



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 #7: Authorization to Establish a Pool of Pre-Qualified Contractors to Perform Unit Trash Out Services for various Housing Authority Properties

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-24

RECOMMENDATION:

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

SUMMARY

The Authority is responsible for preparing vacant residential units for re-occupancy in a timely and efficient manner. Unit Trash Out services are necessary to remove abandoned furniture, household items, debris, and other materials left behind in vacant units, common areas, storage spaces, and surrounding property grounds. Due to fluctuating vacancy turnover rates, emergency cleanup needs, and varying workload demands, staff determined that establishing a contract with a qualified contractor would provide the flexibility and capacity needed to respond quickly and minimize unit downtime.

Accordingly, Stanislaus Regional Housing Authority solicited the professional services of licensed contractors/companies through an Invitation for Bids (IFB) #2526-38 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of Unit Trash Out 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 contractor is qualified and capable of providing the required Unit Trash Out services.

The selected contractors shall provide professional, fully insured, and certified remediation services to restore a unit from a Level 3 biohazard and/or hoarding condition to a safe, sanitary and habitable state. The contractor is responsible for the systematic removal, decontamination, and legally compliant disposal of all contaminated materials, including but not limited to,

biological waste, excessive-debris, pest-related waste, and structural surface contaminants. All work must be conducted in strict adherence to OSHA Bloodborne Pathogen Standards (29 CFR 1910, 1030), California Medical Waste Management Act requirements, and local health department habitability standards.

The IFB (#2526-38) progressed as follows:

- Posted: April 7, 2026
 - IFB was accessed through Public Purchase by 43 vendors.
- Closing Date: April 28, 2026
- Number of Responses Received: Four (4)

Firm/Contractor:

Better Home Pros, (Modesto, CA)	\$27,000.00
Grand Construction (Elk Grove, CA)	\$67,000.00
The Lopez Construction Family (Fresno, CA):	\$144,100.00
Zacks Handyman & Construction (Denair, CA):	\$300,000.00

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 contract with a contractor for Unit Trash Out services 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, and Grand Construction, be approved and included in the pool of pre-qualified Unit Trash Out 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. 25-26-24



Stanislaus Regional Housing Authority

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RESOLUTION NO. 25-26-24

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED UNIT TRASH OUT CONTRACTORS TO PROVIDE UNIT TRASH OUT SERVICES FOR VARIOUS HOUSING AUTHORITY PROPERTIES

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 Trash Out contractors recommended have the experience and qualifications which best meet the Authority’s selection criteria to perform Unit Trash Out services; and

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

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

1. Better Home Pros, and Grand Construction, are approved as qualified to provide the Unit Trash Out 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

1612 Sisk Road, Modesto, CA 95350-2501 ■ P.O. Box 581918, Modesto, CA 95358-0033
TDD 711 ■ www.stanregionalha.org ■ Phone: (209) 557-2000 ■ Fax: (209) 557-2011

1612 Sisk Road ■ P.O. Box 581918 Modesto, CA 95358-0033
TDD 711 ■ www.stancoha.org ■ Phone: (209) 557-2000 ■ Fax: (209) 557-2011

