



BOARD OF RETIREMENT

Staff Report

File #: 19-468.1

Agenda Date: 9/5/2019

Agenda #: 20.

FROM: Joe Michael, Chief Information Officer

SUBJECT: Building Security Enhancements

RECOMMENDATION:

Approve a proposed contract with Allied-Universal Protection for building security enhancements to 348 West Hospitality Lane in the sum of \$156,951.37, plus a project contingency of \$8,058.63 for total project costs not to exceed \$165,000.

BACKGROUND:

In 2018, SBCERA had a building security assessment conducted for the purposes of improving security for the employees, tenants and visitors to 348 West Hospitality Lane. The assessment, conducted by Joint Regional Intelligence Center (JRIC), included a series of options for consideration, some of which have already been completed. In addition to the options recommended by JRIC, there are several additional changes staff is recommending to unify SBCERA and the building controls.

Staff worked with Allied-Universal Protection, which currently provides building security services to 348 West Hospitality Lane, to solicit a proposal for the following recommended services:

- Creation of a single public entry point at the north double doors;
- Installation of a guard station at the new main entrance;
- Installation of Additional Cameras; and
 - New external cameras will be installed
 - All common area cameras will be replaced
 - Additional SBCERA suite cameras will be installed
 - A higher capacity recording system will be installed
 - All cameras will be placed on SBCERA's security network
 - A camera monitoring station will be installed at the new guard station
- Additional visual identification of when a staff member is in consultation with a member
 - Member consultation rooms will have glass exterior walls for a better visual of activities taking place within the room (as part of the first floor renovation construction project)
 - Cameras (no audio) will be installed in each room
 - Occupancy lights will be outside of each room
 - Additional escalation and discreet panic systems will be implemented.

We will also be installing SBCERA biometric and badge systems on all external doors and restrooms, and moving the entire building security system onto our platform. Other tenants will still be able to use codes to access those doors, and the property manager will have a secure way to add and

remove tenants, however by placing the building on our system we will be able to add, remove, or change access real time, as well as lock down doors, or any other action we feel necessary without waiting for the request to route through multiple channels.

Allied-Universal is currently both the building and SBCERA's security provider. No other vendor is willing to come onsite and migrate the systems without us switching to their service, which means replacing everything we currently have, including our security guard(s). The costs to do so were many times that of the current project (approximately \$500,000).

A small project contingency of \$8,059 is needed in the event that general contracting, clean-up or unanticipated field conditions warrant additional services to complete the project. Contracts for those services, if needed, would be executed under the Chief Executive Officer's purchasing authority.

Staff anticipates that this work will be performed over several months and completed by the calendar year end.

BUDGET IMPACT:

Costs for this item are included in the current year administrative budget.

STRATEGIC PLANNING GOAL/OBJECTIVE:

Quality Employer and Workplace

COMMITTEE REVIEW:

This item was reviewed by the Administrative Committee at its August 15, 2019 meeting and recommends Board approval, with a 4-0 vote.

STAFF CONTACT:

Joe Michael

ATTACHMENTS:

Exhibit A: Building Security Proposal