



Addendum No. 2

To: Pre-Bid Meeting Attendees and COM Bid Opportunity Website

From: Cindy Klotz
City of Mobile Architectural Engineering Department

Re: The Ben May Library
Exterior Repairs
Project #LI-051-21

Date: August 12, 2022

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated July 24, 2022. Acknowledge the receipt of this Addendum No. 2 and all subsequent Addenda, if any, in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

General:

Clarifications:

Item 1. The Pre-Bid Meeting Agenda and Pre-Bid Meeting Attendance Roster for the Second Pre-Bid meeting, dated August 8, 2022 are attached and form part of Addendum No. 2.
Please note no potential bidders attended.

Forms and Specifications:

Item 1. Section 09900 Painting: Article 3.6, Exterior Painting Schedule (attached) shall be used in lieu of section the Article 3.6 in the Project Manual.

Drawings: N/A

RFI's: N/A

ATTACHMENTS

- Section 09900 Painting: Article 3.6, Exterior Painting Schedule (page 7)
- Product Data Sheet for SW Masonry Patch and Seal Brush-Grade referenced in the revised Paint Schedule, 3.6B
- Second Pre-Bid Agenda
- Second Pre-Bid Sign in Sheet

END OF ADDENDUM NO. 2

The Ben May Library
Exterior Repairs
LI-051-21

MANDATORY PRE-BID CONFERENCE (Second)

10:00 am August 8, 2022,
7019 Government Street, Mobile, Alabama 36602

AGENDA

1. Attendance roster. Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly. Addenda will be posted on the City of Mobile Bid Website under the Project. Please check this website for all addenda prior to submitting your bids.
2. Introductions - Owner Contacts, AE Project Manager.
3. Discussion of Scope of Work.
 - The project consists of the exterior renovations to the Ben May Library.
 - Base Bid: The project consists of the cleaning and painting of the exterior stucco walls, decorative rails, handrails, hollow metal doors, and entry vestibules of the historic portions of the Ben May Library, as delineated on the drawings. There will be some stucco repair required. Also included in the base bid scope of work are the mechanical enclosures and the loading dock areas to the SW of the main building, and all ramp walls and stair cheeks leading to the entries.
 - Additive Alternate #1 to repair, recoat, and re-glaze the historic metal window units.
 - Alternate #2 to clean and re-point the 2004 Architectural Cast Stone Panels.
 - Project duration is 60 days. If potential bidders think this is not enough time, then propose a new time, please send via RFI and it will be considered.
 - Question: Is 60 days for base bid plus all alternates?
 - Answer: Addendum #1 will clarify.
 - a. There is a \$3,000.00 Contingency Allowance. Allowances shall be utilized only after advance written approval by the Owner. At the end of the project, remaining contingency will be returned to the City via Change Order.
 - b. Protect all existing non-moveable items through the course of construction. Coordinate with Project Manager if non-moveable item is in conflict with work areas.
 - c. Contractor must obtain permits and arrange for all permit inspections required by the City of Mobile. There is no charge for the Permit. Subcontractors will need to obtain their own permits.
 - d. Before Bidding, Contractor shall verify their license classification of their General Contractors license with the State of Alabama Licensing Board.
 - e. Contractor shall have access to the site seven days a week, 6:00 am until 6:00 pm unless approved differently by Project Manager. Library staff say that if access to the site outside of these hours is desired, it can likely be arranged, with enough advanced notice.

- f. Contractor shall keep an exceptionally clean site. All Construction and lay down areas must be protected from public and Library staff. Note that the site is not secure; contractor shall protect and store all of his materials and tools whenever they leave them for any reason. Shipping containers/trailers can be located at the south end of the public parking lot and temporary job box locations around can be arranged. The City and/or Library is not responsible for loss or damage of tools, equipment or materials.
- g. Contractor may utilize, without cost: power, electricity, toilet, and handwashing facilities, etc. if available in moderation.
- h. Protect all concrete grass, planting beds, sidewalks, pads, paving stairs, rails, light poles and other site features. Contractor shall be responsible for re-pouring any concrete cracked or damaged through the course of the work. It is advised that the Contractor document the area before beginning Construction.
- i. Remove waste, spoils, surplus materials, rubbish, and construction facilities from the site. On-Site Dumpster location to be coordinated with Owner Contact. Do not use facilities waste bins or dumpsters. Site must be kept clean.
- j. Storm and Wastewater:
 - i. Comply with City of Mobile and Alabama Department of Environmental Management requirements. Pay attention to Water Regulations and Allowable Discharges.
 - ii. See City of Mobile Code, Chapter 17, Storm Water Management and Flood Control.
 - iii. Contractor will need to obtain approval of "Best Management Practices" from the City of Mobile's Environmental Services Department before washing activities may commence.
- k. Any observed ambiguities, discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to Cindy Klotz @ cindy.klotz@cityofmobile.org.
- l. Cut off time for submission of RFIs is by 3:00 pm 7 days before the bid opening date. All requests are to be submitted via e-mail to Cindy Klotz.
- m. Cut off time for substitution requests is by 3:00 pm 7 days before the bid opening date. Substitution approvals for named materials are Pre-Bid only. All requests are to be submitted via e-mail to Cindy Klotz.
- n. Official clarifications or corrections will be made by written addendum sent to all registered prospective bidders via e-mail. Only clarifications immortalized in Addendums are valid.
- o. The City of Mobile will provide utility line locations within the work area of the Library upon request of the Contractor. Contractor shall still be responsible to contact line public utility locators for verification.
- p. If desired, 2004 as-builts can be examined by bidders upon request. However, the accuracy of the as-builts cannot be guaranteed.
- q. Expect to encounter lead paint on all historic materials. Treat and dispose of lead paint and lead paint waste per federal, state and local laws. Submit dump tickets at the end of the project with project closeouts.

