Addendum No. 1

To: City of Mobile Bidding Website (and potential Bidders)

From: Jody Russell
City of Mobile Architectural Engineering Department

Re: Mobile Alabama Cruise Terminal
Fixed Walkway Repairs
Project #CT-060-23

Date: February 27, 2026

This Addendum forms a part of, and modifies, the Bidding Documents for the above referenced project, dated February 18, 2026. 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 February 26, 2026, 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)***

Item 2. You will **not** be required to have TWIC cards for employees while on site as the cruise ships will not be present during the construction period.

Item 3. The structural steel beam and bracing located under the entrance of the fixed gangway is included as indicated on the drawings.

Item 4. The HVAC Bard units are not to be included as they have been replaced with a previous project are to be protected during all repairs/cleaning with all other electrical components as stipulated in the drawings and project manual.

Item 5. The electrical panel has sufficient openings for the added breakers for the project.

Item 6. Contractor to confirm all roll-up doors meet local hurricane requirements as approved by the consultant.

Item7. Contractor to dispose of runoff from operations by legal means and in a manner that prevents runoff from entering the storm drainage system and surface runoff from entering in the Mobile River as stipulated in the project manual.

Drawings: N/A

RFI's: N/A

ATTACHMENTS
Pre-Bid Meeting Agenda, with no Modifications
Attendance Roster

END OF ADDENDUM NO. 1

CITY OF MOBILE, ALABAMA CRUISE TERMINAL
Fixed Gangway Repairs
Project # CT-060-23

MANDATORY PRE-BID CONFERENCE
9:00 am February 26, 2026
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. Please check this website for all Addenda prior to submitting your bids. Acknowledge all Addenda on your bid form.

3. Introductions - Owner Contacts, Project Manager, Facility Manager, Consultants.

4. Discussion of Scope of Work.
    a. The project includes a Base Bid and one (1) alternate:

        Base Bid: Cleaning the existing precast concrete double tee's per the plans and specifications attached to the project manual.
        Cleaning the existing metal roof panels and metal wall panels per the plans and specifications attached to the project manual.
        Refinishing the existing steel stairs and supports per the plans and specifications attached to the project manual.
        Repairing the concrete floor noted in the fixed gangway per the plans and specifications attached to the project manual.
        Remove existing metal flashing and install new metal/membrane roof-to-wall flashing per the plans and specifications attached to the project manual.
        Remove existing pair of doors at entrance of fixed gangway and install new motorized aluminum shutter door per the plans and specifications attached to the project manual.
        Remove existing aluminum storefront including pair of doors at door locations numbers 1 and 2 and install new motorized aluminum coiling doors, and prefinished aluminum awnings per the plans and specifications attached to the project manual.

        Alternate #1: Remove existing aluminum storefront including pair of doors at door locations numbers 3 and 4 and install new motorized aluminum coiling doors and prefinished aluminum awnings per the plans and specifications attached to the project manual.

    b. There is a $15,000.00 contingency

    c. 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.

5. Phasing of the Work

A. Contractor use of premises is as follows:

a. Contractor shall have access to the Cruise Terminal through the dock gate during usual operating hours (typically 7:30-5:00 Monday thru Friday). Additional times may be scheduled with prior approval. Access will be coordinated with the facility manager.
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 undesireable 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, March 11, 2026, as outlined in the Project Manual.
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 Consultant 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 7 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 and Consultant on the same email.

6. 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 Small Business Development 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.

7. Bidding instructions, forms, special requirements and time.
    a. Bid Form-use a copy of the bid form. 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 70 calendar days from Notice to Proceed.
    d. Due to the cruising schedule, this project is limited on additional time and must be completed as soon as possible to allow preparation for the terminal prior to the next cruising season in the fall.

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 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 details on payment procedures.

10. City of Mobile Project Manager:
    - Jody Russell
    - Office: 251-208-1083 or
    - Cell: 251-605-4921
    - Jody.russell@cityofmobile.gov

11. Watermark Design Group, LLC
    - Nicholas Gray
    - Office: 251-344-5515
    - ngray@watermarkarch.com

12. Walk of Site

13. Adjourn

ATTENDANCE ROSTER

MEETING	PROJECT	LOCATION	DATE
Mandatory Pre-Bid Meeting	Mobile Alabama Cruise Terminal - Fixed Gangway Repairs CT-060-23	201 S Water Street Mobile, AL 36602	Thursday , February 26, 2026

NAME	ORGANIZATION	PHONE	CELL PHONE	E-MAIL
Jody Russell	City of Mobile	251-208-1083	251-605-4921	jody.russell@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
Nic Gray	Watermark	251-344-5515		ngray@watermarkarch.com
Christina LeBlanc	Harris Contracting Services	407 880 4411		Christina@HarrisContractingServices.com
Josh Dindo	Bienville Construction	251-721-1128		Josh Dindo josh@bienvillecs.com
Layton Bostick	WDG/TE	251.554.6049		lbostick@thompsonengineering.com
Yilang Wang	WDG/TE	314.541.8841		ywang@watermarkarch.com
Russ Ansley	45 Construction	251 329 4838		russ@4-scs.com
Bradley Deal	Thomas Construction	334-369-8064		bradley@thomasconst.com
Steve Clark	COM	251-358-4388		Steve.Clark@cityofmobile.gov
Stephen Nelson	COM			