

**ADVERTISEMENT FOR PRE-QUALIFICATION**  
**OF CONTRACTORS**

**ANIMAL SERVICES FACILITY**

**Pre-qualification Proposals** shall be received on behalf of the City of Mobile by Volkert Inc. Pre-qualification proposals shall be submitted electronically in PDF document format to [brandon.miller@volkert.com](mailto:brandon.miller@volkert.com) no later than **4 pm Central Time February 05, 2026**. Two (2) bound hardcopies of proposals shall be delivered via overnight delivery for arrival no later than February 06, 2026 to:

Government Plaza  
205 Government Street  
4<sup>th</sup> Floor South Tower  
Real Estate Asset Management  
Mobile, AL 36602  
Phone: 251-270-8084  
Attention: Brandon Miller

All interested Contractors shall obtain written pre-qualification procedures and additional criteria from the City of Mobile Website. The Pre-qualification documents will be available for download from the City of Mobile Website Bid page on or around January 19, 2026. Participation by disadvantaged business enterprises (DBE) is strongly encouraged.

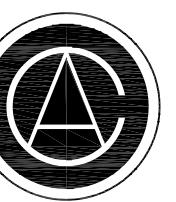
The Work will include, but is not limited to: demolition of 2 existing metal building structures and foundations, the renovation of a 10,000 sf two story masonry and wood framed building, renovation of an existing 17,000sf Pre-engineered metal building, and all related site work at 1668 West I-65 Service Road South, Mobile, Al 36693 as will be further defined in the Bid and Construction Documents.

Bid documents will be made available for download from the City of Mobile Website Bid page on or around March 06, 2026.

A **PRE-BID CONFERENCE** will be conducted following the issuance of the bid documents. **Attendance at the Pre-Bid Conference will be Mandatory for all Pre-qualified Contractor Bidders** intending to submit a Bid. **Bids from Pre-qualified Contractor Bidders who do not attend the Mandatory Pre-Bid Conference will be rejected.**

Only Contractors who have been approved to bid pursuant to the pre-qualification procedures and criteria established by the City of Mobile will be eligible to bid the project. The City of Mobile reserves the right to reject any or all proposals, to waive technical errors, and to add additional bidders beyond the date stated above if, in their judgment, it is in the best interests of the Owner.

**The City of Mobile Alabama**  
205 Government Street  
P.O. Box 1827  
Mobile, AL 36633



# CUMMINGS ARCHITECTURE CORP

One Houston Street  
Mobile, Alabama 36606  
TEL 251.433.9600

**CITY OF MOBILE**  
**ANIMAL SERVICES FACILITY**  
1668 W I-65 SERVICE ROAD S.  
MOBILE, ALABAMA 36693  
PROJECT NO. BG-054-22 (C1035)

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## REVISIONS

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**SHEET NAME**  
**EXTERIOR**  
**ELEVATION**  
**- NEW WORK**  
**BUILDING A**

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**PROJECT NO.**

2020-10-11

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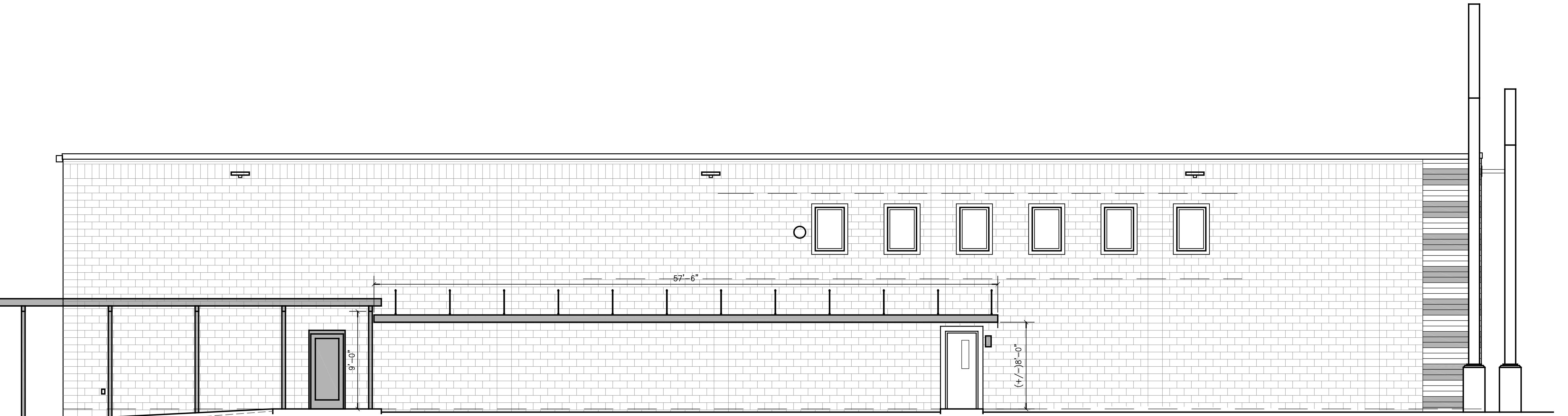
2025  
SHEET NO

