



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-5-28 (3)

DATE: May 28, 2014
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Approval of New Unarmed Security Contract with Cypress Security

Background

THA has sought to consider changing its security firm to provide unarmed security services at its properties. On January 16, 2014 staff issued a Request for Proposal (RFP) from firms interested in doing this. The work consists of daily patrols at each of the THA sites, communication with residents, communication with Tacoma Police Department, issuing trespass notices, ticketing and towing unauthorized vehicles, responding to alarms, and generally deterring criminal activity through enforcement of community rules.

This contract will separate the Salishan patrol contract from the THA contract. The Salishan Association will execute its own contract for unarmed security for Salishan since that entity pays for and oversees Salishan security. The contract for Salishan will be with the same company that is selected for THA.

THA received six proposals to its RFP and interviewed the four top-scoring firms. The review committee included THA staff, Salishan Association staff, and a Tacoma Police Department Community Liaison Officer. The results of the scoring, including the oral interview score, are below:

Bid Results Unarmed Security Services

Company	Overall Score
Cypress Private Security	258
McRoberts Security	253
Phoenix Protective Security	249
Pierce County Security	167
B Force Protection	50
Jaguar	28

This contract will result in a change in security services from the current contract. Cypress Private Security is headquartered in San Francisco, CA. This company comes with a customer service approach and intends to survey all households and entities that will be impacted by this

contract to ask what customers would like to see. Cypress also has sophisticated data reporting system so we can get more real-time data regarding what is happening on the properties. We are also excited to learn how their access to technology can help us with remote monitoring when we have isolated problems. Overall, we are hopeful this will be a positive change for our communities.

Recommendation

Approve Resolution 2014-5-28 (3) authorizing the Executive Director to negotiate and, if those negotiations are successful, to award a contract to Cypress Private Security for unarmed security services at THA's housing developments in an amount not to exceed \$150,000.00. If those negotiations are not successful, the Executive Director is authorized to negotiate, and if those negotiations are successful, to award a contract to the next proposer in turn as reflected in the scoring.



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-5-28 (3)

APPROVAL OF NEW UNARMED SECURITY CONTRACT WITH CYPRESS SECURITY

WHEREAS, Tacoma Housing Authority (THA) staff issued a Request for Proposal (RFP) from firms interested in providing unarmed security services at all of its properties on January 16, 2014;

WHEREAS, The proposals were due on February 19, 2014;

WHEREAS, THA received six (6) and scored all six of the proposals;

WHEREAS, The top four scoring proposals were called for the oral interview;

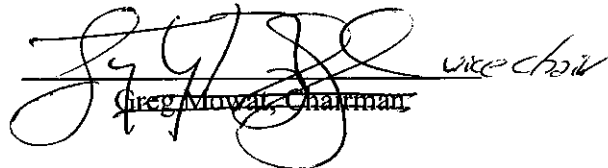
WHEREAS, After the oral interview process, Cypress Private Security was the overall top scoring responsive proposer;

WHEREAS, THA has provided budget authority within each of the Asset Managed Projects (AMP) to allow for unarmed security services;

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

1. The Executive Director is authorized to negotiate a contract with Cypress Private Security and, if those negotiations are successful, to award the contract in the amount of \$150,000 for Unarmed Security Services. If those negotiations are not successful, the Executive Director is authorized to negotiate, and if those negotiations are successful, to award a contract to the next proposer in turn as reflected in the scoring.

Approved: May 28, 2014


Greg Mowat, Chairman