

Invitations for Bids
“Malik’s Food Mart” Building

Khaled Garib, an applicant of the Operation Facelift Grant Reimbursement Program, is accepting sealed bids for renovations to the Property on 913 Mittman, 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 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 “Malik Food Mart, 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 September 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.

‘Malik Food Mart’ Building

Request for Proposal

August 13, 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.

Scope of Service

Mr. Gharib, 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 either Malik Food Mart or Mr. Gharib. 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 brick, repair where necessary
 - Use gentle wash to protect original brick
- Installation of Neon sign over main street front entrance. Font to be preselected (See Attachment A)
- Installation of brow canopy
 - Use existing frame
 - Material of canopy to be original with time period. Suggestion of aluminum or other metals used during original time period (see Attachment D)
 - Recommendations: 24-26 Gauge aluminum in brick red
 - Option 2: Paint the existing canopy in red color (see Attachment A)
- Doors
 - Remove security doors
 - Install 3M shatter proof film onto existing doors
- Removal of any window clutter
 - Name of business and hours to be stenciled onto main door
 - No propaganda or advertisements on more than 25% of windows
- Expose bricked up Windows
 - Includes transom and store front
 - Install new glass panel windows
 - Add 3M Ultra security film to new windows
 - Install frames if necessary
- Paint brick a neutral tone
 - Paint kick plate a darker color for contract (Attachment A)
 - Apply anti graffiti repellent over new paint
- Installation of security lamps (Attachment B)

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 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.

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				
Interview Planning Checklist Items	Yes	No	Not Required	Comments
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 Mr. Gharib. 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 Mr. Gharib [malik21@sbcglobal.net]. **Please refrain from reaching out to other city employees or officials.**

Evaluation of Criteria

Final selection will be made by Mr. Gharib. 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.

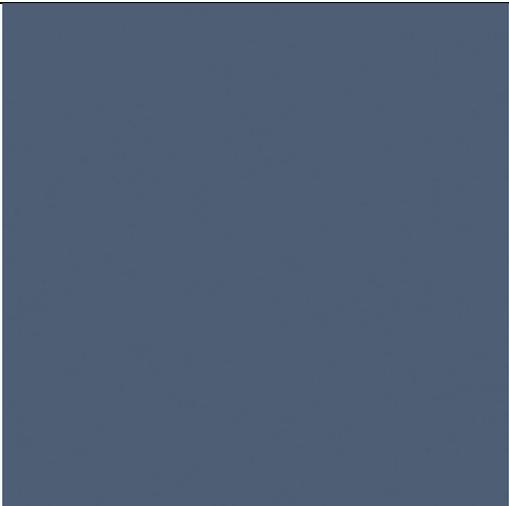
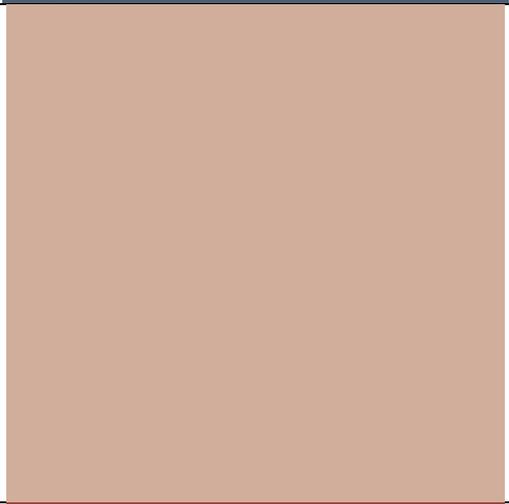
Preconstruction Meeting

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 (Does not need to be Sherwin Williams, this is a guide to select an appropriate color)

Moldings, window trim and kickplate		Sherwin Williams Indigo Batik
facade		Sherwin Williams Trek Tan
Canopy color		Sherwin Williams Bolero

A2. Sign Example

Malik's

Attachment B

B1: Exterior Lighting

The following are approved suggestion for exterior lighting on premises (suggest the red lighting)




8 Colors & 3 Size Options

