



**Architecture
Planning
Interior Design**

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**Keuka College, Campus Center & Lightner Hall
Alterations to Health & Wellness Center & Gannett Rm.
506 Assembly Avenue, Keuka Park, NY 14478**

Addendum

01

To the Bidding
Documents, Project
Manual, & Construction
Drawings for:

HOLT Project #: 2023089

Date: 12.Dec.2025

This Addendum contains changes to the requirements of the Bidding Documents, Project Manual, & Construction Drawings that have been issued to date. Such changes are to be incorporated into the Construction and shall apply to the Work with the same meaning and force as if they had been included in the original documents. Wherever this Addendum modifies a portion of a paragraph of the Project Manual or a portion of any Drawing, the remainder of the paragraph or Drawing shall remain in force.

The below general descriptions of changes in no way alter the scope defined or implied by the attached documents.
Part 5 lists all documents attached to here. Modifications will be red & underlined or red bubbled and tagged.

Part 1 - Bidding Documents - Non-Contractual

1. **SECTION 001116 – Invitation to Bid**
 - 1.1. **REVISE** - Paragraph 1.3.A-2 to read as follows “Bid Time: 12:00 pm local time”
 - 1.2. **REVISE** - Paragraph 1.3.A-32 to read as follows “Location: via email SAL@HOLT.com with delivery recipe and read receipt.”
 - 1.3. **REVISE** - Paragraph 1.3.B to read as follows “Bids will be privately opened and raw results will be emailed to all bidders by 2:00pm.”
2. **BM-01.1 - Pre-Bid Meeting 03.Dec.2025**
 - 2.1. **ADD** – This document in its entirety
3. **Pre-Bid RFI Log** – Received prior to 19.Dec.2025
 - 3.1. **ADD** – This document in its entirety
4. **ALLOWANCE 01:** – Trane Proposal for replacement valves
 - 4.1. **ADD** – This document in its entirety – Bidder’s to carry this scope, as a direct reimbursable cost, as per the proposal.

Part 2 - Contract Documents – General

1. **SECTION 004323 – Alternates Form**
 - 1.1. **REVISE** - Paragraph 1.4.C to read as follows “Alternate No. G-1: New Solar Glazing Film”
 - 1.2. **REVISE** - Paragraph 1.4.D to read as follows “Alternate No. G-2: Insulated Glazing at Storefront”

Part 3 - Contract Documents – Specifications

1. **SECTION 087100 – Finish Hardware**
 - 1.1. **REPLACE** – This section in its entirety
2. **SECTION 097200 – Wall Covering**
 - 2.1. **ADD** – This section in its entirety



Part 4 - Contract Documents - Drawings

1. SHEET A101 - FIRST FLOOR PLAN
 - 1.1. **ADD:** Opening tags "138 & BL1"
 - 1.2. **REVISE:** Location of Opening tag "140"
2. SHEET A151 - FIRST FLOOR REFLECTED CEILING PLAN
 - 2.1. **OMIT:** This sheet in its entirety
3. SHEET A162 - GANNETT ROOM FINISH PLAN AND DOOR SCHEDULE
 - 3.1. **REVISE:** Floor finish tag in Rm. No. 300
4. SHEET A601 - DOOR SCHEDULE
 - 4.1. **REVISE:** Openings 115A, 115B, 115C, & 149 to clarify they are existing
 - 4.2. **REVISE:** Opening 140 to match room number
 - 4.3. **ADD:** Openings 129, 131, 138, & BL1

Part 5 - Attachments

1. **Part 1 - Bidding Documents - Non-Contractual**
 1. SECTION 001116 - Invitation to Bid
 2. BM-01.1 - Pre-Bid Meeting 03.Dec.2025
 3. Pre-Bid RFI Log 19.Dec.2025
 4. ALLOWANCE No. 1 - Trane Proposal 01.Jul.2025
2. **Part 2 - Contract Documents - General**
 1. SECTION 004323 - Alternates Form
3. **Part 3 - Contract Documents - Specifications**
 1. SECTION 087100 - Finish Hardware
 2. SECTION 097200 - Wall Covering
4. **Part 4 - Contract Documents - Drawings**
 1. SHEET A101 - FIRST FLOOR PLAN
 2. SHEET A162 - GANNETT ROOM FINISH PLAN AND DOOR SCHEDULE
 3. SHEET A601 - DOOR SCHEDULE

End of Addendum 01



Alteration to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

DOCUMENT 001116 - INVITATION TO BID

PART 1 -

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: **Alterations to Health & Wellness Center and Gannett Room; HOLT Project No. 2023089.**
 - 1. Project Location: **Keuka College, 506 Assembly Ave, Keuka Park, NY 14478.**
- C. Owner: **Keuka College, 141 Central Ave, Keuka Park, NY 14478.**
 - 1. Owner's Representative: **Terrance (Terry) Spsychalski; T: (607) 621-1619; E:tspsychalski@keuka.edu.**
- D. Architect: HOLT Architects, P.C., 619 West State St. Ithaca, NY 14850 Tel. 607-273-7600.
- E. Project Description: Project consists of:
 - 1. Health and Wellness Center is a 5,765 Square foot area of renovation to expand the existing health and wellness clinic in the Commons building for additional consultation and exam rooms. Work includes but is not limited to conversion of existing classroom to clinic space as well as finish upgrades throughout the clinic and other Work indicated in the Contract Documents .
 - 2. Gannett Classroom at Lightner Library is a finishes and accessibility upgrade to the existing classroom including but not limited to ceiling and flooring replacement throughout most of the second floor as indicated in the Contract Documents.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).
- G. This project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act (IIJA), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's regulation (reference 2 CFR 200) on the application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

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HOLT Project No. 2023089

1.2 INTERPRETATIONS OR CORRECTIONS OF BIDDING DOCUMENTS

- A. Bidders' Requests for Interpretation (RFIs) are to be submitted by posting to the HOLT Cloud at www.holt.com and clicking on the HOLT Cloud link at the upper right corner of the screen. No other forms of request will be considered.
- B. Requests for Interpretation must reach the Architect at least seven days prior to the date for receipt of bids.

1.3 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Due Date: **18 December, 2025.**
 - 2. Bid Time: **12:00pm, local time**
 - 3. Location: **via email SAL@HOLT.com with Delivery Receipt and Read Receipt**
Assembly Ave, Keuka Park, NY 14478.
- B. **Bids will be privately opened and raw results will be emailed to all bidders by 2:00pm.**
- C. Original copies of bids that are submitted in electronic format via email shall be delivered to the Architect no less than 48 hours after the bid due date and time indicated in this Section.

1.4 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.5 PREBID CONFERENCE

- A. A pre-bid conference for all bidders will be held at the Gannett Room, **Lightner Library**, North Avenue, Keuka College, 506 Assembly Ave, Keuka Park, NY 14478, on **03 December 2025 at 09:00 a.m., local time**. Prospective bidders are requested to attend. Both project sites will be viewed.

1.6 DOCUMENTS

- A. Online Procurement and Contracting Documents:
 - 1. Information and Bidding Documents for the Project can be viewed and ordered at the following designated website: www.nyplanroom.com.

Alteration to
HEALTH & WELLNESS CENTER and GANNETT ROOM
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HOLT Project No. 2023089

2. Electronic copies of the Bidding Documents are available for download on the portal at nyplanroom.com. You must purchase an electronic bid package for a non-refundable fee or request a printed set for a refundable deposit fee to be considered a responsible bidder. For any other questions on how to obtain a bid package, please contact **Dataflow** at bidsupport@godataflow.com or call **607-772-2001**.
3. Bidding Documents may be viewed free of charge and bid packages may be purchased/downloaded from the designated website by prospective bidders. Prospective Bidders must purchase a bid set from nyplanroom.com to be considered a responsible bidder, even if Bidding Documents were viewed or obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website and registered bidders will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.
4. Bid documents including plans and specifications are available for electronic download for a nonrefundable fee of \$49 payable by credit card. Bid documents including printed sets of plans and specifications may be ordered in paper format for a refundable fee of \$50 payable by credit card. Non-refundable shipping charges may apply.

1.7 TIME OF COMPLETION

- A. Bidders shall begin the Work on receipt of the Notice to Proceed, Start demolition **26 May 2026**, and shall complete the Work within the Contract Time. Substantial completion on or before **30 July 2026**.

1.8 BIDDER'S QUALIFICATIONS

- A. Bidders must be prequalified by Owner.
- B. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

END OF DOCUMENT 001116



Pre-Bid Minutes

PB-01.1

Date: 03 Dec 2025

Time: 9:00 – 10:00am

Location: KC - Gannett Rm.

Date issued: 08.Dec.2025

Purpose: Pre-Bid Meeting & Walkthrough

Recorder: Stewart Leffler

**Project: Gannett Room Renovation
Keuka College**

HOLT Project #: 2023089

Client Project #: ..

File: **320 – Addenda**

Distribution:

[illegible]

* present at meeting

Next meeting: NA

Meeting time: NA

Location: NA

Project Summary:

Scope:

- Renovation Health & Wellness Center and Finishes / ADA upgrade to Gannett Rm. and 2nd Fl. of Lightner Library

Schedule:

Baseline:

- Bid RFI's Due: 11 Dec 2025
- Bid Due Date: 18 Dec 2025
- GC Contract: 09 Feb 2026
 - o Mobilization: 26 Mar 2026
 - o Substantial Comp: 30 Jul 2026

Go Live: 24 Aug 2026

01 Welcome & Introductions:

01 – 04 – 01 Project Overview

Keuka College is renovating the student health center and is upgrading the finishes and accessibility of the Gannett Rm. via the USDA Rural Development Project.

Follow-up: ●

01 – 04 – 02 Introductions

- Alan Storey – Keuka College AVP-Facilities
- Terrance Spychalski – Keuka College – PM Facilities
- Kelly Maher – HOLT – Project Designer
- Stewart Leffler – HOLT – Construction Administrator

Follow-up: ●

02 Project Overview:

01 - 01 – 01 Project Description

The scope of this project includes misc. demolition, interior fit-out, and misc. MEP-FP.

Follow-up: ●

01 - 01 – 02 Scopes of Work

See Bid Documents

Follow-up: ●

01 - 01 – 03 LEED Objectives

Not Applicable

Follow-up: ●

01 - 01 – 04 WELL Building Objectives

Not Applicable

Follow-up: ●

03 Bidding Information:

01 - 02 – 01 Access to Bid Documents

Documents are available via:

- <https://www.nyplanroom.com/projects/1494/details/23089-keuka-college-health-wellness-and-gannett>
- Builders Exchange Plan Rooms Rochester, Syracuse, Southern, Buffalo, & others.

Follow-up: ●

01 - 02 – 02 Instructions to Bidders

See Bid Documents

Follow-up: ●

01 - 02 – 03	<u>Bonding Requirements</u>			
	HOLT has confirmed that all bonding is required as per the Bid Documents			
	Follow-up: ●			
01 - 02 – 04	<u>Insurance Requirements</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 05	<u>Bid Security Requirements</u>			
	HOLT has confirmed a Bid Security is required as per the Bid Documents			
	Follow-up: ● Bidders are to use \$800k for bond purposes.			
01 - 02 – 06	<u>Prevailing Wage Requirements</u>			
	Prevailing wage rates are dictated by Davis-Bacon. Davis-Bacon Wage Determinations U.S. Department of Labor – Modification No. 9			
	Follow-up: ● General Decision Number: NY20250073 - 07/25/2025			
01 - 02 – 07	<u>Bid Form, Attachments & Requirements</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 08	<u>Bid Submittal Checklist</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 09	<u>Notice of Award</u>			
	Notice of award will follow the bid opening. Date and time TBD.			
	Follow-up: ●			
01 - 02 – 10	<u>General Requirements (Div-010000)</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 11	<u>Sample Agreement</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 12	<u>Supplemental Conditions</u>			
	See Bid Documents			
	Follow-up: ●			
01 - 02 – 13	<u>Misc. Owner Requirements</u>			
	See Bid Documents			
	Follow-up: ●			

01 - 02 – 14	<u>Alternates</u>			
	Alternate H-E1: Additional Lighting – Heath Center Alternate H-A1: Additional Flooring – Heath Center Alternate G-1: Provide Window Film – Gannett Rm. Alternate G-2: Replace Windows – Gannett Rm.			
	Follow-up: • The Bid Alternates form will be revised to match the above alternate identification No. & Title.			
01 - 02 – 15	<u>Allowances</u>			
	KC Lightner Library Gannett Room HW Valve and CHW Valve Upgrade. Bidders to include the Trane Proposal of \$29186.00			
	Follow-up: •			
01 - 02 – 16	<u>Unit Prices</u>			
	See Bid Documents			
	Follow-up: •			
01 - 02 – 17	<u>Substitutions</u>			
	See Bid Documents			
	Follow-up: •			
01 - 02 – 18	<u>Bid Questions (Bid RFI's)</u>			
	All bid RFI's to be submitted via the HOLT Cloud. Responses to be provided via future addendum. • https://holt.micotechsolutions.com/			
	Follow-up: •			
01 - 02 – 19	<u>Addendum Schedule</u>			
	Addendum No. 1 is planned to be issued Friday, 12 December 2025 via NYPlanroom.com.			
	Follow-up: •			
01 - 02 – 20	<u>Bid Opening Discussion</u>			
	No comments			
	Follow-up: •			
<u>04 M / WBE Participation:</u>				
01 - 03 – 01	<u>No Issues reported</u>			
	See Bid Documents			
	Follow-up: •			

05 Logistics & Scheduling:

01 – 05 – 01 Staging & Logistics

A submittal will be required for review and approval of all Staging and logistics.

1. Security access contact numbers will be provided.
 - Daily sing-in / sign-out will be required. (call-in will be acceptable)
2. Access:
 - Heath Center – TBD
 - Gannett Rm. – Via the elevator and stairs adjacent to the elevator.
3. Dumpster:
 - Heath Center – TBD
 - Gannett Rm. – Loading dock, & a chute will be allowable.
4. If necessary, lay-down areas may be arranged with prior approval.

Follow-up: ●

01 – 05 – 02 Temporary Facilities

All power, water, utilities are available to the contractor at no cost.
Use of toilets is pending respectful use by the contractor.

Follow-up: ●

01 – 05 – 03 Use of Site

See Bid Documents. A formal logistics plan will be required for final approval.

Follow-up: ●

01 – 05 – 02 Work Restrictions (hrs / dates)

Normal working hours = 7:00am – 5:00pm. Extension of hours is available upon request.
No work restrictions.

Follow-up: ●

01 – 05 – 03 Work by Owner

Removal of all loose furniture, fixtures, and equipment, including artwork.
Tele/data cabling and equipment (all pathways by the GC. Cabling by Owner)

Follow-up: ●

01 – 05 – 03 Work by Other Contracts

None

Follow-up: ●

01 – 05 – 03 Notice of Award / Notice to Proceed

TBD – Tentatively planned to be issued by 09 February 2026

Follow-up: ●

01 – 05 – 04 Milestone Dates

Site Mobilization = 26 May 2026
Substantial Completion = 30 July 2026

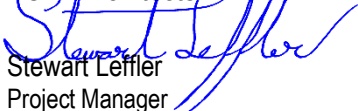
Follow-up: ●

01 – 05 – 05	<u>Final Completion / Turn-over / Occupancy</u>			
	Final completion = 30 July 2026 Owner move-in = 03 – 14 August 2026 Punch-list complete = 14 August 2026 Owner Occupancy = 16 August 2026			
	Follow-up: ●			
01 – 05 – 06	<u>Liquidated Damages</u>			
	See Bid Documents.			
	Follow-up: ●			
06	<u>Questions:</u>			
01 – 06– 01	<u>Open Discussion</u>			
	1. Preferred subcontractors. a. None b. Addendum No. 1 will include a list of contractors Keuka College utilizes on a regular basis. 2. ACM Survey. a. There is no known ACM. A survey report will be provided to the successful bidder.			
	Follow-up: ●			
07	<u>Site Walkthrough:</u>			
01 – 07– 01	<u>Areas Viewed</u>			
	<ul style="list-style-type: none"> • Full access is available by appointment (this Bid Meeting) to all areas of work & adjacencies, the access route, loading dock, exterior site. • Free access is available to all interior public spaces. • Matterport imagery: Links on Project Cover Sheet (and below hyperlinks) <ul style="list-style-type: none"> ○ Health Center – https://my.matterport.com/models/bvohfuG2EYN?section=media ○ Gannett Rm. – https://my.matterport.com/models/n7xtEu3efV6?section=media 			
	Follow-up: ●			

The above constitutes HOLT's understanding of all issues discussed and the conclusions reached during this meeting. Any errors, omissions, discrepancies, or comments shall be submitted in writing to the author within five (5) business days of issuance. Otherwise, these minutes will stand as the formal record of this meeting.

Submitted by:

HOLT Architects


 Stewart Leffler
 Project Manager

att: Sign-in Log 1p
 Train Proposal 10p

Keuka College – Health Center & Gannett Rm. – Bid Meeting and Walk-thru

Location: Lightner Library, Keuka Park, NY

HOLTARCHITECTS
619 W. State Street, Ithaca, NY 14850
p:607 273 7600 f:607 273 0475 <http://www.holt.com>

REQUEST FOR INFORMATION LOG

Keuka College
Health & Wellness Center and Gannett Rm. Alterations
506 Assembly Avenue, Keuka Park, NY 14478

Client Proj. No. --
HOLT Proj. No. 2023089

D or C	RFI	Rev	Description	Current Owner (BIC)	GC		Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
					Open	Closed				
C	001		Note 3 on A102	HOLT	Closed		Welliver	03-Dec-25	12-Dec-25	1
		Question:	Please supply part number for button replacement with Braille							
		Response:	This signage is standard, and is to be procured via Otis Elevator as the Maintenance Service Provider. Bidders are advised to contact either - Dover Elevator (Manufacturer) or Otis Elevator (Service Provider) for this information.							
C	002		Detail A3/A002 on A1/A102	HOLT	Closed		Welliver	03-Dec-25	12-Dec-25	1
		Question:	Plan view of Stair 306 indicates (1) flight of Railing to be updated. At the site visit, there are (3) flights of stairs. Should all (3) flights of railing be updated.							
		Response:	All flights of Stair 306 are included in this project, from the Loading dock to the Gannett Rm.							
C	003		Alternates 1&2 on A102	HOLT	Closed		Welliver	03-Dec-25	12-Dec-25	1
		Question:	Please provide window wall elevation to confirm correct glass/film sizes required for the project. Does the alternate for Insulated glass include putting insulated glass in the doors.							
		Response:	Precise sizes are to be field measured and verified via shop drawing submission. The approximate area of the M.O can be determined via the Matterport images (~400sf of storefront including doors and windows).							
C	004		Note 01 on A151 Health & Wellness	HOLT	Closed		Welliver	03-Dec-25	12-Dec-25	1
		Question:	Note 01 on A151 is shown at Existing Ceiling in the space. Note C4 on AD101 is not coordinated with Note 01 on A151. Please clarify							
		Response:	<div>HOLT understands this to be questioning the Keyed Noted NOT the General Notes.</div> <div>Key Note C4/AD101: "REMOVE AND REINSTALL EXISTING ACOUSTICAL PANEL CEILING TO ACCOMMODATE THE WORK"</div> <div>Key Note 01: "EXISTING CEILING TO REMAIN. REMOVE AND REPLACE EXISTING CEILING PANELS AND GRIDS AS REQUIRED TO ACCOMMODATE THE WORK. PROVIDE ACOUSTIC INSULATION</div> <div>ABOVE CEILING TILES. REPLACE ALL BROKEN, CHIPPED OR STAINED CEILING PANELS TO MATCH EXISTING.</div> <div>We see no conflict between the information on the two drawings. The intention of Key Note C4/AD101 is to indicate the design intention to salvage and reuse ceilings that may need to be opened for</div>							

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	005		Notes D2 & D11 on AD101 Health & Wellness	HOLT	Closed	Welliver	03-Dec-25	12-Dec-25	1
		Question:	These notes are listed on AD101 but not identified on the plan. Please clarify						
		Response:	Keyed Note D2/AD101: "REMOVE PORTION OF WALL FOR BLOCKING" - See AD101 Gymnasium Rm. 149 SW corner adjacent to Wolf Den Café Rm. 101. Keyed Note D11/AD101: "REMOVE WALL MOUNTED MIRROR" - See AD101 Gymnasium Rm. 149 SW corner adjacent to Wolf Den Café Rm. 101.						
C	006		Toilet Rom 304 Gannett Room	HOLT	Closed	Welliver	03-Dec-25	12-Dec-25	1
		Question:	AD102 only shows the toilet room door to be removed. Toilet Room Elevations on A252 show toilet accessories to be relocated. Are they relocated from this toilet room. Note 1 on P103 says to repair wall & floor. A162 does not indicate flooring repair.						
		Response:	1 - All existing toilet accessories are to be relocated as shown and as required to accommodate the new room lay-out. 2 - The lavatory is partition mounted, therefore no floor repair is anticipated or required.						
C	007		Drawing A151 & A401	HOLT	Closed	Welliver	03-Dec-25	12-Dec-25	1
		Question:	These (2) drawings have the same name in the title block. It appears they have same information on them. Please clarify						
		Response:	Sheets A151 and A401 appear to be identical EXCEPT for paint finishes at Nurse station Rm. 120 and Gen Note 4. Sheet A151 is to be omitted from the set to avoid confusion.						
C	008		Decorative Glass Glazing 088113	HOLT	Closed	Welliver	08-Dec-25	12-Dec-25	1
		Question:	Please clarify GF3. Pilkington Mirropane is not a film. It is a glass. Do you want what is specified.						
		Response:	Provide 3M™ Mirror Film or equal to allow one way viewing from dark side and mirror reflection from lighted side of glazing.						
C	009		Window sizes for GF1	HOLT	Closed	Welliver	08-Dec-25	12-Dec-25	1
		Question:	Health & Wellness documents show GF1 installed on existing windows. Please supply the size the height of the windows. Width can be taken off from the floor plan.						
		Response:	Precise sizes are to be field measured and verified via shop drawing submission. The approximate area of the glazing can be determined via the Matterport images (doors and sidelight windows flanking doors are about ~9'-0" tall and punched windows are about ~6' tall).						

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	010		Room Signage 101423.16	HOLT	Closed	Welliver	08-Dec-25	12-Dec-25	1
		Question:	Note 2 on Gannett Drawing A102 is the only room signage required. Please supply size, Material & what it should say.						
		Response:	Room identification signage is to match existing in size, shape, and content type. Materials are specified in 101423.16 (design intent is to match existing). See the Matterport images. Precise content TBD during submittal review.						
C	011		Note 3 on P102 Health & Wellness	HOLT	Closed	Welliver	08-Dec-25	12-Dec-25	1
		Question:	Note 3 is shown on P102. It is not listed on the "Keyed Notes." Please clarify						
		Response:	Keyed Note 3/P102 indicates "EXISTING UG SAN PIPING MAIN TO REMAIN."						
C	012		Trane Valves	HOLT	Closed	Welliver	08-Dec-25	12-Dec-25	1
		Question:	Trane valves were discussed at the prebid meeting. I did not see any mention of them on the documents. Please clarify						
		Response:	To be provided with Addendum No.1. Bidders to carry an allowance of \$30,000.						
C	013		Ceiling Tile Edge Trim, Base Trim, L - Trim.	HOLT	Closed	Williams Construction	09-Dec-25	12-Dec-25	1
		Question:	I need an exact spec for the edge trim shown for the ATC in the Gannett Room. Also, the finish schedule for the Gannett Room calls for 4" resilient base, but a wall section on page A002 shows a reveal base. Lastly, I need an exact spec for the L-Trim Molding on the furred walls in the Gannett Room. Thanks.						
		Response:	Proposed Solution: Spec for Edge Trim Spec for Correct Base Trim Spec for L-Trim Molding 1 - ACP Coffe Ceiling Trim shown in Detail D5/A002 is to be Armstrong Axiom - White. 2 - The rubber base is to be applied to the partition, within the reveal base area. Precise height of the reveal (shown in Detail D5/A002) is to be field coordinated. 3 - The "L-Trim" is specified in Section 092900.						
C	014		Door Hardware Schedule	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	The Door and Frame Schedule state that the door hardware schedule is TBD. Can you provide hardware schedule so that my subcontractor can provide pricing?						
		Response:	Sheet A601 and Specification 087000 are being revised per Addendum No. 1.						

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	015		Prevailing wage	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	need prevailing wage schedule or project number						
		Response:	Follow: Davis-Bacon Wage Determinations U.S. Department of Labor – Modification No. 9. (https://sam.gov/wage-determination/NY20250073/9) Use: General Decision Number: NY20250073 - 07/25/2025						
C	016		Alternates	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	description of alternates is reversed in specs and bid form						
		Response:	Corrected via Addendum No. 1						
C	017		Project coordination 01300.1.7.A	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	will Coordination Drawings be waived?						
		Response:	No. Above Ceiling MEP/FP Coordination 013100-1.7 will be in full effect. The intention of this provision is to ensure the coordination drawings are completed in a timely manor. The bidders need not add \$25,000 to the bid, rather this value will be held from the payment application until the task is completed.						
C	018		Wall graphics	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	wall graphics shown on the drawings are not described or specified. need info or an allowance for L&M.						
		Response:	Specific wall graphic images are TBD. The bidders should include costs to provide the materials and installation from Wolf Gordon - PVC Free - Digital Curated standard offering. If the cost of images is exceeds the custom offering, then any additional cost will be reconciled via COR after award. A generic Specification is included in Addendum No. 1.						
C	019		Door schedule	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	door into Laundry is not numbered or included on door schedule. door openings for Waiting Rm 115A, 115B & 115C and Gym 149 have no removal notes on demo plan, but are on the door schedule. Are these to receive new wood drs, or only new hardware?						
		Response:	1 - Doors 115a,115b, 115c, 125, and 149 are existing to remain with added hardware. 2 - Doors 129, 131, and 138 are being added. 3 - Door 140 is being re-tagged. 4 - Hardware sets are being included in Addendum No. 1. Sheet A601 and Specification 087000 are being revised per Addendum No. 1.						

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	020		Glass Sizes	HOLT	Closed	Iversen Construction	10-Dec-25	12-Dec-25	1
		Question:	Please provide glass sizes for doors & windows as they are not specified for our subcontractor to provide a quote?						
		Response:	Precise sizes are to be field measured and verified via shop drawing submission. The approximate area of the glazing can be determined via the Matterport images (doors and sidelight windows flanking doors are about ~9-0" tall and punched windows are about ~6' tall).						
C	021		Wallcovering Spec	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On the drawings, it is apparent where the new wall coverings are pointed out. And on the finish schedule, you mentioned 09 72 00, wallcovering, referring to that spec. Spec section 09 72 00 does not exist. Please add a specification for this. Additionally, are you referring to their Clair PVC Free Wallcovering Collection for the product? Please provide a specification and clarify the product line/requirements within it. (thank you!)						
		Response:	Specific wall graphic images are TBD. The bidders should include costs to provide the materials and installation from Wolf Gordon - PVC Free - Digital Curated standard offering. If the cost of images is exceeds the custom offering, then any additional cost will be reconciled via COR after award. A generic Specification is included in Addendum No. 1.						
C	022		Door Schedule Clarification	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On A601, doors 115A, 115B, 115C, 125 & 149 do not depict removal on the demo plans, please advise if the remarks on the door schedule are the only thing being modified about these specific doors, clarifying that the leaves & frames are existing to remain. Please provide clarification to this scope of work(thank you!)						
		Response:	1 - Doors 115a,115b, 115c, 125, and 149 are existing to remain with added hardware. 2 - Doors 129, 131, and 138 are being added. 3 - Door 140 is being re-tagged. 4 - Hardware sets are being included in Addendum No. 1. Sheet A601 and Specification 087000 are being revised per Addendum No. 1.						
C	023		Domestic Water Fittings	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	Please advise if pro-press fittings are allowable for the domestic water?						
		Response:	No. Pro-press fittings are not acceptable.						
C	024		Sanitary Piping	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	Please advise if the piping in P102 for sanitary is underground?						
		Response:	Keyed Note 3/P102 indicates "EXISTING UG SAN PIPING MAIN TO REMAIN." The same is true for the drain pipe at both lavatories. As per Keyed Note 2: "DISCONNECT AND REMOVE EXISTING SINK AND ALL APPLICABLE TRIM. REMOVE EXISTING CW, HW AND VENT PIPING BACK TO MAINS AND CAP. REMOVE EXISTING SANITARY PIPING TO FLOOR LEVEL AND CAP PIPING IN WALL CAVITY."						

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	025		P102 Drawing Note 3	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On drawing P102, note 3 is listed on the drawings but the note itself is missing. Please advise what this keynote is referring to? Please clarify.						
		Response:	Keyed Note 3/P102 indicates "EXISTING UG SAN PIPING MAIN TO REMAIN." The same is true for the drain pipe at both lavatories. As per Keyed Note 2: "DISCONNECT AND REMOVE EXISTING SINK AND ALL APPLICABLE TRIM. REMOVE EXISTING CW, HW AND VENT PIPING BACK TO MAINS AND CAP. REMOVE EXISTING SANITARY PIPING TO FLOOR LEVEL AND CAP PIPING IN WALL CAVITY."						
C	026		Mirropane Product	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On the A160 finish schedule, we noticed that GF3 mirropane is called out as a "one way viewing film" however, this is not film.. rather a window unit itself as backed by the manufacturers website. I did see where we are to demo for the opening and its size, Is the intent to supply a window and apply a film to it, or was your intent to specify this and have us provide the window itself as a unit, no film? Please clarify. Please clarify your intent with GF3 Mirropane product (thank you!)						
		Response:	Provide 3M™ Mirror Film or equal to allow one way viewing from dark side and mirror reflection from lighted side of glazing.						
C	027		Window Film	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	Please advise if this glazing film (attached) would be accepted as a potential substitution "or equal" to the 3M product being called for?						
		Response:	Provide 3M™ Mirror Film or equal to allow one way viewing from dark side and mirror reflection from lighted side of glazing.						
C	028		CP2/3/4	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On A162, on the finish schedule it calls for us to use CP2/CP3. On the finish key within the room it calls out CP3/4. Please clarify if we are to use CP2 & CP3 as stated on the schedule itself?						
		Response:	In Gannett Rm. No. 300, the correct flooring finish is to be 2/3 as per the finish schedule on Dwg. A162.						
C	029		Skim Coat Finish	HOLT	Closed	LeChase Con.	10-Dec-25	12-Dec-25	1
		Question:	On A162, keynote 02 is called out to "route & patch all exposed masonry cracks @south wall skim coat to finish level 4" please add a spec section/advise which product you would like for us to use?						
		Response:	Route and patch all cracks. Skim coat exposed concrete/masonry to an exposed finish level 4. Use "SikaWall-4090 Elastomeric Coating" or comparable product. Color to match P5.						

D or C	RFI	Rev	Description	Current Owner (BIC)	Status Open Closed	Submitted by (Bidder Name)	Date From GC	HOLT's Response Date	Addendum No.
C	030		Bid Delivery	HOLT	Closed	Pike Construction	11-Dec-25	12-Dec-25	1
		Question:	Would it be considered to submit the bid via email or portal?						
		Response:	Yes. The bid Due TIME has been changed to 12:00 Noon, 18 Dec. 2025, and email bids will be accepted. Bidders should send their bids with delivery confirmation and read receipt to sal@HOLT.com. Bids will be opened privately and the raw results will be distributed via email by EOB 18 Dec. 2025.						
D	031		Window Treatments	HOLT	Closed	HOLT	11-Dec-25	12-Dec-25	1
		Question:	The spec. calls out two different shade types, as well as two basis of designs. The drawings show one shade type, and the basis of design is TBD.						
		Response:	<ul style="list-style-type: none">• The basis of design is to be Double Roller Manual Shade – Mecho, with Draper as an approved alternate• Fabric types to be selected from Mecho Standards during submittal review.• Approximate sizes can be measured via the Matterport images.						



