



PESTEC

**RFQ: Residential Pest Control Services for Richmond
Housing Authority**

August 25, 2025

1. Cover Sheet

RFQ Response for Richmond Housing Authority – Nystrom Village

Company Name: Agurto Corporation dba Pestec

Primary Contact: Diane McCorriston

- Phone: 925-757-2945
- Email: diane@pestecipm.com
- Website: www.pestec.com

Secondary Contact & Contract Administrator: Carlos I. Agurto, President

- Email: carlos@pestecipm.com

Number of Employees: 45+ across three locations

Office Locations:

- 3800 Delta Fair Blvd, Antioch, CA 94509 (Servicing location for RHA)
- 3450 3rd St, 3F, San Francisco, CA 94124 (San Francisco Branch)
- 888 N. First St, Ste. 209, San Jose, CA 95112 (South Bay Branch)

2. Firm's Experience

Company Overview

Pestec was founded in 1985 in California as an owner-operated structural pest control company. Founder Luis Agurto Sr.'s background in agronomy and urban Integrated Pest Management (IPM) in Central America shaped Pestec's approach to environmentally responsible pest management.

Pestec has 40 years of experience in structural pest management, specializing in multi-unit housing, public health pests, and training other pest management professionals. Certifications include **Green Shield Certified** and **EcoWise Certified**.

Key partnerships with the **San Francisco Mayor's Office of Housing and Community Development** and **other Bay Area public and private housing organizations** demonstrate proven experience delivering IPM programs at scale.

The Pestec Difference

- **Innovation Discovery:** Combining the best science, technology, and traditional IPM knowledge.
- **Service Design:** Ecology-based diagnosis and preventive strategies addressing structural, operational, and human factors.
- **IPM Delivery:** Multi-level treatment, ongoing maintenance, and staff/resident education for sustainable outcomes.

Public Housing Experience

- **Held the first comprehensive public housing IPM contract in the U.S.** (San Francisco Housing Authority)
- **Replicated successes** in public and private housing projects since then
- **5,000+ public housing units** successfully prepared for major renovations (2015- 2016)
- **20+ years SRO/MUH experience** in San Francisco
- **200+ total units** in ongoing multi-unit housing programs
- **Proven model** that has been replicated in other housing authorities
- **10+ years of IPM demonstration grant partnerships** with the San Francisco Environment Department (SFE) and the California Department of Pesticide Regulation (DPR)

Methodology

1. Inspection & Monitoring

- Comprehensive baseline assessments for each unit and common area.
- Advanced monitoring using sticky traps, pheromone lures, and rodent sensors.
- Digital documentation via PestPac for transparency, traceability, and communication with site staff.

2. Preventive Maintenance

- Physical exclusion: seal gaps, cracks, utility penetrations.
- Sanitation & environmental management: waste storage, moisture mitigation, vegetation control, debris removal.
- Scheduled inspections: monthly and quarterly visits with threshold-based interventions.

3. Targeted Treatments

- Integrated selection of reduced-risk pesticides, mechanical/physical methods, thermal remediation, and innovative rodent controls.
- Tailored treatment plans per pest species with monitoring thresholds and follow-up intervals.
- Specialized techniques: bed bug thermal remediation and advanced monitoring systems

4. Education & Training

- Staff training: webinars, onsite presentations, one-on-one coaching.
- Tenant engagement: multilingual handouts, workshops, and move-in guidance.
- Sustainable IPM practices to ensure compliance, reduce chemical reliance, and foster long-term prevention.

Additionally, we continue to develop IPM resources to educate our stakeholders on best practices utilizing brochures, presentations, and microlearning courses.

- [Pestec Brochures](#)
- [Technical Advisory Committee meeting video: 3 R's of Rodent Management](#)
- stopbedbugs.org - a collaborative project for training multi-unit housing residents

Licensing & Certification

See the attachments section

Key Staff Qualifications

- **Carlos I. Agurto**, President & Service Manager
 - SPCB Operator #12222
 - Department of Pesticide Regulation QAL ABCFK #131120
 - California Fish and Wildlife Trapping License #1007141396
 - EcoWise Certified
 - Certified Bird Barrier Installer
 - ACE Certified Entomologist ACE#A21548
- **Charles Holt**, Service Supervisor
 - SPCB Branch 2 Field Rep #66273
 - Department of Pesticide Regulation QAL AB #166695
 - California Fish and Wildlife Trapping License #1001700302
- **Alfred Jackson**, Service Technician
 - SPCB Branch 2 Field Rep #52531
- **Kevin Carlos**, Service Technician
 - SPCB Branch 2 Field Rep #58299
- **Sergio Verduzco**, Service Technician
 - SPCB Branch 2 Field Rep #68889
- **Diane McCorriston**, Office Manager
 - SPCB Field Rep #45274
- **Aaron Zamora**, Customer Service Representative
 - SPCB Field Rep #70024

3. References

a. Chinatown Community Development Center

- i. Linda Fang
 - 1. Property Supervisor
 - 2. 415-821-8910
 - 3. linda.fang@chinatowncdc.org

Relationship to Pestec: Multi-unit affordable housing IPM services client. Pestec provides ongoing integrated pest management services for CCDC's residential properties, including pest exclusion and monitoring services. The relationship demonstrates our experience with affordable housing communities and culturally diverse resident populations.

b. Adult Shelter/Delta Landing

- i. Mary Brueheim
 - 1. Contra Costa Health, Housing and Homeless Services
 - 2. 925-723-2205
 - 3. Mary.Brueheim@cchealth.org

Relationship to Pestec: Direct IPM services client for transitional housing facility. Pestec provides comprehensive integrated pest management services for the Adult Shelter/Delta Landing facility, focusing on public health pest management and specialized services for vulnerable populations. This relationship demonstrates our experience with transitional housing facilities, county health department coordination, and sensitive service delivery for homeless services programs.

c. University of California San Francisco

- i. Vivian Straus-Gehring
 - 1. IPM Pest Control Supervisor
 - 2. Vivian.STRAUS-GEHRING@ucsf.edu

Relationship to Pestec: Long-term institutional and housing IPM services client (since 2017). Pestec provides comprehensive IPM services across UCSF's campus facilities and its student/staff housing sites. This relationship showcases our ability to work with large institutional clients requiring stringent health and safety standards, and proves our capability to manage both institutional and residential housing components.

