



MEMORANDUM

TO: Mayor and Council

CC: Marc A. Ott, City Manager
MBE/WBE and Small Business Enterprise Procurement Advisory Committee

FROM: Robert D. Goode, Interim General Manager *RDG*

DATE: March 31, 2010

SUBJECT: MWBE Participation – Austin Energy's Weatherization Program Solicitations

I am pleased to inform the Committee of the success of our initiatives in training and recruiting Minority and Women Contractors for the three solicitations for performing the work necessary for the Weatherization Assistance Program. The Program is funded by the American Recovery and Reinvestment Act ("ARRA" or "Stimulus Act") through the Texas Department of Housing and Community Affairs ("TDHCA") in the amount of \$5.8 million over two years. The Austin City Council has previously approved acceptance of the first \$2.9 million and the execution of a cooperative agreement with Travis County.

Austin Energy has previously weatherized over 14,000 households in Austin through its in-house program. The Stimulus Act created an unprecedented opportunity to obtain federal funds to administer an enhanced Weatherization Assistance Program. After successful application to the TDHCA and the Department of Energy, in 2009 Austin Energy became the only municipal electric utility in the nation authorized to administer a federally-funded weatherization program.

Twenty-six MBE/WBE firms successfully completed the Digital Workforce Academy Weatherization 101 training. Completing the training allowed them to receive the additional required certification to enter into contracts for weatherization work funded by the American Recovery and Reinvestment Act. Austin Energy Director of Business Development, Jan Lawson, created three opportunities for completing this training. In addition, Ms. Lawson recruited participants through the Austin Black Contractors Association, U.S. Hispanic Contractors Association de Austin, and Asian Contractor Association.

We made the decision to extend the bid closing for all three solicitations from March 9 to March 16 in order to maximize opportunities for MBE/WBE firms both subcontractors and primes. All of the MBE certified firms who are utilized as subcontractors on the six approved awardees' compliance plans were participants in the Weatherization training program. The one proposed awardee that is a certified MBE Prime Contractor, Valdez Remodeling, was also a participant in the training.

The pre-bid conference successfully attracted a majority of the bidders in the Test-In, Test-Out, and Weatherization Services categories. Thirteen of twenty bidders in the Test-In and Test-Out categories attended the optional pre-bid conference. (Six of the twenty bids were deemed incomplete when reviewed.)

Eight of the ten bidders for Weatherization Services attended the pre-bid conference. (Three of the ten bids were deemed incomplete when reviewed.)

Seven of the nine recommended awardees for Test-In and seven of the nine recommended awardees for Test-Out attended the pre-bid conference. All of the recommended awardees for Weatherization Services attended the pre-bid conference.

No MBE/WBE goals were set for the Test-In and Test-Out solicitations due to the lack of subcontracting opportunities. Participation goals of 14% MBE and 2% WBE were set for the Weatherization Services solicitation. The recommended firms provided MBE/WBE Compliance Plans that met the goals of the solicitation and have been approved by the Small and Minority Business Resources Department. Further detail about the participating firms is attached as part of the Request for Council Action for Weatherization Services contracts.

We continue to develop additional training programs to address work specialties where there is limited or no M/WBE availability to perform energy efficiency services required under the Program. We are considering issuing a supplemental solicitation, possibly the end of summer 2010, to support work in the second year of the grant period to further leverage our success with training and recruiting minority contractors.

There will be three items for Council's consideration on April 8, 2010. The three Request for Council Action's (RCAs), with evaluations matrices and other information, are attached. Also attached is a chronology that shows the timeline of outreach initiatives to the community and contractors and other key activities in the Program, and a summary of economic impacts and other important aspects of the Program.

As you know, the Weatherization Assistance Program is operating under severe time requirements imposed by the Department of Energy and the Texas Department of Housing and Community Affairs. The TDHCA Director personally spoke with the Mayor and City Manager by telephone on March 3, 2010 in order to express his concern about Austin Energy meeting its goals. He informed the Mayor and City Manager that TDHCA would soon be adopting a rule to facilitate de-obligation of grant funds for failure to perform. In light of this funding pressure, we've developed a production schedule to ensure that we are not faced with "de-obligation". As long as things progress as we anticipate, we're confident that we can spend the funds as planned.

If you have any questions, please do not hesitate to contact me or Karl R. Rábago, vice president of Distributed Energy Services, at 322-6098.

Austin Energy
ARRA Funded Weatherization Assistance Program
Chronology
(as of March 26, 2010)

- June 24, 2009 – Austin Energy submitted ARRA grant application
- September 8, 2009 – City of Austin Housing Authority
- September 8, 2009 – Community Development Commission
- September 14, 2009 – Electric Utility Commission
- September 15, 2009 – Health & Human Services Council
- September 15, 2009 – Resource Management Commission Briefing
- October 2, 2009 – Austin Energy's Customer Assistance Program Agencies Summit
- October 22, 2009 – Community Weatherization Assistance Grant Information Forum, Cristo Rey Church, sponsored by Representative Rodriguez
- October 26 -30, 2009-M/WBE Weatherization Retrofit Training (1st Session)
- November 2009 – Austin Energy ARRA grant notification received
- November 4, 2009 – Environmental Board
- November 5, 2009 – Briefing to City Council on AARA grant and Weatherization Assistance Program
- November 12, 2009 – Community Weatherization Assistance Grant Workshop, Carver Branch Library, sponsored by Representatives Rodriguez and Dukes
- November 19, 2009 – City Council approved grant acceptance, budget amendment, and inter-local with Travis County
- December 4, 2009 – Austin Area Urban League
- December 8-11, 2009-M/WBE Weatherization Retrofit Training (2nd Session)
- December 15-18, 2009-M/WBE Weatherization Retrofit Training (3rd Session)
- December 21, 2009 – Community Action Network
- December 14, 2010 – RCA for ARRA budget amendment for grant funded staff approved by EUC
- December 15, 2010 – RCA for ARRA budget amendment for grant funded staff approved by RMC
- December 17, 2009 – City Council approved the ARRA RCA for the budget amendment for grant funded staff
- January 14, 2010 – Austin Energy held Networking Luncheon Conference at the Norris Conference Center for contractors, subcontractors, and contractor associations

- January 19, 2010 – Austin Energy held Weatherization Assistance Program Information session for Neighborhood Associations
- January 22, 2010 – Austin Energy held Weatherization Assistance Program Information session for Social Service Agencies and Faith-based Organizations
- February 19, 2010 – Solicitations for Weatherization Assistance Program opens
- March 1, 2010 – Weatherization Assistance Program Pre-bid Meeting
- March 8, 2010 – Notice sent out to extend bid closing from original bid closing date of March 9 to March 16
- March 12, 2010 - Requested pre-construction meeting w/TDHCA and Department of Labor as required by both agencies
- March 16, 2010 – Weatherization Assistance Program Bid Closing
- March 17 – 19, 2010 – Review proposals and select Auditors and Contractors
- March 18, 2010 – Proposals sent to DSMBR for compliance review
- March 22, 2010 – Weatherization Assistance Program Solicitations approved by EUC for the Test-In and the Final Inspection solicitations, EUC approved the Weatherization Work solicitation on condition that the matrix be submitted to Council on April 8
- March 23, 2010 – Weatherization Assistance Program Solicitations approved by the RMC
- March 25, 2010 – Davis-Bacon Act pre-construction meeting required by TDHCA for all contractors who will be performing weatherization work held

Upcoming

- April 8, 2010 – Bring WAP Solicitations to Council for approval
- April 9, 2010 – Need to submit the list of contractors that Council has approved to TDHCA
- April 12, 2010 – Weatherization work begins

Estimated Impact Of the
American Recovery and Reinvestment Act
Weatherization Assistance Program
Administered by Austin Energy for the City of Austin

ARRA funded Weatherization Assistance Program Mission Statement:

"To reduce energy costs for low-income families, particularly for the elderly, people with disabilities, and children, by improving the energy efficiency of their homes while ensuring their health and safety."

Program funding amount: \$2,982,446.00 Year 1 (September 1, 2009 - August 31, 2011)
 \$2,982,446.00 Year 2 (September 1, 2011 - August 31, 2011)
 \$5,964,446.00 total potential contract amount

Projected Program budget:

Total Budget	\$2,982,466	
Administrative	\$146,149	
Personnel		\$125,000
Travel		
Office Space		
Equipment		\$16,091
Supplies		\$ 5,000
		\$146,149
Insurance	\$13,091	
Liability/Pollution Occurrence		\$13,091
		\$13,091
Fiscal Audit	\$1,000	
Annual Audit		\$1,000
		\$1,000
Material Labor & Program Support	\$2,210,196	
Material		\$1,000,000
Labor		\$ 650,500
Program Support		
Test In		\$225,000
Test Out		\$125,000
AE Staff wage		\$182,196
Transportation		\$ 3,000
Tools		\$ 11,500
Equipment/maintenance		\$ 12,000
Storage		<u>\$ 1,000</u>
Total		\$2,210,196
Health and Safety	\$552,549	
Material		\$331,529
Labor		\$221,020
		\$552,549
Training and Technical Assistance	\$59,461	
Travel		\$53,515
Conference Registrations		\$ 5,946
		\$59,461
Total	\$2,982,466	\$2,982,466

Summary of economic impact:

Projected material purchases	\$1,331,529	(material from local vendors)
Projected labor expenditures	\$ 871,010	(6 Contractors)
Professional Services		
Test In/Out	\$ 350,000	(8 Contractors)
Staff salaries/fringe	\$ 307,196	(6 Temporary Employees)

Potential number of low-income households impacted by ARRA WAP:

\$2,768,711 of direct service funds (excludes administrative, insurance, audit and training and technical assistance funds) divided by maximum allowable expenditure of \$6,500 per dwelling = **426 minimum potential dwellings per year.**

Major production goals/dates for ARRA funded WAP:

April 1, 2010	Production schedule must be provided to TDHCA
April 15, 2010	1 st unit must be completed
June 20, 2010	20% of projected units must be completed
August 31, 2010	35% of projected units must be completed
October 30, 2010	40% of projected units must be completed
December 30, 2010	50% of projected units must be completed

* Should any of these productions goals fail to be met, TDHCA has the option to deobligate grant funds and thus reduce the grant funding.

Compliance Oversight:

Austin Energy will provide initial compliance/oversight in the ARRA funded Weatherization program. The following steps will be taken to assure compliance:

- All potential clients will be verified regarding income qualification
- All potential dwellings will first be reviewed by AE WAP staff
- At least 10% of all initial assessments conducted by contracted vendors will be reviewed or conducted under the direction of AE WAP staff
- At least 10% of all dwellings assigned to vendors performing weatherization services will be inspected during work in progress
- At least 10% of all final inspections of completed works will be reviewed or conducted under the direction of AE WAP staff
- All invoices will be reviewed and approved prior to submission for payment

Austin Energy will have two full time WAP staff members committed to providing oversight to all aspects of the field work conducted under the ARRA funded WAP.

In addition Austin Energy will have two full time staff to review all applications and final invoices related to ARRA funded Weatherization services.

The Program Coordinator will provide oversight to the four WAP staff members and conduct quality assurance reviews on an ongoing basis.

A U S T I N C I T Y C O U N C I L

A G E N D A



Thursday, April 08, 2010

 + [Back](#)  [Print](#)
Purchasing Office
RECOMMENDATION FOR COUNCIL ACTION
ITEM No. 17

Subject: Authorize award, negotiation, and execution of nine 24-month contracts with A-PLUS ENERGY MANAGEMENT & A/C, Austin, TX; AMERICAN CONSERVATION & AIR, Austin, TX; APPLE ENERGY GROUP, LLC, Austin, TX; ATS ENGINEERING & INSPECTORS, Austin, TX; CITY CONSERVATION, Austin, TX; MCCULLOUGH HEATING & AIR CONDITIONING, INC., Austin, TX; STANDARD RENEWABLE ENERGY, Austin, TX; THE INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY, Herndon, VA; and THE NELROD COMPANY, Fort Worth, TX for weatherization test in audit services in a combined amount not to exceed \$450,000.

Amount and Source of Funding: Funding is available from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) of 2009 for the grant period of October 1, 2009 to August 31, 2011. No match is required.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Shawn Harris, Supervising Sr. Buyer/505-7351

Purchasing Language: Best nine qualification statements of 20 received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

Boards and Commission Action: Recommended by the Electric Utility Commission. Recommended by the Resource Management Commission.

Prior Council Action: November 19, 2009 – Approved acceptance of \$2,900,000 grant from DOE amending the budget and approved related Interlocal Agreement with Travis County

Additional Backup Material

(click to open)

 [MATRIX](#)

This contract is for the purchase of home energy performance audits for 500 homes annually for two years. The audit determines the appropriate building tightness levels, carbon monoxide levels, comprehensive air infiltration levels and ensures that all approved weatherization measures/improvements identified by the National Energy Audit (NEAT) and the Manufactured Home Energy Audit (MHEA) systems are detailed and documented as prescribed within the solicitation.

