

ADDENDUM NO. 2
December 29, 2025

Town of Urbana
Champlin Beach Pier Project
SA PROJECT # 2019-021.10

This addendum, issued to bid document holders of record, indicates changes to the Bid Documents issued December 05, 2025. All changes described herein shall be incorporated into the contractor's bid proposal. This addendum is part of the Contract Documents. Acknowledgement of receipt of this Addendum is required on the respective Bid Form.

Prepared By:

Saratoga Associates
Landscape Architects, Architects, Engineers, and Planners, P.C.
21 Congress Street
Saratoga Springs, New York 12866

Attachments: Pre-Bid Conference Sign in Sheet, Revised Bid Form, Revised Summary of Work, Article 15 DEC Permit link

The following notes, changes, additions, and replacements shall be incorporated into the Project Manual or drawings as applicable:

ITEM 1. Pre-Bid Conference

- A. Pre-Bid Conference sign in sheet is attached with the list of attendees.

ITEM 2. Bid Form

- A. Bid Form had an error for the Add Alternate numbers, See Attached updated Bid Form for use.
 - a. Bid Item #3 Add Alternate #2, Revised to Bid Item #3 Add Alternate #1
 - b. Bid Item #3 Add Alternate #3, Revised to Bid Item #4 Add Alternate #2

ITEM 3. Summary of Work 01 1000

- A. Revision to 01 1000 -Summary of Work, Revised Base Bid and Add Alternate numbering to match Bid Form.
 - a. Add Alternate #1, Revised to Base Bid Item #2
 - b. Add Alternate #2, Revised to Add Alternate #1
 - c. Add Alternate #3, Revised to Add Alternate #2

ITEM 4. Site Explorations

- A. During the pre- bid conference a comment about the ability to perform additional geotechnical exploration for the pier location. Due to the current permit for the existing site geological explorations being completed no further assessments shall be conducted by contractors and/or third parties under the old permit.
- B. If the contractor wishes to complete additional site geotechnical assessment the contractor shall obtain the proper permits for evaluation process for lake bed disturbance and freshwater wetland permit for wetland disturbances for the assessment work and disturbances for the construction of the project.
- C. The contractor shall obtain permits in accordance with the following:
 - 1. Article 15, Title 5 Environmental Conservation Law (ECL) Implementing Regulations, [6NYCRR PART 608](#).
 - 2. <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/protection-of-waters-program>

SECTION 00 4110

BID FORM

TITLE: CHAMPLIN BEACH PIER PROJECT
RECEIVING DATE AND TIME: 3:00 PM FRIDAY, JANUARY 23, 2026
OPENING DATE AND TIME: 3:15 PM FRIDAY, JANUARY 23, 2026

Owner: Town of Urbana
8014 Pleasant Valley Rd.
Bath NY 14810
Attn: Deanna Tompkins

Date:

Submitted by:

(full name)

(full address)

.....

OFFER:

ITEM 1 – LUMP SUM BASE BID AMOUNT – REMOVAL OF THE EXISTING WOOD PIER IN ITS ENTIRETY AND REMOVAL OF (5) EXISTING PILES. (See drawing G101)

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Saratoga Associates, Landscape Architects, Architects, Engineers and Planners, P.C. for the above-mentioned project, we, the undersigned, hereby propose to perform the Base Bid Work, as described in Section 01 1000 - Summary, for the bid amount of:

..... dollars (in words)

(\$.....) (in numbers) in lawful money of the United States of America.

Included in the Base Bid lump sum amount shall be a field allowance contingency amount of \$5,000.

All applicable federal and State of New York taxes are included in the Base Bid Amount.

MWBE Participation is required for this project. 30% minimum participation by MWBE Contractors, Subcontractors and Suppliers.

ITEM 2 – LUMP SUM BASE BID AMOUNT – FURNISH AND INSTALL WOOD OR STEEL PIER, PILES AND HEXAGONAL END SECTION. (See drawings S100 thru S600)

The wood or steel pier portion of this project is an optional delegated design. The bidder has the option to bid the work as shown on drawings S100 thru S600 from Meagher Engineering or provide alternate means, methods and materials to perform the work. If the delegated design option is selected, the successful bidder or its delegated engineer is responsible for creating the detailed design documents, which must then be sealed by a licensed professional. A 50 year warranty on pier materials is required.

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the

Contract Documents prepared by Saratoga Associates, Landscape Architects, Architects, Engineers and Planners, P.C. for the above-mentioned project, we, the undersigned, hereby propose to perform the Base Bid Work, as described in Section 01 1000 - Summary, for the bid amount of:

..... dollars (in words)

(\$.....) (in numbers) in lawful money of the United States of America.

