

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2009 FEB 26 PM 3:03

To: Office of the City/Agency Administrator
Attn: Dan Lindheim
From: Community and Economic Development Agency
Date: March 10, 2009
Re: **Alternative Resolutions Authorizing A Professional Services Agreement For An Amount Not To Exceed \$180,000 With International Services Incorporated Or DTM Corporation To Provide Commercial Security Services In The Central City East and Coliseum Redevelopment Project Areas, And Allocating A Contract Compliance Fee To The City Under The Cooperation Agreement In The Amount Of 3% Of the Contract Amount, One Resolution Providing For Armed Security Officers and One Resolution Providing For Unarmed Security Officers**

SUMMARY

Agency resolutions have been prepared authorizing the Agency Administrator to enter into a professional services agreement for \$180,000 for private commercial security services in the Central City East and Coliseum Redevelopment Areas with International Services, Incorporated (ISI), or with DTM Corporation (DTM) if unable to reach agreement with ISI. Council instructed staff at Rules Committee on January 29, 2009 to prepare legislation authorizing an agreement for either armed or unarmed officers, so that Council could determine whether patrols should be armed or unarmed. Accordingly, staff has prepared two alternative resolutions, one for armed patrols and another for unarmed. In either case, the contracted firm will provide foot and bicycle patrols on commercial corridors in the two redevelopment project areas.

Staff conducted a request for proposals (RFP) and received five proposals. A review panel of City Council staff, Agency staff and Oakland Police Department personnel ranked the submittals and interviewed the top four firms. ISI scored highest and DTM second highest in the interview phase. Staff recommends that the Agency approve one of the resolutions authorizing the Agency Administrator to negotiate and enter into a contract for either armed or unarmed foot and bicycle security patrol services with ISI, or with DTM if unable to reach agreement with ISI. Both firms have successful histories of partnering with municipalities to increase commercial security and have ample organizational and financial resources to support the patrols. Either firm will provide officers with a high level of training and experience. The Agency is also providing funds for a contract compliance fee to the City in the amount of \$5,400.

Item: _____
CED Committee
March 10, 2009

FISCAL IMPACT

Staff proposes that the Agency Administrator be authorized to negotiate and execute a professional services contract of up to \$180,000. Approval of this resolution will authorize the Agency Administrator to engage the services of International Services, Incorporated or DTM Corporation for private commercial security services. The contract amount will remain the same for either armed or unarmed patrols, but the period of service will be longer with unarmed patrols, based on lower wages to be paid for unarmed officers. For example, the hourly rates proposed by ISI are \$20.21 for unarmed officers and \$24.68 for armed officers.

Agency Resolution 2008-0034 C.M.S., signed April 15, 2008, authorized funding for the Agreement. \$60,000 is available in the Commercial Security Guards Coliseum project (S354010) in the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659), and \$120,000 is available in the Commercial Security Guards CCE project (S353910) in the Central City East: Operations fund (9540) Central City East organization (88699). The contract compliance fee of 3 percent will be funded with up to \$3,600 from the Central City East: Operations fund (9540) Central City East organization (88699) ORA – Central City East Repayment Agreement project (S233310) and up to \$1,800 from the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659) Coliseum – Staff project (S82600)

BACKGROUND

Crime rates within the City of Oakland have created a need for the City and Agency to increase financial and staff resources to pay for public safety services. The reduction of crime in commercial corridors due to increased public safety services would encourage business attraction and retention efforts. To address this need, Agency Resolution 2008-0034 C.M.S., signed April 15, 2008, authorized Agency funding for private commercial security patrols.

Enforcing security in a redevelopment project area to promote business activity and investment is considered a valid use of redevelopment funds. In 1996 the City Attorney's Office issued a legal opinion concluding that the use of redevelopment tax increment funds to fund crime prevention and supplemental police services in the Coliseum redevelopment project area, though not specifically authorized by redevelopment law, was legally defensible given the nexus between crime reduction and community revitalization. The blight study that was performed for the Coliseum area when the redevelopment plan was adopted documents a strong link between high crime and physical and economic blight in the project area, and draws a connection between crime prevention, the elimination of blight and the successful redevelopment of the project area.

