

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

MCFADDIN BUTTRESS REPAIR
+ LEANING CHIMNEY REMOVAL

ADDENDUM NO. 1

January 27, 2026

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. Drawing SP1.0 – Site Plan

DELETE in its entirety.

REPLACE with revised Drawing SP1.0 dated January 22, 2026, attached.

Item 2. **ADD** Sketch SK1 - Leaning Chimney Site Access Limitations, attached for Contractors' reference.

Item 3. **ADD** Field Report for Pre-construction Mock-Up, attached for Contractors' reference only.

Item 4. **ADD** Weblink to a 3-dimensional scan of site at:

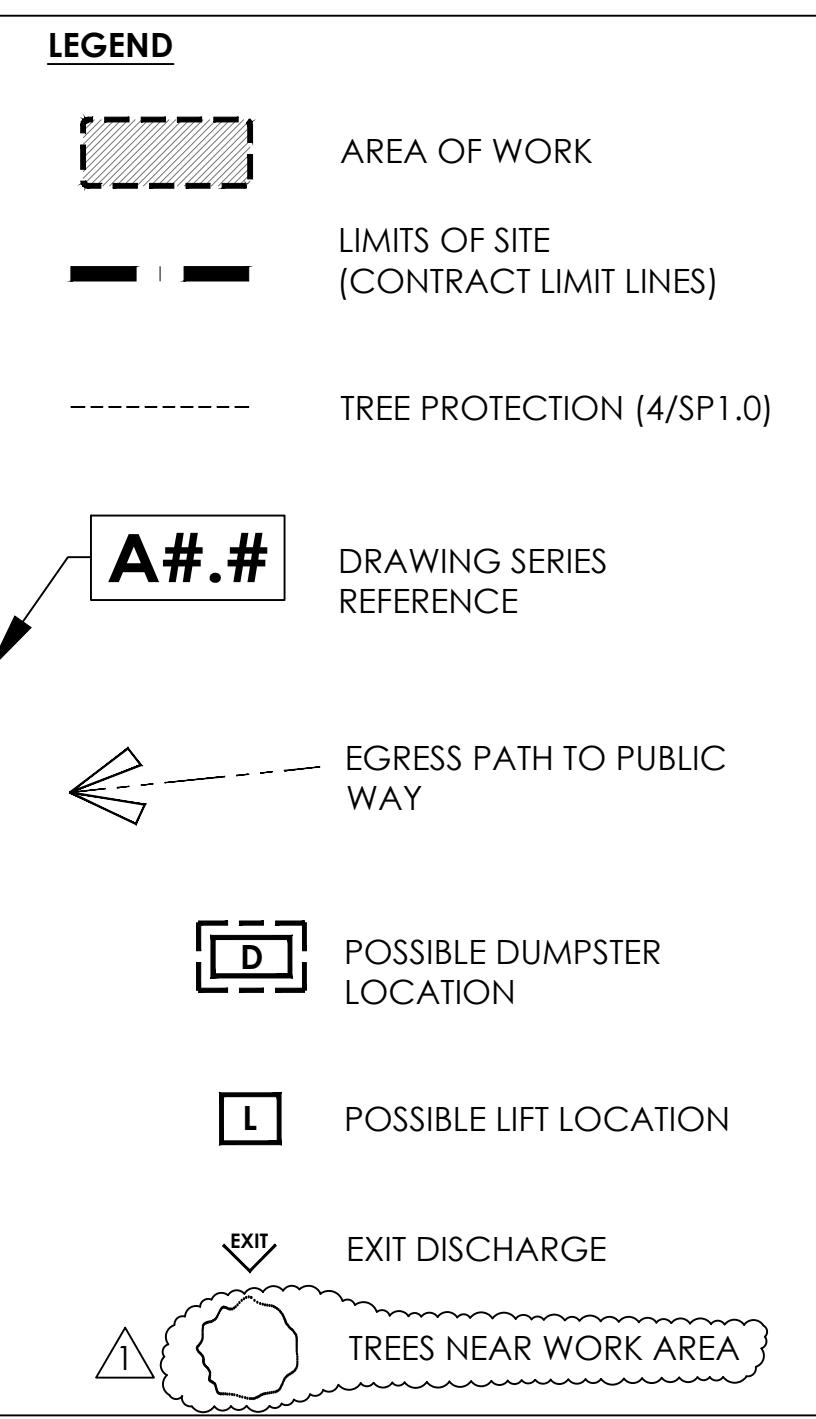
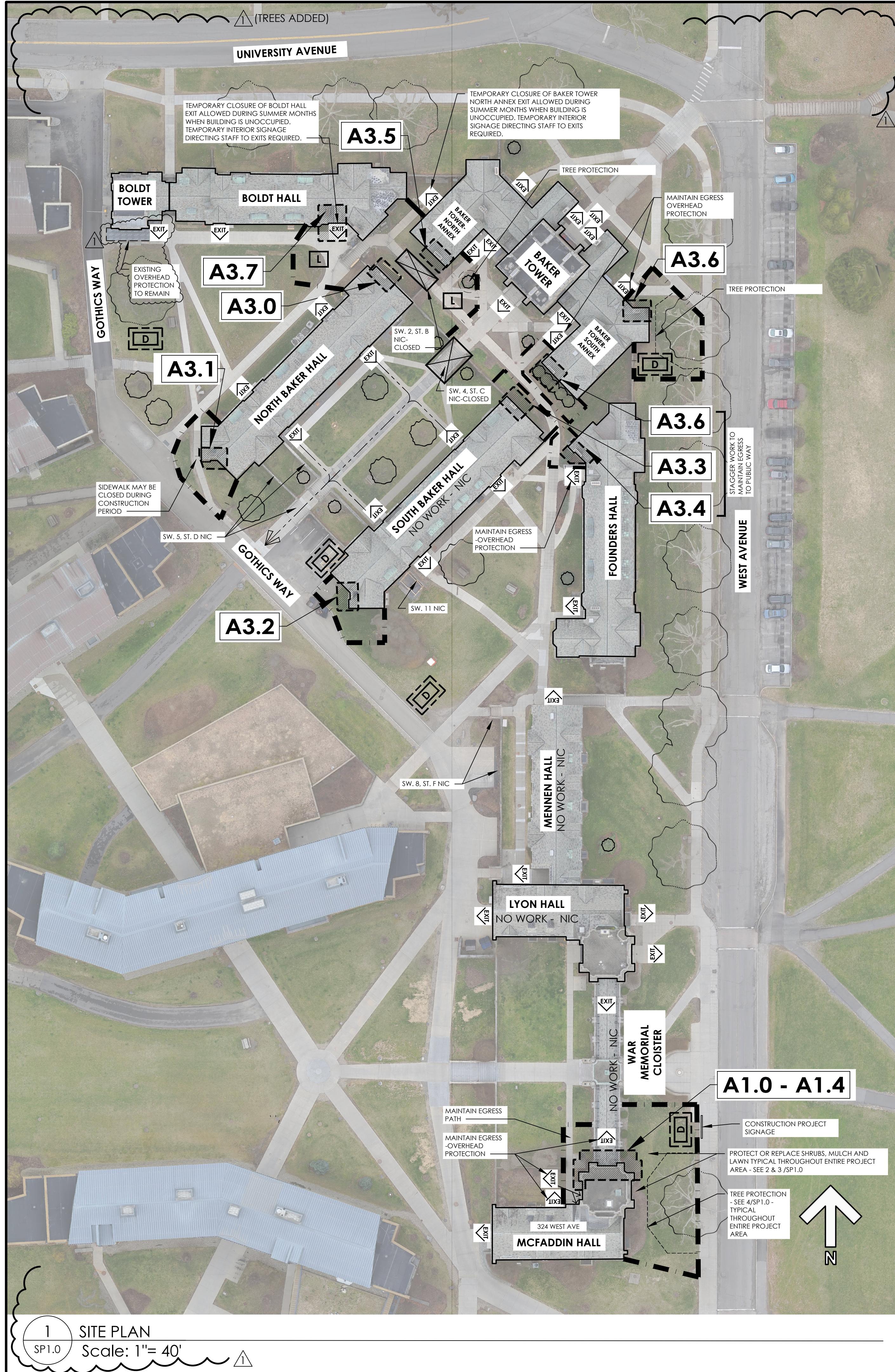
<https://mcwbscanning.nira.app/a/oV5lM34PTxOxWYCMuyxSkA/1>,
for Contractors' reference only