Included in the Add Alternate #1 lump sum amount shall be a field allowance contingency amount of \$75,000.

All applicable federal and State of New York taxes are included in the Base Bid Amount.

MWBE Participation is required for this project. 30% minimum participation by MWBE Contractors, Subcontractors and Suppliers.

ITEM 3 – LUMP SUM ADD ALTERNATE #1 – FURNISH AND INSTALL WINGED WOOD OR STEEL PIER, PILES AND DOCKS. (See drawing G101)

The winged wood or steel pier portion of this project is an optional delegated design. The bidder has the option to bid the work as shown on drawings S100 thru S600 from Meagher Engineering or provide alternate means, methods and materials to perform the work. If the delegated design option is selected, the successful bidder or its delegated engineer is responsible for creating the detailed design documents, which must then be sealed by a licensed professional. A 50 year warranty on pier materials is required.

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Saratoga Associates, Landscape Architects, Architects, Engineers and Planners, P.C. for the above mentioned project, we, the undersigned, hereby propose to perform the Add Alternate #1 Work, as described in Section 01 1000 - Summary, for the bid amount of:

..... dollars (in words)

(\$.....) (in numbers) in lawful money of the United States of America.

Included in the Add Alternate #1 lump sum amount shall be a field allowance contingency amount of \$20,000.

MWBE Participation is required for this project. 30% minimum participation by MWBE Contractors, Subcontractors and Suppliers.

ITEM 4 – LUMP SUM ADD ALTERNATE #2 – FURNISH AND INSTALL PIER RAILINGS. (See drawings (S100-S500))

The wood or steel pier railings portion of this project is an optional delegated design. The bidder has the option to bid the work as shown on drawings S100 thru S500 from Meagher Engineering or provide alternate means, methods and materials to perform the work. If the delegated design option is selected, the successful bidder or its delegated engineer is responsible for creating the detailed design documents, which must then be sealed by a licensed professional. A 50 year warranty on pier materials is required.

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Saratoga Associates, Landscape Architects, Architects, Engineers and Planners, P.C. for the above mentioned project, we, the undersigned, hereby propose to perform the Add Alternate #2 Work, as described in Section 01 1000 - Summary, for the bid amount of:

..... dollars (in words)

(\$.....) (in numbers) in lawful money of the United States of America.

Included in the Add Alternate #2 lump sum amount shall be a field allowance contingency amount of \$5,000.

MWBE Participation is required for this project. 30% minimum participation by MWBE Contractors, Subcontractors and Suppliers.

ITEM 5 - PROPOSED EQUIVALENTS

If the bidder proposes to use materials and equipment other than those specified, he shall list below any equivalents he proposes to use, for review by the Architect. If proposed items are not deemed to be equivalent, the bidder shall provide the specified items at no increase in cost.

Materials and equipment not listed on this sheet and not proposed as equivalents in the bid may not be considered, evaluated, or accepted as equivalents after the bids are received.

| <u>SPEC. SECTION</u> | <u>SPECIFIED ITEM</u> | <u>PROPOSED EQUIVALENT</u> |
|----------------------|-----------------------|----------------------------|
|----------------------|-----------------------|----------------------------|

ITEM 6 - ACKNOWLEDGMENTS

Acknowledgment is hereby made of the receipt of the following Addenda:

Addendum N^o. dated:

Addendum N^o. dated:

Addendum N^o. dated:

The foregoing proposal includes all supervision, taxes (if applicable), overhead (including bond and insurance costs), profit and other considerations included in construction contract costs.

This offer shall be open to acceptance for forty five (45) days from the bid closing date.

If the Owner accepts this bid within the time period stated above, we will execute the Agreement within fourteen days of receipt of Notice of Award.

If this Bid is accepted, we will achieve substantial completion of the Project by December 01, 2026.

The following documents shall be submitted within seventy-two (72) hours of bid opening and made a condition of the Bid:

1. Bidder Qualifications.
2. List of Subcontractors: Include names of all Subcontractors and portions of the Work each Subcontractor will perform.

ITEM 7 - BID FORM SIGNATURES

Sign Bid Form, as follows:

- Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature. Notarize signature.

- Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word

"Partner" under each signature. Notarize signature.

- Corporation: Signature of a duly authorized signing officer in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the Bid is signed by officials other than the president and secretary of the company, or the president/secretary/treasurer of the company, submit a copy of the by-law resolution of their board of directors authorizing them to do so, with the Bid Form in the bid envelope.

- Joint Venture: Signature of each party of the joint venture under their respective seals in a manner appropriate to such party as described above, similar to requirements for Partnerships.

BIDDER:

.....

(full name of firm)

BY / TITLE:

.....

BY / TITLE:

.....

BY / TITLE:

.....

was hereunto affixed in the presence of:

.....

(Authorized signing officer)

(Seal)

ITEM 8- CORPORATE RESOLUTION

RESOLVED

that.....

(individual)

be authorized to sign and submit the bid proposal of this corporation for the following project:

Champlin Beach Pier Project

and to include in such bid proposal the certificate as to non-collusion required by section One Hundred Three-D (103-D) of the General Municipal Law as the act and deed of such corporation, and for any inaccuracies or misstatements in such certificate this corporate bidder shall be liable under the penalties of perjury.

The foregoing is a true and correct copy of the resolution adopted by

.....

.....
corporation at a meeting of its Board of Directors held on theday of ,
and is still in full force and effect on thisday of ,

(SEAL OF THE CORPORATION)

.....
Secretary

END OF BID FORM

SECTION 01 1000

SUMMARY

PART 1 GENERAL

1.01 SECTION INCLUDES:

- A. Summary of Work
- B. Contract description
- C. Project schedule
- D. Site use restrictions
- E. General quality control
- F. Security and protection
- G. Existing utilities and services
- H. Disposal of materials
- I. Material storage
- J. Noise

1.02 SUMMARY OF WORK CONTRACTOR

BASE BID:

The Contractor's scope of work shall include, but not be limited to:

- A. Removal and disposal of the existing wood pier in its entirety, and old pilings (5) as shown on drawing L200.

BASE BID ITEM #2:

The Contractor's scope of work shall include, but not be limited to:

- A. Furnish and install new wood or steel pier, piles and hexagonal end section as shown on drawings S100 thru S500.
- B. Furnish and install utility conduits as shown on drawing S600.

ADD ALTERNATE #1:

The Contractor's scope of work shall include, but not be limited to:

- A. Furnish and install new winged wood or steel pier, piles and docks as shown on drawings S100 thru S500.
- B. Furnish and install utility conduits as shown on drawing S600.

ADD ALTERNATE #2:

The Contractor's scope of work shall include, but not be limited to:

- A. Furnish and install new pier railings as shown on drawings S100 thru S500.

Project Manual:

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

00 0110 Table of Contents

BIDDING REQUIREMENTS

00 0115 Notice to Bidders

00 4110 Bid Form

00 4200 Non-Collusive Bidding Certification

AGREEMENT FORM

----- Standard Form of Agreement between Owner and Contractor,
AIA Document A-101 - 2007

BOND FORMS

----- Bid Bond, AIA Document A-310 - 2010

----- Performance and Payment Bond, AIA Document A-312 - 2010

CONDITIONS OF THE CONTRACT

----- General Conditions of the Contract for Construction,
AIA Document A201-2007

00 8110 Supplementary Conditions

00 8300 General One Year Guarantee

SCHEDULE OF WAGE RATES

00 8400 NYSDOL Prevailing Wage PRC

00 8401 NYSDOL Prevailing Wage Schedule

NYSDEC PERMITS

00 9000 NYSDEC Permits

DIVISION 01 – GENERAL REQUIREMENTS

01 1000 Summary

01 2000 Price and Payment Procedures

01 3000 Administrative Requirements

01 3300 Submittal Procedures

01 4000 Quality Requirements

01 4001 Special Inspections

01 5000 Temporary Facilities and Controls

01 6000 Product Requirements

01 7000 Execution Requirements

DIVISION 02 -- EXISTING CONDITIONS

02 1000 – Site Demolition and Removals

02 1100 – Erosion Controls

Construction Drawings:

General Drawings:

G100 Cover Sheet

G101 Overall Site Plan

Landscape Architecture:

L100 Existing Conditions Plan

L200 Demolition and Removals Plan

Civil/Structural:

S100 Notes

S200 Proposed Pier Layout

| | |
|------|-----------------------|
| S300 | Section and Details |
| S400 | Section and Details |
| S500 | Framing Plan |
| S600 | Proposed Conduit Plan |

1.03 CONTRACT DESCRIPTION

Working from lines and levels established by the contract drawings, the Contractor shall establish and maintain benchmarks and other dependable markers to set the lines and levels to properly locate every element of the work of the entire project. All benchmarks and markers shall be carefully maintained and periodically checked. It is solely the responsibility of the Contractor to replace or correct damaged or displaced markers caused by his actions.

The Contractor shall assume full responsibility for complete accuracy of all work under this contract so the intent of the drawings and specifications will be realized in the completed work. Rectify and/or replace any work, which does not comply with layouts shown and/or specified. Examine grading work completed under this contract, and report any apparent discrepancy in alignment, elevation or stability to the Owner's Representative. Assist sub-contractors in determining proper location for their work.

