

AGENDA ITEM 6d
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2026

Subject: Resolution Approving and Authorizing the Execution of a First Amendment to the Professional Service Agreement between the Treasure Island Development Authority and A1 Protective Service Inc, a California Corporation, to increase annual Scope of Services to include new parks and open spaces and adjust the Contract Amount for unarmed security patrol on Treasure and Yerba Buena Islands.

(Action Item)

Contact: Rich Rovetti, Treasure Island Development Authority
Jack Nathanson, Treasure Island Development Authority

Phone: (415) 274-0660

SUMMARY

TIDA is modifying the Professional Service Agreement to reflect increases in service following the opening of City Side Park and to specify budgets for Building and Grounds patrols, and Parks Security.

BACKGROUND

On July 26, 2023, the Authority issued a Request for Proposals (RFP) seeking a qualified private security firm to perform around-the-clock patrols of buildings and grounds on Treasure and Yerba Buena Island, to include providing public information to residents and community members, and supporting residential parking enforcement programs all while working collaboratively with City agencies and Island stakeholders including but not limited to on-Island businesses, City of San Francisco first responder agencies and Island community-based nonprofit organizations. For the past 12 years, Security Services have been provided under the John Stewart Company contract and costs has been shared by all Housing Providers via Common Area Maintenance (“CAM”) fees. Going forward John Stewart Company will pay for its proportionate share of these expenses through CAM fees.

A pre-proposal conference was held on August 15th, 2023 and formal written responses were due on September 6th, 2023. The Authority received 8 responses to the RFP by the submittal deadline. Responses were then reviewed by Authority staff and City and County of San Francisco Contract Monitoring Division (CMD) staff. Upon this review, 3 of the

responses were deemed to meet the Minimum Qualifications of the RFP as well as deemed in compliance with City Chapter 14B requirement.

These written responses were then scored by a review panel consisting of representatives from TIDA, the San Francisco Department of Emergency Management (SFDEM) and the San Francisco Public Utilities Commission (SFPUC). The panel also conducted oral interviews with the respondents. The written responses and oral interview responses were scored by the panelists based on key criteria including respondents' qualifications, approach and prior experience, and the CMD-assigned rating bonus of 10% was applied to the scores of the respondents who were qualified City LBEs.

A1 Protective Services, a San Francisco-based business ("A1"), received the highest score of the responses. On February 27, 2024, TIDA issued a Notice of Intent to Award the contract to A1, pending completion of negotiations with selected respondent and final contract approval by the San Francisco Civil Service Commission and the TIDA Board of Directors. A1 commenced its security services on Treasure and Yerba Buena Islands in October of 2024.

Over the past 2 years, the Authority has opened new parks and open spaces, and 4 new housing buildings have attracted more residents and visitors to Treasure Island while SFPD's presence on the island has remained static due to ongoing staffing issues affecting the department. This increased activity and areas under the Authority responsibility highlight the need for additional security personnel presence on the island to assure resident and visitors experience a safe and inviting environment.

Authority Staff have assessed the security requirements for the parks adjusting shifts and patrols to address observed challenges. The proposed amendment increases the budget so that these staffing levels can be maintained.

The Authority and A1 have negotiated a First Amendment to the Original Agreement to increase annual Scope of Services to include new parks and open spaces and adjust the Contract Amount for unarmed security patrol on Treasure and Yerba Buena Islands to meet this new demand.

PROFESSIONAL SERVICES AGREEMENT TERMS AND CONDITIONS

A1's primary focus will be to maintain a visible around-the-clock presence on Treasure and Yerba Buena Island. In doing so A1 will play a critical role in providing central assistance, directions, answer questions and otherwise serve as a visible source of information for employees, customers, visitors and vendors throughout Treasure and Yerba Buena Islands.

The salient terms and conditions of the proposed First Amendment to the Professional Services Agreement include the following:

Location: Treasure Island and Yerba Buena Island

Commencement Date: February 1, 2026

Expiration Date: June 30, 2027

Options: The City has two (2) options to renew / extend the Professional Services Agreement for a period of two years each option.

Compensation / Calculation of Charges: **Tasks 1 (Buildings and Grounds Services - Treasure Island and Yerba Buena Island):**

Total compensation for all services under the Professional Services Agreement's Scope of Services (Buildings and Grounds Services - Treasure Island and Yerba Buena Island) shall not exceed Eight Hundred and Thirty Thousand Dollars (\$830,000) for any given year and shall be payable upon invoice.