Trane U.S. Inc.
75 Town Centre Drive, Suite 300
Rochester, NY 14623
Phone: (585) 486-2165
Service Contact: (585) 486-2165

July 01, 2025

Keuka College
141 CENTRAL AVENUE
Keuka Park, NY 14478-1447
(585) 698-5122

Site Address:
Keuka College Lightner Library
Business Office
Keuka Park, NY 14478

ATTENTION: Alan Storey

PROJECT NAME: KC Lightner Library Gannett Room HW Valve and CHW Valve Upgrade

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

EQUIPMENT LIST

Keuka College Lightner Library Gannett Conference Room

The following "Covered Equipment" will be serviced at Keuka College Lightner Library:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Controls Valves	2	Unknown	Unknown	Unknown	2 nd Floor Valves
Control Valve	1	Unknown	Unknown	Unknown	AHU Chilled Water Valve

SCOPE OF SERVICE

Trane to provide the following services for the hot water valves:

- Standard LOTO Procedure.
- Drain the Hot Water System to perform work.
- Provide controls transformer for new valve actuators (installed by others).
- Provide wiring guidance for pneumatic conversion.
- Remove and dispose of (2) OLD valves/actuators.
- Provide and install (2) NEW valves/actuators.
- Remove and dispose of (2) OLD thermostats.
- Provide and install (2) NEW thermostats.
- Fill the Hot Water System and bleed air.
- Provide programming/commissioning and customer training.
- Return system to normal operation.

Trane to provide the following services for the chilled water valve:

- Remove and dispose of OLD pneumatically controlled valve and actuator.
- Provide and install new electronic DDC actuator.
- Provide and install control wiring (free-air) to new control valve.
- Provide commissioning, programming and graphics changes.
- Startup/return to normal operation.

Exclusions/Clarifications:

- Chilled Water Valve insulation must be tested for ACM. If ACM is present, Keuka college is responsible for removal of insulation/material containing asbestos before work commences.
- Chilled Water Valve takeouts are unknown due to potential ACM. This proposal has contingency dollars for potential welding/cutting/modifying the existing 4" steel pipe.
- This proposal assumes that the HWS only needs drained for work performed on the 2nd floor of Lightner Library.
- This proposal excludes chemical treatment when re-filling the system.
- All other repair parts/labor not listed above will be quoted as a separate service.
- This quote assumes work can be completed during normal business hours. Labor performed after normal business hours will be billed as a separate service.
- TAX is excluded from this proposal.
- All bonds are excluded from this proposal.

PRICING AND ACCEPTANCE

TOTAL PRICE:.....\$29,186.00 USD

CLARIFICATIONS

1. Applicable taxes are not included and will be added to the invoice.
2. Any service not listed is not included.
3. Work will be performed during normal Trane business hours.
4. This proposal is valid for 30 days from July 1, 2025.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Cody Buterbaugh
Services Account Manager
E-mail: cody.buterbaugh@tranetechnologies.com
Cell: (607) 238-6959

TARIFFS

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions – Quoted Service.

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Purchase Order

Acceptance Date

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TERMS AND CONDITIONS – QUOTED SERVICE

“Company” shall mean Trane U.S. Inc..

To obtain repair service within the scope of Services as defined, contact your local Trane District office identified on the first page of the Agreement by calling the telephone number stated on that page. That Trane District office is responsible for Company's performance of this Agreement. Only Trane authorized personnel may perform service under this Agreement. For Service covered under this Agreement, Company will be responsible for the cost of transporting a part requiring service.

1. Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the “Agreement”) resulting from Company's proposal (the “Proposal”) for the services (the “Services”) on equipment listed in the Proposal (the “Covered Equipment”). **COMPANY'S TERMS AND CONDITIONS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service (“Connected Services Terms”), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Acceptance. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent (“Customer”) delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon the Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Services in accordance with the Proposal. If Customer does not reject or object in writing to Company within 10 days, the Company's counteroffer will be deemed accepted. Customer's acceptance of the Services by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. In the case of a dispute, the applicable terms and conditions will be those in effect at the time of delivery or acceptance of the Services. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services rendered by Company to the date of cancellation.

4. Cancellation by Customer Prior to Services; Refund. If Customer cancels this Agreement within (a) thirty (30) days of the date this Agreement was mailed to Customer or (b) twenty (20) days of the date this Agreement was delivered to Customer, if it was delivered at the time of sale, and no Services have been provided by Company under this Agreement, the Agreement will be void and Company will refund to Customer, or credit Customer's account, the full Service Fee of this Agreement that Customer paid to Company, if any. A ten percent (10%) penalty per month will be added to a refund that is due but is not paid or credited within forty-five (45) days after return of this Agreement to Company. Customer's right to cancel this Agreement only applies to the original owner of this Agreement and only if no Services have been provided by Company under this Agreement prior to its return to Company.

5. Cancellation by Company. This Agreement may be cancelled by Company for any reason or no reason, upon written notice from Company to Customer no later than 30 days prior to performance of any Services hereunder and Company will refund to Customer, or credit Customer's account, that part of the Service Fee attributable to Services not performed by Company. Customer shall remain liable for and shall pay to Company all amounts due for Services provided by Company and not yet paid.

6. Services Fees and Taxes. Fees for the Services (the “Service Fee(s)”) shall be as set forth in the Proposal and are based on performance during regular business hours. Fees for outside Company's regular business hours and any after-hours services shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fee, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with acceptable tax exemption certificates. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due.

7. Payment. Payment is due upon receipt of Company's invoice. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing these terms and conditions.

8. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead)

9. Performance. Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances as of the time Company performs the Services. Company is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company. Company may refuse to perform any Services or work where working conditions could endanger property or put at risk the safety of people. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company. Customer must reimburse Company for services, repairs, and/or replacements performed by Company at Customer's request beyond the scope of Services or otherwise excluded under this Agreement. The reimbursement shall be at the then prevailing applicable regular, overtime, or holiday rates for labor/labour and prices for materials. Prior to Company performing the additional services, repairs, and/or replacements, Customer may request a separate written quote stating the work to be performed and the price to be paid by Customer for the work.

10. Customer Obligations. Customer shall: (a) provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; and (b) unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines.

11. Exclusions. Unless expressly included in the Proposal, the Services do not include, and Company shall not be responsible for or liable to the Customer for, any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from any of the following:

- (a) Any guarantee of room conditions or system performance;
- (b) Inspection, operation, maintenance, repair, replacement or performance of work or services outside the Services;
- (c) Damage, repairs or replacement of parts made necessary as a result of the acts or omission of Customer or any Event of Force Majeure;
- (d) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement (“Pre-Existing Conditions”) including, without limitation, damages, losses, or expenses involving a Pre-Existing Condition of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould, bacteria, microbial growth, fungi or other contaminants or airborne biological agents; and
- (e) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included with the Proposal.

12. Limited Warranty. Company warrants that: (a) the material manufactured by Company and provided to the Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement and (b) the labor/labour portion of the Services is warranted to have been properly performed for a period of 90 days from date of completion (the “Limited Warranty”). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any improperly performed labor/labour. No liability whatsoever shall attach to Company until the Services have been paid for in full. Exclusions from this Limited Warranty include claims, losses, damages, and expenses in any way connected with, related to, or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of Company equipment may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components and any warranty of such components shall be the warranty given by the component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. Equipment, material and/or parts that are not manufactured by Company (“Third-Party Product(s)”) are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY**

MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN.

THE REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, LIABILITIES, CONDITIONS AND REMEDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE, OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO

13. Indemnity. To the maximum extent permitted by law, Company and Customer shall indemnify and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

14. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), INCLUDING CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY UNDER THIS AGREEMENT. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING THE ENERGY AND BUILDING PERFORMANCE SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.

15. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGED TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANT LIABILITIES.

16. Asbestos and Hazardous Materials. The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos or other hazardous materials (collectively, "Hazardous Materials"). Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for any claims, liability, fees and penalties, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company. Company shall be required to resume performance of the Services only when the affected area has been rendered harmless.

17. Insurance. Company agrees to maintain the following insurance during the term of the contract with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company or its insurer waive its right of subrogation

18. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon ten (10) days' notice to Customer, in which event Customer shall pay Company for all parts of the Services furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor disputes; labor or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

19. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Services are performed without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the Services. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. No modifications, additions or changes may be made to this Agreement except in a writing signed by Company. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

20. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order

11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

21. U.S. Government Contracts.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement / Purchase Order are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. **The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are in connection with a U.S. government contract, Customer agrees and hereby certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to contractor's Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the Services that are the subject of this offer or agreement, other than the Proposal or this Agreement.

22. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-10.48 (0225)
Supersedes 1-10.48 (1024)

SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. **"Personal Data"** means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
- Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
 - Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
 - Third Party Systems.** Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.
4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "**Laws**").
5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("**Information Security Program**"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.
7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
 - (i) Data backups; and
 - (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.

15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
Supersedes: November 2023v2

APPENDIX

SAFETY

Since 2003, U.S. Bureau of Labor Statistics records have consistently shown the Total Recordable Incident Rate (TRIR) and Days Away From Work (DAFW) for Trane have been significantly lower than those for HVAC repair and maintenance contractors and specialty trade contractors (construction). The company's safety culture in America is unparalleled in the building service industry, with proven results in the continuous reduction of injury rates. Trane incident rates (OSHA) are consistently 50 to 70 percent below the industry average.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training—20 hours per year
- Electrical safety—NFPA 70E compliant, electrical PPE
- Fall protection
- Ergonomics
- USDOT compliance
- Refrigerant management training

ENVIRONMENTAL PRACTICES

Trane policies and procedures are compliant with all federal and state regulations. Refrigerant (and substitutes) handling, storage and leak repair processes are compliant with Environmental Protection Agency regulation 40 CFR Part 82. Service technicians are Universal-certified and use only certified recovery equipment.

Refrigerant Management Software (RMS) captures, manages and reports all refrigerant activity at your site. Upon request, Trane can send you an annual report documenting all refrigerant activity that we performed for each piece of equipment during the past 12 months.

Trane adheres to all environmental regulations when removing used oil from refrigeration units.

CONSISTENCY

Nationwide, Trane technicians follow documented, formal processes that ensure uniform service delivery. As an OEM, Trane has developed exclusive service procedures which provide the most reliable outcomes, and extended equipment longevity, at the most cost-effective price.

- Exclusive service work flow processes provide detailed steps and information encompassing parts, materials, tools and sequence of execution
- Additional steps addressing safety, quality control, work validation and environmental compliance
- Technicians must consistently reference documented processes to ensure no critical steps are skipped or omitted
- Applicable service processes meet or exceed ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems



Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM

Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

DOCUMENT 004323 - ALTERNATES FORM

PART 1 -

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Prime Contract: _____.
- C. Project Name: **Alterations to Health & Wellness center & Gannett Room; HOLT Project No. 2023089.**
- D. Project Location: **Keuka College, 506 Assembly Ave, Keuka Park, NY 14478.**
- E. Owner: **Keuka College, 141 Central Ave, Keuka Park, NY 14478.**
- F. Architect: HOLT Architects, P.C., 619 West State Street, Ithaca, NY 14850. (607)273-7600.
- G. Architect Project Number: 2023089.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
 - 1. Cost-Plus-Fee Contract: Alternate price given below includes adjustment to Contractor's Fee.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the effects of each alternate on the Contract Time and the Contract Sum.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM

Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no effect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

A. **Alternate No. H-E1: Additional Lighting - Health & Wellness Center:**

- 1. ADD ___ DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
- 2. _____ Dollars (\$_____).
- 3. ADD ___ DEDUCT ___ calendar days to adjust the Contract Time for this alternate.