1.04 PROJECT SCHEDULE

The work of the Project is to be substantially complete approximately within 8 months. Project work shall commence on or about April 01, 2026 with substantial completion on December 01, 2026.

The Contractor has the responsibility of completing the work within the scheduled time as set forth in the project schedule. The project schedule shall be updated as work proceeds based on information supplied to the contractor.

The Owner reserves the right to incorporate into the approved project schedule, the work of additional contractors and services that may be engaged on the project.

The Owner shall have the authority to order the Contractor to speed up his rate of progress if the rate of progress is not satisfactory as determined by the approved project schedule.

1.05 SITE USE RESTRICTIONS

The Contractor shall schedule all operations to minimize interference with existing pedestrian and vehicular traffic and existing utilities.

The Contractor shall contain all construction activities within the project area. Damage to areas outside the project area shall be repaired to the original condition, by the Contractor, at the Contractor's expense.

The Contractor shall notify the Owner's Representative and appropriate utility companies at least 48 hours in advance of any proposed interruptions to existing utility services.

The Contractors shall provide and maintain as neat and clean a construction site as possible.

No diesel fuel or other toxic materials are to be stored on site.

Comply with all conditions of applicable laws and permits with respect to allowed periods of construction.

1.06 GENERAL QUALITY CONTROL

- A. The Contractor shall visit the site where the work of the contract is to be performed. The Contractor shall examine and inform themselves of all existing conditions related to the performance of the contract.
- B. The work of this contract shall be performed only with personnel possessing the required skills for each portion of the work. Any work not meeting Owner's Representative's standards for adequate workmanship must be removed and replaced. All work shall be performed in accordance with the applicable standards, requirements and specifications.
- C. The Contractor shall take full responsibility for failure of materials, devices, equipment, systems, and finishes erected or applied in accordance with the requirements of this article and shall remove, replace, repair or correct any such failures or deficiencies promptly, upon notification by Owner or Owner's Representative.
- D. Whenever any manufacturer of material utilized in the project issues recommended fabrication, installation, erection and/or application standards or instructions, such standards or instructions shall be strictly followed in the performance of the work, except as specified or approved otherwise in writing.
- E. Whenever any trade, organization, institution, utility company, code group, society, association and/or governing board standard, requirement or specification is adopted by the reference in these specifications, perform all work related thereto in strict accordance with the latest edition thereof and/or amendments thereto or the specifications herewith, whichever is more stringent.

1.07 SECURITY AND PROTECTION

- A. The Contractor is responsible for the security and protection of his equipment, materials and work on the project. The Contractor may, at their option, provide temporary lighting or fencing. All installations must be approved by the Owner's Representative. The Contractor is responsible for providing adequate barricades, warning signs and lights to prevent accidents and losses. Provide lights, painted barricades and signs to inform the general public of hazards.
- B. The Contractor shall provide an acceptable and safe pedestrian route for those who must circumvent the project site.

1.08 EXISTING UTILITIES AND SERVICES

- A. The existence and location of utilities shown on the plans are not guaranteed and shall be investigated and verified by the Contractor before starting work. Excavation in the vicinity of existing utilities and structures shall be carefully performed. The Contractor shall take all necessary steps to safeguard and keep from damage any and all existing structures and utilities.
- B. Should a utility line, which is to remain, be damaged during the process of the work, the Contractor shall promptly notify the Owner's Representative. The Contractor shall be held responsible for any damage to utility lines during the process of the work.
- C. Provide for, and maintain in operation, all existing services intended to remain, and restore all such services if damaged, at the expense of the Contractor.

1.09 DISPOSAL OF MATERIALS

- A. All excess materials, debris, clearing and demolition items shall be removed from the site and disposed of in a safe and legal manner by the Contractor unless otherwise approved in writing by the Owner's Representative.

1.10 MATERIAL STORAGE

- A. The Contractor assumes full responsibility for the protection and safekeeping of their materials and equipment at the project premises. Stored materials and equipment shall be secured by the Contractor in such a manner as to deny entry or access by persons other than the Contractor. Combustible materials, especially flammable products and liquids such as diesel fuel and gasoline, shall not be stored on site. The Contractor shall keep the work and storage areas clean and free of debris.

1.11 NOISE

- A. The Contractor shall comply with any noise ordinance regulations as promulgated by the Town of Urbana or other affected regulatory bodies. The Contractor shall eliminate noise to as great an extent as possible at all times. Air compressors shall be equipped with silencers, and the exhaust of all gasoline motors and other power equipment shall be provided with mufflers.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION