



Addendum No. 2

To: Pre-Bid Meeting Attendees and Registered Plan holders

From: Elizabeth Miller
City of Mobile Architectural Engineering Department

Re: Figures Park - Community Center Mechanical Improvements
Project # PR-035-25

Date: August 14, 2025

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated August 6, 2025. 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 items to be included in the Base Bid design and Additive Alternate #1 design have been changed per the RFI answers listed below.
- Item 2. The Bid forms should only list an amount for the revised Base Bid design, and the Additive Alternate #1 should be blank.
- Item 3. The selected preferred low bidder shall be provided with revised drawings that shall include all the Addendum items
- Item 4. Extended cut-off for questions (emailed to elizabeth.miller@cityofmobile.org) to Friday, 8/15/25 at 3:00pm.

Forms and Specifications:

- Item 1. Replace Section 00400 Bid Form with Section 00400 Bid Form, Addendum #2, dated August 14, 2025. Removed Additive Alternate #1 Bid line.

Drawings: N/A

RFI's:

Question 1. The base bid is to change the existing R22 condensing units and evaporator coils and keep the existing AHU's but there are several problems with this. The current EPA regulations do not allow an existing R22 system to be upgraded to R410A. Furthermore, the EPA regulations do not allow evaporator coils using A2L refrigerants to be field installed in existing AHU's that were not originally designed for A2L. This also violates UL requirements. Leak detection is required to be factory designed and installed and that is impossible with a partial retrofit like this. I see no mention of leak detection in the base bid details. Would the City and their inspectors be willing to provide a code variance in writing prior to bid that also exempts the contractor and manufacturer from the applicable EPA and UL requirements? If not, then the other option would be to restructure the bid where the base bid also includes the replacement of the complete AHU's including the factory leak detection.

Answer 1. After careful review of the latest EPA and UL regulations, it shall not be acceptable to retrofit the existing R-22 air handling units to operate with the latest A2L refrigerant. The code does allow for the existing units to be retrofit under the condition that the City of Mobile, Alabama Officials issue a variance. Issuing a variance is not recommended by Isaiah Engineering.

Question 2 Sheet M-1.0 note 21 reads "THE EXISTING DDC (DIRECT DIGITAL CONTROL) SYSTEM SHALL REMAIN IN PLACE TO CONTROL THE NEW EQUIPMENT". Based on my site visits there is no functional DDC system. I attached a picture I took of one of these "DDC" panels. The existing AHU's have 2 stage thermostats on them with stages jumped together when they should be controlling the 4 stages of cooling. The new systems are 4 stage cooling systems and should also have modulating HW heating control. Furthermore, the leak detection system required for A2L refrigerants will require additional logic than what is currently installed with the old residential thermostats. I did not see any mention of leak detection devices mentioned in the plans or specs. A new DDC system will be required to control these systems well. If just thermostatic controls are desired, then new thermostats and wiring will be required to control it satisfactorily.

Answer 2. After careful review of the existing HVAC control systems, a central DDC system does not exist. The existing control system shall be modified as required to provide a fully functional and complete HVAC system. The work shall include but shall not be limited to removing and replacing existing thermostats for both AHU-1 and AHU-2. The new air handling units shall include A2L leak detection and control.

Description of upcoming plan revisions due to RFIs #1 & 2:

- A. **Drawing Sheet M-1.0:** the following revisions to the General Notes shall be as follows:
- a. General Note 13E shall be deleted in its entirety and replaced with the following:
"Removal and replacement of existing air handling unit AHU-1."

