



Request for Qualifications For Home Repair Services

Project Scope

Austin Habitat for Humanity (AHFH) is soliciting qualifications from general contractors to perform critical home repair services in Travis County, Bastrop County, Caldwell County, Hays County, and Blanco County for 2020. Awarded companies will then operate under a rotation-based bid process.

Background

Austin Habitat for Humanity is a 501(c)(3) nonprofit organization, founded in 1985 to serve the affordable housing needs of Central Texas families. Our vision is a world where everyone has a decent place to live, and we work toward that vision by fulfilling our mission: Through faith in action, we bring people together to build strong, stable, self-reliant communities.

In 34 years, we have built 470 affordable homes, completed 340 home repairs, and empowered more than 11,000 local residents to build financial capability through our HUD-certified housing counseling program. Austin Habitat opened the nation's first ReStore in 1992, providing discounted home improvement materials and other goods while benefiting the environment and generating unrestricted revenue for our programs. The Austin ReStore was #1 in the nation for gross sales in 2018, and we recently opened a second ReStore in San Marcos as the cornerstone of our regional expansion.

We are proud of our successes, but we recognize that the affordable housing crisis in Austin continues to accelerate, with nearly half of local families facing cost burden (paying more than 30% of their income for housing). Each year, we hear from thousands of families living in unsafe, unstable, health-harming or overcrowded conditions because they cannot afford the housing market, as well as low-income homeowners whose homes have become unsafe or inaccessible because they cannot afford repairs. Working with these populations allows Austin Habitat to create and preserve affordable housing in Central Texas at a crucial time for our communities.

Austin Habitat began providing home repairs in 2006. The program was originally called "A Brush with Kindness" and primarily provided painting and other light repairs for low-income homeowners. Over the past 13+ years, the program has expanded to perform more intensive repairs for low-income homeowners who are living in substandard conditions because they do not have the financial means to maintain their homes.

Rising costs force low-income homeowners to prioritize basic needs such as food and medical care, particularly if they are seniors or people with disabilities, living on fixed incomes and facing high healthcare costs. Over time, the lack of home maintenance can lead to serious health and safety concerns, such as mold from leaking roofs adding to respiratory problems; gaps in walls and ceilings that allow water damage as insects and rodents nesting; and unsound doors and windows, increasing exposure to hot and cold weather and making the home more susceptible to break-ins.

Scope of Home Repair General Contractor Services

Austin Habitat for Humanity will perform a total of 30 critical home repairs in 2020. Each repair will operate on a budget of \$15,000 - \$20,000 depending on the funding source and location of the project. Austin Habitat for Humanity will



inform the selected general contractor when they are next in the rotation and ask for a site visit and estimate. This estimate should be provided based on RS Means cost data or will be cross checked by AHFH using 4-Clicks Software. Once a scope of work and pricing are agreed upon work can begin direction of the AHFH Home Repair Project Manager.

Critical Home Repairs include but not limited to:

- Installing smoke & CO detectors
- Roofing repairs/replacement
- Electrical repairs & upgrades
- Plumbing repairs and upgrades
- Exterior siding and fascia repair/replacement (we also install gutters frequently).
- Bathroom & accessibility modifications, such as installing grab bars & ramps, tub to shower conversions, widening doorways
- Drywall & flooring repairs
- Replacing windows to meet fire safety code
- Heating & cooling
- Structural carpentry relating to structural integrity
- Diminishing common causes of respiratory illness including cockroach infestations, dust mites in old carpeting, mold, & improperly vented fuel burning appliances.

Qualification Information

You are invited to submit Qualification Statements by filling out the form(s) below.

- Statement of Interest
- Company History
- Licensing
- Organizational Structure
 - Number of full-time employees
 - Preferred sub-contractor list
- Representative projects, including size, scope and budget.
- Experience working with city, county, federal, and/or other granted funding.



Statement of Interest

Company History

Organizational Structure

Number of Full-time Employees _____

Preferred Sub-Contractors (company name and trade)



Representative projects, including size, scope and budget.

Experience working with city, county, federal, and/or other granted funding.

- Are you a registered contractor with the City of Austin? Yes No
- Are you a licensed Mold Remediation contractor in Texas? Yes No
- Are you a licensed Asbestos Abatement contractor in Texas? Yes No
- Are you an EPA Lead-Safe Certified Contractor? Yes No
- Do you carry General Liability Insurance? Yes No
- Do you carry Workman's Compensation coverage? Yes No
- Do you utilize a RS Means backed estimating software (i.e 4Clicks)? Yes No



All submissions must be in a sealed envelope addressed to:

**Billy Whipple
Austin Habitat for Humanity
500 W Ben White Blvd Austin, Texas 78704**

Or

Emailed to:

wwhipple@ahfh.org

There is no expressed or implied obligation for AHFH to reimburse respondents for preparing Qualification Statements in response to this request and AHFH will not reimburse such expenses.

Following evaluation of Qualifications an AHFH committee may select a responding team that meets the experience and qualifications that most closely match our needs for this project. The selected team must be prepared to begin work immediately after a notice to proceed is issued.

Thank you for your time and consideration. Questions can be sent by email to:

Billy Whipple
Vice-President of Construction
Austin Habitat for Humanity
500 W Ben White Blvd
Austin, Texas 78704
wwhipple@ahfh.org