



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 #6: Authorization to Establish a Pool of Pre-Qualified Contractors to Perform HVAC Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-23

RECOMMENDATION:

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

SUMMARY

The Authority is responsible for maintaining heating, ventilation and air conditioning systems at its residential properties, administrative facilities, and other agency-owned buildings. HVAC services are required to ensure safe, efficient and reliable climate control systems that support tenant comfort, operational continuity and regulatory compliance. Due to varying service demands, emergency repair needs, seasonal workload fluctuations and the geographic distribution of properties, staff determined that establishing a pool of qualified HVAC contractors is the most effective approach to ensure timely response and uninterrupted service delivery.

Accordingly, Stanislaus Regional Housing Authority solicited the professional services of licensed HVAC contractors/companies through an Invitation for Bids (IFB) #2526-37 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 HVAC services.

The selected contractors will provide skilled labor services, including but not limited to, performing diagnostics, repairs and preventative maintenance for various HVAC systems (split systems, package units, wall heaters, and boilers) across the Authority’s residential and administrative portfolio.

The IFB (#2526-37) progressed as follows:

- Posted: April 1, 2026
 - IFB was accessed through Public Purchase by 57 vendors.
- Closing Date: April 22, 2026
- Number of Responses Received: Five (5)

Firm/Contractor:

Greenstone Remodeling LLC, dba Local Heros (Ceres, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$95.00	\$125.00
Davis Bacon Wage	\$1255.00	\$165.00
State Prevailing Wage	\$125.00	\$165.00

Litt Heating & Air (Modesto, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$120.00	\$180.00
Davis Bacon Wage	\$145.00	\$220.00
State Prevailing Wage	\$105.00	\$195.00

All HVAC Systems, LLC (Modesto, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$125.00	\$165.00
Davis Bacon Wage	\$150.00	\$200.00
State Prevailing Wage	\$170.00	\$225.00

Pacific Breeze Air Systems Inc. (Turlock, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$100.05	\$150.80
Davis Bacon Wage	\$234.90	\$307.40
State Prevailing Wage	\$234.90	\$307.40

Mesa Energy Systems, Inc. (Hayward, CA)

	Regular Time (Hourly)	Overtime (Hourly)
Non-Prevailing Wage	\$175.00	\$262.00
Davis Bacon Wage	\$175.00	\$262.00
State Prevailing Wage	\$175.00	\$262.00

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 Greenstone Remodeling, LLC, dba Local Heros; Litt Heating & Air,

and All HVAC Systems, LLC, be approved and included in the pool of pre-qualified HVAC 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 HVAC 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. 25-26-23



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RESOLUTION NO. 25-26-23

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED HVAC CONTRACTORS AND/OR COMPANIES

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of HVAC contractors/companies through the 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 HVAC contractors recommended 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 HVAC contractors to provide the HVAC services required by the Authority.

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

1. Greenstone Remodeling, LLC, dba Local Heros; Litt Heating & Air; and All HVAC Systems, LLC, are approved as qualified to provide the HVAC 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