Item 5. The Pre-bid Sign-in Sheet is attached for Contractors' reference only.

Item 6. RFI Questions and Clarifications - See attached RFI Log (Items 1 - 8)

Attachments: SP1.0 Site Plan (Revised)
Sketch SK-1
Field Report for Pre-construction Mock-Up
Pre-Bid Sign in Sheet
RFI Log (Items 1-8)

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

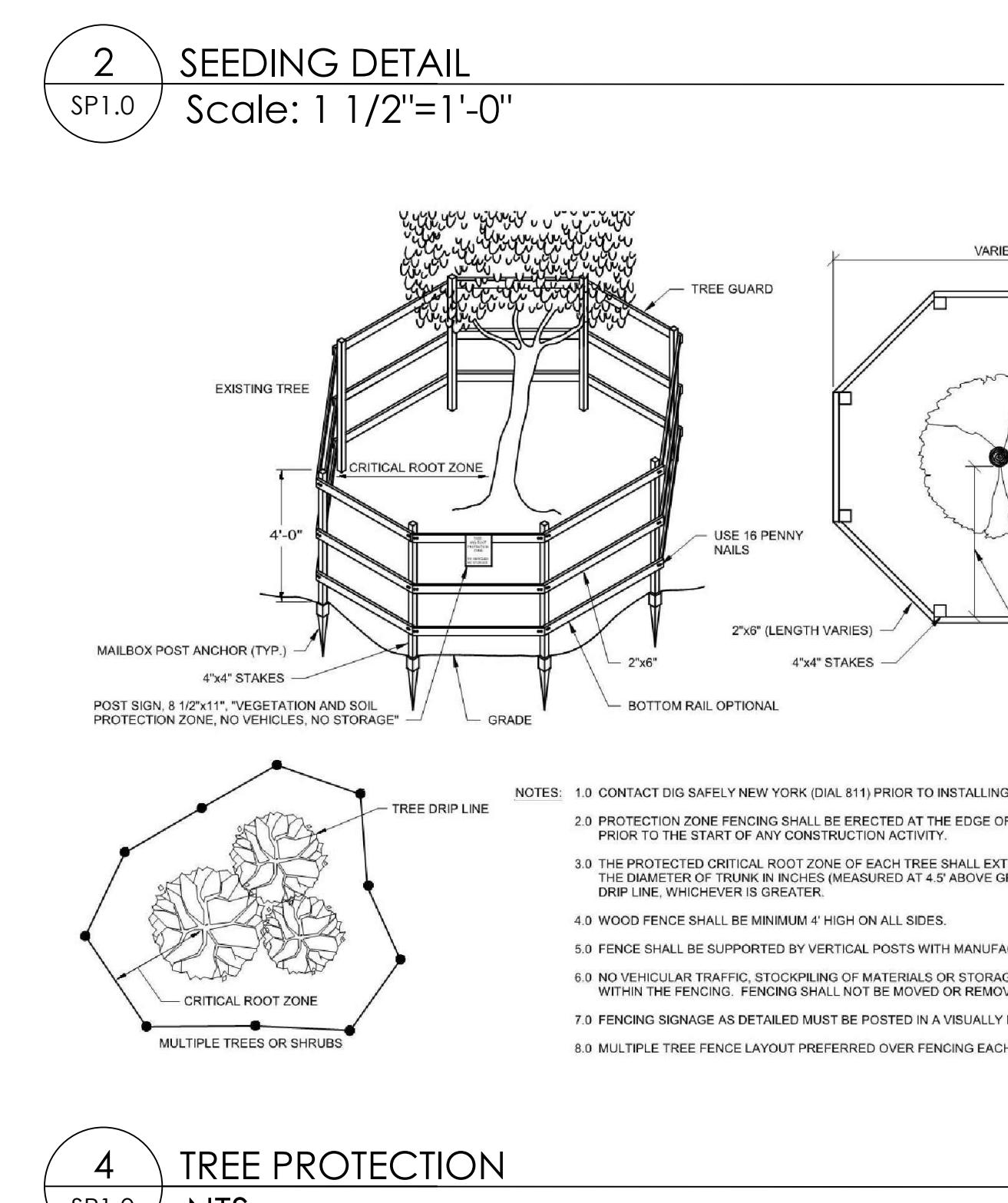
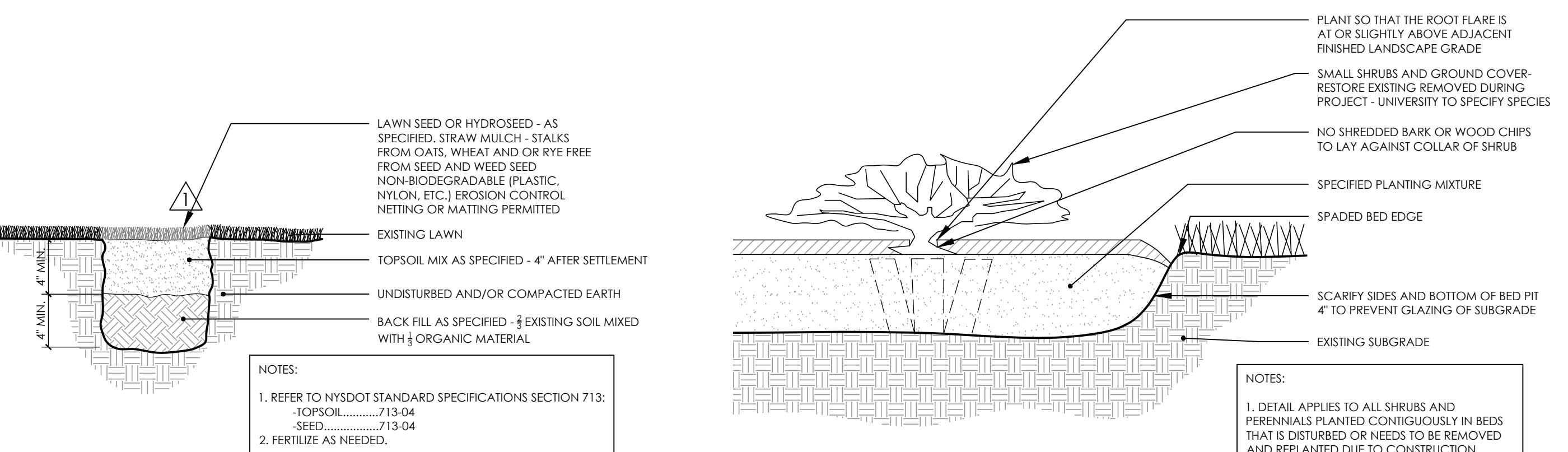