4483

AAZ.3

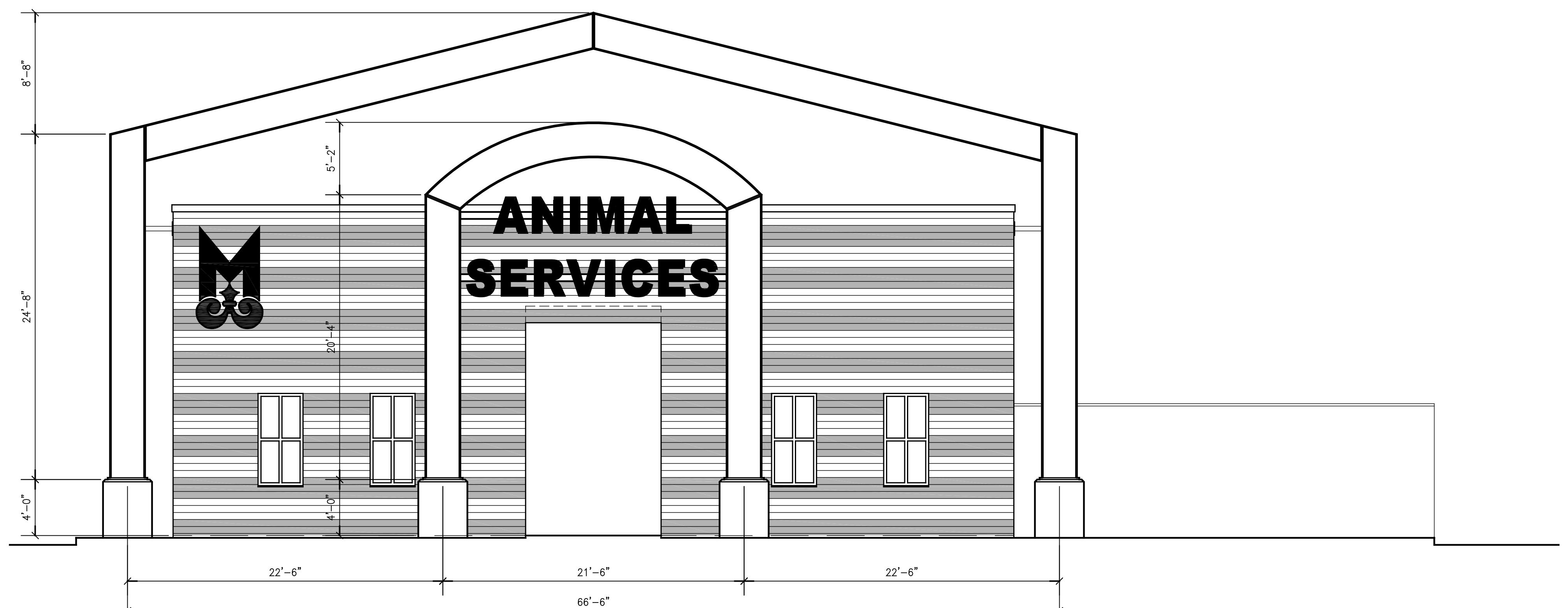
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FULL SCALE SHEET IS 22" x 34"  
HALF SCALE SHEET IS 11" x 17"



## SOUTH ELEVATION – NEW WORK

SCALE:  $\frac{3}{16}$ " = 1'-0"



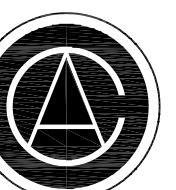
# EAST ELEVATION – NEW WORK

SCALE:  $3/16'' = 1'-0''$

SEE SHEET AA1.0 FOR  
REFERENCE TO THE KEY NOTES.

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FULL SCALE SHEET IS 22" x 34"  
HALF SCALE SHEET IS 11" x 17"



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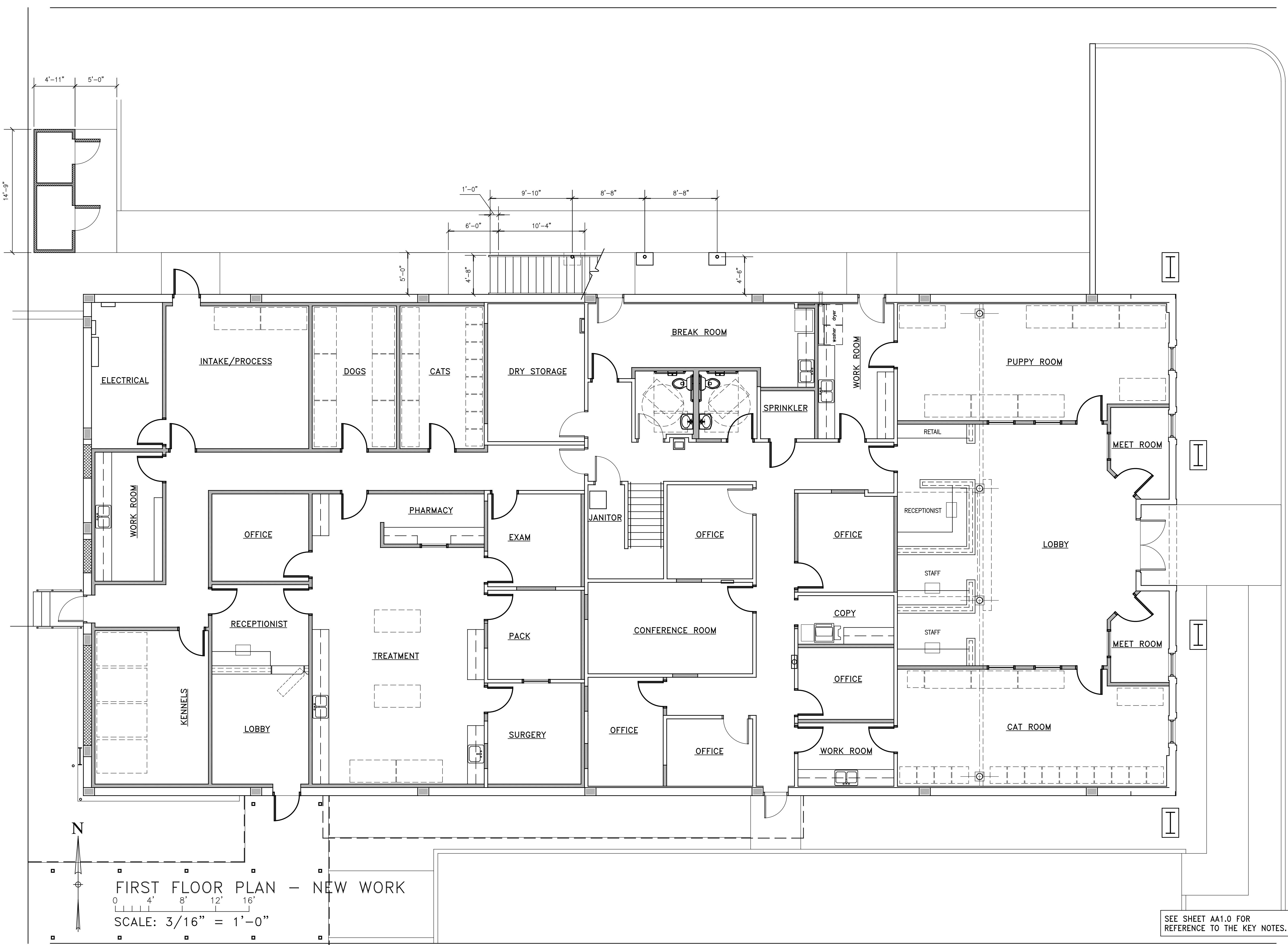
REVISIONS  
MARK DATE

