

**Chemung County-City of Elmira Purchasing Department**  
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**ADDENDUM # 2**

**RFB-372 Centertown Parking Garage Improvements, Phase II - Re-Bid**

**Bids Due** on May 1, 2026 at 1:45 PM (**changed**)

1. Please see attached addendum on pages 2-9 for changes to the project manual, changes to drawings, and responses to questions received (revised bid Form) related to this bid.

Please contact the Purchasing Office if you have questions.

Thank you

**By: Tricia Wise, Purchasing Director**

**Date Issued:** April 24, 2026

**END of ADDENDUM #2**

SECTION 009113.001 – ADDENDUM NO. 2

1. ADDENDUM NO. 2

A. Project Information:

1. To: **Prospective Bidders.**
2. Project Title: **#RFB-372 Centertown Parking Garage Improvements, Phase II – Re-Bid, Contract #1 (GC), Contract #2 (EC), and Contract #3 (PC).**
3. **Project No.: 2242076**
4. Date: April 24, 2026
5. Owner: City of Elmira
6. Engineer: LaBella Associates, D.P.C.
7. This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated February 16, 2026, with amendments and additions noted below.
8. Acknowledge receipt of this Addendum in the space provided in the **Bid Form**. Failure to do so may disqualify the Bidder.
9. This Addendum consists of five (5) pages and the following attachments:
  - a. Table for Bid Form – General Construction Contract
  - b. Table for Bid Form – Electrical Construction Contract
  - c. Table for Bid Form – Plumbing Construction Contract

B. Changes to the Project Manual:

1. Division 00:
  - a. General Instructions to Bidders:
    - i. Obligations of Successful Bidder,  
  
DELETE paragraph 7. (c) in its entirety (Owner’s Protective Liability and Property Damage Insurance will not be required), and REPLACE with,  
  
“(c) The Contractor shall provide builder’s risk insurance to cover the total value of the entire Project on a replacement cost basis. There will be no deductible.”
  - b. General Instructions to Bidders:
    - i. DELETE Table for Bid Form – General Construction Contract and REPLACE with the Table for Bid Form – General Construction Contract, attached to this Addendum.
    - ii. DELETE Table for Bid Form – Electrical Construction Contract and REPLACE with the Table for Bid Form – Electrical Construction Contract, attached to this Addendum.

- iii. DELETE Table for Bid Form – Plumbing Construction Contract and REPLACE with the Table for Bid Form – Plumbing Construction Contract, attached to this Addendum.

2. Section 011200 – Multiple Contract Summary

- a. DELETE Paragraph 1.5 A. 7. in its entirety and replace with the following:

“7. General Contractor is responsible and may coordinate with individual trade contractors (plumbing, electrical) for temporary relocation and reinstallation of respective system components, where required.”

3. Section 221414 Storm Drainage Piping:

- a. ADD Paragraph 3.11 Painting to read as follows:

“3.11 PAINTING

A. Ferrous Metal - Steel and Cast Iron (Drainage Piping):

1. Surface Preparation:

- a. Clean surfaces in accordance with SSPC-SP2 / SSPC-SP3.
- b. Remove oil, grease, rust, mill scale, and debris.

2. Primer Coat: High-performance epoxy primer.

3. Intermediate Coat: Epoxy build coat.

4. Finish Coat: Aliphatic Polyurethane.

5. Identification: Color code piping per ANSI/ASME A13.1.

C. Changes to the Drawings:

1. Electrical Drawings: E201, E202, E203, E204

- a. AMEND GENERAL NOTE D TO READ: “PROVIDE (3 ADDITIONAL TPYE ‘A’ FIXTRUES AS SPARES FOR THE OVERALL PROJECT.”
- b. AMEND KEYNOTE 4 TO READ: “TYPICAL (37) LOCATIONS FOR ALL FLOORS 1-7 (NOT ALL SHOWN ON DRAWINGS). REMOVE EXISTING PA/INTERCOM SPEAKER AND WIRING IN ITS ENTIRETY BACK TO SOURCE”
- c. AMEND KEYNOTE 6 TO READ: “TYPICAL AT (8) LOCATIONS AT STAIRS A & C ON FLOORS 1-4. PROVIDE CODE BLUE CB-2E/LS1000 BLUE LIGHT PHONE. PROVIDE (2) CAT6 CABLES IN CONDUIT BACK TO HEAD END IN OFFICE. PROVIDE ALL WALL MOUNTING ACCESSORIES REQUIRED TO FACILITATE INSTALLATION.”

ITEM#      RESPONSES TO WRITTEN QUESTIONS RECEIVED:

**1-1** Q - AIA A105 (2017) Short Form of Agreement, Article 5.1.6 (on page 60 of 392) states the Contractor must provide the Builder’s Risk Insurance. This not identified in the Instructions to Bidders where the other types and levels of insurance are listed, this is not indicated in the AIA A201 General Conditions of the Contract, and there are no Supplementary General Conditions reaffirming this.

Please confirm that the (each) Contractor is to provide a Builder's Risk policy on this project. Additionally, the amount of Deductible has not been identified, please indicate what is desired for this.

*A – Refer to Addendum item above.*

- 1-2 Q - GC Bid Form / Schedule of Unit Prices: Item 3.7 is Work Task "Remove and Replace Concrete Curb", reference details 7 & 8/SR501 for a stipulated quantity of 330 lft. Both of these details 7 and 8 on SR501 are missing. Additionally, the Work Item Task (corresponding note) is not found on any of the Floor Plans (SR-series of drawings). Is this Work required, or should the bid form be filled out with an "N/A" on this line?

*A – Refer to Addendum item above.*

- 1-3 Q - GC Bid Form / Schedule of Unit Prices: Item 3.1 is Work Task "Ceiling Repair – Waffle Slab", reference details 9 & 10/SR501 for a stipulated quantity of 260 sqft. This Work Task corresponds to Note-1 on the SR-Plans, and is found in only three locations for a total of  $20\text{sf} + 5\text{sf} + 5\text{sf} = 30\text{ sqft}$ . Is the quantity of 260 sqft necessary?

*A – There are additional areas where this repair type will be required that are not specifically identified in the plans. The additional areas are to be field located in accordance with Note C.9 on Sheet SR001 and Specification 03 01 33-3.2.A. The quantity on the bid form is an estimate of the total repair of this type that may be required.*

- 1-4 Q - Details 1 and 2 on SR501 depict surface repairs for slab-surface delamination. Nothing is found on the Plans or Work Task Notes to identify where and to what extent this applies; nothing is listed on the Bid Form / schedule of Unit Price Work to address this with a stipulated quantity according to the corresponding details. Is this work required?

*A – Details 1 and 2 on Sheet SR501 are general details showing incidental work that may apply depending on the specifics of the repair work. Detail 1, for instance, is referenced by Details 3, 4, 5, 6, 9, 10, 11, 12, and 13 on Sheet SR501 to illustrate the edge preparation required as part of the various concrete repair work.*

- 1-5 Q - If the Bid Form is modified by the above questions/answers, please reissue with larger font, larger grid so that it may be filled out by hand on bid day on location. The one issued in the spec book is far too small to be legible or usable. Thank you.

*A – Refer to Addendum item above.*

- 1-6 Q - Section 011200 Multiple Contract Summary indicates the GC is responsible for **Painting** of everything no matter what prime contract or trade it may be for.

Part 1.5 indicates the GC is to paint Mechanical and Electrical Items. None of this is shown on Plans.

**There is no place on the Bid Form / Schedule of Unit Prices for this painting.** Please clarify.

We don't believe there is sufficient information on the drawings for this painting scope to be quantified, if it is to cover all conduit, boxes, and piping, existing and new.

*A – Refer to Addendum item above.*

- 1-7 Q - Shoring

The structural repair notes indicate that shoring costs are to be included in repair pricing; however, no specific locations or requirements for shoring are identified on the plans.

Please clarify:

Who determines Shoring needs and around what loads is shoring to be design?

How many locations have been determined to require Shoring?

Will temporary shoring be required for overhead beam repairs?

Will temporary shoring be required for overhead concrete repairs within the stair towers?

If shoring is required, are stamped shoring design drawings/calculations required to be submitted for review prior to the start of work?

*A – In general, refer to Note C.3 on Sheet SR001; contractor is responsible for means and methods and safety during construction. Details 3, 4, and 11 on Sheet SR501 specifically state that shoring will be required during repairs of these types, which would include instances where they occur within stair towers. Stamped shoring drawings are not specified to be provided.*

### **1-8 Q - Electrical / Mechanical Conflicts at Repair Areas**

Various concrete repair locations appear to have existing electrical and mechanical obstructions within or adjacent to the repair areas.

Please clarify:

Who is responsible for removing, temporarily relocating, protecting, and reinstalling electrical conduits, light fixtures, piping, and other mechanical/electrical items as necessary to complete the concrete repairs?

*A – Refer to Addendum item above.*

If existing electrical components are deteriorated, rusted, brittle, or otherwise unable to be removed and reinstalled without damage, who is responsible for replacement and how will it be paid for?

*A – Replacement of deteriorated and/or unsafe elements would be required. Procedures regarding Changes in the Work are outlined in the contract documents. Prior to performing replacement work, advance notice to Owner of conditions requiring replacement of damaged elements is required for approval of payment by Owner.*

### **1-9 Q - Ramp Closure / Temporary Traffic Control**

To complete the repairs indicated on the helix exit ramp, it appears vehicle traffic may need to be temporarily rerouted down ramps currently designated for upward traffic.