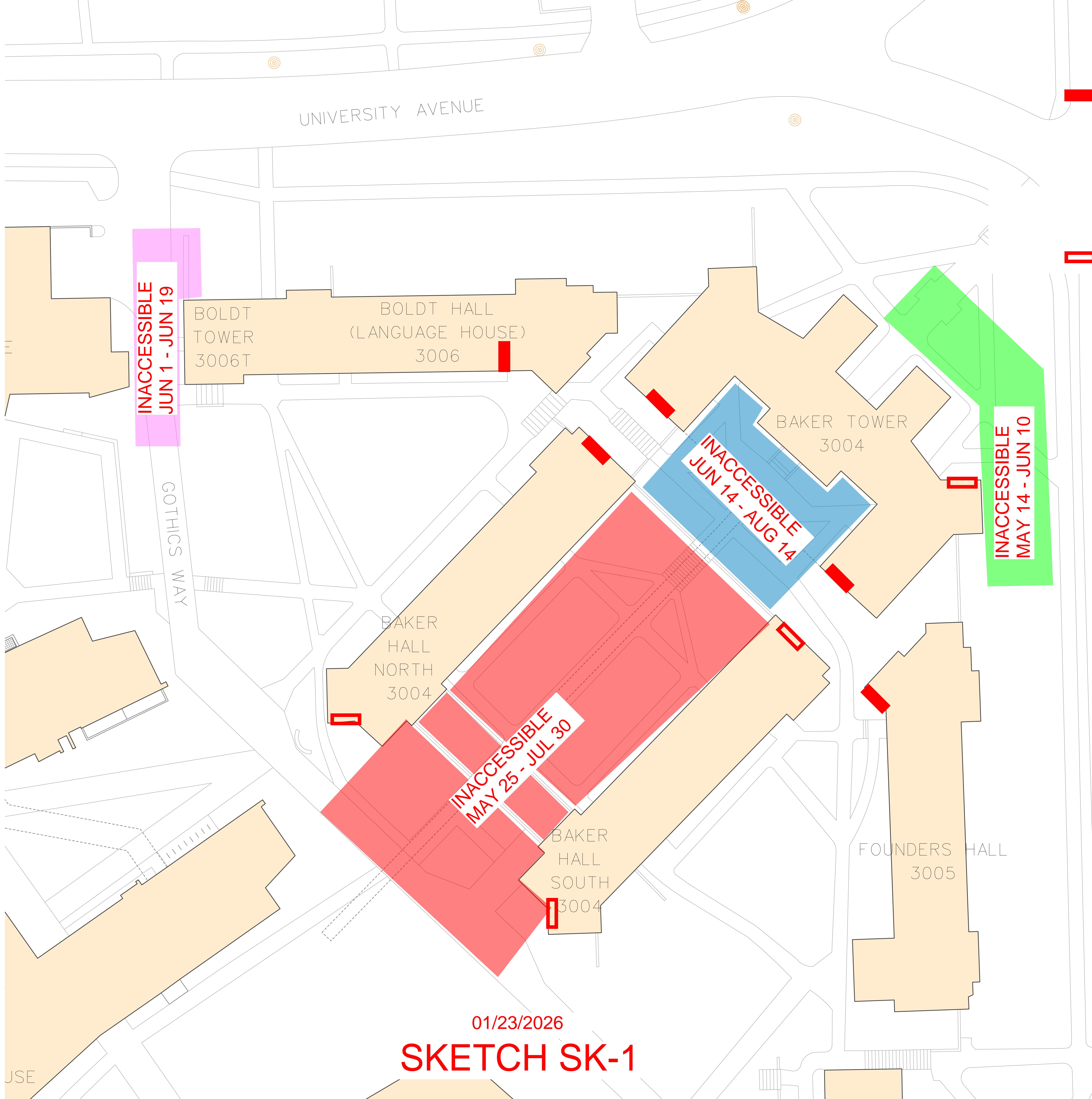
SCOPE OF WORK

1. MCFADDIN TOWER CORNER BUTTRESSES AND NORTH FAÇADE. WORK TO INCLUDE REBUILDING SECTIONS OF BUTTRESSES WITH NEW STONE, MISCELLANEOUS STONE REPLACEMENT, RE-POINTING, AND FLASHING. SEE A1.1 FOR DETAILED SCOPE OF WORK.
2. REMOVE LEANING TOPS OF 9 BRICK CHIMNEYS AND PROVIDE WEATHER CAP - (ALLOW FOR EXISTING FLUES TO BE MAINTAINED)
 - 2.1. NORTH BAKER HALL: CHIMNEY ON SOUTHWEST, CHIMNEY ON NORTHEAST.
 - 2.2. SOUTH BAKER HALL: CHIMNEY ON SOUTHWEST, CHIMNEY ON NORTHEAST.
 - 2.3. BAKER TOWER ANNEX'S 3 CHIMNEYS: LOCATED AT SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS.
 - 2.4. FOUNDERS HALL: CHIMNEY AT NORTHWEST END.
 - 2.5. BOLDT HALL: CHIMNEY OVER ENTRANCE

SITE UTILIZATION PLAN GENERAL NOTES:

1. THIS DRAWING REPRESENTS A PROPOSED SITE UTILIZATION PLAN. FINAL PLAN REQUIRES REVIEW AND APPROVAL BY OWNER, BUILDING AND FIRE DEPARTMENT. EGRESS FROM ALL BUILDINGS TO THE RIGHT OF WAY SHALL BE PROTECTED AND MAINTAINED. ACCESS TO ALL FIRE DEPARTMENT CONNECTIONS SHALL NOT BE OBSTRUCTED.
2. CONTRACTOR TO SUBMIT A SITE USE PLAN FOR APPROVAL BY OWNER AND LOCAL JURISDICTION. PLAN SHALL INCLUDE METHOD FOR MAINTAINING AND PROTECTING MEANS OF EGRESS; INCLUDING LOCATIONS WHERE OVERHEAD PROTECTION IS REQUIRED, LOCATIONS WHERE TEMPORARY CLOSURES OF EXITS MAY BE REQUESTED, DUMPSTER LOCATIONS, TEMPORARY FENCING LOCATIONS AROUND WORK AREAS AND LIFTS, MATERIAL STORAGE AREAS, ON-SITE WORK AREAS AND ANY TEMPORARY SIGNAGE REQUIRED.
3. IMPACT TO BUILDINGS SHALL BE LIMITED DURING THE OCCUPANCY PERIOD. SEE SPECIFICATIONS FOR WORK SCHEDULE CRITERIA INCLUDING COMMENCEMENT, COMPLETION AND BLACK OUT DATES.
4. SEE G1.1 G1.2 AND G1.3 FOR INTERIOR ROOM LAYOUT OF EACH BUILDING IN SCOPE. PLANS ARE PROVIDED FOR REFERENCE ONLY.





FIELD REPORT

Project Name: MCFADDIN BUTTRESS REPAIR +LEANING CHIMNEY REMOVAL

Project Address: 117 Gothic Way Ithaca NY

Date: **09/16/25**

12/10/25 Revised

Field Report No. Mock-Up

Field Visit Dates: 09/10/2025, 11:00 am
11/18/2025 9:00 am

Present at Site: 09/10/2025 Mark Dahl and 11/18/25 Larry Wilson

Distribution via Email:

<input checked="" type="checkbox"/> Lynn Webster	MCWB Architects
<input checked="" type="checkbox"/> Laurence Wilson	MCWB Architects
<input checked="" type="checkbox"/> Mark Dahl	MCWB Architects
<input checked="" type="checkbox"/> Jamie Davis	RBCD
<input type="checkbox"/> Dan Decker	Cornell University
<input checked="" type="checkbox"/> John Pillar	Cornell University
<input type="checkbox"/> Asa Schindler	Cornell University
<input type="checkbox"/> J. Shermeta	Cornell University
<input type="checkbox"/> Zach Pegram	Cornell University
<input type="checkbox"/> Jeff Balles	Cornell University
<input type="checkbox"/> Rob Murray	Cornell University
<input type="checkbox"/> Jay Niedzialkowski	Alliance Masonry

Contractor: Alliance Masonry --- Quarry: Meshoppen Stoen Inc. - Distributor: Paragon Supply

The purpose of this document is to identify the successes and the challenges discovered during the process of constructing the mockup for McFaddin Buttress Repair. The pre-construction mock-up does not represent the final aesthetic intention required for the project. Adjustments to the specifications were required because of this mock-up. Mock-ups will be required of the successful bidder to demonstrate an understanding of the project specifications and aesthetic intent.

Item No.	Observations and Photographs		Add'l Info or Action Req'd By
	General		
1.0	Overall craftsmanship of the wall is excellent.		
	Coloring of Stone		
1.1	<p>The overall coloring of the stone has too much contrast with some stones appearing too dark. Acquire additional stone from quarry if necessary and build the second half of the mock-up as follows:</p> <ul style="list-style-type: none"> • Less of the darkest toned stone appearing in the wall. Coloring appears very dark brown/burgundy or even black. • More of the greens, yellows, tans, creams and rusts/reds. <p>The following was specified:</p> <p>50% Green (Seam Face) 30% Gray/Light Blue (Split Face Green) 20% Rusts, Yellows, Creams (Seam face with Mineral Deposits)</p> <p>The darkest colored stone in the mix is not described in the specifications. Some of the darker color may be acceptable but it should make up less than 5% of the wall.</p> <p>If the pallet shipped did not meet the specified percentages, it needs to be understood if the specifications are able to be met by the quarry. (*See note from 12/10/25)</p>	<p>Alliance to discuss color blend with quarry and try to get additional stone for second half of mock-up.</p> <p>*12/10/25 Meshoppen Quarry could not supply the full range of color. Stone from NY Quarry Indian Fields will be required.</p>	
		<p>Too many darker stones</p> <p>Darker stones appear to have quartz deposits these stones should be minimized.</p>	

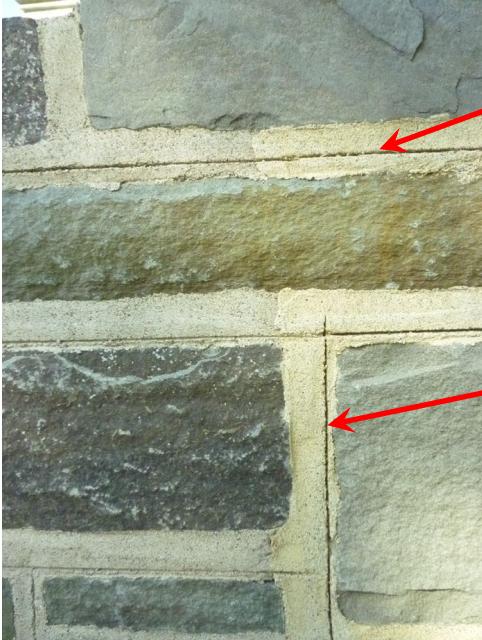
	*12/10/25 Mock-Up Update	
		
	<p>*12/10/25 Mock-up completed in 2 additional stages (at red lines). Middle section does not contain the rusts, creams and yellows found on the building. The elimination of the dark stones leaves a fairly uniform gray/green coloration. The last section brings back some of the darker stones with the burgundy coloration but still does not contain the rusts and creams in the existing building. Meshoppen Quarry is unable to supply the rusts and creams. A mix of Meshoppen and NY Quarry Indian Fields Stone will be required to achieve the coloration required. All seam face quarry bedded stones can be achieved and should be successful with NY Quarry Indian Fields as it is the seam face that contains the mineral deposits with colors required for this project. It is estimated that 20% to 30% Indian Fields will be required to achieve the rusts, yellow and creams found on the buttresses at McFaddin.</p>	
1.2	Stone Orientation	
	<p>The specifications called for all quarry bedded stones. Some stones appear to be face-bedded. It needs to be confirmed if some stones are face bedded, and if so, does it seem that some face bedded stones will be required to achieve the aesthetic intent.</p> <p>*12/10/25 Second and third mock-up stages built with all seam face quarry bedded stone.</p>	<p>Alliance to confirm if all stones can be quarry bedded. Second half of mock-up should endeavor to use all quarry bedded stone, mostly seam face.</p>

		<p>Stone appears face bedded</p> <p>May not be a natural face-guillotine cut?</p>
1.3	<p>Pointing Mortar</p> <p>The pointing mortar color on the left hand side of the mock-up appears close to the original mortar color. This may need to be slightly darkened. The mortar on the right is a bit too bright and yellow.</p> <p>The mortar joint size and irregularity looks good and matches the original.</p> <p>The mortar joint profile does not match the original. The joint was scored but mortar was not removed below and to the side of the scored line to create the shadow effect apparent on McFaddin. See detail noted in mock-up drawing and existing joints on McFaddin for reference.</p>	<p>Alliance to emulate the joint profile in the second half of the mockup.</p>



Mortar
Color
Close -
Possibly a
bit darker

Alliance to
build second
half of
mockup with
this mortar
color on half
and half with
a slightly
darker color.



Scored line should be
slightly higher with
mortar removed from
below line to edge of
stone

Scored line should be
slightly further from edge
of stone with mortar
removed from line to
edge of stone

		<p>*12/10/25 Color of mortar and joint technique appears very close to the original.</p>
1.4	<p>"Stippled" Corners</p> <p>The chiseled or "stippled" faces look appropriate and are well done. MCWB suggests the following for improvement: more evenly distribute stippled patterns across whole face of the stone.</p>	
	 <div style="border: 2px solid red; padding: 5px; display: inline-block;"> <p>This area has no stippling</p> </div>	
	<p>Stippled face is appropriate and well done. MCWB suggests stippling could be more evenly distributed.</p>	

		
	<p>"Scratch" marks not acceptable – Texture should be with "Points"</p>	
	<p>*12/10/25 Stippling technique appears more uniform in many of the stones the second and third stages fo the mock-up. See above as an example.</p>	
		
	<p>*12/10/25 This stone contains more of a stippled surface texture than desired.</p>	

Report By: Lynn Webster, Mark Dahl, Laurence Wilson, John Pillar

RFI Form

RFI/ Response Index	Page/ Dwg./Spec./Rep. Number	Section/ Paragraph/Topic	RFI	Design Team Response
1	Spec 01 11 00	1.2-B	Please provide a map of the other projects in the areas, and when we cannot work in those areas.	See Addendum No. 1, Item 1.
2	SP1.0	Boldt Hall Note	The drawings state that an entrance/exit of Boldt Hall can be closed during the summer. Please confirm that this area is accessible during the summer.	See Addendum No. 1, Item 2 for more information. This egress can only be closed during the summer.
3			During the walkthrough, I noticed some trees that are in the way of some removals. Please show the location of the trees next to the chimney removals on the drawings.	See Addendum No. 1, Item 1.
4			During the walkthrough, there seemed to be some overhead protections of exits already setup. Please show the locations of these protections and state if they will be there for the whole duration of this project.	Temporary overhead protections for snow and ice will be removed prior to commencement of the project.
5			Will Cornell trim trees if requested for site access?	Yes, but maintain tree protection per SP1.0 at original drip line as much as possible. See Addendum No. 1, Item 1.
6			Is it acceptable to drive equipment over top of the utility tunnel in the quad southwest of Baker Tower?	See Addendum No. 1, Item 2. Access to this area will be restricted from June 14 through August 14. Prior to June 14, it is acceptable to drive lifts over the existing tunnel structure subject to approval for specific equipment. After August 14, the utility tunnel will be infilled and will not limit lift access.
7			How does Cornell anticipate work access for the chimney removal? Lifts or scaffold?	This will be at the Contractor's option, but note that Cornell would prefer to minimize the construction activity duration outside student bedroom windows.
8			Has Meshoppen stone been used elsewhere on campus?	Yes, most recently at Balch Hall.