



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

May 31, 2022

Carmen Chu, Director
General Services Agency – City Administrator
City Hall - 1 Dr. Carlton B. Goodlett Place, Room 362
San Francisco, CA 94102-4683

Attention: Kenneth Bukowski, Deputy City Administrator

RE: Contracting for Real Estate Security Services – FY 2022-23

The cost information and supplemental data provided by your office on the proposed contract referenced above have been reviewed by my staff.

If these services are provided at the proposed contract price, it appears they can be performed at a lower cost than if the work were performed by City employees.

The requirements of Charter Section 10.104.15 relative to the Controller's findings that work or services can be practically performed under private contract at a lesser cost than similar work performed by employees of the City and County of San Francisco have been satisfied. Attached is a statement of projected cost and estimated savings for Fiscal Year 2022-23 and the informational items provided by the department pursuant to San Francisco Administrative Code Section 2.15.

Following the approval of the Board of Supervisors, we will notify your department and the Purchaser that this Charter requirement has been met. Please contact Risa Sandler at Risa.Sandler@sfgov.org if you have any questions regarding this determination.

Sincerely,

/s/

Ben Rosenfield,
Controller

Enclosures

cc: Board of Supervisors' Budget Analyst
Human Resources, Employee Relations
Trisha McMahon, Budget and Planning Manager

ADM
 Real Estate Division Security Services
 COMPARATIVE COSTS OF CONTRACTING VS. IN-HOUSE SERVICES
 FISCAL YEAR 2022-23

ESTIMATED CITY COSTS:

PROJECTED PERSONNEL COSTS

Job Class Title	Class	# of Full Time Equivalent Positions	Bi-Weekly Rate per FTE		Annual Cost		
			Low	High	Low	High	
Building & Grounds Patrol Officer	8207	40.2	2,666	3,200	2,797,574	3,357,102	
Superv. Building & Grounds Patrol Officer	8211	3.0	2,950	3,541	231,024	277,230	
Manager I	922	0.1	5,001	6,001	13,053	15,664	
Holiday Pay (if applicable)	n/a	n/a			8,516	10,219	
Night / Shift Differential (if applicable)	n/a	n/a			48,781	58,537	
Total FTE			43				
					Total Salary Costs-->	3,041,651	3,649,996
					Total of Other Compensation-->	57,296	68,756

FRINGE BENEFITS

Job Class	\$ Amount	Low	High
Benefits per FTE--Job Class #:	8,207	39,006	
Benefits per FTE--Job Class #:	8,211	41,438	
Benefits per FTE--Job Class #:	922	63,281	
Total Fringe Benefits		1,523,470	1,698,683

ADDITIONAL CITY COSTS

Cellular Phones (\$2800 per year + \$509.50 one-time cost), (\$4500 a year + \$700 one-time cost); for the 8207 officers	\$	135,690	\$	213,200
Uniform (\$450)	\$	18,450	\$	18,450
Total Capital & Operating	\$	154,140	\$	231,650

COST COMPARISON SUMMARY

ESTIMATED TOTAL CITY COST	\$	4,776,556	\$	5,649,085
LESS: ESTIMATED TOTAL CONTRACT COST	\$	2,373,629	\$	2,431,875
ESTIMATED SAVINGS	\$	2,402,927	\$	3,217,209
% of Savings to City Cost		50%		57%