

REQUEST FOR PROPOSAL

# Invitations for Bids

**Rosa's Tacos to Go:  
1721 Nogalitos**

Operation Facelift

2015

## Invitations for Bids

### *“Rosa’s Tacos to Go”*

*Rosa’s*, an applicant of the Operation Facelift Grant Reimbursement Program, is accepting sealed bids for renovations to the Property on 1721 Nogalitos, San Antonio, Texas. Property descriptions and bid packets can be obtained in the request for proposal (attached).

Operation Facelift reserves the right to cancel this procurement or reject any and all bids at any time and for any reason. The bids selected, if any, will be reviewed for bid amount, intended use, and the timing of development/construction. The price and conditions of service are subject to the approval of the applicants.

Sealed bids must be received by e-mail or hand delivery at the **Department of Planning and Community Development, Operation Facelift Program, 1400 S Flores, San Antonio, TX 78204**. Sealed bids must be submitted in envelopes marked “Rosa’s Tacos, Operation Facelift Grant.” Bidders may submit only one (1) signed original BID FORM, which must be complete and free from ambiguity. **Bids will be reviewed in the order they are received and can be accepted at any time until deadline of October 15, 2015, whichever occurs sooner.** Bidders will be notified of the status of their bid(s) within forty-five (45) days of receipt. All submitted bids must be valid for a period of ninety (90) days from the date the bid is submitted in response to this Invitation for Bids.

Contact information of Applicant:

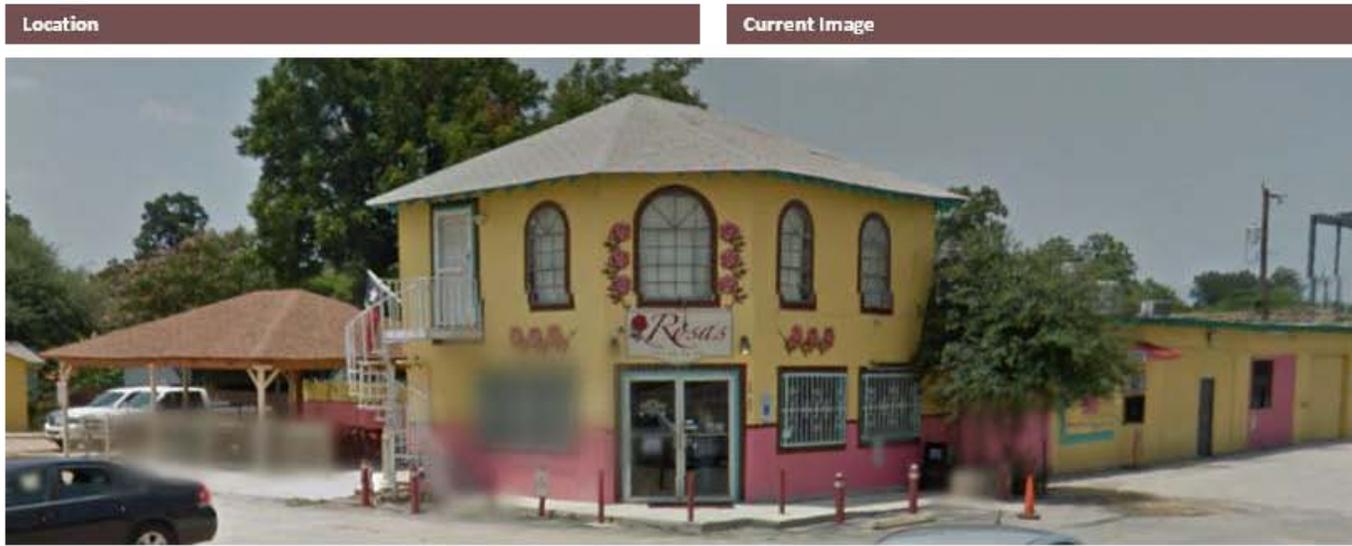
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C1: Before picture



Purpose of renovation: to make neighborhood look safer by removing burglar bars, by making restaurant more convenient with drive thru canopy, by making building merge with neighborhood feel (1940's post war vintage)

| Eligibility and Checklist  | Proposed Improvements   |
|--|---|
| <ul style="list-style-type: none"> <li>•Zoning: Commercial</li> <li>•Sq Ft: 3503</li> <li>•Year Built: 1962</li> <li>•Business started: 2008</li> <li>•Business in current location: 2012</li> </ul> | <ol style="list-style-type: none"> <li>1. Remove Burglar Bar</li> <li>2. Replace broken window panes</li> <li>3. Canopy over drive thru</li> <li>4. Paint Job</li> <li>5. Graffiti repellent paint</li> <li>6. Shatterproof film</li> </ol> |

NOTE: Designer to add anything that appeals to era of neighborhood, goes with neighborhood architecture. Drive thru is visible from street. Make pole sign (not picture) vintage hip

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# Background

A key objective of the program is to revitalize and return activity to commercial corridors. Fresh paint, new awnings, or complete facade rehabilitation all signal that something positive is happening. These first few steps can be the spark to ignite interest and spur new commercial activity. Operation Facelift provides a catalyst for these first steps.

