

ITEM I

ADVERTISEMENT FOR BIDS

Pre-qualification competency submissions will be received by the County Commission of Mobile County, Alabama, in the Mobile Government Plaza, Eighth Floor South Tower, Mobile, Alabama, until **10:00 A.M.** on **May 6, 2026**.

Sealed bids will be received by the County Commission of Mobile County, Alabama, in the Mobile Government Plaza, Eighth Floor South Tower, Mobile, Alabama, until **10:00 A.M.** on **May 27, 2026**, and then publicly opened for furnishing all labor and materials, and performing all work required by Mobile County and described as follows:

Project No. CRCHD-001

Crawford Law Firm Building Stabilization and MAMGA Legacy Center Building Renovation

Crawford Law Firm Description:

Stabilization of an approximately 2,000 SF structure at 1407 Dr. Martin Luther King Jr. Avenue. Exterior work includes envelope repairs, such as installing a new roof, adding gutter and downspouts, replacing the doors, repairing and insulating the perimeter walls. Interior work includes demolishing the building interior (ceilings, walls and finishes) but retaining the stud walls. Removal of plumbing and electrical fixtures, grid ceilings and acoustic tiles, as well as casework and furnishings are also included in the scope.

MAMGA Legacy Center Description:

The project is located at 701 Dr. Martin Luther King Jr. Avenue and includes the demolition of three ancillary structures, which account for approximately 6,300 SF, and the full renovation of an approximately 2,000 SF main structure. Renovation of the main structure includes installing a new standing seam metal roof, gutters and downspouts, repairing the soffit and the rafter tails, replacing windows and doors, and repointed and painting with a mineral paint the brick veneer. Interior work includes insulating the walls, repairing and painting of the wood trusses and deck, installing new exposed HVAC system, new electrical, and new plumbing.

ONE HUNDRED AND EIGHTY (180) working days are allowed for completion of the project.

All bids must be on blank forms provided in the specifications and submitted in their entirety. A cashier's check drawn on an Alabama bank or a bidder's bond, payable to Mobile County, Alabama, for an amount not less than five percent (5%) of the amount bid, but in no event more than ten thousand dollars (\$10,000.00) in accordance with Alabama bid law, shall be filed with the bid, as a bid guaranty. The bidder's bond shall be prepared on the form specified and issued by a surety company authorized to do business in the State of Alabama.

A performance bond in the form and terms approved by the County in an amount not less than the contract price will be required at the signing of the contract. A labor and materials bond in the form and terms approved by the County in an amount not less than the contract price, insuring payment for all labor and materials, shall also be required at the signing of the contract. In addition, the contractor must furnish to the County at the time of the signing of the contract a certificate of insurance coverage as provided in the specifications. The right is reserved to reject any and/or all bids and to waive informalities and to furnish any item of material or work to change the amount of said contract.

Liquidated damages for non-completion of the work within the time limit agreed upon will be assessed in accordance with the terms of the contract.

Specifications are on file and may be viewed at the office of the **THOMPSON ENGINEERING, 2970 Cottage Hill Road, Suite 190, Mobile, Alabama 36606** and Mobile County Environmental Services, 7th Floor, South Tower, 205 Government Street, Mobile Alabama. Plans and specifications in electronic format may be obtained by prime contractor bidders by contacting the Project Manager, Catarina Echols, (cechols@watermarkarch.com). Physical copies may be obtained by prime contractor bidders by depositing **Five Hundred (\$500.00) dollars** with the Project Manager for each set. This deposit shall be refunded in full upon return of the documents in reusable condition within ten (10) days after bid opening. The cost of and return of additional sets of specifications shall be in accord with Section 39-2-3(b), Code of Alabama (1975). No Specifications will be issued later than twenty-four (24) hours prior to the time indicated above for receiving bids.

A mandatory pre-bid conference will be held on April 28, 2026, at 10:00 A.M., at 701 Dr. Martin Luther King Jr Avenue, Mobile, Alabama 36603. All prospective bidders should have a representative present at the pre-bid conference.

No bids will be considered unless the bidder, whether resident or non-resident of Alabama, is properly licensed and qualified to perform the work described herein in accordance with all applicable laws of the State of Alabama. This shall include evidence of holding a current certificate to engage in general contracting in the State of Alabama, issued by the State of Alabama Licensing Board for General Contractors, Montgomery, Alabama, as required by Section 34-8-2, Code of Alabama (1975). Any contractor that desires to bid as a prime contractor must have at least one of the major classifications of license per Section 230-X-1-.27 of the State of Alabama Licensing Board for General Contractors Administrative Code.

Restoration Competency Requirements

Restoration Competency Requirements are required for this project. These requirements ensure compliance with federal preservation laws and quality of performance in competitive (lowest bid) projects. The goal is to ensure that historic renovation projects, which require specialized skills in the repair, replication, cleaning, restoration, or alteration of historic materials, are awarded to the lowest competent bidder, minimize change orders, ensure project completion within established budgets and time frames, and avoid costly damage to ornamental finishes, fixtures, and assemblies.

Standard for Evaluation: The offeror's proof of competency submission, presented in as non-technical as possible manner, is required to determine the competence of the bidders.

1. The Offeror shall submit, not exceeding two (2) pages per project, detailed descriptions of two (2) completed projects for evaluation, with a contact/reference for each project. All projects shall have been completed within the last five (5) years. Projects shall be identified by the Offeror as being "Similar" (as defined below) in size, scope, and complexity to the requirements provided in the specifications. The Offeror is responsible for demonstrating how projects they deem "Similar" are in-fact comparable in size, scope, and complexity.

- a. Two (2) projects submitted as "Similar" shall be defined for evaluation purposes as an interior or exterior repair or alteration project on or in the "historic" portion of a fully occupied commercial/government office building with an original construction dated prior to 1970. Each project submitted must have a construction value of no less than \$150,000.00.

2. Offeror shall be evaluated on the completeness of providing General Project Data, Specific Project Data, Photographs, and a detailed Project Narrative.
3. Standard for evaluation: The standard is “met” when:
 - a. Submitted projects were “Similar” and completed within the last five (5) years as evidenced by the Offeror’s written response and supporting documentation.

Out of state corporations shall furnish a certificate of authority to transact business in Alabama. Out of state limited liability companies shall provide proof of registration to transact business in this state.

Bidders for this project are notified that this project will be fully or partially funded with Federal funds and is subject to the Federal laws and regulations associated with the American Rescue Plan (ARP) Fiscal Recovery Fund grant. Any contract resulting from this solicitation will be subject to the terms and conditions of said funding award, the SLFRF Financial Assistance Standard Terms and Conditions (OMB Approved No. 1505-0271) and Program-Specific Terms and Conditions, the Standard Sub-Award Terms and Conditions, American Rescue Plan Act, Treasury Regulations 31 C.F.R. § 35 et seq., all applicable terms and conditions in 2 C.F.R. Part 200 (including Appendix II to Part 200), and all other OMB circulars, executive orders or other federal laws or regulations, as applicable. The United States Department of Treasury, the United States, or any of its departments, agencies, or employees is not and will not be a party to this solicitation or any resulting contract. Notwithstanding, any contract that is awarded as a result of this Advertisement for Bids may require adherence to the standard Federal Contracting provisions.

Prior to the award of a competitively bid contract to a contractor having one or more employees in the State of Alabama, Alabama law requires that the contractor provide the County proof of enrollment in E-Verify (see www.uscis.gov/everify).

All Bidders must be registered in www.SAM.gov for the purpose of confirming suspension status. Mobile County will verify that the contractor or its principles, does not appear on the federal governments Federal; Excluded Parties List prior to executing an agreement with the entity.

No bid shall be withdrawn for a period of sixty (60) days subsequent to the opening of bids without the consent of the County Commission of Mobile County, Alabama.

Any contract awarded under this solicitation will be subject to all applicable terms and conditions in 2 C.F.R. Part 200 (including Appendix II to Part 200).

COUNTY COMMISSION OF
MOBILE COUNTY, ALABAMA

BY: CONNIE HUDSON, PRESIDENT