



ADDENDUM No. 1
Request for Proposal
RFP No. 2023-015

Date: **October 26, 2023**

Project Name: **Parking Lot Rehab at Airbus Engineering**

Addendum No. 1 for the above referenced project has been published. This addendum is available only by electronic delivery on the Mobile Airport Authority website. Please find attached the Documents for the above referenced **Addendum No. 1**.

This Addendum is hereby made a part of the Contract Documents and Specifications of the above referenced project. All other requirements of the original Contract Documents and Specifications shall remain effective in their respective order.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON “Attachment C” (Page 20) BY INSERTING THE ADDENDUM # AND DATE OF THE ADDENDUM ON THE SIGNATURE & ACKNOWLEDGEMENT AFFIDAVIT FORM.

ITEM NO. 1:

Intro Revised – Page 3

Eliminate following:

“The Mobile Airport Authority (hereinafter referred to as the “MAA”) is requesting proposals from qualified contractors to rehab the parking lot of Airbus Engineering located at 1801 S Broad Street within the Brookley Aeroplex by removing and replacing the asphalt lot and striping of the lot.”

Replace with the following:

*“The Mobile Airport Authority (hereinafter referred to as the “MAA”) is requesting proposals from qualified contractors to rehab the parking lot of Airbus Engineering located at 1801 S Broad Street within the Brookley Aeroplex **by applying a seal coat and restriping the parking lot.**”*

ITEM NO. 2:

VI. SCOPE OF SERVICES (Revised) – Page 5

Replace section “VI. SCOPE OF SERVICES” on Pages 5 & 6 of RFP with Attachment 1.

ITEM NO. 3:

Questions and Answers

1. (Q) Does the scope of work cover the entire parking lot?
 - (ANS) Yes. Please see Attachment H for the location of all areas that fall within the scope.
2. (Q) Is Coal Tar Sealer an appropriate substitute?
 - (ANS) Yes if it is an equal product. See Attachment 4 for the product data.
3. (Q) Is it possible to perform the work during regular business hours, Monday through Friday?
 - (ANS) Yes. Reference the revised Scope of Services for available work hours/days.

ITEM NO. 4:
Bid Form (Revised)

1. Please include the attached revised Attachment A - Bid Form with your proposal.

ITEM NO. 5:
Additional Attachments

1. Please use the additional attachments in your proposal.

If you have any questions, please contact us.

Sincerely,
MOBILE AIRPORT AUTHORITY

Rita L. Barren
Procurement Officer

Attachments: Attachment 1 - Pre-Bid Meeting Sign-In Sheet
Attachment 2 - Pre-Bid Meeting Resume
Attachment 3 - VI. SCOPE OF SERVICES (Revised)
Attachment 4 - Coal Tar Sealer Product Data
Attachment A - Bid Form (Revised)
Attachment B - See RFP
Attachment C - See RFP
Attachment D- See RFP
Attachment E - See RFP
Attachment F - See RFP
Attachment G - RFP Submittal Checklist
Attachment H - Project Site Location & Zones
Attachment I - Exceptions / Bidder's Notes

cc: Mobile Airport Authority File

- End of Addendum No. 1 -



Mobile Airport Authority

Parking Lot Rehab at Airbus Engineering
RFP No. 2023-015

PRE-BID MEETING SIGN-IN SHEET

DATE/TIME: Monday, October 23rd, 2023 @ 2PM (Local)

LOCATION: Mobile Airport Authority Administration Offices
Conference Room

	Name (Please Print)	Company	Email
1.	Dylan Copeland	MAA	d.copeland@mobairport.com
2.	Hedina Douzat	MAA	hdina@mobairport.com
3.	Justin Pittman	Subbelt Sealing, Inc.	justin@subbeltsealing.com
4.	GREG SMITH	Asphalt Services Inc	gsmith@asi-gc.com
5.	RITA BARREN	MAA	RBARREN@mobairport.com
6.	VANESSA WASHINGTON	MAA	VWASHINGTON@mobairport.com
7.			
8.			
9.			
10.			
11.			
12.			



Mobile Airport Authority

RESUME OF PRE-BID MEETING

PROJECT NUMBER: MX2309 / RFP No. 2023-015
PROJECT NAME: Parking Lot Repairs at Airbus Engineering
MEETING LOCATION: Mobile Airport Authority Conference Room
ISSUE DATE: 10/24/2023

PROJECT OWNER INFORMATION

PROJECT OWNER: Mobile Airport Authority
POINTS OF CONTACT: Russell Stallings, Halina Dauzat, Dylan Copeland, Rita L. Barren

ATTENDEE LIST

See attached sign-in sheet.