Operation Facelift is a grant program with funds to support façade improvement projects on commercial buildings located in target areas. Participating projects are reimbursed for eligible façade improvements. The maximum grant award is \$19,500 and funds are distributed on a reimbursement basis. This does not mean, however, that the work to be done is limited to these funds. If the business owner chooses to extend work, we encourage them to do so.

Selected contractors must adhere to Prevailing Wages. A meeting will be organized by the applicant with selected contractor and city staff prior to commencement of construction.

Funding is provided on a rebate basis upon completion of the improvements. Participants are responsible for financing the project (cash or bank loan), project management, hiring all consultants and contractors, obtaining all permits and approvals, correcting any code violations, paying Prevailing Wages on construction contracts, and maintenance of the façade improvements.

## Scope of Service

Snow White, applicant of the Operation Facelift Program, is the general contractor of proposed project. Final decisions will be made through them and invoicing will be made out to Snow White.

A bid will be provided in line items, reflecting the requests applicant expressed in the scope. There will be options for some items, as the most cost effective and reasonable will be chosen. Inquiries will be directed to property owner. **Suggestions** by contractor are welcome, based on *structural concerns*. Attached to this packet is a bid form

### Option 1

- a) Exterior
  - i) wash existing stucco
  - ii) Paint exterior in sand or neutral tones
  - iii) Paint accent wall in Pink
    - (1) Paint trim in same color
    - (2) see Attachment B1 for RGB samples
  - iv) Paint first floor door and window trims in turquoise
    - (1) See Attachment B1 for RGB samples
  - v) Apply coating of World's Best Graffiti Coating over new paint
    - (1) Coverage is 200 sq feet per gallon
    - (2) Available through Glidden or [graffitiremovalinc.com](http://graffitiremovalinc.com)
- b) Windows
  - i) Option 1:
    - (1) Install protective film over windows
      - (a) See Attachment B3 for Specifications

- (2) Remove Burglar bars where seen
- ii) Option 2:
  - (1) Replace all first floor windows and main entrance door
  - (2) Remove burglar bars
  - (3) Install Protective film over windows
- iii) Trim of all doors and windows to be replaced or repaired, and painted in turquoise
- c) Canopy
  - (1) Install a brow canopy on building
    - (a) Finish out in pink
  - (2) Stretch it out over two drive through windows
- d) Signs
  - i) Installation of Neon sign over main entrance
  - ii) Repair of standalone neon sign
- e) Lighting
  - i) See Attachment B2 for exterior lighting ideas
  - ii) To be placed under canopy for security purposes

## Additional Requirements

Subcontractors must not have been debarred or suspended, and must show proof of liability insurance with bid. All contractors submitting a bid for the project must register with the City of San Antonio’s Small Business Division. You will go to [http://www.sanantonio.gov/purchasing/SAePS\\_intro.aspx](http://www.sanantonio.gov/purchasing/SAePS_intro.aspx) and register as a “Procurement Vendor.”

Please use the following checklist to ensure all bases are covered. Any questions can be answered at (210) 207-4686 or [operationfacelift@sanantonio.gov](mailto:operationfacelift@sanantonio.gov).

| Preparation  |                          |                          |                          |          |
|--|--------------------------|--------------------------|--------------------------|----------|
| Interview Planning Checklist Items   | Yes                      | No                       | COSA Reviews             | Comments |
| Contractor has not been debarred or suspended.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Contractors must submit copy of liability insurance along with bid                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Bid must have full scope of work, including specs. No change orders will be allowed for projects | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Contractor must submit an itemized bid list showing a breakdown of cost for project scope        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Execution  |                          |                          |                          |          |

| <b>Interview Planning Checklist Items</b>  | <b>Yes</b>               | <b>No</b>                | <b>Not Required</b>      | <b>Comments</b> |
|--|--------------------------|--------------------------|--------------------------|-----------------|
| Pre-construction conference to be held with winning contractor                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |
| Winning contractor must comply with Davis Bacon regulations and submit payroll information | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |
| Pre-qualified contractors maintained during project length.                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |
| Contractors are regularly reviewed to assure eligibility.                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |
| Records maintained indicating execution of project   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |
| Routine inspections and final inspections to ensure standards met                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                 |

### *Term of Contract*

Bidding for the project does not guarantee an approval of the project through Grants Monitoring and Administration. If project is approved, a contractor will be selected. Contract will be created between City of San Antonio’s Operation Facelift and Rosa’s Tacos. It is then asked for the contractor to provide a contract to the Company, stating the timeline and scope of work presented during the bid.

### *Restrictions on Communication*

Questions about the project can be directed to Rosa’s Tacos. Please refrain from reaching out to other city employees or officials.

### *Evaluation of Criteria*

Final selection will be made by Rosa’s Tacos. Bids that are grossly varied from other bids will not be considered. Bid is selected by best value or lowest bid, dependant on the property owner. Change orders are discouraged, as bid is included in contract. However, under extreme cases will they be accepted. Please make sure bid is complete and covers all items, materials and labor. Items must be broken down into line items to be considered.

### *Award of Contract*

Upon awarding of contract, a letter will be sent to property owner. Property owner will enter into legal agreement with the city of San Antonio, followed by sub-contractor. Sub-contractor must complete project under designated time line.

### *Preconstruction Meeting*

Selected sub-contractor will meet with Capital Improvement Management System, Operation Facelift staff and property owner for information on how to submit payroll. Project must follow Davis Bacon Guidelines. Sub-contractor must submit payroll or payment will be withheld. Project cannot commence until this is done.

# Attachments

## A1. Signs and Lettering, instructions

Rosa's to be written out in font as presented in official logo.

Color of neon to be yellow, or selected by applicant

Restoration of existing sign would be an option as well



## A2. Canopy Materials

Suggested canopy would be a steel solid canopy in a matching color as the trim.



## B1: Colors

| Name        | Color Scheme  | Pantone | HEX     | RGB         | Section           |
|-------------|---|---------|---------|-------------|-------------------|
| Rose Violet |  | 17-2624 | #C0428A | 192,66,138  | Building trim     |
| Papyrus     |  | 11-0107 | #F5EDD6 | 245,237,214 | facade            |
| Turquoise   |  | 15-5519 | #45B5AA | 69,181,170  | Window/ door trim |

## B2: Exterior Lighting

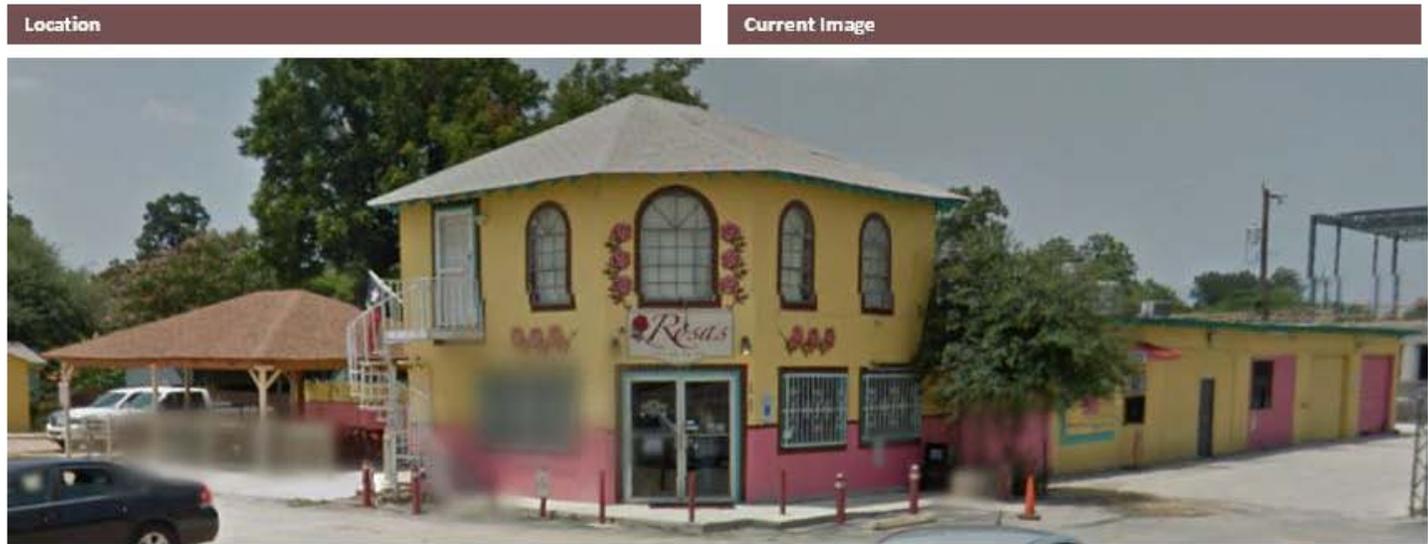
The following are approved suggestion for exterior lighting on premises. By no means are we restricting contractors to the following brands. Rather, we are providing **suggestions** for style. Comparable styles that fit the architecture and era of the building are welcome.



Flame Gard

Canopy Hood Light, EZ Mount Incandescent with Wire guards

## C1: Before picture



Purpose of renovation: to make neighborhood look safer by removing burglar bars, by making restaurant more convenient with drive thru canopy, by making building merge with neighborhood feel (1940's post war vintage)

### Eligibility and Checklist

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- Business started: 2008
- Business in current location: 2012

### Proposed Improvements

1. Remove Burglar Bar
2. Replace broken window panes
3. Canopy over drive thru
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5. Graffiti repellent paint
6. Shatterproof film

NOTE: Designer to add anything that appeals to era of neighborhood, goes with neighborhood architecture. Drive thru is visible from street. Make pole sign (not picture) vintage hip



ROSAS TACOS TO GO: 1721 NOGALITOS

## C2: Design



\*Note: Canopy to have option to extend to second drive thru window

