

STAFF REPORT FOR CALENDAR ITEM NO.: 10
FOR THE MEETING OF: September 10, 2026

TRANSBAY JOINT POWERS AUTHORITY

BRIEF DESCRIPTION:

Authorize the Executive Director to execute Amendment No. 4 to the Unarmed Contract Security Services agreement with Universal Protection Service, LP (dba Allied Universal Security Services). This amendment extends the contract term by three months and adds an amount not to exceed \$1,389,344 bringing the total contract authorization to \$28,614,342 to ensure continuous coverage at the Salesforce Transit Center while a new procurement process is completed.

EXPLANATION:

The TJPA issued a Request for Proposals for Unarmed Contract Security Services in February 2021. Following a competitive procurement process, Contractor was awarded a contract in June 2021, in the amount of \$15,425,000, for a three-year base term, with two options to extend for one year each at pre-negotiated pricing ("Agreement").

Under the Agreement, Contractor provides 24/7/365 unarmed security guard presence at the transit center, including stationary and roving security guards, guards trained in vehicle and cargo screening, Security Operations Center staff, a shift supervisor, and management staff. Services include monitoring the physical security components of the building and site, monitoring, and controlling the building's security technologies in a command center environment, inspecting vehicles and cargo, enforcing trusted access programs, participating in training and exercise programs simulating real world day-to-day operations, and managing exceptional conditions.

On June 10, 2021, the TJPA Board of Directors adopted Resolution No. 21-020 authorizing the TJPA's Interim Executive Director to execute an agreement in an amount not to exceed \$15,425,000 for Unarmed Contract Security Services by Contractor for a term of three (3) years from the Effective Date of the Agreement (June 10, 2021), provided that the TJPA shall have the right to extend the agreement for two (2) additional one-year terms.

On June 13, 2024, the TJPA Board of Directors adopted Resolution No. 24-023 authorizing the exercise of the first option and the extension of the Agreement for one (1) year at the pre-negotiated price.

On June 12, 2025, the TJPA Board of Directors adopted Resolution No. 25-023 authorizing the exercise of the final option and the extension of the Agreement for one (1) additional year, adjusting Roving Patrol and SOC Operating Hours, and increasing the total compensation amount at a reduced pre-negotiated price.

On July 1, 2026, the Executive Director executed Amendment 3 under Board Policy No. 001 (Procurement Policy), which permits up to a 10% increase in contract value and term. The

amendment added \$1,348,519—bringing the total maximum compensation to \$27,224,998—and extended the contract term through September 30, 2026. Monthly service costs and the scope of work remained unchanged.

Contractor has executed satisfactorily for fiscal years ending June 30, 2022, 2023, 2024, 2025 and 2026. Staff recommends extending the Agreement for an additional three months of Unarmed Contract Security Services at the price of \$1,389,344 (total compensation under the Agreement of \$28,614,342 over the authorized term), in the form attached.

The budget includes a not-to-exceed amount of \$10,000 for Additional Services over the three months. TJPA staff anticipate that such additional services will be required in the case of emergencies or special events at the transit center. Staff anticipate, however, that in some cases the TJPA will be able to recover such additional costs from the event sponsor.

The budget also includes a not-to-exceed amount of \$81,700 for services to the Bus Storage Facility (BSF) over the three months. Caltrans leases the BSF property to TJPA and TJPA subleases the BSF to AC Transit. Pursuant to AC Transit's sublease, it is responsible for providing security services to the BSF. But AC Transit has requested TJPA arrange for the services on its behalf, with TJPA passing through the cost of such services to AC Transit.

RECOMMENDATION:

Authorize the Executive Director to execute Amendment No. 4 to the Agreement for Unarmed Contract Security Services with Contractor to extend the Agreement an additional three months for additional compensation of up to \$1,389,344 (total compensation of \$28,614,342 over the authorized term).

ENCLOSURES:

1. Resolution
2. Amendment

**TRANSBAY JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

Resolution No. _____

WHEREAS, The Transbay Joint Powers Authority (TJPA) requires Unarmed Contract Security Services from a firm with expertise in providing contracted security services within a public transit center or similar environment; and

WHEREAS, On February 22, 2021, the TJPA issued Request for Proposals No. 21-01 for Unarmed Contract Security Services; and

WHEREAS, On June 10, 2021, following a competitive procurement process, the TJPA awarded a contract to Universal Protection Service, LP, dba Allied Universal Security Services for a maximum of \$15,425,000 for a base term not to exceed three years, with two options to extend for one year each at pre-negotiated pricing by mutual agreement of the parties ("Agreement"); and

WHEREAS, On June 13, 2024, the TJPA Board of Directors adopted Resolution No. 24-023, which authorized the Executive Director to execute Amendment No. 01 to the Agreement to extend the term for one year at the pre negotiated price of up to \$5,295,000 (total compensation of \$20,719,831 over the authorized term); and

WHEREAS, On June 12, 2025, the TJPA Board of Directors adopted Resolution No. 25-023, which authorized the Executive Director to execute Amendment No. 02 to the Agreement to exercise the final option to extend the Agreement for one (1) additional, adjust Roving Patrol and SOC Operating Hours, and increase the total compensation amount at a reduced pre-negotiated price of \$5,156,648 (total compensation of \$25,876,479); and

WHEREAS, On July 1, 2026, pursuant to Board Policy No. 001 (Procurement Policy), the TJPA and Contractor executed Amendment No. 03, increasing the price by \$1,348,519 (total compensation of \$27,224,998) and extending the term to September 30, 2026; and

WHEREAS, Continuity of Unarmed Contract Security Services is essential to the operations of the transit center and ancillary facilities while a new procurement process is completed, and staff recommend amending the Unarmed Contract Security Services Agreement to extend the term from September 30, 2026 to December 31, 2026, and increase the price by \$1,389,344 (new total compensation of \$28,614,342), in the form presented; now, therefore, be it

RESOLVED, That the Board authorizes the Executive Director to execute Amendment No. 04 to the Agreement for Unarmed Contract Security Services with Universal Protection Service, LP, dba Allied Universal Security Services in the form presented to extend the Agreement for an additional three months to December 31, 2026 and additional compensation of up to \$1,389,344 (total compensation of \$28,614,342 over the authorized term).

