



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

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-26

RECOMMENDATION:

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

SUMMARY

The Authority is responsible for maintaining residential units in safe, sanitary, and habitable condition and preparing vacant units for re-occupancy in a timely manner. Unit Cleaning services are required to support vacancy turnover operations and ensure units meet agency cleanliness standards prior to occupancy by new residents. Due to fluctuating turnover rates, varying cleaning demands, and the need for timely service response, staff determined that establishing a pool of qualified contractors would provide operational flexibility and sufficient capacity to meet the ongoing cleaning needs across the Authority’s housing portfolio.

Accordingly, the Authority solicited the professional services of licensed Unit Cleaning contractors/companies through an Invitation for Bids (IFB) #2526-34 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of Unit Cleaning 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 Cleaning services.

The selected contractors will provide all labor, cleaning supplies, and equipment to perform “deep-clean” services for vacant units. The goal is to return the unit to a “like-new” condition, free of odors, debris, biohazards, ensuring it is ready for immediately occupancy.

The IFB (#2526-34) progressed as follows:

- Posted: March 18, 2026
 - IFB was accessed through Public Purchase by 107 vendors.
- Closing Date: April 15, 2026
- Number of Responses Received: Five (5)

Firm/Contractor:

Digital Career Opportunities:	\$178,800.00
JJ Janitorial Servicing (Sacramento, CA):	\$207,360.00
Vested Solutions Janitorial (Desert Hot Springs, CA):	\$326,172.00
Scrubhub Cleaning LLC (Fresno, CA):	\$640,320.00
Bust A Move Cleaner LLC (Fresno, CA):	\$696,000.00

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 Digital Career Opportunities and JJ Janitorial Services be approved and included in the pool of pre-qualified Unit Cleaning 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. 25-26-26



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RESOLUTION NO. 25-26-26

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

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of Unit Cleaning 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 Unit Cleaning 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 Unit Cleaning contractors to provide the Unit Cleaning services required by the Authority.

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

1. Digital Career Opportunities and JJ Janitorial Servicing, are approved as qualified to provide the Unit Cleaning 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: _____

Attest: _____

Chairperson

Secretary