



Addendum No. 3

To: Pre-Bid Meeting Attendees

From: Roger Washington
City of Mobile Architectural Engineering Department

Re: Arthur R. Outlaw Convention Center - Mechanical Improvements
Project #CN-015-25

Date: October 21, 2025

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated October 6, 2025. Acknowledge receipt of this Addendum No. 3 and all subsequent Addenda, if any, in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

General:

- Item 1. BID DATE: Change the bid date in all references to November 19, 2025, in all portions of the Request for Bids. All other aspects of the Bid receipt information remain the same.
- Item 2. Prequalification Request for Proposals from General Contractors
 - a. The intent is to pre-qualify general contractors and installers with a proven, successful record of installations on projects of similar size and scope in an existing building that will be fully occupied and operational during the work. Companies without proven records of success will not be approved for work on this project. Companies who have not met quality and/or construction schedules on previous City of Mobile projects will also not be approved for work on this project.

Clarifications: NA

Forms and Specifications: NA

Drawings: NA

RFI's: NA

Attachments:

1. Prequalification Request for Proposals from General Contractors (8 Pages)

END OF ADDENDUM NO. 3



October 21, 2025

Roger Washington
Capital Improvement Project Manager
Architectural Engineering Department
City of Mobile
205 Government Street
Mobile, AL 36602

RE: Project Bidder Qualifications

Roger,

Please include the following requirements for the contractor submitting a construction bid proposal for the chiller replacement project at the Arthur R. Outlaw Convention Center.

The intent of this contractor and installer qualification will be examined prior to the bid. The intent is to pre-qualify general contractors and installers with a proven, successful record of installations on projects of similar size and scope in an existing building that will be fully occupied and operational during the work. Companies without proven records of success will not be approved for work on this project. Companies who have not met quality and/or construction schedules on previous City of Mobile projects will also not be approved for work on this project.

The successful contractor for this project will need to have a fully staffed office within 75 miles of the project site in downtown Mobile AL. The project is a mechanical prime project and the successful contractor will need to have first, a mechanical contractors license and additionally mechanical contractor shall also hold a general contractor's license. The successful contractor shall have performed a minimum of four chiller replacement projects within the last two years. The contractor shall submit proof of the above indicated requirements along with contact information so that it can be verified.

If you have any questions, please do not hesitate to call or email us if we may be of further assistance in your evaluation and preparation of the referenced project.

R J Smith Mechanical Consultant, Inc.
dba: Smith Mechanical Consulting and Design

A handwritten signature in black ink, appearing to read "Roger Smith", is written over a light gray rectangular background.

Roger Smith, PE
Principal

Smith Mechanical Consulting and Design
61 St Joseph Street
Suite 1100
Mobile, AL 36602
251-402-1364

CITY OF MOBILE ALABAMA

ARTHUR R. OUTLAW CONVENTION CENTER - MECHANICAL IMPROVEMENTS PRE-QUALIFICATION REQUEST FOR PROPOSALS FROM GENERAL CONTRACTORS

Project: ARTHUR R. OUTLAW CONVENTION CENTER - MECHANICAL
IMPROVEMENTS
Owner: CITY OF MOBILE

Please provide all information requested below. Failure to provide all information requested, and failure to provide full disclosure may be cause for rejection by the Owner of any pre-qualification submittal. Attach additional pages as necessary. There are no page limitations for the proposal. However, including general marketing type information is strongly discouraged.

Only General 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 General Contractors must demonstrate successful completion of projects of similar size, type, and complexity.

If a General Contractor intends to rely upon the qualifications and experience of subcontractor(s) to demonstrate successful completion of projects of similar size, type, and complexity; the General Contractor's pre-qualification response shall include the information required herein for each subcontractor unless stated otherwise.

General Contractors who rely upon the qualifications and experience of subcontractor(s) to demonstrate successful completion of projects of similar size, type, and complexity, and are pre-qualified to bid, shall not change the subcontractor(s) prior to bidding without the Owner's written approval. Changing of listed subcontractor(s) prior to bid without the approval of the Owner may be cause for disqualification at the sole discretion of the Owner.

The Owner may, at the Owner's discretion, add additional General Contractors after the due date set forth below.

Submittal Deadline: 3:00 PM Central Time October 29, 2025

Proposals shall be submitted electronically in PDF document format to the following:

Roger Smith - roger@smitheng.us

Roger Washington - roger.washington@cityofmobile.org

Contractors submitting pre-qualification proposals will be notified regarding their pre-qualification status on or around November 3, 2025.

The bid documents are posted on the City of Mobile website with bids due on or before November 19, 2025.

PROJECT DESCRIPTION:

The replacement of Chiller-3. The Contactor will need to be disconnected and shifted Chiller-2 to allow room for the replacement Chiller-3 to pass by, then be reconnected. Additionally, the three chilled water pumps and three condenser water pumps are to have VFD's installed on the existing pumps.

The project drawing sheets provided with the bid documents are being provided to assist interested General Contractors in evaluating the scope of work and preparing their pre-qualification proposals.

If a General Contractor intends to rely upon the qualifications and experience of subcontractor(s) to demonstrate successful completion of projects of similar size, type, and complexity; the General Contractor's prequalification response shall include the information required herein for each subcontractor unless stated otherwise.

Company Name: _____

Alabama G.C. License #: _____

(An Alabama G.C. License is not required to submit a pre-qualification proposal. However, it is required prior to submitting a bid)

Address of organizations principal place of business: _____

Phone: _____

Fax: _____

Contact Name: _____

e-mail: _____

Largest Value Similar Project: _____

Current Aggregate Value under Construction: _____

Five Year Average: _____

Surety Company: _____

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

Circle one: YES / NO

(If yes, provide description of the notice and outcome)

2. Is your organization currently, or previously been, involved in a claim that has resulted in a bond claim mediation, arbitration, or litigation on any projects with any State, County, or City Governmental Agencies?

Circle one: YES / NO

(If yes, provide description of the claim and outcome)

3. Has your organization completed projects of similar type, size, scope and complexity for projects in excess of \$1,000,000.00?

Circle one: YES / NO

Include project descriptions for four projects of similar type, size, scope and complexity, which have been completed over the past two years. The project descriptions should include, at a minimum, the name, address and telephone number of Owner, Architect, Construction Manager or Program Manager; the original and final Contract value; the original contract completion date and actual completion date.

4. Does your organization have the ability to provide 100% Performance and Payment Bonds for projects up to \$5,000,000.00?

Circle one: YES / NO

(Provide a bondability letter from surety) Not required for subcontractor(s)

5. Confirmation that insurance requirements of the City of Mobile can and will be furnished and a letter of confirmation from your company's underwriter, broker, and/or agent indicating the required liability insurance is either in place or obtainable by the company submitting this pre-qualification proposal: Not required for subcontractor(s)

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
\$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 |

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. 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. Include the following key personnel.

- 1. Principal-In-Charge / Project Executive Not required for subcontractor(s)
- 2. Project Manager Not required for subcontractor(s)

3. General Superintendent

An asterisk indicates a full-time on-site position. Failure to provide the resumes requested, changing of listed key personnel prior to bid, or after contract award without the approval of the Owner may be cause for disqualification at the sole discretion of the Owner.

Has your proposed Project Manager and Project Superintendent been with your organization at least 3 years?

Project Manager: YES / NO

Project Superintendent: YES / NO

7. Provide a description of your company's safety and quality programs. Proposal may include copies of sample project plans in lieu of descriptions. Not required for subcontractor(s)

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

The undersigned certifies under oath that the information provided in this Contractor's Pre-Qualification Statement is true and sufficiently complete so as not to be misleading.

Signature (Officer of the Submitting Firm)

Printed Name and Title

Date