MEETING DISCUSSION

- Introduction of personnel & sign-in..
- Brief explanation of scope & location of project. Project is to take place at Airbus Engineering, located at 1801 S. Broad Street, Mobile, AL 36615.
- Overview of bid timeline:
 - Questions Due: Wednesday, October 25th, 2023 @ EOB (5PM local time)
 - Bid Deadline: Tuesday, October 31st, 2023 @ 2PM local time
- There are anticipated changes to the RFP via addendum. Changes include scope clarification + bid form modification.
- Attendees were advised to pay special attention to proposal format requirements and sample contract agreement as detailed in RFP.
- All questions must be received **in writing** prior to close of business on the deadline.
- **Sealed bids** must be submitted to Rita Barren, Procurement Officer, by the deadline.
- Upon bid review by a committee selected by the Procurement Officer, a notice of award will go out to all bidders.
- The pre-bid meeting was adjourned at 2:12PM.



Attachment 3

VI. SCOPE OF SERVICES (**Revised**)

The selected, successful bidder to this RFP will be expected to provide the following services: This list is not inclusive of all post orders and may be revised/amended after the contract is awarded. Any changes will be communicated in writing.

1. **The Scope of Work** shall include, but is not limited to, the furnishing of all labor, material, equipment, licensing and insurance to perform Parking Rehab, including Prep work such as pressure washing/sand removal, and Seal Coat and Paint Markings as outlined in *Attachment H*. **Note: No crack sealing will be conducted in this project.**
2. **The Contractor** shall inspect the project area to identify any discrepancies or issues that will affect paint adherence, cure time or longevity before bid submittal. Any discrepancies must be noted on *Attachment D* of this RFP. Seal Coat and Paint type utilized, and method of application shall be applied in such a manner as to be free of adhesion and fading defects. The contractor shall warranty said work to be free of manufacturer or application defects for a period of 90 Days.
3. **The Contractor** shall effectively prepare and clean the surface area, as required by the product manufacturers, to ensure proper application and adhesion.
4. **The Contractor** shall utilize an Industry Standard Exterior Black Seal Coat, designed for commercial parking lot usage, that meets the Alabama Department of Transportation High Density Mineral Bond Specifications.
5. **The Contractor** will be responsible for applying the correct number of Seal Coats to achieve a consistent, dark black coating throughout the work area. Any inconsistencies in color or coverage will require additional coats at the Contractors expense.
6. **The Contractor** shall apply Alabama Department of Transportation Approved Standard Roadway Paint to all previously painted markings, in their respective colors, sizes and locations, to include but not limited to, standard parking spaces, handicap spaces, charging stations, stop bars, curbs and wording. It will be the responsibility of the contractor to determine the current number, locations, sizes, types, and colors of markings to be painted. The Contractor will need to take before and after pictures to submit to MAA for review to ensure all markings have been restored to their correct locations and styles. **Note: No glass beads will be utilized.**
7. **The Contractor** shall apply the markings paint with an industry standard striping machine, at a rate and number of coats to achieve a minimum 20mill paint thickness. The striping shall have clean edges and shall be free of overspray, runs and thin patches.
8. **The Contractor** shall determine the proper cure time for the seal coat before applying permanent markings. Each work zone must have markings placed before moving to the next zone Mon-Fri. The contractor shall be responsible for placing

temporary paint to allow for seal coat curing time, if the situation warrants and is approved by MAA.

9. **The Contractor** shall provide all necessary cones and or barricades to prevent traffic from accessing restricted sections under construction. The contractor shall utilize means to eliminate overspray, or any other damaging affects to MAA or Tenant property. The contractor shall clean all associated areas each day and shall return all associated properties in like condition upon project completion. Any damage incurred shall be the responsibility of the contractor to repair it no more than 10 business days.
10. **The Contractor** will store equipment and material in an approved location so as not to affect daily business. All material and equipment must be removed from MAA property within 3 business days of project completion. The contractor will be responsible for providing and maintaining any dumpster services needed.
11. **A Final Walkthrough and Punchlist shall be conducted by the contractor and MAA upon project completion.** The contractor shall have 5 calendar days to resolve any associated punch list items noted. Upon successful punch list completion, the contractor may invoice MAA for payment. MAA is Net 30.

General Requirements:

No bids will be considered unless the bidder, whether resident or non-resident of Alabama, is properly qualified with the State of Alabama. In addition, non-residents of the State, if a corporation, shall show evidence of having qualified with the Secretary of State to do business in Alabama.

No contract will be awarded unless the contractor holds a current and appropriate license from the State Licensing Board in Montgomery, Alabama.

Mobile Airport Authority is committed to ensuring that Disadvantaged Business Enterprise (DBE) firms participate to the maximum extent possible in all work at the Airport. Also, the contractor on this work will be required to comply with the Equal Employment requirements of the Authority.

It is the intent of the Mobile Airport Authority to fully evaluate all proposals received and to select the proposal it considers most satisfactory for the provision of BAX Airbus Engineering Parking Rehab.

1. **The Contractor** shall itemize their bid pricing per the RFP. MAA reserves the right to eliminate individual quoted line items at or before the time of service, at which point, said price shall be eliminated from the invoice. MAA reserves the right to cancel the contract in full. Upon such termination, Contractor will be paid for Services already rendered through the effective date of termination.
2. **The Contractor** shall provide MAA with verification of Licensing to perform associated work in the City of Mobile Alabama.
3. **The Contractor** shall provide MAA with verification of insurance as outlined within the RFP to operate on MAA property.

4. **The Contractor** shall provide MAA with the Seal Coat, Marking Paint and any other associated material type and specifications sheets for review.
5. **The Contractor** shall ensure that its technicians providing services to MOB possess a valid driver's license. Technicians may be required to provide their driver's license to MOB Police each visit and a database search will be conducted. The Contractor shall ensure its representatives accessing MAA property shall be appropriately dressed and shall conduct themselves professionally.
6. **The Contractor** shall provide MAA with a Plan of Action for review, outlining the flow of work, project estimated duration, days of the week expected to be utilized etc.
7. **The Contractor** shall provide MAA with a schedule of work upon Notice of Award, and work shall commence within 10 business days of issuance of Notice to Proceed. Once commenced, work shall continue through until completion, in accordance with the approved schedule. *Note: Schedule to be approved by MAA and coordinated with MAA and the Tenant. Project duration shall be no more than 20 Calendar days from start to completion, unless otherwise agreed upon by MAA.*
8. **The Contractor** work shall take place on MON-THURS from 6pm – 6am, FRI at 6pm – MON at 6am, OR MON-FRI from 6am – 6pm as coordinated with MAA and the tenant. The contractor shall ensure no damage to MAA or tenant vehicles. If the contractor elects to perform the work during regular business hours, they will be limited to completing one phase at a time per **Attachment H**. Any damage shall be the sole responsibility of the contractor to fully rectify within 10 business days. *Note: All work must be performed so as not to restrict parking traffic by more than one zone at a time during the week (MON-FRI), unless otherwise agreed upon by MAA and the tenant. See Attachment H for Zone Layout.*
9. **The Contractor** will be given contact points for service visits and will need to inform MAA 24hrs in advance of a schedule change.

The Owner reserves the right to defer award of the Contract for a period of 120 days after the date of opening bids or to reject any or all bids. In case of ambiguity or lack of clearness in stating proposal prices, the Owner reserves the right to adopt the most advantageous interpretation thereof and to accept or reject any informalities or irregularities.

Attachment 4

SEALMASTER COAL TAR CONCENTRATE

Pavement Sealer

SMT-100

REVISED 09/03/19

PRODUCT DESCRIPTION & BENEFITS

SealMaster Coal Tar Concentrate Pavement Sealer is a clay-stabilized, fuel resistant coal tar emulsion pavement sealer designed to protect and beautify asphalt pavement. Coal Tar Concentrate is formulated to be job-mixed with water and aggregate.

USES

SealMaster Coal Tar Concentrate is designed to beautify and protect asphalt pavement surfaces including parking lots, airports, driveways, shopping malls, roadways, and more.

COMPOSITION

SealMaster Coal Tar Concentrate is a clay-stabilized, fuel-resistant coal tar emulsion pavement sealer fortified with special surfactants to promote superior adhesion and durability. Select aggregate is job-mixed to produce a slip-resistant coating.