The connection between high crime and blight conditions in Oakland's redevelopment project areas is strong. Crimes such as graffiti and vandalism contribute directly to physical blight. High crime rates reduce property values and contribute to economic blight as well. Enhanced public safety will encourage business retention and attraction, financial investment and developer

interest in the project area. Enhanced public safety is therefore necessary for a successful redevelopment program.

The relationship between crime and blight in the Coliseum Redevelopment Project Area is described as follows in the blight study performed in 1995:

High crime rates significantly affect the image of an area and is a serious disincentive to any residential or business investment in the area. The fear for personal safety is a major criterion in the decision of any household or business to locate in an area. Within commercial areas, in particular, crimes against persons and property discourage patronage and add to the cost of doing business in the form of vandalism, burglary, theft, etc. When these crimes are disproportionately high, patrons, tenants and businesses relocate elsewhere. In residential areas, crimes have the effect of devaluating property, and discouraging sales and reinvestment....Local business sources agree that fear for personal safety is one of the most serious impediments to investment in the Study Area. [“Coliseum Area Redevelopment Plan Report to Council,” July 1995, pp. II-109 to II-110]

Criminal Activity in the CCE and Coliseum Areas

One location for criminal activity in the Coliseum Area is International Boulevard, a major commercial corridor that adjoins the Central City East Area. The segment of International Boulevard within the Coliseum Area has been referred to by OPD as one of the most problematic, unsafe areas in Oakland (See Table 1).

**Table 1
FY 2007-08 Coliseum Enhanced Patrol Target Areas
High Crime Areas on International Boulevard**

Key Segments on Intl. Blvd.	Common Crimes
35th Ave. - 38th Ave.	Drug Trafficking, Loitering
45th Ave. - 48th Ave.	Prostitution
82nd Ave. - 84th Ave.	Loitering, Teen Nuisance
89th Ave. - 90th Ave.	Drug Dealing
94th Ave. - 96th Ave.	Loitering, Robberies

The Central City East Area is associated with a high crime rate as noted in its blight study that was conducted in 2003:

The [Central City East] Project Area is impacted by a variety of crimes and crime-related problems. As a major portion of East Oakland, the Project Area is one of two hardest hit areas (East Oakland and West Oakland) of the City..... The

Project Area accounts for a disproportionate share of homicides, assaults with deadly weapons, corporate injury to spouse, and robberies. For these categories, the crime rate in the Project Area is between 225 and 150 percent higher than the City. One block in the Project Area was dubbed the “deadliest block in Oakland.” due to the deaths of two men in separate incidents within a two-week period. On a per capita basis, the rates of crime in the Project Area are high relative to most of the rates for Alameda County and several types of crime for the balance of the City. [“Report To City Council for the Central City East Redevelopment Project,” May 2003, pp. 96-97].

Existing Redevelopment Agency Funding for Public Safety in the CCE and Coliseum Areas

In the Coliseum Redevelopment Project Area the 4L18 Security Enhancement Program (now known as 8L18), adopted in the mid-1990s, funds overtime costs on a volunteer basis for extra police patrols around the Hegenberger commercial corridor on nights and weekends. For FY 2008-09, Coliseum contributed \$150,000 to the 8L18 Program. Moreover, last year the Agency adopted a Public Safety and Police Services Program for five project areas, including Coliseum and Central City East, which funds Neighborhood Enforcement Team (NET) enhanced OPD police patrols in those areas. The OPD NET program has targeted MacArthur, Bancroft and International Blvd. from 73rd to the City of San Leandro border. Table 2 shows data from the Oakland Police Department on the work of the NET program in the CCE and Coliseum Areas from September 2007 to July 2008. Although the data tracks arrests and actions, it may not accurately reflect the actual occurrences of crime within the areas. Additional resources would increase the number of police actions and ultimately lower the number of occurrences.

