

A G E N D A



Recommendation for Board Action

Austin Housing Finance Corporation	Item ID	9730	Agenda Number	8.
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Meeting Date:	9/22/2011	Department:	Neighborhood and Community Development
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Subject

Authorize award, negotiation and execution of five 12-month contracts, each with four 12-month extensions, with BIRCH CONSTRUCTION, VALDEZ REMODELING & WEATHERIZATION, INC., PIATRA INC., ILCOR HOMES, INC., ON-CALL MANAGEMENT SERVICES, INC., CAMILO GARCIA CONSTRUCTION, INC., and AGH20 HOLDINGS LLC, for homeowner repair services, for a combined total in an amount not to exceed \$4,989,582, and said extensions in an amounts not to exceed \$6,000,000 each year for all five contracts, for a total amount not to exceed \$29,000,000.

Amount and Source of Funding

Funding in the amount of \$250,000 is available in the Fiscal Year 2011-2012 Capital Budget of the Austin Housing Finance Corporation. Funding in the amount of \$4,239,582 is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Housing Finance Corporation. Funding in the amount of \$500,000 will be available through an Austin Water Utility grant for the lateral program. Funding for the extension options is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	
For More Information:	Contact Elizabeth A. Spencer, Treasurer, Austin Housing Finance Corporation, 974-3182.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Approval of these contracts will allow the Austin Housing Finance Corporation to establish a residential construction rotation list to expedite job requests for low- to moderate-income homeowners.

Contractors will work on home repairs funded through:

- the Architectural Barrier Removal Program;
- the Housing Rehabilitation Loan Program;
- the Holly Good Neighbor Program,
- the Austin Water Utility Lateral Program, and
- other federal / state grants awarded to the Corporation.

Home repair and rehabilitation services can include modifications to make the home more accessible for disabled and elderly persons; repairing electrical, plumbing and air conditioning/heating systems and providing repairs to roofs, flooring, sheetrock, doors and windows, etc. Services can also include the demolition of an existing home and subsequent construction of a new home when rehabilitation is economically infeasible because of the extremely deteriorated condition of the structure.

The contractors shall be responsible for providing all labor, materials, equipment, insurance and management necessary to perform the home repair projects.

The anticipated minimum cost for a home repair project is \$1,000 and the anticipated maximum cost for a home demolition/reconstruction project is \$120,000. The estimated number of households to be assisted the first year 481. These activities are consistent with the Fiscal Year 2011-2012 City-approved Action Plan and are critical to preserving affordable housing stock.

A request for proposals was first issued on July 5, 2011 and last published on July 18, 2011. Proposals were received on August 12, 2011 from nine contractors.