



CAPITALIZE ALBANY  
CORPORATION

**Re:** Bid Solicitation: 11 Pruyn Street, Albany, NY 12207 – Structural Stabilization & Repair

To Whom it May Concern:

Capitalize Albany Corporation (“CAC”), the City of Albany’s economic development organization, is soliciting qualified entities to conduct a structural stabilization on a portion of a vacant historic property under Corporation control. Built in 1890, 11 Pruyn Street (aka 3 City Square) in Downtown Albany is a five-story 73,500 SF building that has sat vacant for approximately 20 years. The structure is part of the Liberty Park portfolio of properties that is currently the subject of a Request for Proposals (RFP) to redevelop the site. Dependent upon the result of the ongoing RFP process, the building may be redeveloped into an as-yet-to-be determined use.

CAC has identified two (2) separate support columns and the surrounding floor structures that are noticeably deflected and deteriorated with gaps present between the framing members and the steel connector plates to the column. It is the opinion of qualified professionals that the structural integrity of these columns and the surrounding floor/roof structure within its tributary area has been compromised and requires shoring/stabilization. Beardsley Architects provided design services for the proposed shoring, which are included with this solicitation.

The project scope of work is broken into two distinct phases: S1 Column Stack Stabilization and S2 Column Jack Shoring. *Bidders should provide separate cost quotations for each phase of the work.* It is the intent of CAC to award the S1 Stabilization work only at this stage. The S2 Jack Shoring may or may not be awarded at a later date. Cost quotations for S1 and S2 phases shall be fully independent of one another. While executing the S1 work (as shown in drawing S1), all S2 information and documentation (as shown in drawing S2) shall be for reference only and not for actual execution. Qualified responses to this solicitation should address the following:

1. Qualifications & experience of Respondent with similar projects, including structural stabilization in preparation of property redevelopment of the property;
2. Demonstrated capacity of Respondent team, including previous work on structural stabilization of comparable historical structures;
3. A detailed cost estimation for the full scope of the proposed work, including any necessary permitting and approvals;
4. Detailed proposal/work plan for the stabilization and shoring support of two (2) structurally-compromised columns supporting double girders; and
5. Affirm the Respondent’s ability to execute and complete the work plan provided by Beardsley Architects within 30 days following award/contract execution.

Respondents will be given an opportunity to visit the site to inspect the columns. The date and time of the site visit will be coordinated with respondents. All inquiries should be submitted to the email address given below.

Respondents shall submit two (2) printed copies of their proposal and submit one electronic copy either via USB drive, files sharing service or email no later than **3 p.m. EST, Wednesday, October 15, 2025** to:

Designated Contact:

Andrew Corcione  
Vice President, Capitalize Albany Corporation  
21 Lodge Street  
Albany, New York 12207  
[development@capitalizealbany.com](mailto:development@capitalizealbany.com)



