



To: City of Mobile Bidding Website

From: Jody Russell
City of Mobile Architectural Engineering Department

Re: Mobile Alabama Cruise Terminal
Parking Deck Repairs
Project #CT-009-24

Date: February 13, 2025

This Addendum forms a part of, and modifies, the Bidding Documents for the above referenced project, dated January 22, 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 Bid to disqualification.

General:

Clarifications:

- Item 1. The Pre-Bid Meeting Agenda *with no Modifications* and Attendance Roster dated February 13, 2024, are attached and form part of Addendum No. 2. Revisions to the Pre-Bid Agenda are indicated with a strike-through for deletions and ***bold italic*** typeface for additions. (***no modifications noted***)
- Item 2. Drawings do not reflect the same order of work for base bid and alternates. Updated drawings will be forthcoming next week.
- Item 3. Submit all RFIs and Substitution requests to the Project Manager via e-mail by Noon CST, February 21, 2025.
- Item 4. Any questions not addressed during the pre-bid meeting will be answered by the consultant in a future addendum.
- Item 5. The Bid form will be revised and reissued in a future addendum to include unit pricing as per 01220 Unit Prices.

Questions at Pre-Bid Meeting on 2/13/2025:

Question 1. Will there be an allowance for repairs or is it to be at the contractor's discretion?

Answer: There is a contingency allowance that will be used at the Owner's discretion. All work of base bid and alternates have been designated in the drawings and specifications. The correct revised drawings will be uploaded next week. These repairs shall be included in your bid.

Question 2: Is the softwash/cleaning for the entire parking deck?

Answer: No. See specification Revision below.

Section 01701 Softwashing Part 3.2 Cleaning A. General: Shall be revised to replace "...surfaces on the 2nd, 3rd, and 4th floor." to "all concrete surfaces on the first floor, including walls, ceiling, columns, underside of deck and ramps, and other miscellaneous items including gates, grills, etc. Please note that Alternate #3 is softwashing the canopies on the fourth floor.

Drawings: N/A

RFI's:

Question 1: Construction time currently shows 60 days. Can this be extended as it is a short time frame for this base scope of work and 90 or 120 seems more appropriate?

Answer: Answer will be addressed in future addenda once discussion with the consultant has taken place.

Question 2: In the base bid and alternates it shows to have the drain system cleaned out and to be free flowing. This will be very difficult to accomplish as there could be a clog between 2 & 3 causing 3 & 4 to back up. Can this scope of work be changed to all drains?

Answer: All drains shall be cleaned and free flowing from the 4th floor to where it goes under ground. (Top to bottom)

Question 3: Shaded Joints"H" on page S1.4 are marked on both sides of the original joint. Can you confirm that we are to cut out BOTH sides of the joint where shaded?

Answer: Answer will be addressed in future addenda once discussion with the consultant has taken place.

ATTACHMENTS

Pre-Bid Meeting Agenda, with no Modifications

Attendance Roster

END OF ADDENDUM NO. 1

CITY OF MOBILE, ALABAMA CRUISE TERMINAL
Parking Deck Repairs
Project # CT-009-24

NON-MANDATORY PRE-BID CONFERENCE
10:30 am February 13, 2025
201 South Water Street, Mobile, Alabama

AGENDA

1. Attendance roster. Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly.
2. Introductions - Owner Contacts, Project Manager, Facility Manager.
3. Discussion of Scope of Work.
 - a. The project includes a Base Bid and three (3) alternates:
 - Base Bid: Selective concrete repairs on the 3rd, and 4th levels of the parking deck, including the underside of those levels. It includes cleaning of gutter/drain/downspout systems to obtain a free flow of water; reconstruction of pavement joints; sealing of pavement joints, and other miscellaneous work as shown and labeled on the drawings.
 - Alternate #1: Softwashing of all concrete surfaces on the first floor (floors, ceilings, walls, column faces, stair sides and undersides) and repainting of the traffic markings on the traffic surface of the first floor.
 - Alternate #2: Selective concrete repairs on the 2nd level of the parking deck, including the underside of this level. It includes cleaning of gutter/drain/downspout systems to obtain a free flow of water; reconstruction of pavement joints; sealing of pavement joints, and other miscellaneous work as shown and labeled on the drawings.
 - Alternate #3: Softwashing of 4th level canopies (three of them) as shown and labeled on the drawings
 - b. There may be unit prices for (1) crack repair, (2) removing rust and recoating steel connections and braces, (3) concrete floor repair, and (4) a parking stripe. If included, it will be issued in a subsequent Addendum.
 - c. There is a \$15,000.00 contingency
 - d. If this schedule does not allow enough time to complete work and/or deliver materials, please advise the Project Manager by RFI prior to bidding.
6. PHASING OF THE WORK
 - A. Contractor use of premises is as follows:
 - a. Contractor shall have access to the Cruise Terminal and parking deck during usual operating hours (typically 7:30-5:00 Monday thru Friday). Additional times may be scheduled with prior approval.
 - b. Contractor may utilize assigned existing toilet facilities, as long as they are kept clean.
 - c. Contractor may utilize, without cost, the water and electrical service of the facility in moderate amounts.

- d. Remove waste and surplus materials, rubbish, and construction facilities from the site. On-Site Dumpster location to be coordinated with Owner Contact. Do not use dumpsters on site.
 - e. This facility is on a waterway. Provide protection and conduct construction in ways that comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
 - i. Comply with City of Mobile and Alabama Department of Environmental Management requirements. Pay particular attention to Water Regulations and Allowable Discharges.
 - ii. See City of Mobile Code, Chapter 17, Storm Water Management and Flood Control.
 - iii. Obtain any necessary permits that may be required due to discharges.
 - f. Receipt of bids is Wednesday, February 26, 2025, as outlined in the **first Addendum**.
 - g. Any observed ambiguities, discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to the City of Mobile Project Manager, copy the Engineer at the same time.
 - h. Cut off time for submission of RFIs is 5 calendar days before the bid opening date at 12:00 PM.
 - i. Cut off time for approval of product substitutions is 10 calendar days before the bid opening date at 12:00 pm.
 - j. Official clarifications or corrections will be made by written addendum sent to all registered prospective bidders via e-mail.
 - k. Direct all RFI's and inquiries to the City of Mobile Project Manager
7. Bidding instructions, forms, special requirements and time.
- a. Bid Form-use a copy of the bid form, do not tear it out of the book. Bids shall be submitted only on the bid form.
 - b. Contingency Allowance shall be utilized only after advance written approval by the Owner. There is a \$15,000.00 Contingency Allowance.
 - c. Work shall be completed within 60 calendar days from Notice to Proceed.
8. Additional Requirements at time of Contract execution:
- a. A valid City of Mobile business license for the duration of the contract period
 - b. A valid W-9 Tax form and Vendor Information Form must be on file with the City of Mobile.
 - c. 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)
 - d. Performance Bond and Labor & Material Payment Bond are required.
 - e. Certificate of Insurance in amounts and with endorsements as required by the City of Mobile (see Project Manual).
9. 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. Please refer to Construction Contract and General Conditions for more detail on payment procedures.

- 10. City of Mobile Project Manager:
 - Jody Russell
 - Office: 251-208-1083 or cellular: 251-605-4921
- 11. Walk of Site
- 12. Adjourn

ATTENDANCE ROSTER

MEETING	PROJECT	LOCATION			DATE
Pre-Bid	Mobile Alabama Cruise Terminal - Parking Deck Repairs CT-009-24	201 S Water Street, Mobile, AL 36602			Thursday , February 13, 2025
NAME	ORGANIZATION	PHONE	FAX	CELL PHONE	E-MAIL
Jody Russell	City of Mobile	251-208-1083		251-605-4921	jody.russell@cityofmobile.org
Cindy Klotz	City of Mobile	251-208-7633		251-490-4212	cindy.klotz@cityofmobile.org
Sheila Gurganus	City of Mobile/CT	251-208-1060			sgurganus@cityofmobile.org
Steve Scarcliff	City of Mobile/CT	251-208-1062			steve.scarcliff@cityofmobile.org
Steve King	City of Mobile/CT	251-208-1063			stephen.king@cityofmobile.org
Marc Barter	Barter & Associates	251-473-8354			mbarter@barterse.com
Mary Margaret Dickey	Barter & Associates	251-473-8354			mdickey@barterse.com
Zach Morgan	MWR	850-978-2600			Zach@MWR0605.net
Joey Whitten	Phoenix Coating	950 857 9770		850 783 1363	joey@phoenixcoating.com
Jordan Margavio	Republic Services	251-321-4444		251-753-3622	JMARGAVIO@REPUBLICSERVICES.COM
Andrew Moore	m2 Solutions	251-423-3330		251-423-3330	andrea@m2.solutions
Tripp Tymon	M2 Solutions	251-402-8742			tripp@m2.solutions
Robb Baggett	R Baggett	251-163-7467			Robb@RBaggett.com
Melvin Joel	R Baggett / CRB Fab	251-690-4245			melvin@CRBfab.com
Rick Slater	Ladd Supply	251-454-5903			Rick@laddsupply.com
Palham Ladd	ladd supply	251-457-2327		251-366-1079	Palham@laddsupply.com
Aaron Nieves	C. Sharpe	251-201-8476			aaron.nieves@charpe.com
Greg Boudin	Beacon Waterproofing	850-693-0183			gregory.Boudin@Beacon.com
Ryleigh Tatum	Spec-Seal / Thomas	251-409-1957			Ryleigh@specseal-inc.com
Willie Ransom	RCS	251 689-6678			wransom@ransomcleaningservice.com
Chris Boothe	Baggett	251-509-7567			boothe-christopher@yahoo.com