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San Diego Housing Commission (SDHC)
Award of Contract for Security Services at Valley Vista Apartments
Presentation to the SDHC Board of Commissioners
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Overview

- SDHC has a continuing need for security services at Valley Vista Apartments, 1865 Hotel Circle South, in the Mission Valley neighborhood.
 - 190 affordable rental housing units for households that experienced homelessness and two units for property management staff
- Security services are necessary, recommended and requested by:
 - County of San Diego’s Behavioral Health Services Division
 - Community Resource Officer with the San Diego Police Department
 - On-site service provider
 - 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.



Overview (Continued)

- This level of security services is consistent with best practices across SDHC’s permanent supportive housing portfolio and is in place at other PSH sites, such as:
 - Kearny Vista
 - Presidio Palms
 - Pacific Village.
- 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.



Valley Vista



Contract Selection Process

- March 13, 2026: SDHC issued a Request for Proposals (RFP), seeking well-qualified contractors to provide and meet the security service needs at the property.
- April 2, 2026: The RFP closed. SDHC received 20 proposals.
- A “responsiveness” review was conducted of all received proposals.
- Bids passing the responsiveness review were evaluated, scored and ranked by an evaluation committee based on a predetermined criteria.
- Good Guard Security, Inc. was deemed the highest ranked and responsive bidder.
- SDHC staff are confident in Good Guard Security, Inc. based on strong performance at SDHC’s Kearny Vista Apartments.



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 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.



Staff Recommendations (Continued)

- 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.



Questions & Comments

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