The "Test-In" energy audit assessment performed on each home pre-determines the energy efficient measures that can be performed and are cost-effective by ensuring that the discounted savings-to-investment ratio (SIR) is greater than or equal to one. The energy audit assessment will establish the priority of weatherization measures necessary to increase the energy efficiency level of a particular home.

This federal grant is for \$5,800,000 for the 24 month grant period. On November 19, 2009, Council approved the acceptance of \$2,900,000 of grant funds for the 2009-2010 fiscal year from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) to weatherize homes for low income, elderly, and disabled customers within Austin Energy's service area. Austin Energy will bring to Council a request for the acceptance of the \$2,900,000 for the second year of grant funding for the 2010-2011 budget. Council also approved an Interlocal Agreement between the City of Austin/Austin Energy and Travis County allowing the sharing of

expertise and resources including those provided by these contractors.

This Federal Weatherization Assistance Program complements Austin Energy's existing Free Home Energy Improvement program which is on-going. The goals of both programs are to increase the energy efficiency of the home, increase the comfort level of the homes inhabitants, reduce energy consumption, lower utility bills, and improve the health and safety of residents.

A team of Austin Energy and Travis County employees with expertise in weatherization and testing scored the qualifications based on staff experience, number of assessments performed, testing experience and training, certifications and licenses. The team unanimously chose the top nine from those submitted as the best qualified firms.

MBE/WBE solicited: 34/8 MBE/WBE bid: 0/1

PRICE ANALYSIS a. Adequate competition. b. Five hundred and twenty-five notices were sent, including thirty-four MBEs and eight WBEs. Twenty Qualification Statements were received, including one WBE and no response from the MBEs.

APPROVAL JUSTIFICATION a. Best evaluated qualification statements received. b. The Purchasing Office concurs with Austin Energy's recommended award. c. Advertised in the Austin American-Statesman and on the Internet.

Qualifications SLC0031 Weatherization Test In Audit Services	The Institute for Building Technology and Safety Herndon, VA	A-Plus Energy Management & A/C Austin, TX	The Nelrod Company Fort Worth, TX	City Conservation Austin, TX	McCullough Heating & Air Conditioning Austin, TX	Apple Energy Group Austin, TX	Standard Renewable Energy Austin, TX	ATS Engineers and Inspectors (WBE) Austin, TX	American Conservation & Air Austin, TX
Combined Years Staff Experience: 0-1 Yr = 1 point 1-2 Yr = 2 points 3-4 Yr = 3 points 5+ Yr = 5 points	5	5	5	5	5	5	5	5	5
Residential Assessments Performed: 0-75 = 2 points 76-100 = 4 points 101-150 = 6 points 151-200 = 8 points 201+ = 15 points	15	15	15	15	15	8	15	4	15
Multifamily complex type Assessments Performed: 0-25 = 2 points 26-75 = 4 points 76-100 = 6 points 101-150 = 8 points 151+ = 10 points	10	2	10	2	10	2	2	2	2
Number of years conducting blower door testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Number of years conducting duct blaster testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Number of years using audit software: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	10	10	10	2	10	2	6	2
Number of years performing weatherization related work: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	2	10	10	10	10	2	10
Number of years conducting combustion evaluations: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Additional Certifications or licenses related to weatherization, building construction, building science, mechanical, plumbing, electrical 1 point for each, with max of 10 points	10	7	10	4	7	6	10	10	1
List of training related to weatherization, building construction, building science, mechanical, plumbing, electrical within past 5 years 1 point for each, with max of 10 points	10	10	4	8	5	10	3	10	0
TOTAL	92	89	86	84	84	81	77	69	65

