ROCKEFELLER HALL FLOOD REMEDIATION RECONSTRUCTION

Project Manual & Specifications

November 2, 2026

Owner

Cornell University
Ithaca, New York 14853

Architect

Cornell University Facilities Engineering
201 Humphreys Service Building
Ithaca, New York 14853

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INSTRUCTIONS TO BIDDERS

Project:	Rockefeller Hall Flood Remediation Reconstruction
Owner:	Cornell University Ithaca, New York 14853
Architect:	Cornell University Facilities Engineering 201 Humphreys Service Building Ithaca, New York 14853

1. BID DOCUMENTS

The Bid Documents provided electronically by the Owner will consist of the following:

(1) Instructions to Bidders.

(2) Bid Proposal Certification Form.

(3) General Conditions of the Contract and Division 1 - "General Requirements", and Supplemental Conditions.

(4) Drawings and Specifications.

(5) Addenda and/or bulletins issued prior to date of opening of Proposals.

Bid Documents are available electronically in the Owner's electronic project management Bid Portal under the Bid Package Invitation – Invitation Documents Tab.

Dataflow, Inc. maintains the current set of Documents and all addenda and is the contracted supplier for printed plans and specifications for this project. Contact Dataflow at CUProjects@goDataflow.com.

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2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS

a. Each Bidder shall acquaint themselves with location conditions as they exist, as well as the character of the necessary work to be carried out under the proposed Contract. A Pre-Bid Zoom meeting will be scheduled and include: a review of project related information, an opportunity to ask and receive responses to Bidder questions, and make such inquiries as are necessary to fully understand the subject facilities, physical conditions and/or restrictions attendant to the work under the Contract.

b. Boring information, water levels, indications of sub-surface conditions and similar information given on the Drawings or in the Specifications are furnished only for the convenience of the Bidders. The Owner, Architect and Consulting Engineer make no representation regarding the character and extent of the soil data or other sub-surface conditions to be encountered during the work and no guarantee as to the accuracy or validity of interpretation of such data or conditions is made or intended.

c. Each Bidder shall also thoroughly examine and become familiar with the Drawings, Specifications and associated Bid Documents.

d. By submitting a Bid, the Bidder covenants and affirms that the Bidder has carefully examined all of the Bid Documents including Drawings, Specifications, and the Addenda and Bulletins, if any, as well as posed any questions associated with the Site, and that Bidder is satisfied as to the nature and location of the work, the general and local conditions, and all matters which may in any way affect the work or its performance.

3. DISCREPANCIES

a. Should a Bidder find discrepancies in or omissions from the Drawings, Specifications and associated Bid Documents, or be in doubt as to their meaning, Bidder shall at once enter the item in the Q&A Board of the Owner’s electronic management Bid Portal and an Addenda with written instructions will be sent to all bidders. Neither the Owner nor the Architect will be responsible for oral instructions. Every request for such interpretation should be in writing and entered into the electronic project management Bid Portal Q&A Board. Inquiries received in advance of the deadline established at the Pre-Bid conference will be given consideration.

4. PRE-BID CONFERENCE

a. A pre-bid conference has been scheduled for 9:00AM on November 19, 2026, in Room 133 of Humphreys Service Building, or via Zoom at:

https://cornell.zoom.us/j/91535829205?pwd=bVCLBxhgjsyYo9R6h8bGxuBYE6tyET.1&from=addon

A Pre-bid walkthrough will follow and will meet in Room 132 at Rockefeller Hall, 231 Feeney Way in Ithaca, New York.

The Pre-Bid Conference is designed to assist Bidders in understanding the Contract Documents, the opportunity to pose clarifying questions or make inquiries regarding Contract Documents. Results will be published in an Addendum.

b. NOTE: All Contractors/Subcontractors attending the walkthrough are REQUIRED to sign a Release if using Cornell equipment. You are also required to have appropriate PPE including, but not limited to, all current OSHA regulations and at a minimum the use of eye protection foot protection, hand protection, head protection, hearing protection and fall protection. Additionally, the Borrower shall provide their own five-point safety harness where required.

5. ASSUMPTION OF RISK

Contractors/Subcontractors are expected to bring to jobsite all applicable personal safety devices required or needed to view the Scope of Work. Use of Cornell equipment or tools, with or without permission, involves inherent risk of injury to User(s). Any use of Cornell equipment is conditioned upon the assumption of all risks attendant to the use of any tools or equipment – including personal injury, death or permanent disability – arising from the Use of Cornell equipment or tools. These risks also include but are not limited to: accidents, collisions, falling, as well as unforeseen risks resulting in injuries to User and/or bystanders. Participation in a walkthrough or similar activity constitutes acceptance of risk assumption.

6. BID SUBMISSION

Bid Submissions must include the following:

a. Base Bid entered into the electronic project management Portal broken down per the Bid Scope Tab Schedule of Values (Step 1: Bid Form of the Response Form tab).

b. Additional Required Information:

1. Bid Proposal Certification Form
2. Bid Bond
3. Bond Surety Company
4. Bonding Rate for Change Orders
5. Proposed Project Team and Resumes
6. Proposed Project Schedule
7. Substitutions

c. Bid Proposal Certification Form: The Bid Proposal Certification Form shall be signed by the Principal(s) or Officer(s) legally authorized to bind the Bidder, and to execute such documents on behalf of their respective firms or organizations, and the Certificates included in the Bid Proposal Certification Form shall be completed accordingly. Bidder's legal name should be fully and accurately stated. Completed form shall be without interlineation, alterations, or erasures unless initialed and dated by the signer; Owner expressly reserves the right to accept or reject any or all bids, and to waive irregularities or informalities in its sole and reasonable discretion.

d. Bid Bond: Each Bidder will be required to furnish a Bid Bond electronically via the electronic project management Bid Portal in the amount of 10% of the Bid Amount. Such Bid Bond shall guarantee that the Bidder will execute the Contract if it is awarded to him in conformity with his Proposal. Such Proposal Guarantee Bond shall include a statement that the Insurer shall, at the option of the Bidder, be willing to provide to the Bidder the Contract Bonds as described in 13 below.

7. SALES AND USE TAX EXEMPTION

a. The Owner, Cornell University, a non-profit educational institution, is exempt from payment of certain Sales and Use Taxes.

8. FEDERAL EXCISE TAX

a. The Owner, Cornell University, a non-profit educational institution, is exempt from payment of certain Federal Excise Taxes.