Letters of recommendation attached.

4. Proposed Work Plan

Pestec will implement a comprehensive Integrated Pest Management (IPM) program for Nystrom Village, structured into clear rollout phases. This ensures prevention, rapid response, and long-term sustainability of pest management services.

Phase 1: Startup (Month 1)

- Kick-off meeting with RHA staff
- Mapping and installation of exterior rodent management stations
- Initial exclusion repairs (minor sealing)

Phase 2: Monthly Maintenance (Ongoing)

- Service rodent management stations and replenish as needed
- Inspect hot spots for attractants
- Provide monthly service reports

Phase 3: Quarterly Exclusion & Assessment (Every 3 months)

- Conduct structural inspections and seal minor entry points
- Assess vegetation, moisture, and debris around duplexes
- Deliver quarterly findings and recommendations report

Phase 4: On-Demand Response (As needed)

- Acknowledge service requests same business day
- On-site response within 24–48 business hours
- Full inspection of reported and adjacent units, if needed
- Apply targeted, reduced-risk treatments with follow-up visits

Phase 5: Evaluation & Adjustment (Annually)

- Review program performance with RHA staff
- Analyze pest trend data and treatment effectiveness
- Update and refine IPM strategies for continuous improvement

Pest Management Action Plans

Ants

Species	Argentine ant, <i>Linepithema humile</i> ; pharaoh ant, <i>Monomorium pharaonis</i> ; Odorous house ant, <i>Tapinoma sessile</i> ; thief ant, <i>Solenopsis molesta</i> ; and pavement ant, <i>Tetramorium caespitum</i>
Monitoring	Visual inspection; pest reports; exterior bait stations
Action Threshold	Reports of ants indoors; ants trailing along periphery of the structure
Biological Controls	Management of honey-dew producing insects
Physical Controls	Tanglefoot barriers on trees and shrubs; spot caulking of entry points, especially into utility runs (cable, plumbing, electrical); washing off ant trails and attractants; barrier dusts
Reduced-Risk Pesticides	See Reduced-Risk Pesticide List for approved pesticides
Notes: To reduce seasonal ant outbreaks, Pestec maintains exterior bait stations.	

Bed Bugs

Species	Human bed bug, <i>Cimex lectularius</i>
Monitoring	Visual inspection; pest reports; pitfall traps; sticky traps
Action Threshold	Any activity found inside structure or on contents moving into a structure
Biological Controls	n/a
Physical Controls	HEPA vacuums; dry steam machines; whole space thermal equipment; clothes dryer/washing machine; freezers; low oxygen atmosphere chamber; sticky rollers (for removal); pitfall traps; sticky traps

Reduced-Risk Pesticides	See Reduced-Risk Pesticide List for approved pesticides
Notes: As hitchhiking pests it is vital that education and outreach to site occupants is made to manage sources of these pests. It may be necessary to work with other agencies or human resources to treat bed bug reservoirs, at home or from visitors.	

Bed Bug Treatment Capabilities

Advanced Equipment & Best Management Practices:

- Complete thermal remediation system for whole-unit treatment
- Building-wide inspection protocols including adjacent units

Comprehensive Treatment Protocol:

- **Advanced Detection:** Building-wide inspection with pitfall traps and digital documentation
- **Preparation Assistance:** Decluttering, bagging, and coordination services
- **Multiple Treatment Options:** Thermal remediation, targeted chemical applications, encasement protocols with systematic monitoring at 2-week intervals

Innovation Leadership:

- **stopbedbugs.org Educational Platform:** Co-developer of comprehensive online resource for multi-unit housing bed bug management
- **DPR Demonstration Grants:** Active participant in bed bug IPM projects across the San Francisco Bay Area
- **Advanced Staff Training:** Team routinely trained in bed bug management best practices

Cockroaches

Species	German cockroach, <i>Blattella germanica</i> ; brown-banded cockroach, <i>Supella longipalpa</i> ; oriental cockroach, <i>Blatta orientalis</i> ; american cockroach, <i>Periplaneta americana</i> ; turkestan cockroach, <i>Shelfordella lateralis</i>
Monitoring	Visual inspection; pest reports; sticky traps
Action Threshold	Any activity found inside structure or on contents moving into a structure
Biological Controls	n/a

Physical Controls	HEPA vacuums; dry steam machines; freezers; low oxygen atmosphere chamber; sticky traps
Reduced-Risk Pesticides	See Reduced-Risk Pesticide List for approved pesticides
Notes: Product rotation of cockroach baits is especially important in multi-dwelling units where cockroach pressures are very high.	

