



ADDENDUM NO. 01

To: Prospective Bidders

From: David M. Cordingly
City of Mobile

Date: May 12, 2025

Re: **Addendum No. 01**
Mobile Police Department Headquarters
2nd Floor-West HVAC Replacement
City of Mobile Project No.: PD-041-25

BID OPENING DATE: Wednesday, May 21, 2025
BID OPENING TIME: 2:30 pm local time
BID OPENING LOCATION: Government Plaza – Atrium Lobby
205 Government Street
Mobile, Alabama 36602

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated May 7, 2025 as noted below. The Bidder must acknowledge receipt of this Addendum by statement of receipt indicated on the Proposal Form. Failure to do so may subject bidder to disqualification.

GENERAL CLARIFICATIONS:

1. Pre-Bid Conference Meeting Minutes from May 12, 2025 are attached.
2. Pre-Bid Conference Sign-in sheet is attached.
3. The City of Mobile project number **PD-041-25** is to be included on all documents, communications, etc.

Enclosures:

1. The Pre-Bid Conference Agenda
2. Attendance Roster, dated May 12, 2025

END OF ADDENDUM

**MOBILE POLICE HEADQUARTERS
2ND FLOOR-WEST HVAC SYSTEM REPLACEMENT
PROJECT NO. PD-041-25
PRE-BID MEETING AGENDA**

Overview:

Meeting place: Project Site

Meeting Time: Monday, May 12, 2025, 1:00 PM

Project Identification: MOBILE POLICE HEADQUARTERS
2ND FLOOR-WEST HVAC SYSTEM REPLACEMENT

Project Location: 2460 Government Street, Mobile, AL 36606

Project Description:

The project involves the complete replacement of two (2) existing HVAC units on the second floor of the Mobile Police Department Headquarters Building. The new system must be energy-efficient, comply with all relevant regulations and codes, and ensure optimal climate control throughout the facility.

Bid documents are available from City of Mobile website at www.cityofmobile.org/bids. Bid No. **PD-041-25**.

Proposal Requirements:

Contractor is responsible for carefully examining the documents and site conditions and ensuring that any and all subs and suppliers are provided with complete and up to date documents for preparation of proposals.

Contractor shall submit an RFI for clarification of any discrepancies or inconsistencies in the documents and/or discrepancies between the documents and existing field conditions.

Requests for Information/Clarification should be submitted to the Project Manager David Cordingly at **david.cordingly@cityofmobile.org**.

Requests will be accepted until 12:00pm Thursday, May 15th.

Final Addendum will be issued by 1:00pm Friday, May 16th.

Requests for prior approval that include adequate information to perform a comparison will be received and entertained until 10:00am Wednesday, May 14th.

Bids will be received until **2:15PM local time, Wednesday, May 21st, 2024**, at the elevator lobby outside of the City Clerk's Office, 9th Floor South Tower Government Plaza, 205 Government Street, Mobile Alabama, 36602. Bids are to be placed in the receptacle marked "City of Mobile Bids".

Bid submissions will be deemed to include the better quality or greater quantity of the work where unresolved inconsistencies are found in the documents subsequent to Award.

Bids must be submitted on the Forms supplied in the Project Manual and delivered in a sealed envelope identified on the outside as stated in the request for bids in the project manual.

The contract shall be awarded to the lowest responsible and responsive bidder unless the Awarding Authority finds that all the bids are unreasonable or that it is not in the best interest of the Awarding Authority to accept any of the bids.

Bid Surety is required refer to the Request for Proposal documents.

Bidder must be licensed by the Alabama Licensing Board for General Contractors.

Base Bid shall not include sales and use taxes.