Please clarify:

Will temporary closure of the helix exit ramp be permitted to complete the repairs?

Who is responsible for providing and installing temporary traffic control devices required for traffic pattern shifts, including signage, cones, barrels, and water-filled barriers?

Who will the contractor coordinate with regarding approval and placement of temporary traffic control devices and phased traffic pattern changes within the garage?

*A – Refer to Addendum No. 1 and to Note C.2-A on Sheet SR001; Contractor responsible to provide and maintain. Owner will have a designated representative assigned to the project. Notification and coordination with on-site parking operator will also be required.*

### **1-10 Q - Owners Engineer Oversight & Direction -** At the pre-bid walkthrough it was indicated that structural design personnel would not be on site during construction. As concrete repair areas are field-sounded and final limits are identified, please clarify:

Will the design team provide on-site personnel (daily or as needed) to review and verify repair limits and associated quantities?

What is the process for documenting and approving quantity increases where actual repair areas exceed those shown in the contract documents, given the age of the original investigation?

How will this be administered to avoid suspension or stoppage of repair work in progress.

*A – Fishbeck prepared the structural repair documents (SR-series plans and associated specifications). Fishbeck design personnel plan to visit the site periodically during construction; timing of visits would ideally be coordinated with field activities. LaBella staff will be on site during construction activities, at least every two weeks, and as often as required. Contractor is responsible for maintaining current quantities (as laid out and as-built) of repairs and noting differences from quantities on bid form. Quantity tab-*

*ulation required with each application for payment. Prior approval is required before exceeding bid quantities.*

**1-11 Q - Hidden or Embedded Utilities** - Please confirm whether any electrical conduits, piping, or other utilities are embedded within the concrete in areas identified for repair. If so, clarify:

Are the locations of embedded utilities known and documented?

Who is responsible for locating, protecting, or relocating embedded utilities encountered during concrete repairs?

How will unforeseen conflicts or damage to embedded utilities be addressed (i.e., included in base bid vs. change order)?

*A – Embedded conduits and other system elements are unknown. Existing slabs and beams contain post-tensioned reinforcement. General Contractor is responsible for locating and marking locations of post-tensioning and potential utilities. Owner will not be responsible for repair of damage related to the work.*

**1-12 Q - Pre-Demo Layout for Drains, Signage, and Concrete Repairs –**

Is Contractor responsible for layout of all work and repair of any damage or impact to embedded/hidden Reinforcing, Post-Tensioning Cables, or Utilities?

Is Contractor responsible for employing GPR locating of Items embedded/hidden in concrete especially Post-Tensioning Cables?

*A – These are General Contractor responsibilities.*

**1-13 Q - Signage Quantities**

Multiple sign vendors have requested confirmation of total quantities. Please clarify:

Is there a consolidated sign schedule or table identifying the total number of signs by type/mark to be installed?

*A – No.*

If not, are contractors to rely solely on plan takeoff for determining sign quantities?

*A -Refer to AP-series drawings.*

In the event of discrepancies between plan callouts and field conditions, how will quantity adjustments be handled?

*A - Changes in the Work requirements are contained in the project manual.*

Will every sign location need to be GPR'd for reinforcing and PT tendons prior to install?

*A - Sign mounting details in documents do not allow for embedment of more than 1". It's anticipated that PT tendons should not be disturbed by the sign mounting.*

**1-14 Q - Pavement Marking Scope**

Several pavement marking subcontractors have requested clarification of the striping scope. Please confirm:

Is the intent for complete restriping of all parking areas, or only removal and replacement of striping that conflicts with the revised layout?

*A - Striping plans show the areas which will receive new striping layouts that will require the removal (cover-up) of existing markings that conflict with proposed. All other existing parking stripes will be re-painted (over existing) as indicated on plan drawings.*

Are contractors responsible for final field layout of all striping, including ADA-compliant configurations?

