Addendum No. 1

To: Service Contract Providers

From: David Stultz
City of Mobile Building Services Department - Contract Administrator

Re: Service Contract – Various Locations – Emergency Generator Preventive Maintenance and Repair

Project #SC-016-27

Date: October 30, 2026

This Addendum forms a part of, and modifies, the Bid Documents for the above-mentioned project, dated October 21, 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 Bidder to disqualification.**

General:

Item 1. The Pre-Bid Conference Agenda and Attendance Roster, dated October 28, form part of Addendum No. 1.

Item 2. The Bid Tab for the current expiring contract has been requested. It has been included as part of Addendum No. 1.

Item 3. An updated unit list has been included with model numbers.

Item 4. DBE Waiver is attached for record.

Item 5. Questions from Vendors

1) "Will the City be open on November 11th for the Bid Date."
Answer: The City is closed for Veterans Day. The Bid Date will be extended to **Wednesday, November 18, 2026**. All bids must be received by 2 pm that day and the public reading will follow at 2:30 pm in the Government Plaza Atrium. The new cutoff time and date for all requests for information will be noon on **November 13, 2026**.

2) "Would the City consider adding radiator caps and thermostat replacement to the Scope of Work."

Answer: Radiator caps will be quoted out as an additional repair, as needed, using unit pricing. Thermostats for each unit will need to be replacement and the cost be factored into the Year 1 Base Bid.

3) "Regarding fuel line inspection and replacement. Is this to be done for the supply line and return line only?"
Answer: The Service Provider shall replace all flexible fuel lines, supply lines, return lines, and associated fittings for the emergency standby generator systems. During each scheduled semi-annual and annual maintenance visit, the Service Provider shall visually and physically inspect all fuel lines for signs of degradation, including but not limited to dry rot, cracking, blistering, swelling, softening, chafing, and weeping. Any lines exhibiting these conditions shall be flagged for immediate replacement. All replacement lines, hoses, fittings, and clamps provided by the Service Provider under this contract must meet or exceed original equipment manufacturer (OEM) specifications. All parts must comply with applicable NFPA 110 standards, local fire codes, and environmental regulations governing fuel storage and delivery systems. Permanent steel, copper, or rigid underground infrastructure piping is excluded

4) "Typical maintenance includes fuel samples, oil samples, and coolant samples. Would the City consider adding this to the Scope of Work."
Answer: Diesel generators will require fuel testing for sediment, fuel degradation, and microbial growth in accordance with NFPA 110 (ASTM D975). Visual check for clarity, color, and sediment during the fall maintenance. Please include the cost for this annual service in Fall Base Bid. If a fuel sample fails to meet ASTM D975 standards or exhibits signs of heavy microbial contamination or water accumulation, the Service Provider shall provide a separate written proposal for remediation services. Remediation options may include fuel polishing, chemical biocidal treatments, tank cleaning, or complete fuel disposal and replacement, which are excluded from the base cost of this contract.

5) "NFPA requires a 4-hour load bank test every 3 years. Does this need to be quoted?"
Answer: Per NFPA requirement, the 4-hour load bank will be completed in Year 1 Spring Maintenance and the cost included in the Base Bid.

6) "Would the City consider adding ATS lubrication services to the Scope of Work?"
Answer: The Spring Maintenance shall include a thorough ATS inspection and service. All costs associated with the addition to the Scope of Work will be included in the annual Spring Base Bid. This service shall include:
    - Visual inspection for wear, discoloration, loose connections, and signs of overheating.
    - Contact cleaning to keep connections free of dust, grime, and corrosion.
    - Lubricate all moving parts, including the manual transfer handle.
    - Electrical testing- voltage checks, simulated transfer test, and time-delay checks
    - Battery check on the control system, including terminals for corrosion.
    - Mechanical testing under load to surface-worn relays, coils, or micro switches before they fail.
    - Calibration back to the manufacturer's specifications.
    - Documentation of service shall be included in the Service Report provided each spring.