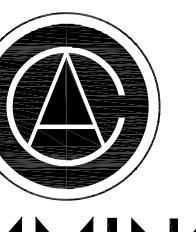
1st FLOOR  
PLAN  
- NEW WORK  
BUILDING A  
PROJECT NO.  
2025-13A  
DATE  
2025

SHEET NO.

AA1.3

FULL SCALE SHEET IS 22" x 34"  
HALF SCALE SHEET IS 11" x 17"





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MARK DATE

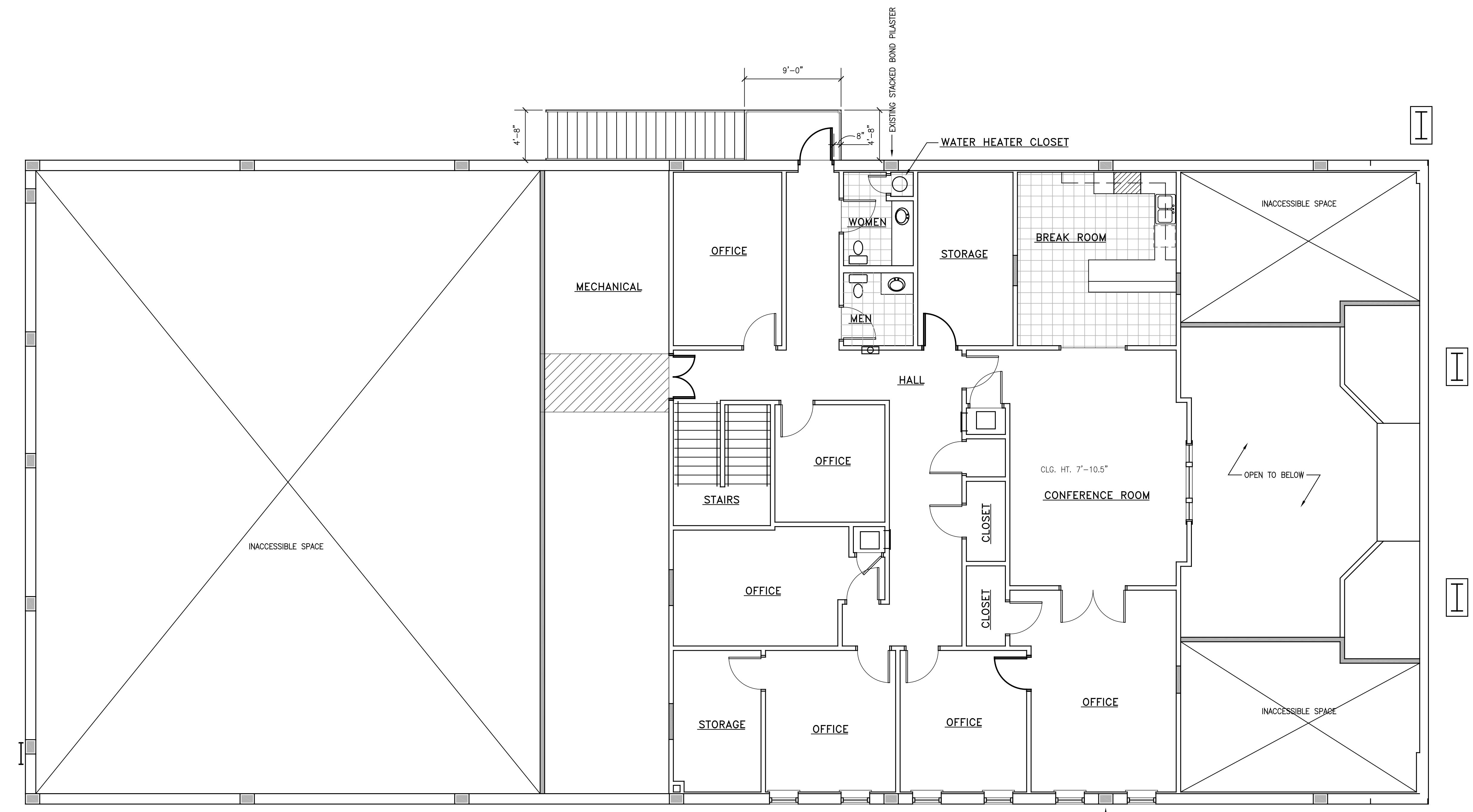
2nd FLOOR  
PLAN  
- NEW WORK  
BUILDING A  
PROJECT NO.  
2025-13A

DATE  
2025

SHEET NO.