Tasks 2 (Parks and Open Space Services - Treasure Island and Yerba Buena Island):

Total compensation for all services under the Professional Services Agreement's Scope of Services (Parks and Open Space Services - Treasure Island and Yerba Buena Island) shall not exceed Five Hundred and Twenty-Five Thousand Dollars (\$525,000) for any given year and shall be payable upon invoice.

Tasks 3 (As-Needed Services):

Total compensation for all as-needed services under the Professional Services Agreement's Scope of Services (As-Needed Services) shall not exceed Three Hundred Thousand Dollars (\$300,000) for any given year and shall be payable upon invoice.

Scope of Services: Specific tasks A1 will undertake in performing the Scope of Services for Buildings and Grounds Services and Parks and Opens Spaces - Treasure Island and Yerba Buena Island

includes, but not limited to, the following:

- Perform regular patrols of buildings and grounds on both Treasure and Yerba Buena Islands;
- Observe and report hazards, safety violations, infrastructure damage, utility disruptions or other unsafe conditions;
- Observe and report residential lease violations to housing providers;
- Engage, interact and foster relationships with all TI/YBI community partners and Island stakeholders including:
 - Attending and participating in community meetings
 - Establish and maintain relationship with SFPD Southern Station
 - Focus on security, remain unbiased and detached from any political or personal disputes within the community
- Monitor and respond to building alarms, coordinate and communicate with alarm company on alarmed response at TIDA-managed properties;
- Implement and monitor the Treasure Island Residential Parking Permit;
- Monitor the Clipper Cove Special Use Area and enforce Clipper Cove Rules and Regulations;
- Special Events, Public Events, and Miscellaneous staffing; and
- Security Sweep Service, with Personal Protective Equipment-equipped personnel.

BUDGET IMPACT

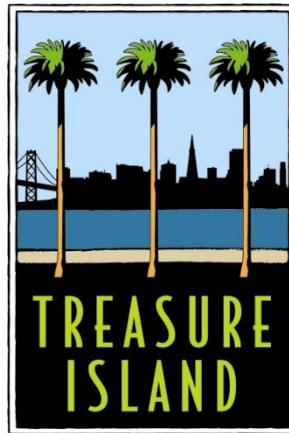
The Agreement provides A1 Protective Services with an amount not to exceed \$5,600,000.00 during the term of the Agreement. The First Amendment to the Professional Services Agreement will have no impact on the Authority's budget as the amount under Task 1 has been included in the Authority's budget. The \$525,000 increase under Task 2 (Parks and Open Space Services - Treasure Island and Yerba Buena Island) will be entirely payable from the Treasure Island Community Facilities District (CFD) special taxes and will not impact the Authority Cost, since it is not payable from Authority lease revenues. Housing Providers will pay for their proportionate share of these expenses through CAM fees.

RECOMMENDATION

Project staff recommends approval of the First Amendment to the Professional Service Agreement between the Treasure Island Development Authority and A1 Protective Service Inc, a California Corporation, to increase annual Scope of Services to include new parks and open spaces and adjust the Contract Amount for unarmed security patrol on Treasure and Yerba Buena Islands, and authorize the Treasure Island Director or his designee to execute said Agreement subject to the additional terms and conditions set forth above.

Exhibit A. First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and A1 Protective Service Inc, a California Corporation

Prepared by: Richard A. Rovetti, Deputy Director Real Estate and
Jack Nathanson, Special Events and Leasing Manager
For: Robert P. Beck, Treasure Island Director



**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Between

TREASURE ISLAND DEVELOPMENT AUTHORITY

the “Authority”

and

A1 PROTECTIVE SERVICES

the “Contractor”

February 1, 2026

THIS FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

(this “First Amendment”), dated for reference purposes only as of February 1, 2026, is by and between the TREASURE ISLAND DEVELOPMENT AUTHORITY, a California nonprofit public benefit corporation (the “Authority”), and A1 Protective Services, Inc., a California corporation (the “Contractor”).

RECITALS

A. The Authority and the Contractor entered into that certain Professional Services Agreement dated for reference purposes as September 1, 2024 (the "Original Agreement"), for security services on Treasure and Yerba Buena Islands, as more particularly described in the Original Agreement. The term of the Original Agreement expires on August 31, 2027.