B. **Alternate No. H-A1: – Additional Flooring - Health & Wellness Center:**

- 1. ADD ___ DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
- 2. _____ Dollars (\$_____).
- 3. ADD ___ DEDUCT ___ calendar days to adjust the Contract Time for this alternate.

C. **Alternate No. G-1: New Solar Glazing Film:**

- 1. ADD ___ DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
- 2. _____ Dollars (\$_____).
- 3. ADD ___ DEDUCT ___ calendar days to adjust the Contract Time for this alternate.

D. **Alternate No. G-2: Insulated Glazing at Exterior Storefront:**

- 1. ADD ___ DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
- 2. _____ Dollars (\$_____).
- 3. ADD ___ DEDUCT ___ calendar days to adjust the Contract Time for this alternate.

1.5 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this ___ day of _____, 2025.
- B. Submitted By: _____ (Insert name of bidding entity).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
 - 1. Swinging doors.
- B. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
 - 2. ICC/IBC - International Building Code.
 - 3. NFPA 70 - National Electrical Code.
 - 4. NFPA 101 - Life Safety Code.
 - 5. State Building Codes, Local Amendments.
- C. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
 - 1. ANSI/BHMA Certified Product Standards - A156 Series.
 - 2. UL10C – Positive Pressure Fire Tests of Door Assemblies.
 - 3. ANSI/UL 294 – Access Control System Units.
 - 4. ULC-S319 - Electronic Access Control Systems.
 - 5. ULC-60839-11-1, Alarm and Electronic Security Systems - Part 11-1: Electronic Access Control Systems - System and Components Requirements.
 - 6. UL 305 – Panic Hardware.
 - 7. ULC-S132, Emergency Exit and Emergency Fire Exit Hardware.
 - 8. ULC-S533 – Egress Door Securing and Releasing Devices.
 - 9. ANSI/UL 437- Key Locks.
 - 10. ULC-S328, - Burglary Resistant Key Locks.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
 - 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
 - 3. Content: Include the following information:
 - a. Type, style, function, size, label, hand, and finish of each door hardware item.
 - b. Manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 - h. Warranty information for each product.
 - 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:
 - 1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
 - a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
 - b. Complete (risers, point-to-point) access control system block wiring diagrams.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

- c. Wiring instructions for each electronic component scheduled herein.
- 2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- E. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.

1.4 QUALITY ASSURANCE

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- C. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- D. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
 - 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
 - 2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- E. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

- F. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:

1. Function of building, purpose of each area and degree of security required.
2. Plans for existing and future key system expansion.
3. Requirements for key control storage and software.
4. Installation of permanent keys, cylinder cores and software.
5. Address and requirements for delivery of keys.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.7 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

1. Structural failures including excessive deflection, cracking, or breakage.
 2. Faulty operation of the hardware.
 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 4. Electrical component defects and failures within the systems operation.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
- D. Special Warranty Periods:
1. Lifetime for mortise locks and latches.
 2. Five years for exit hardware.
 3. Thirty years for manual overhead door closer bodies.
 4. Two years for electromechanical door hardware.

1.8 MAINTENANCE SERVICE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
- C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

2.2 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
1. Quantity: Provide the following hinge quantity:
 - a. Two Hinges: For doors with heights up to 60 inches.
 - b. Three Hinges: For doors with heights 61 to 90 inches.
 - c. Four Hinges: For doors with heights 91 to 120 inches.
 - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
 - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
 - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
 - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
 4. Hinge Options: Comply with the following:
 - a. Non-removable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
 5. Manufacturers:
 - a. Stanley Hardware (ST).

2.3 POWER TRANSFER DEVICES

- A. Electrified Quick Connect Transfer Hinges: Provide electrified transfer hinges with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.
1. Manufacturers:
 - a. Stanley Hardware (ST) – C Option.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

2.4 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years' experience designing secured master key systems and have on record a published security keying system policy.
 - 1. Manufacturers:
 - a. Best (BE).
 - b. No Substitution.
- B. Cylinders: Original manufacturer cylinders complying with the following:
 - 1. Mortise Type: Threaded cylinders with rings and cams to suit hardware application.
 - 2. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored-Lock Type: Cylinders with tailpieces to suit locks.
 - 4. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
 - 5. Keyway: Match Facility Standard.
- C. Keying System: Each type of lock and cylinders to be factory keyed.
 - 1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
 - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
 - 3. New System: Key locks to a new key system as directed by the Owner.
- D. Key Quantity: Provide the following minimum number of keys:
 - 1. Change Keys per Cylinder: Two (2)
 - 2. Master Keys (per Master Key Level/Group): Five (5).
 - 3. Construction Keys (where required): Ten (10).
- E. Construction Keying: Provide construction master keyed cylinders.
- F. Construction Keying: Provide temporary keyed construction cores.
- G. Key Registration List (Bitting List):
 - 1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
 - 2. Provide transcript list in writing or electronic file as directed by the Owner.

2.5 MECHANICAL LOCKS AND LATCHING DEVICES

- A. Cylindrical Locks:
 - 1. Locks shall meet or exceed ANSI/BHMA A156.2 Series 4000 Operation Grade 1 requirements.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

2. Locks are to be non-handed and fully field reversible.
3. Lock Throw:
 - a. 1/2" throw at single openings.
4. Basket:
 - a. 2-3/4" unless noted otherwise.
5. Lock trim and function as shown in hardware sets.
6. Latchbolt:
 - a. Provide deadlocking latchbolt for all locks with a keyed function.
7. Manufacturer:
 - a. Best NO SUBSTITUTION

2.6 ELECTRIC STRIKES

- A. Standard Electric Strikes: Electric strikes tested to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot-pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.

1. Manufacturers:
 - a. HES (HS) – 4500C Series.

2.7 DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
 2. Door Closers ANSI/BHMA A156.4, Grade 1.
 3. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
 4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
 5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
 6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

7. Manufacturers:

- a. LCN Closers (LC) – 4040XP Series.
- b. No Substitution.

2.8 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.

1. Manufacturers:

- a. Rockwood Products (RO).

2.9 ARCHITECTURAL SEALS

- A. General: , Gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous gasketing on interior doors where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.

- 1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.

- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.

- 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.

D. Manufacturers:

- 1. Pemko Products (PE).

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

2.10 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.11 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.
 2. Submit documentation of incomplete items in the following formats:
 - a. PDF electronic file.

3.5 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
 - 1. Quantities listed are for each pair of doors, or for each single door.
 - 2. The supplier is responsible for handling and sizing all products.
 - 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.

Health & Wellness Center
HC-Set: 1.0

Doors: 130A

3 Hinge, Full Mortise, Hvy Wt	FBB168 5" x 4-1/2"	US10BE ST
1 Storeroom Lock	9K37D 15D	613E BE
1 Electric Strike	4500C	613E HS

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

1 Closer	4040XP RWPA MC TBWMS	689	LC
1 Kickplate	K4125 10" High CSK	US10BE	RO
1 Wall Stop	406	US10BE	RO
1 Gasketing	PK33	BL	PE
1 Reader	By Access Control Supplier		OT
1 Power Supply	Access control panel to power ES		OT

Notes: Theory of operation:

Door to be closed and locked at all times

entry allowed through access control system or mechanical key override.

When valid credentials are presented the electric strike shall release for 5 seconds allowing entry. After 5 seconds the electric strike will return to the secure state.

Free egress at all times.

Fail secure

HC-Set: 2.0

Doors: 149

1 Electric Strike	4500C	613E	HS
1 Power Supply	Access control panel to power ES		OT

Notes: Theory of operation:

Door to be closed and locked at all times

entry allowed by mechanical key override.

The opening can be programmed to be locked and unlocked as required.

Free egress at all times.

Fail secure

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

HC-Set: 3.0

Doors: 115A, 115B, 115C

1 Electric Strike	4500C	613E	HS
1 Reader	By Access Control Supplier		OT
1 Power Supply	Access control panel to power ES		OT
1 Remote Push Button	TS-18 at 115B and 115C only		AC

Notes: Theory of operation:

Door to be closed and locked at all times

entry allowed through access control system or mechanical key override.

When valid credentials are presented the electric strike shall release for 5 seconds allowing entry. After 5 seconds the electric strike will return to the secure state.

Free egress at all times.

Fail secure

HC-Set: 4.0

Doors: 138, 139, 140

3 Hinge, Full Mortise, Hvy Wt	FBB168 4-1/2" x 4-1/2"	US10BE	ST
1 Office Lock	9K37AB 15D	613E	BE
1 Wall Stop	406	US10BE	RO
1 Gasketing	PK33	BL	PE

HC-Set: 5.0

Doors: 135, 137, 141, 142, 143, 150

3 Hinge, Full Mortise, Hvy Wt	FBB168 4-1/2" x 4-1/2"	US10BE	ST
1 Passage Latch	9K30N 15D	613E	BE
1 Wall Stop	406	US10BE	RO
1 Gasketing	PK33	BL	PE

Alterations to
HEALTH & WELLNESS CENTER and GANNETT ROOM
Keuka College
506 Assembly Ave, Keuka Park, NY 14478
HOLT Project No. 2023089

Gannett Room

GR-Set: 1.0

Doors: 300

2 CONTINUOUS HINGES	A240HD	C	AH
1 SVR EXIT, CLASSROOM	9927L-F-LBR-SNB	626	VD
1 SVR EXIT, EXIT ONLY	99270EO-F-LBR-SNB	626	VD
1 CYLINDER AND CORE	1E AS REQUIRED	626	BE
2 CLOSER (PARALLEL ARM)	4040XP EDA MC TBWMS	AL	LC
2 KICKPLATE	K4125 10" HIGH CSK	CL	RO
2 WALL STOP	406	US32D	RO
1 GASKETING	PK33	BL	PE
1 ASTRAGAL GASKET	18041NB	C	PE

GR-Set: 2.0

DOORS: 304

3 HINGE	FBB179 4-1/2" X 4-1/2"	US26D	ST
1 PRIVACY LOCK	45H0L 15H VIT	626	BE
1 KICKPLATE	K4125 10" HIGH CSK	CL	RO
1 WALL STOP	406	US32D	RO
1 GASKETING	PK33	BL	PE

END OF SECTION 087100

GUIDE SPECIFICATIONS FOR DESIGNERS AND SPECIFIERS—CSI SECTION 09 72 00

Type II Vinyl Wallcovering

1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. **Section Includes:** The work specified in this Section includes, but shall not be limited to, a vinyl wall-covering for interior walls.

