

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council		Item ID:	23499	Agenda Number	8.
Meeting Date:	April 25, 2013				
Department:	Contract Management				
Subject					
Authorize negotiation and execution of a job order contract with the following Austin, Texas contractors: AMERICAN YOUTHWORKS; VALDEZ REMODELING & WEATHERIZATION; and CONSERVATION SPECIALISTS LLC, to perform construction services for the Austin Energy Home Efficiency Assistance Program (HEAP) Tier 1 Basic Weatherization Project in the amount not to exceed \$850,000 for a one-year term and distributed among the three selected contractors based on work authorization and availability.					
Amount and Source of Funding					
Funding in the amount of \$800,000 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding in the amount of \$50,000 is available in the Fiscal Year 2012-2013 Operating Budget of the Austin Water Utility.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:	Best value to the City of Austin out of five proposals received.				
Prior Council Action:	September 27, 2012 – Authorized the use of Job Order Contracting Project Delivery Method.				
For More Information:	Joe Guerrero 482-5394; Drema Gross, 974-2787; Lynda Williams 974-3066; Felecia Shaw, 974-6017.				
Boards and Commission Action:	Recommended by the Water and Wastewater Commission. Recommended by the Electric Utility Commission. Recommended by the Resource Management Commission.				
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). Although no goals were established for this solicitation, areas of subcontracting opportunities have been identified.				
Related Items:					
Additional Backup Information					

Austin Energy offers free home energy improvements to customers with low to moderate incomes. These improvements not only reduce energy costs, but they create a more comfortable and safe living environment. Currently the need for weatherization and plumbing repair services by low income customers in the Austin Energy and Austin Water Utility service areas far exceeds the available level of assistance. An initial audit of a home's energy and water efficiency performance, conducted by Austin Energy, will establish the priority of energy and water improvement measures necessary to increase the home's efficiency level. The use of the Job Order Contracting methodology will allow the City to contract with multiple qualified contractors to perform the required weatherization and water efficiency improvements.

As set forth in Government Code 2267, the City of Austin has selected Job Order Contractors to provide services where work is for indefinite quantities and duration, and where job order assignments are awarded substantially on the basis of pre-described and pre-priced tasks. The Tier 1 Project consists of basic weatherization and water efficiency construction improvements for qualified homes throughout the utilities' service area. Tier 1 construction services include replacement of commodes and potentially replacing electric or natural gas appliances.

The Tier 1 Project contract is for an initial one-year term subject to availability of funding with owner option to renew the contract term for one additional year. The total maximum amount to be allocated to Tier 1 is approximately \$850,000 per year to be distributed through HEAP assignments to the selected contractors using a rotational assignment system. It is anticipated that more than one home will be included in each assignment with weatherization and plumbing repairs estimated at approximately \$1,800 per residence for approximately \$16,200 per HEAP assignment.

Tier 1 basic weatherization construction services, includes but is not limited to, sealing up the building structure to address air infiltration, installing attic insulation, duct repair, installing solar screens, installing smoke detectors, installing carbon monoxide detectors, repairing leaking faucets and commodes, and potential replacing appliances.

The total number of firms notified for the Tier 1 Basic Weatherization Project Request for Proposals (RFPs) was 336 and five firms responded. The RFP for Tier 1 work was issued on December 3, 2012.

A City of Austin Evaluation Panel selected the following contractors who offer the Best Value to the City based upon the published evaluation criteria. No goals were established for this solicitation; however, two of the recommended firms identified areas of subcontracting.

FIRST RANKED FIRM:	American YouthWorks, Austin, TX
SECOND RANKED FIRM:	Valdez Remodeling & Weatherization, Austin, TX
THIRD RANKED FIRM:	Conservation Specialists of Austin, LLC, Austin, TX