

# Meadowbrook Project Presentation

July 17, 2012

Minority-Owned and Women-Owned  
Business Enterprise (MBE/WBE) & Small  
Business Procurement Program Advisory  
Committee

# Content

- Purpose
- Overview of Meadowbrook Complex
- Project Scope
- Contract Methodology
- MBE/WBE Efforts
- Summary

# Purpose

- Inform you of a project partnership between Austin Energy, Texas Gas Services, and the Housing Authority of Austin to dramatically impact the livable conditions for residents of Meadowbrook Apartment Complex.

# Overview of Meadowbrook

Meadowbrook is a 160 unit apartment complex owned and operated by the Housing Authority City of Austin (HACA). It consists of 25 separate buildings located at 1201 West Live Oak 78704:

- 5 buildings containing 8 units
- 20 building containing 6 units

of which there are:

- 100 Two bedroom units
- 37 Three bedroom units
- 23 Four bedrooms units

# Project Scope

The project is proposed as a joint effort by Austin Energy Free Weatherization, Texas Gas Services (TGS) and HACA.

- Austin Energy is committing \$350,000
- TGS is committing an average of \$2,000 per unit for a total of \$320,000
- HACA is committing to replacing all cook stoves that TGS determines merit replacement. Cost is unknown.
- HACA will also provide onsite assistance in gaining access to all the units as the contractors work on the units.

# Project Scope

AE conducted NEAT audits on 25% (40) of the 160 Units. The NEAT audits revealed the following:

- Need to address air infiltration
- Need to address duct sealing
- Need for additional attic insulation
- Need for Carbon monoxide detectors
- Of the 40 units tested 85% (34) units had high Carbon Monoxide issues

# Project Scope

Austin Energy      Estimated Minimum cost \$156,520

- Addressing air infiltration      \$45, 920      \$287 average per unit
- Addressing duct sealing      \$32,000      \$200 average per unit
- Addressing attic insulation      \$102,560      \$641 average per unit
- CFL's      \$8,000      \$50 average per unit
- Carbon Monoxide detectors      \$8,000
- Additional Venting for Appliances      Unknown

Budgeting \$350,000 for a \$156,520 estimate due to:

- TGS may need assistance in the cost of properly venting the appliances they install. Additional funds would help vent all appliances to current code standards.
- To cover any unseen cost that may arise

# Project Scope

TGS Maximum cost is \$320,000

- Replacement of forced air furnaces (FAF) or water heaters that pose a risk to the client or qualifies for a replacement based on improved efficiency
  - Each unit contains a water heater and a FAF
  - 160 units at a maximum of \$2,000 thus the \$320,000 may not be sufficient
- In addition all units must be vented to code



# Project Scope

HACA Maximum estimated cost is \$72,000 at \$450 X 160 units

- HACA will provide replacement cook (replacement based on CO testing)
- HACA has a contract with Whirlpool who will install all replacement stoves required

# Contract Methodology

Use of the Free Weatherization Contract that utilizes 3 Contractors:

1. Airtech
  2. Climate
  3. McCullough
- One contractor would be assigned 56 units with the other two receiving 52 units each.

# Contract Methodology

Contract period for the Free WX contracts is 1/22/2008 to 2/12/2012. It was bid as a No Goal Contract, in the last year of the contract.

- Overall Contract Authorization      \$2,474,999\*
- Overall Contract expenditure by contractor:

Airtech	\$650,935.93
---------	--------------

Climate	\$550,368.21
---------	--------------

McCullough	\$570,664.35
------------	--------------

<b>Current Year contract Amount</b>	<b>\$849,850.00</b>
-------------------------------------	---------------------

<b>Current Year contract Balance</b>	<b>\$486,753.78</b>
--------------------------------------	---------------------

*\* Authorized is not the same as budgeted*

# MBE/WBE COMPLIANCE

AE and SMBR will meet with Contractors to encourage their efforts to utilize MBE/WBEs if subcontracting opportunities are identified within any of these assignments.

In the event that subcontracting opportunities are identified, Contractors must comply with the MBE/WBE Program requirements.

# Summary

- Tremendous leveraging opportunity to make much needed improvements in Meadowbrook 160 Units of which 100% of the population meets income guidelines
- TGS relies on AE to qualify the customers and provide work orders for specific scopes of work. TGS is not certain at this time whether they would engage the effort at Meadowbrook without AE participation
- With the limited funds to address multi family in the future, this would be a specific project that may not be available again for the next two years
- This project prioritizes a non-profit owned property
- Owner participation both material and in-kind

# Contact Information

Joe Guerrero

Weatherization Program Coordinator

Energy Efficiency Services

(512) 482-5394

[joe.guerrero@austinenergy.com](mailto:joe.guerrero@austinenergy.com)