Table 2: OPD NET Program Data for CCE and Coliseum Areas : September 2007 to July 2008

Name	Serial No.	Date of Report	Dates of Review	Watch	Squad
Sgt. Todd Mork	8173	31-Jul-2008	September 2007 to August 2008	3	NET
Category		Monthly Average	Total from September 2007 to August 2008 – 11 months		
Service Calls					
	1. Felony Narcotic Arrests	23	256		
	2. Felony Warrant Arrests	8	92		
	3. Felony Other Arrests	13	148		
	4. Vehicle Stops	102	1117		
	5. Walking Stops	129	1420		
	6. Misd. Arrests	14	149		
	7. Misd. Warrant Arrests	4	41		
	8. Field Contacts	63	693		
	9. Firearms Recovered	2	26		
	10. Tows	6	63		
	11. Stop Data forms	231	2537		
	12. Citations	55	610		

The proposed patrols will supplement the existing resources available through the City of Oakland and the Oakland Police Department. Moreover, the patrols will support the efforts of the Sergeant and the eight officers assigned to patrol the commercial corridors in the Central City East and the Coliseum Redevelopment Project Areas through the Agency-sponsored NET program (Agency Resolution No. 2007-0075 C.M.S.).

KEY ISSUES AND IMPACTS

The CCE and Coliseum Commercial Security Services Program will focus on crime prevention and enforcement along the commercial corridors of both Central City East and the Coliseum Redevelopment Areas. The CCE Redevelopment Area foot and bicycle security patrol service will primarily target: Foothill Boulevard between 23rd and 73rd Avenues; MacArthur Boulevard between 73rd and 77th Avenues and between 88th Avenue and the San Leandro border; and Bancroft Avenue between 66th and 73rd Avenue. The Coliseum Redevelopment Area foot and bicycle security patrol service will primarily target International Boulevard 23rd Avenue to the

Item: _____
 CED Committee
 March 10, 2009

San Leandro Border. The security patrol officers may rotate to other CCE and Coliseum commercial corridors throughout the year, as needed. Other areas that also may be targeted include:

- The East 18th Street/Park Boulevard area;
- The Eastlake commercial corridor between 5th and 10th Avenues along East 12th Street and International Boulevard;
- San Leandro Street between Fruitvale Avenue and 98th Avenue;
- The 23rd Avenue corridor from East 12th Street to East 27th Street.

In addition to coordinating these services with the CCE and Coliseum Public Safety and Police Services Program, Agency staff will also work with the Neighborhood Services Coordinators, the Neighborhood Law Corps, Code Enforcement, and other City services that address crime issues along these corridors. At the January 7th and February 4th 2008 monthly meetings, the Central City Project Area Committee voted in favor of the new proposed CCE Commercial Security Pilot Program.

The Department of Contracting and Purchasing (DCP), Division of Social Equity found the proposal of International Services Incorporated to be compliant with the City's 20% Local and Small Local Business Enterprise (L/SLBE) participation requirement. In initial review ISI was deemed non-responsive, but as this is a negotiated agreement, the firm has revised its team and met L/SLBE requirements. DTM is currently deemed non-responsive, but to reach agreement with the Agency DTM can revise its team to meet L/SLBE requirements (See Attachment A.)

PROGRAM DESCRIPTION

Agency funds will pay for four armed or unarmed security patrol officers to be either armed or unarmed, with two officers for Central City East and two officers for the Coliseum Redevelopment Area. The officers will patrol on foot or by bicycle instead of by vehicle for the majority of their shifts. The goal of the security patrol officers will be to focus on the CCE and Coliseum commercial corridors that have experienced increased armed robberies and other serious crimes. The security service will coordinate and will supplement the OPD Sergeant in charge of the eight officers now working under the CCE and Coliseum Public Safety and Police Services Neighborhood Enforcement Team Program, and will work cooperatively with the OPD Area Captains.

