



AGENDA REPORT

PROPOSED ACTION: **Resolution:** Approve and Authorize the Executive Director to Execute a Second Supplemental Agreement to the Professional Services Agreement with Universal Protection Service, LP dba Allied Universal Security Services to: (1) Amend the Scope of Work to Provide Additional Security Guard Services, and (2) Increase the Total Maximum Compensation by \$540,000 for a Total Amount Not to Exceed \$7,690,000; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act.

Submitted By: Bryan Brandes, Director of Maritime; Kristi McKenney, Executive Director

Parties Involved: Universal Protection Service, LP dba Allied Universal Security Services, Oakland, CA Greg Feldman, Regional Vice President	Amount: \$240,000 Fiscal Year 2026; \$300,000 Fiscal Years 2027 – 2029 (Operating Expense)
---	---

EXECUTIVE SUMMARY: Universal Protection Service, LP dba Allied Universal Security Services (Allied) currently provides security guard services throughout the Port of Oakland (Port) Maritime area (Seaport) pursuant to a multi-year agreement expiring June 30, 2029 (Agreement). The Port has had and continues to receive requests for short to mid-term layberthing agreements which include reimbursable Port provided security services through the Allied agreement. Demand for these revenue generating activities are now anticipated to exceed the current total not to exceed amount of the Allied contract during the original term. By increasing the not to exceed amount the Port can serve these tenants, generating berthing revenue and being fully reimbursed for security costs. Approval will support previously unanticipated revenue-generating activities.

BACKGROUND & ANALYSIS

Effective July 1, 2023, the Port executed a professional services agreement with Allied to provide Port Security Operations Center (PSOC) staffing and security patrol services, in an amount not to exceed \$6,900,000 for a term not to exceed six years; Fiscal Year 2026 is year three of the Agreement. In October 2023, a First Supplemental Agreement was approved to increase the maximum compensation by \$250,000 for a total not to exceed \$7,150,000, to provide additional security services in support of Oakland San Francisco Bay Airport (OAK).

The proposed Second Supplemental Agreement would allow the Port to provide additional security guard services to support revenue-generating Seaport operations previously not anticipated, such as vessels temporarily berthed at federally regulated facilities. To provide these additional services, must modify the scope to provide as-

needed guard services and increase the maximum compensation payable under the Agreement by \$540,000, for a new maximum compensation of \$7,690,000. Port Staff anticipates that the additional guard service cost will be fully reimbursed by the users/tenants requiring the services through requirements set forth in Tariff No. 2-A or the respective lease agreements. The proposed amendment does not extend the term of the Agreement.

OTHER FINDINGS AND PROVISIONS

ENVIRONMENTAL REVIEW

The proposed action was analyzed under the California Environmental Quality Act (CEQA) and was found to be:

- Categorically exempt under the following CEQA Guidelines Section:
Choose an item.
- "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).
- Other/Notes:

BUDGET

- Administrative (No Impact to Operating, Non-Operating, or Capital Budgets); OR
 - Operating
 - Non-Operating
 - Capital

Analysis: The proposed action could result in additional operating expense of \$540,000 compared to estimates for FY26 through FY29, in aggregate. Of the \$540,000, \$240,000 could be spent in FY26, and exceeds the budgeted amount for the Agreement. Staff may not be able to absorb the additional expenditure in the overall adopted Maritime Division FY 2026 operating expense budget; however, because the expenditure is anticipated to be fully reimbursed by Port tenants (and the tenants also generate incremental rental revenue), the Port's net out-of-pocket cash would be \$0. The balance of \$300,000, and the associated revenue, will be incorporated into the FY27 through FY29 operating expense and revenue budgets when they are developed.

STAFFING

- No Anticipated Staffing Impact.
- Anticipated Change to Budgeted Headcount.
Reason:
- Other Anticipated Staffing Impact (e.g., Temp Help).
Reason:

<p><u>MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):</u></p> <p><u>Applies?</u> No (Not Aviation or Maritime CIP Project) – proposed action is not covered work on Port's Capital Improvement Program in Aviation or Maritime areas above the threshold cost.</p> <p><input type="checkbox"/> <u>Additional Notes:</u></p>	<p><u>LIVING WAGE</u> (City Charter § 728):</p> <p><u>Applies?</u></p> <p>No (Not Covered Entity) – proposed action involves entity not covered by Living Wage requirements because it is not a covered service provider or tenant, does not employ at least 21 employees, or receive from or pay to Port at least \$50,000.</p> <p><input type="checkbox"/> <u>Additional Notes:</u></p>
<p><u>SUSTAINABLE OPPORTUNITIES:</u></p> <p><u>Applies?</u> No.</p> <p><u>Reason:</u> There are no sustainability opportunities related to this proposed action because it does not involve a development project, purchasing of equipment, or operations that presents sustainability opportunities.</p>	<p><u>GENERAL PLAN</u> (City Charter § 727):</p> <p><u>Conformity Determination:</u></p> <p>Not Required – conformity determination not required because proposed action does not change use of or make alterations to an existing facility, or create a new facility.</p>
<p><u>STRATEGIC PLAN.</u> The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:</p> <p><input checked="" type="checkbox"/> Capture Our Market and Grow the Economic Base</p> <p><input type="checkbox"/> Modernize and Upgrade Infrastructure</p> <p><input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience</p> <p><input checked="" type="checkbox"/> Maximize Land Use Value and Revenues</p> <p><input type="checkbox"/> Workforce Training and Jobs Development</p> <p><input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development</p>	