



We're About People

San Diego Housing Commission (SDHC)
Exterior Elevated Elements Repairs Contract for
Park Crest Apartments
Presentation to the SDHC Board of Commissioners
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Introduction

- California Senate Bill 721 (SB 721), the “Balcony Inspection Law”
- Requirement for multifamily rental buildings with three or more units to undergo inspections of exterior elevated elements (EEEs).
 - Balconies
 - Decks
 - Stairways
 - Wood-supported walkways that are more than 6 feet above ground.
- SDHC completed the EEE inspection in the summer 2024.
- Park Crest is an affordable housing community consisting of 70 rent-restricted units for seniors and one manager’s unit.
- Immediate repairs to 18 unit balconies, additional water intrusion and dry rot preventive maintenance identified.
- Preventive repairs on an additional 26 balconies and four common elevated walkways to be completed now.





Request for Proposals

- January 20, 2026: Request for Proposals (RFP) for general contractor services
- 36 prospective bidders downloaded the RFP
- Five proposals were received by the closing date of February 27, 2026.
- An evaluation committee reviewed and scored the proposals based on predetermined criteria:
 - Qualifications and Experience
 - Technical Capabilities
 - Cost Proposal
 - Assurance of Non-Discrimination.

RFP Respondent	Ranking
AllSource Co	1
Global Builders	2
GQ Builders	3
Llewellyn Design	4
MADZ	5



Selected Contractor

- Staff recommend awarding a contract to AllSource Co., the highest ranked respondent, to complete the remaining balcony and common elevated walkway repairs at the Park Crest Senior Apartments.
- Temporary relocation of residents is not anticipated during the repair work.
- All affected residents will be informed of the repair schedule and progress.
- The work is expected to be completed by June 30, 2026.
- The costs associated with this action item are already included in SDHC's approved Fiscal Year 2026 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.



Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve an award of a contract to AllSource Co. in an amount of \$297,392 plus 10% contingency of \$29,739, for a total 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.



Questions & Comments