



## EXECUTIVE SUMMARY

MEETING DATE: June 5, 2026

HCR26-037

SUBJECT: Award of Contract for Security Services at Valley Vista Apartments

COUNCIL DISTRICT: 3

ORIGINATING DEPARTMENT: Asset Management

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

### REQUESTED ACTION:

Approve the award of a contract with Good Guard Security, Inc. for security services at Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108, for a one-year term from August 1, 2026, through July 31, 2027, in the amount of \$590,869.44 with a 10 percent contingency of \$59,086.94, for a total first-year contract cost not to exceed \$649,956.38, with four one-year options to renew. The total contract cost for a one-year term with four one-year options, if exercised, would be \$3,450,706.71, which includes a 10 percent annual contingency to allow for additional ad hoc temporary security services when there are elevated security needs at the site.

### EXECUTIVE SUMMARY OF KEY FACTORS:

- SDHC has a continuing need for security services at Valley Vista Apartments, which provides affordable rental apartments with Project-Based Voucher rental assistance for 190 households that previously experienced homelessness.
- Residents have access to on-site supportive services funded by the County of San Diego's Behavioral Health Services Division. The property also includes two units for property management staff.
- Security services include basic security duties that add to the physical safety of the residents, property, vendors, and site staff.
- Security services are necessary, recommended and requested by the County of San Diego's Behavioral Health Services Division, the Community Resource Officer with the San Diego Police Department, the on-site service provider, and the third-party property management company.
- Security services are provided by two security guards on duty 24 hours a day, seven days a week. The number of guards may be increased on an ad hoc basis to address heightened security needs.
- This level of security services is consistent with best practices across SDHC's permanent supportive housing portfolio and is in place at Kearny Vista, Presidio Palms, Pacific Village, and Hotel Sandford. It will be implemented at Starling Place upon its opening, with each property initiating security at acquisition and lease-up.
- SDHC issued a Request for Proposals (RFP) on March 13, 2026, seeking well-qualified contractors to provide and meet the security service needs at the property.
- On April 2, 2026, the RFP closed, and SDHC received 20 proposals.
- Good Guard Security, Inc. was deemed the highest ranked and responsive bidder.
- SDHC staff are confident that Good Guard Security, Inc. will effectively meet the security needs of the Valley Vista Apartments based on SDHC's positive experience with the company at other SDHC-owned properties such as the Kearny Vista Apartments since February 2024.
- The anticipated costs for security services at Valley Vista have been included in the proposed SDHC Fiscal Year 2027 budget, which the SDHC Board approved May 8, 2026, and which will be presented to the Housing Authority of the City of San Diego on June 9, 2026, for consideration and action. Approval of this contract will not impact the proposed SDHC Fiscal Year 2027 budget.



# REPORT

**DATE ISSUED:** May 28, 2026

**REPORT NO:** HCR26-037

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

**SUBJECT:** Award of Contract for Security Services at Valley Vista Apartments

**COUNCIL DISTRICT:** 3

**REQUESTED ACTION**

Approve the award of a contract with Good Guard Security, Inc. for security services at Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108, for a one-year term from August 1, 2026, through July 31, 2027, in the amount of \$590,869.44 with a 10 percent contingency of \$59,086.94, for a total first year contract cost not to exceed \$649,956.38, with four one-year options to renew. The total contract cost for a one-year term with four one-year options, if exercised, would be \$3,450,706.71, which includes a 10 percent annual contingency to allow for additional ad-hoc temporary security services when there are elevated security needs at the site.

Contract Term	Contract Amount	Contingency	Total
Year 1 (August 1, 2026 – July 31, 2027)	\$590,869.44	\$59,086.94	\$649,956.38
1 <sup>st</sup> Option (August 1, 2027 – July 31, 2028)	\$608,595.52	\$60,859.55	\$669,455.07
2 <sup>nd</sup> Option (August 1, 2028 – July 31, 2029)	\$626,853.39	\$62,685.34	\$689,538.73
3 <sup>rd</sup> Option (August 1, 2029 – July 31, 2030)	\$645,658.99	\$64,565.90	\$710,224.89
4 <sup>th</sup> Option (August 1, 2030 – July 31, 2031)	\$665,028.76	\$66,502.88	\$731,531.64
<b>Total Contract Cost</b>			<b>\$3,450,706.71</b>

**STAFF RECOMMENDATION**

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 enter into a contract with Good Guard Security, Inc. at Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108, for a one-year term from August 1, 2026, through July 31, 2027, in the amount of \$590,869.44 with a 10 percent contingency of \$59,086.94, for a total first year contract cost not to exceed \$649,956.38, with four one-year options to renew. The total contract cost for a one-year term with four one-year options, if exercised, would be \$3,450,706.71, which includes a 10 percent annual contingency to allow for additional ad-hoc temporary security services when there are elevated security needs at the site.
- 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 the Housing Commission 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 Valley Vista Apartments at 1865 Hotel Circle South in the Mission Valley neighborhood. Valley Vista Apartments provides affordable rental apartments with Project-Based Voucher rental assistance for 190 households that previously experienced homelessness. Residents have access to on-site supportive services funded by the County of San Diego's Behavioral Health Services Division. The property also includes two units for property management staff. Security services include basic security duties that add to the physical safety of the residents, property, vendors, and site staff.

Security services are necessary, recommended and requested by the County of San Diego's Behavioral Health Services Division, the Community Resource Officer with the San Diego Police Department, the on-site service provider, and the third-party property management company. The security services provided by this agreement are essential to the operations and to ensuring safety of Valley Vista residents, vendors, staff, and the property. Security services are provided by two security guards on duty 24 hours a day, seven days a week. The number of guards may be increased on an ad hoc basis to address heightened security needs.