SIZES

SealMaster Coal Tar Concentrate is available in 4,000 gallon bulk tankers, 55-gallon drums, and 5-gallon pails.

COLOR

SealMaster Coal Tar Concentrate dries to a deep, rich black color.

LIMITATIONS

SealMaster Coal Tar Concentrate shall not be applied when temperature is expected to drop below 50°F at any time within a 24 hour period after application.

TECHNICAL DATA

- SealMaster Coal Tar Concentrate meets the requirements of ASTM D 5727, RP 355e and ASTM D 490.
- ASTM D 6945 - Emulsified Refined Tar (Commercial Grade), Type I and Type II
- ASTM D 3320 - Emulsified Refined Tar Pitch (Mineral Colloid Type)
- ASTM D 4866/4866M
- FAA Engineering Brief No. 46
- Item P-625 and No. 46A, Item P-630
- Item P-627 (with additive), Item P-631 (with additive)

ENVIRONMENTAL CONSIDERATIONS

SealMaster Coal Tar Concentrate does not contain asbestos. Coal Tar Concentrate is an environmentally friendly water based pavement sealer containing less than 50 grams per liter volatile organic content (VOC).

PHYSICAL CHEMICAL PROPERTIES

SealMaster Coal Tar Concentrate is a premium quality

pavement sealer that meets the following material requirements when tested in accordance with ASTM D 140, ASTM D 466, ASTM D 490, ASTM B117, ASTM D 529, ASTM D 2939, and ASTM D244 procedures. (see chart below)

Test	Specifications	Result
Material	Material shall be homogenous and show no separation or coagulation that cannot be overcome by moderate stirring.	PASSES
Chemical & Physical Analysis		
- Non Volatiles %	47% Minimum	PASSES
- Ash Non Volatiles %	30 - 40	PASSES
- Solubility of Non Volatiles in CS ₂ %	20 Min.	PASSES
- Specific Gravity 25°C	1.20 Minimum	PASSES
Drying Time	8 hr. Max	PASSES
Adhesion & Resistance to Water	No Penetration or Loss of Adhesion	PASSES
Resistance to Heat	No Blistering or Sagging	PASSES
Flexibility	No Cracking or Flaking	PASSES
Resistance to Impact	No Chipping, Flaking or Cracking	PASSES
Resistance to Volatilization	10% Loss in Weight Max.	PASSES
Wet Film Continuity	Smooth, Nongranular Free from Coarse Particles	PASSES
Resistance to Kerosene	No loss of adhesion or penetration	PASSES
P-625 Fuel Resistance Test	Evaluation of Fuel Resistance	PASSES
P-630 Fuel Resistance Test	Evaluation of Fuel Resistance	PASSES
P-631 Fuel Resistance Test	Evaluation of Fuel Resistance	PASSES

INSTALLATION

Surface must be clean and free from all loose material and dirt. Pavement surface repairs should be made with a suitable hot or cold asphalt mix. Cracks should be filled with SealMaster hot pour or cold applied crack fillers. Treat all grease, oil, and gasoline spots or stains with SealMaster Petro Seal™ or Prep Seal™.

METHODS

SealMaster Coal Tar Concentrate shall be applied by either pressurized spray application equipment or self-propelled squeegee equipment. Pressurized spray equipment shall be capable of spraying pavement sealer with sand added. Equipment shall have continuous agitation or mixing capabilities to maintain homogeneous consistency of pavement sealer mixture throughout the application process. Self-propelled squeegee equipment shall have at least 2 squeegee or brush devices (one behind the other) to assure adequate distribution and penetration of sealer into bituminous pavement. Hand squeegees and brushes shall be

SEALMASTER COAL TAR CONCENTRATE

Pavement Sealer

SMT-100

REVISED 09/03/19

acceptable in areas where practicality prohibits the use of mechanized equipment.

temperatures.

MIXING PROCEDURES

For optimum results, SealMaster Coal Tar Concentrate Pavement Sealer shall be mixed in accordance with the following mix design (based on 100 gallons for ease of calculation):

- Coal Tar Concentrate 100 gallons
 - Water30-40 gallons
 - Pave Gel Polymer Additive 1-2 gallons
 - Sand* 200-500 lbs.
- *(40-70 mesh AFS rating)

IMPORTANT

The above mix design is a typical recommendation. Alternative mix designs may be substituted to account for local pavement conditions and use of other pavement sealer additives. However, in all cases sand shall be used in the mix design.

NOTE: Pave Gel is manufactured by ThorWorks and is available from your local SealMaster facility.

APPLICATION

For optimum performance and durability apply two coats of properly mixed SealMaster Coal Tar. A third coat of mixed Coal Tar Sealer may be applied to high traffic areas such as entrances, exits, and drive lanes.

APPLICATION RATE OF MIXED COAL TAR SEALER

Apply properly mixed Coal Tar Sealer (Coal Tar Concentrate, Water, Sand, Additive) at a rate of .11 to .13 gallon per square yard (70-82 square feet per gallon) per coat.

ESTIMATING MATERIAL REQUIREMENTS

To estimate gallons of SealMaster Coal Tar Concentrate required to cover a specific area use the following coverage rate:

- One gallon of SealMaster Coal Tar Concentrate will cover approximately 100-120 square feet (11.1 to 13.3 square yards) per coat when properly mixed and applied.

NOTE: Coverage rates may vary due to pavement age and porosity.

PRECAUTIONS

Both surface and ambient temperature shall be a minimum of 50°F in a 24 hour period following application. New asphalt surfaces should be allowed to cure a minimum of four weeks under ideal weather conditions (70°F) before applying Coal Tar Concentrate. Keep out of reach of children. Do not store unopened drums or pails in freezing

WARRANTY AND DISCLAIMER

The statements made on this technical data sheet are believed to be true and accurate and are intended to provide a guide for approved application practices. As workmanship, weather, construction, condition of pavement, tools utilized, and other variables affecting results are all beyond our control, the manufacturer warrants only that the material conforms to product specifications and any liability to the buyer or user of this product is limited to the replacement value of the product only. The manufacturer expressly disclaims any implied warranties of merchantability or fitness for a particular purpose.

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Phone: 1-800-395-7325
www.sealmaster.net

BID FORM

Bid Opening, October 31, 2023 @ 2:00 p.m.

RFP No. 2023-015

Parking Lot Rehab at Airbus Engineering

Line No.	Description	Unit	Qty	Unit Price	Total Price
1	Parking Area Seal Coating (All 7 Zones) Prep Included				
2	Parking Area Paint Marking Application (All 7 Zones)				
Total Bid:					\$

NOTES:

1. All quantities must be verified by contractor prior to bidding.
2. ALDOT standards shall apply to all work
3. MAA will not be responsible for any cost not identified.
4. There will be no additional reimbursement for travel or other related expenses.

Submitted by:

 Date:

Address

License No.

RFP SUBMITTAL CHECKLIST

Bid Opening, October 31, 2023 @ 2:00 p.m.

RFP No. 2023-015

Parking Lot Rehab at Airbus Engineering

REQUIREMENTS:	Potential Scoring:	YES	NO	Evaluator's Notes
Does the Bidder have Licensing to perform associated work in the City of Mobile AL?	Required			
Does the Bidder have Proof of Certificate of Insurance that meets MAA requirements as outlined in the RFP?	Required			
Did the Bidder submit Pricing for all Specified Services as outlined in the RFP? Or, were there any Exceptions/Notes that affect the RFP Scope of Work?	Required			
Did the Bidder submit Prior work performed and references?	Required			
Did the bidder submit a plan of action and material data sheets?	Required			
Attachment A – Bid Form	Required			
Attachment B - Vendor Data Form	Required			
Attachment C - Signature & Acknowledgement Affidavit Form	Required			
Attachment D - Non-Collusion Affidavit	Required			
Attachment E - Insurance Requirements	Not Required			
Attachment F - Sample Contract	Not Required			
Attachment G - RFP Submittal Checklist (Proposal Top Sheet)	Required			
Attachment H - Project Aerial View of Site	Not Required			

PROJECT SITE LOCATION & ZONES

RFP No. 2023-008

Parking Lot Rehab at Airbus Engineering

Aerial View



EXCEPTIONS / BIDDER'S NOTES
Bid Opening, October 31, 2023 @ 2:00 p.m.
RFP No. 2023-015
Parking Lot Rehab at Airbus Engineering

Any Exceptions / Notes to the Scope of Work as Outlined in this RFP by the Bidder	Reasoning

Note: MAA reserves the right to evaluate any exceptions/notes from the Bidder to determine Bid Acceptance or Rejection.