SAN DIEGO HOUSING COMMISSION

Item 102

EXECUTIVE SUMMARY

MEETING DATE: April 16, 2026 HCR26-028

SUBJECT: Exterior Elevated Elements Repairs Contract for Park Crest Senior Apartments

COUNCIL DISTRICT: 9

ORIGINATING DEPARTMENT: Real Estate Asset Management

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

REQUESTED ACTION:
Approve a contract with AllSource Co. for exterior elevated element repairs at Park Crest Senior Apartments at 5300 Orange Ave., San Diego, CA 92115, in the amount of $327,131, which includes a 10 percent contingency, to repair 26 balconies and four common elevated walkways.

EXECUTIVE SUMMARY OF KEY FACTORS:

- California Senate Bill 721 (SB 721), the “Balcony Inspection Law,” requires multifamily rental buildings with three or more units to undergo inspections of exterior elevated elements (EEEs) such as balconies, decks, stairways, and walkways that are wood supported and more than 6 feet above ground.
- In compliance with SB 721, Bureau Veritas conducted a professional assessment of EEEs in summer 2024 at Park Crest Senior Apartments. Park Crest is an affordable housing community consisting of 70 rent-restricted units for seniors and one manager’s unit.
- The assessment identified the need for immediate repairs on 18 unit balconies, as well as additional water intrusion and dry rot preventive maintenance and future repairs. SDHC completed all required immediate balcony repairs by December 2024.
- SDHC now intends to move forward with the recommended preventive maintenance and repairs identified in the assessment. This work includes preventive repairs on an additional 26 balconies and four common elevated walkways. The scope of work includes furnishings and installation of new custom-milled handrails, brackets, and stucco patch and paint as necessary.
- SDHC issued a Request for Proposals (RFP) for general contractor services on January 20, 2026.
- At the RFP closing date of February 27, 2026, SDHC received five proposals.
- AllSource Co. was determined to be the most responsive and highest-ranked respondent.
- Staff recommend awarding a contract to AllSource Co. to complete the remaining balcony and common elevated walkway repairs at Park Crest.
- Temporary relocation of residents is not anticipated during the repair work.
- The costs associated with these proposed actions were included in the Housing Authority-approved FY 2026 SDHC budget. Approval of these actions will not impact the approved budget.

SAN DIEGO HOUSING COMMISSION

SDHC

Item 102

REPORT

DATE ISSUED: April 9, 2026 **REPORT NO**: HCR26-028

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of April 10, 2026

SUBJECT: Exterior Elevated Elements Repairs Contract for Park Crest Senior Apartments

COUNCIL DISTRICT: 9

REQUESTED ACTION

Approve a contract with AllSource Co. for exterior elevated element repairs at Park Crest Senior Apartments at 5300 Orange Ave., San Diego, CA 92115, in the amount of $327,131, which includes a 10 percent contingency, to repair 26 balconies and four common elevated walkways.

STAFF RECOMMENDATION

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

1) Approve an award of a contract to AllSource Co. in an amount of $297,392 plus a 10 percent contingency of $29,739 for a total amount not to exceed $327,131 to complete the elevated element repairs needed at the Park Crest Apartments, 5300 Orange Ave., San Diego, CA 92115, including repairing 26 balconies and four common elevated walkways.

2) Authorize the President and Chief Executive Officer (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

California Senate Bill 721 (SB 721), the “Balcony Inspection Law,” requires multifamily rental buildings with three or more units to undergo inspections of exterior elevated elements (EEEs) such as balconies, decks, stairways, and walkways that are wood supported and more than 6 feet above ground. A qualified professional must inspect at least 15 percent of each EEE type. The first inspection was due by January 1, 2026, with follow-up inspections every six years. Inspectors document issues such as water intrusion, dry rot, and structural integrity, and property owners must repair any identified deficiencies.

In compliance with SB 721, Bureau Veritas conducted a professional assessment of EEEs in summer 2024 at Park Crest Senior Apartments. Park Crest is an affordable housing community consisting of 70 rent-restricted units for seniors and one manager’s unit.

The assessment identified the need for immediate repairs on 18 unit balconies, as well as additional water intrusion and dry rot preventive maintenance and future repairs. SDHC completed all required immediate balcony repairs by December 2024.

SDHC now intends to move forward with the recommended preventive maintenance and repairs identified in the assessment. This work includes preventive repairs on an additional 26 balconies and four common elevated walkways. The scope of work includes furnishings and installation of new custom-milled handrails, brackets, and stucco patch and paint as necessary.

To select a contractor to perform this work, SDHC issued a Request for Proposals (RFP) for general contractor services on January 20, 2026. A total of 591 vendors were notified of the opportunity, and 36 prospective bidders downloaded the RFP. At the closing date of February 27, 2026, SDHC received five proposals.

An evaluation committee reviewed and scored the proposals based on predetermined criteria: Qualifications and Experience (30 points), Technical Capabilities (25 points), Cost Proposal (30 points), and Assurance of Non-Discrimination (15 points).

Proposer	Ranking
AllSource Co	1st
Global Builders	2nd
GQ Builders	3rd
Llewellyn Design	4th
MADZ	5th

AllSource Co. was determined to be the most responsive and highest-ranked respondent. Staff recommend awarding a contract to AllSource Co. to complete the remaining balcony and common elevated walkway repairs at Park Crest.

Temporary relocation of residents is not anticipated during the repair work. Property Management will keep all affected residents informed of the repair schedule and progress. The work is expected to be completed by June 30, 2026.

FISCAL CONSIDERATIONS

The costs associated with these proposed actions were included in the Housing Authority-approved FY 2026 SDHC budget. Approval of these actions will not impact the approved budget. This contract is a standalone expense necessary to complete balcony and elevated walkway repairs required to preserve the building and maintain compliance with SB 721. Budgetary encumbrances will be recorded on a project-by-project basis in accordance with SDHC's Delegation of Authority Policy.

SDHC STRATEGIC PLAN

This item relates to Strategic Priority 3 in SDHC's Strategic Plan for Fiscal Years 2026-2030: Create and Preserve Housing.

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.

All contractors are required to submit Equal Opportunity Contract forms and Workforce Reports with each contract execution or renewal. AllSource Co. submitted the required forms.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders include Park Crest Senior Apartments' residents and SDHC.

ENVIRONMENTAL REVIEW

California Environmental Quality Act
These activities are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) 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
The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

Respectfully submitted,

Emmanuel Arellano

Emmanuel Arellano
Vice President of Asset Management
Real Estate Division

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.