B. The Authority and Contractor desire to amend the Original Agreement to increase the annual Scope of Services to include new parks and open spaces, and adjust the Contract Amount on the terms and conditions set forth in this First Amendment

C. The Original Agreement and this First Amendment shall collectively be referred to as the “Agreement”. All capitalized terms used herein but not otherwise defined shall have the meaning given to them in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the Authority and the Contractor hereby amend the Agreement as follows:

AGREEMENT

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference as if fully set forth herein.

2. Effective Date. The effective date of this First Amendment shall be February 1, 2026 (the “Effective Date”).

3. Compensation. As of the Effective Date, the first paragraph of Section 3.3.1 of the Original Agreement shall be amended to read as follows:

“Contractor shall provide invoices to the City on a monthly basis for goods delivered and/or Services completed in the immediate preceding month, unless a different schedule is set out in Appendix B. Compensation shall be made for goods and/or Services identified in the invoices (i.

Buildings and Grounds Security Services for Treasure Island and Yerba Buena Island; ii. Security Services for Treasure Island and Yerba Buena Island Parks and Open Spaces; and iii. As Needed Security Services) that the City, in his or her sole discretion, concludes has been satisfactorily performed. In no event shall the amount of this Agreement exceed Five Million and Six Hundred Thousand Dollars (\$5,600,000.00). The breakdown of charges associated with this Agreement appears in Appendix B: "Calculation of Charges – Task 1: Buildings and Grounds Security Services for Treasure Island and Yerba Buena Island; Task 2: Security Services for Treasure Island and Yerba Buena Island Parks and Open Spaces; and Task 3: As Needed Security Services." In no event shall City be liable for interest or late charges for any late payments. City will not honor minimum service order charges for any services covered by this Agreement.

4. Services Contractor Agrees to Perform. As of the Effective Date, the first paragraph of Section 4.1 of the Original Agreement shall be amended to read as follows:

"Contractor agrees to perform the Services stated in Appendix A1 and A2, "Scope of Services." Officers and employees of the City are not authorized to request, and the City is not required to reimburse the Contractor for, Services beyond the Scope of Services listed in Appendix A1 and A2, unless Appendix A1 and A2 are modified as provided in Section 11.5, "Modification of this Agreement."

5. Counterparts. This First Amendment may be executed in counterparts with the same force and effect as if the parties had executed one instrument, and each such counterpart shall constitute an original hereof.

6. Full Force and Effect. Except as specifically amended herein, the terms and conditions of the Sublease shall remain in full force and effect.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day first mentioned above.

AUTHORITY:

TREASURE ISLAND DEVELOPMENT AUTHORITY

Robert P. Beck
Treasure Island Director

CONTRACTOR:

A1 Protective Services, Inc., a California corporation

Brajah Norris
A1 Protective Services
Quality Control Director

City Supplier Number: 15122

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: _____
Deputy City Attorney

APPROVED:

By: _____
Sailaja Kurella
Director of the Office of Contract Administration, and Purchaser

Amendment Prepared By: Richard A. Rovetti, Deputy Director of Real Estate _____
(initial)

Appendix A-1

Scope of Services

Unarmed Security Patrol of Buildings and Grounds on Treasure Island and Yerba Buena Island, Unarmed Security Patrol of Treasure Island and Yerba Buena Island Parks and Open Spaces, and As Needed Security Services.

1. Description of Services

A. Buildings and Grounds Services - Treasure Island and Yerba Buena Island:

In performing the Ongoing Services, Contractor shall utilize the designated staffing model stated in Appendix A-2.

1. Unarmed coordinated patrol of buildings and grounds:

Patrol and monitor approximately 300 acres of buildings and grounds across Treasure and Yerba Buena Islands. Perform tasks including but not limited to:

- Provide central assistance, directions, answer questions and otherwise serve as a visible source of information for employees, customers, visitors and vendors throughout Treasure and Yerba Buena Islands;
- Maintain an on-Island office/base of operations, including a 24/7 public phone # and email address;
- Maintain a visible around-the-clock presence performing patrols of buildings and grounds on Treasure and Yerba Buena Island;
- Observe and report hazards, safety violations, infrastructure damage, utility disruptions or other unsafe conditions
- Observe and report residential lease terms violations to housing providers;
- Engage, interact and foster relationships with all TI/YBI community partners and stakeholders including:
 - Engage Island community, foster relationships with stakeholder agencies and organizations, attend and participate in community meetings;
 - Establish and maintain relationship with SFPD Southern Station;
 - Stay focused on security; remain unbiased and detached from any political or personal disputes within the community.
- Identify;
- Report and track Island-based security and safety trends, recurrences and hot spots:
 - Suspicious activity;
 - Identify chronic and habitual security discrepancies and problems
- Approach and inquire when suspicious activity observed:
 - Ask for identification;
 - Verify purpose of visit and validate address;

