



EXECUTIVE SUMMARY

MEETING DATE: April 25, 2025

HCR25-032

SUBJECT: Award of a Contract with Aventus Security Inc. for Security Services for the San Diego Housing Commission's Headquarters

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Jenifer Bulskov (619) 578-7544

REQUESTED ACTION:

Ratify a contract with Aventus Security Inc. to provide security services at 1122 Broadway San Diego, 92101, also known as "Smart Corner," the San Diego Housing Commission's headquarters office building. The total contract cost for a one-year term with four one-year renewal options, if exercised, is \$3,524,012, which includes an annual 10 percent contingency.

EXECUTIVE SUMMARY OF KEY FACTORS:

- The San Diego Housing Commission's (SDHC) headquarters, known as the "Smart Corner" office building, consists of five stories of Class A office space over a four-story subterranean parking garage.
- This facility requires unarmed, public reception-oriented security services 24 hours per day, seven days per week.
- Security services under this contract are provided at all office spaces within the Smart Corner building, the P1 and P2 levels of the parking garage, and the building's exterior perimeter.
- Interior patrols of the retail spaces currently occupied by the commercial tenants on the ground floor and the second floor are not included as part of this contract.
- On January 9, 2025, SDHC issued a Request for Proposals (RFP) for Security Services at Smart Corner.
- The RFP closed on February 12, 2025, with 21 companies submitting proposals, of which 14 were deemed responsive.
- The evaluation committee reviewed, scored and ranked the responses based on the following criteria: Qualifications and Experience, Cost, Technical Experience/Capabilities, and nondiscrimination, as referenced in the "Nondiscrimination" section of this report.
- Aventus Security was deemed the highest ranked and responsive bidder.
- The funding sources and uses proposed for approval by this action were approved in the Fiscal Year (FY) 2025 SDHC budget.
- The proposed contract crosses fiscal years. Approval of sources and uses of funds for the proposed contract for future fiscal years will occur in accordance with SDHC's annual budget process.



REPORT

DATE ISSUED: April 17, 2025

REPORT NO: HCR25-032

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of April 25, 2025

SUBJECT: Award of a Contract with Aventus Security Inc. for Security Services for the
San Diego Housing Commission’s Headquarters

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Ratify a contract with Aventus Security Inc. to provide security services at 1122 Broadway San Diego, 92101, also known as “Smart Corner,” the San Diego Housing Commission’s headquarters office building. The total contract cost for a one-year term with four one-year renewal options, if exercised, is \$3,524,012, which includes an annual 10 percent contingency.

Contract Term	Contract Amount	Contingency	Total
Year 1 April 15, 2025-April 14, 2026	\$603,480	\$60,348	\$663,828
Year 2 April 15, 2026-April 14, 2027	\$621,510	\$62,151	\$683,661
Year 1 April 15, 2027-April 14, 2028	\$640,156	\$64,016	\$704,172
Year 1 April 15, 2028-April 14, 2029	\$659,360	\$65,936	\$725,296
Year 1 April 15, 2029-April 14, 2030	\$679,141	\$67,914	\$747,055
Total Contract Cost	\$3,203,647		\$3,524,012

STAFF RECOMMENDATION

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

- 1) Ratify an agreement with Aventus Security, Inc. for security services at SDHC’s headquarters at 1122 Broadway, San Diego, 92101, which SDHC owns, for an initial one-year term from April 15, 2025, through April 14, 2026, in the amount of \$663,838 with four one-year options to renew. The dollar amounts for the first year and each renewal option, if SDHC exercises the option, include an annual 10 percent contingency and a 3 percent increase for each option year SDHC exercises.

Contract Term	Contract Amount	Contingency	Total
Year 1			
April 15, 2025-April 14, 2026	\$603,480	\$60,348	\$663,828
Year 2			
April 15, 2026-April 14, 2027	\$621,510	\$62,151	\$683,661
Year 1			
April 15, 2027-April 14, 2028	\$640,156	\$64,016	\$704,172
Year 1			
April 15, 2028-April 14, 2029	\$659,360	\$65,936	\$725,296
Year 1			
April 15, 2029-April 14, 2030	\$679,141	\$67,914	\$747,055
Total Contract Cost	\$3,203,647		\$3,524,012

- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to substitute the funding sources with other available funding sources, provided that the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should actions benefit SDHC 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 to 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's headquarters, known as the "Smart Corner" office building, consists of five stories of Class A office space over a four-story subterranean parking garage. This facility requires unarmed, public reception-oriented security services 24 hours per day, seven days per week. Security services under this contract are provided at all office spaces within the Smart Corner building, the P1 and P2 levels of the parking garage, and the building's exterior perimeter. Interior patrols of the retail spaces currently occupied by the commercial tenants on the ground floor and the second floor are not included as part of this contract. This crucial service has been in place since SDHC staff started occupying Smart Corner in 2008.

On January 9, 2025, SDHC issued a Request for Proposals (RFP) for Security Services at Smart Corner. The RFP was posted and made available for download on SDHC's PlanetBids site and the City of San Diego's PlanetBids site. It was made it available to 426 security-related vendors through these sites. On February 5, 2025, a mandatory pre-bid meeting and site walk was held at Smart Corner with representatives from 22 companies attending. The RFP closed on February 12, 2025, with 21 companies submitting proposals, of which 14 were deemed responsive. An evaluation committee then evaluated, scored and ranked the bids that passed the responsiveness review. Below are the final evaluation results of the RFP:

Company Name	Ranking
Adventus	1
Civil Security	2
Allstate	3
Universal	4
ADF	5
Citiguard	6
American Global	7
Brappa	8
Good Guard	9
Eagles Point	10
Precision	11
United	12
JDS	13
Skilled	14

The evaluation committee reviewed, scored and ranked the responses based on the following criteria: Qualifications and Experience, Cost, Technical Experience/Capabilities, and nondiscrimination, as referenced in the "Nondiscrimination" section of this report. Adventus Security was deemed the highest ranked and responsive bidder. After thorough review, the evaluation committee recommended awarding the contract for security services at Smart Corner to Adventus Security.

FISCAL CONSIDERATIONS

The funding sources and uses proposed for approval by this action were approved in the Fiscal Year (FY) 2025 SDHC budget. The proposed contract crosses fiscal years. Approval of sources and uses of funds for the proposed contract for future fiscal years will occur in accordance with SDHC's annual budget process.

SDHC STRATEGIC PLAN

This item relates to the Core Value "Believe in transparency and being good financial stewards" in SDHC's Strategic Plan for Fiscal Year (FY) 2022-2024. SDHC is in the process of developing a new Strategic Plan.

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 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.

Adventus Security prides itself on providing equal treatment and professionalism across all interactions and does not discriminate based on race, color, religion, national origin, ancestry, gender, age, medical condition, sexual orientation, marital status, domestic partnership status, physical or mental disabilities, veterans, or any other consideration made unlawful by federal, state, or local laws.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders include visitors to SDHC's headquarters and SDHC staff.

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

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 National Environmental Policy Act review and approval.

Respectfully submitted,



Jenifer Bulskov
Vice President, Property Management
Real Estate Division

Approved by,



Jeff Davis
Deputy Chief Executive 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.