



**Residential Pest Control
Services for Richmond Housing
Authority (Nystrom Village)**



Submitted by:

**Integrated Pest Control
Management, Inc. (IPCM)**

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Introduction

Integrated Pest Control Management, Inc. (IPCM) is pleased to submit this proposal to provide **residential pest control services** for the Richmond Housing Authority (RHA) at **Nystrom Village**.

With more than 20 years of specialized experience serving housing authorities, municipalities, and multi-family housing, IPCM delivers **reliable, compliant, and environmentally conscious pest management solutions**.

Our licensed and certified team uses **Integrated Pest Management (IPM)** strategies to proactively prevent infestations, resolve active pest issues, and maintain safe, comfortable living environments for residents.

Firm Experience

- **10+ years in housing authority & municipal pest management**
- Specialized in multi-family housing, HUD programs, schools, and sensitive environments
- Credentials: Structural Pest Control License, NPMA member, Green Shield Certified, HUD Section 3 compliant, etc.
- Sample projects: housing authorities, large school districts, and county contracts (pull highlights from your references list).

Proposed Work Plan

A. Understanding of Requirements



- 100 units across 51 duplexes, built in 1941 → historic, high-density housing → higher risk of pests.
- Emphasis on protecting resident health, meeting HUD/CSU-style reporting standards, and compliance with Richmond IPM ordinances.

B. Routine Preventive Services

- Monthly rodent and insect monitoring, exterior bait station service, documentation.
- Quarterly exclusion, sanitation, and property condition reporting.

C. On-Demand Services

- 24–48 hour response window.
- Treatment protocols for rodents, bedbugs, cockroaches, ants, and general pests.
- Follow-up & resident preparation (multi-language handouts).

D. Digital Reporting (PestPac by WorkWave)

- 24/7 online portal with logs, mapping, chemical use tracking.
- Real-time technician notes with photos.
- Exportable records for compliance.

E. Staffing & Supervision

- Assigned lead technician for RHA with back-up coverage.
- Supervisory QA inspections.

F. Implementation Plan (90 Days)



- **Day 1–30:** Initial inspection, device placement, property mapping, resident education.
- **Day 31–60:** Routine service + adjustments based on activity data.
- **Day 61–90:** Full optimization and baseline reporting.

G. Quality Control & KPIs

- Response times tracked in PestPac.
- Monthly reports of activity, treatments, and trends.
- Quarterly RHA review meeting.

Scope of Work & Pest Coverage

In accordance with RHA's RFQ, IPCM shall furnish all labor, materials, equipment, supervision, transportation, and chemicals necessary to provide **ongoing IPM services** for the 100 residential units across Nystrom Village.

Routine Preventative Services

- **Monthly Services**
 - Inspection, servicing, and replenishment of tamper-resistant exterior rodent bait stations.
 - Monitoring of rodent and insect activity.
 - Documentation and reporting of findings.
- **Quarterly Services**
 - Exclusion work: sealing of small cracks, crevices, and entry points.
 - Sanitation and property condition reports (overgrowth, moisture, debris).



On-Demand Infestation Management

- **Response Time:** Within **24–48 hours** of request.
- **Inspection:** Identify pest species, extent of infestation, and contributing factors.
- **Treatment:** Immediate, targeted treatment for the reported pest.
- **Follow-Up:** Re-inspection and retreatment until resolution.
- **Resident Preparation:** Clear guidelines provided in multiple languages to maximize treatment effectiveness.

Covered Pests

- **General Pests:** Ants, cockroaches, spiders, silverfish, earwigs, beetles, pantry pests.
- **Rodents:** Mice, rats.
- **Bedbugs:** Inspection, preparation instructions, heat/chemical treatment, and follow-ups (mandatory service).
- **Occasional Invaders:** Fleas, mites, and other pests common to multi-family housing.





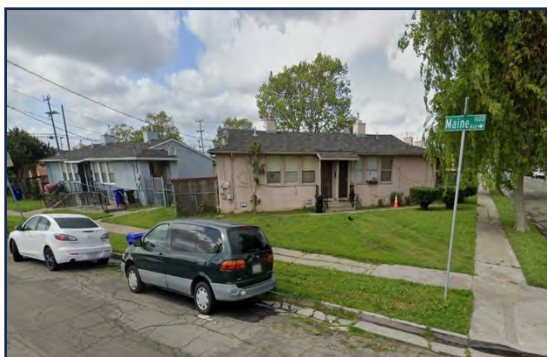
Property Details

The Richmond Housing Authority (RHA) has requested pest control services for **Nystrom Village**, which consists of:

- **51 wood-frame duplexes** (built in 1941)
- **100 residential units** in total
- A mix of **1-, 2-, and 3-bedroom units**
- Property spans **4 blocks and 9 acres**
- Located between Florida Avenue and Virginia Avenue (north-south), and South 13th Street to South 16th Street (east-west), Richmond, CA 94804

This historic community requires a professional pest management program designed to protect residents' health, comfort, and quality of life while preserving the integrity of the property.