1.3 PREINSTALLATION MEETINGS

- A. **Preinstallation Conference:** Conduct conference at Project site.

1.4 ACTION SUBMITTALS

- A. **Product Data:** Include data on physical characteristics, durability, fade resistance, and fire-test-response characteristics. Submit sufficient information to determine compliance with the Drawings and Specifications.
- B. **Shop Drawings:** Show location and extent of each wallcovering type. Indicate pattern placement, seams and termination points.
- C. **Samples:** For each type of wallcovering and for each color, pattern, texture, and finish specified, full width by 36-inch- (914-mm-) long in size.
 - 1. Wallcovering Sample: From same production run to be used for the Work, with specified finish applied. Show complete pattern repeat. Mark top and face of fabric.
- D. **Lighting:** Do not install wallcovering until lighting that matches conditions intended for occupants after Project completion is provided on the surfaces to receive material.
- E. **Ventilation:** Provide continuous ventilation during installation and for not less than the time recommended by wallcovering manufacturer for full drying or curing.

2 PRODUCTS

- 2.1 **Basis of Design:** Wolf Gordon Digital Print – PVC Free Custom Wall Mural – Image TBD

2.2 PERFORMANCE REQUIREMENTS

- A. **Fire-Test-Response Characteristics:** As determined by testing identical wallcoverings applied with identical adhesives to substrates according to test method indicated below by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 1. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency.
 - a. Flame-Spread Index: 25 or less.
 - b. Smoke-Developed Index: 450 or less.

2.3 MANUFACTURER

- A. Provide Type II wallcovering by Wolf-Gordon or approved equal meeting the performance specifications specified herein.
- B. **Description:** Provide mildew-resistant products in rolls from same production run and complying with the following:
 - 1. FS CCC-W-408D Type II, Heavy Duty products
- C. **Total Weight:** 20–32 oz per linear yard
- D. **Width:** 51–54 inches
- E. **Bolt Size:** 30 linear yards
- F. **Backing:** Osnaburg or Nonwoven
- G. **Permeability Rating:** 1
- H. **Low Emitting VOCs:** Passes Cal 01350 standard
- I. **Colors, Textures, and Patterns:** As indicated on Finish Legend

2.4 ACCESSORIES

- A. **Adhesive:** Mildew-resistant, nonstaining, clay-based vinyl wallcovering adhesive, for use with specific wallcovering and substrate application indicated and as recommended in writing by wallcovering manufacturer.
- B. **Primer/Sealer:** Acrylic or latex wallcovering primer/sealer complying with requirements in Interior Painting and recommended in writing by primer/sealer manufacturer and wallcovering manufacturer for intended substrate.

3 EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for levelness, wall plumbness, maximum moisture content, and other conditions affecting performance of the Work.
- B. Examine wallcovering to ensure that the material, color, and quality are satisfactory and as ordered. Check that the quantity and dimensions match the required specifications, prior to cutting.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions for surface preparation.
- B. Clean substrates of substances that could impair bond of wallcovering, including dirt, oil, grease, mold, mildew, and incompatible primers.
- C. Prepare substrates to achieve a smooth, dry, clean, structurally sound surface free of flaking, unsound coatings, cracks, and defects. The finished surface should be at least Level 4 as per the Gypsum Association guidelines, although Level 5 is preferred.
 - 1. *Moisture Content:* Maximum of 4 percent on new plaster, concrete, and concrete masonry units when tested with an electronic moisture meter.
 - 2. *Plaster:* Allow new plaster to cure. Neutralize areas of high alkalinity. Prime with primer recommended in writing by primer/sealer manufacturer and wallcovering manufacturer.
 - 3. *Gypsum Board:* Prime with primer as recommended in writing by primer/sealer manufacturer and wallcovering manufacturer.

- D. Check painted surfaces for pigment bleeding, moisture resilience, and adhesion. Sand gloss, semi-gloss, or eggshell finish with fine sandpaper.
- E. Remove hardware and hardware accessories, electrical plates and covers, light fixture trims, and similar items.
- F. Acclimate wallcovering in the installation area for at least 72 hours prior to and after installing at 60°–80°F, with relative humidity at 50% or less.

3.3 WALLCOVERING INSTALLATION

- A. Comply with wallcovering manufacturer's written installation instructions applicable to products and applications indicated.
- B. Cut wallcovering into full width strips in roll number sequence. Change the roll numbers at partition breaks and corners.
 - 1. Install strips in reverse sequence as cut from roll.
- C. For solid-color, even-texture, or random-match patterns, reverse hang every other strip.
- D. For non-reversable or matching patterns, straight hang and match at eye level.
- E. Install wallcovering without lifted or curling edges and without visible shrinkage.
- F. If railroading is required (horizontal application) install seams vertical and plumb at least 8 inches (203 mm) from outside corners and 8 inches (203 mm) from inside corners unless a change of pattern or color exists at corner. Horizontal seams are not recommended.
- G. Trim edges and seams for color uniformity, pattern match, and tight closure. Butt seams without overlaps or gaps between strips.
- H. Fully bond wallcovering to substrate. Remove air bubbles, wrinkles, blisters, and other defects.

3.4 CLEANING

- A. Remove excess adhesive at seams, perimeter edges, and adjacent surfaces.
- B. Use cleaning methods recommended in writing by wallcovering manufacturer.
- C. Replace strips that cannot be cleaned.
- D. Reinstall hardware and hardware accessories, electrical plates and covers, light fixture trims, and similar items.

END OF SECTION

F

E

D

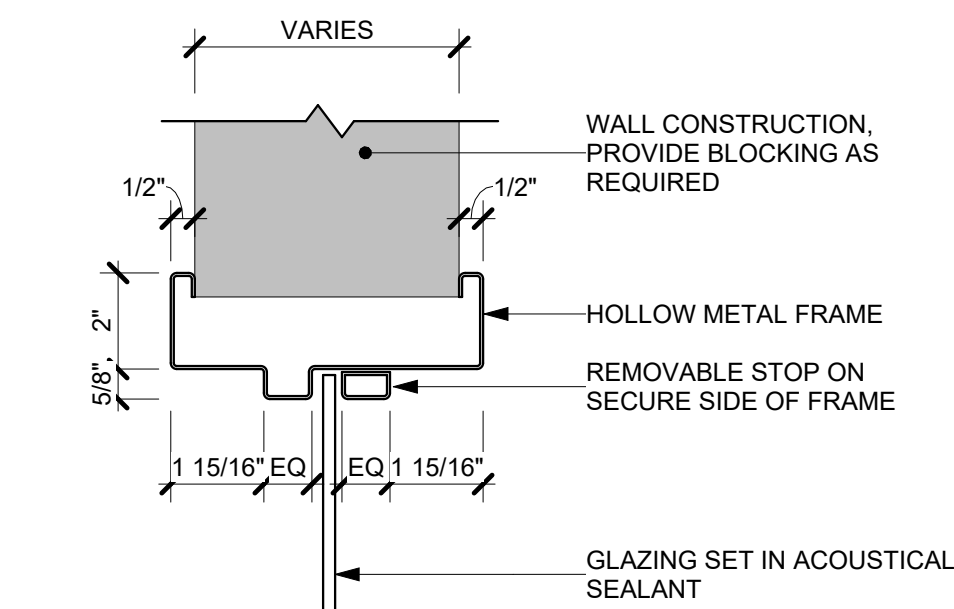
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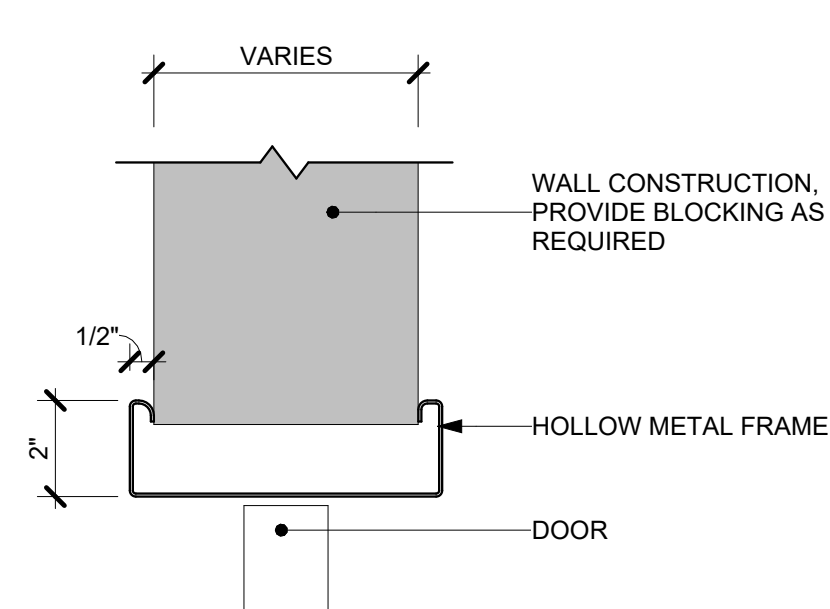
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SCHEDULE - DOORS AND FRAMES																	
DOOR NUMBER	ROOM NUMBER	ROOM NAME	FIRE RATING	FRAME						GLAZING	TYPE	DOOR				HARDWARE GROUP	REMARKS
				TYPE	MATERIAL	WIDTH	HEIGHT	HEAD	JAMB			MATERIAL	WIDTH	HEIGHT	GLAZING		
115A	115	WAITING														3.0	REPLACE GLAZING FILM
115B	115	WAITING														3.0	
115C	115	WAITING														3.0	
125	125	BREAKROOM															
130A	130	HALLWAY	-	F1	HM	3' - 10"	7' - 2"	B5/-	A5/-	-	D1	HM	3' - 6"	7' - 0"	-	1.0	
135	135	COUNSELING	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
137	137	COUNSELING	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
139	139	DIRECTOR	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	4.0	
138	138	CLEAN STORAGE	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	4.0	
141	141	FUTURE COUNSELING OFFICE	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
142	142	FUTURE OT CONSULT ROOM	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
143	143	FUTURE COUNSELING OFFICE	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
149	149	GYMNASIUM	-	EXISTING											3.0		
150	150	OT CONSULT ROOM	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
129	129	EXAM/EVALUATION	-	EXISTING											5.0		
131	131	EXAM/EVALUATION	-	EXISTING											5.0		
140	140	LAUNDRY	-	F1	HM	3' - 4"	7' - 2"	B5/-	A5/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	
BL1	BL1	OT CONSULTING	-	F1	HM	10'-0"	4'-0"	C1/-	C1/-	-	D1	WD	3' - 0"	7' - 0"	-	5.0	

