

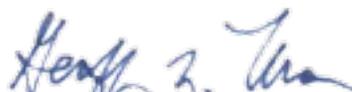
## Report of the President &amp; CEO

April 28, 2022

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE A ONE-YEAR CONTRACT WITH FOUR ONE-YEAR OPTIONS TO RENEW, WITH VETS SECURING AMERICA, FOR COMMUNITY-BASED SECURITY GUARD SERVICES AT THE HOUSING AUTHORITY'S JORDAN DOWNS PUBLIC HOUSING PROPERTY PURSUANT TO RFP HA-2022-16-NF, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$2,166,095



Douglas Guthrie  
President & Chief Executive Officer



Geoffrey Moen  
Director of Development

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**Purpose:** A physical security patrol presence is necessary to prevent vandalism and unlawful entry into vacant apartment units around the Jordan Downs site. Vacant units are currently secured with heavy duty metal panels designed to deter unauthorized entry. Without physical, onsite security patrols, elements from outside of Jordan Downs have breached the metal panels and staff have encountered numerous unauthorized entries, trespassing, vandalism, salvaging, and squatting in vacant units throughout Jordan Downs posing security concerns for the existing residents and staff.

**Regarding:** Resolution 9768 – Vacant Unit Security Board-Up Services Under RFP-2021-156, adopted 11/18/2021, for the installation, maintenance, and removal of specialized tamper-resistant metal security doors and screens to be provided on an “as-needed” basis to secure various-sized windows and doors of vacant housing units.

**Issues:** Apartment units at Jordan Downs that became vacant over the last 2 years due to relocation (prior to later-intended demolition and replacement) have been unlawfully entered, vandalized, and used by squatters and others for unauthorized purposes. Staff initially secured the units with plywood panels, which vandals figured out how to quickly remove. In December 2020, staff contracted with Vacant Property Solutions, Inc (VPS) in a short-term contract to secure the vacant units using a robust, heavy duty metal panel system to secure the units. For several months the vandalism and trespass problems abated. In June of 2021, staff noticed an increase in breaches of the VPS system. The vendor made many upgrades to reinforce the system to prevent unauthorized access. By August 2021, vandals were routinely defeating the system and gaining access to the units.

Although the VPS system was regularly breached, it is still the most effective board-up system to deter and slow unauthorized access. In November 2022, staff brought a long-term procurement before the Board under RFP HA-2021-156, authorizing two (2) maximum five-year contracts with VPS and Door and Window Guard Systems, Inc (DAWGS). Jordan Downs currently has 125 units with VPS systems installed awaiting demolition for redevelopment or repairs for re-leasing. In January 2022, staff contracted with Veterans Securing America on an interim short-term basis to provide onsite security guard services while this longer-term RFP procurement was processed. This short-term security patrol contract includes licensed unarmed security guards partnered with local community ambassadors to bolster the VPS system.

### *Procurement*

HACLA currently has an interim contract with Vets Securing America for community-based security guard services that was procured under the small purchase threshold of \$250,000, and which was intended to provide the necessary services for a short period, pending completion of this Request for Proposals HA-2022-16-NF (“RFP”).

On January 27, 2022, HACLA issued the RFP, seeking a long-term contract with a security guard company to secure and monitor the Jordan Downs Public Housing Property (“Property”) using a community-based ambassador approach. The security guard services model being implemented is the pairing of licensed, uniformed, trained and experienced security guards with qualified “Community Ambassadors.” Community Ambassadors are persons with significant familiarity and strong specific working knowledge of the Watts/Jordan Downs community and related community dynamics, who are appropriately trained in mediation and conflict de-escalation techniques. This model is sought to promote community engagement and assist security guards with physical security and property protection services for the Property. This model of providing security services has been highly encouraged by the LAPD and has proven effective since early implementation this year.

The RFP was advertised on the Regional Alliance Marketplace for Procurement (“RAMPS”) website on January 27, 2022. Additionally, the RFP was advertised in the Watts Times and Sentinel newspapers for additional outreach seeking qualified Community Ambassadors.

A total of six (6) proposals were received by the February 25, 2022 submission deadline. Each was scored by a three-member panel (“Panel”). Based on the Panel’s initial review followed by Best and Final Offers, a consensus was reached that Vets Securing America is the best value and should be recommended for a contract award.

Additional information regarding the proposals and their evaluations is included in the attached Summary of Procurement and Outreach.

**Vision Plan: PEOPLE Public Safety #15; Action #3 – Improve Security Monitoring**

Board approval will increase the safety for Jordan Downs residents through the security of vacant units and deterrence of vandals and squatters who cause property damage and unsafe conditions. The effectiveness of this action will be measured by the decrease in unauthorized entries, property damage causing unsafe conditions for existing residents, and resident complaints due to vandalism and squatter activities.