A.A1.4

FULL SCALE SHEET IS 22" x 34"  
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SEE SHEET AA1.0 FOR  
REFERENCE TO THE KEY NOTES.

# CITY OF MOBILE ANIMAL SHELTER

## SITE LAYOUT

1668 WEST I-65 SERVICE ROAD SOUTH

**LOCATION:**

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1

FEET

10

1.0

1000

## GENERAL NOTE

1. CONTRACTOR TO TAKE PRECAUTIONS TO NOT DAMAGE ANY ADJACENT PROPERTIES OR IMPROVEMENTS ON ADJACENT PROPERTIES DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CLAIMS OF DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY EXISTING IMPROVEMENTS AND/OR MATERIALS IN CONFLICT WITH PROPOSED PROJECT.
3. CONTRACTOR SHALL COORDINATE REQUIRED PEDESTRIAN ACCESS AROUND WORK SITE DURING CONSTRUCTION WITH OWNER OR AUTHORIZED OWNER REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. CONSTRUCTION STAGING/STOCKPILE AREA AND LOCATION TO BE APPROVED BY OWNER OR AUTHORIZED OWNER REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO PROTECT ALL TREES AND ROOTS OF TREES THAT ARE TO REMAIN.
6. ALL MATERIALS AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL CONFORM TO THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
7. CONTRACTOR SHALL HAVE A COPY OF THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION AND ALDOT SPECIAL AND STANDARD DRAWINGS, CURRENT VERSION FOR REFERENCE.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL ADJACENT TO SITE INCLUDING THE USE OF SIGNING, BARRICADES AND ANY ADDITIONAL EQUIPMENT REQUIRED. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
9. PAVEMENT MARKINGS SHALL CONFORM TO ALDOT SECTION 856, CLASS 1, TYPE B. PAVEMENT MARKINGS FOR HANDICAPPED SPACES SHALL BE BLUE. PARKING STRIPES SHALL BE 4 INCH WIDE AND TRAFFIC CONTROL MARKINGS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
10. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH THE USE OF PAINTING MACHINES AND/OR STENCILS.
11. PARKING STOPS SHALL BE LOCATED AT ALL SPACES ADJACENT TO BUILDINGS, WALKWAYS, AND FENCING. ALL PARKING STOPS SHALL BE OFFSET TWO FEET FROM EDGE OF OBSTRUCTION/EDGE OF PAVEMENT/FACE OF CURB AND DOWELED INTO PAVEMENT.
12. TWO (2) SITE PERMITS FROM THE CITY OF MOBILE ARE REQUIRED FOR THIS PROJECT.
  - 12.1. RIGHT-OF-WAY PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PRIOR TO ANY WORK WITHIN THE CITY OF MOBILE RIGHT-OF-WAY.
  - 12.2. LAND DISTURBANCE PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PRIOR TO ANY SITE WORK ON THE PROJECT.
13. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY INCLUDING THE CONSTRUCTION ENTRANCE.
14. AN ALDOT PERMIT IS REQUIRED BEFORE ANY WORK WITHIN THE I-65 SERVICE ROAD RIGHT-OF-WAY IS PERFORMED.
15. THE LAND DISTURBANCE PERMIT EXPIRES UPON COMPLETION OF THE WORK OR NOT LATER THAN ONE (1) YEAR FROM THE DATE OF ISSUANCE. PERMIT SHALL BE POSTED ON THE SITE WHILE THE SITE IS DISTURBED AND/OR CONSTRUCTION ACTIVITIES ARE BEING PERFORMED.

ANDICAP MARKING DETAIL  
N.T.S.



HANDICAPPED PARKING SIGN  
N.T.S.

