



**Date:** July 11, 2017

**To:** Thomas J. Bonfield, City Manager

**Through:** W. Bowman Ferguson, Deputy City Manager

**From:** Steven Hicks, Director, General Services Department

**Subject:** Construction Services Contract with Brady Integrated Security, Inc. for the City Wide Security – Select Sites / Video Surveillance Upgrades Implementation Project

**Executive Summary**

On May 9, 2017 bids were received from general contractors for the City Wide Security – Select Sites Video Surveillance Upgrades project. The project was bid utilizing formal bid procedures and received only two bids. The project was rebid with three submitted bids opened on June 22, 2017. The apparent lowest, responsive, responsible bid was submitted by Brady Integrated Security, Inc. The base scope of work was bid at \$ 537,505.00 and includes installation of security cameras, accompanying servers and monitoring software, fencing, vehicular gates and access controls at sixteen (16) sites in the City including Fleet Management, Emergency Services Communications radio tower sites, General Services, Public Works Operations Center, Solid Waste Management Administration and Transfer Station and Parks Recreation Centers and Pool Facilities. Scope of work varies between sites.

The General Services Department recommends accepting two of the project’s three alternates which include a deductive alternate #2 for radio tower mounted pan/tilt/zoom security cameras and associated cable, mounts, power supply and labor and alternate #3 for inclusion of security upgrades at the Fleet/Fire Maintenance Facility at the Fire Administration campus.

**Recommendation**

The General Services Department recommends City Council approval of the following motions:

To authorize the City Manager to execute a construction contract for the City Wide Security – Select Sites Video Surveillance Upgrades project with Brady Integrated Security, Inc. in the amount of \$ 545,325.00;

To establish a project contingency in the amount of \$ 54,532.00; and

To authorize the City Manager to negotiate and execute change orders on the City Wide Security – Select Sites Video Surveillance Upgrades project construction contract provided the total contract cost does not exceed \$ 599,857.00.

## Background

CIP funds were allocated for the City Wide Security project in fiscal year 2016 with plans for phased funding allotted incrementally over the following two fiscal years. Security consultants from Elert & Associates Networking Division Inc. have provided a comprehensive risk assessment of City facilities utilizing the CARVER (Criticality, Accessibility, Recuperability, Vulnerability, Effect and Recognizability) facility threat and vulnerability methodology and are finalizing the City Wide Security Strategic Plan to establish a set of prototypical security standards for City of Durham facilities and assets. These standards – to include surveillance cameras, servers, software and operational procedures along with other physical security upgrades like site lighting, entry controls and fencing – is coordinated with the current project and will become the basis of design for security in future new construction and major renovation projects. This will ensure that future work is efficient and coordinated with the City's security operations and technology infrastructure.

The difficulties of designing and implementing technical security infrastructure improvements in the City are complicated by the coordination challenges of orchestrating the specialty contractors and vendors in the security industry. The General Services Department has worked closely with City Department stakeholders, the security consultants at Elert & Associates and also with the Technology Solutions Department to compile design drawings and standard specification documents for bidding to better coordinate the implementation phase of security improvements and to provide a suitable foundation for future security planning and upgrades.

On May 9, 2017 bids were received for the City Wide Security – Select Sites Video Surveillance Upgrades project. The project was bid utilizing formal bid project procedures and received only two bids. The project was rebid on June 22, 2017 and the bid results are as follows:

<u>Company</u>	<u>Base Bid</u>	<u>Base + Accepted Alternates</u>
Sir Raleigh Electric	\$ 1,320,558.00	\$ 1,320,382.00
Allied Universal Security Systems	\$ 760,648.00	\$ 752,628.00
Brady Integrated Security, Inc.	\$ 537,505.00	\$ 545,325.00

City of Durham facilities included in the scope of work include:

### Emergency Communications

- Cole Mill Road Tower
- Parkwood Tower
- Lake Michie Tower
- Camden Tower

### Fleet Facilities

- Fleet Management
- Fire Maintenance at Fire Administration campus

### Public Works

- Public Works Operations Center

## General Services

- General Services Department

## Solid Waste Administration Campus

- Administration

## Solid Waste Transfer Station Campus

- Transfer Station
- Household Hazardous Waste

## Parks and Recreation

- DPR Administrative Offices
- East Durham Recreation Center
- Edison Johnson Recreation and Aquatics Center
- W.D. Hill Recreation Center
- Irwin R. Holmes / Campus Hills Recreation Center and Pool
- Hillside Pool and W.I. Patterson Recreation Center

## Issues/Analysis

The security of staff and visitors is the top priority for the City of Durham. While some aspects of the City's physical security have improved with recent upgrades, challenges remain. Among these is the need to more consistently implement uniform technologies and physical systems that establish an integrated security standards program to mitigate or eliminate those threats.