09.26.2025

Project Number: 25061

Drawn By: GVA

Designed By: GVA

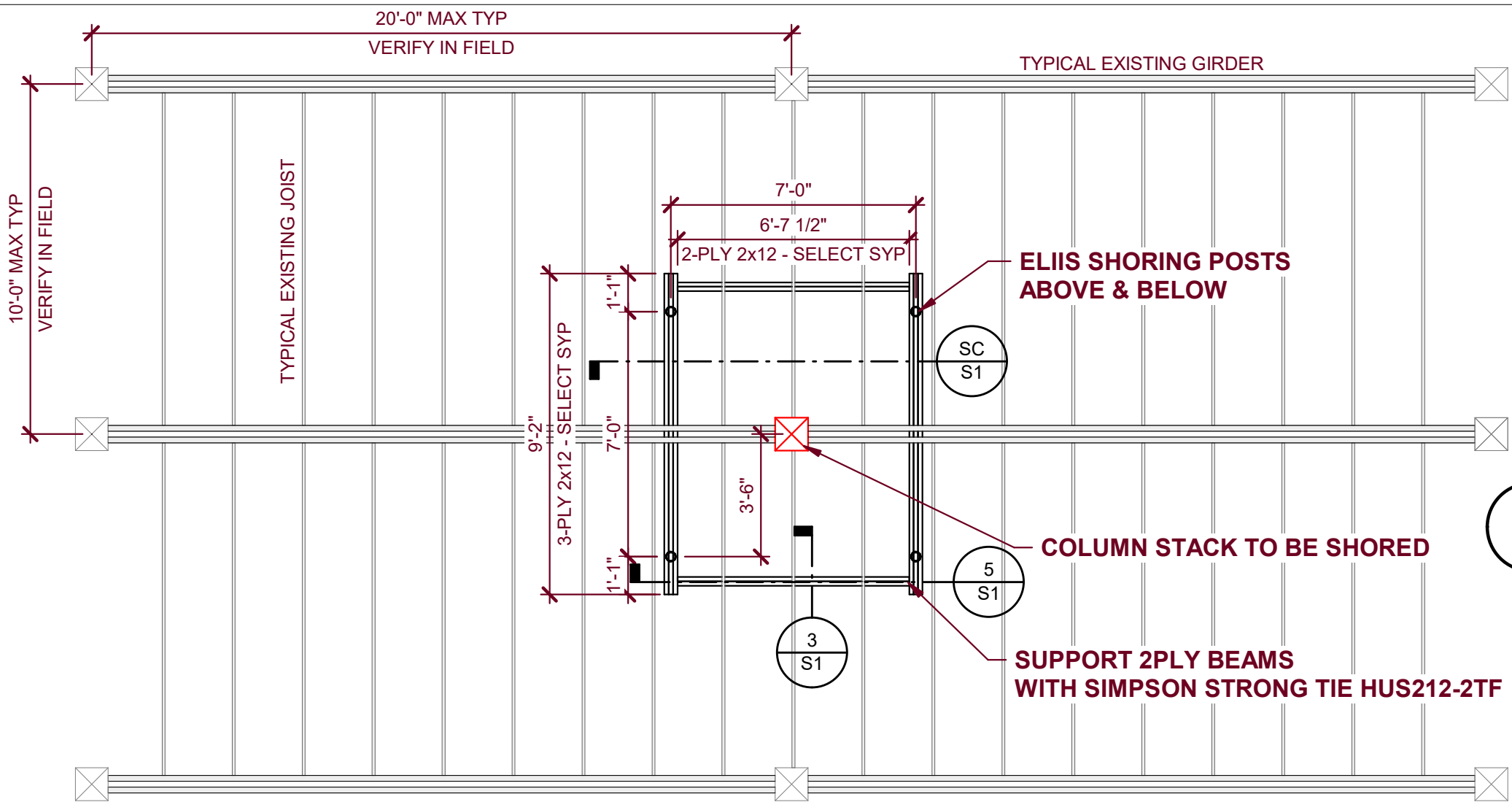
Reviewed By: JSK

LIBERTY SQUARE DEVELOPMENT, LLC  
COLUMN STACK STABILIZATION  
3 CITY SQUARE, ALBANY, NY 12207

| no. | revision description | by | date |
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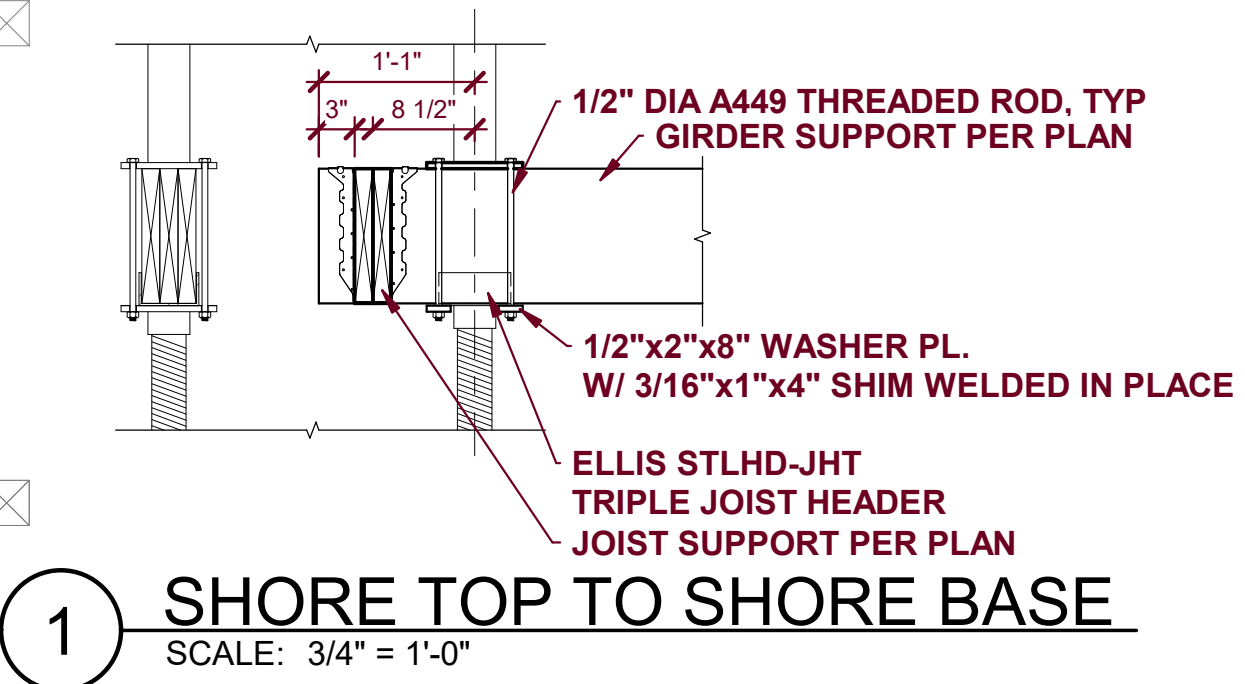
COLUMN STACK  
STABILIZATION

