

# Addendum No. 1 – Mexico Beach Pier

October 29, 2025

Date: Non-Mandatory Pre-bid conference  
October 21, 2025 via Video Link TEAMS at 1:00 cdt

Project: Mexico Beach Pier – Non-mandatory Pre-Bid Minutes

Attendees:	Dave Hemphill	BDI
	Mel Smeigelski	City of Mexico Beach
	Tammy Brunson	City of Mexico Beach
	John Trombetta	Terrcon Tallahassee
	Julie Gorman McEachin	RJ Gorman
	Chris Sheets	Russell Marine
	Jared Gorman	RJ Gorman
	Blake Dvoskin	ATI
	Jacob Gorman	RJ Gorman
	Jacob Harders	HG Harders
	Justin Welch	Anderson Columbia Co. Inc
	Edward Leili	E.Leili and Assoc. Marine Construction

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## Dave Hemphill started the meeting with a Project Overview:

1. The new pier is a replacement pier for the one destroyed by Hurricane Michael in 2018. It is 840 feet long x 26 feet off the water x 19 feet wide. The structure will be concrete with blowout panels. This project will be similar to the Gulf piers at Pensacola Beach, Bay County, and Panama City Beach.
2. Project time is 365 days with a liquidated damage amount of \$1,000 per day.
3. Bid date is November 19<sup>th</sup> at 2:00 central time.
4. The site is cleared. The old wood pier was removed after Hurricane Micheal and I was told that the piles were removed – however, I cannot verify that they have been completely removed. The eastern 30-feet of the adjacent paved pier parking lot is available for use during construction. Also, the city lot, 97' x 98', on the eastern side of the parking lot is available. Please understand that the city's control line permit (CCCL) does not approve use of the sandy beach for construction laydown or transit between the parking lot and the beach.
5. The entire site must be fenced for safety purposes.

6. The FDEP permit is in-hand and included in the Project manual. The contractor will be required to comply with all requirements of the permit.
7. The Corps of Engineers permit has not been issued. We do not have an estimate of when that permit will be issued. FEMA has stated that there will not be an NTP issued for partial work on the uplands awaiting that permit.
8. The project is FEMA funded.
9. Utilities are located at the edge of the parking lot:
  - Duke Power
  - Sanitary sewer and potable water by the City
  - There are no stormwater facilities on this project.
10. Bid Item 27 – Concrete blowout panels. The wood panels have a limited lifespan and are expensive to replace. The City would like to know the cost of concrete panels.
11. Bid Item 28 – FEMA wants to know the difference in cost to build the pier in its original footprint versus moving it seaward 230 feet into deeper water due to the accreting beach. The deeper water location is a requirement of the FDEP permit. The only cost differences are the utilities and sidewalk. The 100-foot wood pedestrian ramp is required in either the base bid or bid alternate 28. (That ramp is not shown on sheet S-101- base bid.)
12. Section 00030-12 of the Bid Proposal asks for Bidder Qualifications. Specifically, has the bidder performed work of this magnitude in the Gulf or Atlantic? Has the contractor performed projects that require top-down construction techniques?
13. Please be familiar with the Insurance requirements of the project.
14. The City has chosen to participate in a Sales Tax Exemption program for this project. See page 00050-9
15. General conditions: a Florida registered survey is required for providing survey control
16. The first payment may take time – it must be processed by several offices. The second payment should be much timelier.
17. See how Mobilization can be billed: Page 00120-3
18. Review the requirements if a hurricane enters the Gulf. 01100-3
19. The light submittal has been a long-negotiated item with the FDEP permit. It may not be substituted.
20. Construction photos are required – 01380-1
21. Vibration monitoring is required – 02457-2 1.5(k) This is as much for the contractor's benefit as the owners. Many new structures have been built around the pier since Hurricane Michael. The piles are to be jetted and then driven the last 5 feet to design capacity, so the amount of pile driving is at a minimum.
22. Project sign – use a print shop with the ability to provide a sign on an aluminum substrate.
23. Top-down construction is required by the FDEP permit for this project.