EVALUATION OF PAST PERFORMANCE

International Service Incorporated and DTM Corporation have not previously contracted with the Agency or the City.

Item: _____
CED Committee
March 10, 2009

SUSTAINABLE OPPORTUNITIES

Economic:

Businesses and commercial properties located within the Central City East and Coliseum Redevelopment Areas are negatively impacted by increasing crime activity in the area. More specifically, overall revenues and sales tax generation have declined, and the City's efforts at business attraction and retention are hindered by increasing crime. The proposed contracted private commercial security services are designed to deter crime and therefore improve the overall business environment in the CCE and Coliseum Redevelopment Areas.

Environmental:

Crime has been determined as a subcomponent of blight in the Central City East and Coliseum Redevelopment Areas. The proposed contracted services are anticipated to reduce crime which will make commercial corridors within the CCE and Coliseum areas more pleasant, peaceful, and safer environments for residents.

Social Equity:

The goal of the proposed contracted services is to improve the physical conditions of the area for all residents and property owners. Therefore, these services will provide for improvements that have social benefits for the area as a whole. The agreement will be compliant with the City's 20% Local and Small Local Business Enterprise requirement.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed contracted private commercial security services are anticipated to reduce crime in the targeted area. This reduction in crime will be beneficial to the overall safety of senior citizens who reside within the CCE and Coliseum Redevelopment Areas.

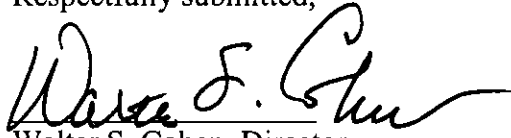
RECOMMENDATION(S) AND RATIONALE

Staff recommends that the Agency approve the selection of International Services, Incorporated (ISI) or DTM Corporation (DTM) as the firm to conduct security patrols on commercial corridors in the Coliseum and Central City East Redevelopment project areas. Staff recommends that the Agency approve either the resolution providing for armed security patrols or the resolution providing for unarmed security patrols. Both ISI and DTM have successful histories of partnering with municipalities to increase commercial security and have ample organizational and financial resources to support the patrols. Either firm will provide officers with a high level of training and experience. Staff recommends that the Agency Administrator be authorized to negotiate and enter into an agreement with DTM Corporation, the second-ranked firm, without returning to the Agency if the Agency Administrator is unable to negotiate an agreement with International Service Incorporated.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Agency approve either the resolution providing for armed security patrols or the resolution providing for unarmed security patrols, and thereby authorize the Agency Administrator to negotiate and enter into an agreement with International Services, Incorporated or DTM Corporation in the amount of \$180,000 for security patrols on commercial corridors in the Coliseum and Central City East Redevelopment project areas.

Respectfully submitted,



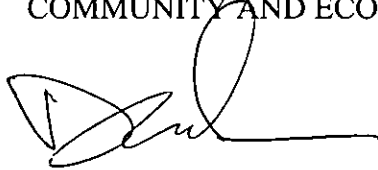
Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed By: Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Larry Gallegos, Redevelopment Area Manager

Prepared by: Daniel Seamans, UEA I
CEDA Redevelopment Division

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

Attachment A: Local and Small Local Business Enterprise Compliance Review Memo

Item: _____
CED Committee
March 10, 2009



Memo

Department of Contracting and Purchasing

Social Equity Division

To: Daniel Seamans, Student Trainee, CEDA
 From: Vivian Inman, Contract Compliance Officer
 Through: Deborah Barnes, Director, DC&P
 Shelley Darensburg, Sr. Contract Compliance Officer *S. Darensburg*
 CC: Gwen McCormick, Contract Administration Supervisor
 Date: December 12, 2008
 Re: RFP for the Central East Commercial Security Pilot Program and the Coliseum
 Commercial Security Pilot Program

The Department of Contracting and Purchasing (DCP), Division of Social Equity, reviewed five (5) proposals in response to the above referenced project. Below is the outcome of the compliance evaluation for the minimum 20% Local and Small Local Business Enterprise (L/SLBE) participation requirement, and a preliminary review for compliance with the Equal Benefits Ordinance (EBO).