## SIGN NOTES:

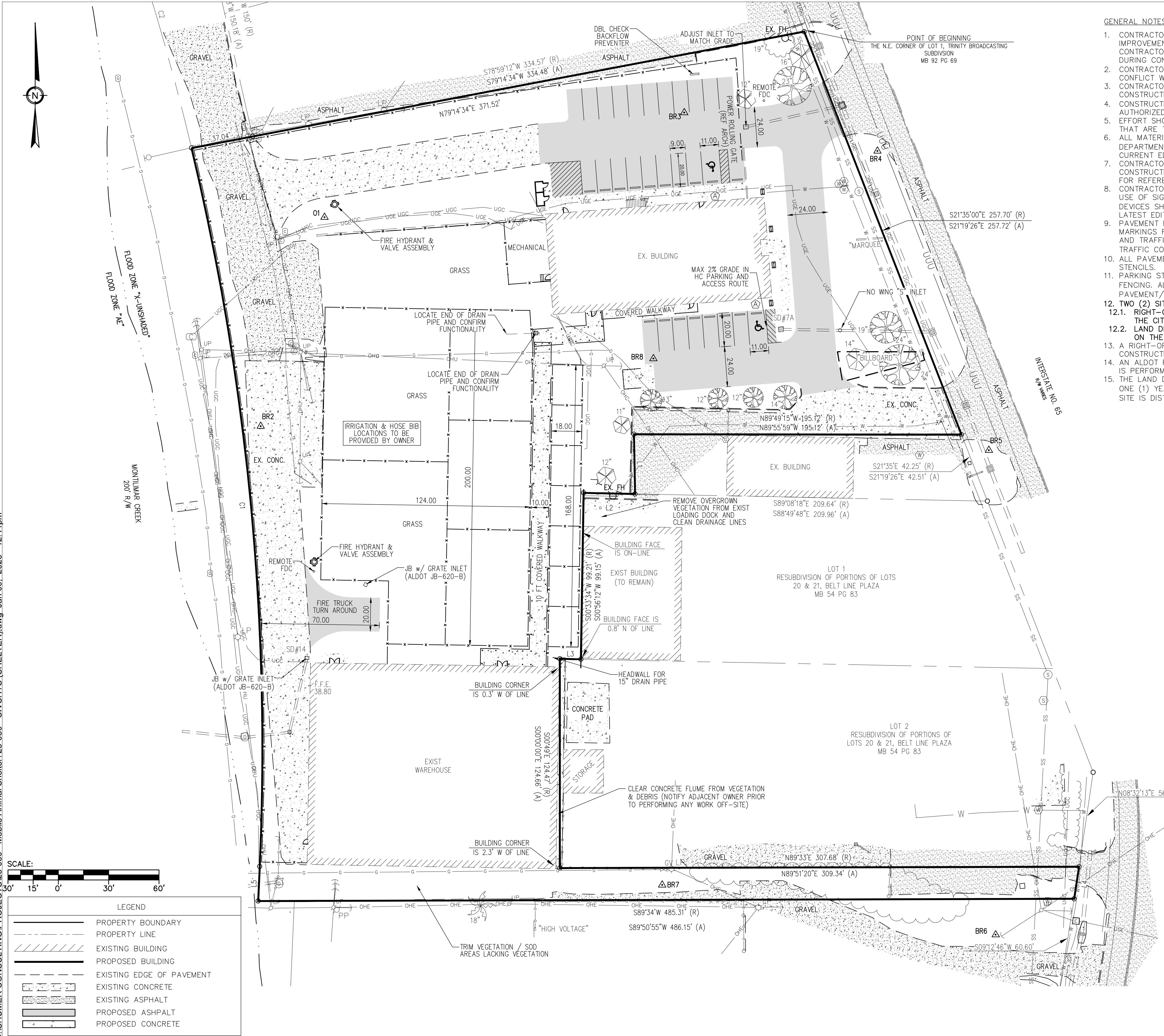
1. HANDICAPPED PARKING SIGN TO BE POST OR WALL MOUNTED AS DIRECTED BY THE OWNER OR ARCHITECT.
2. SIGN TO BE LOCATED DIRECTLY IN FRONT OF DESIGNATED HANDICAPPED PARKING SPACE.
3. BOTTOM OF R7-8b SIGN TO BE A MINIMUM OF 5'-0" ABOVE ADJACENT FINISHED GRADE.

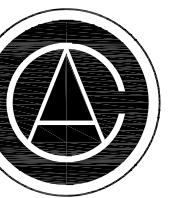
HEET

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SHEET NAME  
EXTERIOR  
ELEVATIONS  
- NEW WORK  
BUILDING B  
PROJECT NO.  
2025-13B

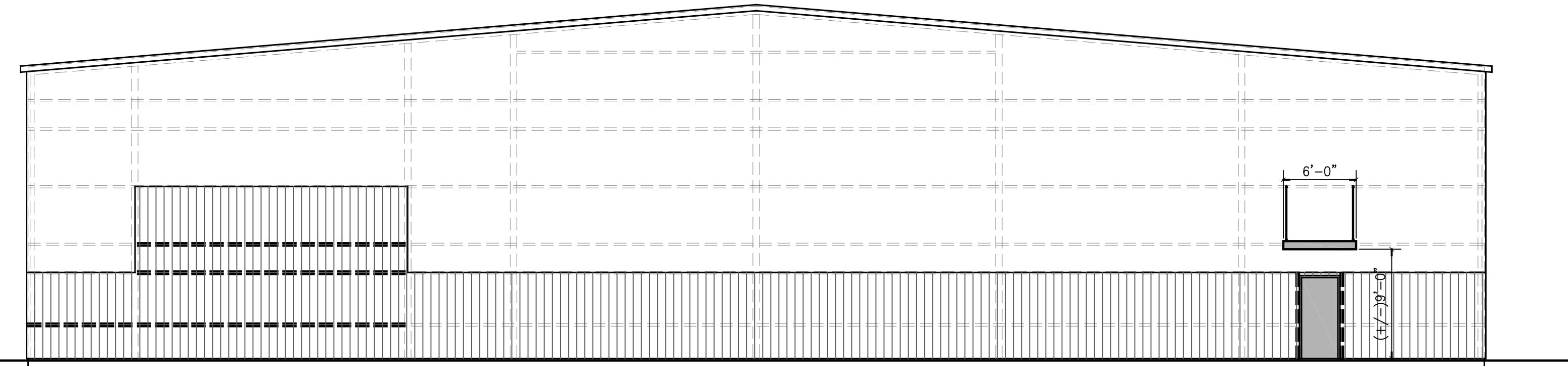
DATE  
2025

SHEET NO.