Qualifications SLC0031 Weatherization Test In Audit Services	The Delphi Groupe, Inc. Austin, TX	A+ Service Austin, TX	Go Green Squads Austin, TX	1st Choice Energy Austin, TX	ASG Ventures, LLC Austin, TX	Energy Action* Austin, TX	Bureau Veritas North America, Inc* Plano, TX	Bumblebee Energy Group* Grand Prairie, TX	Green Zone Home, LLC* Austin, TX	Approved Energy Audits* Round Rock, TX	Veritas Building Consultants, LLC * Austin, TX
Combined Years Staff Experience: 0-1 Yr = 1 point 1-2 Yr = 2 points 3-4 Yr = 3 points 5+ Yr = 5 points	5	5	2	2	2						
Residential Assessments Performed: 0-75 = 2 points 76-100 = 4 points 101-150 = 6 points 151-200 = 8 points 201+ = 15 points	2	4	6	8	4						
Multifamily complex type Assessments Performed: 0-25 = 2 points 26-75 = 4 points 76-100 = 6 points 101-150 = 8 points 151+ = 10 points	10	2	2	2	2						
Number of years conducting blower door testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	6	4	4	4						
Number of years conducting duct blaster testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	6	6	4	4	4						
Number of years using audit software: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	6	2	2	2						
Number of years performing weatherization related work: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	10	4	4	2						
Number of years conducting combustion evaluations: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	6	6	4	4	4						
Additional Certifications or licenses related to weatherization, building construction, building science, mechanical, plumbing, electrical 1 point for each, with max of 10 points	5	3	8	4	2						
List of training related to weatherization, building construction, building science, mechanical, plumbing, electrical within past 5 years 1 point for each, with max of 10 points	10	1	5	2	0						
TOTAL	50	49	41	36	26						

* Non-Responsive, did not provide minimum required number of references or completed weatherization homes/residences

A U S T I N C I T Y C O U N C I L

A G E N D A



Thursday, April 08, 2010

 [Back](#)  [Print](#)**Purchasing Office
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 18**

Subject: Authorize award, negotiation, and execution of six 24-month contracts with AIRTECH ENERGY SYSTEMS, INC., Austin, TX; CLIMATE MECHANICAL, INC., Austin, TX; GO GREEN SQUADS, Austin, TX; MCCULLOUGH HEATING & AIR CONDITIONING, INC., Austin, TX; VALDEZ REMODELING & WEATHERIZATION, INC., Austin, TX; and WEATHERIZATION MANAGEMENT GROUP, Dallas, TX for weatherization measures and improvement services in a combined amount not to exceed \$4,825,490.

Amount and Source of Funding: Funding is available from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) of 2009 for the grant period of October 1, 2009 to August 31, 2011. No match is required.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Shawn Harris, Supervising Sr. Buyer/505-7351

Purchasing Language: Best six qualification statements of ten received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 14.00% MBE and 2.00% WBE subcontractor participation.

Boards and Commission Action: Recommended by the Electric Utility Commission. Recommended by the Resource Management Commission.

Prior Council Action: November 19, 2009 – Approved acceptance of \$2,900,000 grant from DOE amending the budget and approved related Interlocal Agreement with Travis County.

Additional Backup Material
(click to open) [M/WBE SUMMARY](#) [MATRIX](#)

This contract is for the purchase of weatherization measures/improvements for 500 homes annually for two years. The National Energy Audit (NEAT) and the Manufactured Home Energy Audit (MHEA) systems will recommend weatherization retrofit measures/improvements tailored to a particular home by determining the appropriate building tightness levels, carbon monoxide levels, and comprehensive air infiltration levels and ensures that all approved weatherization measures/improvements identified by the National Energy Audit (NEAT) and the Manufactured Home Energy Audit (MHEA) systems are completed as identified within the solicitation.

The weatherization measures/improvements performed on each home will maintain and improve energy efficiencies that can be shown are cost-effective by ensuring that the discounted savings-to-investment ratio (SIR) is greater than or equal to one. Improvements would include measures such as caulking, adding insulation or duct work and the tune-up, repair or replacement of heating and cooling systems.

This federal grant is for \$5,800,000 for the 24 month grant period. On November 19, 2009, Council approved the acceptance of \$2,900,000 of grant funds for the 2009-2010 fiscal year from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) to weatherize homes for low income, elderly, and disabled customers within Austin Energy's service area. Austin Energy will bring to Council a request for the acceptance of the \$2,900,000 for the second year of grant funding for the 2010-2011 budget. Council also approved an Interlocal Agreement between the City of Austin/Austin Energy and Travis County allowing the sharing of

expertise and resources including those provided by these contractors.

This Federal Weatherization Assistance Program complements Austin Energy's existing Free Home Energy Improvement program which is on-going. The goals of both programs are to increase the energy efficiency of the home, increase the comfort level of the homes inhabitants, reduce energy consumption, lower utility bills, and improve the health and safety of residents.

