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San Diego Housing Commission (SDHC)  
Award of Contracts for General Contractor Services  
Presentation to the SDHC Board of Commissioners  
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## Overview

- SDHC has an ongoing responsibility to preserve and enhance the real estate assets it owns and manages.
- In May 2025, the SDHC Board approved adding multiple on-call general contractor agreements to ensure readily available resources.
- These agreements were designed strictly for on-call, as-needed use with no guaranteed volume of work.
- Several contractors later requested contract cancellations due to the lack of guaranteed workload.
- To restore adequate contract capacity, staff issued a new Request for Proposal to secure additional on-call agreements.
- Multiple active contracts give staff the flexibility to rapidly gather competitive quotes from approved contractors when general contractor services are required.



## Overview (Continued)

- Ongoing maintenance and capital improvements are essential to preserving SDHC's real estate portfolio.
  - Guided by the 2025 Physical Needs Assessment, which identifies long-term replacement needs over a 20-year horizon.
- On-call general contractor agreements enable fast response to unexpected needs, including remediation or reconstruction after property damage or when a unit becomes vacant and requires extensive repairs.
- General contractors are engaged when repair needs exceed the scope or skill set of Maintenance Technicians.
- Ready-to-use on-call agreements streamline procurement, reduce turnaround time, and help return affordable units to service more quickly while supporting cost-effective operations.
- Staff obtain multiple quotes from contracted vendors to secure the best value, using pre-approved trade rates and scope.



## Contracts Selection Process

- January 20, 2026: SDHC issued a Request for Proposals (RFP) for General Contractor Services.
- February 27, 2026: The RFP closed. SDHC received six proposal responses.
- The RFP evaluation panel recommended awards to the four highest-ranked proposals.
  - Elevate Consultants, LLC
  - LDCP, Inc.
  - GQ Builder's Inc.
  - Grondin Construction
- SDHC intends to utilize these contracts on an on-call, as-needed basis.
  - Each contract will have a maximum annual capacity of \$1,000,000.
- The use of these contracts will remain subject to the operating and capital improvement budgets approved by the Housing Authority for the corresponding fiscal year.



## Staff Recommendations

### **That the SDHC Board of Commissioners take the following actions:**

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into construction service agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded.



### Staff Recommendations (Continued)

2) Approve the award of four separate contracts for General Contractor Services that include an initial one-year term, with four additional one-year contract renewal options, to the following companies. These four contracts, in aggregate, shall not exceed the sum of \$4,000,000 without further approval of the SDHC Board. The use of these contracts will adhere to and be limited by the operating and capital improvement budgets approved by the Housing Authority of the City of San Diego (Housing Authority) for the routine and extraordinary property maintenance of the affordable housing real estate portfolio in the corresponding fiscal year in which the contract is utilized:

<b>Contractor</b>	<b>Properties</b>	<b>Proposed Maximum On-call Contract Amount</b>
Elevate Consultants, LLC	SDHC-Managed Properties	\$1,000,000
LDCO, Inc.	SDHC-Managed Properties	\$1,000,000
GQ Builders, Inc.	SDHC-Managed Properties	\$1,000,000
Grondin Construction	SDHC-Managed Properties	\$1,000,000



## Staff Recommendations (Continued)

- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission.
  
- 4) Authorize the President and CEO, or designee, to execute all documents and instruments 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 a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner .



# Questions & Comments

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