Service Contract – Various City Locations – Emergency Generator Preventive Maintenance and Repair

Project # SC-016-27

PRE-BID Meeting

10:00am Wednesday, October 28, 2026
205 Government Street, Mobile, Alabama 36602

AGENDA

Attendance roster: Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly.
Introductions – Building Services Department, Service Contract Administrator: David Stultz 251-709-1428 cell; david.stultz@cityofmobile.gov

Discussion on the Scope of Work:

1. The scope of this project is to:
2. Provide a Base Bid for Preventive Maintenance and various required repairs as outlined in the Scope of Work at various locations throughout the City as outlined in Exhibit A - Scope of Work.
3. Preventive maintenance shall be completed twice a year; one more in-depth completed in March and another follow up in October.
4. The first spring service on the Bid Form should include all belt and hose replacements.
5. Exhibit B – Bid Form contains the Base Bid along with Unit Pricing for cost associated with inspections, and cost associated with any labor outside the Scope of Work.
6. Service Contractor shall apply best management practices for quality control, testing & trouble shooting, manufacturer's recommendations for safe use of fuels, fluids, chemicals, and cleaning solutions in accordance with Federal, State, and local laws.
7. City of Mobile Business License and Certificate of Insurance shall be required by the Service Contractor for the duration of the contract.
8. Generally, the facilities will remain open to the public and City of Mobile maintenance crews. Service Contractor shall provide a schedule to Building Services so site personnel can be informed, or arrangements can be made to access locked facilities. A very small number of facilities will require only Monday services as those work best as they are closed to the public.
9. Site access shall be limited to pre-approved locations agreed upon in advance by Building Services. Contractor parking shall not impede the flow of traffic or use of the facility by the City of Mobile, its occupants, or its guests.
10. Service Contractor shall take every precaution to avoid damage to the existing facility and its amenities and shall at their own costs make repairs if damage occurs.
11. Any proposed changes to the Scope of Work shall be submitted to the Building Services Contract Administrator for approval in advance of commencement of any work.
12. Work hours shall typically be 8am to 4pm.
13. Upon coordination with the Building Services Contract Administrator, Contractor shall start with the project within 10 days following the written Notice to Proceed.
14. Contract duration is One (1) year from the written Notice to Proceed, with the option, at the City of Mobile's sole discretion, to extend the contract for two (2) terms following the initial year.

Bidding instructions, forms, special requirements and time:

1. Any observed ambiguities, discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to David Stultz at david.stultz@cityofmobile.gov
2. Official clarifications or corrections will be made by written addendum sent to all registered prospective Bidders via e-mail. Building Services Contract Administrator shall issue all addenda.
3. Cut off time for submission of RFIs will be November 6 by noon. This allows three (3) business days prior to the Bid Opening to communicate all information in an addendum.
4. City of Mobile Mun. Code Sec 14-2 requires that the city in all contracts have contractors make every reasonable effort to have at least fifteen percent participation by socially and economically disadvantaged subcontractors and/or material suppliers who are certified as a Disadvantaged Business Enterprises. A waiver of this Code has been approved.
5. Receipt of Sealed Bids shall be Wednesday, November 11, 2026, no later than 2:00 pm in the City Clerk's office, 9th Floor, Government Plaza, South Tower. Bids will be publicly opened at 2:30 pm on the same day in the Atrium Lobby.
6. Bids shall be submitted only on a copy of the Bid Form included in the Project Manual, and shall include all required forms requested, as applicable. Bids submitted digitally or without the proper documentation or envelope shall be rejected.

Additional Requirements within 10 Days of Contract Award:

1. A valid City of Mobile business license for the duration of the contract period
2. 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)
3. Certificate of Insurance in amounts and with all endorsements as required by the City of Mobile (see Certificate of Insurance example in Project Manual).
4. A current W-9 Taxpayer Identification Form and City of Mobile Vendor Information Form must be on file with the City of Mobile prior to issuance of Contract.
5. On all documents: City of Mobile Business License, the Alabama Secretary of State Business Identity, the Alabama Secretary of State Certificate of Authority (out of state contractors), E-Verify documentation, and ACORD Insurance Form, the Contractors name shall be EXACTLY the same.

Payment requirements.

1. Invoices for services rendered shall be submitted monthly by the Service Contractor to the Building Services Contract Administrator and all Invoices shall be received no later than the 25th day for the month in service. Each facility shall be invoiced separately.

Review of Scope of Work Exhibits

Adjourn

ATTENDANCE ROSTER

PURPOSE	PROJECT	LOCATION	DATE
Pre-Bid Conference	SC-016-27 Service Contract - Various Locations - Emergency Generator Preventive Maintenance and Repair	205 Government Street, South Tower, 5th Floor REAM Conference Room	10/28/2026