- Deny access of unauthorized individuals/vehicles;
- Photograph suspicious individual(s), adults only over the age of eighteen (18);
- Call law enforcement as needed;
- Detain individuals as needed.
- Monitor and response to building alarms; coordinate and communicate with alarm company on alarmed response at TIDA-managed properties.
- Open and close access to various TI/YBI Properties on a daily basis.
- Maintain daily written activity logs and generate regular and as-needed incident reports; disseminate incident reports and emergency reports to TIDA, relevant City agencies and property owner/manager as necessary. All written Deliverables, including any copies, shall be submitted on recycled paper and printed on double-sided pages to the maximum extent possible.

2. Permit/Code Monitoring and Enforcement

Patrol, monitor and enforce specific Permit programs and managed-use areas of Treasure and Yerba Buena Island as designee of TIDA and of Treasure Island residential housing managers:

- As designee of Treasure Island residential housing managers, implement and monitor the Treasure Island Residential Parking Permit program, including processing permit applications and issuing permits, monitoring residential parking areas, issuing violations and authorizing vehicle tows.
- As designee of TIDA, monitor the [Clipper Cove Special Use Area and enforce Clipper Cove Rules and Regulations](#). Engage vessel owners/operators, disseminate information, issue Clipper Cove Notice of Violations, report observed hazards and threats to life, property and marine environment in Clipper Cove.
- As designee of TIDA, monitoring of the TI Legacy Parks, Playgrounds and Dog Park.

B. Parks and Open Space Services - Treasure Island and Yerba Buena Island:

In performing the Ongoing Services, Contractor shall utilize the designated staffing model stated in Appendix A-2.

1. Unarmed coordinated patrol of Parks and Open Spaces:

Patrol and monitor all Parks and open spaces on Treasure and Yerba Buena Island including Clipper Cove Beach; Clipper Cove Beach Park, Panorama / Signal Point Parks, The Rocks Dog Park, Causeway Park, Treasure Island Landing Park, City Side Park, Cultural Park, and Stormwater Garden West and Stormwater Garden East.

- Provide central assistance, directions, answer questions and otherwise serve as a

- visible source of information for employees, customers, visitors and vendors throughout Treasure and Yerba Buena Islands;
- Maintain an on-Island office/base of operations, including a 24/7 public phone # and email address;
 - Maintain a visible around-the-clock presence performing patrols of buildings and grounds on Treasure and Yerba Buena Island;
 - Observe and report hazards, safety violations, infrastructure damage, utility disruptions or other unsafe conditions
 - Engage, interact and foster relationships with all TI/YBI community partners and stakeholders including:
 - Engage Island community, foster relationships with stakeholder agencies and organizations, attend and participate in community meetings;
 - Establish and maintain relationship with SFPD Southern Station;
 - Stay focused on security; remain unbiased and detached from any political or personal disputes within the community.
 - Maintain a stationary vehicle for visibility, deterrent, and to provide shelter for foot patrol officers at YBI parks;
 - Report and track Island-based security and safety trends, recurrences and hot spots:
 - Suspicious activity;
 - Identify chronic and habitual security discrepancies and problems
 - Approach and inquire when suspicious activity observed:
 - Ask for identification;
 - Verify purpose of visit and validate address;
 - Deny access of unauthorized individuals/vehicles;
 - Photograph suspicious individual(s), adults only over the age of eighteen (18);
 - Call law enforcement as needed;
 - Detain individuals as needed.
 - Open and close access to TI/YBI Parks and Restrooms.
 - Maintain daily written activity logs and generate regular and as-needed incident reports; disseminate incident reports and emergency reports to TIDA, relevant City agencies and property owner/manager as necessary. All written Deliverables, including any copies, shall be submitted on recycled paper and printed on double-sided pages to the maximum extent possible.
 - Monitoring of the TI/YBI Parks System and implementation/enforcement of the TI/YBI Parks Code.

