



Addendum No. 1

To: Pre-Bid Meeting Attendees and Registered Plan holders

From: Elizabeth Miller
City of Mobile Architectural Engineering Department

Re: CIP D7 Senior Center
Project # PR-049-25

Date: August 15, 2025

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated August 13, 2025. Acknowledge the receipt of this Addendum No. 1, 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 Conference Agenda, the Pre-Bid Conference Attendance Roster, dated August 13, 2025, as part of Addendum No. 1.
- Item 2. The roof replacement is part of a separate contract and should not be included with the bids for this project.
- Item 3. The roof replacement was planned to be done before the interior, however, the roof replacement could be completed simultaneously with the construction of this project. In this case, the construction schedules will need to be coordinated.
- Item 4. The building has had roof leaks in the past. All roof leaks have been patched (no current leaks). Damage from an old (repaired) roof leak was noted at the Pre-Bid meeting. The ceiling planks were damaged from the leak. A unit price has been added to the bid documents for replacing damaged wood planks in the project.
- Item 5. The existing DX unit is to be turned over to the City of Mobile Facilities Department. All remaining items inside the building are to be demolished.

Forms and Specifications:

- Item 1. Replace Index to Documents with Index to Documents, Addendum #1, dated August 15, 2025. Added Section 01220 Unit Prices, Addendum #1, dated August 15, 2025.
- Item 2. Replace Section 04000 Bid Form with Section 00400 Bid Form, Addendum #1, dated August 15, 2025. Added Unit Price to Bid form.
- Item 3. Added Section 01220 Unit Prices, Addendum #1, dated August 15, 2025.

Drawings: N/A

RFI's: N/A

END OF ADDENDUM NO. 1

PRE-BID CONFERENCE AGENDA
W/ MODIFICATIONS

FOR

CITY OF MOBILE PARK IMPROVEMENTS
CIP D7 SENIOR CENTER
6024 LORMA ROAD, MOBILE, ALABAMA 36608
CITY OF MOBILE PROJECT #PR-049-25
August 13, 2025 AT 9:00 am



Note: This Agenda is complimentary, for general use as an outline and for discussion during this meeting. Any errors, omissions, or clarifications shall be communicated to the Engineer for distribution. This Agenda does not attempt to be, nor represent, any recapitulation of Project requirements, and does not change or alter same in any respect; Changes, if any, will only be made by written Addendum.

1. Welcoming remarks. Reminder to sign in on sheet being circulated. Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly.
2. Name of Owner – City of Mobile
Project Manager – Elizabeth Miller
Engineering Consultant – Christina Marie, PE
3. Every General Contractor and every Subcontractor should read and be familiar with all of the “front-end” documents and all of Division 1 of the Project Manual, in addition to the work they are bidding and have to coordinate with.
4. Bid time, date, place – are indicated in the Advertisement for Bids; Sealed bids will be received and clocked in until 2:15 pm, Wednesday, the 27th day of August, 2025 ; 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. Bid will be publicly opened and read at 2:30 PM local time, in the Atrium Lobby of Government Plaza. It is the Contractors responsibility to make sure Bid is received prior to bid time or they will not be accepted.
5. Note that Advertisement and Instructions to Bidders should be read by each bidder. For insurance requirements refer to Invitation & Instructions to Bidders in the Project Manual. A Certificate of Insurance evidencing all the minimum requirements must be provided to and accepted by the City of Mobile prior to commencing on the contract.
6. Contractors shall use the Bid Form included in Project Manual, copies of which are furnished to each bidder with Bid Documents.
7. Before submitting a bid for the Work, the bidders shall carefully examine the Bid Documents, visit the site, and satisfy themselves as to the nature and location of the Work, and the general and local conditions, including weather, the general character of the site, the character and extent of existing work within or adjacent to the site and any other work being performed thereon at the time of submission of their bids.
8. Addenda - Minutes of Mandatory Pre-Bid Conference, and any pertinent items discussed shall be issued as Addendum following the Mandatory Pre-Bid Conference. Addenda will be posted on the City of Mobile Bid Website under the Project. <https://www.cityofmobile.org/bids/> Please check this website

for all Addenda prior to submitting your bid form.