**Funding:** The Chief Administrative Officer confirms the following:

*Source of Funds:* Revenues generated from the non-public housing portfolio is the primary funding source for these costs.

*Budget and Program Impact:* The FY2022 Operating Budget includes \$500,000 for security services which will cover costs incurred for the interim security services contract and a portion of the costs related to this contract. Funding for additional FY2022 costs of approximately \$650,000 will be included in the mid-year budget modification. Funding for subsequent years will be included in each annual operating budget. This multi-year award is expected to diminish with the demolition of and removal of progressive phases of existing public housing units. Annual estimated costs are as follows:

*FY2022 – \$886,512*

*FY2023 – \$503,733*

*FY2024 – \$513,808*

*FY2025 – \$262,042*

**Environmental Review:** Not applicable to this action

**Section 3:**

The current contract is being procured using non-federal funds and therefore not subject to HUD Section 3 requirements under 24 CFR Part 75. Notwithstanding, HACL A imposed Section 3 requirements pursuant to its Section 3 Policy and Compliance Plan as this is consistent with the RFP’s “Community Ambassador” requirements. Vets Securing America and its subcontractor Community Ambassadors, LLC are committed to maximizing employment and training opportunities for Section 3 residents (a.k.a. Section 3 Workers and Targeted Section 3 Workers). They currently have a contract with the Authority, where they have hired 4 (four) security guards and are in the process of hiring up to 11 guards

and Community Ambassadors. They anticipate 100% of these hires may meet Section 3 requirements, well exceeding the Section 3 minimums. Those new hires will be transferred to work under this contract, and if needed, the vendor will hire and train additional staff.

**Attachments:**

1. Resolution
2. Summary of Procurement and Outreach

# ATTACHMENT 1

## RESOLUTION

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE A ONE-YEAR CONTRACT WITH FOUR ONE-YEAR OPTIONS TO RENEW, WITH VETS SECURING AMERICA, FOR COMMUNITY-BASED SECURITY GUARD SERVICES AT THE HOUSING AUTHORITY'S JORDAN DOWNS PUBLIC HOUSING PROPERTY PURSUANT TO RFP HA-2022-16-NF, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$2,166,095**

**WHEREAS**, apartment units at the Jordan Downs Public Housing Property ("Property") that have become vacant due to relocation have been consistently unlawfully entered, vandalized, and used by squatters and others for unauthorized purposes causing security concerns for the existing residents;

**WHEREAS**, staff contracted to secure the vacant units using a robust, heavy duty metal panel system (VPS), however the effectiveness of this system is limited, and break-ins continue to occur;

**WHEREAS**, a physical security patrol including licensed unarmed security guards partnered with local community ambassador's presence is desired to help prevent further vandalism and unlawful entry into vacant apartment units around the Property to complement the VPS security system in order to deter unauthorized entry and vandalism;

**WHEREAS**, on January 27, 2022, Request for Proposal HA-2022-16-NF (the "RFP") was issued seeking a long-term contract with a security guard company to secure and monitor the Property using a community-based ambassador approach; and

**WHEREAS**, six (6) proposals were received by the RFP submission deadline of February 25, 2022, and following a review of those proposals as detailed in the Report of the President and CEO of the same date, the evaluation panel is recommending Vets Securing America for an initial one-year contract award with four one-year options to extend, for a total combined contracting amount not-to-exceed \$2,166,095.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes the President and CEO, or designee, to award and execute a contract with Vets Securing America pursuant to RFP HA-2022-16-NF, for an initial one year term with four one-year options to extend, for a total combined contracting amount not-to-exceed \$2,166,095.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

APPROVED AS TO FORM

HOUSING AUTHORITY OF THE  
CITY OF LOS ANGELES

By: \_\_\_\_\_  
James Johnson, General Counsel

By: \_\_\_\_\_  
Cielo Castro, Chairperson

DATE ADOPTED: \_\_\_\_\_

# ATTACHMENT 2

## SUMMARY OF PROCUREMENT AND OUTREACH

## Summary of Procurement and Outreach

### **RFP No. HA-2022-16-NF Community-Based Security Guard Services for Jordan Downs**

#### **A. Funding Source**

Federal     Non-Federal     Mixed Funding

#### **B. Advertisement; Minority/Women Outreach**

On January 27, 2022, the Contracts and Procurement Unit/General Services advertised Request for Proposal HA-2022-16-NF (the “RFP”) on the Regional Alliance Marketplace for Procurement (“RAMP”) website and postings on the Watts Times and Sentinel newspapers, seeking a long-term contract with a security guard company to secure and monitor the Jordan Downs Public Housing Property (“Property”) using a community-based ambassador approach. Proposals were due by February 25, 2022, for a total advertisement period of twenty-nine (29) days. A total of forty-two (42) vendors viewed the RFP on the RAMP website.