A team of Austin Energy and Travis County employees with expertise in weatherization and testing scored the qualifications based on staff experience, number of assessments performed, testing experience and training, certifications and licenses. The team unanimously chose the top six from those submitted as the best qualified firms.

MBE/WBE solicited: 34/8 MBE/WBE bid: 1/1

PRICE ANALYSIS

a. Adequate competition. b. Five hundred and twenty-five notices were sent, including thirty-four MBEs and eight WBEs. Ten Qualification Statements were received, including one MBE and one WBE.

APPROVAL JUSTIFICATION

a. Best evaluated qualification statements received. b. The Purchasing Office concurs with Austin Energy's recommended award. c. Advertised in the Austin American-Statesman and on the Internet.

M/WBE Summary

Participation goals stated in the solicitation were 14% MBE and 2% WBE. The recommended firms provided MBE/WBE Compliance Plans that met the goals of the solicitation and were approved by the Small and Minority Business Resources Department.

Recommended Firm : AIRTECH ENERGY SYSTEMS, INC.

NON MBE/WBE – PRIME
Airtech Energy Systems, Inc.

MBE Subcontracting Participation

Hispanic Subcontracting
(MBE) Cool Technologies, Inc. (weatherization services)

WBE Subcontracting
(MWB) All Points Inspection Services (weatherization services)

Recommended Firm : CLIMATE MECHANICAL, INC.

NON MBE/WBE – PRIME
Climate Mechanical, Inc.

MBE Subcontracting Participation

African American Subcontracting
(MWB) All Points Inspection Services (weatherization services)

NON MBE/WBE Subcontracting
GG's Construction (weather & water proofing)

Recommended Firm : GO GREEN SQUADS

NON MBE/WBE – PRIME
Go Green Squads

MBE Subcontracting Participation

African American Subcontracting
(MBE) Guthrie Real Property Construction Management (weatherization services)

Hispanic Subcontracting
(MBE) ATX Drywall & Painting (weatherization services)
(MBE) Amado Guerrero & Company (weatherization services)

SLC0032

WEATHERIZATION MEASURES AND IMPROVEMENT SERVICES

AGENDA DATE: 04/08/2010

WBE Subcontracting

(WBE) Paradigm Contracting (weatherization services)

NON MBE/WBE Subcontracting

GG's Construction (weatherization services)

Castillo Services (weatherization services)

Eco-Home Energy Solutions (weatherization services)

Recommended Firm : MCCOLLOUGH HEATING & AIR CONDITIONING

NON MBE/WBE – PRIME

McCullough Heating & Air Conditioning

MBE Subcontracting Participation

Hispanic Subcontracting

(MBE) Cool Technologies, Inc. (weatherization services)

(MWB) Valdez Remodeling & Weatherization, Inc. (weatherization services)

WBE Subcontracting

(MWB) All Points Inspection Services (weatherization Services)

Recommended Firm : VALDEZ REMODELING & WEATHERIZATION, INC

MBE/WBE – PRIME

(MWB) Valdez Remodeling & Weatherization, Inc.

WBE Subcontracting

(WBE) Austin Lumber Company (weatherization supplies)

(WBE) Bee Electric (electric supplies)

NON MBE/WBE Subcontracting

Modern Energy, Inc. (weatherization supplies)

Recommended Firm : WEATHERIZATION MANAGEMENT GROUP

NON MBE/WBE – PRIME

Weatherization Management Group

MBE Subcontracting Participation

Hispanic Subcontracting

(MBE) G & H Construction (weather & water proofing)

NON MBE/WBE Subcontracting

Austin Plumbing Services & Repair (plumbing services)