This ended the initial overview by Dave Hemphill. The following are questions by prospective bidders.

The Video Conference ended at 1:20 pm cdt

## Items from the previous Pre-Bid Meeting:

24. Are octangular piles required? Yes.
25. The concrete blowout panels show 1/8<sup>th</sup> inch strands, but these are not available for this application. The smallest is 3/8<sup>th</sup> inch. *A product called Lumbercon is available that uses 0.208" prestressing wires to fabricate a 3"x12" concrete plank. A corrosion resistant admixture can be added to the concrete mix and the ends of the planks can be sealed with epoxy.*  
Randy Yeomans, Project Manager  
randy.yeomans@lumberconusa.com  
LumberCon LLC  
17 West Biddle St.  
West Chester, PA 19380
26. How will temporary access to the pier be provided? *This is the contractor's option, but a sand ramp may be constructed using sand from within the project footprint.*
27. How will Turtle Monitoring impact the construction? *Turtle monitoring is between May 1 to October 30. It will be performed early in the morning – city volunteers looking for signs of a crawl. This monitoring should be complete before the contractor begins his day. If a nest is found around the pier project, that nest cannot be moved by the contractor. Also, during turtle season, the contractor cannot use lighting visible from the beach that could disorient hatchling turtles.*
28. Sheet C100 shows fencing along the entire perimeter of the parking lot. Will access to the homes adjacent to the parking lot have to be provided access through the fencing? *Yes – homes have been built since the Pier Plans were completed. See No. 4 for a description of the area available to the contractor.*
29. Bid item 19 - Privacy fence. Please provide fence details and location where it is to be installed. *Fence is a standard wood privacy fence – 4x4 piles with 2 40 lb bags of concrete, 3 2x4 stringers, and 1x6 wood sheets. The location is either side of the restroom.*
30. Please provide a list of local i.e. city or county permits that will be required a. Will the fees be waived? b. Please provide fee schedule. *There are no permits or fees from the city or county for this project.*
31. Will Longshoreman's insurance be required? Yes.
32. Specification section 02457 3.4 states owner will engage services for various dynamic testing. Please clarify who will be responsible for pile testing /PDAs. *Contractor pays for all testing.*
- a. Please indicate quantity and location of piles requiring PDA.  
*Pile Dynamic Analysis (PDA) will be required for 2 test piles. One test pile will be at Bent No. 3. A second test pile will be an exterior pile at Bent 10.*

b. Please indicate pile testing requirements in plan/location. *The PDA testing will be only for the octagonal piles. It will be paid for by the contractor. 00100-8 7.3 Owner will secure an independent testing agency to perform PDA testing for piles stated above. Additional testing will be required, and all testing cost will be included in the Contractor's Bid.*

33. Will the contractor have to wait for the test program results in order to procure production pile? *We have provided the Geo-tech report that the design is based upon and the Contractor can determine his own risk of fabricating piles without test pile results.*

34. What are the allowable working hours and days? *7:00 am to 7:00 pm 00800-1 (1.3)*

35. Will beach access need to be maintained through the work area along the shoreline? *No. However, emergency vehicles may need to traverse the area.*

36. Is any demolition of existing piles and/or removal of submerged debris anticipated? *No. We were told by FEMA that the old pier was cleared after Hurricane Michael. There are no piles visually available above the sand line. However, we may encounter some items that were missed.*

37. Please provide preservative treatment specification for pressure treated lumber. *AWPA specifies preservative wood treatment for south Georgia and the Gulf coast. See the attached cut sheet.*

### **See Also the Otter Notes Provided by the City of the Pre-Bid Meeting**

### **RJ Gorman emailed the following questions:**

38. Please confirm whether any changes have been made to the design in the plans or specifications since the last bid.

*The plans are a Conformed Set, meaning that the changes listed in the Addendum were added to the plan set. Be aware also that:*