9. TAX EXEMPT STATUS

a. Bidders shall inform all prospective subcontractors and suppliers from whom they expect to obtain proposals or quotations of the tax-exempt status of the Owner as set forth above and request that they reflect anticipated tax credits in their proposals or quotations.

10. EXEMPTION CERTIFICATES

a. At the Contractor's request, following the award of a Contract, Contractor exempt purchase certificates will be furnished by the Owner to the Contractor with respect to such tax-exempt articles or transactions as may be applicable under the Contract.

11. TRADE SUBCONTRACTORS, MATERIAL SUPPLIERS

a. Each portion of the work shall be performed by an organization equipped and experienced to do work in that particular field, and no portion of the work shall be reserved by the Bidder to himself unless he is so equipped and experienced. Subcontracts shall be awarded only to parties satisfactory to the Owner and the Architect. Each subcontractor and materials supplier shall be approved individually.

b. In the spaces provided in the electronic project management Bid Portal Bid Scope form, the Bidder shall list all portions of the work he proposes to perform directly with his own forces.

c. A list of names from which the Bidder proposes to select subcontractors, materials suppliers, and/or manufacturers for the principal trades or subdivisions of the work is required as part of the Proposal.

d. In the Bid Scope Tab in the electronic project management Bid Portal, a list of the principal trades or subdivisions of the work for which such a listing is required, together with the provisions which govern the listing, selection and approval of principal subcontractors.

12. UNIT PRICES

The Bidder agrees, if awarded the Contract, to perform work "In addition to" or "deducted from" the scope of the Contract Documents as directed by the Owner and/or Architect, computed in accordance with the unit prices, which prices include all overhead, profit and other expense items in connection therewith, subject to the terms of the Contract Documents.

a. Certain Unit Prices may be requested. If requested, a form will be attached to these instructions and will need to be completed and uploaded to the electronic project management Bidding Portal Response Form – Step 3 – Additional Required Information Custom Fields. All Bidders are required to bid on all Unit Prices without exception.

b. All unit prices include the installation or omission, complete for each item, together with all work in connection therewith and shall include all shoring, bracing, dewatering and other incidental work.

c. Unit prices shall be the total compensation for the item and includes all overhead, profit and any other charges of the Contractor and/or subcontractor in connection therewith.

d. Adjustments will be computed on net variation of total quantities of like items.

e. The Owner reserves the right to accept or reject any or all of the unit prices listed below prior to the execution of the Contract.

13. SUBSTITUTIONS

a. Proposals shall conform to the requirements of the Bid Documents.

b. The Bidder may offer substitutions for any item of material or equipment, element of work, or method of construction set forth in the Bid Documents, with the exception of Form of Contract, General Conditions and General Requirements - Division 1, are to be entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields by listing each proposed substitution, together with the amount to be deducted from the Base Bid if the substitution is accepted on the form supplied with these instructions. However, the Bidder is cautioned to make his base proposal on the materials and items specified by name or other particular reference.

14. ALTERNATE PROPOSALS

a. Certain Alternate Proposals may be requested by the Owner and are included in the General Requirements. They will be listed in the Bid Scope Tab in the electronic project management Bid Portal. All Bidders are required to bid on all Alternates without exception.

b. Alternate Proposals shall include all overhead, profit and other expenses in connection therewith.

15. METHOD OF SUBMISSION

a. Base Bid shall be prepared and electronically submitted via the electronic project management Bid Portal. All required fields and attachments in the electronic project management Bid Portal must be completed.

b. Bid Proposal Certification Form shall be prepared electronically submitted as an attachment via the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields.

c. Completed and responsive Bid Proposals shall be submitted through the electronic project management Bid Portal no later than **2:00PM on December 16, 2026**.

d. Bid Proposals shall not contain any recapitulation of the work to be done. No oral, written, electronic or telephonic proposals, or modifications will be considered.

16. BID OPENING

a. Completed and responsive Bid Proposals will be opened electronically via the electronic project management Bid Portal. Responsive Bid results will be posted to the Facilities Contracts website at: https://fcs.cornell.edu/awarded-projects.. The Owner reserves the right to postpone the date and time of opening of proposals at any time prior to the date and time announced in this Instruction to Bidders or amendments thereto.

17. AWARD OF CONTRACT

a. It is the intent of the Owner to enter into a Contract with one General Contractor for the entire project. All labor and services and materials and supplies, etc. are to be provided in accordance with the Contract.

b. Award of the Contract shall be made to the bidder submitting the lowest responsive and responsible base bid who, in the opinion of the Owner, is qualified to perform the work. The competence and responsibility of the Bidders' proposed principal subcontractors will be considered in making the Award.

c. The Owner reserves the right to reject any or all Proposals, and to waive any informalities in Bidding. Contract award shall be subject to approval of Cornell University's Contractors Qualification Statement.

d. Bidder expressly warrants and commits that its Proposal shall remain unchanged and in full force and effect at the Owner's option for a period of not less than ninety (90) calendar days following the bid opening date.

e. Bidders may submit, recall, modify, resubmit or withdraw their Bids through the electronic project management Bid Portal up until the Bid Due Date and Time.

f. The Owner reserves the right to accept any of the Alternate Proposals listed within sixty (60) calendar days following the award of a construction contract or such other time as may be agreed to by the Owner and Contractor.

18. SCHEDULE OF VALUES

a. The successful Bidder shall submit a complete "Schedule of Values" showing the amounts allocated to the various trades, suppliers, subcontractors, installers and General Contractor's work, aggregating the total sum of the Contract. If requested by the Owner or Architect, the complete "Schedule of Values" shall be submitted prior to award of Contract.

19. PERFORMANCE AND LABOR AND MATERIALS PAYMENT BONDS

Prior to commencement of on-site construction activities, the successful Bidder shall furnish the Owner with "Performance" and “Labor and Material Payment Bonds", each in the amount of 100% of the Contract Price. Each of these Bonds are to be in a form with such sureties as the Owner may approve. The cost of such bonds shall be included in the Bidders Proposal.

20. START OF WORK

a. Work at the site shall be started within seven (7) calendar days from the date of issuance of written authorization to proceed and shall achieve substantial completion of the project no later than July 16, 2027.

