



## Stanislaus Regional Housing Authority

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

DATE: June 25, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #9: Authorization to Establish a Pool of Pre-Qualified Contractors to Provide Painting Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-38

### **RECOMMENDATION:**

Stanislaus Regional Housing Authority (“Authority”) is seeking authorization to establish a pool of pre-qualified contractors to provide Painting 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 that require periodic painting to preserve the condition, appearance and value of the facilities. Staff has identified areas in need of repainting due to normal wear and tear, weather exposure, and ongoing maintenance requirements.

The proposed work includes preparation of surfaces, patching and repair of minor imperfections, priming where necessary, and application of paint to designated interior and/or exterior areas.

Accordingly, Stanislaus Regional Housing Authority solicited the professional services of painting contractors through an Invitation for Bids (IFB) #2526-40 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of painting 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 painting services.

The IFB (#2526-40) progressed as follows:

- Posted: April 27, 2026
  - IFB was accessed through Public Purchase by 63 vendors.
- Closing Date: May 22, 2026
- Number of Responses Received: Five (5)
  - Two of the Five Bids Received Were Deemed Unresponsive

**Contractor:**

<b>Better Home Pros LLC</b>	<b>Company Location: Modesto, CA</b>
1 Bedroom (Appx. 1,000 Sq. Ft. each):	\$2,225.00
2 Bedroom (Appx. 1,500 Sq. Ft. each):	\$3,375.00
3 Bedroom (Appx. 2,000 Sq. Ft. each):	\$4,500.00
4 Bedroom (Appx. 2,500 Sq. Ft. each):	\$5,625.00
Patching/Major Wall Repair:	\$35.00 per hour
<b>Total Base Bid:</b>	<b>\$15,725.00</b>
<b>Vivid-Accent Painting Co.</b>	<b>Company Location: Watsonville, CA</b>
1 Bedroom (Appx. 1,000 Sq. Ft. each):	\$2,744.00
2 Bedroom (Appx. 1,500 Sq. Ft. each):	\$3,860.00
3 Bedroom (Appx. 2,000 Sq. Ft. each):	\$5,255.00
4 Bedroom (Appx. 2,500 Sq. Ft. each):	\$6,743.00
Patching/Major Wall Repair:	\$107.00 per hour
<b>Total Base Bid:</b>	<b>\$18,602.00</b>
<b>The Lopez Construction Family LLC</b>	<b>Company Location: Fresno, CA</b>
1 Bedroom (Appx. 1,000 Sq. Ft. each):	\$6,800.00
2 Bedroom (Appx. 1,500 Sq. Ft. each):	\$8,000.00
3 Bedroom (Appx. 2,000 Sq. Ft. each):	\$11,700.00
4 Bedroom (Appx. 2,500 Sq. Ft. each):	\$15,300.00
Patching/Major Wall Repair:	\$95 per hour
<b>Total Base Bid:</b>	<b>\$41,800.00</b>

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 Better Home Pros, and Vivid-Accent Painting Co., be approved and included in the pool of pre-qualified painting contractors to provide future painting 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 painting 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. 25-26-38



**Stanislaus Regional Housing Authority**

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**RESOLUTION NO. 25-26-38**

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

**WHEREAS**, Stanislaus Regional Housing Authority has solicited qualifications of painting 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 painting 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 painting 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 Vivid-Accent Painting Co., are approved as qualified to provide the painting 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 25<sup>th</sup> day of June 2026. On a motion by Commissioner \_\_, seconded by Commissioner\_\_\_\_\_, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Secretary