



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 #5: Authorization to Establish a Pool of Pre-Qualified Contractors to Provide Unit Make Ready Maintenance Services for various Housing Authority Properties

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-22

RECOMMENDATION

Stanislaus Regional Housing Authority (“Authority”) is seeking authorization to establish a pool of pre-qualified contractors to provide unit make ready maintenance on an “as-needed” basis for various Housing Authority projects/properties, and award contracts for said services.

SUMMARY

The Authority manages residential housing units that require timely turnover and preparation between tenant occupancies. Unit make ready services are necessary to ensure vacant units are restored to safe, sanitary and habitable conditions in compliance with Housing Quality Standards (HQS), local building requirements, and agency standards. Due to fluctuating workload demands, vacancy rates, and turnaround schedules, staff determined that establishing a pool of qualified contractors would provide the flexibility and capacity necessary to complete unit turnover work efficiently and minimize vacancy periods.

Accordingly, Stanislaus Regional Housing Authority solicited the professional services of licensed contractors/companies through an Invitation for Bids (IFB) #2526-36 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of unit make ready maintenance 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 unit make ready maintenance services.

The selected contractors will provide services, including but not limited to, all necessary non-specialized general maintenance repairs to restore the unit(s) to a safe, sanitary, and functional condition in compliance with HUD HQS guidelines. Specifically, services shall include interior & structural repairs, plumbing and mechanical repairs, electrical and life safety (high priority)

repairs, kitchen & appliance repairs, etc.

The IFB (#2526-36) progressed as follows:

- Posted: March 30, 2026
 - IFB was accessed through Public Purchase by 67 vendors.
- Closing Date: April 24, 2026
- Number of Responses Received: Six (6)

Firm/Contractor:

Better Home Pros (Modesto, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$45.00	\$67.50
Davis Bacon Wage	\$65.00	\$97.50
State Prevailing Wage	\$70.00	\$105.00

Zack's Handyman & Construction (Denair, CA)

	Regular Time	Overtime
Non-Prevailing Wage	\$75.00	\$105.00
Davis Bacon Wage	\$80.00	\$110.00
State Prevailing Wage	\$100.00	\$150.00

The Lopez Construction Family, LLC (Fresno, CA)

	Regular Time	Overtime
Non-Prevailing Wage	\$85.00	\$127.50
Davis Bacon Wage	\$100.00	\$150.00
State Prevailing Wage	\$135.00	\$202.50

Grand Construction (Elk Grove, CA)

	Regular Time	Overtime
Non-Prevailing Wage	\$85.00	\$125.00
Davis Bacon Wage	\$150.00	\$195.00
State Prevailing Wage	\$150.00	\$195.00

Greenstone Remodeling, LLC, dba Local Hero (Ceres, CA)

	Regular Time	Overtime
Non-Prevailing Wage	\$95.00	\$125.00
Davis Bacon Wage	\$125.00	\$185.00
State Prevailing Wage	\$125.00	\$185.00

Rebuildit, Inc. (Sacramento, CA)

	Regular Time	Overtime
Non-Prevailing Wage	\$135.00	\$165.00
Davis Bacon Wage	\$195.00	\$245.00
State Prevailing Wage	\$185.00	\$235.00

Work will be assigned on an as-needed basis through individual work orders or work authorizations based on contractor availability, performance, pricing and project-specific needs. Establishing a pool of contractors will allow the Agency to respond more efficient to vacancy turnover demands, reduce unit downtime, improve occupancy readiness timelines, and maintain housing standards across the portfolio.

Therefore, staff recommends Better Home Pros, Zack's Handyman & Construction and The Lopez Construction Family, LLC, be approved and included in the pool of pre-qualified unit ready maintenance contractors to provide future 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 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. 25-26-22



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RESOLUTION NO. 25-26-22

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED UNIT MAKE READY MAINTENANCE CONTRACTORS

WHEREAS, Stanislaus Regional Housing Authority has solicited bids from contractors through an 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 unit make ready maintenance contractors 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 unit make ready maintenance contractors/firms to provide the services required by the Authority.

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

1. The architectural firms of Better Home Pros; Zacks Handyman & Construction and The Lopez Construction Family LLC are approved as qualified to provide the unit make ready maintenance 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

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