SAN DIEGO HOUSING COMMISSION

Item 102

EXECUTIVE SUMMARY

MEETING DATE: November 5, 2026 HCR26-064

SUBJECT: Approval of a Contract Amendment to Increase the Not-to-Exceed Amount of the Interim Security Services Contract for Hotel Sandford, Presidio Palms, and Pacific Village

COUNCIL DISTRICT: 2 and 3

ORIGINATING DEPARTMENT: Asset Management

CONTACT/PHONE NUMBER: Emmanuel Arellano (619) 578-7586

REQUESTED ACTION:
Approve a contract amendment to increase the interim agreement with Good Guard Security, Inc. for security services at the San Diego Housing Commission-owned Hotel Sandford, 1301 Fifth Ave.; Presidio Palms, 2087 Hotel Circle South; and Pacific Village, 3737-3747 Midway Drive. The amended interim contract amount for the period of October 19, 2026, through January 23, 2027, is $330,000, including a 10 percent contingency.

EXECUTIVE SUMMARY OF KEY FACTORS:

- SDHC has a continuing need for security services at:
  - Hotel Sandford, an affordable housing, single-room occupancy property for seniors in downtown San Diego;
  - Presidio Palms, affordable rental housing in Hotel Circle, with access to supportive services for people who experienced homelessness; and
  - Pacific Village, affordable rental housing in the Midway area, with access to supportive services for people who experienced homelessness.
- Security services include basic security duties that add to the physical safety of the residents, property, vendors and site staff.
- SDHC provides security coverage at Presidio Palms with two guards on duty 24 hours per day and 7 days per week, and at Pacific Village and Hotel Sandford with one guard on duty 24 hours per day and 7 days per week at each property.
- After a competitive Request for Proposal process, the SDHC Board approved a contract on June 12, 2025, with American Global Security (AGS) to provide security services at Hotel Sandford, Presidio Palms and Pacific Village. The contract took effect July 1, 2025.
- Due to unresolved operational and service delivery issues, SDHC terminated its contract with AGS, effective October 19, 2026.
- To prevent any interruption in security services at the three sites, SDHC executed an interim security services contract with Good Guard Security, Inc. in the amount of $249,000, which is within the approval authority of SDHC's President and CEO via a non-competitively bid / sole source justification.
- If the SDHC Board approves the staff-recommended actions, the contract with Good Guard Security, Inc. will be amended to a total amount not to exceed $330,000, including a 10 percent contingency.
- This amendment will provide sufficient time for SDHC to complete a formal RFP process and award a long-term security services contract for Hotel Sandford, Presidio Palms, and Pacific Village.
- Good Guard Security, Inc. was selected as the interim security services provider based on its demonstrated qualifications, operational readiness, and recent (June 2026) competitive evaluation by SDHC for comparable services at SDHC’s Valley Vista property.

SAN DIEGO HOUSING COMMISSION

Item 102

REPORT

DATE ISSUED: October 30, 2026 **REPORT NO**: HCR26-064

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of November 5, 2026

SUBJECT: Approval of a Contract Amendment to Increase the Not-to-Exceed Amount of the Interim Security Services Contract for Hotel Sandford, Presidio Palms, and Pacific Village

COUNCIL DISTRICT: 2 and 3

REQUESTED ACTION

Approve a contract amendment to increase the interim agreement with Good Guard Security, Inc. for security services at the San Diego Housing Commission-owned Hotel Sandford, 1301 Fifth Ave.; Presidio Palms, 2087 Hotel Circle South; and Pacific Village, 3737-3747 Midway Drive. The amended interim contract amount for the period of October 19, 2026, through January 23, 2027, is $330,000, including a 10 percent contingency.

Contract Term	Original Contract Amount	Contract Amendment Increase	Contingency	Total Contract Amended Amount with Contingency
(October 19, 2026 – January 23, 2027)	$249,000	$51,000	$30,000	$330,000

STAFF RECOMMENDATION

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to execute a contract amendment with Good Guard Security, Inc. for security services for the period of October 19, 2026, through January 23, 2027, increasing the contract amount by $51,000 for a revised total contract authority of $330,000, including a 10 percent contingency. The contingency may be utilized only upon SDHC's written approval and execution of a subsequent contract amendment, if necessary. Expenditures under the contract shall not exceed the approved budget for each applicable fiscal year.

2) Authorize the President and CEO, or designee, to substitute the funding sources with other available funding sources, provided the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should actions benefit SDHC and its mission.

3) Authorize the President and CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is

submitted to each Housing Commissioner.

SUMMARY

SDHC has a continuing need for security services at:

- Hotel Sandford, an affordable housing, single-room occupancy property for seniors in downtown San Diego;
- Presidio Palms, affordable rental housing in Hotel Circle, with access to supportive services for people who experienced homelessness; and
- Pacific Village, affordable rental housing in the Midway area, with access to supportive services for people who experienced homelessness.

Security services include basic security duties that add to the physical safety of the residents, property, vendors and site staff.