Below are the results of our findings:

Responsive		Proposed Participation				Earned Credits and Discounts			Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/SLBE	LBE	SLBE	Trucking	Total Credited participation	Earned Credits	Adjusted Bid Amount		
ANI Private Security & Patrol	NA	100%	0%	100%	NA	100%	5 points	NA	2 points	N
Arrakis Professional Services.	NA	100%	0%	100%	NA	100%	5 points	NA	2 points	N
ISI Security Services	NA	20%	10%	10%	NA	20%	2 points	NA	0 points	N
Oxygen Private Security & Patrol, LLC	NA	100%	0%	100%	NA	100%	5 points	NA	2 points	N

Comments:

As noted, the above firms met the minimum 20% L/SLBE participation requirement. None of the firms are EBO compliant. They will have to come into compliance prior to contract execution in order to be considered for award.

Non-Responsive		Proposed Participation				Earned Credits and Discounts			Banked Credits Eligibility	EBO Compliant? Y/N
Company Name	Original Bid Amount	Total LBE/SLBE	LBE	SLBE	Trucking	Total Credited participation	Earned Credits	Adjusted Bid Amount		
DTM Corporation	NA	0%	0%	0%	NA	0%	0 points	NA	0 points	N

Comments: As noted, DTM Corporation failed to meet the minimum 20% L/SLBE participation requirement and our L/SLBE database and other proposals shows that there are local firms that can participate in this contract. Therefore, these firms are deemed non-responsive at this point in the process. As this is a negotiated agreement, the firm could revise its team and meet L/SLBE participation requirements. None of the firms listed above are EBO compliant. They will have to come into compliance prior to contract execution in order to be considered for award.

Should you have any questions you may contact Vivian Inman, Contract Compliance Officer at (510) 238-6261.

DEPARTMENT OF CONTRACTING AND PURCHASING



Social Equity Division

PROJECT COMPLIANCE EVALUATION FOR :

Project No. NA

RE: RFP for Central East Commercial Security Pilot Program and the Coliseum Commercial Security Pilot Program

CONSULTANT/CONTRACTOR: ISI Security Services

<u>Engineer's Estimate</u>	<u>Contractors' Bid Amount</u>	<u>Over/Under Engineer's Estimate</u>
NA	NA	NA
<u>Bid discounted amount:</u>	<u>Discount/Preference Points:</u>	
N/A	2	

- 1. Did the 20% local/small local requirement apply: YES
- 2. Did the contractor meet the 20% requirement NO
 - a) % of LBE participation 10%
 - b) % of SLBE participation 10%
- 3. Did the contractor receive bid discount/preference points? NO
- (If yes, list the points received) 2 points
- 5. Additional Comments.

6. Date evaluation completed and returned to Contract Admin./Initiating Dept.
12/12/2008
Date

Reviewing Officer: Veria Jammia Date: 12/12/08
Approved By: Shelley Darenburg Date: 12/12/08


ISI Security Services

Project Name: **RFP for the Central East Commercial Security Pilot Program and the Coliseum Commercial Security Pilot Program**

Project No.:		Engineer's Estimate				Under/Over Engineers Estimate:				
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total LBE/SLBE %	Total Percentages	For Tracking Only		
								Ethn.	MBE	WBE
PRIME Security Security	ISI Security Services	Torrance	UB				80%	C		
	Crossland Investigative & Security	Oakland	CB		10%	10%	10%	AA	10%	
	ABC Security Services	Oakland	CB	10%		10%	10%	H		10%
Project Totals				10%	10%	20%	100%		10%	10%
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	TRUCKING 20%		Ethnicity AA = African American A = Asian C = Caucasian H = Hispanic NA = Native American O = Other NL = Not Listed		
Legend		LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise				

PROJECT CONSULTANT TEAM LISTING

To be completed by prime consultants only.