S1

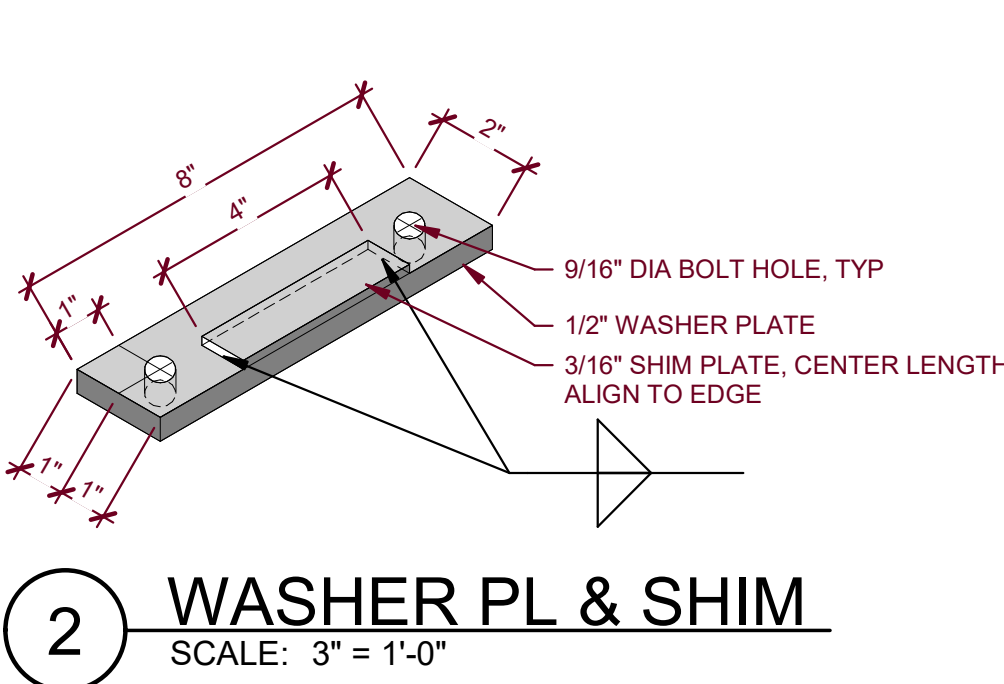


**A TYPICAL COLUMN SHORE PLAN**  
SCALE: 1/4" = 1'-0"

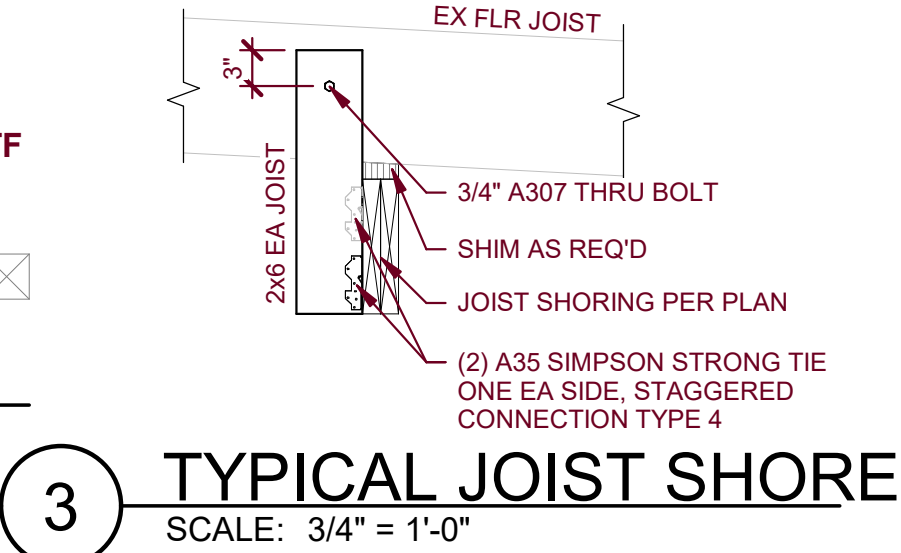
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS.
  - CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES AND COORDINATE PRIOR TO PROCEEDING.
  - CONTRACTOR SHALL INSTALL TEMPORARY FLOOR SHORING ONE FLOOR AT A TIME STARTING AT THE GROUND FLOOR AND PROCEEDING TO THE NEXT FLOOR. CONTRACTOR NOT TO PROCEED TO NEXT FLOOR UNTIL ALL TEMPORARY DIAGONAL BRACES HAVE BEEN INSTALLED.
  - CLEAN AND CLEAR GROUND FLOOR AT EACH POST LOCATION AND PROVIDE LEVEL CRIBBING PAD.
  - FASTEN POST BASE TO TOP OF TYPICAL CRIBBING PAD WITH FOUR 1/2-INCH DIAMETER x 4-INCH LONG LAG SCREWS.
  - CONTRACTOR TO ORIENT SHORING POSTS TO BYPASS EXISTING FLOOR JOIST FRAMING AND REMOVE SECTIONS OF EXISTING FLOOR DECK AS REQUIRED TO INSTALL TEMPORARY SHORING POSTS.
  - CONTRACTOR TO SELECT SHORING POSTS CAPABLE OF PROVIDING MINIMUM 10-INCHES OF ADJUSTMENT PER FLOOR.
  - BASIS OF DESIGN ELLIS MANUFACTURING COMPANY HEAVY DUTY STEEL LIFTING SHORE.
  - EXACT LENGTH AND MODEL TO BE DETERMINED BY CONTRACTOR AS PART OF METHOD STATEMENT.
  - SHIM TOP OF SCHEDULED SHORING BEAMS TO UNDERSIDE OF EXISTING FRAMING AS REQUIRED.
  - STEEL MATERIALS NOT SPECIFICALLY CALLED OUT SHALL BE AS FOLLOWS:
    - A. HOLLOW STEEL SECTION: ASTM A500, GR. B Fy(46ksi) OR ASTM A1085
    - B. STEEL PLATE: ASTM A36, MINIMUM
    - C. STEEL ANGLES: ASTM A36, MINIMUM
  - ALL BOLTING FASTENERS ARE TO BE TIGHTENED SNUG-TIGHT.
  - ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.1 AND BE PERFORMED BY CERTIFIED WELDERS.
  - ALL WELDS SHALL BE MADE WITH 70ksi FILLER MATERIAL.
  - ALL SIMPSON STRONG TIE FASTENERS ARE TO BE NAILED ACCORDING TO MANUFACTURER SPECIFICATIONS TO ACHIEVE PUBLISHED LOAD CAPACITY.
  - FASTEN MULTIPLE BEAMS TOGETHER WITH 3-INCH x 0.131-INCH NAIL OR SDW22438 SCREWS AS FOLLOWS:
    - A. THREE AT EACH BEAM END
    - B. 24-INCHES ON CENTER STAGGERED, TYPICAL
    - C. MAINTAIN A MINIMUM 2-INCH EDGE DISTANCE TO ALL EDGES, TYPICAL.
  - ALL TEMPORARY COLUMN STACK SHORING ALL BE IN PLACE PRIOR TO INSTALL OF THE COLUMN JACK SHORING.
  - DIAGONAL BRACING MAY BE TEMPORARILY REMOVE AS REQUIRED FROM TWO SIDES TO PERMIT INSTALLATION OF COLUMN JACK SHORING.
  - DIAGONAL BRACING SHALL BE REINSTALLED AFTER COMPLETION OF WORK TO BE PERFORMED AND AT THE END OF EACH DAY.
  - INSTALL OF COLUMN JACK SHORING SHALL START AT THE GROUND FLOOR AND PROGRESS ONE FLOOR AT A TIME. JACKING PROCEDURES SHALL NOT PROCEED UNTIL INSTALLATION OF ALL SHORING HAS BEEN COMPLETED.
  - INSTALL COLUMN JACKING BEAMS AS HIGH ON THE EXISTING COLUMN AS FEASIBLE
  - JACKING PROCEDURES SHALL BEGIN AT THE LOWEST FLOORS FIRST, AND PROGRESS TO THE UPPER FLOORS ONE AT A TIME ONLY AFTER INSTALLATION OF THE SCHEDULED COLUMN REPLACEMENT.
  - HAVE A PERSON WITH A RADIO AT EACH FLOOR DURING JACKING PROCEDURE TO MONITOR PROGRESS AND CONDITION OF EXISTING STRUCTURE ABOVE.
  - JACK EXISTING STRUCTURE INTO PLACE BY ADJUSTING THE SHORING POSTS EQUALLY ACROSS ALL FOUR POSTS.
  - GENERAL CONTRACTOR TO COORDINATE JACKING PROCEDURE AT A REASONABLE RATE AND MONITOR PROCEDURE TO AVOID CREATING ADDITIONAL DAMAGES TO THE EXISTING STRUCTURE.
  - ALL DAMAGED OR DETERIORATED FLOOR DECK, JOISTS, AND HANGERS SHALL BE REPLACED IN KIND
  - ALL REPLACEMENT JOISTS SHALL CONSIST OF 2x12 NO. 1 SOUTHERN YELLOW PINE OR BETTER.
  - 1) FUTURE OCCUPANCIES AND FINISHES ARE UNKNOWN. LIVE LOAD HAS BEEN ASSUMED AT 65 PSF.
  - ALL REPLACEMENT HANGERS SHALL BE CAPABLE OF SUPPORTING 2000-LBS, MINIMUM.
  - PROVIDE MID-SPAN SOLID OR DIAGONAL BLOCKING TYPICAL.



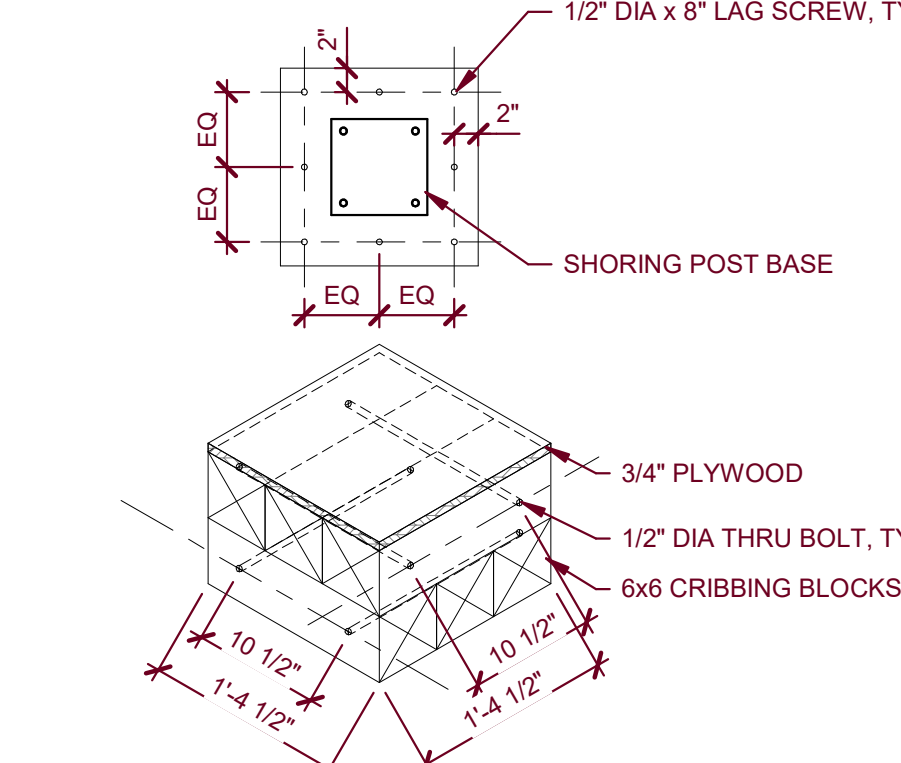
**1 SHORE TOP TO SHORE BASE**  
SCALE: 3/4" = 1'-0"



