



Addendum #1

May 21, 2024

1028 Newman Drive Mobile Alabama

The following items are to be included in the plans and specifications. An addendum supersedes and supplements all portions of the bid documents that it conflicts.

- A. **Bid Date:** Please note the bid date has been changed to Wednesday June 12, 2024, 12pm. Please see attached RFP.
- B. See attached sign in sheet from Pre-Bid.
- C. See meeting notes from Pre-bid below.
- D. Provide a \$30,000 contingency allowance in the submitted bid.
- E. Note that all structures will be raised on a new foundation with a minimum clearance of 18" between the lowest floor framing and grade.
- F. Driveways will be concrete.
- G. Sod entire yard.
- H. Cabinets will be painted shaker style with plastic laminate tops or equal.
- I. All plumbing fixtures will be white with stainless steel, chrome, or equal finish for faucets.

Meeting Notes from Prebid

Items of Discussion:

- 1. Refer to RFP for insurance requirements and schedule of values form to be turned in with bid. Performance and Payment Bonds are not required.
- 2. The bid award will be based on a scoring system. The scoring system will include performance in the past 2 years on residential projects.
- 3. The owner stated they were not aware of any lead or asbestos.
- 4. Cellulose insulation will be used in exterior walls.
- 5. The existing interior wood walls and ceiling are to be saved/reused and patched to match existing. New walls perpendicular to the exterior walls and those that do not intersect the existing wood walls will be wood framed with gypsum board.
- 6. Floor/Decking shall be repaired/leveled to receive new LVT flooring per the manufacturer's recommendations.
- 7. Lights will be low profile LED due to low ceilings.
- 8. A \$30,000 contingency allowance shall be included in the bid.
- 9. The guest house will be raised on a new foundation, but it will not be moved to a new location.
- 10. Trees to that require cutting/trimming will be done by the owner.
- 11. Guest house will have gypsum board walls and ceilings.
- 12. Roof structure of primary house will be fortified.
- 13. A Schedule of Values is attached.

End of Addendum

Attachments: Sign in Sheet, RFP, Schedule of Values



756 Saint Louis Street
Mobile, AL 36602

P: 251.432.3480

pcda.net

May 8, 2024

1028 Newman Lane
Pre-Bid Meeting
Sign in Sheet

Name	Company	Email
HARVEY HALL	DREAMBUILDERS CU GRP PLLC	hhall@dreambuilderspllc.com
Karlos Turner	Solar Development Group	solardevelopment@yahoo.com
TYJUAN JACKSON	Jackson Construction & Plumbing JACKSONCPLLC	tyjuan@jacksoncpllc.com
Donate Sheffield	22 Builds LLC	
Stacey Gibbs	22 Builds	stacey@22Builds.org
Ryan Anderson	22 Builds	ryan@22Builds.org
William Carroll	Carroll, Inc.	w.carroll@wcarrollinc.com
Reginald Haston - Project Manager		

NOTICE TO BID

DATE: April 24, 2024
TO: Qualified Bidders
FROM: Africatown Redevelopment Corporation
PROJECT: Restoration of Residential
Construction
PROJECT LOCATION: 1028 Newman Lane, Mobile, Alabama 36610

Notice is hereby given that sealed bids will be received by the Africatown Redevelopment Corporation (ARC) in its office located at 1866B Government St. Mobile, AL 36606 **until 12:00 p.m., CST, ~~May 22, 2024~~ June 12, 2024 (per addendum 1)**, for the above stated construction project.

Bids will be publicly opened and read at 12:05 p.m., CST, **~~May 22, 2024~~ June 12, 2024 (per addendum 1)**. All bids received after the specified time will be automatically rejected and returned unopened. No bid may be withdrawn for a period of 60 days after the scheduled opening time. Africatown Redevelopment Corporation reserves the right to reject any and all bids and to waive informalities in this bidding.

Each bidder (person, firm or corporation) shall have a business license issued by the City of Mobile's Revenue Department and a residential contractor's license issued by the Alabama Home Builders Licensure Board (a general contractor's license with a Home Builders license will also be acceptable). All Bids must be accompanied by a copy of the bidder's Alabama Home Builders License and Certificate of Commercial General Liability Insurance. Bids must be submitted on bid forms provided or copies thereof.

Minority-owned and women-owned businesses are encouraged to Bid.

In addition to a lump sum, all bids must contain a schedule of values.

Bid documents can be examined or obtained by contacting Karlos Finley at 251-533-4344 or karlos@atownrc.com and at 1866B Government St. Mobile, AL 36606,

A mandatory pre-bid meeting will be held May 8th at 2:00pm.

REQUEST FOR BIDS

DATE: April 24, 2024
TO: Qualified Bidders
FROM: Africatown Redevelopment Corporation, Inc.
PROJECT: Renovated Residential Construction

PROJECT LOCATION: 1028 Newman Lane, Mobile, AL 36610
BID OPENING: 12:05 p.m., CST, ~~May 22, 2024~~ June 12, 2024 (per addendum 1)
Africatown Redevelopment Corporation
1866B Government St., Mobile, AL 36606

PROJECT

Africatown Redevelopment Corporation, Inc., requests bids from duly licensed Alabama Homebuilders or General Contractors in possession of a Homebuilders License for the site work, building movement and alignment, renovations, and construction of additions for the property and structures located at, **1028 Newman Lane, Mobile, AL 36610**. All bids must follow the architectural plans and specifications.

The two existing shotgun structures are contributing structures to the Africatown National Register Historic District and their preservation is mandatory. Existing materials are to be preserved and reused consistent with the plans to the fullest extent possible. This home will have Luxury Vinyl Tile throughout and basic ceramic tile in the bathrooms, utility room and foyer. All fixtures (sinks, bathtubs, toilets) will be standard sizes. Schedule of values to include allowances for appliances, kitchen cabinets, bath fixtures, door hardware, and floor finishes.

A Pre-Bid Meeting will be held at the site May 8, 2024 at 2pm. The pre-bid meeting is mandatory.

REQUIRED INFORMATION

In order for the Bid to be considered, Bidders must supply all of the information listed below. References will be checked.

- **Prior Residential Construction.** Please identify three residential construction projects in which the Bidding Company has been the prime contractor in the last two years. Please list the owner and a reference for each location.
- **Schedule of values / bid forms.** Draw requests will follow the schedule of values.
- **Construction Schedule.** Completion of a Schedule of Values Form (attached) is required. Draws will be determined according to the Schedule of Values.

- **Licenses.** Please attach a copy of the bidding firm's City of Mobile business license and Alabama Homebuilder's license.
- **Insurance Requirements.**
 - a) Proof of commercial general liability policy and worker's compensation.

BID DOCUMENTS

Included in the Bid Package are: 1) The Architect's Plans and Specifications: 24 x 36 Drawings and 2) Bid Form, Bid Announcement and Schedule of Values Form.

EVALUATION

Bids will be evaluated based on the price, builder's experience and timeline for project initiation and construction. This home will have Luxury Vinyl Tile throughout and basic ceramic tile in the bathrooms, utility room and foyer. All fixtures (sinks, bathtubs, toilets) will be standard sizes.

BID FORM – STIPULATED PRICE

Date:

Bidder/ Company Representative:

Bidder/ Company Name:

Address:

City/State/Zip Code:

Telephone:Fax:.....

Email:

OFFER: BASE BID

Having examined the place of the work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Africatown Redevelopment Corporation, Inc., for the above-referenced project,

We, the undersigned, hereby offer to enter into a Contract to perform the work for the Sum of: \$ _____ . Attached, please find the schedule of values.

In addition to the work shown on the Architect's Plans and Specifications, the Base Bid Price shall include all required fees and permits, including utility fees, and all applicable federal, State of Alabama, County and local taxes.

This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.

CONTRACT TIME

Please certify both of the following:

If this Bid is accepted, we will begin work within _____ (_____) calendar days from signing the Notice to Proceed. The Notice to Proceed will be issued upon execution of the Contract(s).

If this Bid is accepted, we will complete the work within _____ (_____) calendar weeks from Notice to Proceed.

BIDDER

Contractor's State License Number: _____

Please attach a copy of your license to this form.

Current Construction Classification: _____

The corporate seal of _____

(Bidder – please print full name of your firm)

was hereunto affixed in the presence of:

(Notary)

(Title)

(Seal)

(Authorized signing officer)

(Title)

If the Bid is submitted from a joint venture or partnership, please add additional forms of execution for each member of the joint venture in the appropriate form as above.

Bidders List

- | | |
|--------------------------------------|---|
| 1. Dreambuilders | <u>hhall@dreambuilderspllc.com</u> |
| 2. Solark Development Group | <u>Solardevelopment@yahoo.com</u> |
| 3. Jackson Construction and Plumbing | <u>jacksoncpllc@yahoo.com</u> |
| 4. 22 Builds LLC | <u>stacey@22builds.org</u> |
| 5. Carrol Inc. | <u>w.carrol@wcarrolinc.com</u> |