SLC0032 <u>Weatherization Measures and Improvement Services</u>	McCullough Heating & Air Conditioning Austin, TX	Weatherization Management Group Dallas, TX	Climate Mechanical, Inc. Austin, TX	AirTech Energy Systems, Inc. Austin, TX	Go Green Squads Austin, TX	Valdez Remodeling & Weatherization, Inc. (WBE) Austin, TX	Guthrie Real Property Construction Management (MBE) * Austin, TX	K. Simon Construction, Inc. * Austin, TX	Quality Living Services, Inc ** Austin, TX	Efficient Green Collar Operations, LLC*** Austin, TX
Combined Years Staff Experience: 0-1 Yr = 1 point 1-2 Yr = 2 points 3-4 Yr = 3 points 5+ Yr = 5 points	5	5	5	5	5	5				
Residential Assessments Performed: 0-75 = 2 points 76-100 = 4 points 101-150 = 6 points 151-200 = 8 points 201+ = 15 points	15	8	15	15	6	8				
Multifamily complex type Assessments Performed: 0-25 = 2 points 26-75 = 4 points 76-100 = 6 points 101-150 = 8 points 151+ = 10 points	10	2	2	2	2	2				
Number of years conducting blower door testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10				
Number of years conducting duct blaster testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10				
Number of years using audit software: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	6	2	2	2	2				
Number of years performing weatherization related work: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10				
Number of years conducting combustion evaluations: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10				
Additional Certifications or licenses related to weatherization, building construction, building science, mechanical, plumbing, electrical 1 point for each, with max of 10 points	7	10	5	8	8	6				
List of training related to weatherization, building construction, building science, mechanical, plumbing, electrical within past 5 years 1 point for each, with max of 10 points	5	7	5	2	5	3				
TOTAL	84	78	74	74	68	66				

* Non-Responsive, did not provide minimum required number of references or completed weatherization homes/residences.

** Non-Responsive, did not submit compliance plan.

***Non-Compliant, did not meet the WBE goal or provide good faith effort documentation.

A U S T I N C I T Y C O U N C I L

A G E N D A



Thursday, April 08, 2010

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Purchasing Office
RECOMMENDATION FOR COUNCIL ACTION
ITEM No. 19

Subject: Authorize award, negotiation, and execution of nine 24-month contracts with A-PLUS ENERGY MANAGEMENT & A/C, Austin, TX; AMERICAN CONSERVATION & AIR, Austin, TX; APPLE ENERGY GROUP, LLC, Austin, TX; ATS ENGINEERING & INSPECTORS, Austin, TX; CITY CONSERVATION, Austin, TX; MCCULLOUGH HEATING & AIR CONDITIONING, INC., Austin, TX; STANDARD RENEWABLE ENERGY, Austin, TX; THE INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY, Herndon, VA; and THE NELROD COMPANY, Fort Worth, TX for weatherization final inspection audit services in a combined amount not to exceed \$250,000.

Amount and Source of Funding: Funding is available from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) of 2009 for the grant period of October 1, 2009 to August 31, 2011. No match is required.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Shawn Harris, Supervising Sr. Buyer/505-7351

Purchasing Language: Best nine qualification statements of 20 received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

Boards and Commission Action: Recommended by the Electric Utility Commission. Recommended by the Resource Management Commission.

Prior Council Action: November 19, 2009 – Approved acceptance of \$2,900,000 grant from DOE amending the budget and approved related Interlocal Agreement with Travis County

Additional Backup Material

(click to open)

[MATRIX](#)

This contract is for the purchase of home energy performance final inspection audits for 500 homes annually for two years. The inspections will verify that the appropriate building tightness levels, carbon monoxide levels, and comprehensive air infiltration levels were attained as determined by the National Energy Audit (NEAT) and the Manufactured Home Energy Audit (MHEA) systems and all work has been completed to standards identified within the solicitation.

The "Test-Out" energy audit assessment performed on each home determines that the approved weatherization construction measures/improvements have been completed correctly and ensure that a savings-to-investment ratio (SIR) greater than or equal to one is achieved.

This federal grant is for \$5,800,000 for the 24 month grant period. On November 19, 2009, Council approved the acceptance of \$2,900,000 of grant funds for the 2009-2010 fiscal year from the Department of Energy (DOE) through the Texas Department of Housing and Community Affairs (TDHCA) as a result of the American Recovery and Reinvestment Act (ARRA) to weatherize homes for low income, elderly, and disabled customers within Austin Energy's service area. Austin Energy will bring to Council a request for the acceptance of the \$2,900,000 for the second year of grant funding for the 2010-2011 budget. Council also approved an Interlocal Agreement between the City of Austin/Austin Energy and Travis County allowing the sharing of expertise and resources including those provided by these contractors.

This Federal Weatherization Assistance Program complements Austin Energy's existing Free Home Energy Improvement program which is on-going. The goals of both programs are to increase the energy efficiency of the home, increase the comfort level of the homes inhabitants, reduce energy consumption, lower utility bills, and improve the health and safety of residents.

A team of Austin Energy and Travis County employees with expertise in weatherization and testing scored the qualifications based on staff experience, number of assessments performed, testing experience and training, certifications and licenses. The team unanimously chose the nine eight from those submitted as the best qualified firms.