Property Pictures



1910 S Archibald Avenue, Suite G
Ontario, CA 91761



Property Diagram



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Proposed Rates and Fees

Service Category	Description	Unit / Frequency	Proposed Fee
Preventative Maintenance (Based on 20 Exterior Bait Stations around the property)	Exterior Rodent Control (Bait Box Service), physical exclusion, quarterly reporting, and routine inspections across Nystrom Village.	Flat Monthly Fee	\$ 495.00
	Same services listed above, if billed quarterly.	Flat Quarterly Fee	\$ 742.00
On-Demand / As-Needed Services	General Service Call (inspection, treatment, reporting)	Per Service Call	\$ 250.00
	Hourly Service Rate (if applicable)	Per Hour	\$ 125.00
	Rodent Removal	Per Treatment	\$ 125.00
	Bedbug Treatment (mandatory service)	Per Unit Treated	\$ 465.00
	Cockroach Treatment	Per Unit Treated	\$ 250.00
	Ant Treatment	Per Unit Treated	\$ 250.00
	Other Pest Treatment, Bee Treatments up to 12 feet, (no structural removal)	Per Treatment	\$ 300.00









Digital Reporting System

IPCM uses **PestPac by WorkWave** for service documentation and reporting:

- Real-time service logs with technician notes.
- Photos of inspected/treated areas.
- Trap and bait station mapping.
- Chemical use logs (DPR compliance).
- Online access for RHA management with historical trend reports.



Certifications & Compliance

-  California Structural Pest Control License – Branch 2
-  Licensed & Insured (General Liability + Workers' Compensation)
-  NPMA Member – National Pest Management Association
-  Green Shield Certified – Eco-friendly pest control
-  HUD Section 3 Compliant
-  CA Healthy Schools Act & IPM Certified



References

1. **Management Pro:** PO BOX 3661 Riverside, CA 92519

Manager: Kevin 951-640-3339

Monthly services to 15 properties. Consists of general pest, bed bug services, bee services and rodent services.

2. **City of Menifee:** 29844 Haun Rd. Menifee, CA 92586

Director: Maritsa Ramirez 751-723-3892

mramirez@cityofmenifee.us

Monthly services at 26 locations for general pest, animal trapping, bee services, gopher and squirrel services.



3. **Union Rescue Mission:** 545 S San Pedro St. Los Angeles, CA 90013

Director of Facilities: Maurice Ochoa 213-316-2732

MOchoa@urm.org

Monthly and weekly services for general pest control, bed bug inspections, bed bugs chemical services, bed bug heat jobs, K9 bed bug inspections, bird exclusions and clean outs, rodent exclusions, and animal trapping.

4. **Solano County:** 675 Texas St. Ste 2500 Fairfield, CA 94533

Facilities Operations Supervisor: Michael Patrick 707-784-6335

mdpatrick@solanocounty.com

Monthly and weekly services to 27 properties. Consists of general pest, bed bug services, bee services, rodent services, bee services and mosquito maintenance.

5. **Beaumont Unified School District:** 350 W Brookside Ave. Beaumont, CA 92223

Maintenance and Operations: Arthur Lozano 951-845-1631 Ext 7

alozano@beaumontusd.k12.ca.us

Monthly services at 19 school sites. Consists of general pest, fire ants, gopher/squirrel services, nutrition monthly services.

Why Choose IPCM, Inc.

Integrated Pest Control Management, Inc. (IPCM) is uniquely qualified to serve the Richmond Housing Authority because:

- **Proven Housing Experience** – IPCM has extensive experience providing pest control in **multi-family housing communities**,



affordable housing programs, and sensitive environments where safety and compliance are paramount.