I hereby certify that the foregoing resolution was adopted by the Transbay Joint Powers Authority Board of Directors at its meeting on September 10, 2026.

Secretary, Transbay Joint Powers Authority

Amendment No. 04
Professional Services Agreement between
the Transbay Joint Powers Authority and
Universal Protection Service, LP, dba Allied Universal Security Services

THIS Amendment No. 04 to the Professional Services Agreement, 21-01-UCSS-001, for Unarmed Contract Security Services dated June 10, 2021, as previously amended June 13, 2024, June 12, 2025, and July 1, 2026 (“Agreement”), is entered into effective as of the 10th day of September 2026 in San Francisco, California, by and between the Transbay Joint Powers Authority (“TJPA”) and Universal Protection Service, LP, dba Allied Universal Security Services, a California Corporation (“Contractor”).

Recitals

- A. On June 10, 2021, the TJPA Board of Directors adopted Resolution No. 21-020 authorizing the TJPA’s Interim Executive Director to execute an agreement in an amount not to exceed \$15,425,000 for Unarmed Contract Security Services by Contractor for a term of three (3) years from the Effective Date of the Agreement (June 10, 2021), provided that the TJPA shall have the right to extend the agreement for two (2) additional one-year terms.
- B. On June 13, 2024, the TJPA Board of Directors adopted Resolution No. 24-023 authorizing the exercise of the first option and the extension of the Agreement for one (1) year at the pre-negotiated price.
- C. On June 12, 2025, the TJPA Board of Directors adopted Resolution No. 25-023 authorizing the exercise of the final option and the extension of the Agreement for one (1) additional, adjust Roving Patrol and SOC Operating Hours, and increase the total compensation amount at a reduced pre-negotiated price.
- D. On July 1, 2026, with the authority vested in the Executive Director per Board Policy No. 001 (Procurement Policy) for an up to 10% increase in the total amount and term of contract, the TJPA and Contractor executed Amendment No. 03, which increased the maximum compensation amount under the Agreement by \$1,348,519 for the new total compensation amount of \$27,224,998, without changing the monthly service costs, and extended the term of the Service Contract to September 30, 2026, without changing the scope of the Service Contract.
- E. The TJPA and Contractor wish to amend the Agreement to increase the maximum compensation amount under the Agreement by \$1,389,344 for a new total compensation amount of \$28,614,342, without changing the scope of work, and extend the term of the Agreement to December 31, 2026, to maintain continuity of services while a new procurement process is completed.
- F. On September 10, 2026, the TJPA Board of Directors adopted Resolution No. _____ authorizing the TJPA’s Executive Director to execute Amendment No. 04 to the Agreement.
- G. The TJPA and Contractor intend that this Amendment No. 04 to the Agreement complies with the regulations of the United States Department of Transportation (“USDOT”).

Terms and Conditions

Now, therefore, the TJPA and Contractor agree to amend the following sections of the Agreement in their entirety to read as follows:

I. Section 2 Term of the Agreement is hereby modified as follows:

2. Term of the Agreement

Subject to Section 1, the term of this Agreement shall be from July 1, 2021 through ~~September 30~~ **December 31**, 2026.

II. Section 5 Compensation is hereby modified as follows:

All work under this Agreement shall be compensated on an hourly basis, subject to any maximum price set forth in a particular NTP. In no event shall the total compensation under this Agreement exceed ~~Twenty Seven Million, Two Hundred Twenty Four Thousand, Nine Hundred Ninety Eight Dollars (\$27,224,998)~~ **Twenty-Eight Million, Six Hundred Fourteen Thousand, Three Hundred Forty Two Dollars (\$28,614,342)**. The breakdown of the Contractor's fees appears in Appendix B, Fees.

III. Appendix B, Fees, is hereby modified to add the extension period of October 1, 2026 through December 31, 2026, as follows:

Fiscal Year	TJPA Base Services	TJPA Additional Services	Bus Storage Facility Service	<i>Subtotal by Fiscal Year</i>
<u>Extension Period: 10/1/26 – 12/31/26</u>	<u>\$1,297,644</u>	<u>\$10,000</u>	<u>\$81,700</u>	<u>\$1,389,344</u>

The Agreement is amended only to the extent expressly provided herein; all other provisions of the Agreement shall remain in full force and effect.

The individuals executing this Amendment No. 04 to the Agreement represent and warrant that they have the legal capacity and authority to do so on behalf of their respective legal entities.

IN WITNESS WHEREOF, the parties hereto have executed this contract Amendment No. 04 as of the day first mentioned above.

**TRANSBAY JOINT POWERS
AUTHORITY**

**CONTRACTOR
Universal Protection Service, LP**

Adam Van de Water
Executive Director

Transbay Joint Powers Authority
Board of Directors
Resolution No. _____
Adopted: _____
Attest:

Secretary, TJPA Board

Signature

Mike Smidt
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Universal Security Services
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Approved as to Form by:

TJPA Legal Counsel