1. NOTE: Prior to commencement of any on-site construction activities, the successful Bidder shall:

i. Furnish the Owner with fully executed and satisfactory Payment and Performance bonds. No on-site construction activities may commence until executed and satisfactory bonds are in place for the subject project.

b. The construction schedule and completion are critical. The Contractor shall provide adequate labor and equipment in the Bid to ensure that no slippage of the schedule will occur.

21. ADDENDA AND BULLETINS

a. Bidders must acknowledge in Step 3 of the Bid Response in the electronic project management Bid Portal each Addendum and/or Bulletin issued during the bidding period.

22. REQUIRED POST-AWARD SUBMISSIONS BY THE APPARENT LOW BIDDER

a. Within fourteen days after bid opening:

(1) Six-Month Workforce Projection

b. Upon Execution of Contract:

(1) Insurance Certificate
(2) Performance Bond
(3) Labor and Material Payment Bond
(4) Schedule of Work (bar chart)
(5) Federal Tax Identification Number

END OF SECTION

ROCKEFELLER HALL FLOOD REMEDIATION RECONSTRUCTION

Cornell University, Ithaca, New York

BID PROPOSAL CERTIFICATION FORM

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

Having carefully examined the Instructions to Bidders, the "Conditions of the Contract" (General, Division 1 - "General Requirements"), Supplemental Conditions, the Drawings, Specifications and associated Bid Documents dated November 2, 2026, as prepared by Cornell University Facilities Engineering, 201 Humphreys Service Building, Ithaca, New York 14853, as well as the premises and conditions affecting the work, proposes to furnish all material, equipment, labor, plant, machinery, tools, supplies, services, applicable taxes and specified insurance necessary to perform the entire work, as set forth in, and in accordance with the said documents.

1. Receipt of the Addenda to the Terms and Conditions, Drawings or Specifications has been acknowledged in the Owner's electronic project management Bid Portal.

2. Milestone Dates

    a. The undersigned agrees, if awarded the Contract, to commence work at the site within seven (7) calendar days after date of issuance of written notice to proceed and to achieve substantial completion of the project no later than July 16, 2027.

    b. The Contractor shall provide adequate labor and equipment in the Bid to ensure that no slippage of the schedule will occur. Contractor shall attach a Project Duration Schedule to this form that meets the duration established.

    c. Following are additional Milestone Dates:

    d. The undersigned agrees, if awarded the Contract, to furnish a "Construction Progress Schedule" consistent with the agreed upon Construction Duration showing the starting and completion dates for all principal trades and subdivisions of the Work, together with such additional information related thereto as may reasonably be required. Such schedule shall be in conformance with General Requirements, Section 01 32 16, 1.3, A.

3. Proposed Principal Subcontractors

    a. The undersigned agrees, if awarded the Contract, to employ subcontractors from the list submitted in the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields subject to the following provisions:

        i. The Owner and Architect reserve the right to review the list of "Proposed Principal Subcontractors" prior to the award of the Contract, and to delete from it the name or names of any to whom they may have a reasonable objection. The Contractor may make the final selection of principal subcontractors at his option from the resulting list after the award of the Contract.

4. Contractor Team:

    a. The Owner reserves the right to reject the names of any Project Manager or Superintendent provide in the electronic project management Bid Portal submission to whom they have a reasonable objection.

5. Bonds

    a. Bid Bond. A Bid Bond in the amount of a minimum of 10% of Bid Amount is attached to the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields.

    b. Performance and Payment Bonds. Prior to commencement of any on-site construction activities, the undersigned expressly agrees if awarded the Contract, to deliver to Owner executed "Performance" and "Labor and Material Payment Bonds" in such forms as are acceptable to the Owner and in an amount equal to 100% of the Contract Sum.

    c. Such bonds will be furnished by the Surety entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields

    d. Bonding Rate for Change Orders has been entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields

6. Bid Scope - Schedule of Values

    a. The undersigned agrees, prior to the award of a construction contract and upon the request of the Architect or Owner, to submit a complete, itemized and detailed "Schedule of Values" including Alternates elected, if any, showing the amount allocated to the various trades and subdivisions of the work, aggregating to the total Contract Sum submitted in the electronic project management Bid Portal.

7. Substitutions

    a. The Base Bid is predicated on compliance with the Drawings and Specifications without substitutions.

    b. The Bidder may offer substitutions for any item noted in the Specifications, with the exception of Form of Contract, General Conditions and General Requirements - Division 1.

c. Any Substitutions are to be entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields by listing each proposed substitution, together with the amount to be deducted from the Base Bid if the substitution is accepted.

d. The Owner reserves the right to accept or reject any proposed substitution.

e. The sum stated includes any modifications of work or additional work that may be required by reason of acceptance of substitution. Substitute materials must be approved and accepted by the Owner in writing before same may be used in lieu of those named in the Specifications.

8. Unit Price Schedule

a. The undersigned agrees, if awarded the Contract, to perform work "In addition to" or "deducted from" the scope of the Contract Documents as directed by the Owner and/or Architect, computed in accordance with the unit prices form uploaded in the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields, which prices include all overhead, profit and other expense items in connection therewith, subject to the terms of the Contract Documents.

b. All unit prices include the installation or omission, complete for each item, together with all work in connection therewith and shall include all shoring, bracing, dewatering and other incidental work.

c. Adjustments will be computed on net variation of total quantities of like items.

d. The Owner reserves the right to accept or reject any or all of the unit prices entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields prior to the execution of the Contract.

9. Acceptance

a. The undersigned agrees that the amount submitted for the Base Bid and any Alternates and Unit Pricing along with the required attachments in the Response Form – Step 3 – Additional Required Information Custom Fields submitted in the electronic project management Bid Portal have been reviewed and are accurate.

b. It is understood and agreed that the Owner expressly reserves the right to accept or reject any or all bids, and to waive irregularities or informalities in its sole and reasonable discretion.

c. Upon acceptance of Bidder's Proposal, Bidder expressly agrees and affirms to hold its unchanged Bid Proposal for ninety (90) calendar days. The undersigned will execute an Agreement between Contractor and Owner, amended and/or supplemented, if required, in accordance with the Proposal as accepted. Nothing contained herein shall preclude Bidder and Owner from mutually agreeing upon a Contract based upon the unchanged Bid Proposal if the time elapsed from Award is in excess of ninety (90) calendar days.

d. The undersigned acknowledges the following Addendum(s) (if applicable):

Addendum No. __ dated _____. Addendum No. __ dated _____.

e. It is understood and agreed that award of the Contract shall be made to the bidder submitting the lowest responsive and responsible bid who, in the opinion of the Owner, is qualified to perform the work.

f. The undersigned agrees to furnish Owner satisfactory and executed Performance and Payment Bonds prior to the commencement of any Work on-site.

g. The undersigned acknowledges as Contractor to be and remain exclusively in control of the Project site and Work, as well as the Project's Health & Safety Plan, measures, and/or protocols, for the duration of construction activities.

h. Alternates:

1. The undersigned, if awarded the Contract, proposes to perform work in addition to or in place of the scope of the work shown and specified herein associated with the Base Bid in accordance with the Alternate Proposals, which amounts are to be added or deducted to the amount of the Base Bid as indicated for the Alternates specified in Division 1 of the Specifications.