C. As-Needed Security Services:

Contractor may be asked to perform these as-needed services utilizing additional staff. The presence of these services in the Scope does not represent a guarantee of opportunity nor a guarantee of the expenditure of any of the Agreement's budgeted funds for As-

Needed Services. For foreseeable events requiring additional services, a proposed budget shall be submitted by Contractor and approved by TIDA Real Estate Division prior to commencement.

1. Special Events, Public Events, and Miscellaneous staffing

Deliver as-needed staffing for events and activities including but not limited to:

- Provide security staffing at events held on Treasure Island.
- Maintain visual surveillance of parking lots, guest cars for intruders, theft, vandalism, etc.
- Report intruders, theft, vandalism, etc. observed to SFPD immediately. Avoid direct contact with perpetrators if possible, maintain personal safety at all times.
- Provide first response for security and life safety issues, contact SFPD and/or SFFD as appropriate.
- Report to specified location on time, as scheduled, and remaining until scheduled end time.
- Interact with event guest and general public in a professional and courteous manner.

2. Security Sweep Service, with Personal Protective Equipment-equipped personnel (As-needed):

Deliver as-needed staffing for security sweeps of vacant facilities on Treasure Island or Yerba Buena Island; Security sweep personnel must be wearing appropriate personal protective equipment at all times.

3. Professional Services Rendered due to Security Related Legal Matters (As-needed):

Compensation for staff time related to court appearances, etc.

2. **Reports.** Contractor shall submit written reports as requested by the Treasure Island Development Authority. Format for the content of such reports shall be determined by the Treasure Island Development Authority. The timely submission of all reports is a necessary and material term and condition of this Agreement. The reports, including any copies, shall be submitted on recycled paper and printed on double-sided pages to the maximum extent possible.

3. **Department Liaison.** In performing the Services provided for in this Agreement, Contractor's liaison with the Treasure Island Development Authority will be TIDA Real Estate Division.

Appendix A-2

Staffing Level Requirements

Contractor shall assure the below positions and staffing frequencies, at minimum, are met at all times in performance of the Description of Services section of the Scope of Services.

A. Buildings and Grounds Services - Treasure Island and Yerba Buena Island

Security Director position:

- Full time position
- On-site 7:45 AM to 5:00 PM Weekdays
- Available by phone at all times to receive and direct orders.

Position expectations:

- Maintain professional demeanor, conduct, attire, equipment and interaction at all times with a goal towards providing a hospitable and pleasant customer service experience.
- Registered as a Security Guard in good standing with the California Department of Consumer Affairs Bureau of Security and Investigative Services
- Supervise on-Island security staff and overall performance of Scope of Services;
- Ensure appropriate standards for patrol officers are maintained at all times;
- Serve as Contractor's primary point of contact for TIDA;
- Develop and submit monthly reporting with statistical data on the previous month's incidents, including but not limited to intoxication incidents, animal attacks, emergency responses; theft; graffiti; damage; trespassing; break-ins; maintenance issues.
- Attend and participate in Island community meetings and meetings with TIDA and other Island stakeholder organizations.

Patrol Officers:

Staffing level requirements:

- Night shift (approx. 12 Midnight to 8 AM): 2 Patrol Officers on Duty
- Day shift (approx. 8AM to 4 PM): 1 Patrol Officer on Duty
- Swing Shift: (approx. 4 PM to 12 Midnight): 2 Patrol Officers on Duty

Position expectations of all individuals staffing Patrol Officer positions:

- Maintain professional demeanor, conduct, attire, equipment and interaction at all times with a goal towards providing a hospitable and pleasant customer service experience.
- Registered as a Security Guard in good standing with the California Department of Consumer Affairs Bureau of Security and Investigative Services
- Possess two years previous experience in a Patrol Officer position
- Perform standard Patrol, Parking Permit and Code Enforcement, and as-needed services specified in the Scope of Service and staff Command Center (Assigned Unit) when not on patrol.
- Communicate all information to Security Director;
- Provide additional functionality on an as needed basis, including but not limited to foot patrol, marked/unmarked vehicle patrol, bicycle patrol, unauthorized parking management; observe and respond to break-in and trespassing activity at vacant units; observe and report trash and dumped items in public right of way and common areas;
- Maintain professional appearance and equipment at all times:
 - Clean, ironed, well maintained uniform pants and uniform shirt with contractor name and “Security” insignia;
 - Professional black rugged shoes;
 - Professional duty belt with:
 - Cell Phone;
 - Radio;
 - Pepper Spray;
 - Handcuffs and gloves;
 - Flashlight.
 - Professional ID Card with picture and name;
 - Appropriate personal grooming for a professional environment.

