

**Enhanced Security for Downtown Oceanside
Amendment 3
Scope of Work**

Background:

MainStreet Oceanside (MSO) will continue to implement and manage enhanced security services in Downtown Oceanside to help reduce crime, property damage and other activities that are disruptive to downtown residents, businesses and visitors. MSO is currently under contract to manage the Property and Business Improvement District (PBID), which provides enhanced maintenance and safety activities such as pressure washing sidewalks, litter removal, graffiti abatement, security patrols, homeless prevention and Crime Prevention Through Environmental Design (CPTED) improvements. With the additional funding provided by the City, MSO will contract with Gatekeepers Security Services Inc. (GSSI) or other similarly qualified security company to further enhance security services in downtown Oceanside. MSO's selected security company should specialize in proactive security strategies to reduce crime and have a proven track record of success in other communities facing similar issues to downtown Oceanside. The enhanced security services provided by MSO's selected contractor will be conducted 24 hours a day, seven days a week. The means and methods of security patrols are to be determined by MSO's selected contractor but should at a minimum provide four security officers on duty at all times and will have vehicles and bicycles available to provide proactive security in the designated area. One of the principal goals of enhanced security will be to assist vulnerable populations in connecting with resources.

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MSO will contract with GSSI or other similarly qualified security company to provide additional enhanced safety and security patrols in downtown Oceanside. The means and methods of security patrols and individual contacts are to be determined by MSO's contractor, but as a condition of the City's supplemental funding of MSO for this program the City seeks the following specific commitments from MSO and/or its selected security contractor:

- Provision of four dedicated officers seven days a week, 24 hours a day, with four marked security vehicles and bicycles.
- Utilization of top-of-the-line accountability software to make communication between management and the client seamless. Reports of suspicious activity observed, and actions taken by officers on duty, will be documented.
- Utilization of three forms of GPS tracking on their officers to ensure the service area is adequately patrolled.
- Dedication and assignment of one security officer to the radius covering downtown Oceanside at all times. Security patrols should maintain specific focus on downtown areas with historically higher rates of criminal activity.
- Dedication and assignment of one security officer to beachfront patrol at all times. The beachfront patrol officer should maintain specific focus on the Pier Amphitheater, Tyson Park, park and picnic areas and the Junior Seau Beach Community Center.

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- Security patrols should be within the PBID area as well as the MSO Downtown District, with a specific focus on the following areas, but not limited to (see Exhibit A – Service Boundaries):
 - The Strand to Horne Street
 - Civic Center Drive South to Seagaze Drive
 - Neptune Street South to Wisconsin Avenue
 - Cross streets include Pacific Street, Myers Street, Cleveland Street, Tremont Street, Freeman Street, Ditmar Street, Nevada Street, Clementine Street and Horne Street
- Assist individuals with information pertaining to where they can best receive shelter and resources should they require it.
- Assist in the collection and disposal of abandoned property encountered during security patrols. Vehicles will be equipped to carry abandoned property to a disposal site designated by MSO.
- Assist the public as ambassadors for the City, which may include but is not limited to: providing information about recreational/cultural activities, escorting visitors and employees to their vehicles, and other duties to be determined as security patrols provide feedback on their interactions. MSO will perform trainings to educate security guards about downtown Oceanside offerings. These training will be done in conjunction to Security Guard monthly training.
- Require data collection as a part of security activities. By collecting data on the number of individuals contacted, the number of repeated interactions, the referred services or facilities, and other significant information, the City of Oceanside will gain valuable insight into the scope and activities of the patrols, the individuals the patrols encounter, the condition of patrolled areas of the city, and how many interactions include people experiencing homelessness, mental health challenges, and other issues.
- Contact the Oceanside Police Department (OPD) to report illegal activity. Where appropriate, act on the behalf of MSO, businesses, residents, or visitors for crimes that could require a citizen's arrest declaration for crimes committed outside the presence of OPD officers. Security guards may be the responsible party for instances of misdemeanor crimes that occur in their presence where the victim is unwilling to sign for the arrest. This may require appearing and giving testimony by deposition or in court as required.
- Coordinate with the OPD and City of Oceanside Environmental Services to address illegal camping, trespassing, and dumping of refuse.
- Utilize hand-held data collection technology that will benefit the City of Oceanside with the following outcomes:
 - Weekly census of individuals experiencing homelessness or are otherwise living on the streets.
 - Tracking reductions or increases in interactions.

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- Heat maps of locations with frequent interactions.
- Analysis of types of interactions and potential responses. o Frequency of repeated interactions. o Referrals to resources and their outcomes.
- De-identified demographic and other personal information. o Customizable data fields for specific uses.
- Provide data analytics, data dashboards, and other data services that provide real-time data and graphical visualization to track daily progress and match progress with desired outcomes
- Mainstreet will install an information kiosk on Myers Street on the west side of the pedestrian underpass to activate a Downtown Ambassador Program. This program aims to help keep Downtown Oceanside welcoming and inviting to residents and visitors during the summer months. The kiosk will be available for GSSI guards to use when the Ambassador Program is active in the summer.
- MSO will work with homeless resource providers to support security guards' efforts to provide transportation services. MainStreet Oceanside and its selected contractor are committed to partnering with existing homeless services programs to encourage vulnerable populations to receive help.
- Provide direct assistance to Downtown stakeholders if requested. If a situation beyond the normal scope of patrol activities arises that requires a police response, security guards will call the police department.
- Conduct monthly training at a minimum to prepare all security guards on de-escalating issues with transients and identifying issues that can impact our locals and visitors. Trainings will be located at MSO office at least once a month.

Payment Schedule and Reporting Requirements:

MSO will invoice the City on the 15th day of each month following the start of services.

Monthly invoices will include a report of security contractor activities during the activity period.

Security Budget:

Monthly fee \$127,184.40 paid to security contractor 12-month contract \$1,526,212 MSO

Management Fee \$152,621 annually (covers MSO administrative and management costs – 10%)

PBID Funds:

January 2026 – December 2026 – \$312,725 Total contract amount: \$1,366,108

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Enhanced Security Service Area**