2. It is understood that the Owner reserves the right to accept or reject any of the Alternate Proposals provided in the electronic project management Bid Portal within sixty (60) calendar days following the award of a construction contract or such other time as may be agreed to by the Owner and Contractor.

The following documentation is required to be submitted electronically in the electronic project management Bidding Portal Response Form – Step 3 – Additional Required Information Custom Fields

- ☐ This Form with Proposed Milestone Schedule – signed and executed
- ☐ Bid Bond
- ☐ Proposed Project Team Resumes

_____
(Bidder)

By: _____

Title: _____

Business Address: _____

Dated: _____

CERTIFICATE OF NON-COLLUSION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief:

a. The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.

b. Unless required by law, the prices that have been quoted in this bid have not been knowingly disclosed, directly or indirectly, by the bidder and will not knowingly be disclosed by the bidder to any other bidder or any competitor prior to opening.

c. No attempt has been made or will be made by the bidder to induce any other persons, partnership, or corporation to submit or not submit a bid for the purpose of restricting competition.

_____
(Bidder)

By: _____

Title: _____

Dated: _____

CERTIFICATE AS TO CORPORATE BIDDER

I, _____, certify that I am the _____ of the Corporation named as Bidder within this Bid Form for General Contractors; that _____, who signed said Bid Form on behalf of the bidder was then _____ of said Corporation; that I know his signature; that his signature thereto is genuine and that said Bid Form and attachments thereto were duly signed and executed for and on behalf of said Corporation by authority of its governing body.

_____

(Secretary-Clerk)

Dated: _____

G E N E R A L C O N D I T I O N S

FOR

ROCKEFELLER HALL FLOOD
REMEDIATION RECONSTRUCTION

CORNELL UNIVERSITY
ITHACA, NEW YORK

GENERAL CONDITIONS

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E		Labor Rate Breakdown
F		Stored Materials Invoicing Documentation
G		Contractor Performance Evaluation

ARTICLE 1 -- INTERPRETATION OF CONTRACT DOCUMENTS

Section 1.01 - Owner

A. The Owner is Cornell University as identified in the Agreement and referred to throughout the Contract Documents as the "Owner" or "Cornell University".

B. Ownership of Documents: All drawings, specifications, computations, sketches, test data, survey results, photographs, renderings and other material relating to the Work, whether furnished to or prepared by the Contractor, are the property of Cornell University. The Contractor shall use such materials or information therefrom only in connection with the Work of this Contract. When requested, the Contractor shall deliver such materials to Cornell University.

C. The Owner shall give all orders and directions contemplated under the Contract relative to the execution of the Work. The Owner shall determine the amount, quality, acceptability, and fitness of the Work and shall decide all questions which may arise in relation to said Work. The Owner's estimates and decisions shall be final except as otherwise expressly provided.

D. Any differences or conflicts concerning performance which may arise between the Contractor and other Contractors performing Work for the Owner shall be adjusted and determined by the Owner.

E. The table of contents, titles, captions, headings, running headlines, and marginal notes contained herein and in said documents is intended to facilitate reference to various provisions of the Contract Documents and in no way affect the interpretation of the provisions to which they refer.

Section 1.02 - Meaning and Intent of Specifications, Plans and Drawings

The meaning and intent of all specifications, plans and drawings shall be determined in a manner approved by the Owner.

Section 1.03 - Order of Precedence

A. Should a conflict occur in or between or among any parts of the Contract Documents that are entitled to equal preference, the more expensive way of doing the Work, the sounder technique or workmanship, or better quality or greater quantity of material shall govern, unless the Owner directs otherwise so directs in writing.

B. Drawings and specifications are reciprocal. Anything shown on the plans and not mentioned in the specifications, or mentioned in the specifications and not shown on the plans, shall have the same effect as if shown or mentioned in both.

C. Requirements of reference standards form a part of these specifications to the extent indicated by the reference thereto. When provisions of reference standards conflict with provisions in these specifications, the specifications shall govern.

ARTICLE 2 -- CONTRACTOR

Section 2.01 - Contractor's Obligations

A. The Contractor shall, in good workmanlike manner, perform all the Work required by the Contract within the time specified in the Contract. The Contractor shall comply with all terms of the Contract, and shall do, carry on, and complete the entire Work to the satisfaction of the Owner.

1. All labor for this project which is normally under the jurisdiction of one of the local unions as covered in the contract between the Tompkins-Cortland Building Trades Council, Maintenance Division and Cornell University shall be performed by Union labor.

B. The Contractor shall furnish, erect, maintain, and remove such construction plant and such temporary Work as may be required.

C. The Contractor shall provide and pay for all labor, material, tools, equipment, machinery, as well as utility connections, transportation, and all other facilities and services necessary for the proper execution and completion of the Work, except as otherwise specified elsewhere in the Contract Documents.

D. Whenever a provision of the Specifications conflicts with agreements or regulations in force among members of trade associations, unions, or councils which regulate or distinguish what work shall or shall not be included in the work of a particular trade, the Contractor shall make all necessary arrangements to reconcile such conflict without delay, damage, or cost to the Owner and without recourse to the Architect or the Owner. In case progress of the Work is affected by undue delay in furnishing or installing items of material or equipment required under the Contract because of a conflict involving such agreement or regulations, the Owner or the Architect may require that other material or equipment of equal kind and quality be provided at no additional cost to the Owner.

Section 2.02 - Contractor's Title to Materials

A. The Contractor warrants that the Contractor has full, good and clear title to all materials and supplies used by the Contractor in the Work, free from all liens, claims or encumbrances.