**B.A2.2**

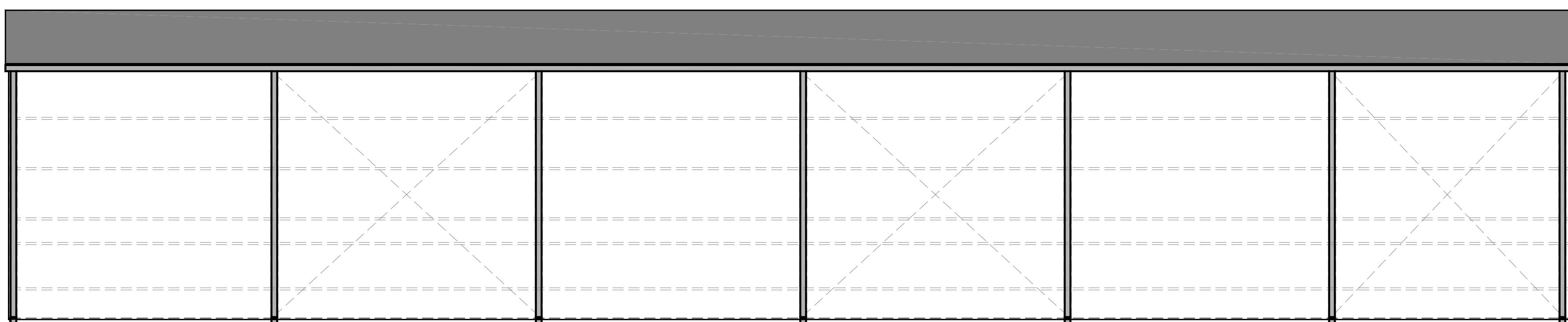
SEE SHEET BA1.0 FOR  
REFERENCE TO THE KEY NOTES.

FULL SCALE SHEET IS 22" x 34"  
HALF SCALE SHEET IS 11" x 17"



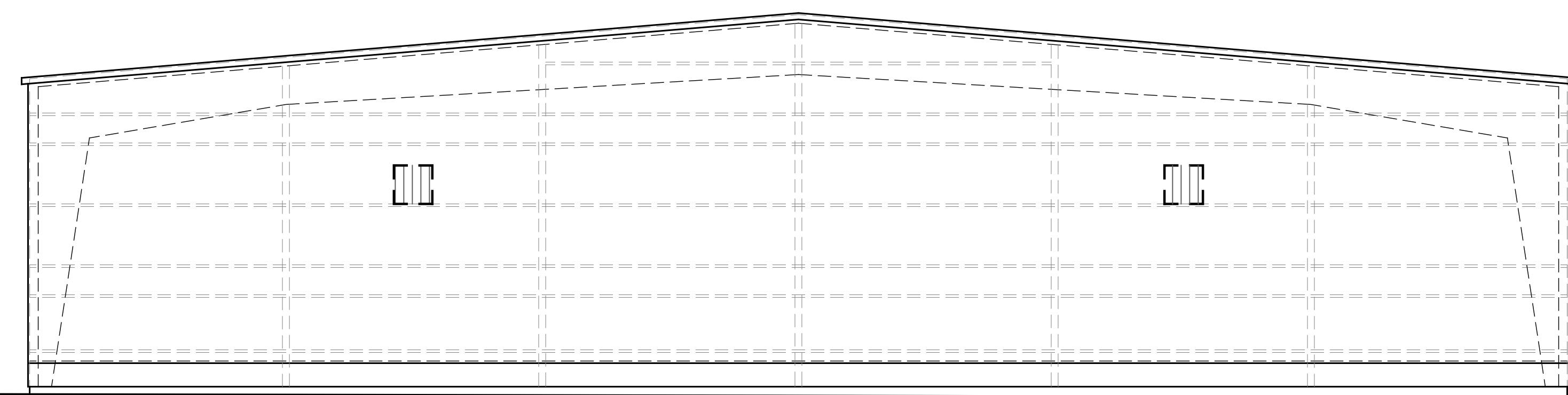
WEST ELEVATION - NEW WORK

SCALE: 1/8" = 1'-0"



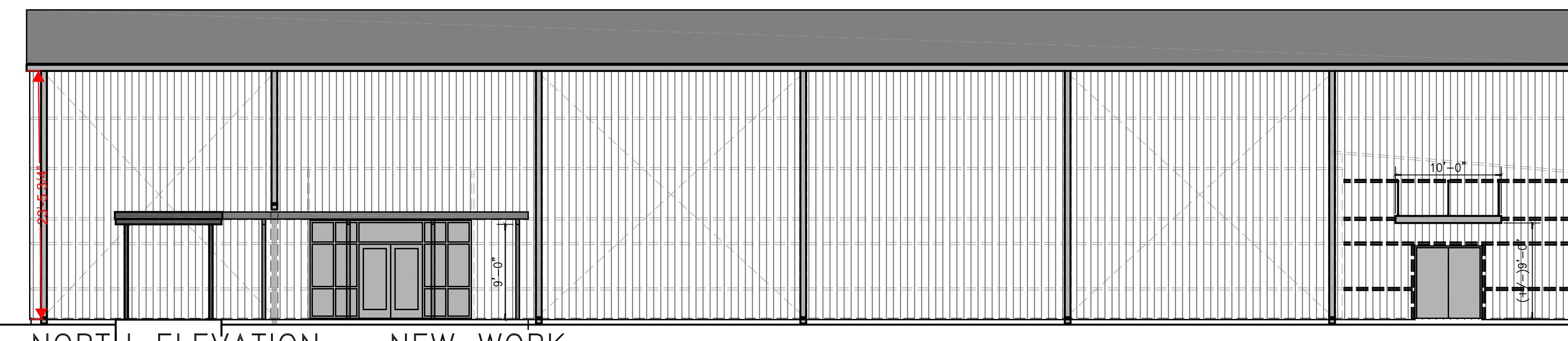
SOUTH ELEVATION - NEW WORK

SCALE: 1/8" = 1'-0"



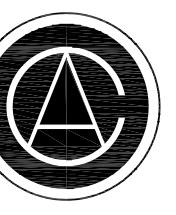
EAST ELEVATION - NEW WORK

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - NEW WORK

SCALE: 1/8" = 1'-0"