Rodents

Species	House mouse, <i>Mus musculus</i> ; norway rat, <i>Rattus norvegicus</i> ; Roof rat, <i>R. rattus</i>
Monitoring	Visual inspection; pest reports; various traps; non-toxic monitoring bait blocks; Rat Sense sensors
Action Threshold	Any activity found inside or on the property grounds
Biological Controls	Contrapest, birth control; Hawk perches; Owl boxes
Physical Controls	Various traps; exclusion materials; gas generating devices (not registered pesticides)
Reduced-Risk Pesticides	See Reduced-Risk Pesticide List for approved pesticides
<p>Notes: The different species of rodents will require different approaches. Quick kill traps such as snap traps, electric traps, or pneumatic powered traps will always be considered first. On some occasions glue boards may be necessary for difficult-to-catch rodents. In these cases, the traps will be secured and monitored frequently to humanely euthanize the catch as quickly as possible.</p> <p>Pre-baiting, placing unset baited traps or non-toxic rodent bait, will be utilized to monitor and evaluate control efforts.</p> <p>Specialized services:</p> <ol style="list-style-type: none"> 1. Night trapping- services performed after hours to saturate the space with traps and remove prior to reopening. Services may be performed in interior and outdoor areas. In areas open to the public, the traps may be monitored over the course of the service. Otherwise, the traps are placed approximately at dusk and removed at dawn. 2. IoT surveillance and control systems- Internet-of-Things networked devices may be utilized across RHA properties to manage rodents at the neighborhood scale across property boundaries 	

Sample Reports

- Sample service report and photo punch list report provided as attachments.

Response Times

- High-Risk Emergency Response: 1-4 Hours
- Urgent Service Requests: Maximum 24-36 Hours
- Standard Service Calls: 24-48 Hours

5. Proposed Rates & Fees

	Year 1	Year 2
One-time Fee		
Rodent Management Station Installation	\$8,000	n/a
Preventative Maintenance Services		
Exterior Monthly- 12 services	\$16,380.00	\$16,871.40
Quarterly Pest Exclusion- 4 services	\$12,480	\$12,854
Annual Total	\$36,860.00	\$29,725.80
As Needed Services		
Standard Service Call (hourly)	\$195	Same as Year 1
Emergency/After Hours Service Call (hourly)	\$225	Same as Year 1
Per Call Pest Exclusion	To be Quoted	Same as Year 1
Biohazard cleanup	To be Quoted	Same as Year 1
IPM Training (hourly)	\$180	Same as Year 1
Pest Specific Services		
Bed Bug Inspection	\$390.00/hour	Same as Year 1
Bed Bug Manual Treatment (min 3 visits)	\$390.00/hour (1hr min charge)	Same as Year 1
Bed Bug Thermal Treatment	\$3,500	Same as Year 1

Value-Added Services

Services offered at additional charge and to be quoted on a case-by-case basis:

- Pest Exclusion (extensive repair work)
- Biohazard Remediation
- Remote Monitoring and Control for Rodents
- Bird Control

- Wildlife Control
- [Pest Prevention by Design](#) Consultation

6. Completed Attachments

- Attachment D: Sanctuary City Compliance Statement
- Attachment H: Disclosure Statement for Limited Liability Company
- DPR Business License
- SPCB Company Registration
- Green Shield and EcoWise IPM certifications
- City of Richmond Business License
- Contractor State License
- Reference Letters
- Sample Work Order
- Sample Punch List

CITY OF RICHMOND
Sanctuary City Compliance Statement

The undersigned, an authorized agent of Agurto Corporation dba Pestec (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."

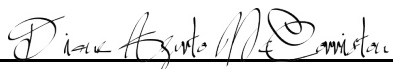
Contractor understands that it is not eligible to receive or retain a City contract if at the time the Contract is executed, or at any time during the term of the Contract, it provides Data Broker or Extreme Vetting services to ICE.

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 21 day of August, 2025, at Antioch, California.

Printed Name: Diane Agurto McCorriston Title: Secretary

Signed:  Date: 8/21/2025

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: *Diane Agurto McCorriston*

Printed Name: Diane Agurto McCorriston

Title: Secretary

Date: 08/22/2025



CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION

**1001 I STREET
SACRAMENTO, CALIFORNIA 95814**

ISSUED: January 11, 2024
EXPIRES: December 31, 2025

**Pest Control Business - Main
LICENSE**

LICENSE NO. 37080

Invalid if insurance and/or qualified person(s) lapse before expiration date.

Mailing Address:

**PESTEC
PO BOX 2393
ANTIOCH, CA 94531**

Business Location

**PESTEC
3450 3RD ST STE 3F
SAN FRANCISCO, CA 94124**



**POST THIS LICENSE PROMINENTLY IN PUBLIC VIEW
THIS LICENSE IS NOT TRANSFERABLE - ANY CHANGE IN OWNERSHIP REQUIRES A NEW LICENSE**



CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION

**1001 I STREET
SACRAMENTO, CALIFORNIA 95814**

ISSUED: July 12, 2024
EXPIRES: December 31, 2025

**Pest Control Business - Branch
LICENSE**

LICENSE NO. 46773

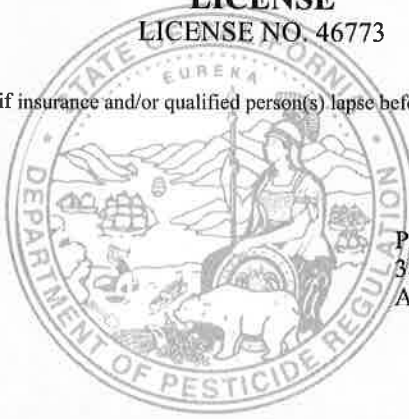
Invalid if insurance and/or qualified person(s) lapse before expiration date.

Mailing Address:

**PESTEC
PO BOX 2393
ANTIOCH, CA 94531**

Business Location

**PESTEC
3800 DELTA FAIR BLVD
ANTIOCH, CA 94509**



**POST THIS LICENSE PROMINENTLY IN PUBLIC VIEW
THIS LICENSE IS NOT TRANSFERABLE - ANY CHANGE IN OWNERSHIP REQUIRES A NEW LICENSE**

1. Please make sure the information on your license is correct.
2. Notify us immediately of any changes to your business (e.g., name, address, insurance carrier or qualified person).
3. If you lose your license, then you may request a new one for a \$20 fee.
4. Please refer to the license number located in the middle of the page when contacting us.
5. For more information, please contact us at (916) 445-4038 or at <licenseemail@cdpr.ca.gov>. Or you may write to

**Department of Pesticide Regulation
Licensing and Certification Program
P.O. Box 4015
Sacramento, California 95812-4015**



Structural Pest Control Board



Company Registration

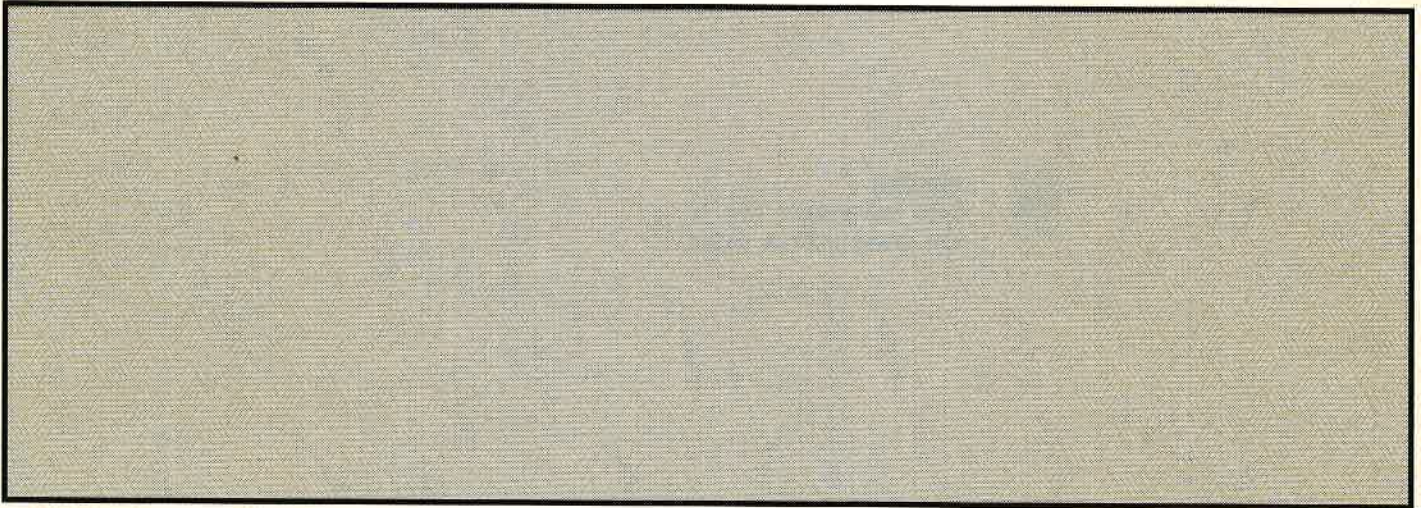
General Pest

REGISTRATION PR 4935

ISSUE DATE DECEMBER 12, 2005

PESTEC
3450 3RD STREET STE 3F
SAN FRANCISCO CA 94124

The above is registered with the State Structural Pest Control Board as a Corporation.



THIS REGISTRATION IS NOW, AND SHALL REMAIN, THE PROPERTY OF THE STRUCTURAL PEST CONTROL BOARD AND SHALL BE SURRENDERED TO SAID BOARD AT ANY TIME UPON DEMAND, PENDING FINAL ACTION AS TO SUSPENSION, REVOCATION, OR RENEWAL OF SAME.

RECEIPT NUMBER 00011893

This Original Registration must be kept for the life of the registration and posted in Public View.

In accordance with the provisions of Chapter 14, Division 3 of the Business and Professions Code, the registrant named above is hereby registered at the above address, and is subject to the rules and regulations of the California Structural Pest Control Board.

Registrations are non-transferable. You must contact the California Structural Pest Control Board within 30 days when there is a change of ownership, location, corporate officer, qualifying operator, or field representative employee.

