



Thursday, August 31, 2006

Back Print

**Neighborhood Housing and Community
Development
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 9

Subject: Approve the negotiation and execution of three loans under the Holly Good Neighbor Program to demolish existing structures and reconstruct new homes, in a total amount not to exceed \$258,400 to: Juel M. Ritcheson in an amount not to exceed \$81,600; Luz Maria Vasquez in an amount not to exceed \$95,200; and Gavino Fernandez, Jr. in an amount not to exceed \$81,600. Construction on these projects will be performed by ILCOR HOMES, INC., Austin, Texas.

Amount and Source of Funding: Funding is included in the Fiscal Year 2005-2006 Holly Good Neighbor Program administered by the Neighborhood Housing and Community Development Department.

Additional Backup Material
(click to open)
 MWBE Breakdown

For More Information: Paul Hilgers, Director, Neighborhood Housing and Community Development, 974-3108.

Purchasing Language: Low bid of 3 bids received.

MBE/WBE: 3.31% MBE and 0.43% WBE subcontractor participation.

This contract will provide residential demolition and construction services for three qualified homeowners in the Holly Good Neighborhood services area including:

Juel M. Ritcheson - 2105 Garden Luz Maria Vasquez - 2103 Holly Street Gavino Fernandez, Jr. - 2216 Haskell

The Holly Good Neighbor Program was created and funded by Austin Energy. The Neighborhood Housing and Community Development Department administers the program. The program provides home repair services and reconstruction to qualified homeowners in the area immediately adjacent to the Holly Power Plant.

This solicitation stated that an award to the Best Value Responsive Bidder for an all inclusive price for the demolition, engineering of the three new foundations and re-construction of three new homes. Bidders were also asked to provide the cost for each address. The contractor selected was based upon the low total bid for all three homes.

Under the Program each homeowner will enter into a forgivable construction loan agreement with the City to finance the demolition of the existing housing unit, engineering of a new concrete slab and re-construction of a new home on their property by the contractor.

Bid documents were distributed to 3 general contractors. Bids were opened on August 17, 2006. Ilcor Homes, Inc. submitted the lowest of 3 bids received:

Ilcor Homes, Inc., Austin, TX \$258,400.00

Thunderbird Homes, Inc., Round Rock, TX \$294,025.00

Saldana Homes LLP, Austin, TX \$311,578.23

Participation goals stated in the solicitation were 11.94% MBE and 6.27% WBE. Total participation estimated on base bid amount of \$ 258,400.00:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$179,829.32</u>	<u>69.59%</u>
Ilcor Homes, Inc., Austin, TX	\$179,829.32	69.59%
<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$8,551.00</u>	<u>3.31%</u>
(MB) Coffy's Tractor Works, Austin, TX (Demolition)	\$8,551.00	3.31%
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$1,120.00</u>	<u>0.43%</u>
(FH) Magic Home Cleaning, Austin, TX (Carpet Services)	\$1,120.00	0.43%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$68,899.68</u>	<u>26.67%</u>
Bee Electric, Liberty Hill, TX (Electrical)	\$7,480.00	2.90%
TNT Floors, San Antonio, TX (Tile, Vinyl)	\$7,194.68	2.79%
Terry Candelas Interior/Exterior Painting, Austin, TX (Painting)	\$13,200.00	5.12%
Texas Star HVAC, San Antonio, TX (HVAC)	\$11,925.00	4.61%
5-F Mechanical Group, Austin, TX (Plumbing)	\$13,500.00	5.22%
Daniel Guzman, Austin, TX (Drywall, Wall & Ceiling Replacement, Repair)	\$12,000.00	4.64%
31 W-Insulation Co., Inc., Leander, TX (Insulation, Fiberglass)	\$3,600.00	1.39%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small & Minority Business Resources.