Date 12/11/08

 OAKLAND
 Official City Seal

Note:
 The consultant herewith must list all subconsultants regardless of tier and their respective percentages of the project work. No other subconsultants, other than those listed below shall be used without prior written approval by the City of Oakland. Provide all information listed and check the appropriate boxes. Firms must be certified with the City of Oakland in order to receive Local/Small Local Business Enterprise credits.

Company Name: International Services
 Signed: [Signature]

Type of Work	Company Name	Address and City	Phone Number	% of Project Work	Dollar Amount	Subcontractor	Local (LBE)	Small Local (SLBE)	Ethnicity	Gender
SECURITY	CROSSLANDS INVESTIGATIVE & SECURITY	2942 Fruitvale AVE	910.710.0228	10		X		X	AA	M
SECURITY	ABC SECURITY SVCS.	1840 Embarcadero	910.436.1144	10		X	X		H	F

Attach additional page(s) if necessary.
 Contractors are required to identify the ethnicity and gender of all listed firms majority owner. This information will be used for tracking purposes only.
 * (AA=African American) (AI=Asian Indian) (AP=Asian Pacific) (C=Caucasian) (H=Hispanic) (NA=Native American) (O=Other) (NL=Not Listed)
 ** (M = Male) (F = Female)

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2009 FEB 26 PM 3:03

Approved as to Form and Legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$180,000 WITH INTERNATIONAL SERVICES INCORPORATED OR DTM CORPORATION TO PROVIDE ARMED SECURITY PATROL SERVICES IN THE CENTRAL CITY EAST AND COLISEUM REDEVELOPMENT AREAS, AND ALLOCATING A CONTRACT COMPLIANCE FEE TO THE CITY UNDER THE COOPERATION AGREEMENT IN THE AMOUNT OF 3% OF THE CONTRACT AMOUNT

WHEREAS, the Redevelopment Agency strives to prevent and reduce blight and encourage redevelopment activities and investment within the redevelopment project areas of Oakland; and

WHEREAS, Section 33031(b)(5) of the California Community Redevelopment Law (CRL) identifies a high crime rate that constitutes a serious threat to the public safety and health as an economic condition that causes blight; and

WHEREAS, there is a significant correlation between crime, blight conditions, and the lack of redevelopment within the Central City East and Coliseum Redevelopment Project Areas, and so a reduction in crime within those Project Areas would be directly related to the prevention and elimination of blight conditions in and the successful redevelopment of those Project Areas; and

WHEREAS, crime within the Project Areas has steadily been rising; and

WHEREAS, crimes such as graffiti and vandalism contribute directly to physical blight in the Project Areas; and

WHEREAS, burglary, theft, and other property crimes act as strong deterrents for business owners to locate in the Project Areas and for developers to invest in the Areas; and

WHEREAS, fear of crime dissuades customers from patronizing retail businesses in the Project Areas; and

WHEREAS, enhanced public safety is vital to a successful redevelopment program; and

WHEREAS, funding public safety enhancements and crime reduction programs will encourage business retention and attraction, financial investment, and developer interest in the Project Areas; and

WHEREAS, Agency Resolution No. 2008-0034 C.M.S., passed on April 15, 2008, created the Coliseum Commercial Security Pilot Program and the Central City East Commercial Security Pilot Program, and authorized funding for private armed commercial security patrols in the Coliseum and Central City East Redevelopment Project Areas; and

WHEREAS, the Redevelopment Agency issued a request for proposals for security patrols, received five proposals, and through a competitive process of review of the written proposals and interviews has selected International Services Incorporated as the highest ranked firm and DTM Corporation as the second ranked firm; and