NAME	ORGANIZATION	OFFICE	CELL	EMAIL
David Stultz	City of Mobile		251-709-1428	david.stultz@cityofmobile.gov
[redacted]	[redacted]		[redacted]	[redacted]
Jack Davidson	City of Mobile		251-490-4212	jack.davidson@cityofmbile.gov
Fara McCray	Nixon Power		205-842-8200	fmccray@nixonpower.com
Richard Burchfield	Professional Systems		251-455-6105	RBurchfield@prosystems.org
DON MORGAN	G.E.C. WILLIAMS		334-224-6668	dmorgan@gecwilliams.com
Chris Howell	Thompson Power Systems		251-331-6451	Chrishowell@thompsontractor
John Mimnagh	Integrated Power Services		251-753-8315	john.mimnagh@ips.us
Brent Ladrier	AOTCS, Inc.		251-497-4270	brent.ladrier@aotcs.org
BOBBY ACREE	TAYLOR SSI		251-802-2229	bacree@taylorbigred.com

BID TABULATION
BUILDING SERVICES DEPARTMENT

DISTRICT NUMBER: Various
Project Manager: Chad Holm
PROJECT NUMBER: SC-011-24
Consultant: N/A

PROJECT NAME: Service Contract – Emergency Generator Preventative Maintenance & Repairs

BID OPENING DATE: November 22, 2023

TIME: 14:30

LOCATION: Government Plaza Atrium

Present:
- ☐ Cassie Boatwright
- ☐ Archinique Kidd
- ☑ Jacob Laurence
- ☐ Lisa Lambert
- ☑ Lana Gauthier
- ☑ Katie Cassil
- ☐ Consultant
- ☑ Project Manager
- ☐ Emma Dean

Number of Bidders Contacted:
Number of Bids Received: 4

NUMBER OF ADDENDA: 4

Bidders	Bid Guaranty/Security	Addenda Acknowledged	Supplier Diversity Plan	Year 1 Bid Only	Year 2 Bid Only	Year 3 Bid Only	Contingency	Total Bid	Remarks
Taylor Sudden Service	Y	Y	Y	$101,106.00	$65,482.00	$65,482.00	N/A	$232,070.00	
TAW Power Systems Inc d/b/a Integrated Power Services	Y	Y	Y	$111,210.00	$64,210.00	$64,210.00	N/A	$239,600.00	
ARCCO Company Services Inc	Y	Y	Y	$63,755.00	$38,533.00	$38,533.00	N/A	$140,821.00	APPARENT LOW BIDDER
Thompson Tractor Co Inc	Y	Y	Y	$63,055.00	$45,298.00	$45,298.00	N/A	$153,651.00	
							N/A		
							N/A		
							N/A		

	LOCATION NAME	INSTALL DATE	KW	MAKE	FUEL	SERIAL	MODEL
1	Freeman Fire Station #1	1/1/1997	60	Kohler	NG	2130208	60RZ282
2	Central Fire Station #3	6/7/2011	200	Kohler	NG	231176	200REZX
3	Edwards Fire Station #6	6/30/2006	30	Kohler	NG	2130209	30RZG
4	Seelhorst Fire Station #7	12/1/1998	60	Kohler	NG	607487	60RZ282
5	Husband Fire Station #9	3/27/2007	45	Kohler	NG	2132150	45RZG
6	Willett Fire Station #11	3/27/2007	60	Kohler	NG	2129490	60RZG
7	Trenier Fire Station #12	4/3/2018	200	Generac	D	3002144783	SD0200GG178.7D18HPYY3
8	Toulminville Fire Station #14	3/27/2007	20	Kohler	NG	2129487	20RZ
9	Lathan Fire Station #16	10/23/2023	60	Cat	D	CAT00C44KCN400808	D60-4LC
10	Melton Fire Station #8/17	3/27/2007	45	Kohler	NG	2130208	45RZG
11	Springhill Fire Station #18	2/10/2021	150	Taylor	D	37805	TD150
12	McCosker Fire Station #19	3/27/2007	30	Kohler	NG	2132151	30RZG
13	Petrey Fire Station #20	3/27/2007	20	Kohler	NG	2129436	20RZ
14	Reid Fire Station #21	3/27/2007	20	Kohler	NG	2129489	20RZ
15	Tapia Fire Station #22	6/30/2006	45	Kohler	NG	2130207	45RZG
16	Sirmon Fire Station #23	6/30/2006	30	Kohler	NG	2130210	30RZG
17	Public Safety Complex – Fire Station #26 & Precinct 4	1/1/2007	500	Volvo	D	2269629	600REOZV8
18	Berger Fire Station #28	3/15/2012	300	Generac	NG	211422	13901730100
19	Police Precinct 1	1/13/2025	150	Kohler	NG	34LLGMLP0030	KG150
20	Police Precinct 2	5/29/2018	100	Kohler	NG	GM81112-GA7	100REZGD
21	Police Precinct 3	12/10/2025	150	Cat	NG	2s800236	DG150-2
22	Police Headquarters	9/20/2021	450	Taylor	D	TPS173949	TD450
23	Police Traffic Division	1/1/1986	20	Onan	D	20DL4L27832D	K880179171
24	Garage	2/28/2021	150	Taylor	D	TPS111353	TD150
25	Garage/Fuel Area	5/1/2025	150	Kohler	NG	34LLGMND0007	GM104493-6A2
26	Facilities Maintenance Carpenter's Shop	2/5/1999	80	Kohler	NG	612002	88AZ82
27	Electrical Department	2/28/2021	80	Taylor	D	TPS075508	TD80
28	Caterpillar Mounted Trailer	1/1/1998	70	CAT	D	98-3-5387	BOSS-P-60

29	Kohler Mounted Trailer	8/1/2006	60	Kohler	D	2112010	60KRC/60REOZJBT
30	Traffic Engineering	2/28/2021	60	Taylor	NG	TPS079767	TG60
31	MIT	7/1/2001	215	Cummins	NG	HM07F210957	2156FBB
32	Telecommunications-Unit 2	1/1/1978	105	CAT	D	44BS819	SR-4
33	History Museum	1/1/2001	400	Kohler	D	614365	400R0ZD
34	Mobile Museum of Art (MMoA)	1/1/2001	350	Cummins	NG	25266982	GIA19G2
35	National Maritime Museum of the Gulf - Unit 1	1/1/2012	300	Generac	NG	2113764	13436170900
36	National Maritime Museum of the Gulf - Unit 2	1/1/2012	300	Generac	NG	2113768	13436170200
37	National Maritime Museum of the Gulf - Unit 3	1/1/1012	300	Generac	NG	2113767	13436170200
38	Convention Center	10/1/1991	600	Onan	D	I910423294	600DFGB
39	Cruise Terminal	4/1/2026	250	CAT	NG	CATDG250VKJ900383	E14.2MSN279A2
40	Exploreum Science Center	1/1/1997	75	CAT	NG	2037564	97005545 S
41	Ben May Library	3/15/2007	125	Kohler	NG	2141811	125RZG
42	West Regional Library	12/18/2018	500	Generac	D	3003887218	SD0500KG22152D18HPYY2
43	Western Administrative Complex (WAC)	6/24/2013	275	Taylor	D	25220	TD-275
44	Hurtel Admin Complex	2/28/2021	150	Taylor	D	TPS106762	TD150
45	MPD Mounted Facility- Grand Bay	Unknown	17	Generac	Propane	0055040	5416294
46	Fire Prevention Bureau/Warehouse	7/20/2026	80	Rehlco	NG	33MYGMPD0011	KG80-CP1
47	Regions Arena	TBD	1000	Generac	D	TBD	

City of Mobile

Office of Small Business Development

Request of Waiver of DBE Goal

The City of Mobile establishes an overall goal of 15% utilization of socially and economically disadvantaged businesses for all public spending or private projects that utilize public funding and/or incentives.

Use this form to request a waiver of DBE goals on a City of Mobile Bid, RFP, solicitation or contract. You can download a PDF fill-in version of this form at https://cityofmobile.sharepoint.com/sites/COMPortal .
Contact the Office of Small Business Development at 251-208-7967 if you require assistance with completing this or any other DBE form.

This form should be completed by the City department requesting a waiver. Upon completion, submit the form to the Office of Small Business Development by email at archnique.kidd@cityofmobile.org.

City of Mobile
Office of Small Business Development

REQUEST FOR WAIVER/REDUCTION OF DISADVANTAGED BUSINESS ENTERPRISE (DBE) GOAL

Bid/RFP/P.O./Solicitation/Other SC-016-27 Current Date 10 / 28 / 2026

Project Description: Service Contract-Various Locations-Emergency Generator Preventive Maintenance and Repair

Total Estimated Value of the Project: Three year service contract at approx $150,000

By City of Mobile Department/ Division/ Office/Unattached Board

I hereby request that the DBE participation goal, pursuant to Ordinance of the City Charter and Policy, be waived on the above-referenced project for the following reason(s):
Please attached any supporting documentation.

Service Contract contains a specialized skill set that is limited in scope and no subcontracting work will be performed.

Requested By (Department Director)

C. Stout (Oct 26, 2026 16:18:15 CDT)

(Signature)	Director, REAM (Title)	10/26/2026 (Date)

251-208-7492
Telephone Number

CARLEEN.STOUT@CITYOFMOBILE.GOV
Email Address

Reviewed By (Office of Small Business Development)

Archnique Kidd (Signature)	Small Business Development Manager (Title)	10/26/2026 (Date)

Approved ALK **Denied**