



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner
Controller

ChiaYu Ma
Deputy Controller

May 28, 2025

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

Attention: Katharine Petrucione, Deputy City Administrator

RE: Contracting for Real Estate Security Services – FY 2025-26

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 2025-26 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 Devin Macaulay at Devin.Macaulay@sfgov.org if you have any questions regarding this determination.

Sincerely,

_____/s/_____

Greg Wagner,
Controller

Enclosures

cc: Board of Supervisors' Budget Analyst
Human Resources, Employee Relations

ADM - General Services Agency - City Admin
Security Services for RED Buildings (21357)
COMPARATIVE COSTS OF CONTRACTING VS. IN-HOUSE SERVICES
FISCAL YEAR 2025-26

PROJECTED PERSONNEL COSTS					
vJCName	Job Class	FTE	FY 2025-26 Personnel Cost Low		FY 2025-26 Personnel Cost High
Manager I	0922_C	0.20	\$	38,928	\$ 48,173
Building And Grounds Patrol Officer	8207_C	47.30	\$	5,380,883	\$ 6,345,035
Supervising Building and Grounds Patrol Officer	8211_C	4.00	\$	495,346	\$ 585,628
Deputy Sheriff	8304_S	3.00	\$	542,135	\$ 803,627
Holiday Pay - Miscellaneous			\$	412,685	\$ 495,420
Premium Pay - Miscellaneous			\$	144,884	\$ 173,931
Sum:		54.50	\$	7,014,861	\$ 8,451,814

ADDITIONAL CITY COSTS					
Item Description	Nbr of Units	Notes / Unit Measure	FY 2025-26 Low Estimate		FY 2025-26 High Estimate
Cellular Phones (\$2800 per year + \$509.50 one-time cost), (\$4500 a year + \$700 one-time cost); for the 8207 officers	0		\$	158,856	\$ 249,600
Uniform (\$450)	0		\$	21,600	\$ 21,600
Training fees for 8304s - 5% of payroll to cover 9 months of academy and annual trainings	0		\$	54,658	\$ 65,616
Total Non-Personnel Costs:			\$	235,114	\$ 336,816

ESTIMATED TOTAL CITY COST **\$ 7,249,975 \$ 8,788,630**

COST COMPARISON SUMMARY					
ESTIMATED TOTAL CITY COST		\$	7,249,975	\$	8,788,630
LESS: ESTIMATED TOTAL CONTRACT COST		\$	3,802,833	\$	3,885,159
ESTIMATED SAVINGS		\$	3,447,142	\$	4,903,471
% of Savings to City Cost			47.55%		55.79%