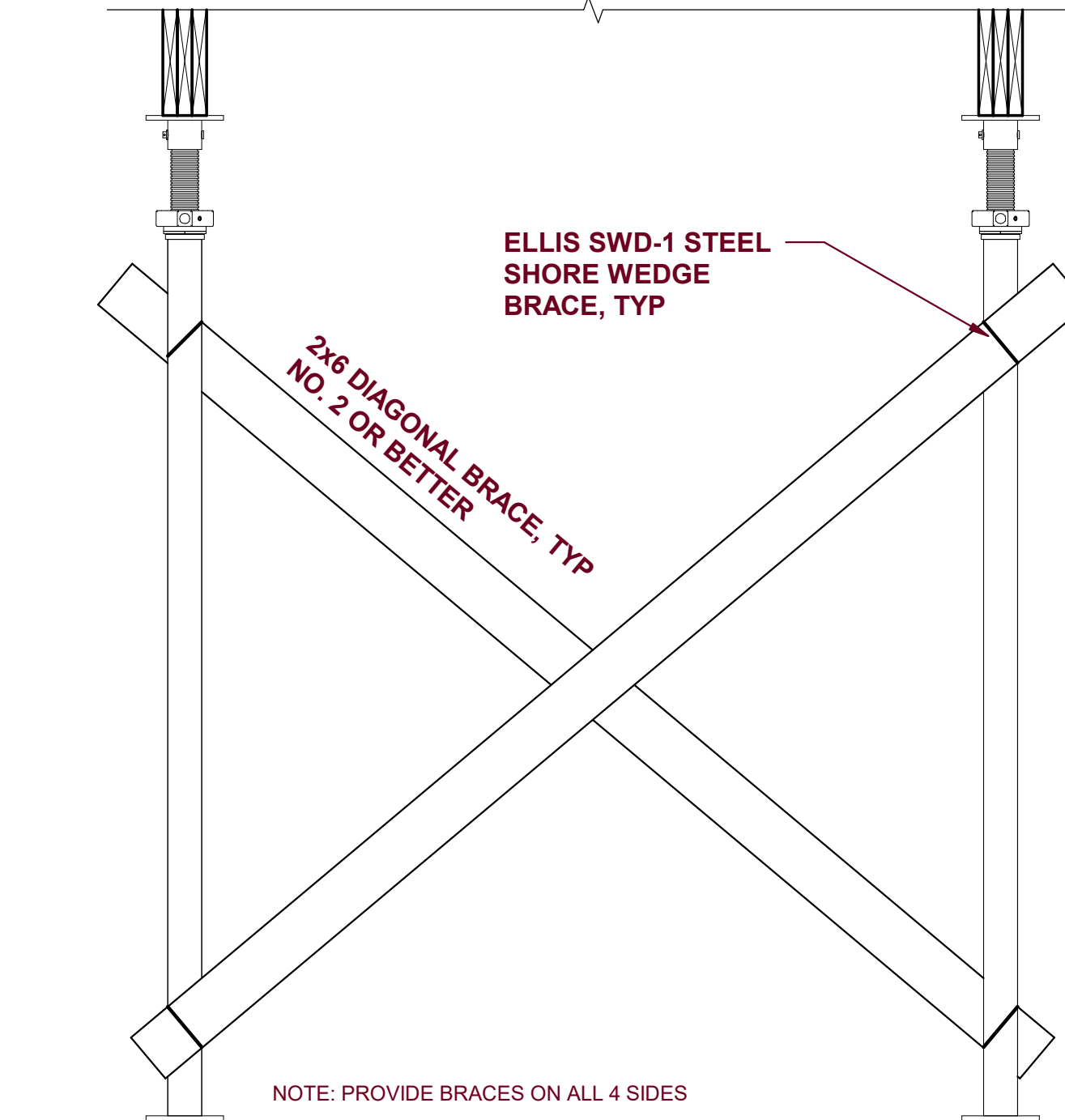
**2 WASHER PL & SHIM**  
SCALE: 3" = 1'-0"



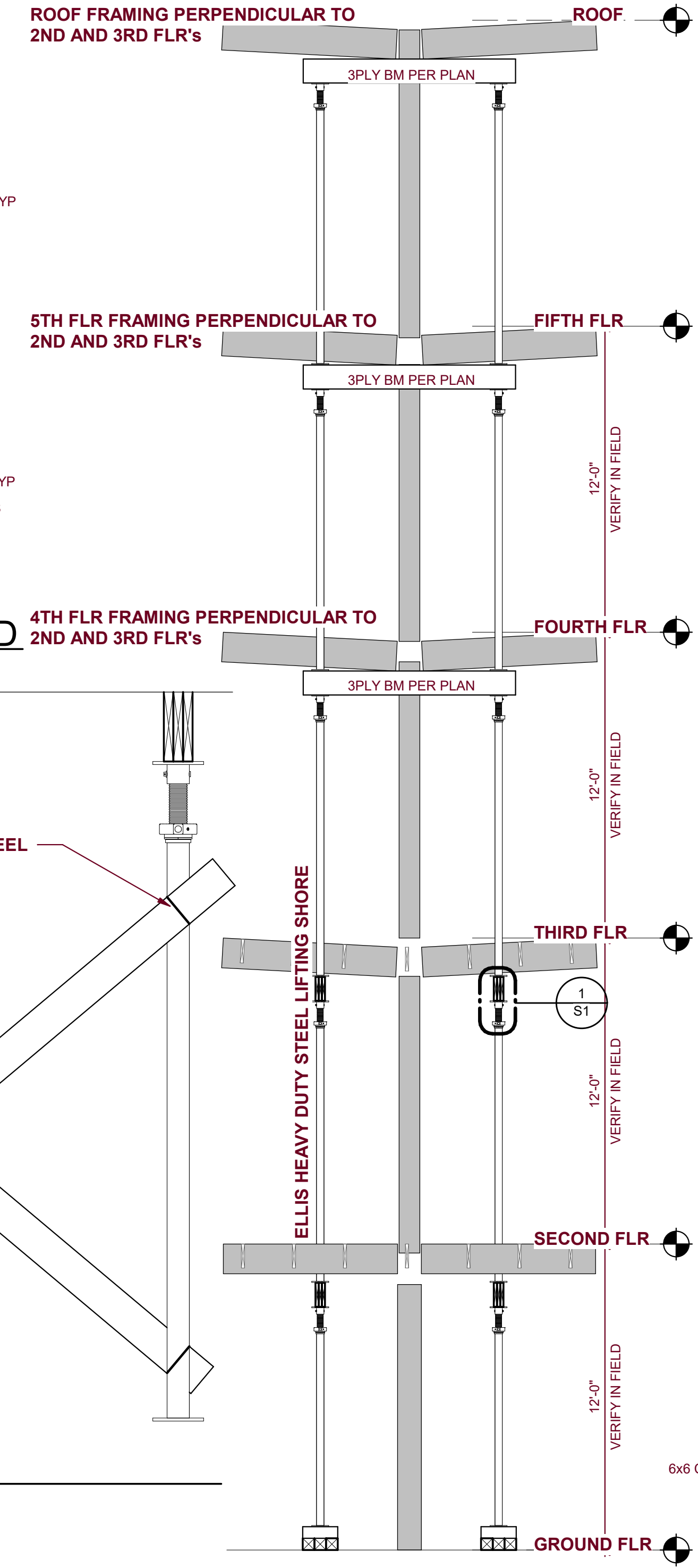
**3 TYPICAL JOIST SHORE**  
SCALE: 3/4" = 1'-0"



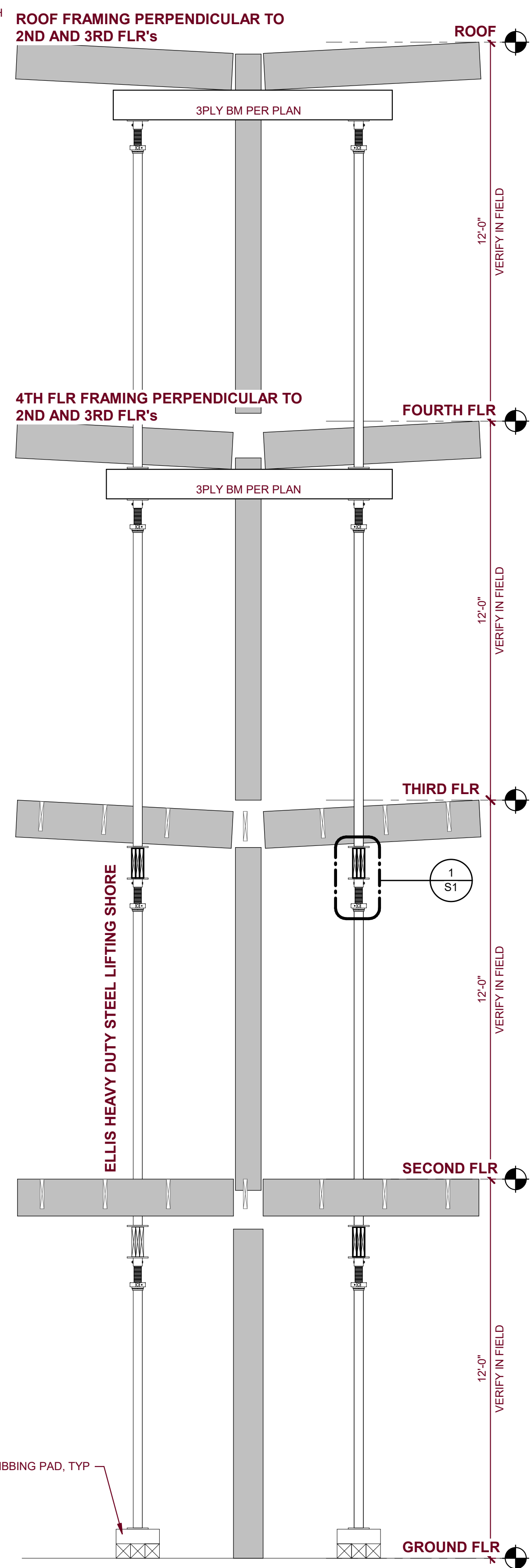
**4 TYPICAL CRIBBING PAD**  
SCALE: 3/4" = 1'-0"



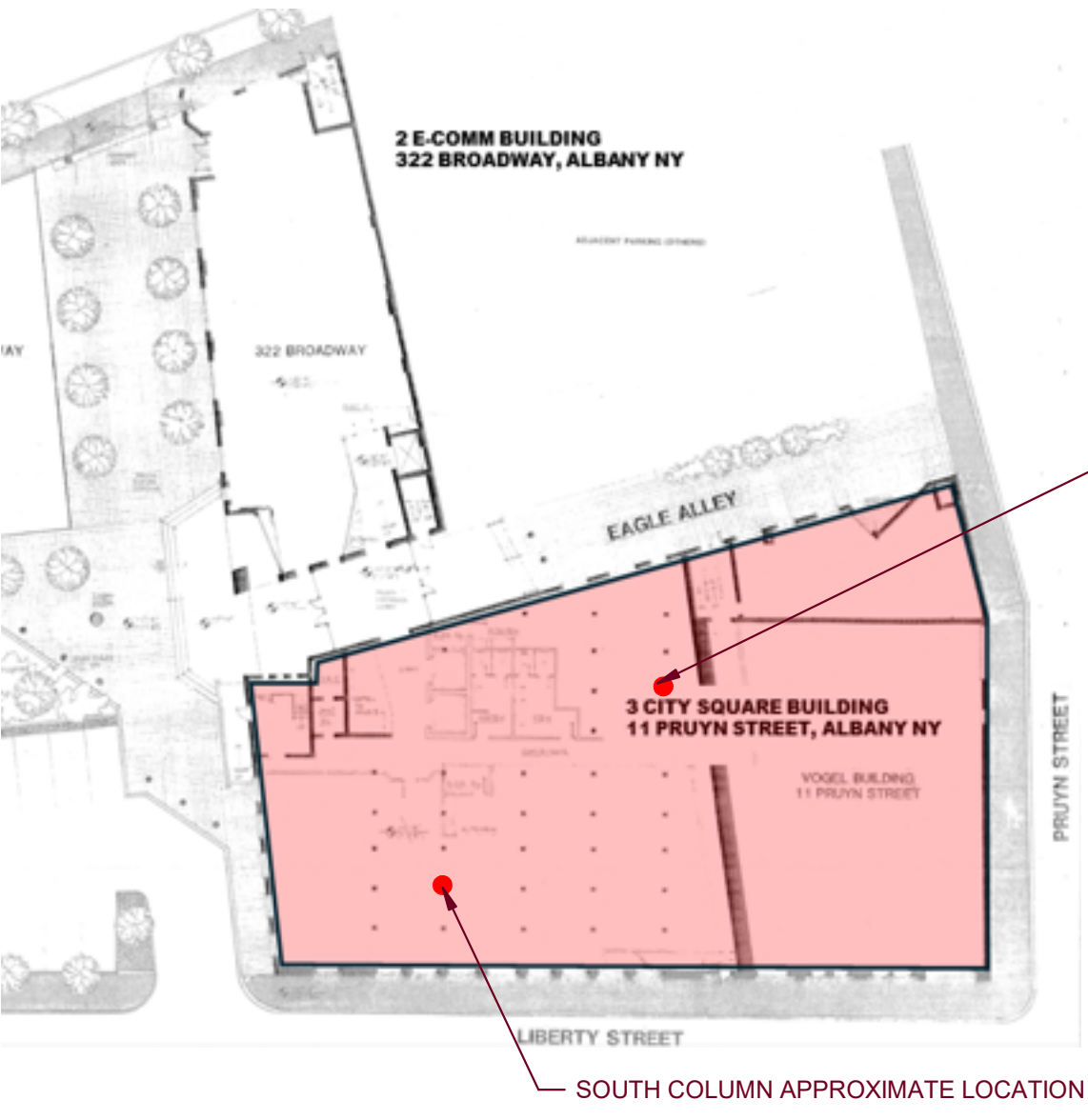
**5 SHORE BRACE**  
SCALE: 3/4" = 1'-0"