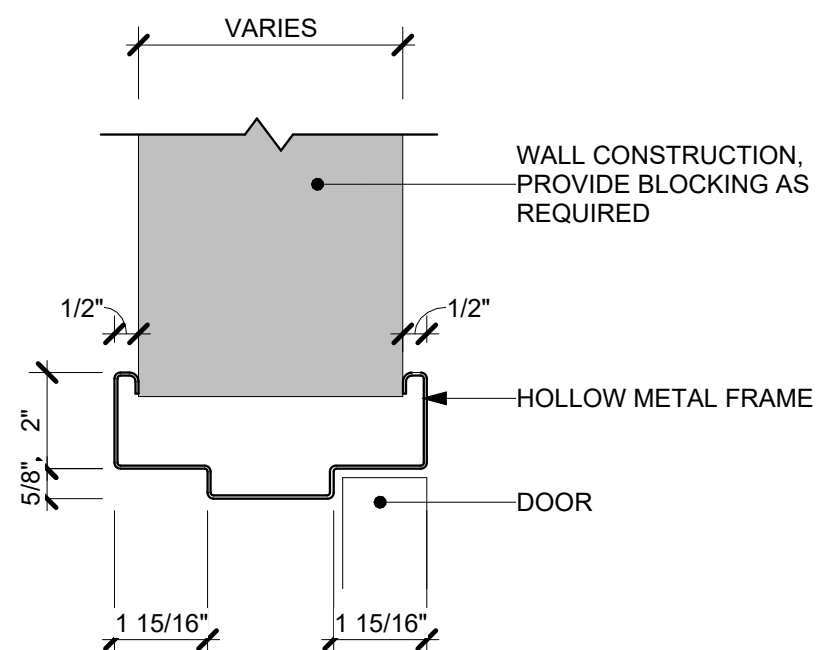
NOTE: ALL EXISTING EXAM DOORS ARE 3'-0" TYPICAL.



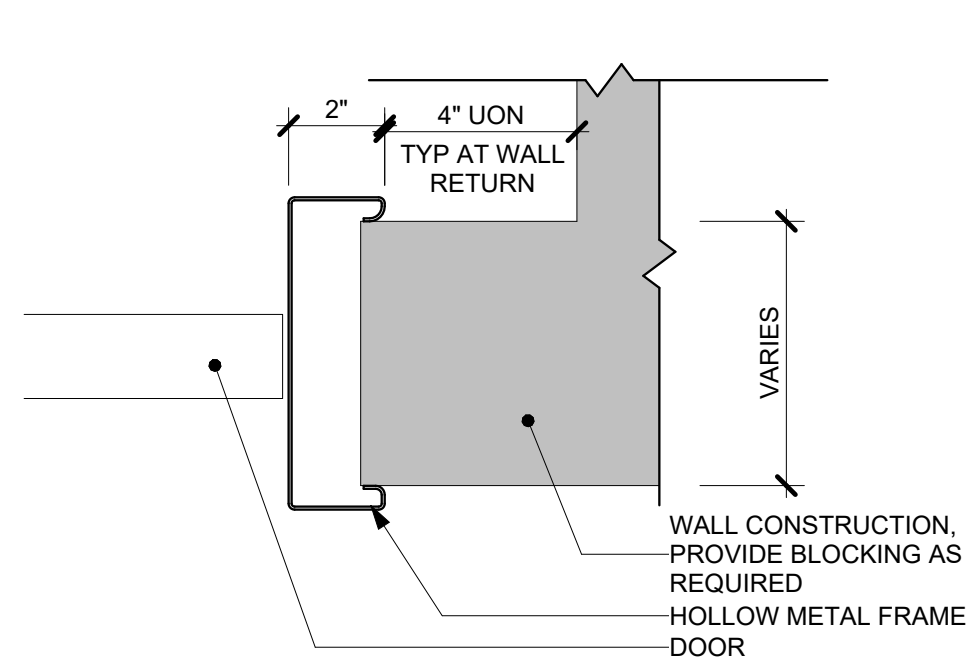
C1 2" HM WRAPPED LITE HEAD/ JAMB/ SILL
3" = 1'-0"



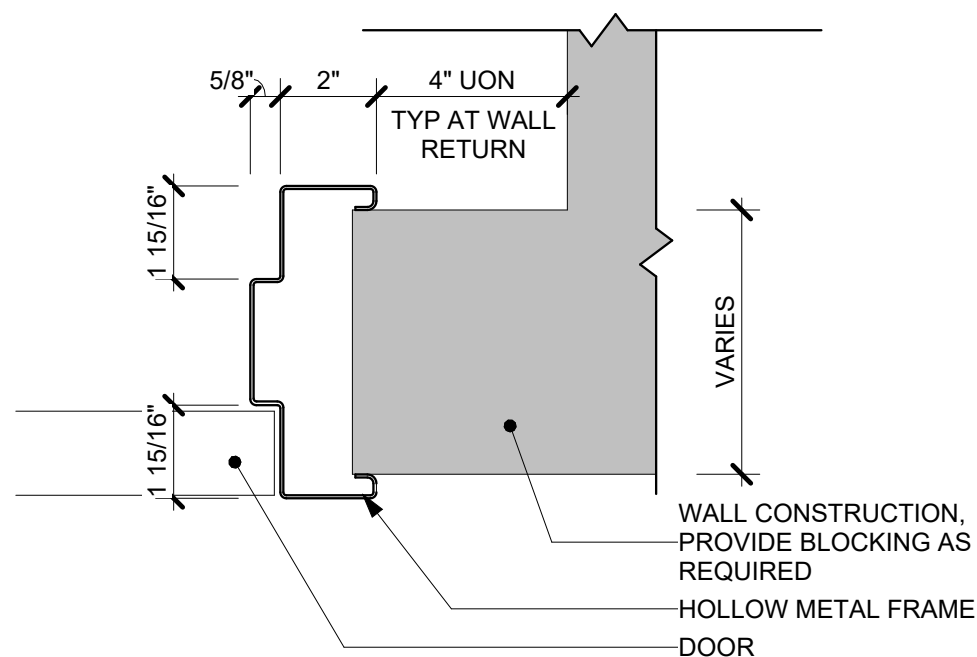
C3 2" HM WRAPPED DOOR HEAD - STOPLESS FRAME
3" = 1'-0"



B5 2" HM WRAPPED DOOR HEAD
3" = 1'-0"



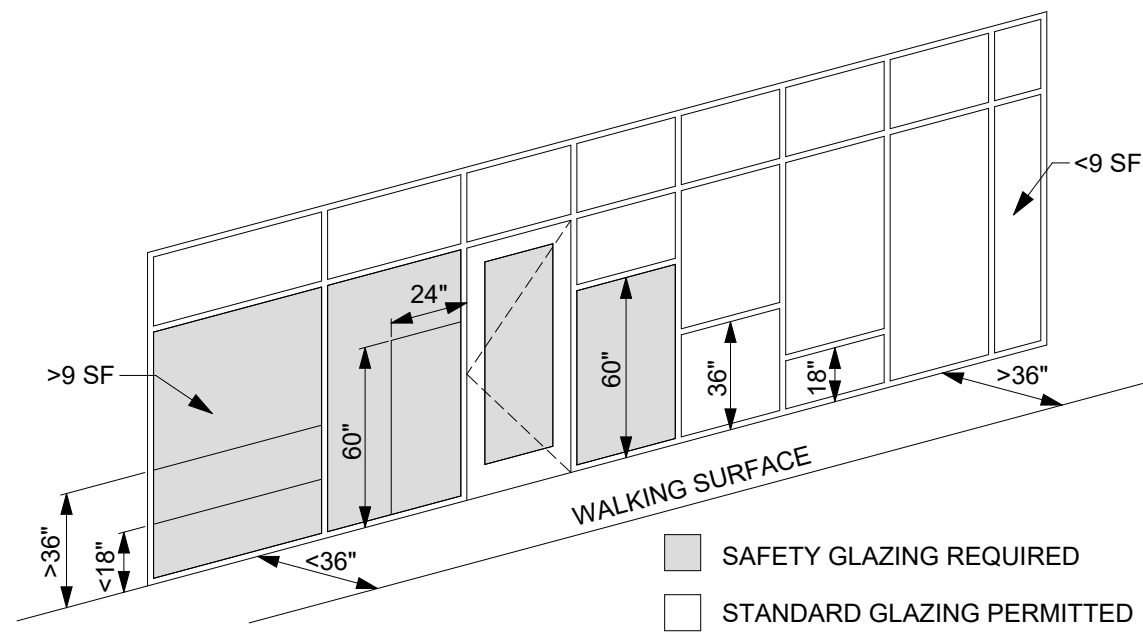
A3 2" HM WRAPPED DOOR JAMB - STOPLESS FRAME
3" = 1'-0"



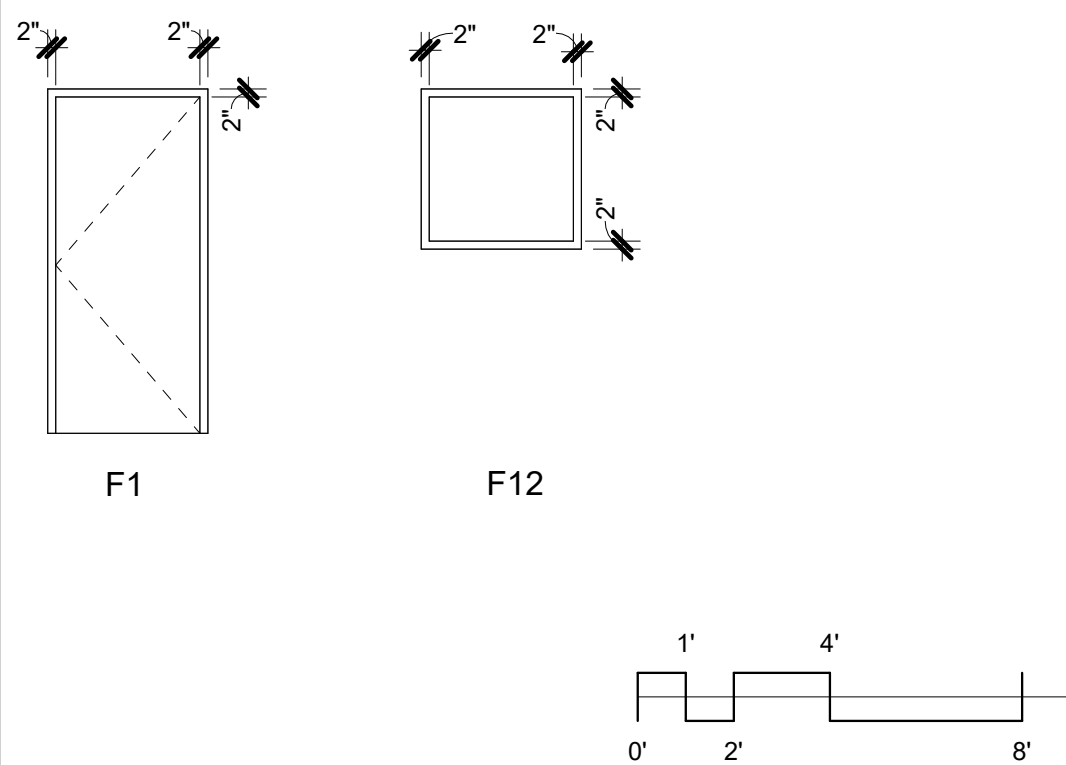
A5 2" HM WRAPPED DOOR JAMB
3" = 1'-0"