- **Integrated Pest Management (IPM) Philosophy** – We prioritize **non-chemical methods** such as exclusion, monitoring, and prevention, with chemical treatments used only as a last resort — fully aligned with Richmond’s IPM ordinances.
- **Resident-Centered Approach** – Our technicians are trained to respect resident privacy, provide clear preparation instructions, and follow up to ensure complete resolution of issues.
- **Comprehensive Reporting** – IPCM utilizes **digital reporting technology** to provide immediate, transparent documentation of services, pest activity, and recommendations after every visit.
- **Bedbug Treatment Capability** – We meet the mandatory requirement for professional bedbug treatment and offer proven, effective solutions.
- **Commitment to Compliance & Safety** – IPCM maintains all required licensing, insurance, and certifications, ensuring that RHA receives fully compliant and professional service.

Conclusion

IPCM Inc. is committed to partnering with the Richmond Housing Authority to ensure **Nystrom Village remains a safe, healthy, and pest-free community**. Our IPM approach, advanced reporting, and experienced team will provide RHA with **full transparency, compliance, and reliable pest control services**.

We appreciate the opportunity to submit this proposal and look forward to serving the RHA.

CITY OF RICHMOND
Sanctuary City Compliance Statement

The undersigned, an authorized agent of Intergrated Pest Control Mgmt, Inc. (hereafter "Contractor"), has had an opportunity to review the requirements of City of Richmond Ordinance 12-18 (hereafter "Sanctuary City Contracting Ordinance" or "SCCO"). Contractor understands and agrees that the City may choose with whom it will maintain business relations and may refrain from contracting with any person or entity that provides Data Broker or Extreme Vetting services to the U.S. Immigration and Customs Enforcement Division of the United States Department of Homeland Security ("ICE"). Contractor understands the meaning of the following terms used in the SCCO:

- a. "Data Broker" means either of the following:
 - i. The collection of information, including personal information about consumers, from a wide variety of sources for the purposes of reselling such information to their customers, which include both private-sector business and government agencies;
 - ii. The aggregation of data that was collected for another purpose from that for which it is ultimately used.
- b. "Extreme Vetting" means data mining, threat modeling, predictive risk analysis, or other similar services."

Contractor understands that it is not eligible to receive or retain a City contract if at the time the Contract is executed, or at any time during the term of the Contract, it provides Data Broker or Extreme Vetting services to ICE.

Contractor further understands and agrees that Contractor's failure to comply with the SCCO shall constitute a material default of the Contract and the City Manager may terminate the Contract and bar Contractor from bidding on future contracts with the City for five (5) years from the effective date of the contract termination.

By executing this Statement, Contractor certifies that it complies with the requirements of the SCCO and that if at any time during the term of the Contract it ceases to comply, Contractor will promptly notify the City Manager in writing. Any person or entity who knowingly or willingly supplies false information in violation of the SCCO shall be guilty of a misdemeanor and subject to a \$1,000 fine.

Based on the foregoing, the undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 19 day of August, 2025 at Ontario, California.

Printed Name: JOSE FIDRES JR Title: President

Signed: [Signature] Date: 8-19-2025

Business Entity: Corporation

Disclosure Statement for Limited Liability Companies

This Statement Shall be included with all Bid and Proposal Submissions

Is your Business a Limited Liability Company (LLC)?

YES NO

If you answered YES, please provide the City with the names and business addresses of any and all shareholders, directors, officers, members, managers, other authorized persons, partners, and "Beneficial Owners" of the applying LLC. A Beneficial Owner is any person or entity who: (1) exercises substantial control over the applying LLC; (2) owns 25% or more of the interest in the applying LLC; or (3) receives substantial economic benefits from the assets of the applying LLC. If any LLC shareholder, director, officer, member, manager, other authorized person, partner, or Beneficial Owner is itself an LLC or other business entity, the names and business addresses must also be provided for any and all shareholders, directors, officers, members, managers, other authorized persons, partners, and Beneficial Owners of that LLC or other business entity all the way up through each entity in the organizational chart until ultimate ownership by individual people is disclosed.

Name: _____

Title: _____

Address: _____

Name: _____

Title: _____

Address: _____

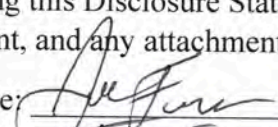
Name: _____

Title: _____

Address: _____

Check this box if additional ownership information is attached to this Disclosure Statement.

In signing this Disclosure Statement, I represent that the information submitted in this Disclosure Statement, and any attachments, is true and correct.

Signature: 

Printed Name: Jose Flores Jr

Title: President

Date: 8.19.2025