**NC NORTH COLUMN STACK SHORING ELEVATION**  
SCALE: 1/4" = 1'-0"

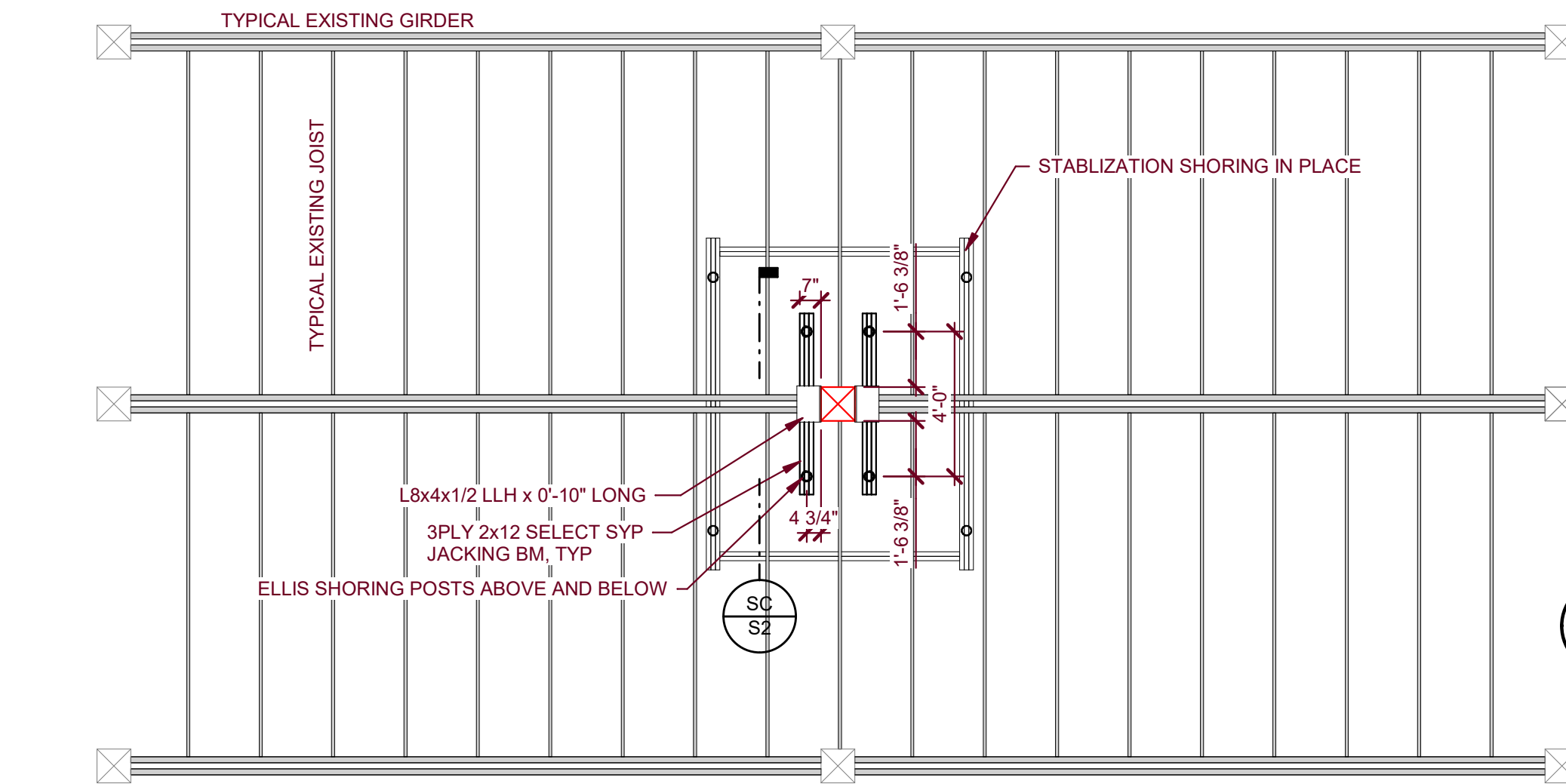


**SC SOUTH COLUMN STACK SHORING ELEVATION**  
SCALE: 3/8" = 1'-0"



**KEY PLAN**  
SCALE: 1/8" = 1'-0"





**A** **TYPICAL COLUMN SHORE PLAN**  
SCALE: 1/4" = 1'-0"

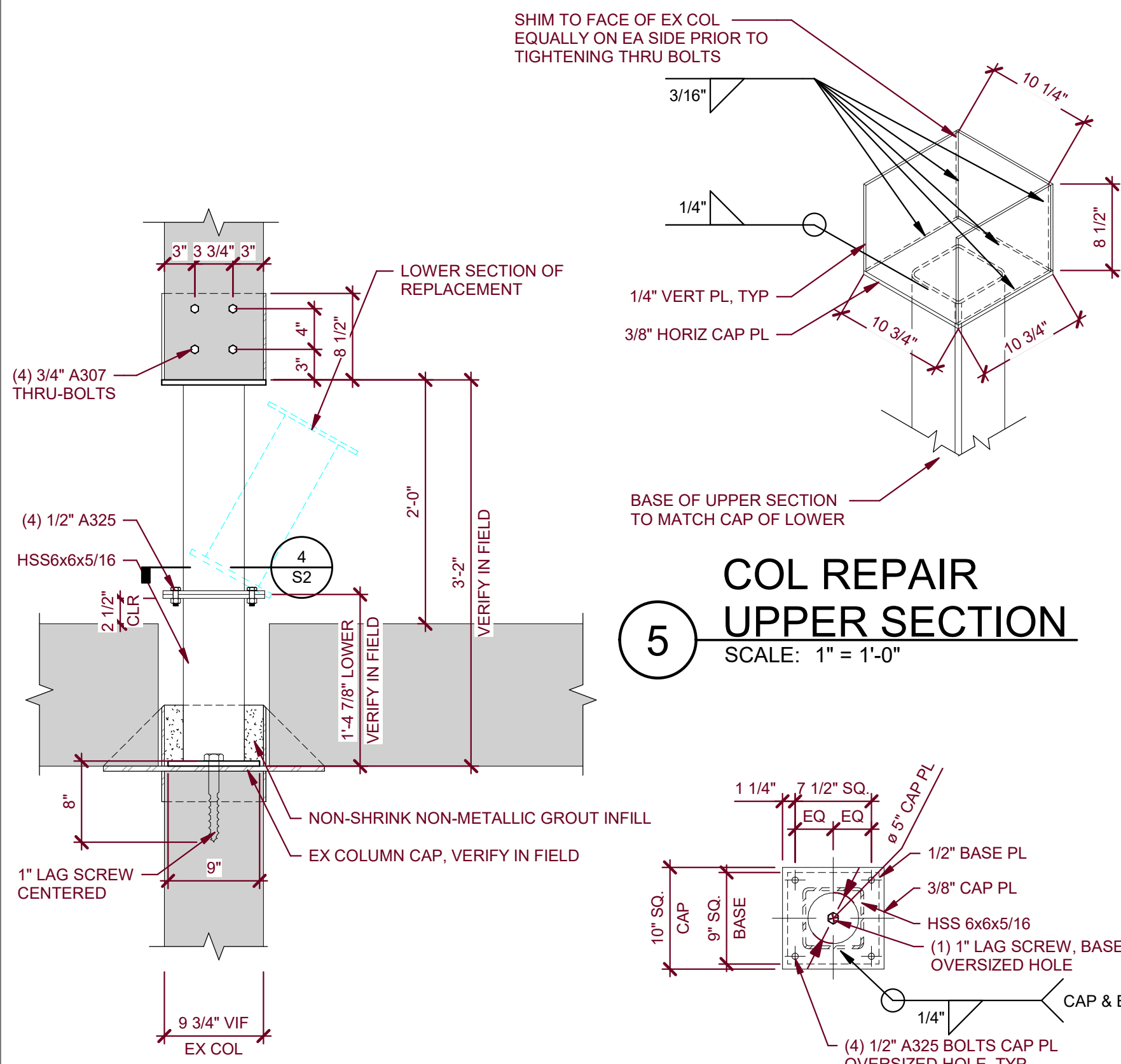


**P1** **TYPICAL 4WAY COLUMN CAP**  
SCALE: 1" = 1'-0"



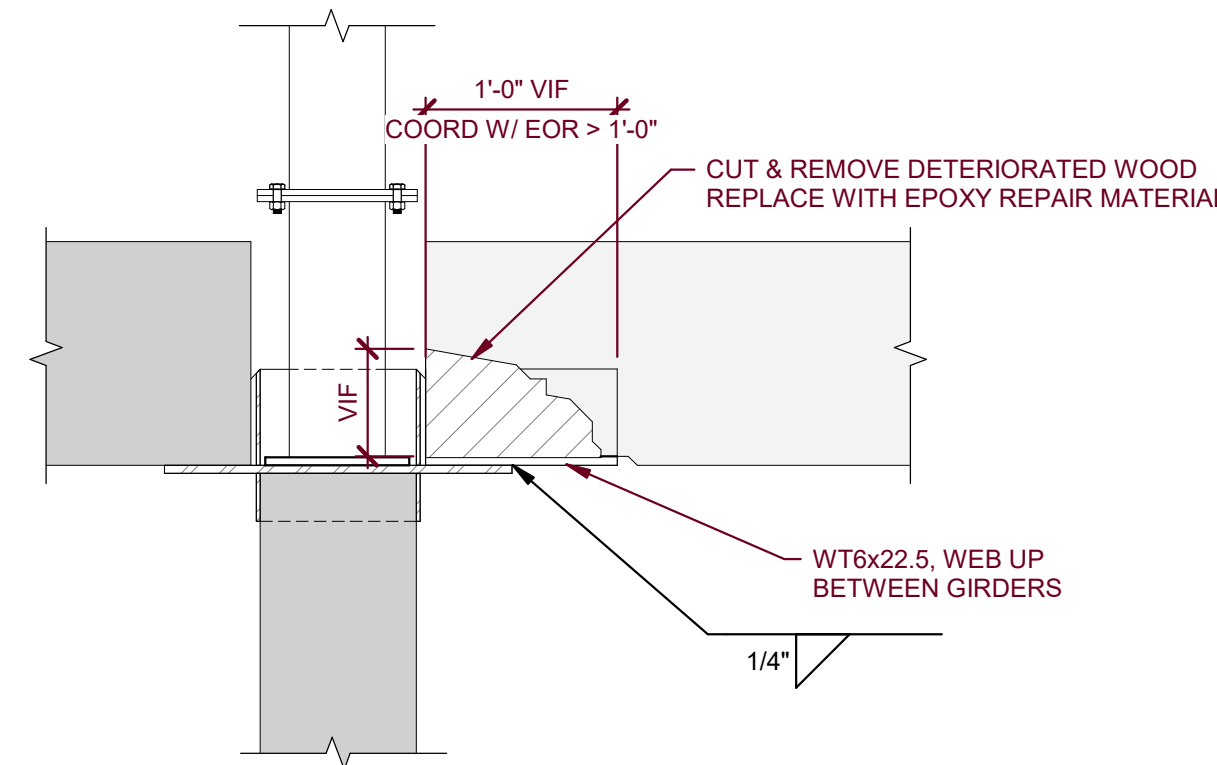