9. Clarification will be made only by written Addenda posted on the City of Mobile website. Questions and Clarifications must be submitted in writing seven (7) days prior to bid.
10. When the Bid Documents identify three or more sources and the list of sources is not followed by “or approved equal” or similar wording, the bidder’s proposal shall be based upon one of the identified sources, unless the bidder obtains “Pre-bid Approval” of another source. Approval of substitutions, if granted, shall not be effective until published by the Engineer in an addendum to the Bid Documents. Requests for substitutions will only be considered seven (7) days prior to bid.
11. If there is a conflict, discrepancy, or confusion between the existing conditions, plans and specifications for work, materials or equipment and the Contractor does not receive written clarification from the Engineer prior to the opening of bids the Contractor shall include the better quality or greater quantity of work in his/her bid.
12. Bids must be submitted on the Bid Form as contained in the Bid Documents; only one copy is required to be submitted.
13. All information requested of the bidder on the Bid Form must be filled in. The form must be completed by typewriter or hand-printed in ink.
14. Bids shall be accompanied by a Bid Security equal to 5% (percent) of the total bid price, including the allowance if any, but in no event not more than \$10,000.00. Bid Security shall be on the form of a Bid Bond or cashier’s check payable to the City of Mobile. No Bid Security is required on Bids less than \$10,000.00.
15. Bid, with Bid Security, Sales Tax Form C-3A, City of Mobile Subcontracting and Major Supplier Plan and other supporting data specified, shall be contained in a sealed, opaque envelope, approximately 9x12 inches or larger and be marked on the outside with the words "SEALED BID FOR D7 SENIOR CENTER – PROJECT NUMBER: (PR-049-25)".
16. Performance Assurance and Insurance: The bidder to whom award is made shall provide a Performance Bond equal to 100% of the total Contract Amount (including the allowance) and a Labor and Material Bond equal to 100% of the total contract amount (including the allowance). The accepted Bidder shall also provide insurance as required in section 1.20
NO WORK IS TO BE PERFORMED UNTIL PROOF OF COMPLIANCE WITH THE INSURANCE REQUIREMENTS HAS BEEN RECEIVED BY THE CITY OF MOBILE.
17. A valid City of Mobile business license for the duration of the contract period. 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)
18. Bids may be delivered in person or by mail if ample time is allowed for delivery.
19. Bids will be opened and read publicly at the time and place indicated in the Advertisement for Bids.
20. Alternates, if any, are listed in the Bid Form in the order in which they shall cumulatively add to from the base bid for determining the lowest bidder.

21. Bid Forms may be rejected if they contain any omissions, alterations of forms, additions not called for, conditional bids, alternate bids unless called for, incomplete bids, erasures, or irregularities of any kind.
22. Discussion of Scope of Work.
 - a. Base Bid: The Work includes interior renovations involve painting walls, installing new flooring, LED lighting fixtures, replacing windows and window treatments, upgrading the restroom to meet ADA compliance, and converting a former storage area into a warming kitchen. The HVAC unit is being replaced and the ductwork redesigned. Exterior work includes new exterior signage and lighting.
 - b. Add Alternate 1: Provide cost of Warming Kitchen equipment per design documents.
23. Completion Time for Project: Base Bid Completion Time: The Project shall be completed within ninety (90) calendar days from the date indicated by the Notice to Proceed. Time begins from date of Official Notice to Proceed.
24. There is a \$30,000.00 Contingency Allowance. Allowances shall be utilized only after advanced written approval by the Owner. At the end of the project, remaining contingency will be returned to the City via Change Order.
25. At the time the Contractor duly awarded the Bid receives the signed Contract and the Notice to Proceed, he shall submit a Schedule of Work Progress to the Architect which reasonably reflects the amount of time required for each Phase of Work and the deadline by which it can be expected that such phase of the Work shall be completed. This Schedule should accurately reflect the date for Substantial Completion, and take into consideration any reasonable contingencies.
26. The Contractor shall be responsible for all project safety. Neither the Engineer nor the Owner will be responsible for the Contractor's safety precautions, means, methods, techniques, sequences, or procedures. Contractor's personnel responsible for safety shall be OSHA certified. Safety barricades (as described in the contract documents) for project, including equipment and storage areas, part of contractors means, methods, techniques, sequences, procedures; cost of any type fencing, barricades, etc. necessary shall be incidental to project.
27. Contractor shall have access to the site five days a week, 7:00 am until 5:00 pm unless approved differently by Project Manager.
28. Contractor shall keep an exceptionally clean site. The Community Center will continue to operate during normal business hours. All Construction and lay down areas must be protected from public and Community Center staff.
29. Contractor may utilize, without cost: power, electricity, toilet, and handwashing facilities, etc. if available in moderation.
30. 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.
31. 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.
 - a. 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.
32. 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.
33. Parking for Contractors and their Subs and workers: Shall be coordinated with the Owner.
34. Traffic Control:
 - Coordinate all construction activities with parties having jurisdiction.
 - Particular attention shall also be paid to vehicular and pedestrian traffic and routing of such during project.
35. Meetings: Owner / Engineer / Contractor (OEC) Progress Meeting to be held per project requirements. Pre-Construction Conference will be held once a Contractor has been awarded the project and contract signed.
36. Liquidated Damages: Per Item II Invitation & Instructions to Bidders, 1.24 LIQUIDATED DAMAGES: for non-completion of the work within the time limited agreed upon will be assessed in the amount of actual damages to the Owner but in no event not more than \$250.00 per day.
37. Retainage withheld at 5% of the first 50% of Construction Completed until the amount equals 2.5% of the full contract amount. 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 in a local newspaper of general circulation.
38. Closing remarks / questions. Any observed ambiguities, discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to Elizabeth Miiller at elizabeth.miller@cityofmobile.org.