4. Special Instructions or conditions.
 - a. Equal Opportunity:
 - i. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Contractors comply with the Equal Employment Opportunity laws and the provisions of the Bid Documents in this regard.
 - ii. The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on these and all other publicly solicited Bids and shall be in compliance with the City of Mobile's Minority Utilization Plan as adopted by the City Council.
 - iii. The Contractor shall provide an appropriately completed copy of the "City of Mobile Subcontracting and Major Supplier Plan" in the envelope with their Bid Form. Form shall document DBE Subcontractors participating in the project and, should the total % of DBE participation not meet the 15% minimum, all efforts to obtain DBE Subcontractors shall be documented on or attached to the DBE Form when submitted.
 - iv. During construction, contractors are required to submit a "DBE Utilization Report" with every Pay Application.
 - v. Contractors should contact the City of Mobile, Supplier Diversity Manager for assistance with DBE Subcontractor information and any questions regarding the DBE Compliance Forms. Contact Archnique Kidd at 251-208-7967.
 - vi. Mr. Cook of the Office of Supplier Diversity ran through the requirements and no questions were asked.
 - b. City of Mobile permits are required for the construction, but are available without cost to the Contractor. General Contractor, Plumbing Contractor, and Electrical Contractor shall have a current \$10,000 Surety Bond on file with the City of Mobile Permitting Division prior to issuance of permits and throughout the contract duration.
5. Bidding instructions, forms, special requirements and time.
 - a. Sealed Bids will be received and clocked in until 2:15 PM local time, Wednesday, the 17th day of August 2022.
 - b. Bidders shall insert sealed Bids into a receptacle, marked "City of Mobile Bids", located in the elevator lobby outside the office of the City Clerk Office, 9th Floor South Tower, Government Plaza, 205 Government Street, Mobile, Alabama 36602. The same will be publicly opened and read at 2:30 PM in the Atrium Lobby of Government Plaza. Additional bidding instructions are detailed in the project manual.
 - c. All Bids not clocked in by the City Clerk's Office prior to the time specified, or Bids received after the specified time, will be automatically rejected, and returned immediately, unopened.
 - d. Bids will be publicly opened and read at 2:30 PM local time, in the Atrium Lobby of Government Plaza.
 - e. This is a tax-exempt project. As per the State of Alabama ACT 2013-205, the Alabama Department of Revenue (ADOR) has been granted the authority to issue a "Certificate of Exemption from Sales and Use Tax for Governmental Entities" on construction projects. Therefore, this project shall qualify for State of Alabama Sales and Use Tax Exemptions under this ACT. It is the responsibility of the Bidder to confirm the potential tax exempt status of their bid

with the ADOR and include any such savings in their bid, as well as accounting for same on their bid form attachment Sales Tax Form C-3A.

6. Additional Requirements at time of Contract execution:
 - a. A valid City of Mobile business license for the duration of the contract period
 - b. E-verify Documentation: The Beason-Hammond Taxpayer Protection Act applies to this project. Contractor shall comply with the requirements of this Act and show proof of enrollment in the E-verify program by submitting the electronically generated Federal E-verify document prior to signing of the construction contract. (see Project Manual)
 - c. Performance Bond and Labor & Material Payment Bond are required.
 - d. Certificate of Insurance in amounts and with endorsements as required by the City of Mobile (see Project Manual or Request for Quotes documents).
 - e. Builder's Risk Insurance:
 - i. ALL RISK Builder's Risk coverage shall be provided for the Contractor, Owner and all SubContractors for the full amount of the Contract during construction, fabrications, storage, transport and erection of any equipment.
 - ii. Policy provisions and the Certificate of Insurance shall be provided to the Owner.
7. Payment requirements.
 - a. Retainage withheld at 5% of the first 50% of Construction Completed until the amount equals 2.5% of the full contract amount.
 - b. The final 2.5% of the full contract amount is withheld as retainage until all close out requirements are met, proof of advertisement, warranties, Consent of Surety, and release of liens, etc. By State of Alabama Law, notice of final completion of the contract shall be published four times in a local newspaper of general circulation.
 - c. The City of Mobile is unable to issue payment or deposits on materials that are not on the project site, or in the City of Mobile stored in a climate controlled, bonded warehouse where a City representative can verify their presence and proper storage.
8. Owner/City of Mobile contacts and phone numbers:
 - a. Cindy Klotz: 251-208-7633 (Project Manager/AE Dept.)
9. Walk of Site at first pre-bid:

Question: Please clarify which joints will be associated with Base Bid work and Alternates.

Answer: See Addendum #1 for clarification. However, sidewalk joints or joints abutting the building and the sidewalks/plazas are not included as part of this project.

Question: Is there any roof or metal flashing/parapet repair required?

Answer: No. Additionally, no sealant associated with this material is part of the project.

Clarification: The 2004 repairs on the historic stucco were made with stucco materials. The cracks presenting now should be treated as movement cracks and should be routed out, treated, primed (if required), and filled with sealant, then painted. See specifications. There

may be flat areas of stucco that have spalled off because of cracking. These stucco areas shall be repaired with the cracks.

10. Adjourn

- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

- A. Pre-painted steel and metal Substrates (including Alternate #1):
 - a. Prime Coat: Sherwin Williams B50Z Series – Kem Kromik Universal Metal Primer, Notes: 6.0 mils wet, 3.0 mils dry.
 - b. Intermediate coat: Sherwin Williams B65W00611 – Acrolon 218 Polyurethane – Gloss (Part A/B). Notes: 4.5-9.0 mils wet, 3.0-6.0 mils dry.
 - c. Topcoats: Sherwin Williams B65W00611 – Acrolon 218 Polyurethane – Gloss (Part A/B). Notes: 4.5-9.0 mils wet, 3.0-6.0 mils dry.
 - d. NOTES: for Alternate #1, Contractor shall verify with paint manufacturer that this paint system will work with rust killer and glazing compounds used.

- B. Previously painted cement plaster stucco and concrete masonry:
 - a. Prime Coat: Loxon Clear Conditioner: LX3V00100. Notes: coverage 200-300 sf per gallon.
 - b. Intermediate Coat: Waterproof Coating: Loxon XP High Build Coating . Brush, roller, or spray apply; coverage 80-110 sqft/gal-14.5 mils wet; 6.5 mils dry.
 - c. Topcoat: Waterproof Coating: Loxon XP High Build Coating. Total dry film thickness of 13-16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required.
 - d. As an option for coverage of thin, SW Masonry Patch and Seal Brush-Grade may be used, as per manufacturer's instructions and recommendations. If crack exceeds manufacturer's recommendation, refer to Stucco Repair specification for repair methods.

- C. New painted cement plaster stucco:
 - a. Prime Coat: Loxon Clear Conditioner: LX3V00100. Notes: coverage 200-300 sf per gallon.
 - b. Intermediate Coat: Waterproof Coating: Loxon XP High Build Coating . Brush, roller, or spray apply; coverage 80-110 sqft/gal-14.5 mils wet; 6.5 mils dry.
 - c. Topcoat: Waterproof Coating: Loxon XP High Build Coating. Total dry film thickness of 13-16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required.

END OF SECTION 09900

112.74

CONCRETE & MASONRY SMOOTH AND TEXTURED ELASTOMERIC PATCHES



PRODUCT DESCRIPTION

Concrete & Masonry Patches & Sealants bridge and seal cracks, joints and other openings in masonry substrates. Use to prevent further moisture penetration and damage. Products provide a repaired, paintable surface where cracks will not reappear.

PRODUCT ADVANTAGES

- Outstanding long-term protection
- Easy workability, application and clean-up
- Flexes with substrate movement
- Works with acrylic or elastomeric topcoats
- Seals cracks measuring 1/16" to 3/8"

FOR USE ON A WIDE VARIETY OF NON-STRUCTURAL MASONRY SUBSTRATES:

- Stucco
- EIFS
- Concrete block
- Brick
- Precast concrete
- Tilt-up concrete
- Commercial/Residential
- Interiors/Exteriors

PRODUCT AVAILABILITY:

Gun-Grade Textured

WL70010GT 6501-87388

10.1 oz Cartridge

Gun-Grade Smooth

WL70010GS 6501-87370

10.1 oz Cartridge

Brush-Grade, Smooth

WL700GLSB 6501-71788

Gallon Plastic Tub

Brush-Grade, Textured

WL700GLTB 6501-86117

Gallon Plastic Tub

Knife-Grade, Smooth

WL700GLSK 6501-87347

Gallon Plastic Tub

Knife-Grade, Textured

WL700GLTK 6501-87362

Gallon Plastic Tub

Color:

Off White

Coverage:

varies with surface

Drying Time, @ 77°F, 50% RH:

temperature and humidity dependent

Touch:

4 hours

Recoat with Concrete & Masonry Products:

24 hours

Topcoat with paint or primer:

12 hours

Flash Point:

N/A

Vehicle Type:

Acrylic

VOC (less exempt solvents):

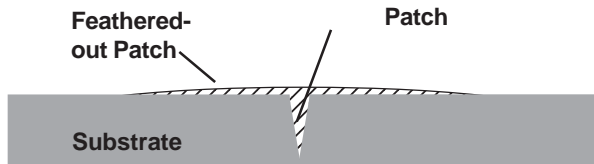
Product	Number	g/L	lb/gal
Gun-Grade Textured	WL70010GT	25	0.20
Gun-Grade Smooth	WL70010GS	25	0.20
Brush-Grade, Smooth	WL700GLSB	21	0.18
Brush-Grade, Textured	WL700GLTB	21	0.17
Knife-Grade, Smooth	WL700GLSK	25	0.20
Knife-Grade, Textured	WL700GLTK	24	0.20

CONCRETE & MASONRY SMOOTH AND TEXTURED ELASTOMERIC PATCHES

INSTALLATION: JOINT DESIGN

Small openings and cracks - up to 1/16" wide

Bridge over voids and small cracks up to 1/16" wide using Concrete & Masonry Patch. To ensure that the repaired area blends into the surrounding surface, provide sufficient crest over the opening to allow for shrinkage. The Patch must be feathered to zero at the edges using a brush, knife, or trowel, to prevent the repaired opening from telegraphing through the subsequent finishes. When tooling the Patch, use dry tools, or if needed, clean water can be used with the tool. Concrete & Masonry Patch sets up quickly, tool as soon as possible to provide the smoothest appearance. Do not apply more than 1/4" in depth in one application.



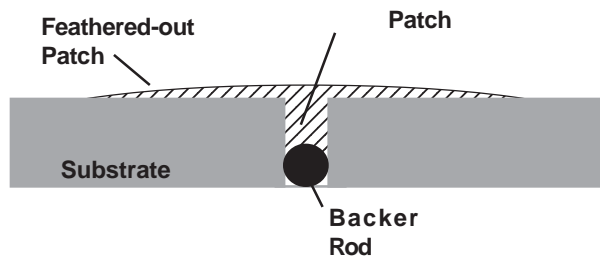
Large Openings and Cracks - from 1/16" to 3/8" wide

Cracks and voids between 1/16" and 3/8" wide should be opened to a sound surface. Flush out the opening to remove all dust. If dust is still evident, seal the surface with Loxon® Conditioner to bind the dust to the surface.

Fill the opening with Concrete & Masonry Patch. To ensure that the repaired area blends into the surrounding surface, provide sufficient crest over the opening to allow for shrinkage. The Patch must be feathered to zero at the edges using a brush, knife, or trowel, to prevent the repaired opening from telegraphing through the subsequent finishes. When tooling the Patch, use dry tools, or if needed, clean water can be used with the tool. Concrete & Masonry Patch sets up quickly, tool as soon as possible to provide the smoothest appearance. Allow this to cure 24 hours. Do not apply more than 1/4" in depth in one application.

The depth of the opening should be 1/2 the width of the opening, with a maximum depth of 1/2". In deep openings, the depth of the Patch should be controlled with a closed cell, "non-gassing" type backer rod. The backer rod should be about 1/8" wider than the opening. Do not apply more than 1/4" in depth in one application.

If the opening is 1/4" or greater, for maximum performance, prevent 3 point adhesion with backer rods or bond breaker tape. Three point adhesion problems occur in cracks when the Patch adheres to the walls and the bottom of a crack, and a significant amount of flexibility is lost. Two point adhesion - wall to wall in a crack - using backer rods or bond breaker tape offers the maximum flexibility and performance.



CLEANUP INFORMATION

Clean spills and spatters immediately with soap and warm water. Clean hands and tools immediately after use with soap and warm water.

CAUTIONS

Apply at temperatures above 50°F and humidity less than 90%

Do not apply to wet, frozen or frost covered surfaces.

Protect from freezing.

Do not use below grade or underwater.

Not for use as a structural repair.

Do not use soapy water for tooling.

Avoid over-tooling which may change the final appearance.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative to obtain the most recent Product Data Sheet.