MBE/WBE solicited: 34/8 MBE/WBE bid: 0/1

PRICE ANALYSIS a. Adequate competition. b. Five hundred and twenty-five notices were sent, including thirty-four MBEs and eight WBEs. Twenty Qualification Statements were received, including one WBE and no response from the MBEs.

APPROVAL JUSTIFICATION a. Best evaluated qualification statements received. b. The Purchasing Office concurs with Austin Energy's recommended award. c. Advertised in the Austin American-Statesman and on the Internet.

Qualifications SLC0033 Weatherization Final Inspection Audit Services	The Institute for Building Technology and Safety Herndon, VA	A-Plus Energy Management & A/C Austin, TX	The Nelrod Company Fort Worth, TX	City Conservation Austin, TX	McCullough Heating & Air Conditioning Austin, TX	Apple Energy Group Austin, TX	Standard Renewable Energy Austin, TX	ATS Engineers and Inspectors (WBE) Austin, TX	American Conservation & Air Austin, TX
Combined Years Staff Experience: 0-1 Yr = 1 point 1-2 Yr = 2 points 3-4 Yr = 3 points 5+ Yr = 5 points	5	5	5	5	5	5	5	5	5
Residential Assessments Performed: 0-75 = 2 points 76-100 = 4 points 101-150 = 6 points 151-200 = 8 points 201+ = 15 points	15	15	15	15	15	8	15	4	15
Multifamily complex type Assessments Performed: 0-25 = 2 points 26-75 = 4 points 76-100 = 6 points 101-150 = 8 points 151+ = 10 points	10	2	10	2	10	2	2	2	2
Number of years conducting blower door testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Number of years conducting duct blaster testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Number of years using audit software: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	10	10	10	2	10	2	6	2
Number of years performing weatherization related work: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	2	10	10	10	10	2	10
Number of years conducting combustion evaluations: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	10	10	10	10	10	10	10	10	10
Additional Certifications or licenses related to weatherization, building construction, building science, mechanical, plumbing, electrical 1 point for each, with max of 10 points	10	7	10	4	7	6	10	10	1
List of training related to weatherization, building construction, building science, mechanical, plumbing, electrical within past 5 years 1 point for each, with max of 10 points	10	10	4	8	5	10	3	10	0
TOTAL	92	89	86	84	84	81	77	69	65

<u>Qualifications SLC0033</u> <u>Weatherization Final Inspection Audit Services</u>	The Delphi Groupe, Inc. Austin, TX	A+ Service Austin, TX	Go Green Squads Austin, TX	1st Choice Energy Austin, TX	ASG Ventures, LLC Austin, TX	Veritas Building Consultants, LLC * Austin, TX	Energy Action* Austin, TX	Bureau Veritas North America, Inc* Plano, TX	Bumblebee Energy Group* Grand Prairie, TX	Green Zone Home, LLC* Austin, TX	Approved Energy Audits* Round Rock, TX
Combined Years Staff Experience: 0-1 Yr = 1 point 1-2 Yr = 2 points 3-4 Yr = 3 points 5+ Yr = 5 points	5	5	2	2	2						
Residential Assessments Performed: 0-75 = 2 points 76-100 = 4 points 101-150 = 6 points 151-200 = 8 points 201+ = 15 points	2	4	6	8	4						
Multifamily complex type Assessments Performed: 0-25 = 2 points 26-75 = 4 points 76-100 = 6 points 101-150 = 8 points 151+ = 10 points	10	2	2	2	2						
Number of years conducting blower door testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	6	4	4	4						
Number of years conducting duct blaster testing: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	6	6	4	4	4						
Number of years using audit software: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	6	2	2	2						
Number of years performing weatherization related work: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	2	10	4	4	2						
Number of years conducting combustion evaluations: 0-1 Yr = 2 point 1-2 Yr = 4 points 3-4 Yr = 6 points 5+ Yr = 10 points	6	6	4	4	4						
Additional Certifications or licenses related to weatherization, building construction, building science, mechanical, plumbing, electrical 1 point for each, with max of 10 points	5	3	8	4	2						
List of training related to weatherization, building construction, building science, mechanical, plumbing, electrical within past 5 years 1 point for each, with max of 10 points	10	1	5	2	0						
TOTAL	50	49	41	36	26						

* Non-Responsive, did not provide minimum required number of references or completed weatherization homes/residences