



Stanislaus Regional Housing Authority

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

DATE: August 13, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #2: Consider Approving the Contract for Parking Lot Repairs for Various Sites within Modesto, CA

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-41

RECOMMENDATION:

Staff recommends the Commission award the contract for the parking lot asphalt repairs at multiple locations in the City of Modesto:

- 4121 Honeycreek
- 3252 Pelandale
- 721 Standiford
- 2300 Standiford
- 2312 Conant Avenue

SUMMARY

The Authority sought bids from contractors to perform parking lot repairs at various sites within Modesto, CA, as referenced below.

The contractor shall be required to obtain all required approvals and permitting through the local governing agency, and adhere and/or follow all local, state codes and regulations. Fees shall be paid by the Authority.

Contractor performance shall consist of, but not limited to, removing existing damaged sections of curbing and replace with like material; all existing valve boxes, manhole covers, drain grates, etc., shall be raised to sit flush with the new surfaces; preparing existing asphalt surface to ensure proper bonding of new asphalt overlay; existing asphalt shall be graded to ensure the new surface is free of ponding and provides positive flow to the storm drain system; existing surfaces that are unstable shall be cut out and patched as preparation for the overlay – subgrade in patched areas shall achieve a 95% compaction rate; new asphalt overlay shall be a minimum of 2" in thickness; asphalt areas around storm drains and catch basins will be cut out

and replaced with reinforced concrete pads – pad dimensions will be 6’ wide, 12’ long and 6” deep; Pads will be constructed of high strength concrete reinforced with \$3 rebar laid in a 6” grid – subgrade will achieve a 95% compaction rate; pads will be finished to provide a flush transition to the adjacent new asphalt overlay and to provide a positive flow to the storm drains with no ponding; parking spaces will be re-stripped in accordance with the existing layout; all handicap parking areas will be painted in accordance with City of Modesto specifications; fire lanes will be repainted in accordance with the site map.

Work is expected to commence August/September 2026. Final inspection and acceptance will be determined by Authority staff.

Accordingly, Invitation for Bids (IFB) No. 2526-62 was published in Public Purchase, which progressed as follows:

Initial Attempt (IFB #2526-62):

- Bid Posted: June 22, 2026
- Accessed by 91 Vendors
- Closing Date: July 20, 2026 at 10:00 a.m.
- Number of Responses Received: One (1)

Firm/Contractor
-United Pavement
Maintenance, Inc.

Amount
\$616,757.00

Business Office Location
Hughson, CA

Fiscal Impact:

The total cost and “not to exceed” amount will be \$616,757.00. Funding will be provided through operating Capital Funds.

ATTACHMENT:

Resolution No. 25-26-41



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RESOLUTION NO. 25-26-41

**RESOLUTION APPROVING THE CONTRACT FOR PARKING LOT REPAIRS FOR
VARIOUS SITES WITHIN MODESTO, CA**

WHEREAS, there is a need to parking lots at various sites within Modesto, CA; and

WHEREAS, Stanislaus Regional Housing Authority desires to award a contract for the parking lot repairs; and

WHEREAS, the procurement for the parking lot repairs at various sites within Modesto, CA, was solicited in compliance with the Housing Authority Procurement Policy; and

WHEREAS, an operating budget has been prepared for said project.

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

1. The Contract for the parking lot repairs at various sites within Modesto, CA, in the amount not to exceed \$616,757.00.
2. The CEO is designated the Contract Officer and is authorized to execute the aforementioned contracts after legal review, IFB #2526-62, to and 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 13th day of August, 2026. On a motion by Commissioner _____, seconded by Commissioner_____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary