

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-449	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
AGENDA: AUGUST 20, 2001	SYNOPSIS - Request approval to award the purchase and installation of a security system for City Hall and Armory buildings to Control Installations of Iowa (Wayne Hansen, President, 6200 Thornton Avenue, Des Moines, Iowa, 50321).
SUBJECT: CITY HALL/ARMORY SECURITY SYSTEM	FISCAL IMPACT - The total cost (\$268,031) includes the purchase and installation of the base system, video badging for both the City Hall and Armory (\$150,391), and two selected alternatives: a portable duress alarm (\$1,708) and a mounted closed circuit television system (\$52,692). A ten-year maintenance contract fee (\$63,240) is also included. Funds have been budgeted in the City's Capital Improvement Program (CPO34, ENG990000, BLD101).
TYPE: <u>RESOLUTION</u> ORDINANCE RECEIVE/FILE	RECOMMENDATION - Approve.
SUBMITTED BY: DON TRIPP PARK AND RECREATION DIRECTOR	BACKGROUND - On May 22, 2000, the City Council approved a professional services contract with Terrus Real Estate Group (Terrus) to develop and evaluate a construction bid for security services at City Hall and the Armory. After the construction bid requests were let and received, an evaluation team determined the bids received did not comply with the specifications provided. All bids were denied, and a new Request for Proposal (RFP) package was prepared. RFPs were distributed, and three proposals were subsequently received: Control Installations of Iowa, Inc. (CI3), Siemens, and Simplex Grinnell (see Attachment 1 for a comparison of proposal costs). An evaluation team of staff from the City Manager's Office,

Park and Recreation Building Services, Information Technology (IT), and Engineering joined consultants from Terrus in evaluating and scoring each proposal. Terrus was responsible for evaluating and scoring the technical requirements of the RFP and bringing a recommendation to the scoring meeting of the evaluation team for consideration. The City's evaluation team member from IT agreed with the Terrus review. Team members used the scoring recommendations of Terrus and IT for the technical portion of the evaluation. Results of the scoring process by each team member are found in Attachment 2 (a separate evaluation of each vendor by Terrus may be found in its Cost Comparison Matrix & Summary of Evaluation in Attachment 3).

In the RFP requirements, the City notes its intention to develop a long-term relationship with the successful vendor. An expansion of the security system is desired for other City buildings when funding becomes available. Each proposal, therefore, was required to include any annual maintenance costs and a long-term pricing agreement on labor and materials based on a vendor's book pricing. Over the expected lifetime of the project (ten years beyond the initial two-year warranty), the least cost to the City is from the bidder receiving the highest score, Control Installations of Iowa, Inc. (see Attachment 1 for a complete comparison).

The proposed City Hall and Armory security system includes furnishing and installing a base security system consisting of access control, duress points, and alarm capability with closed-circuit television. Options include glass break sensors. Card readers installed at specified entrances to each building require a personal identification card to be flashed to permit entry during non-business hours. Closed-circuit television cameras that are monitored through the City's Police Station supplement the card readers at the main entrances and exits of each building. Additional card readers have been placed within the buildings in those areas deemed high security risks. Several duress buttons are positioned strategically throughout each building where financial and other desired secure activities occur. Terrus carefully evaluated each proposal to insure that the specifications for each piece of equipment were met. In the summary of its evaluation (see Attachment 4), Terrus notes that CI3 best meets the project specifications of all bids submitted.

Attachments