B. All materials, equipment and articles which become the property of the Owner shall be new unless specifically stated otherwise.

Section 2.03 - "Or Equal" Clause

A. Whenever a material, article or piece of equipment or method is identified on the plans or in the specifications by reference to manufacturers' or vendors' names, trade name, catalogue number, or make, no others or alternatives may be substituted. Any and all other "Or Equal" considerations will be handled under this Section in accordance with General Requirements, Section 01 25 00.

B. Where the Architect approves a product proposed by the Contractor and said proposed product requires a revision or redesign of any part of the Work covered by this Contract, or the Work covered by other contracts, all said revision(s) or redesign(s), and all new drawings and details required thereto shall be provided by the Contractor and shall be approved by the Architect. All time spent by the Architect or its agents to evaluate the proposed substitution and or necessary engineering cost to accommodate the requested change shall be reimbursed to the Owner by the Contractor via the Change Order procedure.

Section 2.04 - Quality, Quantity and Labeling

A. The Contractor shall furnish materials and equipment of the quality and quantity specified in the Contract. Unless otherwise provided, all materials and articles incorporated into the Work shall be new and of the most suitable grade of their respective kinds for the purpose. When required by the Contract Documents or when directed by the Owner, the Contractor shall supply the Owner's Representative, for their acceptance, full information concerning any material which the Contractor contemplates incorporating into the Work. Materials and articles installed or used without such acceptance shall be at the risk of subsequent rejection.

B. When materials are specified to conform to any standard, the Owner may require that the materials delivered to the Site shall bear manufacturer's labels stating that the materials meet said standards.

C. The above requirements shall not restrict or affect the Owner's right to test materials as provided in the Contract.

D. Whenever several alternative materials or items are specified by name or other particular reference for one use, the Owner's Representative may require the Contractor to submit in writing a list of the particular materials or items the Contractor intends to use before the Contract is executed.

Section 2.05 - Superintendence by Contractor

A. The Contractor shall employ a full-time effective, responsive and competent construction superintendent and necessary staff; the construction superintendent shall devote full time to the Work and shall have full authority to act for the Contractor at all times. The Contractor shall provide the Owner with the names and authority of such personnel in writing.

B. If at any time the superintendent is not satisfactory to the Owner, the Contractor shall, if requested by the Owner, replace said superintendent with another superintendent satisfactory to the Owner. There shall be no change in superintendent without the Owner's approval.

C. The Contractor shall remove from the Work any employee of the Contractor or of any Subcontractor when so directed by the Owner.

Section 2.06 - Subsurface or Site Conditions

A. The Contractor acknowledges that it has assumed the risk and that the Contract consideration includes such provision as the Contractor deems appropriate and adequate to account for all subsurface conditions as the Contractor could reasonably anticipate encountering from the provisions of the Contract Documents, borings, rock cores, topographical maps and such other information as the Owner made available to the Contractor or from their own inspection and examination of the site prior to the Owner's receipt of Contractor bids.

B. In the event that the Contractor encounters subsurface physical conditions at the site differing substantially from those shown on or described or indicated in the Contract Documents and which could not have been reasonably anticipated from the aforesaid information made available by the Owner or from the Contractor's inspection and examination of the site, the Contractor shall give immediate notice to the Owner of such conditions before they are disturbed. Such notice shall include probable cost and/or any impact to the Project Schedule. The Owner will thereupon promptly investigate the conditions and if Owner finds that they do substantially differ from that which should have been reasonably anticipated by the Contractor, the Owner shall make such changes in the drawings and specifications as may be necessary and a change order shall be issued.

Section 2.07 - Representations of Contractor

The Contractor represents and warrants:

A. That the Contractor is financially solvent, sufficiently stable to secure the required payment and performance bonds, and is sufficiently experienced in and competent to perform the subject Work or retain qualified subcontractors to perform elements of the Work pursuant to the Project’s plans and specifications;

B. That the Contractor is familiar with all Federal, State, or other laws, ordinances, orders, building codes, rules and regulations, which may in any way affect the Work;

C. That any temporary and permanent Work required by the Contract can be safely and satisfactorily constructed.

D. That the Contractor has carefully examined the Contract and the Site of the Work and that, from the Contractor's own investigations is satisfied as to the nature and location of the Work, the character, quality and quantity of surface and subsurface materials likely to be encountered, the character of equipment and other facilities needed for the performance of the Work, accounted for weather days, the general and local conditions, and all other materials or items which may affect the Work. The Contractor has correlated those observations with the requirements of the Contract Documents and has made all other investigations essential to a full understanding of the Work and the difficulties which may be encountered in performing the Work.

Section 2.08 - Verifying Dimensions and Site Conditions

A. The Contractor shall take all measurements at the Site and shall verify all dimensions and site conditions at the Site before proceeding with the Work. If said dimensions or conditions are found to be in conflict with the Contract, the Contractor immediately shall refer said conflict to the Owner.

B. During the progress of Work, the Contractor shall verify all field measurements prior to fabrication of building components and equipment, and proceed with the fabrication to meet field conditions.

C. The Contractor shall consult all Contract Documents to determine exact location of all Work and verify spatial relationships of all Work. Any question concerning said location or spatial relationships shall be submitted in a manner approved by the Owner.

D. Specific locations for equipment, pipelines, ductwork and other such items of Work, where not dimensioned on plans, shall be determined in consultation with the Owner and other affected Contractors and Subcontractors.

E. The Contractor shall be responsible for the proper fitting of the Work in place.

F. Should Contractor's failure to perform services under this section result in additional costs to the Owner, the Contractor shall be responsible for such additional costs.

Section 2.09 - Copies of Contract Documents for Contractors

A. The Contractor will have access to view and download the Bid Documents in the Owner's electronic project management system.

B. All drawings, specifications, and copies thereof furnished by the Owner are the property of the Owner. They are not to be used on other work with the exception of the signed Contract Set, are to be returned to the Owner along with the As-Builts at the completion of the Work.

Section 2.10 - Meetings

The Contractor and all subcontractors as requested shall attend all meetings as directed by the Owner or the Owner's Representative.

Section 2.11 - Related Work

The Contractor shall examine the Contract for related work to ascertain the relationship of said work to the Work under the Contract.

Section 2.12 - Surveys and Layout

Unless otherwise expressly provided in the Contract, the Owner shall furnish the Contractor all surveys of the property necessary for the Work, but the Contractor shall lay out the Work.