- b. General Note 13F shall be deleted in its entirety and replaced with the following:
“Removal and replacement of existing air handling unit AHU-2.”
 - c. The following Paragraph 13P shall be added to General Notes in its entirety:
“Provide the labor and materials to remove and replace the existing the existing thermostat for AHU-1 (Activities Center) with a **new** thermostat. The new thermostat shall be capable of operating two (2) stages of heating and four (4) stages of cooling. The thermostat shall be model a Honeywell T7350D (or Engineer approved equal).”
 - d. The following Paragraph 13Q shall be added to General Notes in its entirety:
 - e. “Provide the labor and materials to remove and replace the existing the existing thermostat for AHU-2 (Gymnasium) with a new thermostat. The new thermostat shall be capable of operating two (2) stages of heating and four (4) stages of cooling. The thermostat shall be model a Honeywell T7350D (or Engineer approved equal).”
 - f. General Note 14 shall be deleted in its entirety.
- B. **Drawing Sheet M-2.0:** The following revisions to the Key Notes shall be as follows:
- a. Keynote No. 1 shall be deleted in its entirety and replaced with the following:
 - b. “The Contractor shall provide the labor and materials to remove and replace the air handling units AHU-1 & AHU-2, condensing units CU-1A, CU-1B, CU-2A, CU-2B and Boiler HB-1 “
 - c. Keynote No. 2 shall be deleted in its entirety.
- C. **Drawing Sheet M-3.0:** The following revisions to the Keynotes shall be as follows:
- a. Keynote No. 1 shall be deleted in its entirety and replaced with the following:
“The Contractor shall provide the labor and materials to remove and replace the air handling units AHU-1 & AHU-2, condensing units CU-1A, CU-1B, CU-2A, CU-2B and Boiler HB-1 “
 - b. Keynote No. 2 shall be deleted in its entirety.
- D. **Drawing Sheet M-4.0:** Base Bid and Bid Alternate #1 items shall refer to Drawings M-1.0, M-2.0 and M-3.0.
- E. **Drawing Sheet E-1.0:** The following revisions to the Keynotes shall be as follows:
- a. The following Item No. F shall be added to Keynote No. 5 in its entirety:
“Removal and replacement of existing air handling unit AHU-1.”
 - b. The following Item No. G shall be added to Keynote No. 5 in its entirety:
 - c. “Removal and replacement of existing air handling unit AHU-2.”
 - d. Keynote No. 6 shall be deleted in its entirety.
- F. **Drawing Sheet E-2.0:** The following revisions to the Keynotes shall be as follows:
- a. The following Item No. F shall be added to Keynote No. 4 in its entirety: “Removal and replacement of existing air handling unit AHU-1.”
 - b. The following Item No. G shall be added to Keynote No. 4 in its entirety: “Removal and replacement of existing air handling unit AHU-2.”
 - c. Keynote No. 5 shall be deleted in its entirety.
- G. **Drawing Sheet E-3.0:** The following revisions to the Keynotes shall be as follows:

- a. The following Item No. F shall be added to Keynote No. 4 in its entirety: "Removal and replacement of existing air handling unit AHU-1."
- b. The following Item No. G shall be added to Keynote No. 4 in its entirety: "Removal and replacement of existing air handling unit AHU-2."
- c. Keynote No. 5 shall be deleted in its entirety.

END OF ADDENDUM NO. 2

SECTION 00400

BID FORM
ADDENDUM #2, DATED AUGUST 14, 2025

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633

REF: PROJECT NO.: PR-035-25
PROJECT NAME: Figures Park Community Center
- Mechanical Improvements
PROJECT LOCATION: 658 Donald Street C
Mobile, Alabama, 36617

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Architectural Engineering Department and Isaiah Engineering, Inc dated July 30, 2025; and all Addendum (a) Number(s) _____, dated _____, 2025 (CAUTION: before submitting any bid it is the Bidder's responsibility to check with the Architectural Engineering Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

COMPANY NAME: _____

ADDRESS: _____ **PHONE** _____

ALABAMA GENERAL CONTRACTOR LICENSE NO. _____

CITY OF MOBILE BUSINESS LICENSE NO. _____

SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO. _____

SECRETARY OF STATE OF ALABAMA ACCOUNT NO. _____

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) ☐ A Corporation ☐ A Partnership ☐ An Individual Doing Business

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for approximately one hundred fifty (150) calendar days from the date of the Notice to Proceed.

Base Bid: \$.00

Contingency Allowance: + \$ 30,000.00

Total Base Bid: \$.00

(Fill in here and in Total Bid below)

TOTAL BASE BID: _____

_____ Dollars, (\$.00)
(Amount in Words) (Amount in Figures)

(Note: Show amount in both words and figures. In case of discrepancy, the amount in words shall govern). **Bids shall be provided in whole dollar amount with no cents.**

CONTINGENCY ALLOWANCE: \$30,000.00 lump sum Contingency Allowance shall be included in the Total Bid for work related to unforeseen conditions as approved by the Owner.

BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than \$10,000.00, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

AMERICANS WITH DISABILITIES ACT (ADA): The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

NONDISCRIMINATION: Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

SIGNATURE: If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that

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individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any.

Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out.

Bidder agrees not to revoke or withdraw this Bid until sixty (60) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within ten (10) calendar days of said notification and to furnish Performance Bond and Materials and Payment Bond as specified.

COMPANY NAME: _____
(Printed or Typed)

BY: _____
(Signature of Company Officer)

COMPANY OFFICER: _____
(Printed or Typed)

TITLE _____ **DATE** _____, 2025
(Printed or Typed)

Sworn to and subscribed before me this _____ day of _____ 2025

Notary Public

- Attachments: 1. Bid Security, with Power of Attorney
2. Secretary of State Authorization (Out of state bidders only)
3. Sales Tax Form C-3A
4. Supplier Diversity Subcontracting & Major Supplier Plan

END OF BID FORM