



Board Letter

Agenda Date: January 27, 2026

Agenda #: 6

Authorization to award a contract for agency wide generator maintenance and inspections.

Presenter: Leonard Langston, Jr., Interim Chief Property Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority recommends that the CHA Board of Commissioners approve the award of a contract to the below listed contractor. The contract shall consist of a three-year initial term ("initial term"), with two (2) one-year options to extend the contract following the completion of the initial term. The total not-to-exceed value of the contract shall be \$1,609,436, in accordance with the values of the initial term together with all option terms set forth in the table below.

The Board further authorizes the Operating Chairman or his designee to approve each request to exercise the extension options awarded under the contract.

Recommended Awardee	Base Term	Option Terms	Total Contract Value
GenServe LLC	3 years	1 st Option: \$327,979 2 nd Option: \$344,377	\$1,609,436
Aggregate Total:	\$937,080	\$672,356	\$1,609,436

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Funds

Background

Property and Asset Management recommends award to GenServe, LLC. for agencywide generator maintenance, testing, and inspections. We recommend they are awarded an agreement for a 3-year base term and two (2) 1-year options for a lifetime maximum amount for \$1,609,436.

Procurement Activities

Specifications prepared by CHA staff were publicly advertised as IFB Event 3301 for Generator Inspections and Maintenance, on September 2, 2025. A Pre-Bid Conference and site visit was held on September 4, 2025, and no firms attended. Two (2) bids were received on September 25, 2025, at 11AM CST. The responses to the IFB are depicted in the table below:

Vendor Name	Total
GenServe LLC	\$1,609,436
LionHeart Critical Power Specialists, Inc.	\$2,811,470

After reviewing the bid submittal materials, CHA staff held a pre-award meeting with the apparent low bidder on November 12, 2025. Having completed its review of the submitted bidding materials, the responses at the pre-award survey meeting, and the recommendation of staff, CHA has determined that Genserve LLC. is the lowest responsive and responsible bidder.

Contracting Requirements

CHA Staff has reviewed the proposed vendor and has determined the vendor's utilization plan meets the CHA's stated goals.

Due to the nature of this service, Genserve LLC has requested a full waiver of the 20% M/W/DBE contract requirement. To satisfy their 3% Section 3 subcontracting contract requirement, Genserve LLC has committed to partnering with the WORC team to recruit qualified candidates. They have expressed a full commitment to prioritizing CHA residents and Section 3 workers. Additionally, Genserve LLC has committed to establishing a pathway to full-time employment for interns, with the internship program scheduled to begin June 1, 2026. Genserve LLC commits to hosting a minimum of one (1) intern per year. The total potential value for the term of the contract is \$53,720.

Vendor Background Information

Erik Leto, Chief Executive Officer, 444 Randy Road, Suite B, Carol Stream, IL. 60188. Genserve LLC, bringing over 20 years of experience in operations, finance, and business transformation. Known for his expertise in scaling PE-backed service organizations, Erik has a proven record of driving growth through strategic M&A, operational excellence, and data-driven performance management. GenServe LLC provides commercial generator maintenance, repairs, upgrades, sales, and emergency response. Genserve's team has expertise in all makes and models of industrial generators and backup power systems to keep a facility up and running.

Genserve provides remote monitoring options such as GenTracker system. Customers can view and print generator performance reports at any time and be made aware if any basic failures arise so they can repair them before an emergency occurs.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or his designee, to enter into a contract with Genserve LLC. to provide generator inspections and maintenance in an amount not-to-exceed \$1,609,436.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew Brewer', written over a horizontal line.

Matthew Brewer
Operating Chairman



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RESOLUTION NO. 2026-CHA-6

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled "Authorization to award a contract for agency wide generator maintenance and inspections."

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Operating Chairman or his designee to award a contract to GenServe LLC in the not-to-exceed amount of \$937,080 for a 3 year base term and two (2) 1 year option terms; with a not-to-exceed amount of \$327,979 for the first option year and \$344,377 for the second (2) option year for a total not-to-exceed aggregate amount of \$1,609,436 over five (5) years.

This award is subject to the Contractor's compliance with CHA's Contract Compliance and insurance requirements.




James Matanky
Vice Chairman
Chicago Housing Authority