



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 #8: Authorization to Establish a Pool of Pre-Qualified Contractors to Perform Plumbing Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 25-26-26

RECOMMENDATION:

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

SUMMARY

The Authority is responsible for maintaining plumbing systems and related infrastructure at its residential properties, administrative facilities, and other agency-owned buildings. Plumbing services are necessary to ensure the continued operation of water supply, drainage, sewer, and related systems in a safe, sanitary and efficient manner. Due to varying maintenance demands, emergency repair needs, and the need for timely service response across multiple properties, staff determined that establishing a pool of qualified plumbing contractors would provide operational flexibility and sufficient capacity to address ongoing and unforeseen plumbing needs.

Accordingly, the Authority solicited the professional services of licensed plumbing contractors/companies through an Invitation for Bids (IFB) #2526-33 in Public Purchase. This process is required by the Authority’s procurement policy in the solicitation of plumbing 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 plumbing services.

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

- Drain & Sewer Maintenance
- Domestic Water Systems

- Fixture Replacement
- Gas Piping

The IFB (#2526-33) progressed as follows:

- Posted: March 17, 2026
 - IFB was accessed through Public Purchase by 52 vendors.
- Closing Date: April 14, 2026
- Number of Responses Received: Five (5)

Firm/Contractor:

Greenstone (dba Local Heros) (Ceres, CA)

| | Regular Time (Hourly) | Overtime (Hourly) |
|------------------------------|------------------------------|--------------------------|
| Non-Prevailing Wage | \$92.00 | \$165.00 |
| Davis Bacon Wage | \$125.00 | \$225.00 |
| State Prevailing Wage | \$125.00 | \$215.00 |

Herk's Plumbing Inc. (Modesto, CA)

| | Regular Time (Hourly) | Overtime (Hourly) |
|------------------------------|------------------------------|--------------------------|
| Non-Prevailing Wage | \$125.00 | \$187.50 |
| Davis Bacon Wage | \$188.00 | \$281.00 |
| State Prevailing Wage | \$185.00 | \$275.00 |

ACCO Engineered Systems, Inc. (Pasadena, CA)

| | Regular Time (Hourly) | Overtime (Hourly) |
|------------------------------|------------------------------|--------------------------|
| Non-Prevailing Wage | \$178.00 | \$267.00 |
| Davis Bacon Wage | \$178.00 | \$267.00 |
| State Prevailing Wage | \$178.00 | \$267.00 |

Mesa Energy Systems, Inc. (Sacramento, CA)

| | Regular Time (Hourly) | Overtime (Hourly) |
|------------------------------|------------------------------|--------------------------|
| Non-Prevailing Wage | \$235.00 | \$270.00 |
| Davis Bacon Wage | \$235.00 | \$270.00 |
| State Prevailing Wage | \$235.00 | \$270.00 |

California United Plumbing (Modesto, CA)

| | Regular Time (Hourly) | Overtime (Hourly) |
|------------------------------|------------------------------|--------------------------|
| Non-Prevailing Wage | \$225.00 | \$290.00 |
| Davis Bacon Wage | \$232.00 | \$298.00 |
| State Prevailing Wage | \$238.00 | \$305.00 |

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, dba Local Heros, and Herk's Plumbing, be approved and included in the pool of pre-qualified plumbing 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 plumbing 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. 25-26-25



Stanislaus Regional Housing Authority

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

RESOLUTION NO. 25-26-25

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

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

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

1. The plumbing contractors of Greenstone (dba Local Heros), and Herk’s Plumbing, Inc., are approved as qualified to provide the plumbing 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