WHEREAS, the Department of Contracting and Purchasing (DCP), Division of Social Equity has reviewed the five proposals and found that the proposal of International Services Incorporated is compliant with the City's 20% Local and Small Local Business Enterprise participation requirement and the DTM proposal may be negotiated so that it is also compliant; and

WHEREAS, the Redevelopment Agency desires to contract with International Services Incorporated, or DTM Corporation if unable to negotiate an agreement with International Services Incorporated, to conduct armed security patrols of commercial corridors in the Coliseum and Central City East Redevelopment Project Areas; and

WHEREAS, the funds for the agreement are proposed to come from projects established for such purpose as authorized by Agency Resolution No. 2008-0034 C.M.S.; and

WHEREAS, the Agency and the City of Oakland entered into a Cooperation Agreement on July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies, including City staff services to the Agency; and

WHEREAS, the Agency finds that the services provided pursuant to the services agreement authorized hereunder are of a professional, scientific or technical nature and are temporary in nature; and

WHEREAS, the Agency finds that this services agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the Agency hereby authorizes a contract with International Services Incorporated in an amount not to exceed \$180,000 to conduct armed security patrols of commercial corridors in the Coliseum and Central City East Redevelopment Project Areas; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute said agreement; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute an agreement in an amount not to exceed \$180,000 with DTM Corporation without returning to the Agency if the Agency Administrator is unable to negotiate an agreement with International Service Incorporated; and be it

FURTHER RESOLVED: That the agreement will be funded with \$60,000 from the Commercial Security Guards Coliseum project (S354010) in the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659), and \$120,000 from the Commercial Security Guards CCE project (S353910) in the Central City East: Operations fund (9540) Central City East organization (88699); and be it

FURTHER RESOLVED: That the Agency hereby allocates an amount not to exceed 3% of the contract amount to be paid to the City as a contract compliance fee under the Cooperation Agreement with up to \$3,600 from the Central City East: Operations fund (9540) Central City East organization (88699) ORA – Central City East Repayment Agreement project (S233310) and up to \$1,800 from the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659) Coliseum – Staff project (S82600); and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - KERNIGHAN, NADEL, QUAN, DE LA FUENTE, BROOKS, REID, KAPLAN, AND
CHAIRPERSON BRUNNER

NOES –

ABSENT –

ABSTENTION –

ATTEST:

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2009 FEB 26 PM 3:04

Approved as to Form and Legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$180,000 WITH INTERNATIONAL SERVICES INCORPORATED OR DTM CORPORATION TO PROVIDE UNARMED SECURITY PATROL SERVICES IN THE CENTRAL CITY EAST AND COLISEUM REDEVELOPMENT AREAS, ALLOCATING A CONTRACT COMPLIANCE FEE TO THE CITY UNDER THE COOPERATION AGREEMENT IN THE AMOUNT OF 3% OF THE CONTRACT AMOUNT, AND AMENDING RESOLUTION NO. 2008-0034 TO PROVIDE THAT THE OFFICERS UNDER THE CENTRAL CITY EAST COMMERCIAL SECURITY PILOT PROGRAM AND THE COLISEUM COMMERCIAL SECURITY PILOT PROGRAM WILL BE UNARMED

WHEREAS, the Redevelopment Agency strives to prevent and reduce blight and encourage redevelopment activities and investment within the redevelopment project areas of Oakland; and

WHEREAS, Section 33031(b)(5) of the California Community Redevelopment Law (CRL) identifies a high crime rate that constitutes a serious threat to the public safety and health as an economic condition that causes blight; and

WHEREAS, there is a significant correlation between crime, blight conditions, and the lack of redevelopment within the Central City East and Coliseum Redevelopment Project Areas, and so a reduction in crime within those Project Areas would be directly related to the prevention and elimination of blight conditions in and the successful redevelopment of those Project Areas; and