*A- Contractor is responsible for field layout based on dimensional information provided in the drawings.*

Elmira, NY - Centertown Parking Structure  
 Table for Bid Form - General Construction Contract

April 23, 2026



LUMP SUM ITEMS

Work Item	Work Item Description	Ref. Spec or Detail	Units*	Estimated Quantity	Unit Price	Extended Total
<b>Division 0 &amp; 1 - General Conditions</b>						
1.1	Contractor Mobilization	Div. 0 & 1	LS	1	\$ N/A	\$
1.2	Contractor General Requirements	Div. 0 & 1	LS	1	\$ N/A	\$
<b>Division 3 - Concrete</b>						
3.1	Ceiling Repair - Waffle Slab System	9 & 10/SR501	SF	260	\$	\$
3.2	Column Repair	4/SR501	SF	160	\$	\$
3.3	Beam Repair	3/SR501	SF	450	\$	\$
3.4	Concrete Stair Repair	5/SR501	SF	70	\$	\$
3.5	Remove and Replace Floor Drains in PT Concrete Slab System	6/SR501	EA	33	\$	\$
3.6	Remove and Replace Floor Drains in Waffle Slab System	13 & 14/SR501	EA	3	\$	\$
3.7	Ceiling Repair - CIP Concrete Stair	11/SR501	SF	100	\$	\$
<b>Division 7 - Thermal and Moisture Protection</b>						
7.1	Remove & Replace Cove Sealant and Full System Traffic Coating	6/SR551	LF	3,700	\$	\$
7.2	Rout and Seal Cracks	2/SR551	LF	1,500	\$	\$
7.3	Expansion Joint Nosing Repair (Winged Seal)	7/SR551	LF	40	\$	\$
7.4	Leak Investigation and Repair at Parking/Shops	SR101 PLAN NOTE 3	ALLOW	1	\$ N/A	\$ 10,000.00
7.5	Deck Coating - Prep and Top Coat, 6" Wide Strip Over Existing Line Striping	SR-PLANS WORK ITEM NOTE 10	LF	1,500	\$	\$
<b>Division 10 - Specialties</b>						
10.1	Remove and Replace All Signage	AP-PLANS, 101473	LS	1	\$ N/A	\$
<b>Division 32 - Exterior Improvements</b>						
32.1	Restripe Parking Structure	AP-PLANS, 321723	LS	1	\$ N/A	\$
<b>TOTAL OF BASE BID UNIT PRICES</b>						\$

\*Unit Key Code: LS - Lump Sum, SF - Square Foot, LF - Lineal Foot, EA - Each

Elmira, NY - Centertown Parking Structure  
 Table for Bid Form - Electrical Construction Contract

February 16, 2026



LUMP SUM ITEMS

Work Item	Work Item Description	Ref. Spec or Detail	Units*	Estimated Quantity	Unit Price	Extended Total
<b>Division 0 &amp; 1 - General Conditions</b>						
1.1	Contractor Mobilization	Div. 0 & 1	LS	1	\$ N/A	\$
1.2	Contractor General Requirements	Div. 0 & 1	LS	1	\$ N/A	\$
<b>Division 2 - Existing Conditions</b>						
2.1	Demolish Existing Public Address System	024119	LS	1	\$ N/A	\$
<b>TOTAL OF BASE BID UNIT PRICES</b>						\$
<b>TOTAL FOR ALTERNATE No. 1 Blue Light System and Power for Blue Light and FACP</b>						
<b>TOTAL FOR ALTERNATE No. 2 Lighting</b>						

\*Unit Key Code: LS - Lump Sum, SF - Square Foot, LF - Lineal Foot, EA - Each

Elmira, NY - Centertown Parking Structure  
 Table for Bid Form - Plumbing Construction Contract

February 16, 2026



LUMP SUM ITEMS

Work Item	Work Item Description	Ref. Spec or Detail	Units*	Estimated Quantity	Unit Price	Extended Total
<b>Division 0 &amp; 1 - General Conditions</b>						
1.1	Contractor Mobilization	Div. 0 & 1	LS	1	\$ N/A	
1.2	Contractor General Requirements	Div. 0 & 1	LS	1	\$ N/A	
<b>Division 2 - Existing Conditions</b>						
2.2	Demolish Existing Hose Cabinets and Water Piping System	024119	LS	1	\$ N/A	
2.3	Demolish Existing Dry Stand Pipe Fire Protection Piping	024119	LS	1	\$ N/A	
<b>Division 21 - Fire Suppression</b>						
21.1	Provide New Dry Standpipe System	Div 21	LS	1	\$ N/A	
<b>Division 22 - Plumbing</b>						
22.1	Remove and Replace Floor Drains in PT Concrete Slab System	6/SR501	EA	33		
22.2	Remove and Replace Floor Drains in Waffle Slab System	13 & 14/SR501	EA	4		
22.5a	Replace Entire Storm Drain System Piping	221414, 221423	LS	1		
22.6	Replace Non-Potable Water Lines to Hose Connections	221116, 221119	LS	1		
22.7	Backflow Preventers/ Meters	221116, 221119	LS	1		
<b>TOTAL OF BASE BID UNIT PRICES</b>						
<b>TOTAL FOR ALTERNATE No. 1 Custom Drain Grating</b>						

\*Unit Key Code: LS - Lump Sum, SF - Square Foot, LF - Lineal Foot, EA - Each