsive proposals to the City pursuant to the RFP; and

**WHEREAS,** based on the proposals submitted and the formal interviews conducted, the City has selected the development team of Griffin | Swinerton, LLC, a Delaware limited liability company, as the most qualified development team to provide the requested services for the best proposed project at the greatest overall value.

## NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

**Section 1:** The City Council hereby declares that the recitals set forth above are true and correct, and incorporated into this resolution as findings of the City Council.

| 1  | Section 2: The City Council hereby awards Griffin   Swinerton, LLC, a Delaware limited                  |
|----|---|
| 2  | liability company, the right to Design-Build-Finance-Operate-Maintain a New Police Station for the      |
| 3  | City of Rialto pursuant to its proposal submitted in response to the RFP and negotiations completed     |
| 4  | with the City.  |
| 5  | Section 3: The City Council hereby approves the Pre-Development Agreement for the                       |
| 6  | development of a new police station at the site of the existing police station located at 128 N. Willow |
| 7  | Avenue, in substantially the same form as provided to the City Council concurrently herewith this       |
| 8  | Resolution.   |
| 9  | Section 4: The City Council hereby authorizes the City Manager to execute the Pre-                      |
| 10 | Development Agreement and it shall become effective immediately.  |
| 11 | Section 5: The City Council authorizes the City Manager to take such other actions and                  |
| 12 | execute such other documents as are appropriate to effectuate the intent of this Resolution.            |
| 13 |   |
| 14 | PASSED APPROVED AND ADOPTED this day of, 2022.  |
| 15 |   |
| 16 |   |
| 17 | DEBORAH ROBERTSON, Mayor  |
| 18 |   |
| 19 | ATTEST:   |
| 20 |   |
| 21 |   |
| 22 | BARBARA McGEE, City Clerk   |
| 23 |   |
| 24 | APPROVED AS TO FORM:  |
| 25 |   |
| 26 |   |
| 27 | ERIC VAIL, City Attorney  |
| 28 |   |

| STATE OF CALIFORNIA ) COUNTY OF SAN BERNARDINO ) ss   |  |  |  |  |
|---|--|--|--|--|
| CITY OF RIALTO  |  |  |  |  |
|   |  |  |  |  |
| I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing                            |  |  |  |  |
| Resolution No was duly passed and adopted at a regular meeting of the City Council of the City of                   |  |  |  |  |
| Rialto held on the day of, 2022.  |  |  |  |  |
| Upon motion of Council Member, seconded by Council Member, the foregoing Resolution No was duly passed and adopted. |  |  |  |  |
| Vote on the motion:   |  |  |  |  |
| AYES:   |  |  |  |  |
| NOES:   |  |  |  |  |
| ABSENT:   |  |  |  |  |
|   |  |  |  |  |
| IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of                                |  |  |  |  |
| Rialto this day of  |  |  |  |  |
|   |  |  |  |  |
| BARBARA McGEE, CITY CLERK   |  |  |  |  |
| DARDARA MCGEE, CIT I CLERK  |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |