



Stanislaus Regional Housing Authority

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

DATE: May 14, 2026

TO: Board of Commissioners

FROM: Jim Kruse, Chief Executive Officer

SUBJECT: Action Item #4: Authorization to Establish a Pool of Pre-Qualified Contractors to Perform Electrical Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-21

RECOMMENDATION:

Stanislaus Regional Housing Authority (“Authority”) is seeking authorization to establish a pool of pre-qualified contractors to provide electrical services on an “as-needed” basis for Housing Authority projects, and award contracts for said services.

SUMMARY

The Authority has a need for ongoing electrical services to support the maintenance, repair, upgrade, and/or operation of agency facilities and infrastructures on an “as-needed” basis. The Contractor shall provide licensed, skilled electrical labor to troubleshoot, repair, and install electrical systems in residential and common-area properties. All work must conform to the National Electrical Code (NEC), California Electrical Code (Title 24), and local municipal requirements. Due to the variable nature, timing, and scope of electrical work, staff determined that establishing a pool of qualified contractors would provide operational flexibility, timely response, and competitive pricing for both scheduled and emergency projects.

Accordingly, the Authority solicited the professional services of licensed electrical contractors through an Invitation for Bids (IFB) #2526-35 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of electrical 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 electrical services.

The selected contractors will provide services, including but not limited to:

- Respond to power failures, “no-light” calls, and suspected short circuits;
- Installation of tamper-resistant receptacles, GFCI/AFCI protection, and hardwired smoke/CO detector systems in accordance with current state housing codes;

- Repair or replacement of breakers, sub-panels, and circuit wiring;
- Replacement of interior/exterior light fixtures, ceiling fans, and LED retrofits;
- Provide written inspection reports for any work performed on life-safety systems (i.e., fire alarm panels, emergency lighting);
- Lockout/Tagouts.

The IFB (#2526-35) progressed as follows:

- Posted: March 27, 2026
 - IFB was accessed through Public Purchase by 113 vendors.
- Closing Date: April 24, 2026
- Number of Responses Received: Three (3)

Firm/Contractor:

Abigail Energy Group, LLC (Patterson, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$85.00	\$127.50
Davis Bacon Wage	\$105.00	\$157.50
State Prevailing Wage	\$105.00	\$157.50

GA Technical Services, Inc. (Sacramento, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$89.50	\$113.25
Davis Bacon Wage	\$112.50	\$141.54
State Prevailing Wage	\$139.65	\$183.50

MK Electric & Design, Inc. (Turlock, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$120.00	\$180.00
Davis Bacon Wage	\$130.00	\$195.00
State Prevailing Wage	\$135.00	\$202.50

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 all respondents be approved and included in the pool of pre-qualified electrical contractors to provide future 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 electrical 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. 25-26-21



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RESOLUTION NO. 25-26-21

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED ELECTRICAL CONTRACTORS

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of electrical contractors through an 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 electrical contractors 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 electrical contractors to provide the electrical services required by the Authority.

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

1. The architectural firms of Abigail Energy Group, LLC, GA Technical Services, Inc., and MK Electric & Design, Inc., are approved as qualified to provide the electrical 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 14th day of May 2026. On a motion by Commissioner __, seconded by Commissioner_____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary