



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: May 14, 2026

TO: Board of Commissioners

FROM: Jim Kruse, Chief Executive Officer

SUBJECT: Action Item # 12: Authorization to Establish a Pool of Pre-Qualified Contractors to Provide Flooring Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-29

RECOMMENDATION:

Stanislaus Regional Housing Authority (“Authority”) is seeking authorization to establish a pool of pre-qualified contractors to provide Flooring Services on an “as-needed” basis for Housing Authority projects, and award contracts for said services.

SUMMARY

The Authority is responsible for maintaining residential units, administrative facilities, and other agency-owned properties in safe, sanitary and habitable condition. Flooring services are necessary to address routine wear and tear, vacancy turnover needs, damage repairs, and replacement of flooring materials throughout the Authority’s housing portfolio and facilities.

Due to varying project demands, vacancy turnover schedules, emergency repair needs, and the need for timely service response, staff determined that establishing a pool of qualified flooring contractors would provide operational flexibility and sufficient capacity to support ongoing maintenance and unit preparation activities.

Accordingly, Stanislaus Regional Housing Authority solicited the professional services of flooring contractors through an Invitation for Bids (IFB) #2526-39 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of flooring services. Responses were evaluated based on qualifications, experience, licensing, responsiveness, pricing, and the ability to perform the required services. Following evaluation, staff has determined the recommended contractors are qualified and capable of providing the required flooring services.

The selected contractors will provide all labor, tools, and equipment to remove existing flooring (including demolition and site preparation) and install Authority-provided Luxury Vinyl Tile (LVT), adhesive, and vinyl cove base, and thereafter conclude with site cleanup and disposal. All work must meet HUD Housing Quality Standards and California building codes.

The IFB (#2526-39) progressed as follows:

- Posted: April 15, 2026
 - IFB was accessed through Public Purchase by 19 vendors.
- Closing Date: April 29, 2026
- Number of Responses Received: Five (5)

Contractor:

Contractor	Bid (Per Square Foot)
C & L Interiors	\$3.25 sq. ft.
Grand Construction	\$3.75 sq. ft.
Zacks Handyman & Construction	\$5.50 sq. ft.
Better Home Pros	\$7.50 sq. ft.
Rebuildit Inc.	\$11.00 sq. ft.

Work will be assigned on an as-needed basis through individual task orders or work authorizations. Selection for specific assignments may be based on contractor availability, expertise, pricing, and project requirements. The use of multiple contractors will ensure continuity of service, improve response times, and provide flexibility in meeting operational needs.

Therefore, staff recommends C & L Interiors, Grand Construction and Zacks Handyman & Construction, be approved and included in the pool of pre-qualified flooring contractors to provide future flooring services for an initial twelve (12) month period, with four (4) optional one-year renewals on an “as-needed” basis.

Fiscal Impact:

There is no immediate fiscal impact; however, the work performed by the flooring contractors will be funded using various budgets related to the specific projects, and will conform with the Authority’s procurement limits, in an amount not to exceed \$500,000.

ATTACHMENT:

Resolution No. 25-26-29



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RESOLUTION NO. 25-26-29

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED CONTRACTORS TO PROVIDE FLOORING SERVICES

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of flooring contractors through the Invitation for Bids process; and

WHEREAS, based on its review of the responses received to the Authority’s Invitation for Bids, the Stanislaus Regional Housing Authority has determined that the flooring contractors recommended have the experience and qualifications which best meet the Authority’s selection criteria; and

WHEREAS, Stanislaus Regional Housing Authority desires to establish a pool of pre-qualified contractors to provide the flooring services required by the Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that

1. C & L Interiors, Grand Construction and Zacks Handyman & Construction, are approved as qualified to provide the flooring services required by Stanislaus Regional Housing Authority.
2. The CEO is designated the Contract Officer and is authorized to execute the contracts and to act on behalf of the Authority during the administration of these contracts.
3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 14th day of May 2026. On a motion by Commissioner __, seconded by Commissioner_____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary