



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 #3: Consider Approving the Window Replacement at Various Sites located within Stanislaus County

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-42

RECOMMENDATION:

Staff recommends the Commission award the contract for the replacement of windows at various sites located within Stanislaus County.

SUMMARY

The Authority sought bids from contractors to remove existing windows at various sites within Stanislaus County 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 shall furnish all labor, materials, tools, equipment, transportation and supplies necessary to provide removal of all existing windows (assume units are occupied), the successful and complete replacement of all those windows with new windows. Final inspection and acceptance will be determined by Authority staff.

Accordingly, Invitation for Bids (IFB) No. 2526-60 was published in Public Purchase, which progressed as follows:

Initial Attempt (IFB #2526-60):

- Bid Posted: June 18, 2025
- Accessed by 65 Vendors
- Closing Date: July 30, 2026 at 10:00 a.m.
- Number of Responses Received: Seven (7)

<u>Firm/Contractor</u>	<u>Amount</u>	<u>Business Office Location</u>
-Graves General Construction	\$241,348.06	Gustine, CA
-Pro X Construction Inc.	\$421,000.00	Rancho Cordova, CA
-ARECO Building Construction, Inc.	\$488,947.12	Modesto, CA
-Ornamental Solutions, Inc.	\$495,000.00	Rancho Cordova, CA
-Vortex Construction	\$616,898.55	Bakersfield, CA
-American Window and Door Systems Inc.	\$640,000.00	Napa, CA
-Better Home Pros	Not Responsive	Modesto, CA

Fiscal Impact:

The total cost and “not to exceed” amount will be \$241,348.06. Funding will be provided through operating Capital Funds.

ATTACHMENT:

Resolution No.25-26-42

LIST OF PROPERTIES

A AMP3

2800 Windsong/2408 Temescal, Modesto
2510/2512 Tully Rd., Modesto
4108 Goldust Dr, Modesto
4112 Nugget Dr, Modesto
4113 Nugget Dr, Modesto

B AMP4

1336 Leonard Units 1-14, Modesto
556 Brighton Units 1-9, Modesto
900 Marshall/528 Toro, Modesto
2300 Standiford Units 1-36, Modesto
317 Phoenix Ave, Modesto
305 Phoenix Ave, Modesto
308 Phoenix Ave, Modesto
309 Phoenix Ave, Modesto
312 Phoenix Ave, Modesto
313 Phoenix Ave, Modesto
316 Phoenix Ave, Modesto
301 Phoenix Ave, Modesto
321 Phoenix Ave, Modesto
320 Phoenix Ave, Modesto
324 Phoenix Ave, Modesto
325 Phoenix Ave, Modesto
328 Phoenix Ave, Modesto
329 Phoenix Ave, Modesto
332 Phoenix Ave, Modesto
333 Phoenix Ave, Modesto
336 Phoenix Ave, Modesto
337 Phoenix Ave, Modesto
1920 Roble Ave, Modesto
1924 Roble Ave, Modesto
2000 Roble Ave, Modesto
2001 Haddon Ave, Modesto
2005 Haddon Ave, Modesto



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RESOLUTION NO. 25-26-42

**RESOLUTION APPROVING THE CONTRACT FOR THE REPLACEMENT OF
WINDOWS AT VARIOUS SITES WITHIN STANISLAUS COUNTY**

WHEREAS, there is a need to replace the windows at various sites within Stanislaus County; and

WHEREAS, Stanislaus Regional Housing Authority desires to award a contract for the replacement of windows; and

WHEREAS, the procurement for the replacement of windows at various sites within Stanislaus County 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 Replacement of windows at various sites within Stanislaus County, in the amount not to exceed \$241,348.06..
2. The CEO is designated the Contract Officer and is authorized to execute the aforementioned contracts after legal review, IFB #2526-60, 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