STRUCTURAL PEST CONTROL BOARD
2005 EVERGREEN STREET, SUITE 1500
SACRAMENTO, CA 95815-3831
(916) 561-8704

----- POST IN PUBLIC VIEW -----

06/05/23
06/05/23



Structural Pest Control Board



ORIGINAL CERTIFICATE

Branch Office Registration

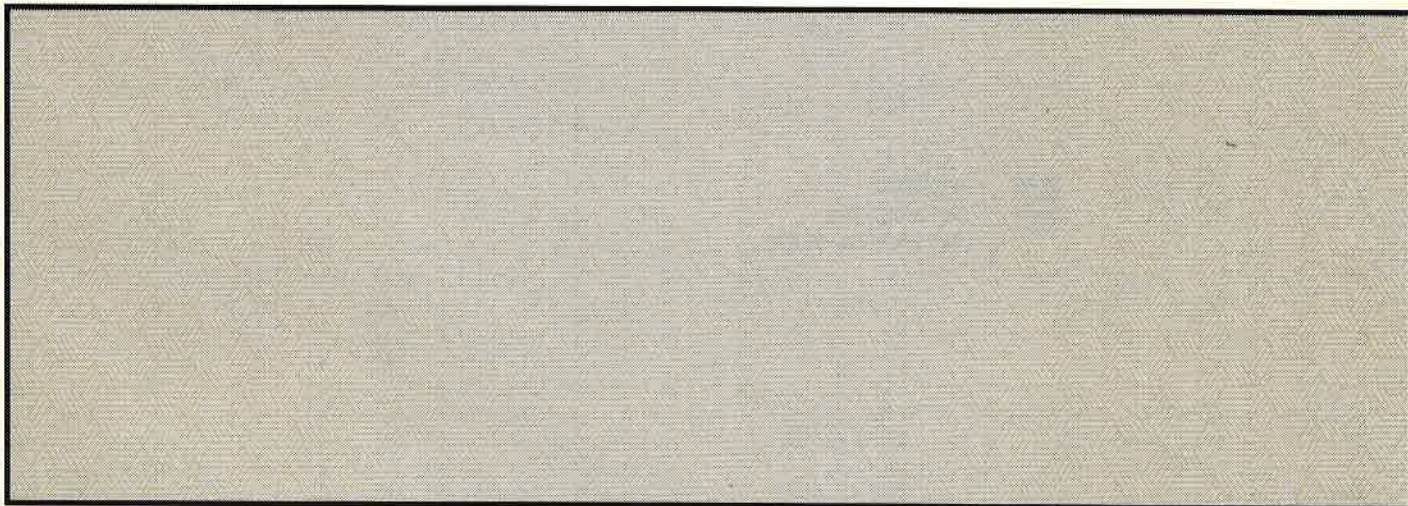
GENERAL PEST

REGISTRATION BR 5068

ISSUE DATE DECEMBER 12, 2005

PESTEC
PO BOX 2393
ANTIOCH CA 94531

The above is registered with the State Structural Pest Control Board as a Corporation.



THIS REGISTRATION IS NOW, AND SHALL REMAIN, THE PROPERTY OF THE STRUCTURAL PEST CONTROL BOARD AND SHALL BE SURRENDERED TO SAID BOARD AT ANY TIME UPON DEMAND, PENDING FINAL ACTION AS TO SUSPENSION, REVOCATION, OR RENEWAL OF SAME.

RECEIPT NUMBER 00004945

This Original Registration must be kept for the life of the registration and posted in Public View.
The above named is a registered Branch Office in the State of California.

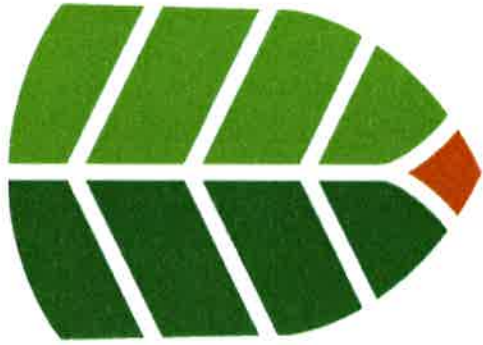
This registration is issued pursuant to, and continues in effect subject to compliance with, the provisions of Chapter 14 of Division 3 of the Business and Professions Code of the State of California, and the Rules and Regulations established thereunder, and the above named registrant is duly authorized under said Chapter.

Registrations are non-transferable. You must notify the California Structural Pest Control Board within 30 days when there is a change of location. You must notify the California Structural Pest Control Board within 10 days when there is a change of Branch Office Supervisor.

06/05/23
06/05/23

STRUCTURAL PEST CONTROL BOARD
2005 EVERGREEN STREET, SUITE 1500
SACRAMENTO, CA 95815-3831
(916) 561-8704

----- POST IN PUBLIC VIEW -----



**GREEN
SHIELD
CERTIFIED**

Pestec

San Francisco, CA
www.pestec.com

is a

**GREEN SHIELD CERTIFIED
Company**

meeting a rigorous standard for
Integrated Pest Management
as verified by an independent,
third-party evaluation

Contact us at:

211 South Paterson St., Suite 380
Madison, WI 53703
608-502-7303

www.greenshieldcertified.org

GREEN SHIELD CERTIFIED
is a project of the IPM Institute,
an independent non-profit
organization



Certificate No. 0067

Expires 06.30.2026

www.ecowisecertified.org



Integrated Pest Management

CERTIFICATE OF COMPLETION



Pestec IPM

Antioch, California

has successfully completed the requirements for

EcoWise Certified Service Provider

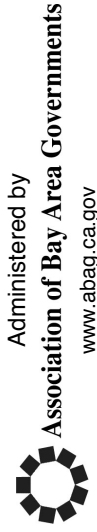
on

June 21, 2023

Certification expires on June 21, 2026

Certificate No. C-11
(verify at www.ecowisecertified.org)

Cell Scandone
Senior Regional Planner
Association of Bay Area Governments



William Quarles
Program Manager
EcoWise Certified

BUSINESS TAX CERTIFICATE

License **40066406**

2025

Expires: **12-31-2025**

AGURTO CORPORATION DBA PESTEC

**3800 DELTA FAIR BLVD
ANTIOCH CA 94509**

POST IN A CONSPICUOUS PLACE
- NON TRANSFERABLE -

Business Type: Class G

Type of Business: PEST CONTROL SERVICES, RODENT AND PIGEON EXCLUSION.

City of Richmond • 450 CIVIC CENTER PLAZA • RICHMOND, CA 94804 • (510) 620-6742





CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE



License Number **1100171**

Entity **CORP**

Business Name **AGURTO CORPORATION**

Classification(s) **C61/D65**

Expiration Date **01/31/2027**

www.cslb.ca.gov



To Whom It May Concern,


August 22nd, 2025

I have had the opportunity to work closely with Pestec for our pest management needs. Our housing sites face unique challenges, including bed bugs, cockroaches, and ants. Pestec has consistently provided thorough inspection, monitoring, and treatment services that have made a significant difference in maintaining a safe and healthy environment for our residents and staff.

Their team is professional, reliable, and attentive to our specific concerns. They not only address immediate pest issues but also take the time to educate us on prevention and long-term management. Their commitment to Integrated Pest Management aligns with our organization's goal to provide a safe and welcoming space.

I highly recommend Pestec to any organization seeking effective, responsive, and environmentally responsible pest management services.

Sincerely,


Linda Fang (Aug 22, 2025 14:15:08 PDT)

Linda Fang

Property Supervisor

415-821-8910

linda.fang@chinatowncdc.org






Letter of Recommendation

Final Audit Report

2025-08-22

Created:	2025-08-22
By:	Mikail Price (mikail@pestecipm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAumTnWLRM4DLILVbzc-T9dq4Jo3N8mYRD

"Letter of Recommendation" History

-  Document created by Mikail Price (mikail@pestecipm.com)
2025-08-22 - 9:13:00 PM GMT
-  Document emailed to Linda Fang (linda.fang@chinatowncdc.org) for signature
2025-08-22 - 9:13:03 PM GMT
-  Email viewed by Linda Fang (linda.fang@chinatowncdc.org)
2025-08-22 - 9:13:39 PM GMT
-  Document e-signed by Linda Fang (linda.fang@chinatowncdc.org)
Signature Date: 2025-08-22 - 9:15:08 PM GMT - Time Source: server
-  Agreement completed.
2025-08-22 - 9:15:08 PM GMT

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Their team is professional, reliable, and attentive to our specific concerns. They not only address immediate pest issues but also take the time to educate us on prevention and long-term management. Their commitment to Integrated Pest Management aligns with our organization's goal to provide a safe and welcoming space.

I highly recommend Pestec to any organization seeking effective, responsive, and environmentally responsible pest management services.

Sincerely,


Mary Brueheim (Aug 22, 2025 14:30:26 PDT)

Mary Brueheim

Contra Costa Health, Housing and Homeless Services

Mary.Brueheim@cchealth.org

925-723-2205






Letter of Recommendation

Final Audit Report

2025-08-22

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-  Document emailed to Mary Brueheim (mary.brueheim@cchealth.org) for signature
2025-08-22 - 9:06:06 PM GMT
-  Email viewed by Mary Brueheim (mary.brueheim@cchealth.org)
2025-08-22 - 9:29:11 PM GMT
-  Document e-signed by Mary Brueheim (mary.brueheim@cchealth.org)
Signature Date: 2025-08-22 - 9:30:26 PM GMT - Time Source: server
-  Agreement completed.
2025-08-22 - 9:30:26 PM GMT

To Whom It May Concern,

August 22nd, 2025

I have had the opportunity to work closely with Pestec for our pest management needs. Our housing sites face unique challenges, including bed bugs, cockroaches, and ants. Pestec has consistently provided thorough inspection, monitoring, and treatment services that have made a significant difference in maintaining a safe and healthy environment for our residents and staff.

Their team is professional, reliable, and attentive to our specific concerns. They not only address immediate pest issues but also take the time to educate us on prevention and long-term management. Their commitment to Integrated Pest Management aligns with our organization's goal to provide a safe and welcoming space.

I highly recommend Pestec to any organization seeking effective, responsive, and environmentally responsible pest management services.

Sincerely,

Vivian Straus-Gehring

Vivian Straus-Gehring (Aug 25, 2025 12:41:01 PDT)

Vivian Straus-Gehring

IPM Pest Control Supervisor

Vivian.STRAUS-GEHRING@ucsf.edu






Letter of Recommendation

Final Audit Report

2025-08-25

Created:	2025-08-22
By:	Mikail Price (mikail@pestecipm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwMSLp8YgBwIKKgVFC9sFJ5UO_zuz5ORz

"Letter of Recommendation" History

-  Document created by Mikail Price (mikail@pestecipm.com)
2025-08-22 - 9:22:50 PM GMT
-  Document emailed to Vivian Straus-Gehring (vivian.straus-gehring@ucsf.edu) for signature
2025-08-22 - 9:22:53 PM GMT
-  Email viewed by Vivian Straus-Gehring (vivian.straus-gehring@ucsf.edu)
2025-08-22 - 10:13:58 PM GMT
-  Document e-signed by Vivian Straus-Gehring (vivian.straus-gehring@ucsf.edu)
Signature Date: 2025-08-25 - 7:41:01 PM GMT - Time Source: server
-  Agreement completed.
2025-08-25 - 7:41:01 PM GMT



PESTEC

Agurto Corporation dba Pestec
3800 Delta Fair Blvd
Antioch, CA 94509
925-757-2945

IPM Pest Inspection Report

INVOICE #: A363942

WORK DATE: 07/11/2025

BILL-TO

LOCATION

Time In: 07/11/2025 01:43:00 PM
Time Out: 07/11/2025 02:40:59 PM
Customer Signature

Customer is unavailable to sign
Technician Signature

Sergio Verduzco
License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	Weekly Service to inspect and treat 174 rooms	1.00

GENERAL COMMENTS / INSTRUCTIONS

Checked in with staff

Staff escorted through building B

Building B inspection found the following

B115 - This unit was not inspected due to the resident refusing entry. The refusal is consistent with previous visits, and therefore, no pest control evaluation or treatment could be performed.

B121 - Entry to this unit was not possible. The unit was inaccessible during the inspection, and no resident was available to grant access

B122 - Access to this unit was denied because of a dangerous pet with a biting history. For safety reasons, i did not access the unit

B123 - This unit presented severe biohazard conditions. The sanitation level was extremely poor, with an accumulation of cat feces and other unsanitary elements throughout the apartment. These conditions pose a serious health and pest risk and require immediate attention

B126 - A severe pest infestation was observed in this unit. The level of activity indicates an advanced stage of fruit fly infestation, and it is recommended that this room receive a thorough sanitation

B224 - No entry to this unit due to loose dogs inside

B228 - No entry due to hazardous living conditions. The sanitation was extremely poor, with a significant amount of accumulated trash and filth. The unit was determined to be a biohazard and posed a serious health and safety concern

B229 - A loose pit bull was present at this unit during the inspection. No entry due to safety concern

Inspection did not reveal any cockroach activity at this time. The phorid fly issue has drastically improved with only 3 units capturing/reporting flies.