**P2** **TYPICAL 2WAY COLUMN CAP**  
SCALE: 1" = 1'-0"

NOTE:  
1. ENGINEER COULD NOT INVESTIGATE TOP SIDE OF TYPICAL COLUMN CAPS ENCOUNTERED DUE TO EXISTING CONSTRUCTION  
SCHEDULED REPAIR HAS BEEN MADE USING A NUMBER OF ASSUMPTIONS, COORDINATE WITH EOR AND VERIFY IN FIELD EXISTING CONDITIONS.



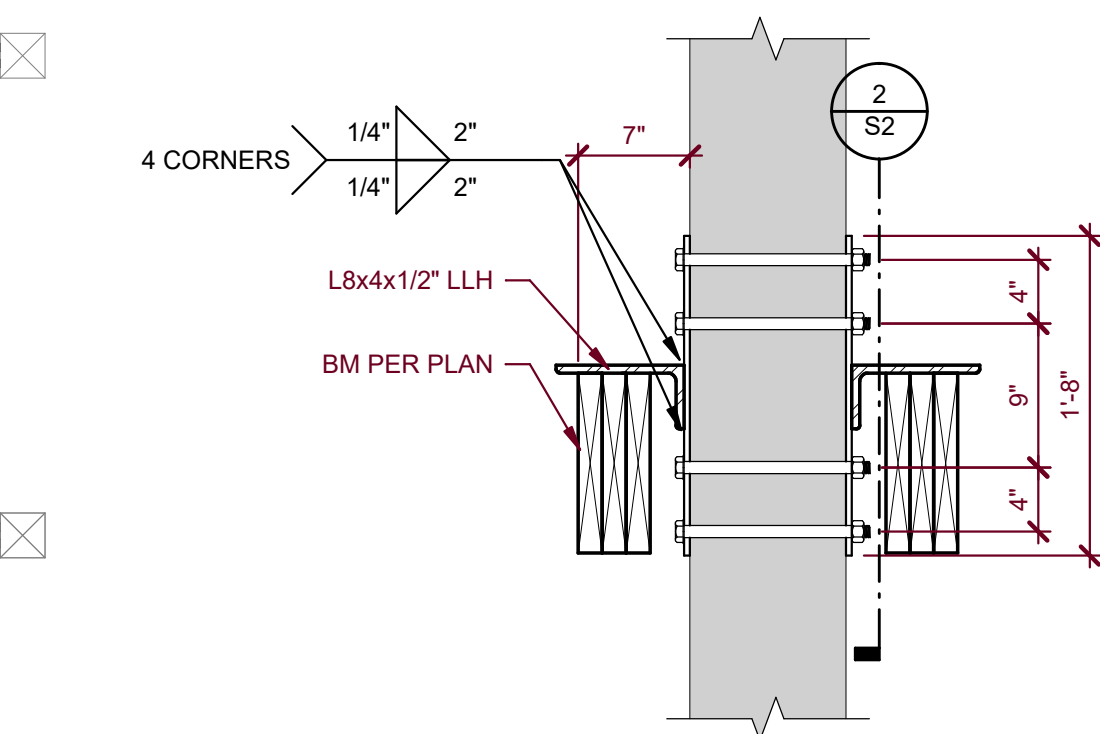
**5** **COL REPAIR UPPER SECTION**  
SCALE: 1" = 1'-0"

