

REQUEST FOR PROPOSAL

Invitations for Bids

“A&L Food Store” Building

Operation Facelift

2015

Invitations for Bids
“A&L Food Store”

Artemio A Ortega, an applicant of the Operation Facelift Grant Reimbursement Program, is accepting sealed bids for renovations to the Property on 2227 South Brazos, 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 Mr. Ortega prior to the deadline. Bids must be marked “2227 S. Brazos, Operation Facelift Grant.” Bidders may submit only one (1) 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 January 20, 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:

Artemio A. Ortega

Ortega.uveda@yahoo.com

(210) 222-1420

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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 facade improvement projects on commercial buildings located in target areas. Participating projects are reimbursed for eligible facade improvements. The maximum grant award is \$19,500 and funds are distributed on a reimbursement basis. **This does not mean the bids are limited to this amount. Please provide a complete and approximate bid for the items requested.**

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 facade improvements.

History

The existing building was built in 1944, and has operated as a grocery store. The proposed scope is to restore and repair the building, while leaving it open to any kind of industry.

Scope of Service

Mr. Ortega, 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 Mr. Ortega.

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.

- a) Exterior
 - i) Installation of HardiePanel Vertical Siding in Stucco texture on exteriors facing Brazos St. and Nancy St.
 - (1) Contractor to place HardiePanel over existing siding unless existing siding is deemed unfit; in which case the existing siding will be removed to place new material
 - ii) Apply coating of World's Best Graffiti Coating over new material
 - (1) Coverage is 200 sq feet per gallon
 - (2) Available through Glidden or graffiti removal inc.com

- b) Windows
 - i) Installation of new commercial windows
 - ii) Remove Burglar Bars from windows/ doors
 - iii) Install new commercial door
 - iv) Install 3m Ultra Series protective film over windows and door glass
 - (1) See Attachment B3 for Specifications

- c) Sign
 - (1) Restoration of sign
 - (a) Word to say A&L
 - (i) Do not restore word "grocery"
 - ii) Specifications to come from site visit
 - iii) Remove all sign clutter
 - (1) Including temporary signs (by owner)
 - (2) Removal of sign from roof
 - (3) Remove Code violations (by owner)
 - (4) Recommendation for property owner to include clause in contract, reducing temporary signs

- d) Lighting
 - i) See Attachment B2 for exterior lighting ideas
 - ii) Decorative Security lighting, located on each column
 - iii) See Attachment C1 for placement

Option

- a) To create a continuity, the windows on the east facing wall will be removed
 - (1) See Attachment C2
 - (2) A horizontal frame will be created with 4 commercial style single paned windows
- b) Restore burglar bars and install inside

Additional Requirements

Subcontractors must not have been debarred or suspended, and must show proof of liability insurance with bid. Please use the following checklist to ensure all bases are covered. Any questions can be answered at (210) 207-4686 or operationfacelift@sanantonio.gov.

Interview Planning Checklist Items	Yes	No	Comments
Contractor has not been debarred or suspended.	<input type="checkbox"/>	<input type="checkbox"/>	
Contractors must submit copy of liability insurance along with bid	<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"/>	
Contractor must submit an itemized bid list showing a breakdown of cost for project scope	<input type="checkbox"/>	<input type="checkbox"/>	
Interview Planning Checklist Items	Yes	No	Comments
Pre-construction conference to be held with winning contractor	<input type="checkbox"/>	<input type="checkbox"/>	
Winning contractor must comply with Davis Bacon regulations and submit payroll information	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-qualified contractors maintained during project length.	<input type="checkbox"/>	<input type="checkbox"/>	
Contractors are regularly reviewed to assure eligibility.	<input type="checkbox"/>	<input type="checkbox"/>	
Records maintained indicating execution of project	<input type="checkbox"/>	<input type="checkbox"/>	
Routine inspections and final inspections to ensure standards met	<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 Artemio A. Ortega. 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 Artemio A. Ortega. Please refrain from reaching out to, Operation Facelift staff, other city employees or officials.

Evaluation of Criteria

Final selection will be made by Artemio A. Ortega. 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 Transportation and Capital Improvements, Operation Facelift staff and property owner for information on how to submit payroll. Project must follow Davis Bacon Compliance and will be reviewed by compliance officers.

Attachments

A1: Colors

Final colors to be decided by applicant

Arctic White Suggested Facade	Navajo Beige Suggested Facade	Cobble Stone Suggested Facade	Heathered Moss	Boothbay Blue TRIM Color	Harris Cream	Autumn Tan	Sandstone Beige Suggested Facade
Monterey Taupe Suggested Facade	Mountain Sage	Evening Blue	Tuscan Gold	Traditional Red	Khaki Brown	Woodstock Brown	Timber Bark

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 styles



Fisherman Wall Light

Color: Cream

8" Diameter

B3: Window Options

Frame Depth: 2.5"

Height: 10.5" or contractor recommendation

Structure: Anodized Aluminum

Performance: 105 psf

Brand: Most commercially feasible

Color: Black

Ideas for Window

- Window Film price out for three options:
 - 3M Impact Protection Attachment System (no damage to windows)
 - 3M Ultra Series (holds glass in case of major damage)
 - 3M Safety Series (glass breaks but does not allow entrance in case of damage)



B4: Door Options

1. Classic wood and glass



2. Glass with metal frame



C1: Design



C2: Window removal

