



## **Addendum No. 1**

To: Pre-Bid Meeting Attendees (and potential Bidders)

From: Jody Russell  
City of Mobile Architectural Engineering Department

Re: Mobile Museum of Art  
Exterior Repairs  
Project #MU-007-24

Date: April 29, 2024

This Addendum forms a part of, and modifies, the Bidding Documents for the above referenced project, dated April 17, 2024. Acknowledge the receipt of this Addendum No. 1 and all subsequent Addenda, if any, in the space provided on the Bid Form. Failure to do so may subject Bid to disqualification.

### **General:**

### **Clarifications:**

Item 1. The Pre-Bid Meeting Agenda *with no Modifications* and Attendance Roster dated April 25, 2024, are attached and form part of Addendum No. 1. Revisions to the Pre-Bid Agenda are indicated with a strike-through for deletions and ***bold italic*** typeface for additions. (*no modifications noted*)

Question 1. What is the load specifications for the balcony area along the front entrance of the museum?

**Answer:** Drawings indicate 100psf live load per Drawing S0.1.

Question 2. Is unit pricing available for the window gaskets instead of total replacement cost?

**Answer:** Unit pricing has been included for gasket replacement in the event all gaskets do not need to be replaced. See the bid form in the project manual.

Question 3. Is the steel framing included in the base bid for painting the exterior surfaces?

**Answer:** Yes. The steel framing for canopies at the main entrance and educational entrance are to be included in the Base Bid repainting portion as they have been previously painted and require maintenance. See illustration D003 as reference.

Question 4. Is there a sprinkler system located on the property?

**Answer:** Underground sprinklers are located on site. The project manager will have facilities maintenance flag the heads prior to any work once notified by the contractor. Please give 72 hours' notice. The contractor needs to be cautious not to damage any sprinkler heads while using mechanical lifts and/or scaffolding around the building. Any damage caused by the contractor must be repaired at the contractor's expense.

Question 5. Are there specifications for the painting, concrete repair, and water repellent alternate?

**Answer:** The specifications for painting, concrete repair, and water repellent will be included in a following addendum. Data sheets for recommended primer/paint and water repellent were included in the initial project manual.

**Drawings:** N/A

**RFI's:** N/A

#### ATTACHMENTS

Pre-Bid Meeting Agenda, with no Modifications  
Attendance Roster

**END OF ADDENDUM NO. 1**

**MOBILE MUSEUM OF ARTS  
EXTERIOR REPAIRS  
MU-007-24**

**PRE-BID CONFERENCE**

9:00 am April 25,2024  
4850 Museum Drive, Mobile, AL 36608

**AGENDA**

1. Attendance roster. Include a contact person and an e-mail address. Please write legibly.
2. Introductions - Owner Contacts, AE Project Manager, MMoA Operations Manager
3. Addenda will be posted to the City of Mobile's Bidding Website only:  
<https://www.cityofmobile.org/services/business/bids>
4. Discussion of Scope of Work.
  - a. The project includes a softwash of the entire structure, repair concrete cracks and holes with exposed steel, paint all previously painted precast concrete and other surfaces and as noted in the Project Manual. Alternates include the following:
    - Alternate #1: Pressure wash concrete surfaces including sidewalks, circular driveway, and retaining walls.
    - Alternate #2: Seal all non painted surfaces of building and cleaned ground surfaces (sidewalks, circular driveway, and retaining walls).
    - Alternate #3: Replace all window gaskets in front window wall, office windows below entrance, and side vertical strip left of main entrance.
  - b. Access to the site will be accessible 24/7 7 days a week. The building is open Tuesday through Saturday from 10:00am to 5:00pm and closed Sunday and Monday.
  - c. Protect all existing non-moveable items through the course of construction. Verify with Project Manager if non-moveable item conflicts with work areas.
  - d. 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.
  - e. Before Bidding, Contractor shall verify their license classification of their General Contractors license with the State of Alabama Licensing Board to ensure they are eligible to bid and construct the work.
  - f. Contractor shall keep an exceptionally clean site. The Mobile Museum of Art will continue to operate during normal business hours. All Construction and lay down areas must be protected from the public and museum attendees.
  - g. Contractor may utilize, without cost: power, water, electricity, toilet, and handwashing facilities, etc. if available in moderation.
  - h. Protect all concrete sidewalks, pads, and paving. The 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. The site must be kept clean.
- j. A combination of protection: entry and walk closures, constructed pedestrian tunnels, etc., should be considered and priced into the contractor's bid.
  