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DATE NAME  
FLOOR PLAN  
- NEW WORK

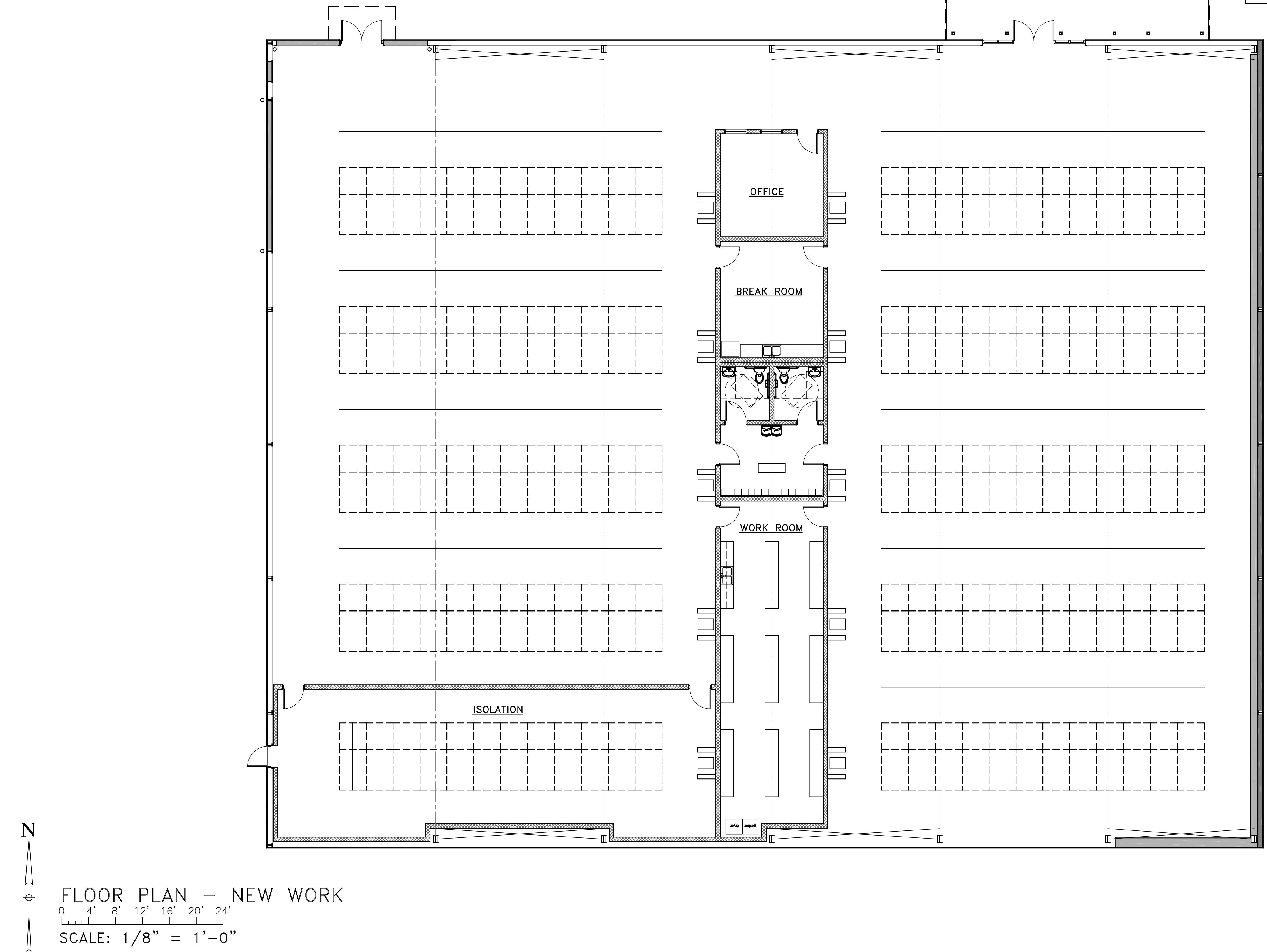
BUILDING B  
PROJECT NO.  
2025-13B

DATE  
2025

SHEET NO.

BA1.3

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HALF SCALE SHEET IS 11" x 17"



# **CITY OF MOBILE ALABAMA ANIMAL SERVICES FACILITY PRE-QUALIFICATION COVER SHEET FOR CONTRACTORS**

**Project: ANIMAL SERVICES FACILITY**

**Owner: CITY OF MOBILE**

**Please provide all information requested below. Attach additional pages as necessary. Attachments shall be limited to no more than 20 pages. Note that failure to provide all information requested, and failure to provide full disclosure will be deemed non-responsive by the Owner, and as just cause for rejection of any pre-qualification submittal.**

**Only Contractors who have been approved to bid pursuant to the pre-qualification procedures and criteria established by the Owner will be eligible to bid the project. All Contractors must demonstrate successful completion of similar projects on time for satisfied Owners. The Owner can at their discretion add additional Contractors after the due date set forth below.**

**Submittal Deadline: February 05, 2026 4:00 PM Central Time**

**Proposals shall be submitted electronically in PDF document format to [brandon.miller@volkert.com](mailto:brandon.miller@volkert.com)**

**Two (2) Bound Hardcopies shall be delivered via overnight delivery for arrival no later than February 06, 2026 to:**

**Volkert Inc.  
11 N. Water Street  
Suite 18290  
Mobile, AL 36602  
Phone: 251-270-8084  
Attention: Brandon Miller**

**Contractors submitting pre-qualification proposals will be notified regarding their pre-qualification status on or around February 13, 2026.**

