

**Invitations for Bids**  
*1808 N. New Braunfels*

The Espinoza Family, applicants of the Operation Facelift Grant Reimbursement Program, are accepting sealed bids for renovations to the property on 1808 N. New Braunfels, 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.

Bids can be submitted via email or hand delivered to the applicant. **Bids will be reviewed in the order they are received and can be accepted at any time until deadline of March 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.

# **“1808 N. New Braunfels” Building**

Request for Proposal

February 15, 2015

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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.

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.

***This is not a city contract! This is a project reimbursed by the city to the applicants seeking bids. Payment methods and billing agreements are made between applicant and contractor.***

## Scope of Service

Mr and Mrs Juan Espinoza, applicants of the Operation Facelift Program, are the general contractor of proposed project. Final decisions will be made through them and invoicing will be made out to the Espinoza Family

A bid will be provided in **line** items as shown below. Please provide individual pricing for each line item requested. A bid list is provided for you to fill out in the attachments

- Clean the existing masonry, repair where necessary
  - Cover existing masonry with graffiti repellent
- Installation of brow canopies
  - Canopies to be of same gauge and material as existing roof
  - Canopies to go over each window and door on street front
- Doors
  - Replace door facing N. New Braunfels with commercial grade door.
    - Install 3 M security film to glass
- Repair any window trim
  - Option: Replace windows with single pane store front
    - Add 3M Ultra security film to new windows
- Saltillo kickplate or similar tile
  - To be selected by applicant
- Optional : Paint moldings and column around entrances and windows as exhibited in a brick red (See Attachment A)
- Optional: Paint building a lighter stucco tone (See Attachment A)

### Additional Requirements

Subcontractors must not have been debarred or suspended, and must show proof of liability insurance with bid. Subcontractors cannot be immediate family members of the applicant. 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).

<b>Interview Planning Checklist Items</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
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"/>	
<b>Interview Planning Checklist Items</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
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 The Espinoza Family. 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 The Espinoza Family [jkespinoza4760@yahoo.com]. **Please refrain from reaching out to city employees or officials.**

### **Evaluation of Criteria**

Final selection will be made by The Espinoza Family. 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**

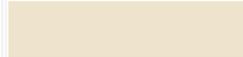
Selected sub-contractor will meet with Capital Improvement Management System, Operation Facelift staff and property owner for information on how to submit payroll. Project must follow Davis Bacon Guidelines. Sub-contractor must submit payroll or payment will be withheld.

## RFP Attachments and Exhibits

### Attachment A

#### A1. Approved colors to use on building

Window trim and Molding		HEX #96160B RGB 150,22,11

		
455A Pearl	463A Steph's Mood	471 Beige
		
456 Oyster Shell	464 Lite Cinnamon	472A Captain
		
441A Captiva	442 Cotton	473A Sand

**Attachment C**  
**C1: Design**





Operation  
Facelift

# Bid for 1808 N. New Braunfels

Operation Facelift Program

(210) 207-4686 [operationfacelift@sanantonio.gov](mailto:operationfacelift@sanantonio.gov)

**CUSTOMER**  
1808 N. New Braunfels

**Operation Facelift Project**  
15-01

**DATE**  
Due 3/15/2016

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**ADDRESS**  
1808 N New Braunfels

**CITY/STATE/ZIP**  
San Antonio, TX 78203

**PHONE**

**E-MAIL**  
[jkespinoza4760@yahoo.com](mailto:jkespinoza4760@yahoo.com)

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**OPERATION FACELIFT CONTACT**  
Irma Iris Duran

**PROJECT**

**PREPARED BY:**

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**ATTENTION**  
*Juan and Kathleen Espinoza*

**PAYMENT TERMS**

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**DUE DATE**

QUANTITY	DESCRIPTION	Bid
<b>Mandatory</b>		
	Graffiti repellent coating	
	Installation of Brow Canopies over each and door window, same material as room, on N. New Braunfels street side	
	Replace door facing N. New Braunfels with commercial grade door and install 3 M security film onto glass	
	Installation of Saitillo Kick plate	
<b>Recommended</b>		
	Clean existing masonry, repair where necessary	
	Installation of Brow Canopies over each and door window, same material as room, on IH 35 Side	
	Repair any broken window trim	
	Add 3M Uita security film to new windows	
<b>Optional</b>		
	Installation of Brow Canopies over each and door window, same material as room, on parking lot side and Sandmeyer	
	Replace windows with single pane store front glass	
	Paint moldings and column around entrances and windows	
	Paint façade a lighter stucco tone	
<b>TOTAL</b>		

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Enter conditions here

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