

Shall the Authority Authorize the Executive Director to Execute an Agreement with Freeman Guards, Inc. and to Expend Hawaii Community Development Revolving Funds for Security Services for Kakaako Waterfront, Makai Gateway and Kewalo Basin Parks?

Staff Report
October 7, 2009

Background: Kewalo Basin Park (“KBP”), Kakaako Waterfront Park (“KWP”), and Makai Gateway Park (“MGP”), comprising approximately 44 acres, were completed in 1990, 1992, and 1998, respectively.

Since the Parks were completed, the Hawaii Community Development Authority (“HCDA”) has competitively bid and awarded seven consecutive security service contracts; the last five contracts having terms of one year with two one-year extensions. The current contract term expired on June 30, 2009 and had an annual cost of \$108,811.

During the term of the current contract, the Honolulu Police Department (“HPD”) ceased offering off-duty police officer security. As a result, the current contract was amended to have the vendor provide these services, in house, at a much lower cost.

It was anticipated that the Department of Safety (“DPS”) would assume patrol responsibilities upon expiration of this contract. However, for various reasons, the DPS has not yet assumed these duties. As additional funds were available due to the cost savings attributable to not using HPD services, the existing vendor was retained on a temporary basis.

In August 2009, the HCDA solicited competitive sealed bids that were due on September 7, 2009. The scope of services provides for nightly bike patrols from 10:00 pm until 6:00 am 365 days of the year for a one year period. In addition, the patrol officer will log in to a detection system and daily reports will be provided on a weekly basis. The one year term was selected in anticipation of the DPS assuming these duties after that time.

Four (4) service providers submitted bids with a range of \$24,643.92 to \$91,159.53; the lowest responsible, responsive bid in the amount of \$24,643.92 was submitted by Freeman Guards, Inc.

Security service cost is included as part of the Waterfront Association Common Area Maintenance (“CAM”) and will be partially reimbursed by members of the Association, which, at this time, includes the University of Hawaii whose share is approximately 33 percent. As there are no other tenants, HCDA’s share of CAM is the remaining 67 percent. HCDA advances all costs and seeks monthly reimbursement from the Waterfront Association.

Proposed Course of Action: Since their development, all of HCDA's parks have experienced problems with illegal activities as evidenced by vandalism of park fixtures, including bollards, tables, charcoal urns, toilets, sinks, showers, benches, and light fixtures, as well as constant graffiti painting. In the past, there have been reports of assaults and car thefts. The HCDA responded by implementing security services which included a mix of HPD and private security firm patrols. As this security presence became known, crime within the parks has been significantly reduced, and increasingly more residents have peaceably enjoyed the parks for walking, picnicking, fishing, and other recreational activities.

Staff believes that illegal activities in the parks have been minimized due to the presence of HPD and security guard service. Staff has also noticed that the parks are visited more often by on-duty police officers which serve as a visible deterrent to criminal activity.

Until such time that DPS is prepared to assume patrol functions, private security guard services will continue to help provide a safe and enjoyable environment in the parks.

Recommendation: Staff recommends approval to authorize the Executive Director to execute a one-year contract for security services with Freeman Guards, Inc. and expend funds from the Hawaii Community Development Revolving Fund in the amount not to exceed \$24,643.92.

As the additional funds available from the current contract may be exhausted by the time the final billing is received, staff also recommends that the Executive Director be authorized to expend from the above account up to \$10,000 to close out the existing contract.