

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council		Item ID:	23500	Agenda Number	18.
Meeting Date:	May 9, 2013				
Department:	Contract Management				
Subject					
Authorize negotiation and execution of a job order contract with the following Austin, Texas contractors: GO GREEN SQUADS, LLC (WBE /FW); McCULLOUGH HEATING & AIR CONDITIONING INC.; CLIMATE MECHANICAL, INC.; AIRTECH ENERGY SYSTEMS, INC.; GOOD NEIGHBOR MANAGEMENT, INC. dba CITY CONSERVATION; and AMERICAN CONSERVATION & AIR, INC., to perform construction services for the Austin Energy Home Efficiency Assistance Program Tier 2 Basic Weatherization Plus HVAC Project, in an amount not to exceed \$1,500,000 for a one-year term and distributed to the six selected contractors based on work authorization and availability.					
Amount and Source of Funding					
Funding in the amount of \$1,300,000 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding in the amount of \$200,000 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 nine 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.				
Related Items:					
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.				
Additional Backup Information					

Austin Energy offers free home energy improvements to customers with low to moderate incomes. These improvements not only reduce energy costs, they create a more comfortable and safe living environment. In addition, the Austin Water Utility offers free high efficiency aerators and showerheads as well as rebates for water efficient appliances to reduce water and wastewater costs for customers, but has not previously had a means of assisting low-income customers with plumbing repairs. Currently the need for weatherization and plumbing repair or services by low income customers in the Austin Energy and Austin Water Utility service areas far exceeds the available level of assistance. An initial water and energy audit of a home's energy performance, conducted by Austin Energy, will establish the priority of energy improvement measures necessary to increase the water and energy 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 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 quantity and duration, and where job order assignments are awarded substantially on the basis of pre-described and pre-priced tasks. Tier 2 Work consists of basic weatherization plus heating, ventilation, and air conditioning (HVAC) system improvements and plumbing repair and replacement services for qualified homes throughout the Austin Energy and Austin Water Utility service areas.

Tier 2 construction services, includes but is not limited to, sealing the home to address air infiltration, installing attic insulation, solar screens, smoke detectors, and carbon monoxide detectors, repairing leaking faucets and repair or replacement of commodes, and potentially replacing electric or natural gas appliances. In addition, work may include repair or replacement in part or whole of a home's heating and cooling system by qualified and licensed staff or subcontractors, and/or repair or replacement of the home's duct system.

The Tier 2 contract is for a one-year initial term subject to availability of funding with an owner option to renew the contract term for one additional year. The total maximum amount to be allocated to Tier 2 is approximately \$1,500,000 per year to be distributed through HEAP assignments to selected contractors using a rotational-type assignment system. It is anticipated that more than one home will be included in each assignment with weatherization and plumbing repairs estimated to cost approximately \$5,500 per residence for approximately \$49,500 per HEAP Assignment.

The total number of firms notified for Tier 2 Basic Weatherization plus HVAC Request for Proposals (RFPs) was 336 and nine firms responded. The RFP for Tier 2 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 the solicitation and none of the recommended firms have identified subcontracting opportunities.

FIRST RANKED:	Go Green Squads, LLC, Austin, TX
SECOND RANKED:	McCullough Heating & Air Conditioning, Inc., Austin, TX
THIRD RANKED:	Climate Mechanical, Inc., Austin, TX
FOURTH RANKED:	Airtech Energy Systems, Inc., Austin, TX
FIFTH RANKED:	Good Neighbor Management Inc., Austin, TX
SIXTH RANKED:	American Conservation & Air, Inc., Austin, TX