- k. 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. Note that a waste water plan to the City of Mobile Engineering Permit Department is required. All waste water shall not be diverted into stormwater systems or into the lake. Retain, collect, and dispose as per approved waste water plan.
- l. Any observed ambiguities, discrepancies, omissions, or errors in any part of the contract documents shall be submitted as written RFIs to Jody Russell at [jody.russell@cityofmobile.org](mailto:jody.russell@cityofmobile.org).
- m. 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 Jody Russell.
- n. Cut off time for substitution requests is by 3:00 pm 7 days before the bid opening date. Substitution approvals are Pre-Bid only. All requests are to be submitted via e-mail to Jody Russell.
- o. Official clarifications or corrections will be made by written addendum shall be posted on the CoM website. Only clarifications immortalized in Addendums are valid.
- p. Substitution requests shall be made at least (seven) 7 days prior to bid. **All substitutions for named materials must be pre-approved before the bid.**

5. 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.
      - 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.
- 6. Bidding instructions, forms, special requirements and time.
  - a. Sealed Bids will be received and clocked in until 2:15 PM local time, Wednesday, the 15<sup>th</sup> day of May 2024. See Project Manual for additional requirements and instructions. Bids will be publicly opened in the Atrium Lobby of Government Plaza at 2:30PM.
  - b. There is a \$5,000 Contingency Allowance. Allowances shall be utilized only after advanced written approval by the Owner. At the end of the project, the remaining contingency will be returned to the City via Change Order. All proposals for allowances shall be broken out as described in the Project Documents.
  - 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. 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.
- 7. 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.

8. 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 consecutive 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.
  
9. Owner/City of Mobile contacts and phone numbers:
  - a. Jody Russell: 251-605-4921 (City of Mobile Project Manager)
  - b. Cindy Klotz: 251-208-7633 (City of Mobile Project Manager)
  - c. Louis Pope: 251-406-0957 (MMoA Operations Manager)
  
10. Walk of Site
  
11. Adjourn

MEETING	PROJECT	LOCATION			DATE
Pre-Quote	Mobile Museum of Art Exterior Repairs MU-007-24	4850 Museum Drive, Mobile, AL 36608			Thursday, April 25, 2024
NAME	ORGANIZATION	PHONE	FAX	CELL PHONE	E-MAIL
Jody Russell	City of Mobile	251-208-1083		251-605-4921	<a href="mailto:jody.russell@cityofmobile.org">jody.russell@cityofmobile.org</a>
Louis Pope	City of Mobile	251-208-5263		251-406-0957	<a href="mailto:louis.pope@cityofmobile.org">louis.pope@cityofmobile.org</a>
KC Moreland	SCC	334-202-9937			KCSCC@yahoo.com
Eric Ayllozo	SCC	251-672-8802			
Kyle Devin	Glass Systems of AL	251-223-2265		"	<a href="mailto:kquinn@glasssystems of al.com">kquinn@glasssystems of al.com</a>
Matt Holt	Steward Const. - SCC	(251)223-0041			<a href="mailto:matt@cacd llc.com">matt@cacd llc.com</a>
STEVE CAREY	CERTA PRO PAINTERS	251-406-9199			<a href="mailto:SCAREY@CERTAPRO.COM">SCAREY@CERTAPRO.COM</a>
Brend Ericson	CertaPro	251-751-5528			<a href="mailto:bericson@certapro.com">bericson@certapro.com</a>
Jeffrey Druckenmiller	MPP	251-513-0530			<a href="mailto:jeff@melvin pierce.com">jeff@melvin pierce.com</a>
JON CARFAGNO	City of Mobile	251 359 3383			<a href="mailto:jon.carfagno@cityofmobile.org">jon.carfagno@cityofmobile.org</a>
Shawn Tuck	Integrity Maintenance	251 513-5453		" "	<a href="mailto:ShawnTuck86@gmail.com">ShawnTuck86@gmail.com</a>
Roger Calk	City of Mobile - DSD	251-208-7032			<a href="mailto:roger.calk@cityofmobile.org">roger.calk@cityofmobile.org</a>