**4** **COL REPAIR LOWER SECTION**  
SCALE: 1" = 1'-0"

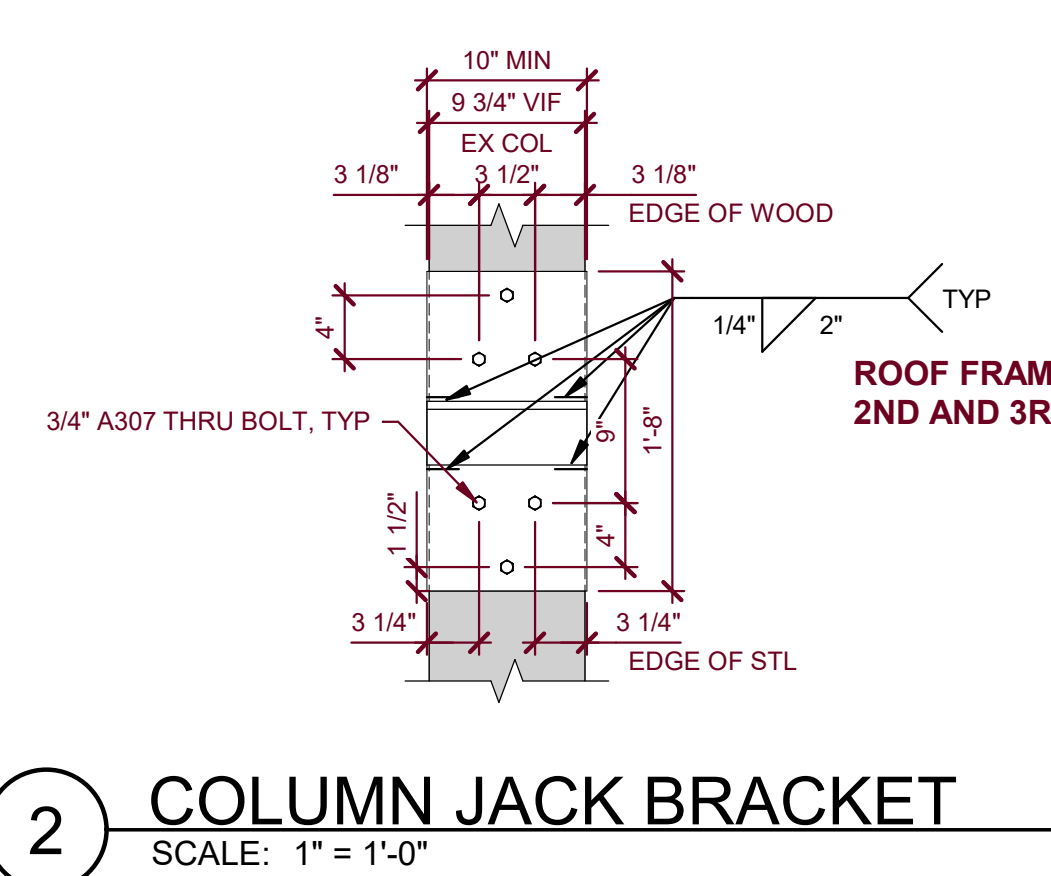


**6** **GIRDER END REPAIR**  
SCALE: 1" = 1'-0"

NOTE:  
1. REPAIR TIMBER GIRDER FRAMING WITH EPOXY REPAIR MATERIALS AS FOLLOWS:  
A. REMOVE ALL SOFT AND ROTTED MATERIALS COMPLETELY DOWN TO SOUND MATERIAL.  
B. APPLY "LIQUIDWOOD," BY ABATRON, TO TREAT ENTIRE REPAIR SURFACE PER MANUFACTURER RECOMMENDATIONS.  
C. ONCE TREATED, INSTALL "WOODEPOX" MATERIAL, BY ABATRON, TO RESTORE TO THE ORIGINAL PROFILE OF THE DAMAGE SECTION PER MANUFACTURER RECOMMENDATIONS.  
2. VERIFY IN FIELD EXTENT OF REPAIR. NOTIFY ENGINEER OF RECORD IF EXTENT OF REPAIR EXCEEDS HALF THE DEPTH OF MEMBER SECTION OR EXTENT OF REPAIR EXCEEDS MORE THAN 12-INCHES BEYOND GIRDER END.



**1** **COLUMN JACK BRACKET**  
SCALE: 1" = 1'-0"



**2** **COLUMN JACK BRACKET**  
SCALE: 1" = 1'-0"

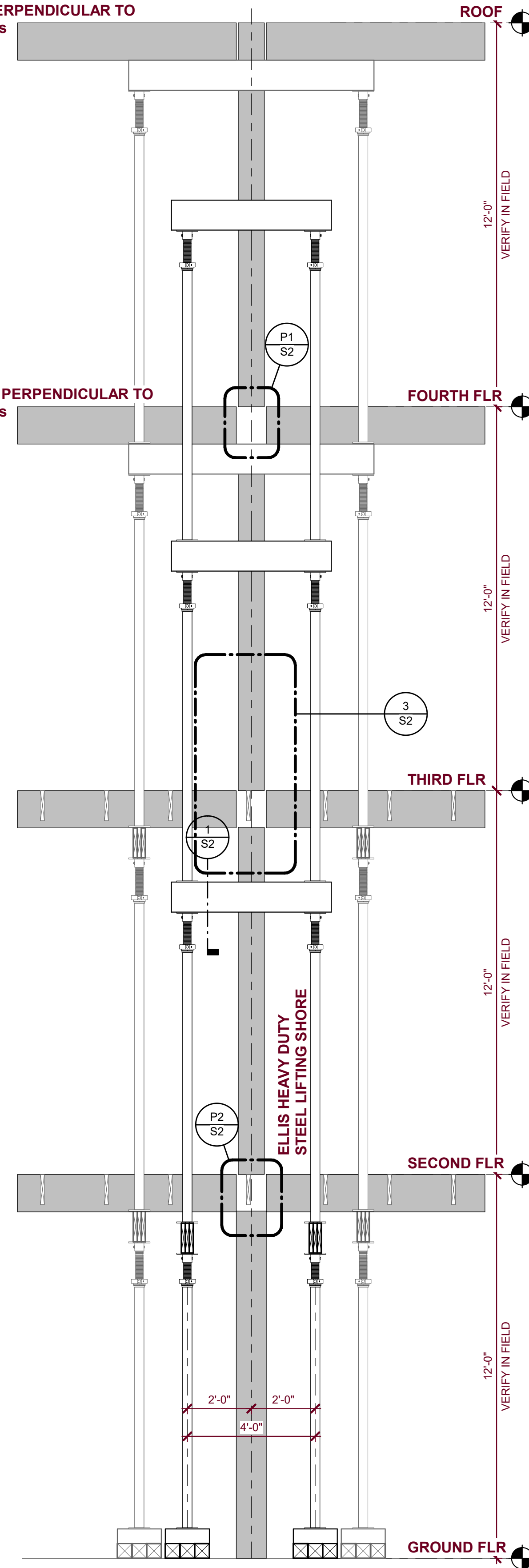
ROOF FRAMING PERPENDICULAR TO 2ND AND 3RD FLR's

5TH FLR FRAMING PERPENDICULAR TO 2ND AND 3RD FLR's

4TH FLR FRAMING PERPENDICULAR TO 2ND AND 3RD FLR's

**NC** **NORTH COLUMN STACK JACKING ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE:  
1. JACK AND ADJUST COLUMNS ONE FLOOR AT A TIME.  
2. PROVIDE DIAGONAL BRACES IN ACCORDANCE WITH 2/S1 AT FLOORS NOT BEING WORKED ON.



**SC** **SOUTH COLUMN STACK JACKING ELEVATION**  
SCALE: 3/8" = 1'-0"

NOTE:  
1. JACK AND ADJUST COLUMNS ONE FLOOR AT A TIME.  
2. PROVIDE DIAGONAL BRACES IN ACCORDANCE WITH 2/S1 AT FLOORS NOT BEING WORKED ON.



WARNING  
Any alterations to this document not conforming to section 7307, New York State Education Law are strictly prohibited.

09.26.2025

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COLUMN JACK SHORING

S2