

CORNELL UNIVERSITY
FACILITIES CONTRACTS
121 HUMPHREYS SERVICE BUILDING
ITHACA, NEW YORK 14853-3701

CLARA DICKSON HALL
ROOF REPAIRS PHASE 2, 3, & 4

ADDENDUM NO. 1

November 17, 2025

This Addendum contains changes to the requirements of the Contract Documents and Specifications. Such changes are to be incorporated into the Construction Documents and shall apply to the work with the same meaning and force as if they had been included in the original document. Wherever this Addendum modifies a portion of a paragraph of the specifications or a portion of any Drawing, the remainder of the Paragraph or Drawing shall remain in force.

NOTE: Provisions of all Contract Documents apply.

Item 1. Bid Form, page BF-1

DELETE in its entirety.

REPLACE with revised BF-1R, attached.

Item 2. The Pre-Bid Sign-in Sheet is attached for Contractors' reference only.

Item 3. RFI Questions and Clarifications

See attached RFI Log (Items 1 – 12)

Attachments: Bid Form, BF-1
Pre-Bid Sign-in Sheet
RFI Log (1-12)

******END OF ADDENDUM******

Clara Dickson Hall Roof Repairs Phase 2, 3, & 4

Cornell University, Ithaca, New York

BID PROPOSAL CERTIFICATION FORM

Vendor Name:	
Type of Firm, State of Incorporation if Applicable	
Street Address, City, State, Zip	

Having carefully examined the Instructions to Bidders, the "Conditions of the Contract" (General, Division 1 - "General Requirements"), Supplemental Conditions, the Drawings, Specifications and associated Bid Documents dated April 11, 2025, as prepared by CVM Engineers, 1002 West 9th Avenue, King of Prussia Pennsylvania 19406, as well as the premises and conditions affecting the work, proposes to furnish all material, equipment, labor, plant, machinery, tools, supplies, services, applicable taxes and specified insurance necessary to perform the entire work, as set forth in, and in accordance with the said documents.

1. Receipt of the Addenda to the Terms and Conditions, Drawings or Specifications has been acknowledged in the Owner's electronic project management Bid Portal.
2. Milestone Dates
 - a. The undersigned agrees, if awarded the Contract, to commence work at the site within fourteen (14) calendar days after date of issuance of written notice to proceed and to achieve substantial completion of the project no later than August 1, 2028.
 - b. The Contractor shall provide adequate labor and equipment in the Bid to ensure that no slippage of the schedule will occur. Contractor shall attach a Project Duration Schedule to this form that meets the duration established.
 - c. Following are additional Milestone Dates:

1. **Phase 2 – After Move-Out (work will not be permitted to begin prior to this date) – 5/17/2026 and Move-In (work will not be permitted after this date) – 8/21/2026.**
2. **Phase 3 – Move-Out – 5/23/2027 and Move-In – 8/20/2027.**
3. **Phase 4 – Move-Out – TBD and Move-IN – TBD, on or around the dates for Phases 2 & 3, but those dates have not yet been published by the university.**

RFI Form

RFI/ Response Index	Page/ Dwg./Spec./Rep. Number	Section/ Paragraph/Topic	RFI	Design Team Response
1	FR1.02		Please provide roof slope	See Drawing FR1.02. 11"-12" slope typical
2	FR2.01 through FR2.06		Detail 2/FR4.01 shows wood corninc repair/ replacement. Is this the detail for Unit Price 7, or is this the base bid condition assumed to be every where we are removing and reinstalling slate shingle whether new or existing?	Base Bid scope is indicated on the façade Drawings. The Contractor is to provide a unit price for 1 linear foot as indicated in the Unit Price section.
3			Is this detail the base bid condition at all inside corners? How does Unit Price 7 apply?	See response to RFI No. 2.
4	FR1.01 and FR1.02		The Drawings have a symbol S . In the legend it is described as a localized slate allowance. It goes further to say provide an allowance for 500 ea slate replacements across the entire building. Please clarify if this is across the entire building or for each area of roof where the symbol appears.	See the Key Note for S. 500 total individual slates for the entire building in areas not affected by the underlayent work.
5	FR1.01 and FR1.02		Note "D" on the elevation drawings refers to an allowance for stone repointing. What is the allowance?	See section 012100 Allowances and 012200 Unit Prices. Contractor is to provide a unit price per Unit Price 1 - 1 SQ FT. Allowances are described within section 012100.
6	FR1.01 and FR1.02		Does the Cornice get painted around the entire building or just the 16 allowance locations per note "A" on the elevation drawings?	Prep and paint the entire cornice as part of the base bid.
7			On bid proposal, Milestone Dates, you have listed 2 dates, Aug 14,2026 and Aug 13, 2027. What is the milestone date for 2028? The phasing drawings states, Spring-Summer-Fall of 2026, 2027 and 2028. Please advise if we are only allowed during the summer break, from when kids leave in the spring and come back at the end of summer	Phase 2 – After Move-Out (work will not be permitted to begin prior to this date) – 05/17/2026 and Move-In (work will not be permitted after this date) – 08/21/2026; Phase 3 – Move-Out – 05/23/2027 and Move-In – 08/20/2027; Phase 4 – Move-Out – TBD and Move-IN – TBD, on or around the dates for Phases 2 & 3, but those dates have not yet been published by the University.
8			You have a phasing schedule, phase 2, 3 and 4. Would we need to follow these phases per summer time frame? Or can we perform the work as we see fit? Please advise.	The schedule can be accelerated but not extended.
9			Going around the building, there seems to be that some of the trees will need to be trimmed back to access the area above. Will Cornell's ground crew provide the trimming of trees/bushes as required to perform the work above	Any required landscape trimming to enable the roof repairs will be handled outside of the Contractor's scope of work bythe Owner and coordinated by the Cornell Project Manager.
10			Please clarify whether the owner is removing hazardous materials, ie asbestos, under a sepertae contract per 070150 item 1.7F.1., and 2.	Abatement work is part the work subcontracted by the Contractor and is to be performed per phase. See specification section 028213 and Drawing AR1.01
11			For the alternate to salvage and reinstall existing caps, are the existing caps to be covered with copper?	Yes, the rebuild is the same as the detail 2/FR5.01 the only difference is the chimney cap is the reinstalled salvage caps stone.

RFI/ Response Index	Page/ Dwg./Spec./Rep. Number	Section/ Paragraph/Topic	RFI	Design Team Response
12			Per the drawings, when we are performing the masonry work, some of the walls need to be taken 2' below roof level. Within these areas, is the space we are going down to attic space? Or are there beds within the areas? Will it be possible to have another walk-through of the space and get inside of the attic/top floor were we are taking the masonry chimneys/firewall below roof level?	The chimney rebuilds and the work on the central fire walls is above the ceilings and it will not impact any dorm spaces. There will not be another walkthrough before the bid.