This level of security services is consistent with best practices across SDHC's permanent supportive housing portfolio and is in place at Kearny Vista, Presidio Palms, Pacific Village, and Hotel Sandford. It will be implemented at Starling Place upon its opening, with each property initiating security at acquisition and lease-up. To ensure a safe environment for staff and residents, security services are especially important in permanent supportive housing communities where residents may be stabilizing from experiences of homelessness.

The existing security contract is in its fourth renewal option with no additional renewal options left to exercise. To effectively and efficiently meet the ongoing security need, SDHC issued a Request for Proposals (RFP) on March 13, 2026, seeking well-qualified contractors to provide and meet the security service needs at the property. The RFP was posted and made available for download on the PlanetBids website through SDHC's portal, notifying 180 registered security companies.

On April 2, 2026, the RFP closed, and SDHC received 20 proposals. A "responsiveness" review was conducted of all proposals received. Bids passing the responsiveness review were evaluated, scored and ranked by an evaluation committee based on the following predetermined criteria:

- Cost
- Qualifications and Experience
- Technical Ability
- Assurances of non-discrimination

Below are the final ranking evaluation results of the RFP:

<b>Ranking</b>	<b>Company Name</b>
1	Good Guard Security
2	ADF Security
3	Veterans High Risk Security
4	Aventus Security
5	Invicta Security
6	Citiguard
7	Safeguard
8	Adroit Private Security
9	Security First
10	Baccarat Security
11	Unified Protective Services
12	Elite Guard Services
13	JDS Security
14	Precision Security
15	Artemis Security
16	Skilled Guards Security
17	American Global Security
18	Prudent Security
19	OPS Inc. Security
20	Millennial Security

Good Guard Security, Inc. was deemed the highest ranked and responsive bidder. After careful consideration, SDHC recommends the award of this contract for security services at Valley Vista Apartments to Good Guard Security, Inc.

SDHC staff are confident that Good Guard Security, Inc. will effectively meet the security needs of the Valley Vista Apartments based on SDHC's positive experience with the company at other SDHC-owned properties such as the Kearny Vista Apartments since February 2024.

### **FISCAL CONSIDERATIONS**

The anticipated costs for security services at Valley Vista have been included in the proposed SDHC Fiscal Year 2027 budget, which the SDHC Board approved May 8, 2026, and which will be presented to the Housing Authority of the City of San Diego on June 9, 2026, for consideration and action. Approval of this contract will not impact the proposed SDHC Fiscal Year 2027 budget. Encumbrances for future fiscal years will be made in accordance with SDHC's annual budget process.

The maximum annual 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.

### **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 (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 (NEPA)

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

Attachments: 1) Security Services Evaluation Criteria

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](http://www.sdhc.org).

## EVALUATION CRITERIA

After the proposal submission deadline, all responses will be reviewed by an Evaluation Selection Committee. The Committee will score and rank the proposals based on the criteria outlined below. Proposers are expected to ensure that their submittal documents clearly address each criterion and align with the scope of services and contract deliverables as described in this RFP. The Committee will recommend, in order of preference, the firms deemed to be the most responsible, responsive, and advantageous to the Commission.

CRITERIA	POINTS
<p><b>I. Cost Proposal</b> As defined in the Cost Proposal Form</p>	35
<p><b>II. Qualifications &amp; Experience</b> Demonstrate experience in each of the following areas:</p> <ul style="list-style-type: none"> <li>• The provision of Protective Services in a residential environment, for large property management firms;</li> <li>• The provision of Protective Services in a residential environment, for governmental and/or public agencies;</li> <li>• The ability to meet schedules;</li> <li>• The ability to maintain staffing of site with a daily guard rotation and the ability to backfill guards in no less than two hours;</li> <li>• Use of technology;</li> <li>• Security guard personnel retention.</li> <li>• Business license allowing entity to provide such services within the City of San Diego.</li> </ul> <p>Private Patrol License through the California Department of Consumer Affairs Bureau of Security and Investigative Service as well as being in full compliance with all California laws and regulations governing private security services.</p>	35
<p><b>III. Technical</b> Describe the plan/methodology to meet the specifications:</p> <ul style="list-style-type: none"> <li>• Detailed information regarding the approach to Protective Services, including draft post orders;</li> <li>• Detailed information regarding managing clients, visitors, and others;</li> <li>• Detailed information regarding managing difficult clients, difficult visitors, and others, which may include unhoused individuals on the premises;</li> </ul> <p>Detailed information regarding the structure of the organization and access to security guards on the site.</p>	15

**IV. Assurances of Non-Discrimination**

Proposer shall demonstrate its compliance with federal and state (as applicable) nondiscrimination regulations and policies. Provide a narrative detailing Proposer’s knowledge, experience and demonstrated commitment to refrain from unfair treatment and proactive inclusion of all protected classes as outlined in federal regulations both from an employment and subcontracting perspective.

Include specific examples of proactive activities and initiatives which may include but are not limited to:

- Knowledge in the principles and practices of non-discrimination regulation requirements;
- Recruitment/workplace practices, engagement and outreach efforts to ensure Proposer is not unlawfully discriminating in its recruitment, promotion and other related Human Resources activities; and
- Outreach and engagement efforts to ensure Proposer is not unlawfully discriminating in its subcontracting opportunities.

15

**Total Possible Points**

**100 Points**