B. Parks and Open Space Services - Treasure Island and Yerba Buena Island

Patrol Officers / Rover with Vehicle:

Staffing level requirements:

- Night shift (approx. 12 Midnight to 8 AM): 1 Patrol Officer on Duty
- Day shift (approx. 8AM to 4 PM): 1 Patrol Officer on Duty (Weekends and Holidays)

- Swing Shift: (approx. 4 PM to 12 Midnight): 1 Patrol Officer on Duty
- Provide stationary vehicle for visibility, deterrent, and shelter for foot patrol officers at YBI parks

Position expectations of all individuals staffing Patrol Officer / Rover positions:

- Maintain professional demeanor, conduct, attire, equipment and interaction at all times with a goal towards providing a hospitable and pleasant customer service experience.
- Registered as a Security Guard in good standing with the California Department of Consumer Affairs Bureau of Security and Investigative Services
- Possess two years previous experience in a Patrol Officer position
- Perform standard Patrol, Parking Permit and Code Enforcement, and as-needed services specified in the Scope of Servicer and staff Command Center (Assigned Unit) when not on patrol.
- Communicate all information to Security Director;
- Provide additional functionality on an as needed basis, including but not limited to foot patrol, marked/unmarked vehicle patrol, bicycle patrol, unauthorized parking management; observe and respond to break-in and trespassing activity at vacant units; observe and report trash and dumped items in public right of way and common areas;
- Maintain professional appearance and equipment at all times:
 - Clean, ironed, well maintained uniform pants and uniform shirt with contractor name and “Security” insignia;
 - Professional black rugged shoes;
 - Professional duty belt with:
 - Cell Phone;
 - Radio;
 - Pepper Spray;
 - Handcuffs and gloves;
 - Flashlight.
 - Professional ID Card with picture and name;
 - Appropriate personal grooming for a professional environment.

Appendix B

Calculation of Charges

Tasks 1 (Buildings and Grounds Services - Treasure Island and Yerba Buena Island):

Total compensation for all services under the Professional Services Agreement's Scope of Services (Buildings and Grounds Services - Treasure Island and Yerba Buena Island) shall not exceed Eight Hundred and Thirty Thousand Dollars (\$830,000) for any given year and shall be payable upon invoice.

Invoices will be issued against specific Task Orders issued by TIDA for services under Task 1 - Buildings and Grounds Services - Treasure Island and Yerba Buena Island.

Tasks 2 (Parks and Open Space Services - Treasure Island and Yerba Buena Island):

Total compensation for all services under the Professional Services Agreement's Scope of Services (Parks and Open Space Services - Treasure Island and Yerba Buena Island) shall not exceed Five Hundred and Twenty-Five Thousand Dollars (\$525,000) for any given year and shall be payable upon invoice.

Invoices will be issued against specific Task Orders issued by TIDA for services under Task 2 - Parks and Open Space Services - Treasure Island and Yerba Buena Island.

Tasks 3 (As-Needed Services):

Total compensation for all as-needed services under the Professional Services Agreement's Scope of Services (As-Needed Services) shall not exceed Three Hundred Thousand Dollars (\$300,000) for any given year and shall be payable upon invoice.

Invoices will be issued against specific Task Orders issued by TIDA for services under Task 3 - As-Needed Services.

Invoices will be issued against specific Task Orders issued by TIDA for services under Tasks 1, 2 and 3.

Description	Service	Bill Rate 24/25	Bill Rate 25/26	Bill Rate 26/27
Security Officer	Foot/Bike	\$35.05	\$35.16	\$36.21
Security Officer w/ vehicle	w/ vehicle	\$39.55	\$39.66	\$40.85
Security Officer Overtime & Holiday	OT Foot/Bike	\$52.58	\$52.74	\$54.32
Security Officer Overtime & Holiday w/ vehicle	OT w/ vehicle	\$57.00	\$57.24	\$58.96
Security Director	Site Management - Salary Exempt	\$49.12	\$50.59	\$52.11
Hourly Wage Rate		Bill Rate 24/25	Bill Rate 25/26	Bill Rate 26/27
Security Officer		\$23.40	\$24.10	\$24.82
Overtime & Holiday		\$35.10	\$36.15	\$37.96
*Call Out *1st 8 OT		\$35.10	\$36.15	\$37.23

*Call out refers to request for additional officers with less than 24 hours' notice.