Section 2.13 - Errors, Omissions or Discrepancies

The Contractor shall examine the Contract thoroughly before commencing the Work and report in writing any errors or discrepancies to the Owner or the Owner's Representative.

Section 2.14 - Project Labor Rates

The Contractor shall submit to the Owner, for review and approval, within thirty (30) days after Contract is awarded all trade labor rates inclusive of fringe benefits, taxes, insurance for the duration of the individual craft agreement in accordance with Exhibit E. Revised rates shall be provided within thirty (30) days of signing any new agreements with the individual crafts during this project.

Section 2.15 – Daily Reports

The Contractor's Construction Superintendent shall submit a Daily Report to the Cornell University Project Manager or the Resident Field Engineer at the job site. Such reports shall, at a minimum, contain the following information:

Name of Project
Project Number
Date of Report
Weather Conditions
Equipment on the site
Contractors on site including name and number of employees on site for each contractor
Work/area and activity for each contractor
Overtime worked and planned work progress
Environmental problems and corrections
Other information, such as special events, occurrences, materials delivered, accidents or injuries, recommendations, suggestions, visitors, inspections, equipment start-up and check out, occupancy, etc.

ARTICLE 3 -- INSPECTION AND ACCEPTANCE

Section 3.01 - Access to the Work

The Owner and Architect, or their duly authorized representatives, assistants, or inspectors shall at all times and for any purpose have access to the Work and the premises used by the Contractor, and the Contractor shall provide safe and proper facilities therefor. In addition, the Contractor shall, whenever so requested, give the Owner and Architect or their duly authorized representatives access to the proper invoices, bills of lading, specifications, etc., which may be required in determining the adequacy and/or quantity of materials used in completion of the Work.

Section 3.02 - Notice for Testing

If the Contract Documents, laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction require any Work to be inspected, tested, accepted, or approved, the Contractor shall give the Owner timely notice of its readiness and of the date arranged so the Owner may observe such inspection, testing, or approval. The Contractor shall bear all costs of such inspection, tests, and approvals unless otherwise provided.

Section 3.03 - Inspection of Work

A. The Contractor will cooperate in all ways to facilitate the inspection and examination of the Work. The inspections and examinations will be carried out in such a manner that the Work will not be delayed.

B. All Work, all materials whether or not incorporated in the Work, all processes of manufacturer, and all methods of construction shall be, at all times and places, subject to the inspection of the Owner and the Owner shall be the final judge of the quality and suitability of the Work. Any Work not approved by the Owner shall immediately be reconstructed, made good, replaced or corrected by the Contractor including all Work of other Contractors destroyed or damaged by said removal or replacement.

C. Required certificates of inspection, testing, acceptance, or approval shall be secured by the Contractor and promptly delivered to the Owner.

Section 3.04 - Inspection and Testing

All materials and equipment used in the Work shall be subject to inspection and testing in accordance with accepted standards to establish conformance with specifications and suitability for uses intended, unless otherwise specified in the Contract. If any Work shall be covered or concealed without the approval or consent of the Owner, said Work shall, if required by the Owner, be uncovered for examination. If any test results are below specified minimums, the Owner may order additional testing. The cost of said additional testing, any additional professional services required, and any other expenses incurred by the Owner as a result of said additional testing shall be paid by the Contractor. Reexamination of any part of the Work may be ordered by the Owner, and if so ordered the Work must be uncovered by the Contractor. If said Work is found to be in accordance with the Contract, the Owner shall pay the cost of reexamination and replacement. If said Work is found not to be in accordance with the Contract, the Contractor shall pay the cost of reexamination and replacement.

Section 3.05 - Defective or Damaged Work

If, in the opinion of the Owner, it is undesirable to replace any defective or damaged materials or to reconstruct or correct any portion of the Work injured or not performed in accordance with the Contract Documents, the compensation to be paid to the Contractor shall be reduced by an amount which, in the judgment of the Owner, shall be deemed to be equitable.

Section 3.06 - Acceptance

No previous inspection shall relieve the Contractor of the obligation to perform the Work in accordance with the Contract Documents. No payment, either partial or full, by the Owner to the Contractor shall excuse any failure by the Contractor to comply fully with the Contract Documents. The Contractor shall remedy all defects, paying the cost of any damage to other Work resulting therefrom.

ARTICLE 4 -- CHANGES IN WORK

Section 4.01 - Changes

A. The Owner, without invalidating the Contract, may order and approve changes within the general scope of the Contract and the Contractor shall promptly comply with such change orders.

B. A change order is a written direction to the Contractor signed by the Owner, issued after execution of the Contract, authorizing a change in the Work, extra work, or an adjustment in the Contract price or time of performance.

C. No claims for changes, extra work or additional time to complete the Contract or an adjustment in the Contract price shall be allowed unless such change is ordered in writing by the Owner.

D. The Owner shall determine the amount by which the Contract consideration is to be increased or decreased by a change order by one (1) or more of the following methods:

1. By agreement with the Contractor.

2. By applying the applicable price or prices previously bid and approved.

   (i) To the extent that Unit Prices are applicable, as determined by the Owner, work shall be priced and paid for or credited in accordance with such Unit Prices; except that a Unit Price shall not apply to any portion of work which is either reduced or increased by more than 25%. Said Unit Prices shall be valid for the duration of the project as applicable, unless stipulated elsewhere in the Contract Documents.

   (ii) For Unit Price items, additions and deletion of like items shall be algebraically summed and then multiplied by the applicable Unit Prices. For Direct Labor and Material items, all additions and deletions shall be algebraically summed for each subcontractor and then multiplied by the applicable markup.

   (iii) Unit Prices are for work complete, measured in place and cover profit and all other costs and expenses. Unit Prices include, without limit, all conditions of the contract and all general requirements such as layout, reproduction of Drawings and Specifications, testing and inspection, shop drawing and sample coordination, supervision (field and home office), small tools and expendable items, insurance, taxes, temporary facilities and services, including access and safety, "as-built" drawings, and general and administrative overhead and profit.

3. By estimating the fair and reasonable cost of:

   (i) Labor, including all wages, required wage supplements and insurance required by law paid to employees below the rank of superintendent directly employed at the Site.

