



Recommendation for Action

File #: 19-2983, **Agenda Item #:** 4.

9/19/2019

Posting Language

Authorize negotiation and execution of two year contracts with three one-year extension options for a total five-year amount not to exceed \$10,000,000 divided among the contractors: Valdez Remodeling and Weatherization, INC.; On-call Management Services, INC.; Basic IDIQ Inc; Birch Construction, LLC; and Garcia J Contractos, Inc.; or one or more of the other qualified responders for the Solicitation No. CSP7200AHFC19001, which relates to the Austin Housing Finance Corporation's Job Order Contracting for Residential Structures Program.

(Note: This contract is exempt from the City Code Chapter 2-9A Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

Lead Department

Neighborhood Housing and Community Development.

Fiscal Note

Funding for the initial amount of \$2,000,000 is available in the Fiscal Year 2019-2020 Budget of the Austin Housing Finance Corporation. Funding for the extension options is contingent upon available funding in future budgets.

Purchasing Language:

Best value to the Austin Housing Finance Corporation of seven proposals received through the qualification-based selection process.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; or Letitia Brown, Community Development Manager, Neighborhood Housing and Community Development, 512-974-3132.

Additional Backup Information:

Austin Housing Finance Corporation's (AHFC) Job Order Contracting (JOC) Program is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities using pre-described and pre-priced (R.S. Means) tasks. Qualified contractors will perform new construction, reconstruction, minor construction, repair, remediation, rehabilitation, modification or alterations of AHFC owned or privately owned residential structures within City of Austin (City). The JOC Program will entail the performance of various Job Order Assignments (JOA) throughout the term of the contract, which consist of a wide variety of home repair tasks with pre-determined unit prices. The JOC Contractor will be responsible for providing all labor, materials, tools, instruments, supplies, equipment, transportation, mobilization, insurance, subcontracts, bonds, supervision, management, reports, incidentals, and quality control necessary to perform construction management and construction work.

Contractors will work on home repairs funded through the Architectural Barrier Removal (ABR) Homeowner and Renters Programs; Housing Rehabilitation Loan Program (HRLP); and other funds awarded to the AHFC. The Programs ensure properties are decent, safe, sanitary, and in good repair for eligible clients of a single-

family home or duplex whose household income is 80% or less than the area Median Family Income (MFI).

This contract will be used to support AHFC's federal programs including Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The Contractor must agree to comply with all federal, state and local requirements that are applicable to these programs. The anticipated minimum cost for a home repair project is \$15,001 and the anticipated maximum cost for a home demolition/reconstruction project is \$130,000. These activities are consistent with the Fiscal Year 2019-2020 City-approved Action Plan and are critical to preserving affordable housing stock.

Approval of this contract will allow AHFC to establish a residential construction rotation list to expedite job requests for low- to moderate-income homeowners. Prior to issuing the solicitation, staff met with homeowners and contractors to assess needs and revise program guidelines as well as contract documents. A delay in approval of this award will delay necessary maintenance, repair, alteration, renovation, remediation, or minor construction of qualified homeowners in the City.

A request for Competitive Sealed Proposals was issued on June 24, 2019 and two Mandatory Pre-Response Meetings were held on July 8, and July 16, 2019 at AHFC Offices. Proposals were received on July 25, 2019 from 7 contractors.

Staff recommends award to the 5 highest-ranked, responsive contractors offering the best value to the AHFC based upon the published evaluation criteria. Information on this solicitation is available on the City's Austin Finance Online website:

<https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=131536>

ATTACHMENT: Composite Evaluation Matrix.