

Resolution: Approve and Authorize the Executive Director to Execute a Supplemental Agreement with ABC Security Services, Inc. for Security Services at Middle Harbor Shoreline and Port View Parks to 1) Extend the Term of the Agreement for One Year Expiring June 30, 2022 and 2) Increase the Total Maximum Compensation By \$280,000 through June 30, 2022 for a Maximum Contract Amount Not to Exceed \$1,500,000.
(SRD)

MEETING DATE: 5/13/2021

AMOUNT: Not to Exceed Increase of \$280,000 (Operating Expense)

PARTIES INVOLVED: ABC Security Services, Inc.

SUBMITTED BY: Amy Tharpe, Director of Social Responsibility

APPROVED BY: Danny Wan, Executive Director

ACTION TYPE: Resolution

EXECUTIVE SUMMARY

ABC Security Services, Inc. currently provides security services at Middle Harbor Shoreline (MHSP) and Port View Parks under a contract set to expire on June 30, 2021. Port staff is currently updating the MHSP Management and Master Plans which will inform recommendations regarding park management including services such as park security, thus Staff seeks Board approval to extend the existing contract security until those options can be evaluated and brought to the Board for consideration. Of the \$280,000 requested, \$240,000 is for the extended term and \$40,000 is for the current term to cover costs incurred for additional services needed during FY21 community actions such as car caravans and an increase in security guard hourly rates.

BACKGROUND

The Port completed construction of MHSP in 2003 as mitigation for and part of the Vision 2000 Program which included the development of new marine terminals, a rail yard, and support areas. MHSP is a 38-acre park located on Maritime property in the Port's outer harbor. Security services for this area also extend to the adjoining Port View Park. For the purposes of these security services that include both MHSP and Port View Park in the Port's Maritime area are hereinafter collectively referred to as the "Maritime Park Area".

The Maritime Park Area is operated by the Port for public use and includes two miles of

pathways encircling the Middle Harbor basin. The Park provides access to the shoreline with associated views of the bay, habitats and maritime activity.

Security services are critical to the maintenance of service, public access to the shoreline, and helps to ensure the safety of Maritime Park Area visitors. Security services include, but are not limited to:

- Monitoring of park areas through surveillance equipment and patrol roving
- Attending bi-monthly meetings with the Park Manager to discuss and update on park issues
- Providing access control to restricted areas
- Providing access control at vehicle gates, when necessary
- Maintaining written daily logs and post activities
- Patrolling of facilities and designated areas, as necessary
- Opening, closing and monitoring of park bathrooms
- Coordinating with local law enforcement during emergencies or community actions or protests
- Providing on-call security services during major events (holidays, concerts, large events – not guaranteed, but utilized as needed).

ANALYSIS

Staff is currently working to update the MHSP Management and Master Plans. Staff is requesting to extend the security services contract for a term of one year through June 30, 2022 while staff finalizes and recommends plans for future operations including security in the Maritime Park Area.

The existing agreement for security guard services expires on June 30, 2021. During the past year, there were additional costs associated with several community actions and protests (approximately \$35,000) and an increase to the hourly guard wage rate (approximately \$5,000). Staff is thus seeking \$40,000 for these increases in the current FY21 and an increase the annual contract amount to \$240,000 for FY22 to capture any contingency and the hourly guard rate increase. The total requested increase in not to exceed authority is thus \$280,000.

BUDGET & STAFFING

SRD's proposed FY 2021-2022 budget includes sufficient funding for security services at Middle Harbor Shoreline Park. There is no budget or staffing impact.

MARITIME AVIATION PROJECT LABOR AGREEMENT (MAPLA)

The matters contained in this Agenda Report do not fall within the scope of the Port of Oakland Maritime and Aviation Project Labor Agreement (MAPLA) and the provisions of the MAPLA do not apply.

STRATEGIC PLAN

The action described herein would help the Port achieve the following goals and objectives in the Port's Strategic Business Plan (2018-2022).

<https://www.portoakland.com/wp-content/uploads/Port-of-Oakland-Strategic-Plan.pdf>

- Goal: Strengthen Safety and Security
- Goal: Improve Customer Service

LIVING WAGE

Living wage requirements, in accordance with the Port's Rules and Regulations for the Implementation and Enforcement of the Port of Oakland Living Wage Requirements (the "Living Wage Regulations"), do not apply to this agreement as the service providers does not employ 21 or more employees working on Port-related work. However, service providers will be required to certify that should living wage obligations become applicable, service providers shall comply with the Living Wage Regulations.

SUSTAINABILITY

Port staff have reviewed the Port's 2000 Sustainability Policy and did not complete the Sustainability Opportunities Assessment Form. 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.

ENVIRONMENTAL

The proposal to extend a contract with ABC Security Services, Inc. to provide security services for the Maritime Park Area was reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA), and the Port CEQA Guidelines. The general rule in Section 15061(b)(3) of the CEQA Guidelines states that CEQA applies only to activities that have a potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that awarding a security contract will result in a physical change in the environment, and therefore this action is not subject to CEQA and no further environmental review is required.

GENERAL PLAN

This project is for professional services and will not directly include any alteration of property.

OWNER-CONTROLLED INSURANCE PROGRAM (OCIP)

Professional service agreements are not subject to the Port's Owner Controlled Insurance Program (OCIP) as professional services are not construction activities.

OPTIONS

1. Authorize the Executive Director to execute a one-year extension to the current Professional Services Agreement with ABC Security Services, Inc. at the Maritime

Park Area for security services in an additional not to exceed amount of \$280,000 for a period of one year. This is the recommended option.

2. Do not authorize the Executive Director to execute an extension of the existing Professional Services Agreement with ABC Security Services, Inc. and direct staff to undertake another competitive solicitation process. This is not recommended.

RECOMMENDATION

Staff recommends that the Board approve and authorize the Executive Director to Execute an Extension Agreement with ABC Security Services, Inc. for Security Services at the Middle Harbor Shoreline and Port View Parks for a Term of One Year in an Additional Amount Not to Exceed \$280,000.

Attachment A

Middle Harbor Shoreline Park/Port View Park Boundary Lines