**Services provided after the 8th hour are to be charged at the rate of time and a half

**All services are charged at a minimum rate of 4 hours

**Cancellations done less than 24 hours will be charged a fee amounting to 30% of the total bill.

RESOLUTION NO.

1 [A1 Protective Service Inc., First Amendment to the Professional Services Agreement]

2 **Resolution Approving and Authorizing the Execution of a First Amendment to**
3 **the Professional Service Agreement between the Treasure Island Development**
4 **Authority and A1 Protective Service Inc, a California Corporation, to increase annual**
5 **Scope of Services to include new parks and open spaces and adjust the Contract**
6 **Amount for unarmed security patrol on Treasure and Yerba Buena Islands.**

7 **WHEREAS**, Former Naval Station Treasure Island is a military base located on
8 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by
9 the United States of America, acting by and through the Department of the Navy; and,

10 **WHEREAS**, The Base was selected for closure and disposition by the Base
11 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
12 subsequent amendments; and,

13 **WHEREAS**, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
14 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit
15 corporation known as the Treasure Island Development Authority (the "Authority") to act as a
16 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
17 conversion of the Base for the public interest, convenience, welfare and common benefit of
18 the inhabitants of the City and County of San Francisco; and,

19 **WHEREAS**, Under the Treasure Island Conversion Act of 1997, which amended
20 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter
21 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) designated the Authority
22 as a redevelopment agency under California redevelopment law with authority over the Base
23 upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the
24 Base which are subject to Tidelands Trust, vested in the Authority the authority to administer
25 the public trust for commerce, navigation and fisheries as to such property; and,

1 **WHEREAS**, The Board of Supervisors approved the designation of the Authority as a
2 redevelopment agency for Treasure Island in 1997; and,

3 **WHEREAS**, On January 24, 2012, the Board of Supervisors rescinded designation of
4 the Authority as the redevelopment agency for Treasure Island under California Community
5 Redevelopment Law in Resolution No. 11-12; and such rescission does not affect Authority's
6 status as the Local Reuse Authority for Treasure Island or the Tidelands Trust trustee for the
7 portions of Treasure Island subject to the Tidelands Trust, or any of the other powers or
8 authority; and,

9 **WHEREAS**, On July 26, 2023, the Authority issued a Request for Proposals (RFP)
10 seeking a qualified private security firm to perform around-the-clock patrols of buildings and
11 grounds on Treasure and Yerba Buena Island, to include providing public information to
12 residents and community members, and supporting residential parking enforcement programs
13 all while working collaboratively with City agencies and Island stakeholders including but not
14 limited to on-Island businesses, City of San Francisco first responder agencies and Island
15 community-based nonprofit organizations; and,

16 **WHEREAS**, For the past 12 years, Security Services have been provided under the
17 John Stewart Company contract and costs has been shared by all Housing Providers via
18 Common Area Maintenance (“CAM”) fees, and going forward John Stewart Company will pay
19 for its proportionate share of these expenses through CAM fees

20 **WHEREAS**, A pre-proposal conference was held on August 15th, 2023 with written
21 responses due on September 6th, 2023 resulting in the Authority receiving 8 responses, and
22 upon review by Authority staff and City and County of San Francisco Contract Monitoring
23 Division (CMD) staff, 3 of the responses were deemed to meet the Minimum Qualifications of
24 the RFP as well as deemed in compliance with City Chapter 14B requirement; and,
25

1 **WHEREAS**, These written responses were scored by a review panel consisting of
2 representatives from TIDA, the San Francisco Department of Emergency Management
3 (SFDEM) and the San Francisco Public Utilities Commission (SFPUC), and the panel also
4 conducted oral interviews with respondents, and were scored by the panelists based on key
5 criteria including respondents' qualifications, approach and prior experience, and the CMD-
6 assigned rating bonus of 10% was applied to the scores of the respondents who were
7 qualified City LBEs; and,

8 **WHEREAS**, A1 Protective Services ("A1 Protective Services"), a San Francisco-based
9 business, received the highest score of the responses, and on February 27, 2024, TIDA
10 issued a Notice of Intent to Award the contract to A1 Protective Services, pending completion
11 of negotiations with selected respondent and final contract approval by the San Francisco
12 Civil Service Commission and the Authority Board of Directors, and A1 Protective Services
13 commenced its security services on Treasure and Yerba Buena Islands in October of 2024;
14 and