In support of HACLA’s policy to contract with Minority-Owned Business Enterprises (“MBEs”), Women-Owned Business Enterprises (“WBEs”) and Labor Surplus Area (“LSAs”) businesses for the delivery of goods and services to the extent possible, notice of the RFP was provided to the businesses identified on HACLA’s List of Recognized MBE’s/WBE’s, listed below, and to the local office of the U.S. Small Business Administration (“SBA”) for their further dissemination.

#### **C. No Site Walk or Pre-Proposal Conference**

Staff did not conduct a site walk or a pre-proposal conference for this procurement. Proposers were welcomed to visit the Property at their leisure.

#### **D. Addenda**

On February 15, 2022, Addendum No. 1 was posted on RAMP in response to questions received by the February 7, 2022 submission deadline.

#### **E. Proposals Received and Opened**

The following six (6) proposals were received by the proposal submittal deadline of February 25, 2022:

<u>Company</u>
1. Access Control Security, Inc.
2. Alltech Industries, Inc.
3. Patrol Solutions LLC
4. Prudent Security Solutions Inc.
5. Vets Securing America
6. World Private Security, Inc.

**F. Panel Review**

The Evaluation Panel (“Panel”) was comprised of three (3) subject matter experts. The Panel met on March 4, 2022, resulting in the following initial scoring. The Panel determined that interviews were not necessary.

**Evaluation Scores**

<u>Company</u>	<u>Score</u>
Vets Securing America	89.00
Alltech Industries	70.83
Patrol Solutions LLC	67.00
World Private Security, Inc.	63.00
Access Control Security, Inc.	53.50
Prudent Security Solutions Inc.	47.83

The above scores reflect the consensus rating, confirmed by the Contract Administrator.

**G. Best and Final Offers**

On March 30, 2022, HACLA requested a Best and Final Offer (“BAFO”) from the top two (2) ranked proposers, in an effort to provide them a final opportunity to: (i) propose their best and final pricing and/or cost structures(s); and (ii) provide any other improvements to their proposals including those related to qualifications and staffing. Each submitted a BAFO by the April 5, 2022 submission deadline. The Panel reconvened on April 7, 2022 and had no changes to their initial scores.

**H. Workforce Profile**

Vets Securing America submitted a Workforce Profile that revealed the following workforce composition:

<u>Company</u>	<u>Employees</u>
Vets Securing America	Total: 5,066 4,223 minorities = 83% 2,247 women = 44%

I. **Recommendation for Award**

Staff has determined that Vets Securing America was responsive to the RFP and represents the best value to HACLA.

The evaluation panel is therefore requesting that the Board of Commissioners authorize a contract with Vets Securing America for an amount not to exceed \$2,166,095.

Vets Securing America was notified of the contract award recommendations and the date of the Board of Commissioners meeting where award of the contract will be considered.

## MBE/WBE ORGANIZATIONS MAILING LIST

1	Asian American Architects and Engineers Association
2	Asian Business Association of Los Angeles
3	Asian Business League of Southern California
4	Asian Pacific Islander Small Business Program
5	Korean American Chamber of Commerce
6	Pacific Asian Consortium in Employment (PACE) Business Center
7	Black Business Association
8	Greater L.A. African American Chamber of Commerce (GLAAACC)
9	Regional Black Chamber of Commerce of San Fernando Valley
10	US Black Chamber of Commerce
11	Southern California Black Chamber of Commerce
12	National Black Contractors Association
13	Young Black Contractors Association
14	California Hispanic Chamber of Commerce
15	LA Metropolitan Hispanic Chamber of Commerce
16	Latin Business Association (LBA)
17	Los Angeles Latino Chamber of Commerce
18	National Latina Businesswomen Association (NLBWA-LA)
19	Regional Hispanic Chamber of Commerce
20	American Indian Chamber of Commerce
21	Build Plus Community Marketplace
22	Greater San Fernando Valley Chamber of Commerce
23	Los Angeles Area Chamber of Commerce
24	Los Angeles Minority Business Enterprise Center USC (MBDA)
25	National Association of Minority Contractors
26	National Association of Women Business Owners Los Angeles
27	Pacific Coast Regional Small Business Development Corp (SBDC)
28	Small Business Majority
29	Southern California Minority Supplier Development Council
30	The New Ninth Business Resource Center
31	US Small Business Administration
32	US Veteran Business Alliance
33	Valley Economic Development Center/Women's Business Center
34	Vermont Slauson Economic Development Corporation
35	Vernon Networking Committee
36	City of LA Bonding Program: Merriwether & Williams Insurance Services, Inc.