



RBA
CITY OF AUSTIN
RECOMMENDATION FOR BOARD ACTION

AGENDA ITEM NO 5
AGENDA DATE 04/05/07
PAGE 1 OF 2

SUBJECT Authorize the negotiation and execution of one or more construction contracts with ILCOR HOMES INC Austin Texas to build in the Montopolis Frontier at Montana Subdivision five single family homes under the Group I bid submission in the amount of \$467 475 and five single family homes under the Group II bid submission in the amount of \$437 475 for a total amount not to exceed \$904 950

AMOUNT & SOURCE OF FUNDING Funding is available from the Grant Operating budget from HOME Investment Partnership Acquisition and Development program for Fiscal Year 2006 2007

FISCAL NOTE There is no unanticipated fiscal impact

REQUESTING
DEPARTMENT Austin Housing Finance Corporation

DIRECTOR'S
AUTHORIZATION _____

FOR MORE INFORMATION CONTACT Paul Hilgers Executive Director Austin Housing Finance Corporation, 974 3108

PRIOR BOARD ACTION

PRIOR COUNCIL ACTION

BOARD AND COMMISSION ACTION N/A

PURCHASING

MBE / WBE

These construction contracts will provide for new construction of 10 single family homes in the Montopolis Frontier at Montana Subdivision. The single family homes will be priced below market once constructed and will serve homebuyers with low to moderate incomes. The contracts allow for 150 calendar days for completion of each home. This project is being developed in compliance with applicable federal requirements including Title 24 Code of Federal Regulations Section 85.40 performance goals under the Acquisition and Development Program.

The Montopolis Frontier at Montana Subdivision was developed for the construction of 81 single family affordable homeownership units. All net proceeds from the sale of the single family units will be dedicated to the construction of additional units in the subdivision.

Homes will be sold to homebuyers earning 80% of the Austin Median Family Income (MFI) or below, currently \$56,900 for a family of four. The Montopolis Subdivision's goal is to increase homeownership opportunities for low and moderate income families living in the neighborhood. Habitat for Humanity has completed 5 of 20 homes in the subdivision. American Youthworks has completed 2 of 5 homes. The Austin Housing Finance Corporation (AHFC) will develop a total of 30 homes, 16 of which will be included in a Community Land Trust (CLT). Non-profit and private builders/developers may apply to the AHFC to develop the balance of 26 lots. Through the CLT and some non-profit builders, residents earning 60% of the Austin MFI or less will have the opportunity for ownership.

This activity is consistent with the FY2006/2007 Action Plan as identified under Acquisition and Development.

This solicitation stated that the contracts would be awarded to the lowest most responsive bidder. ILCOR Homes, Inc. submitted the lowest bid to construct the homes in accordance with the plans and specifications for the homes. ILCOR Homes, Inc. is a local builder that has built and remodeled homes throughout the state.

Additional Back Up will include the bid tab.

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Austin Housing Finance Corporation

Program Acquisition and Development Program
 Item 10 Unit Single Family & Associated Structures
 Bid Deadline 10:00 a.m. Friday March 8 2007
 Buyer Synovia Holt Rabb
 Group 2

Vendor	Phone Number	Contact Name	Fax Number	1201 Frontera Lane	6904 Villita Cove	7108 Villita Avenida	7002 Villita Avenida	6922 Villita Avenida	Total Bid
J C Cantera Homes Inc	281 431 8755	Charles G. Coyle President	281 431-6969	94 000 00	94 000 00	94 000 00	94 000 00	98 000 00	Non Responsive
Steve Gillen Builders	512 250 1850	Steve Gillen President	512 250 1850	95 000 00	95 000 00	95 000 00	95 000 00	100 000 00	Non Responsive
James Gatzmeyer	none	James Gatzmeyer Owner	512 597 2172	80 250 00	80 250 00	80 250 00	80 250 00	89 300 00	Non Responsive
ILCOR Homes Inc	512 476 7568	Kathleen K Wimbush President	512 474 9038	85 495 00	85 495 00	85 495 00	85 495 00	95 495 00	437 475 00 Non Responsive
Ramirez Cabinets									

Approvals

Program Staff
 Signature *[Signature]* Date 3/13/07

Manager
 Signature *[Signature]* Date 3/13/07



Austin Housing Finance Corporation
Program Acquisition and Development Program
 Item 10 Unit Single Family & Associated Structures
 Bid Deadline 10:00 a.m. Friday March 8, 2007
 Buyer Synovia Holt Rabb
 Group 1

Vendor	Phone Number	Contact Name	Fax Number	7003 Frontera Trail	6909 Frontera Trail	6900 Frontera Trail	6908 Frontera Trail	6910 Frontera Trail	Total Bid
J C Cartera Homes Inc	281 431 8755	Charles G Coyle President	281 431 6660	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Steve Gillen Builders	512 250 1850	Steve Gillen President	512 250 1850	102 500 00	100 000 00	100 000 00	95 000 00	100 000 00	Responsive
James Gatzmeyer	none	James Gatzmeyer Owner	512 597 2172	89 300 00	89 300 00	89 300 00	84 600 00	89 300 00	Non Responsive
ILCOR Homes Inc	512 476 7568	Kathleen K Wimbish President	512 474 9038	95 495 00	95 495 00	95 495 00	85 495 00	95 495 00	467 475 00
Ramirez Cabinets									Non Responsive

Approvals

Program Staff

Signature: *Thomas Coleman* Date: 3/13/07

Manager

Signature: *P. Lopez* Date: 3/13/07