Security services are necessary and customary in affordable housing provided to vulnerable populations that also offer supportive services. They help maintain a safe, stable environment that supports tenants with behavioral health needs as well as mental health and substance abuse conditions, reducing the risks of crises and ensuring the protection of residents and site staff alike. Security services also promote community integration, thereby promoting housing stability and well-being. Based on the size of the properties and the number of units, SDHC provides security coverage at Presidio Palms with two guards on duty 24 hours per day and 7 days per week, and at Pacific Village and Hotel Sandford with one guard on duty 24 hours per day and 7 days per week at each property.

After a competitive Request for Proposal process, the SDHC Board approved a contract on June 12, 2025, with American Global Security (AGS) to provide security services at Hotel Sandford, Presidio Palms and Pacific Village. The contract took effect July 1, 2025. Due to unresolved operational and service delivery issues, SDHC terminated its contract with AGS, effective October 19, 2026.

To prevent any interruption in security services at the three sites, SDHC executed an interim security services contract with Good Guard Security, Inc. in the amount of $249,000, which is within the approval authority of SDHC's President and CEO via a non-competitively bid / sole source justification. If the SDHC Board approves the staff-recommended actions, the contract with Good Guard Security, Inc. will be amended to a total amount not to exceed $330,000, including a 10 percent contingency. This amendment will provide sufficient time for SDHC to complete a formal RFP process and award a long-term security services contract for Hotel Sandford, Presidio Palms, and Pacific Village.

Good Guard Security, Inc. was selected as the interim security services provider based on its demonstrated qualifications, operational readiness, and recent (June 2026) competitive evaluation by SDHC for comparable services at Valley Vista, a 192-unit affordable housing community serving individuals who experienced homelessness. Through that procurement process, SDHC obtained current and comprehensive information regarding Good Guard's technical approach, staffing plan, management capabilities, experience, and pricing, providing assurance of the firm's ability to successfully perform the required services.

Good Guard's experience is particularly relevant to SDHC's operational needs. The firm has more than 40 years of experience providing security services, including over 16 years of government contracting experience and extensive work in affordable, supportive, and transitional housing environments. The company has demonstrated an ability to effectively address the unique challenges associated with residential communities serving vulnerable populations while maintaining safe and secure environments for residents, staff and visitors.

SDHC staff determined that conducting a full competitive procurement before securing replacement services would not be prudent or reasonable due to the immediate need to replace the incumbent contractor and avoid any disruption in security services at Hotel Sandford, Presidio Palms, and Pacific Village that help maintain order and safety for residents, guests and staff at those properties. Good Guard demonstrated the ability to mobilize qualified personnel quickly, implement site-specific security protocols, and ensure a seamless transition of services without interruption.

In addition, SDHC staff negotiated a 5 percent reduction from Good Guard's previously proposed rates. The negotiated rates are approximately 1 percent higher than the rates under the prior AGS contract, which staff determined to be fair and reasonable given current market conditions, the accelerated deployment requirements, and the need to maintain uninterrupted security operations while a formal competitive solicitation is conducted. Accordingly, staff believe that Good Guard provides the best overall value and represents the most responsible and practical interim solution to meet SDHC's immediate operational needs.

Upon completion of the RFP process for security services at SDHC-owned properties, including Hotel Sandford, Presidio Palms, and Pacific Village, SDHC staff will return to the SDHC Board with a recommendation for the award of a long-term security services contract.

FISCAL CONSIDERATIONS

The anticipated costs for security services at Hotel Sandford, Presidio Palms and Pacific Village were included in the Housing Authority-approved SDHC Fiscal Year 2027 budget.

Approval of this contract will not impact the SDHC Fiscal Year 2027 budget. The maximum contract capacity does not constitute a guaranteed award amount or an expenditure obligation by SDHC. Likewise, the specified maximum contract amount does not represent a budgetary encumbrance or commitment by SDHC. The contract includes a 30-day cancellation provision if SDHC determines the services provided by this vendor are no longer needed.

SDHC STRATEGIC PLAN

This item relates to the following Core Values in SDHC’s Strategic Plan for Fiscal Years 2026-2030:

- Treat our clients, staff, community and partners fairly and with dignity and respect.
- Commit to transparency and being strong financial stewards.
- Collaborate with partners for the best outcomes for San Diegans

NONDISCRIMINATION ASSURANCE

At SDHC, we’re about people. We are committed to ensuring a compassionate, person-centered approach to SDHC’s programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination.

Good Guard Security submitted the required workforce report for record keeping purposes only and their nondiscrimination policy.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders include residents, guests, adjacent neighbors, SDHC staff, Property Management staff, vendors, and visitors to the property.

ENVIRONMENTAL REVIEW

California Environmental Quality Act
Security services are categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), which allows the operation, repair, maintenance permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

National Environmental Policy Act
Review under the National Environmental Policy Act is not required because no federal funds are involved in this activity.

Respectfully submitted,

Emmanuel Arellano

Emmanuel Arellano
Vice President of Asset Management
San Diego Housing Commission

Approved by,

Azucena Valladolid

Azucena Valladolid
Chief Operating Officer
San Diego Housing Commission

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org.