To tackle this challenge, the General Services Department and security consultants have worked in conjunction to plan high quality security improvements at select sites to include:

1. Refined scope of work for each site including confirming security improvements, project schedule and budget estimates that fit within available CIP funds availability.
2. Comprehensive design plans and details, equipment schedules and construction documents.
3. Coordinated bid documents and specifications for distribution and advertising.
4. Bidding of the project through the formal process including pre-bid meeting and review of submitted bids.

Approval of the Select Sites Security Implementation construction contract will permit the contractor to proceed with the work in a timely manner with a total anticipated duration of 16 weeks.

## Alternatives

General Services staff recommends proceeding with the Security Improvements Implementation agreement to move expeditiously with security improvements that are in the City's best interest. Alternatives could include deferring or eliminating the project. Deferring the project could result in loss or damage to City property while not proceeding with the project would create cascading future costs and result in further property loss, damage to City facilities and decreased safety for staff and visitors.

## Financial Impacts

The financial impact of this request is authorization to enter into a \$ 545,325.00 construction contract and to establish a construction contingency of \$ 54,532.00. Funds for this project are currently budgeted and available as follows:

**FUNDING SOURCES**

Investment Income	\$81,390.34
Debt	\$741,799.66
Transfers from Other Funds	\$28,810.00
New FY18 CIP Funds	\$318,270.00
<b>TOTAL</b>	<b>\$1,170,270.00</b>

**PROJECT EXPENSES**

Professional Services: Risk Assessments, Security Strategic Plan	\$84,240.00
Phase II: Professional Services: Design and Construction Administration	\$74,730.00
Phase II: Professional Services Contract Contingency	\$8,233.00
Phase III: City Hall Professional Services: Design and Construction Administration	\$29,750.00
Phase III: City Hall Professional Services Contract Contingency	\$2,975.00
Phase I: Recreation Center Security Upgrades	\$41,537.83
* Phase II: Construction (Brady Integrated Security Construction Contract)	\$545,325.00
* Phase II: Construction Contract Contingency	\$54,532.00
Phase III: City Hall Construction and Contingency	\$318,270.00
Owner Expenses (Access Controls Coordination at Fleet)	\$10,677.17
<b>TOTAL</b>	<b>\$1,170,270.00</b>

\* Authority is requested as part of this agenda item.

**Equal Business Opportunity Summary**

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by Brady Integrated Security, Inc. of Greensboro, NC and determined that they are in compliance with the Ordinance to Promote Equal Business Opportunities in City of Durham Contracting. The goals for this project are MUBE 11% and WUBE 7%. It was determined that Brady Integrated Security, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

**UBE REQUIREMENTS**

Brady Integrated Security, Inc. will subcontract to the following certified firms:

<b>Firm</b>	<b>ID</b>	<b>City/State</b>	<b>Amount</b>	<b>% of Contract</b>
Cortez, LLC	MUBE	Durham, NC	\$64,466.50	12%
Mark Hall Electric Inc. dba Aspire Electric	WUBE	Alamance, NC	\$39,119.06	7%

The WUBE goal was met, whereas the MUBE goal was exceeded.

## WORKFORCE STATISTICS

### Total Workforce:

<b>Employment Category</b>	<b>Total Employees</b>	<b>Total Males</b>	<b>Total Females</b>
Project Manager	4	4	0
Professional	9	6	3
Technical	11	11	0
Clerical	2	1	1
Labor	0	0	0
<b>Total</b>	<b>26</b>	<b>22</b>	<b>4</b>

### UBE REQUIREMENTS

#### Male:

<b>Employment Category</b>	<b>White</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian or Pacific Islander</b>	<b>Indian or Alaskan Native</b>
Project Manager	4	0	0	0	0
Professional	4	1	1	0	0
Technical	10	0	1	0	0
Clerical	1	0	0	0	0
Labor	0	0	0	0	0
<b>Total</b>	<b>19</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>

#### Female:

<b>Employment Category</b>	<b>White</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian or Pacific Islander</b>	<b>Indian or Alaskan Native</b>
Project Manager	0	0	0	0	0
Professional	3	0	0	0	0
Technical	0	0	0	0	0
Clerical	0	0	0	0	1
Labor	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>