

New Construction Building: General Contract

Public BID Announcement

Issue Date: Thursday, October 27, 2022
Bidder's Conference Date: Tuesday, November 8, 2022
Bidder's Conference Time: 3:30 – 5:00
Bid Submission DEADLINE: Tuesday, November 29, 2022
Sealed Bid Opening Date: Tuesday December 6, 2022
Contract Negotiations Completed: Tuesday December 20, 2022
Contract Signing Date: Friday January 13, 2023
Construction Starts: 45 days after contract signing date

Who: Youth Empowerment Services, Inc., (YES, INC.) a local nonprofit, is proposing to build four separate family units (single family housing) on a lot own by YES, INC. YES, INC. plans to sale the units once or before the four (4) separate family units are built. This project is a part of YES, INC.'s comprehensive sustainability plan to support the services and projects YES, INC. provides to the community.

What: The four separate family units will be built on a single lot as part of a townhome development (see the plans.) We will be hiring a general contractor to oversee the building of this project.

Qualifications of successful bidders: YES, INC. requires all bidders to meet the list of requirements below:

- a) Years of experience in construction = minimum of three years
- b) Must be bonded
- c) Must be financial stable
- d) Must meet the requirements to submit a bid.

Requirements to submit a sealed bid: All contractors must submit a sealed bid that includes at a minimum the following:

- a) Must bid for a total package of four structures per the architectural drawings.
- b) Must include all requirements for permitting with the City of San Antonio
- c) Must include payment approval processes including how draws are submitted (with quality of work identified).
- d) Must include a separate parts/supply budget from the labor budget.
- e) Must include a reasonable request for pre-payment to begin the project (to include cost of materials upfront.)
- f) Must include three (3) references on completed construction projects within the last five years.

Additional Architectural Plan Information: Once the plans are reviewed in preparation for presenting a construction bid, the specific parameters will be identified. What is listed below are the overall parameters of the projects.

The overall paraments are as follows:

- 4 residential structures
- 3 bedrooms
- 2 ½ bathrooms
- Garage Floor 525 SF

- 1st Floor 800 SF
- 2nd Floor 800 SF
- 3rd Floor 400 SF with a/Sky Deck included on 3rd Floor

Location for building purposes: 140 University Ave., San Antonio, TX 78201

NCB 2045/ Block 7/ Lot 15/ 8736 SF 0.2006 Acres/ Zoned RM-4

Bid Requirements-

- Must be able to start the project within 45 days of signing the construction contract.
- Must be able to complete the project within eight months. However, if there is a delay in meeting the eight (8) month deadline, YES, INC. will not be responsible for additional costs related to the delay due to supplies or labor issues.
- Quote can be based upon builder's grade material.
- YES, INC. will not incur any additional costs due to the GC's inability to get materials or labor to finish the project.
- YES, INC. will self-finance this project.

Email bidquestions@yeseep.org for the required attachments.

- 1) For architectural drawings
- 2) Land survey
- 3) Structural engineer plans

Notes: All information related to this construction bid will be posted including any FAQ information, the bid conference recordings, and any videos. All questions regarding this bid must be submitted in writing to bidquestions@yeseep.org by or before October 24, 2022. Please NOTE THIS CORRECTION: The GC is not allowed to make any changes to the plans when submitting a bid. Please do NOT contact the architect company with questions. Please ONLY email to bidquestions@yeseep.org.