ATTENDANCE ROSTER

MEETING	PROJECT	LOCATION			DATE
Pre-Bid	CIP D7 Senior Center PR-049-25	6024 Lorma Road, Mobile, Alabama 36608			Wednesday, August 13, 2025
NAME	ORGANIZATION	PHONE	FAX	CELL PHONE	E-MAIL
Elizabeth Miller	COM	251-208-7627		251-406-2678	elizabeth.miller@cityofmobile.org
J Payne	J Payne Org	251-454-1154			J.Payne@Live.com
Charles Green	Rogers & Willard	251-402-0398			Cgreen@rogerswillard.com
John Edge	Reenka GC	251-769-2719			johnedge@reenka.com
Phillip DeKeyser	Bienville CS	251.220.4406			phillip@BienvilleCS.com
CHRISTY MARIE	Jaguar Consulting	251-455-9189			Jaguarengineers@yahoo.com
Keith Bradley	C.O.M.	251-374-6235			Keith.Bradley@CityofMobile.ORG

INDEX TO DOCUMENTS
ADDENDUM #1, DATED AUGUST 15, 2025

SECTION	DOCUMENT NAME
DIVISION 0	BIDDING AND CONTRACT REQUIREMENTS
Section 00100	Invitation to Bid
Section 00200	Instructions to Bidders
	AIA Documents A701
Section 00300	Supplementary Instructions to Bidders
Section 00400	Bid Form
	Sales Tax Form C-3A
	Office of Supplier Diversity Subcontracting and Major Supplier Plan
Section 00500	Master Agreement between City of Mobile and Contractor for a
	Stipulated Sum (with Owner's modifications)
Section 00600	Bonds, Certificates and Affidavits
	Performance Bond (Owner's modified form)
	Labor and Material Payment Bond (Owner's modified form)
	Application and Certificate for Payment
	AIA Document G702 and
	AIA Document G703 with DBE Utilization Report
	Certificate of Substantial Completion
	AIA Document G704
	Contractor's Affidavit of Payment of Debts and Claims
	AIA Document G706
	Contractor's Affidavit of Release of Liens
	AIA document G706A
	Consent of Surety to Final Payment
	AIA Document G707
	E-Verify Documentation (Sample)
	Request for Taxpayer Identification Number and Certification, W-9 Form,
	and City of Mobile Vendor Information Form
Section 00700	General Conditions of the Contract for Construction –
	AIA Documents A201 (with Owner's modifications)
DIVISION 1	GENERAL REQUIREMENTS
Section 01010	Summary of Work
Section 01210	Allowances
Section 01220	Unit Prices
Section 01230	Alternative Bid Items
Section 01310	Project Management & Co-ordination
Section 01320	Construction Progress Documentation
Section 01330	Submittal Procedures
Section 01635	Substitution Procedures
Section 01700	Execution Requirements
Section 01710	Closeout Procedures
Section 01731	Cutting and Patching
Section 017823	Operation and Maintenance Data
Section 017839	Project Record Documents
DIVISION 2	SITework
Section 02400	Demolition and Structure Moving

CIP D7

Senior Center

PR-049-25

DIVISION 3 CONCRETE

DIVISION 4 MASONRY

DIVISION 5 METALS

DIVISION 6 WOOD AND PLASTIC

Section 06100 Rough Carpentry

DIVISION 7 THERMAL AND MOISTURE PROTECTION

Section 07260 Vapor Retarders

Section 07920 Joint Sealants

DIVISION 8 DOORS AND WINDOWS

Section 08110 Non-security Steel Doors and Frames

Section 08711 Door Hardware

DIVISION 9 FINISHES

Section 09900 Paintings and Coatings

DIVISION 10 SPECIALTIES

Section 10280 Toilet Accessories

Section 10431 Sign

Section 10525 Fire Extinguishers

DIVISION 11 EQUIPMENT

DIVISION 12 FURNISHINGS

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

DIVISION 24 ELECTRICAL

DRAWINGS:

T1.0 Overall Title Sheet

BCS1 Architectural Building Code Summary

LSP1 Architectural Life Safety Plan & Analysis

AS1 Architectural Site Plan - Existing

A1.1 Architectural Plans - Notes & Schedules

A2.1 Architectural Interior Elevations & Details

A2.2 Architectural Interior Elevations & Details

A3.1 Architectural Sections & Details

A4.1 Architectural Signage & Furniture, Fixture & Equipment

A5.1 Architectural Door & Window Schedules

P1.0 Plumbing Schedules and Notes

P2.0 Plumbing Demo Plan

P2.1 Plumbing New Work Plan

P3.0 Plumbing Details

M1.0 HVAC Schedules And Notes

M2.0 HVAC Demo Plan

M2.1 HVAC New Work Plan

M3.0 HVAC Details

E1.0 Electrical Legend & Specifications

E2.0 Electrical Lighting Plans

E2.1 Electrical Schedules & Details

E3.0 Electrical Power Plans

S1.0 Structural Plans & Details

CIP D7
Senior Center
PR-049-25

SECTION 00400

BID FORM

ADDENDUM #1, DATED AUGUST 15, 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-049-25
PROJECT NAME: CIP D7 Senior Center
PROJECT LOCATION: 6024 Lorma Road
Mobile, Alabama, 36608

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 Jaguar Consulting, LLC, dated August 6, 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 ninety (90) 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)

Additive Alternate #1: Provide cost of Warming Kitchen equipment.

_____ Dollars & No Cents \$.00
Amount in Words Amount in #'s

Unit Price #1: Provide and install dimension body (matching existing) x 8 feet long wood plank, for replacement of damaged ceiling planks. Includes removal and replacement of damaged wood planks and all other necessary construction components for installation.

\$ LF

(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 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

SECTION 01220
UNIT PRICES
ADDENDUM #1, DATED AUGUST 15, 2025

PART 1 GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Measurement.
 - 2. Payment.

1.3 UNIT PRICES

- A. Provide unit prices for items listed, for inclusion in Contract, guaranteed to apply for duration of Project as basis for additions to or deductions from Contract Sum.
- B. Actual quantities and measurements supplied or placed in the Work will determine payment.
- C. Payment includes full compensation for all required labor, Products, tools, equipment, services, and incidentals, and for erection, application, or installation of an item of the Work.

PART 2 PRODUCTS Not used

PART 3 EXECUTION

3.1 UNIT PRICE SCHEDULE

- A. Provide and install dimension body (matching existing) x 8 feet long wood plank, for replacement of damaged ceiling planks. Includes removal and replacement of damaged wood planks and all other necessary construction components for installation.
 - 1. Unit of measure: Per Each.
 - 2. Basis of payment:
 - a. Contract Sum to be based on quantities material provided and installed.
 - b. Adjustments to Contract Sum will be made based on actual quantity of items provided to owner.

END OF SECTION