



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
OPERATION FACELIFT
1400 S. FLORES STREET, SAN ANTONIO, TEXAS 78204
TEL: (210) 207-4686

GENERAL CONTRACTOR REQUIREMENTS

1. MUST HAVE CURRENT CERTIFICATE OF LIABILITY INSURANCE TO INCLUDE GENERAL LIABILITY AND WORKERS COMPENSATION; EMPLOYER'S LIABILITY, AND BUILDERS' RISK INSURANCE.
2. MUST HAVE EXPERIENCE IN THE CONSTRUCTION OF THE COSA AND STATE UNIVERSAL DESIGNED STANDARDS;
3. THREE YEARS OF PROGRESSIVELY RESPONSIBLE WORK EXPERIENCE IN COMMERCIAL REHABILITATION AND/OR NEW COMMERCIAL CONSTRUCTION UNDER PRESENT COMPANY NAME. COMPANY MUST HAVE A PHYSICAL ADDRESS AND NOT A PO BOX NUMBER.
4. PROVIDE AT LEAST THREE REFERENCES ON REHABILITATION (GC) OR NEW CONSTRUCTION WORK CONDUCTED WITHIN THE LAST YEAR FROM DATE OF DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (DPCD) REHABILITATION/RECONSTRUCTION CONTRACTOR PROGRAM APPLICATION.
5. MUST HAVE SUFFICIENT AMOUNT OF CAPITAL TO SUPPORT THE REHABILITATION OR NEW CONSTRUCTION CONTRACTED AMOUNT OF A PROJECT BASED ON \$26,900.00 OR MORE.
 - A. PAYMENT OCCURS TWO WEEKS AFTER PHASE COMPLETION
6. MUST BE IN GOOD STANDINGS WITH THE COMMERCIAL REHABILITATION AND NEW CONSTRUCTION INDUSTRIES TO INCLUDE CLIENTS, COSA DEVELOPMENT SERVICES DEPARTMENT (DSD), AND HOUSING COMMUNITIES IN GENERAL.
7. MUST COMPLY WITH THE OPERATION FACELIFT PROGRAM REQUIREMENTS, COSA BUILDING CODES AND ORDINANCES, PLUS OTHER APPLICABLE STANDARDS AS REQUIRED BY U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD), AND COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG) REQUIREMENTS.
8. **GC MUST PROVIDE WARRANTIES FOR EVERY PROJECT THEY COMPLETE UNDER THE COSA REHABILITATION/RECONSTRUCTION PROGRAM WHICH INCLUDES 1-YEAR WORKMANSHIP AND MATERIALS WARRANTY; 2-YEAR MECHANICAL DELIVERY SYSTEMS WARRANTY; 10-YEAR STRUCTURAL WARRANTY AND 10-YEAR WARRANTY OF HABITABILITY.**
9. IF APPLICATION IS APPROVED, GC WILL BE PLACED IN THE GC LIST AND IF GC SECURES A JOB, THE GC SHALL BE ALLOWED TO BID TWO CASES AT A TIME SO AS NOT TO OVERWHELM THE GC, THUS ALLOWING THE GC TO LEARN THE PROGRAM PROCESS AND PROCEDURES.
10. GC MUST UNDERSTAND THAT NEITHER DPCD NOR COSA RECOMMEND OR PROMOTE ANY GC NOR DOES COSA DPCD GUARANTEE WORK PERFORMED BY ANY GC AND ITS' SUBCONTRACTORS. BEING IN THE GC LIST SIMPLY SIGNIFIES THAT THE GC HAS MET THE CRITERIA TO PARTICIPATE IN THE OPERATION FACELIFT PROGRAM. THE SELECTION OF A GC IS AT THE SOLE DISCRETION OF THE PROGRAM. HOWEVER, THE REHABILITATION CONTRACT IS BETWEEN THE PROPERTY OWNER AND GC.
11. OPERATION FACELIFT IS RESPONSIBLE FOR THE ADMINISTRATION AND IMPLEMENTATION OF THESE PROGRAMS AND FACILITATES THE PROCESS BY CONDUCTING SURVEYS AND MONITORING THE PROGRAM PROJECT ACTIVITIES AND FURTHER PROVIDES PLANS, SPECIFICATIONS, AND TECHNICAL SUPPORT TO GENERAL CONTRACTORS.



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