   (ii) Materials

   (iii) Equipment, excluding hand tools, which in the judgment of the Owner, would have been or will be employed exclusively and directly on the Work. When submitting change orders, equipment which is common to the project scope at hand is expected to be previously paid for as overhead / general conditions to the project. Special rental equipment or tools not common to the project that are required to perform the change order will be accepted as additional costs.

4. By determining the actual cost of the extra work in the same manner as in Subsection 3 except the actual costs of the Contractor shall be used in lieu of estimated costs.

E. Mark-up Percentages

1. Work performed by the Contractor: Where the Work is performed directly by the Contractor by adding to the total of such estimated costs a sum equal to fifteen percent (15%) thereof.

2. Work performed by a Subcontractor: Where the change order work is performed by a Subcontractor under contract with the Contractor, by adding a sum equal to fifteen (15%) of said costs for the benefit of said Subcontractor, and by adding for the benefit of the Contractor an additional sum equal to ten percent (10%) of said costs.

3. Work performed by a Sub-Subcontractor: Where work is performed by a Sub-Subcontractor, by adding the sum equal to fifteen percent (15%) of said costs for the benefit of said Sub-Subcontractor, by adding for the benefit of the Subcontractor an additional sum equal to five percent (5%) of said cost and by adding for the benefit of the Contractor an additional sum equal to five percent (5%) of said cost. The maximum aggregate of all mark-up percentages may not exceed twenty five percent (25%).

4. No Markup on Bonds and Insurance Costs: Change Order cost adjustments due to increases or decreases in bond or insurance costs (if applicable) shall not be subject to any Markup Percentage.

5. Overtime Pay: No mark-up shall be paid on the premium portion of overtime pay.

6. Direct and Indirect Costs Covered by Markup Percentages: As a further clarification, the agreed upon Markup Percentage is intended to cover the Contractor's profit and all indirect costs and expenses associated with the change order work. Items intended to be covered by the Markup Percentage include, without limit: home office expenses, branch office and field office overhead expense of any kind; project management; superintendents, general foremen; estimating, engineering; coordinating; expediting; purchasing; detailing; legal, accounting, data processing or other administrative expenses; reproduction of drawings and specifications; shop drawings and sample coordination; "as-built" drawings; permits; auto insurance and umbrella insurance; pick-up truck costs; parking permits; cellular phones; testing and inspection; temporary facilities; access and safety provisions; and warranty expense costs. The cost for the use of small tools and/or tools already in use on site are also to be considered covered by the Markup Percentage. Small tools shall be defined as tools and equipment (power or non-power) with an individual purchase cost of less than $750

7. Deduct Change Orders and Net Deduct Changes: The application of the markup percentage will apply to both additive and deductive change orders. In the case of a deductive change order, the credit will be computed by applying the percentage so that a deductive change order would be computed in the same manner as an additive change order. In those instances where a change involves both additive and deductive work, the additions and deductions will be netted, and the markup percentage adjustments will be applied to the net amount

F. Regardless of the method used by the Owner in determining the value of a change order, the Contractor, within thirty (30) calendar days after a request for the estimate of value shall submit to the Owner a detailed breakdown of the Contractor's estimate, including all subcontractors details, of the value of the Change Order Work, in the format detailed in Exhibit A. Each submission shall include an electronic .pdf format of all documentation.

G. Unless otherwise specifically provided for in a change order, the compensation specified therein includes and shall constitute a full payment for both the Work covered or arising from the order and for any damage or expense incurred by the Contractor by any delays, including any and all impacts, known or unknown, or delays to other Work to be done under the Contract resulting from said change order. The Contractor expressly waives all rights to any other compensation for said damage or expense.

H. The Contractor shall furnish satisfactory bills, payrolls and vouchers covering all items of cost and when requested by the Owner shall give the Owner access to accounts and records relating thereto.

Section 4.02 – Claims for Extra Work

If the Contractor claims (i) that any work it has been ordered to do is extra work or (ii) that it has performed or is going to perform extra work or (iii) that any action or omission of the Owner or the Architect is contrary to the terms and provisions of the Contract, the Contractor shall:

A. Promptly comply with such order;

B. Notwithstanding the provisions of this Agreement, Article 4 of these General Condition and any other provisions of the Contract documents to the contrary, file with the Owner, within fourteen (14) calendar days after being ordered to perform the work claimed by it to be extra work or within fourteen (14) calendar days after commencing performance of the extra work, whichever date shall be the earlier, or within fourteen (14) calendar days after the said action or omission on the part of the Owner or the Architect occurred, a written notice of the basis of its claim and request a determination thereof;

C. Notwithstanding the provisions of this Agreement and any other provisions of the Contract documents to the contrary, file with the Owner, within thirty (30) calendar days after said alleged extra work was required to be performed or said alleged extra work was commenced, whichever date shall be the earlier, or said alleged action or omission by the Owner or the Architect occurred, a verified detailed statement, with documentary evidence, of the items and basis of its claim;

D. Produce for the Owner's examination, upon notice from the Owner, all its books of account, bills, invoices, payrolls, subcontracts, time books, progress records, daily reports, bank deposit books, bank statements, checkbooks and cancelled checks, showing all of its actions and transactions in connection with or relating to or arising by reason of its claim, and submit persons in its employment and in its subcontractors' employment for examination under oath by any person designated by the Owner to investigate any claims made against the Owner under the Contract, such examination to be made at the offices of the Contractor; and

E. Proceed diligently, pending and subsequent to the determination of the Owner with respect to any such disputed matter, with the performance of the Contract and in accordance with all instructions of the Owner and the Architect.

F. The Contractor's failure to comply with any or all parts of Section 4.02 shall be deemed to be: (i) a conclusive and binding determination on its part that said order, work, action or omission does not involve extra work and is not contrary to the terms and provisions of the Contract; and (ii) a waiver by the Contractor of all claims for additional compensation or damages as a result of said order, work, action or omission. The provisions of Section 4.02 is to promptly afford the Owner opportunity to cancel or revise any order, change its plans, mitigate or remedy the effects or circumstances giving rise to a claim or take such other action as may seem desirable and to verify any claimed expenses or circumstances as they occur. Compliance with such provisions is essential whether or not the Owner is aware of the circumstances of any order or other circumstances which might constitute a basis for a claim and whether or not the Owner has indicated it will consider a claim in connection therewith.

G. No person has power to waive or modify any of the foregoing provisions and, in any action against the Owner to recover any sum in excess of the sum certified by the Owner to be due under or by reason of the Contract, the Contractor must allege in its complaint and prove compliance with the provisions of this Section.