- a. *The wire mesh in the railings shall be 6 gauge .192, 2" x 2" 304 stainless wire mesh. McNichols Model No. 3802190051 or equal.*
- b. *The successful bidder will need to hold his price until the NTP on April 15, 2026*
- c. *The successfully bidder may include similar project references, especially Top-Down construction in the Gulf or Atlantic for the past 20 years.*

39. The current Owner's Manual (formerly titled *Specifications* in the previous bid) has increased from 279 pages to 290 pages. Please clarify what revisions or additions account for this change in page count. *See No. 38, above.*

40. Section 3.4 states that two (2) single test piles—each required to be 120" longer than the production piles—will undergo dynamic testing, including a restrrike. All remaining piles are to be PIT tested. Please confirm that only two piles will receive dynamic testing and that all others will be PIT tested.

*Define PIT tested. PDA (Pile Dynamic Analysis) testing will be required for 2 piles, one octagonal pile and one square pile.*

41. Please confirm whether this project is subject to the Build America, Buy America (BABA) requirements.

*No, BABA does not apply to this project.*

42. In the pre-bid it was asked and answered that this project does qualify for Davis Bacon. Could you provide the wage determinations for this project? *Speak to your accountant.*

43. Provide additional clarification on the proposed limits of the builders risk insurance

44. Are there any FDOT prequalification requirements for this project, ie prequalified in intermediate bridge construction?

*The project qualifications are centered on past performance on Top-Down Construction in the Gulf or Atlantic.*

*FDOT prequalification requirements are not required for this project.*

45. Section 01505, Part 1.1 of the General Conditions (page 188 of 290) defines the scope of mobilization, which includes major cost items such as bonds (approximately \$90,000 on a \$10 million project), office trailer setup (approximately \$18,000), building permits, and project management and/or superintendent costs, among others.

Part 1.2 of the same section states that the mobilization/demobilization line item shall not exceed 1.5% of the total contract value, with 80% paid at mobilization and 20% paid at demobilization. Based on a \$10 million project, this would result in a maximum of \$150,000 total — \$120,000 for mobilization and \$30,000 for demobilization. As written, the 1.5% cap does not appear sufficient to cover the contractor's actual costs associated with the items defined in Part 1.1.

Please clarify whether it is the intent of the mobilization/demobilization line item to cover all of these costs, or if the 15 items in the definition of mobilization should be reconsidered.

*Mobilization is capitated at 1.5% of the project cost.*

46. Additionally, the payment split outlined in Section 01505, Part 1.2 (80% / 20%) conflicts with Section 00120 (Measurement and Payment), Part 3.1, which specifies that the 1.5% mobilization/demobilization allowance should be divided two-thirds for mobilization and one-third for demobilization. Please clarify

*Mobilization will be paid 2/3 for mobilization and 1/3 for Demobilization*

47. Per Section 0500 and discussions during the pre-bid meeting, it is understood that the City has elected to participate in the sales tax exemption. For purposes of preparing bid pricing, please clarify whether the contractor should include sales tax

on permanent materials—with taxes to be deducted at the time of purchase—or exclude sales tax on all permanent materials from the bid amount.

*Contractor shall include the sales tax in his bid.*

**Russell Marine emailed the following questions:**

48. Spec section 02457 calls for 2 test piles to be driven at locations indicated. I do not see on plans where these two test piles are to be installed. Could you please provide location of the test piles?

*One test pile will be an exterior octagonal pile on Bent 10. The other test pile will be a square pile on Bent 3.*

49. Regarding the test piles, what is the requirement for restrike period, e.g. 7 days or 14 days?

*Minimum redrive period will be 3 days (72 consecutive hours).*

50. Please confirm that contractor is to include in our bid the cost of the owner's testing agency for inspection/QC control of precast concrete items.

