



Agenda Report

September 13, 2021

TO: Honorable Mayor and City Council

FROM: Water and Power Department & Department of Information Technology

SUBJECT: **AUTHORIZATION TO ENTER INTO A CONTRACT WITH DG INVESTMENT INTERMEDIATE HOLDINGS 2, INC. DBA CONVERGINT TECHNOLOGIES LLC FOR SECURITY UPGRADES TO THE BROADWAY POWER PLANT AND BRANCH LIBRARIES FOR AN AMOUNT NOT TO EXCEED \$810,257**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that contracting with DG Investment Intermediate Holdings 2, Inc. DBA Convergent Technologies LLC ("Convergent") for security upgrades to the Broadway Power Plant and Branch Libraries is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances;
2. Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(H), contracts with other governmental entities or their contractors for labor, materials, supplies or services, with Convergent for the security upgrades to the Broadway Power Plant and Branch Libraries in an amount not to exceed \$810,257 which includes the base contract amount of \$736,597 and a ten percent contingency of \$73,660; and
3. Grant the proposed contract an exemption from the Competitive Selection process pursuant to Pasadena Municipal Code Section 4.08.049(B) contracts for which the City's best interests are served.

BACKGROUND:

The Broadway/Glenarm Power Plant ("Power Plant") is located on a 19 acre parcel bordered on the north by Glenarm Street, on the east by the California State Route 110 freeway, to the west by Fair Oaks Avenue and to the south by State Street. The facility is divided into two parcels by the Metro Gold Line tracks. The Glenarm Site, which is on the west side, includes the Glenarm Building and electric fountain, Pacific Electric Railway Substation No. 2 and five natural gas turbine generators, "GT-1 through

GT-5". The Broadway site, on the east side, is the location of three decommissioned boiler-steam turbine generating units "B-1, B-2 and B-3," and several systems essential to the operation of the Glenarm units. Specifically, the gas compressors for GT-3 and GT-4, the ammonia storage tanks and pumps, and the water treatment system that supports all five units. The Broadway site also includes the Power Plant administration and engineering offices, parts warehouse; and, the maintenance, instrument, and electrical shops.

The existing security system was installed in the early 2000s. While it has been properly maintained over the years, including the addition of a limited number of improved replacement cameras, technology has advanced significantly since the original installation. At this time, there is a significant need to replace the existing system with a modern system to implement many of the modern features currently available to the City. The features would afford staff better detection mechanisms to identify intruders and therefore protect City assets.

A number of security- and safety-related incidents have occurred within and adjacent to the Power Plant over the past couple of years, including the attempted breach of the wall surrounding the Power Plant, and at least two separate occasions during which vehicles crashed into the power plant's access gates.

The Department of Information Technology also manages an Enterprise Building Security Management ("BSM") Capital Improvement Program ("CIP") project created in FY 2016 and fully funded as part of the FY 2020 Adopted CIP budget to modernize building security. The objective of the project is to secure City assets and resources, safeguard against loss, improve facilities' access management controls and limit public access to staff and restricted areas. City Council approved a contract with Convergent in November 2019 to enhance security and access controls at City Hall and the Police Building. Subsequently, City Council approved a contract with Birdi Associates, Inc. in September 2020 for similar enhancements that are currently underway at La Pintoresca and Villa Parke branch libraries. The remaining seven branch libraries (Allendale, Hastings, Hill, Lamanda, Linda Vista, Santa Catalina, and San Rafael) are the next City facilities planned for security upgrades.

The City has standardized its facility security platform to the Genetec ecosystem and therefore must use Genetec ecosystem for additional upgrades. The Genetec Security Center is a unified security platform that integrates well with other systems which is crucial to incorporating the ever increasing amount of new security technologies available to the City. This helps prevent the City from being locked in to having to use proprietary hardware or software for future upgrades and replacements. The Genetec security platform manages several security aspects within the City such as video and facility access control. Security applications have improved monitoring systems, facilitates investigations and provide data that will improve business efficiency.

Sourcewell (formerly the National Joint Powers Alliance) is a national service cooperative that combines the purchasing power of more than 50,000 member agencies and streamlines the purchasing process. The City is a member agency that has the

option to utilize Sourcewell's services and take advantage of their contract terms with Convergent when appropriate. Sourcewell issued a Request for Proposals ("RFP") for Facility Security Systems, Equipment, and Software with Related Services on January 14, 2021. Sourcewell received 26 proposals in response to the RFP on March 4, 2021. After evaluating the proposals, five vendors were recommended for Sourcewell contract awards on April 20, 2021

Among the vendors evaluated, Convergent independently ranked third overall based on pricing; warranty; value added attributes; and scope of offered equipment, products, or services. However, Convergent was also the highest ranking of the five vendors that is an elite Genetec partner with good executions.

Staff worked with Genetec's Sales Engineer team to search for local Genetec partners but was not able to locate any local vendors that are certified Genetec partners. It is in the best interest of the City to contract with Convergent due to technical requirements and cost-efficiencies afforded by Sourcewell contract.

Staff recommends that City Council authorize the City Manager to enter into a contract with Convergent for security upgrades to the Broadway Power Plant and seven branch libraries in accordance with Convergent's proposal for the Broadway Power Plant and estimates developed for the library branches. The costs are based on the labor and material rates in Contract 030421-CTL between Sourcewell, a state of Minnesota local government agency and service cooperative, and Convergent Technologies. The contract between Convergent and Sourcewell expires on April 22, 2025.

The City currently has one active contract with Convergent for security and access control enhancements to City Hall and Police Building in the amount of \$785,911.

COUNCIL POLICY CONSIDERATION:

The proposed contract supports the City Council Strategic Planning Goal to improve, maintain, and enhance public facilities and infrastructure. It also supports the Public Facilities Element of the General Plan by maintaining public facilities to enhance the quality of life of the community.

ENVIRONMENTAL ANALYSIS:

The work to be performed by Convergent is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities). Section 15301 exempts from environmental review "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." The replacement of the existing security system, as proposed in this project, will not increase the capacity or expand the existing or former use of the facilities. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

FISCAL IMPACT:

The maximum cost of this action will be \$810,257. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the Power Capital Fund 411, CIP 03236 Power Production Facility Improvements and Enterprise Building Security Management Capital Improvement Program Project (71163). Future maintenance and operation costs will be addressed in the development of future budgets presented to the City Council for consideration.

The following table presents a summary of the sources and amounts of funds that will be used:

CIP 03236 - Power Production Facility Improvements	\$381,560
CIP 71163 - Enterprise Building Security Management	\$428,697
Total Sources	\$810,257

The anticipated impact to other operational programs or capital projects as a result of this action will be minimal.

Respectfully submitted,



GURCHARAN S. BAWA
General Manager
Water and Power Department

Prepared by:



Arturo Silva
Power Plant Manager

Concurred by:



PHILLIP LECLAIR
Chief Information Officer
Department of Information Technology

Approved by:



STEVE MERMELL
City Manager