The sanitation for unit B123 is a concern. It is affecting the neighboring units and residents are complaining about a potential safety hazard

No other observations at this time

Week 1: Building A full and Building B downstairs

Week 2: Building B upstairs and Building C full

Week 3: Building D full and Building E downstairs

Week 4: Building E upstairs and Exterior RMS

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
Open building B -> downstairs -> 126	12/13/2024	High	TBD	07/11/2025



CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> downstairs -> 123	12/13/2024	High	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> downstairs -> 123	12/13/2024	High	TBD	07/11/2025
Condition: Accumulated trash. - Accumalation of trash will attract pests. Action: Remove accumulated trash. Comment:				
building B -> downstairs -> 120	12/13/2024	High	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> upstairs -> 231	12/13/2024	High	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> upstairs -> 232	12/13/2024	High	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> upstairs -> 233	01/10/2025	Medium	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> downstairs -> 120	02/14/2025	High	TBD	07/11/2025
Condition: Accumulated trash. - Accumalation of trash will attract pests. Action: Remove accumulated trash. Comment:				
building B -> upstairs -> 235	03/14/2025	High	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> downstairs -> 122 -> Insect monitor1	04/18/2025	Low	TBD	07/11/2025
Condition: Excessive clutter. Action: Remove clutter to prevent pest harborage. Comment:				
building B -> upstairs -> 228	04/18/2025	Low	TBD	07/11/2025
Condition: Unable to access unit. - Dog Action: Reschedule service. Comment:				
building B -> upstairs -> 225	04/18/2025	Low	TBD	07/11/2025
Condition: Unable to access unit. - Aggressive dog unable to enter Action: Reschedule service. Comment:				

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
Flies	1	0	100



DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Rodent Management Station	0 of 24 (0.00%)	0 of 0 (0.00%)	0	0
Trapper Insect Monitor	27 of 181 (14.92%)	0 of 27 (0.00%)	7	0
-Totals:	27 of 205 (13.17%)	0 of 27 (0.00%)	7	0

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

Device Type	Device Name	Exceptions	Reason	Area
Trapper Insect Monitor	Insect monitor	Skipped	Inaccessible	building B -> downstairs -> 115
Trapper Insect Monitor	Insect monitor2	Skipped	Inaccessible	building B -> downstairs -> 121
Trapper Insect Monitor	insect monitor	Skipped	Inaccessible	building B -> downstairs -> 123
Trapper Insect Monitor	Insect monitor	Skipped	Inaccessible	building B -> downstairs -> 126
Trapper Insect Monitor	insect monitor	Skipped	Inaccessible	building B -> upstairs -> 224
Trapper Insect Monitor	insect monitor	Skipped	Inaccessible	building B -> upstairs -> 228
Trapper Insect Monitor	insect monitor	Skipped	Inaccessible	building B -> upstairs -> 229

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
building B -> downstairs -> 112	2:35:45 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 113	2:35:48 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 114	2:35:51 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 115	2:36:22 PM	Insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> downstairs -> 116	2:35:54 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 117	2:35:59 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 118	2:36:03 PM	Insect monitor1	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 119	2:36:45 PM	Insect monitor2	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 120	2:36:48 PM	Insect monitor3	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 121	2:36:34 PM	Insect monitor2	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> downstairs -> 122	2:37:28 PM	Insect monitor1	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 123	2:37:42 PM	insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> downstairs -> 124	2:37:55 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 125	2:37:59 PM	Insect monitor1	Trapper Insect Monitor	No Activity	



INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
building B -> downstairs -> 126	2:38:18 PM	Insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> downstairs -> 127	2:38:32 PM	Insect monitor1	Trapper Insect Monitor	No Activity	
building B -> downstairs -> 128	2:38:36 PM	Insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 221	2:38:49 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 222	2:38:52 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 223	2:38:54 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 224	2:40:08 PM	insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> upstairs -> 225	2:38:57 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 226	2:39:01 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 227	2:39:05 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 228	2:40:27 PM	insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> upstairs -> 229	2:40:38 PM	insect monitor	Trapper Insect Monitor	Skipped - Inaccessible	
building B -> upstairs -> 230	2:39:09 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 231	2:39:13 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 232	2:39:16 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 233	2:39:20 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 234	2:39:44 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 235	2:39:48 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 236	2:39:52 PM	insect monitor	Trapper Insect Monitor	No Activity	
building B -> upstairs -> 237	2:40:01 PM	insect monitor	Trapper Insect Monitor	No Activity	
Area	Time		Type	Status	Pest Findings
Building B	2:40:00 PM		Area	No Activity	
Building B -> Downstairs	2:38:34 PM		Area	No Activity	
building B -> downstairs -> 112	2:33:51 PM		Area	No Activity	
building B -> downstairs -> 113	2:35:47 PM		Area	No Activity	



INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
building B -> downstairs -> 114	2:35:50 PM	Area	No Activity	
building B -> downstairs -> 115	2:35:21 PM	Area	No Activity	
building B -> downstairs -> 116	2:35:53 PM	Area	No Activity	
building B -> downstairs -> 117	2:35:56 PM	Area	No Activity	
building B -> downstairs -> 118	2:36:01 PM	Area	No Activity	
building B -> downstairs -> 119	2:36:43 PM	Area	No Activity	
building B -> downstairs -> 120	2:36:47 PM	Area	No Activity	
building B -> downstairs -> 121	2:35:30 PM	Area	No Activity	
building B -> downstairs -> 122	2:35:34 PM	Area	No Activity	
building B -> downstairs -> 123	2:35:36 PM	Area	No Activity	
building B -> downstairs -> 124	2:37:54 PM	Area	No Activity	
building B -> downstairs -> 125	2:37:57 PM	Area	No Activity	
building B -> downstairs -> 126	2:38:26 PM	Area	Activity	Flies - 100 S
building B -> downstairs -> 127	2:38:29 PM	Area	No Activity	
building B -> downstairs -> 128	2:38:34 PM	Area	No Activity	
Building B -> Upstairs	2:40:00 PM	Area	No Activity	
building B -> upstairs -> 221	2:38:47 PM	Area	No Activity	
building B -> upstairs -> 222	2:38:50 PM	Area	No Activity	
building B -> upstairs -> 223	2:38:53 PM	Area	No Activity	
building B -> upstairs -> 224	2:38:41 PM	Area	No Activity	
building B -> upstairs -> 225	2:38:56 PM	Area	No Activity	
building B -> upstairs -> 226	2:38:59 PM	Area	No Activity	
building B -> upstairs -> 227	2:39:04 PM	Area	No Activity	
building B -> upstairs -> 228	2:38:43 PM	Area	No Activity	
building B -> upstairs -> 229	2:38:46 PM	Area	No Activity	
building B -> upstairs -> 230	2:39:08 PM	Area	No Activity	



PESTEC

Agurto Corporation dba Pestec
3800 Delta Fair Blvd
Antioch, CA 94509
925-757-2945

IPM Pest Inspection Report

INVOICE #: A363942

WORK DATE: 07/11/2025

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
building B -> upstairs -> 231	2:39:11 PM	Area	No Activity	
building B -> upstairs -> 232	2:39:15 PM	Area	No Activity	
building B -> upstairs -> 233	2:39:18 PM	Area	No Activity	
building B -> upstairs -> 234	2:39:43 PM	Area	No Activity	
building B -> upstairs -> 235	2:39:47 PM	Area	No Activity	
building B -> upstairs -> 236	2:39:50 PM	Area	No Activity	
building B -> upstairs -> 237	2:40:00 PM	Area	No Activity	

PRODUCTS APPLIED

None Noted.

Charles Holt

Pestec

Jul 21, 2025 | 6 Photos



PESTEC



Section 1

1



Hole in between ceiling rafters leading to attic.
Needs to be covered with hardware fabric or a 2x4".

Project:
Date: Jul 16, 2025, 2:00 PM
Creator: Charles Holt

2



Rub marks from the animal using the attic space, most likely raccoon.

Project:
Date: Jul 16, 2025, 2:00 PM
Creator: Charles Holt

Section 2

1



Missing crawl space vent on unit. One of the ways rodents are likely entering unit. Replace vent to prevent rodent access.

Project:

Date: Jul 16, 2025, 2:07 PM

Creator: Charles Holt

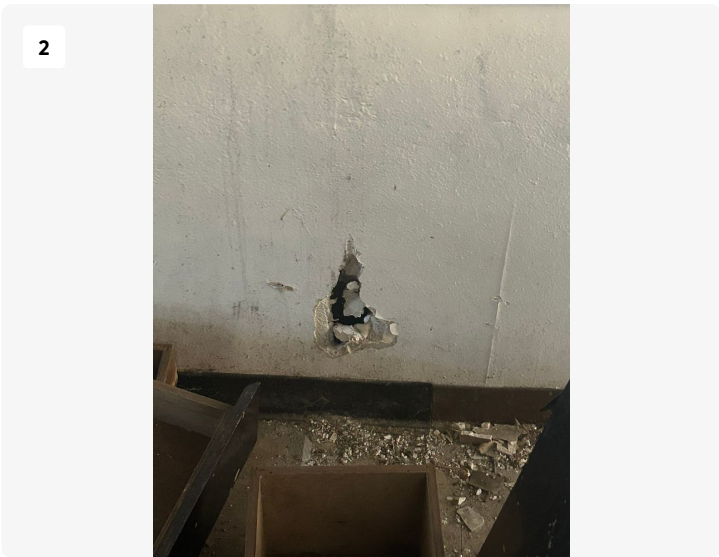
Section 2

There are several holes in the dry wall in unit that providing access to the water interiors of the walls and most likely providing access into unit.

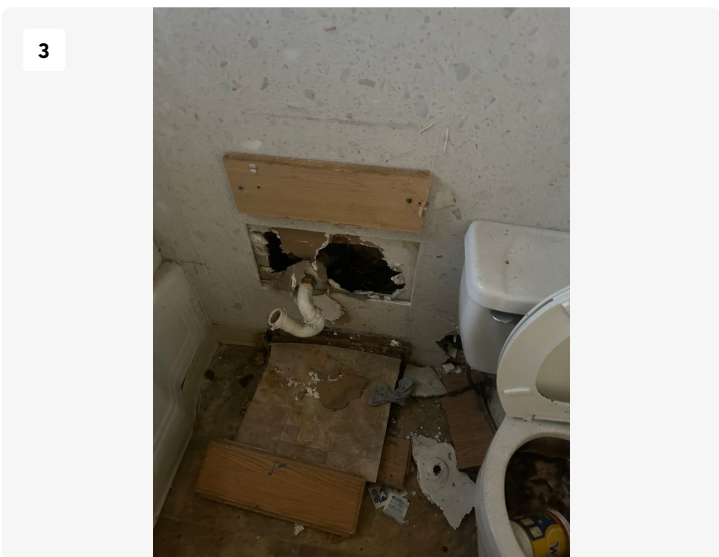
Seal all holes in the walls to prevent rodent access.



Project:
Date: Jul 16, 2025, 1:56 PM
Creator: Charles Holt



Project:
Date: Jul 16, 2025, 1:57 PM
Creator: Charles Holt



Project:
Date: Jul 16, 2025, 1:59 PM
Creator: Charles Holt