

Agenda Report

October 23, 2023

TO: Honorable Mayor and City Council

FROM: Housing Department

SUBJECT: AUTHORIZE A CONTRACT AWARD FOR SECURITY GUARD SERVICES FOR CALTRANS PROPERTIES WITH AMERICAN GLOBAL SECURITY, INC. FOR AN AMOUNT NOT TO EXCEED \$237,500

RECOMMENDATION:

It is recommended that the City Council:

- 1) Find that the recommended action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines per Section 15061 (b) (3), the "common sense" exemption that CEQA only applies to projects that may have an effect on the environment; and
- 2) Authorize the City Manager to enter into a professional services contract, and to execute all related documents and amendments, with American Global Security, Inc. for an amount not to exceed \$237,500. Proposed contract term is monthly for up to one (1) year. Contract is recommended as the result of a competitive selection process as specified by Section 4.08.047 of the Pasadena Municipal Code; competitive price bidding is not required pursuant to City Charter Section 1002(F) (contracts for professional or unique services).

BACKGROUND:

SB 959

In the 1950s, 1960s, and 1970s, the California Department of Transportation ("CalTrans") acquired four hundred sixty (460) properties in Pasadena, South Pasadena, and El Sereno for the construction of its SR-710 North Project, which would have connected the northern stub of the SR-710 with the 210 Freeway. The SR-710 North project was officially terminated with CalTrans' 2018 certification of the final environmental impact report on the freeway and subsequent legislation in 2019.

The Roberti Act (Senate Bill 86) was enacted in 1979 for the purpose of preserving, maintaining, and expanding the supply of affordable housing to affected persons and families of low- or moderate-income.

The Roberti Act set forth the priorities and procedures for the sale of state-owned

surplus residential properties located within the State Route 710 (SR 710) corridor in Los Angeles County. The Act requires CalTrans to sell properties in a specific order of priority and restricts the use of sales proceeds, primarily for affordable housing and transportation projects.

The recently passed Senate Bill 959 (Portantino, 2022) amends the Roberti Act and provides the City with purchase priority for CalTrans' owned vacant surplus properties along the 710 corridor that are located within its boundaries. SB 959 enables the City to purchase these vacant surplus properties at the price that CalTrans acquired them for, provided that the properties are either used for affordable housing or that net proceeds from the subsequent market rate sale of the properties are used for the creation or preservation of affordable housing. The City is required to finance the production or acquisition of affordable housing units at a three-to-one (3-to-1) ratio for each house sold at market rate.

Request for Proposals – Security Guard Services

On July 6, 2023, CalTrans transmitted a Notice of Solicitation to the City. This Notice of Solicitation contained seventeen (17) property addresses, along with the original acquisition prices, which average at \$57,420. The City indicated its interest in purchasing all seventeen (17) properties in a response dated July 25, 2023.

In preparation to purchase and sell these seventeen (17) properties, the City issued a Request for Proposals ("RFP") for security guard services for the City's holding period. The RFP was open from July 10, 2023 to August 1, 2023. Notification of the RFP was initially sent to 2,732 vendors.

A total of nine (9) proposals were received. An evaluation panel was assembled, consisting of cross-departmental staff, including staff from the City Manager's office (Economic Development) and the Housing Department.

All the proposals received in response to the RFP were evaluated by the panel and scored according to specific criteria detailed in the RFP that consisted of responsiveness of proposal, background and relevant experience, cost effectiveness, and whether the vendor is a local Pasadena business or small business.

Evaluator scores were tabulated. Attachment A contains a summary of the proposals and the scoring based on the established evaluation criteria. The final total scores for the nine (9) proposals are as follows:

Vendor	Location	Total Score
American Global Security	Chatsworth, CA	78.74
Absolute International Security, Inc	Irwindale, CA	73.03
Good Guard Security, Inc.	Chatsworth, CA	70.43
A.G Coast dba California Panther Security	Los Angeles, CA	67.07
Cornerstone Protective Services	El Segundo, CA	61.63
Alltech Industries Inc	Montebello, CA	56.26
Citiguard, Inc.	West Hills, CA	48.56
Eternity Private Security	Simi Valley, CA	46.33
S1 Eleven Security, Inc.	Costa Mesa, CA	39.61

Recommended Vendor

The evaluation panel recommended American Global Security, Inc. ("AGS"). AGS has almost twenty-five years of experience in providing security guard services to a diverse range of clients, including the Cities of Pomona, Upland, Riverside, Camarillo, Woodland, Bakersfield, Alameda, Newport Beach, Anaheim, and Fontana. They are the primary security guard service provider for the City of Glendale; they provide security services at City Hall, public libraries, parks, Metrolink stations, Water and Power plants, community centers, and other premises owned by Glendale. AGS has also provided security guard services for EAH Housing at their senior living centers for homeless veterans in Los Angeles and for the San Diego Housing Commission's Homeless Response Center.

AGS is a certified small business headquartered out of Chatsworth, California. Their proposal was the second least expensive and their proposal was the highest scored by two of the three evaluators; the third scored it 1.6 points under a top choice.

A monthly contract for \$19,716.00 is recommended with a term of up to one (1) year for an amount not to exceed \$237,500.

COUNCIL POLICY CONSIDERATION:

The proposed action is consistent with the City's General Plan - Housing Element and the Five-Year Consolidated Plan. It also supports and promotes the quality of life and the local economy -- a goal of the City Council's Strategic Plan.

ENVIRONMENTAL ANALYSIS:

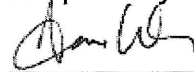
The action proposed herein is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3), the "common sense" exemption of CEQA which applies to projects which may have the potential for causing a

significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Executing a contract for property security services will not have a significant effect on the environment and, hence, are not subject to CEQA. The action is also exempt pursuant to State CEQA Guidelines Section 15326, which applies to the acquisition of housing for housing assistance programs.

FISCAL IMPACT:

The recommended actions will have no direct fiscal impact. The funds recommended to be used for the proposed contracts are included in Other Housing Fund (Fund 238) of the Department's Fiscal Year 2024 Operating Budget.

Respectfully submitted,



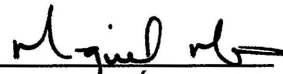
for William K. Huang
Housing Director

Prepared by:



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Approved by:



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