REQUIRED SAFETY GLAZING LOCATIONS

NOTE: DRAWING NOT TO SCALE



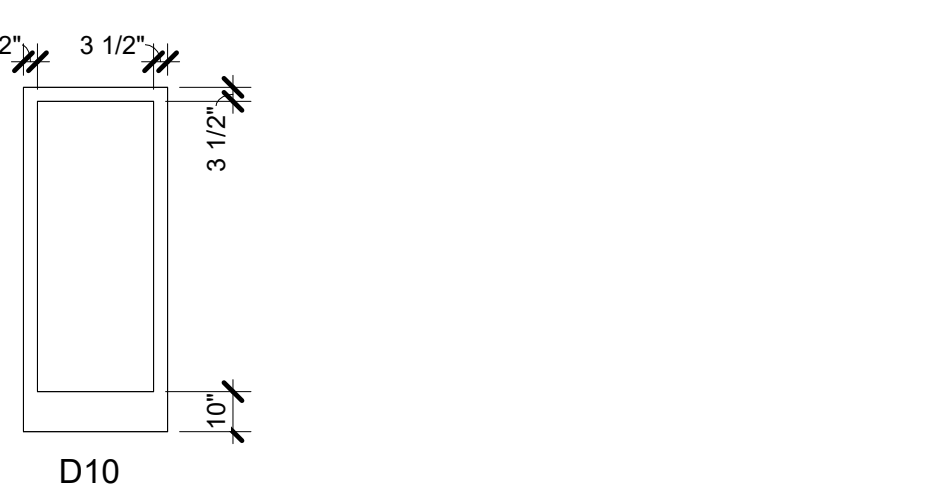
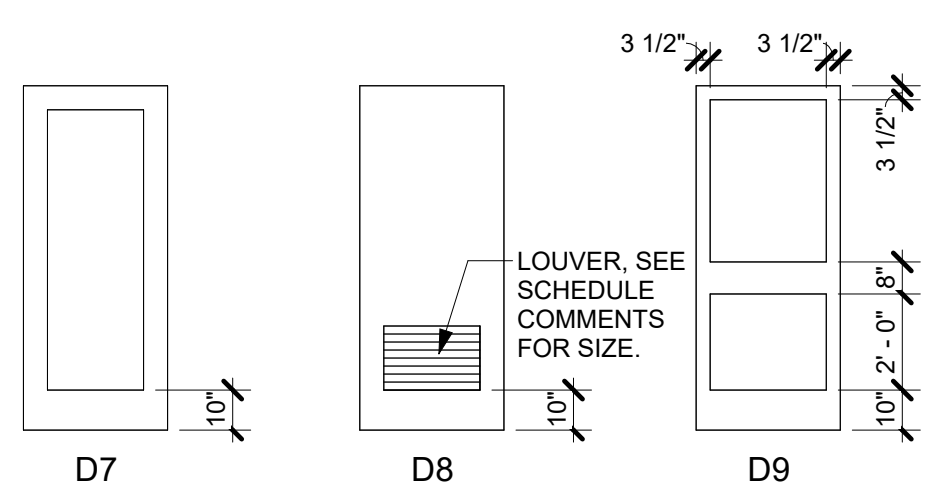
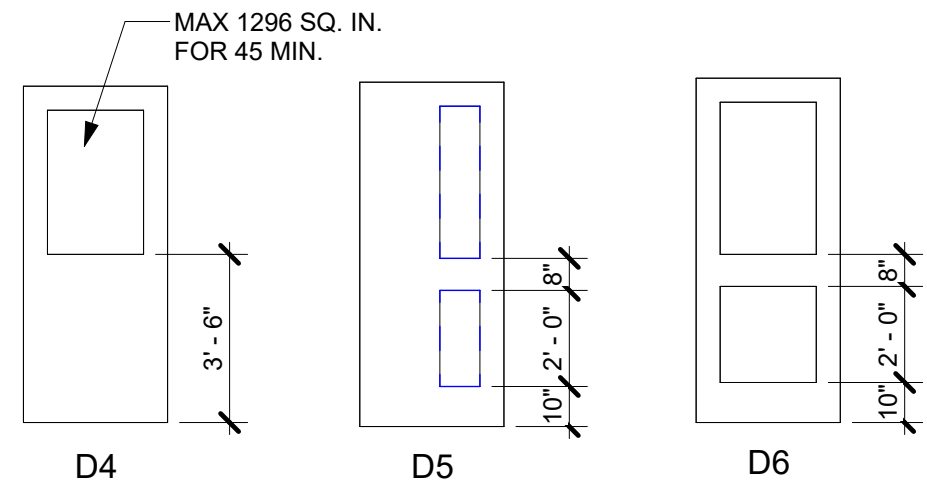
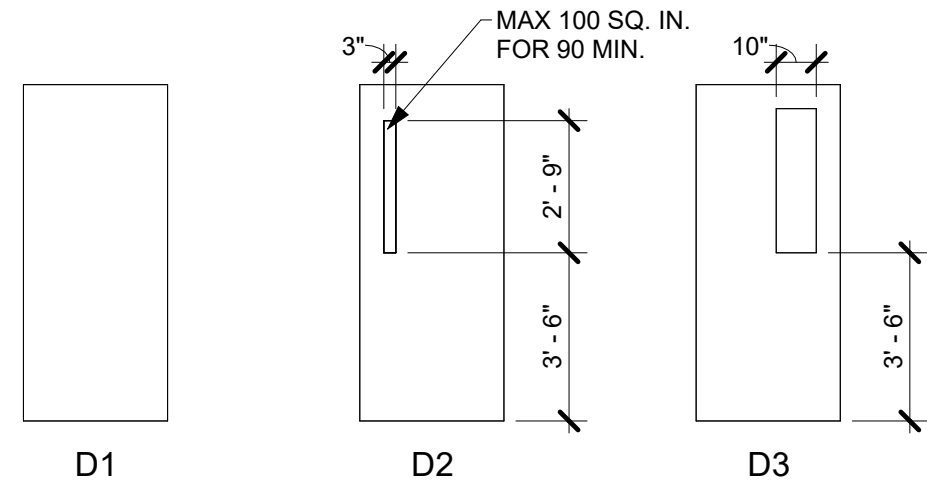
FRAME TYPES



GENERAL DOOR & FRAME SCHEDULE NOTES

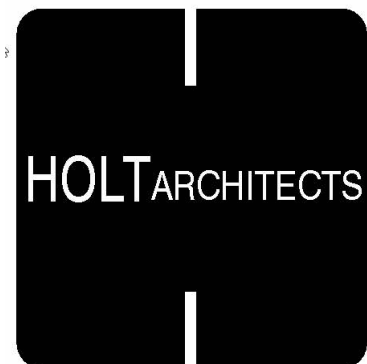
- FOR HOLLOW METAL AND WOOD DOORS, STILES AND TOP RAIL TO BE 6" UNLESS OTHERWISE NOTED
- FOR ALUMINUM DOORS (WIDE STILE), STILES AND TOP RAIL TO BE 5"
- FOR ALUMINUM DOORS (MEDIUM STILE), STILES AND TOP RAIL TO BE 3 1/2"
- ALL DOORS TO HAVE 10" BOTTOM RAIL PER ICC/ANSI A117.1-2009,404.2.9 UNLESS OTHERWISE NOTED.
- THE BOTTOM EDGE OF VISION LITES TO BE 3'-6" AFF TO MEET THE REQUIREMENTS OF ICC/ANSI A 117.1-2009, 404.2.10 UNLESS OTHERWISE NOTED.
- REFER TO SPECIFICATION SECTION 088000 'GLAZING' FOR ADDITIONAL INFORMATION REGARDING GLASS & GLASS TYPES

DOOR TYPES



DOOR & FRAME SCHEDULE ABBREVIATIONS

GENERAL ABBREVIATIONS		GLASS TYPE ABBREVIATIONS	
A	TRANSLUCENT	MONOLITHIC TYPES	
AL	ALUMINUM	AG	TRANSLUCENT GLASS
AO	AUTOMATIC DOOR OPERATOR	G	GLASS
AS	ACOUSTIC SEALS	NG	SPANDREL GLASS
BL	BORROWED LIGHT	TG	TEMPERED GLASS
C1-99	COLOR - PROJECT SPECIFIC	ITG	TEMPERED TRANSLUCENT GLASS
CLS	CLOSER	WG	WIRED GLASS
CR	CARD READER	LAMINATED TYPES	
ECW	EXTERIOR CURTAIN WALL	LG	LAMINATED GLASS
EL	ELECTRONIC LOCK	LG-C1	LAMINATED GLASS COLOR 1
EO	EXIT ONLY	LAG	LAMINATED TRANSLUCENT GLASS
ESF	EXTERIOR STORE FRONT	INSULATING TYPES	
F	FIRE RATED	IG	INSULATING GLASS
FL	FIXED LEAF	IAG	INSULATING TRANSLUCENT GLASS
G	GLASS	ILG	INSULATING LAMINATED GLASS
HM	HOLLOW METAL	ING	INSULATING SPANDREL GLASS
HO	HOLD OPEN	ITG	INSULATING TEMPERED GLASS
I	INSULATING	ITAG	INSULATING TEMPERED
ISF	INTERIOR STORE FRONT	TRANSLUCENT GLASS	
L	LAMINATED	ITNG	INSULATING TEMPERED SPANDREL GLASS
LA	LOCAL ALARM	R	REFER TO ELEVATIONS FOR GLAZING TYPES (MULTIPLE TYPES PER FRAME)
N	SPANDREL		
P	PATTERNED		
PT	POWER TRANSFER		
RM	REMOVABLE MULLION		
S	SECURITY		
SF	STOPLESS FRAME		
T	TEMPERED		
UC	UNDERCUT DOOR 1 1/2"		
W	WIRE		
WD	WOOD		
X	TEXTURED		
X1-99	TYPE/FINISH - PROJECT SPECIFIC		



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REVISION SCHEDULE

NAME	DATE
ADD-01	12/12/25

Alteration to
Health & Wellness Center
Keuka College, Keuka Commons Building
506 Assembly Ave, Keuka Park, New York 14478

DATE:	11/12/2025
PROJECT:	23089
OTHER:	
DRAWN BY:	LGV

DOOR SCHEDULE

A601