General Requirements

1. The Contractor is responsible for safety of workers and protection of the building occupants.
2. The building and grounds are non-smoking/vaping and smoking/vaping anywhere on the premises will not be permitted or tolerated.
3. Alcohol and drug use are strictly prohibited on project site, and individuals employed by the General Contractor, their subcontractors or suppliers who are impaired by alcohol or drugs are strictly prohibited from entering project site.
4. Firearms and weapons of any type are not permitted under any circumstance either on one's person or in private or company vehicles while on project site.
5. Contractor Superintendent to be on-site while any workers (GC or subcontractor) are onsite.
6. Protect all existing non-moveable items through the course of construction. Verify with Project Manager if non-moveable item is in conflict with work areas.
7. 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.
8. Contractor shall have access to the site weekdays and weekends, 6:00 am until 4:00 pm unless approved differently by Project Manager.
9. Contractor shall keep an exceptionally clean site.
10. Temporary Facilities: Contractor may utilize, without cost: only power & electricity. Toilet and handwashing facilities must be provided by the Contractor.
11. Protect all concrete sidewalks, pads and paving. 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.
12. 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.

Equal Opportunity

1. 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.
2. 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.
3. 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.

4. During construction, contractors are required to submit a "DBE Utilization Report" with every Pay Application.
5. 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.

Scope of Work

- Work to be performed by HVAC Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies, and equipment necessary for the complete replacement of the second-floor west wing HVAC system at the Mobile Police Department Headquarters Building located at 2460 Government St, Mobile, AL 36606.
- Assessment of the existing conditions, floor plan, and requirements of conditioning
- Assessment of the existing electrical service and determine if it's adequate for the new units/equipment to be installed. Upgrade if necessary
- Prepare all permitting documents and acquire all permits required for construction (fees will be paid by the City)
- Prepare complete engineering, design, construction plans, and cost estimates for the units to be utilized on this project, including more energy-efficient equipment options
- Assessment of the existing building including access for the new units to be installed and removal requirements
- Construct the approved construction plan that will conform to all required codes
- Removal of the existing two (2) 10-ton HVAC units on the second floor
- Contractor responsible for proper disposal of existing units
- Provide two new vertical water source heat pumps
- Provide two new wall mounted programmable thermostats
- New equipment to be repiped to the existing Cooling Tower and reuse electrical
- All existing electrical to be made safe and removed as far back to the meter as practical
- General concept and Basis of Design for new HVAC systems: Trane vertical water source heat pump model# GEVK1203
- New equipment shall be fully charged with R-454B refrigerant
- Provide a detailed project schedule for completion, including milestones, and deadlines
- Provide a Comprehensive Maintenance Plan and Operation & Maintenance Manuals
- Conduct startup and onsite training with City staff
- Assessment and balancing/calibration of the HVAC system after installation and prior to turning over to City of Mobile

Additional Services:

If, during the course of the work, an unforeseen condition arises, the Contractor will immediately provide the Owner's Project Manager with a written report to include detailed

description and cost estimate for additional work required. No work may be performed without written approval by Owner.

The City of Mobile reserves the rights to add, remove and modify services, as needed during the term of this Agreement.

End of Agenda

Walk the Site

ARCHITECTURAL ENGINEERING DEPARTMENT
205 GOVERNMENT STREET, MOBILE, AL 36602
PRE-BID MEETING ATTENDANCE ROSTER

PROJECT NAME			PROJECT LOCATION	DATE
MOBILE POLICE DEPARTMENT 2 ND FLOOR-WEST HVAC REPLACEMENT City of Mobile Project No. PD-041-25			2460 Government Street, Mobile, AL 36606	May 12, 2025
NAME	ORGANIZATION	DBE	PHONE	EMAIL
David Cordingly	City of Mobile		(251) 802-2436	david.cordingly@cityofmobile.org
Keith Bradley	City of Mobile		(251) 208-1576	keith.bradley@cityofmobile.org
Leah Martin	Gulf Coast Air Systems	N	(253) 334-2980	Fortressconstruction@aol.com
Daniel Paulk	Persons Services	N	(334) 797-9737	dpaulk@personsservices.com
Johnathan Jackson	Persons Services	N	(251) 518-6912	jjackson@personsservices.com