WHEREAS, crime within the Project Areas has steadily been rising; and

WHEREAS, crimes such as graffiti and vandalism contribute directly to physical blight in the Project Areas; and

WHEREAS, burglary, theft, and other property crimes act as strong deterrents for business owners to locate in the Project Areas and for developers to invest in the Areas; and

WHEREAS, fear of crime dissuades customers from patronizing retail businesses in the Project Areas; and

WHEREAS, enhanced public safety is vital to a successful redevelopment program; and

WHEREAS, funding public safety enhancements and crime reduction programs will encourage business retention and attraction, financial investment, and developer interest in the Project Areas; and

WHEREAS, Agency Resolution No. 2008-0034 C.M.S., passed on April 15, 2008, created the Coliseum Commercial Security Pilot Program and the Central City East Commercial Security Pilot Program, and authorized funding for private armed commercial security patrols in the Coliseum and Central City East Redevelopment Project Areas; and

WHEREAS, the Redevelopment Agency issued a request for proposals for security patrols, received five proposals, and through a competitive process of review of the written proposals and interviews has selected International Services Incorporated as the highest ranked firm and DTM Corporation as the second ranked firm; and

WHEREAS, the Department of Contracting and Purchasing (DCP), Division of Social Equity has reviewed the five proposals and found that the proposal of International Services Incorporated is compliant with the City's 20% Local and Small Local Business Enterprise participation requirement and the DTM proposal may be negotiated so that it is also compliant; and

WHEREAS, the Redevelopment Agency desires to contract with International Services Incorporated, or DTM Corporation if unable to negotiate an agreement with International Services Incorporated, to conduct unarmed security patrols of commercial corridors in the Coliseum and Central City East Redevelopment Project Areas; and

WHEREAS, the funds for the agreement are proposed to come from projects established for such purpose as authorized by Agency Resolution No. 2008-0034 C.M.S.; and

WHEREAS, the Agency and the City of Oakland entered into a Cooperation Agreement on July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies, including City staff services to the Agency; and

WHEREAS, the Agency finds that the services provided pursuant to the services agreement authorized hereunder are of a professional, scientific or technical nature and are temporary in nature; and

WHEREAS, the Agency finds that this services agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the Agency hereby authorizes a contract with International Services Incorporated in an amount not to exceed \$180,000 to conduct unarmed security patrols of commercial corridors in the Coliseum and Central City East Redevelopment Project Areas; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute said agreement; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute an agreement in an amount not to exceed \$180,000 with DTM Corporation without returning to the Agency if the Agency Administrator is unable to negotiate an agreement with International Service Incorporated; and be it

FURTHER RESOLVED: That the agreement will be funded with \$60,000 from the Commercial Security Guards Coliseum project (S354010) in the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659), and \$120,000 from the Commercial Security Guards CCE project (S353910) in the Central City East: Operations fund (9540) Central City East organization (88699); and be it

FURTHER RESOLVED: That the Agency hereby allocates an amount not to exceed 3% of the contract amount to be paid to the City as a contract compliance fee under the Cooperation Agreement with up to \$3,600 from the Central City East: Operations fund (9540) Central City East organization (88699) ORA – Central City East Repayment Agreement project (S233310) and up to \$1,800 from the Coliseum Operating fund (9450) Coliseum Redevelopment organization (88659) Coliseum – Staff project (S82600); and be it

FURTHER RESOLVED: That Resolution No. 2008-0034 is hereby amended to provide that the private security officers funded under the Coliseum Commercial Security Pilot Program and the Central City East Commercial Security Pilot Program shall be unarmed; and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - KERNIGHAN, NADEL, QUAN, DE LA FUENTE, BROOKS, REID, KAPLAN, AND CHAIRPERSON BRUNNER

NOES –

ABSENT –

ABSTENTION –

ATTEST:

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California