**The bid documents are anticipated to be posted on the City of Mobile website on or around March 06, 2026 with bids due on or around March 27, 2026.**

**Company Name:** \_\_\_\_\_

**Alabama G.C. License #:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**e-mail:** \_\_\_\_\_

**Largest Project Contract Value (list project):** \_\_\_\_\_  
\_\_\_\_\_

**Largest Similar Project Contract Value (list project):** \_\_\_\_\_  
\_\_\_\_\_

**Current Aggregate Value under Construction:** \_\_\_\_\_

**Five Year Average Revenue:** \_\_\_\_\_

**Surety Company:** \_\_\_\_\_

**Current Bond Rate:** \_\_\_\_\_

1. **Has your organization ever received a letter as a formal "Letter of Delay" or "Notice to Cure" (or equivalent) on any unfinished work and/or defective work or defaulted on a contract from any State, County or City Governmental Agencies?**

**Circle one:** YES / NO

2. **Is your organization currently involved in, or has requested as a result of a claim, mediation/arbitration/litigation on any projects with any State, County or City Governmental Agencies?**

**Circle one:** YES / NO

3. **Has your organization completed projects of similar (similar defined as: veterinary, multi-story wood-framed renovation, medical clinic, PEMB, etc.), size, scope and complexity for projects in excess of \$9,000,000?**

**Circle one:** YES / NO

**Include a list of these projects (minimum of three projects) of similar types, size, scope and complexity, which have been completed over the past five years by the company submitting this pre-qualification proposal. Include name, address and telephone number of Owner, Architect, Construction Manager or Program Manager, and the original and final Contract amounts. Attach additional pages as necessary.**

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4. **Does your organization have the ability to provide 100% Performance and Payment Bonds for projects of \$9,000,000 or greater?**

**Circle one:** YES / NO

5. Provide a sample Certificate of Insurance confirming compliance with the requirements of the City of Mobile or furnish a letter of confirmation from your company's underwriter, broker, and/or agent indicating the required liability insurance is obtainable by the company submitting this pre-qualification proposal:

**Workmen's Compensation Insurance:** - Statutory-amount and coverage as required by all applicable laws, rules or regulations of the State of Alabama and the United States of America.

**Employee's Liability Insurance** shall be provided for limits of liability not less than:

A.	Bodily Injury by Accident	\$1,000,000 each accident
B.	Bodily Injury by Disease	\$1,000,000 each employee
C.	Bodily Injury by Disease	\$1,000,000 each policy

The Contractor shall provide Broad Form (commonly termed Comprehensive) General Liability Insurance (including premises-product-completed operations, independent contractors, and blanket contractual liability), specifically covering the obligations assumed by the Contractor for limits of liability not less than:

A.	Bodily Injury	\$1,000,000 each person
B.	Property Damage	\$1,000,000 each occurrence
C.	Bodily Injury and Property Damage	\$1,000,000 each occurrence; or
		\$1,000,000 combined single limit

Such comprehensive policy shall include the following:

- A. All liability of the Contractor, for the Contractor's Direct Operations.
- B. Subcontractor's Operations.
- C. Completed Operations Cover, thereby meaning any loss which shall occur after the contract has been completed, but which can be traced back to the Contract.
- D. General Aggregate Limit of \$2,000,000 shall apply on a "Per Project" Basis.
- E. Contractual Liability, meaning thereby; any risk assumed by the Contractor under Hold Harmless Agreements or any other assumption of liability, but specifically items 11.1.1.8.3G herein below
- F. Broad Form Property damage Coverage, including Completed Operations.
- G. Personal Injury Liability, with employee's exclusions removed.

The Contractor shall carry for himself and shall require that all Subcontractors and all Owners of Automobiles or trucks rented or hired on the contract carry, until the Contracts is completed, Comprehensive Automobile Liability Coverage for Bodily Injury and property. Damage for any auto in amounts not less than the minimum amounts as indicated. The Contractor and Subcontractor shall also carry for themselves insurance for all non-owned and hired automobile at the limits of liability as indicated below:

A.	Bodily Injury	\$1,000,000 each person
		\$1,000,000 each occurrence
B.	Property damage	\$1,000,000 each occurrence; or,
C.	Bodily Injury and Property damage	\$1,000,000 combined single limit

**Umbrella/Excess Liability:** \$2,000,000 combined single limit each occurrence for bodily injury and/or property damage

Circle one please:      YES / NO

6. Provide resumes of key personnel anticipated to be involved in this project, including at least the following required project personnel:

1. Principal-In-Charge / Project Executive
2. Project Manager
3. Superintendent - full-time onsite.
4. Safety Manager (or third party)-in addition to personnel above.

Has your proposed Project Manager and Project Superintendent been with your organization for 3 years or longer?

Project Manager: YES / NO  
Project Superintendent: YES / NO

7. Provide a copy of your company's safety program (including in part, your substance abuse program). Provide as attachment to this package.

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8. Provide a copy of your company's quality control program. Provide as attachment to this package.

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9. Provide a copy of your 2025 OSHA 300A Log and Total Recordable Incident Rate (TRIR) or if you employ less than 10 people, provide a list of work-related accidents/illnesses.

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10. Provide your company's Experience Modification Rate for the last three years.

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Note that following this Prequalification process and legal advertisement for bids, a Mandatory Pre-Bid Conference will be held, and attendance by Pre-qualified Contractors will be required. Bids from Pre-qualified Contractors not attending the Pre-Bid Conference will be rejected.

The Contract award, if made, will be made to the low, responsive, responsible Bidder.

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**Signature (Officer of the Submitting Firm)**

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**Printed Name and Title**

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**Date**