*Owner will engage a qualified independent testing agency to perform field quality control testing. Cost of testing agency services shall be included in Contractor's Bid.*

51. The Table of Contents in the Project Manual list Specification Sections 15411 through 16050, however these appear to be missing from the project manual. Will these sections be provided?

*These items were moved to the drawings, Utilities and Electrical, respectively.*

52. Plan sheet C-104 shows the piles from Bent 1 to Bent 9 being 12"x12" square with bent spacing at 10' o.c. and piles at 9' center to center distance. The structural drawings, S-101 show bents 1-9 at 30' o.c. spacing and on Sheet S-102, Detail D3 has piles at 14' center to center spacing. Please confirm the correct pile sizes and dimensions.

*The Wooden Pedestrian Approach Ramp depicted on C-104 connects the Concrete Pier to the Concrete Sidewalk. The piles are 12" square prestressed concrete and embedded in the 18"x18" concrete cap beam and spaced at 9'-0" center to center.*

*The Concrete Pier spans 1 thru 9 are 30'-0" and rest on 5'-0" wide concrete cap beams that are supported by 24" square prestressed concrete piles spaced at 14'-0" center to center. Detail A on sheet C-104 depicts the interface between concrete pier and the Wooden Pedestrian Approach Ramp.*

53. Could details for the restroom concrete foundation pad be provided to include thickness of the pad, any turn-down/thickened areas, and reinforcing steel requirements?

*See Sheet A-04 for this information.*

**Shoreline Foundation emailed the following question:**

54. Please provide the design loads for the piles, inclusive of compression, tension, and lateral.

**Pile Load Estimation**

**Mexico Beach Fishing Pier**

Maximum pile loads are estimated using a Link-Belt 218 HSL lattice crawler crane with tracks extended and the full complement of counterweights. Since the crane treads are directly in line with the exterior pile, no distribution is assumed to the center pile of the 3 Pile Bent, leading to a conservative value for the pile load. The 2 Pile Crane Loads has no pick weight or counterweights, assuming first 3 pile bent will be built from the beach and crane will traverse the slab without counterweights or a pick other than a concrete pour bucket.

**3 Pile Bents**

**Dead Loads**

1. Pile: 75' x 2' x 2' x 155#/cf	35,000
2. Cap: 4' x 5' x 19' x 155#/cf/3	20,000
3. Beams: 4 x 2' x 2' x 30' x 155#/cf / 3	<u>25,000</u>
	<b>80,000</b>

**Live Loads**

1. Dunnage: 2' x 30' x 20' x 55#/cf /3	22,000
2. Crane Load with 35,000# pick at max ground bearing pressure position	118,000
	<b>140,000</b>

**TOTAL**

**220,000 or 110 tons**

**2 Pile Bents**

**Dead Loads**

1. Pile: 55' x 2' x 2' x 155#/cf	25,000
2. Cap: 4' x 5' x 19' x 155#/cf/2	30,000
3. Slab: 2' x 30' x 17' x 155#/cf/2	80,000
	<b>135,000</b>

**Live Loads**

1. Dunnage: 1' x 30' x 20' x 55#/cf/2	17,000
2. Crane Load without counterweight or pick	124,300

**141,300**

**TOTAL** **276,300 or 140 tons**

**2 Pile bent -10' Timber Spans**

**Dead Loads**

1. Pile: 1 x 30' x 155#/cf	4,650
2. Cap: 3 x 3 x 18/2 x 155#/cf	12,555
3. Beams: 1 x .33 x 10 x 9 x 55#/cf	1,634
4. Deck: .33 x 8.5 x 10 x 55#/cf	1,543
5. Railing: 100#/lf x 10	<u>1,000</u>
	<b>21,382</b>

**Live Load**

1. Florida building Code: 250 psf x 8.5 x 10	<b>21,250</b>
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**TOTAL** **42,632**

**22 Tons**

**Lateral Loads**

**Wind load (75 psf) was considered but was negligible compared to Wave Forces.**

**Wave Force = 2.42 kips/LF of exposed pile length.**