15 **WHEREAS**, Under the existing Professional Services Agreement, A1 Protective
16 Services will provide unarmed security patrol of buildings and grounds on Treasure and Yerba
17 Buena Islands seven days per week, 24 hours per day, commencing June 17, 2024 through
18 June 30, 2027 with two options to renew the Professional Services Agreement for a period of
19 two years each option, for an amount not to exceed Five Million and Six Hundred Thousand
20 Dollars (\$5,600,000) over the Term of the agreement; and,

22 **WHEREAS**, Over the past 2 years, Treasure Island has opened 4 new housing
23 buildings, along with new parks and open spaces attracting more residents and visitors to
24 Treasure Island while SFPD's presence on the island has remained static due to ongoing
25 staffing issues affecting the department, this increased activity highlights the need for

1 additional security personnel presence on the island to assure resident and visitors
2 experience a safe and inviting environment; and,

3 **WHEREAS**, The Authority and A1 Protective Services have negotiated a First
4 Amendment to the Original Agreement to increase annual Scope of Services to include new
5 parks and open spaces and adjust the Contract Amount for unarmed security patrol on
6 Treasure and Yerba Buena Islands to meet this new demand; and,

7 **WHEREAS**, Under the First Amendment to the Professional Services Agreement, A1
8 Protective Services will provide unarmed security patrol for Buildings and Grounds Services
9 and Parks and Opens Spaces on Treasure Island and Yerba Buena Islands seven days per
10 week, 24 hours per day, commencing February 1, 2026 through June 30, 2027 with options to
11 renew, consisting of: (i) observing and reporting hazards, safety violations, infrastructure
12 damage, utility disruptions or other unsafe conditions; (ii) observing and reporting residential
13 lease violations to housing providers; (iii) engaging and fostering relationships with all TI/YBI
14 community partners and Island stakeholders (including attending and participating in
15 community meetings, working with SFPD Southern Station, etc.); (iv) monitoring and
16 responding to building alarms, coordinating and communicating with alarm company on
17 alarmed response at TIDA-managed properties; (v) implementing and monitoring the
18 Treasure Island Residential Parking Permit; (vi) monitoring Clipper Cove Special Use Area
19 and enforce Clipper Cove Rules and Regulations; (vii) providing as needed security for
20 Special Events and Public Events, etc.; and (ix) conducting Security Sweep Service, with
21 Personal Protective Equipment-equipped personnel; and,

22 **WHEREAS**, Compensation and Calculation of Charges under the Agreement are
23 distributed under 3 Tasks- Tasks 1 (Buildings and Grounds Services - Treasure Island and
24 Yerba Buena Island) Total compensation for these services shall not exceed \$830,000 for any
25

1 given year and shall be payable upon invoice, Task 2 (Parks and Open Space Services -
2 Treasure Island and Yerba Buena Island) Total compensation for these services shall not
3 exceed \$525,000 for any given year and shall be payable upon invoice, and Tasks 3 (As-
4 Needed Services) Total compensation for these as-needed services shall not exceed
5 \$300,000 for any given year and shall be payable upon invoice, now, therefore be it

6 **RESOLVED**, That the Authority hereby authorizes the Treasure Island Director to
7 execute the First Amendment to the Professional Service Agreement with A1 Protective
8 Services Enterprises, Inc., effective February 1, 2026, to increase annual Scope of Services
9 to include new parks and open spaces and adjust the Contract Amount for unarmed security
10 patrol on Treasure and Yerba Buena Islands, and authorize the Treasure Island Director or
11 his designee to execute said Agreement in substantially the form attached hereto as Exhibit A;
12 and, be it

13 **FURTHER RESOLVED**, That the Board of Directors hereby authorizes the Treasure
14 Island Director or his designee to enter into any additions, amendments or other modifications
15 to the Agreement that the Treasure Island Director or his designee determines in consultation
16 with the City Attorney are in the best interests of the Authority, that do not materially increase
17 the obligations or liabilities of the Authority, that do not materially reduce the rights of the
18 Authority, and are necessary or advisable to complete the preparation and approval of the
19 Agreement, such determination to be conclusively evidenced by the execution and delivery by
20 the Treasure Island Director or his designee of the documents and any amendments thereto.

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CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 14, 2026.

Mark Dunlop, Secretary