Section 4.03 - Form of Change Orders

All change orders shall be processed, executed and approved via the Owner's Electronic project management system Change Order Process. No payment for change order Work shall be due the Contractor unless a change order has been issued and approved as noted above and processed via the electronic project management system.

ARTICLE 5 -- TIME OF COMPLETION

Section 5.01 - Time of Completion

A. The Work shall be commenced at the time stated in the written order of the Owner and shall be completed no later than the dates of completion specified in the Contract. All required overtime to maintain progress schedule is included in the Base Bid.

B. The date of beginning and the times for completion of the Work, as specified in the Contract, are essential conditions of the Contract.

C. The Work shall be prosecuted diligently at such rate of progress as shall insure substantial and full completion within the time specified. It is expressly understood and agreed, that the times for the completion of the Work described herein is a reasonable time, taking into consideration the average climatic range and usual business and labor conditions prevailing in the locality of the Site.

D. Time is of the essence on each and every portion of the Work. In any instance in which additional time is allowed for the completion of any Work, the new time of completion established by said extension shall be of the essence. If in the Architect's or Owner's judgment, it becomes necessary at any time during construction to accelerate and/or complete certain areas of the project, the Contractor shall concentrate efforts and manpower on designated areas.

E. Where Work occurs within occupied areas, perform same only on the approved schedule, so as not to interfere with normal operation of occupied areas.

F. The Contractor shall not be charged with damages or any excess cost if the Owner determines that the Contractor is without fault and the Contractor's reasons for the time extension are acceptable to the Owner. The Contractor shall not be charged with damages or any excess cost for delay in completion of the work if the Owner determines that the delay is due to:

1. any preference, priority or allocation order duly issued by the Government of the United States or the State of New York;

2. unforeseeable cause beyond the control and without the fault or negligence of the Contractor, and approved by the Owner, including, but not limited to, acts of God or of public enemy, acts of the Owner, fires, epidemics, quarantine, restrictions, strikes, freight embargoes and unusually severe weather.

G. The time for completion can only be extended by change order and may be extended for:

1. all of the Work, or

2. only that portion of the Work altered by the change order.

H. Any claim for extension of time shall be made in writing to the Owner not more than ten (10) days after the commencement of the delay; otherwise it shall be waived.

ARTICLE 6 -- TERMINATION

Section 6.01 - Termination for Cause

In the event that any provision of this Contract is violated by the Contractor or by any Subcontractor of the Contractor, the Owner may serve written notice upon the Contractor, and upon the Contractor's surety, if any, of the Owner's intention to terminate the Contract. The notice shall briefly state the reasons for the termination and shall specify a termination date. If arrangements satisfactory to the Owner are not made to remove and remedy the violation, the Contract shall terminate upon the date specified by the Owner in the notice. In the event of termination, the Owner may take over and complete the Work at the expense of the Contractor. The Contractor and Contractor's surety shall be liable to the Owner for all costs thereby incurred by the Owner. In the event of such termination the Owner may take possession of and may utilize such materials, appliances, and plant as may be located on the Site and which may be necessary or useful in completing the Work.

Section 6.02 - Termination for Convenience of Owner

The Owner, at any time, may terminate the Contract in whole or in part. Any said termination shall be effected by delivering to the Contractor a notice of termination specifying the extent to which performance of Work under the Contract is terminated and the date upon which said termination becomes effective. Upon receipt of the notice of termination, the Contractor shall act promptly to minimize the expenses resulting from said termination. The Owner shall pay the Contractor for costs actually incurred by the Contractor up to the effective date of said termination, but in no event shall the Contractor be entitled to compensation in excess of the total consideration of the Contract. In the event of said termination the Owner may take over the Work and prosecute same to completion.

Section 6.03 - Owner's Right to do Work

The Owner may, after notice to the Contractor, without terminating the Contract and without prejudice to any other right or remedy the Owner may have, perform or have performed by others all of the Work or any part thereof and may deduct the cost thereof from any monies due or to become due the Contractor.

ARTICLE 7 -- DISPUTES

Section 7.01 - Disputes Procedure

A. If the Contractor claims that any Work which the Contractor has been ordered to perform will be Work which should have been authorized or directed by change order, or that any action or omission of the Owner is contrary to the terms of the Contract, the Contractor shall:

1. File a notice with the Owner which sets forth the basis of the Contractor's claim and requests a resolution of the dispute. Such notice shall be filed within fifteen (15) working days after being ordered to perform the disputed work or within fifteen (15) working days after commencing performance of the disputed work, whichever is earlier, or within fifteen (15) working days after the act or omission of the Owner which the Contractor claims is contrary to the terms of the Contract.

2. Proceed diligently with the performance of the work in accordance with the instructions of the Owner pending the resolution of the dispute by the Owner.

3. Promptly comply with the order of the Owner regarding the disputed matter.

4. Any such decision, or any other decision of the Owner in respect to a dispute, shall be final unless the Contractor, within ten (10) working days after such decision, shall deliver to the Owner a verified written statement which sets forth the Contractor's contention that the decision is contrary to a provision of the contract. Pending the decision of the Owner, the Contractor shall proceed in accordance with the original decision. The Owner shall determine the validity of the Contractor's claim and such determination shall be final. The Contractor may file a notice with the Owner reserving its rights in connection with the dispute but shall comply with the Owner's decision and complete the work as directed.

B. No claim for additional costs regarding changed or extra work shall be allowed unless the work was done pursuant to a written order of the Owner.

C. The value of claims for extra work, if allowed, shall be determined by the methods described in the Contract. Refer to Article 4 of these General Conditions.

D. The Contractor's failure to comply with any or all parts of Article 7 shall be deemed to be:

1. a conclusive and binding determination on the part of the Contractor that the order, work, action or omission is not contrary to the terms and provisions of the Contract;

2. a waiver by the Contractor of all claims for additional compensation, known or unknown, including time extensions, or damages as a result of said order, work, action, or omission.

ARTICLE 8 -- SUBCONTRACTS

Section 8.01 - Subcontracting

A. The Contractor may utilize the services of Subcontractors.

B. The Contractor shall submit to the Owner, in writing, the name of each proposed Subcontractor and Sub-Subcontractor, as required by the Contract. The Contractor shall not award any Work to any Subcontractor or Sub-Subcontractor without the prior written approval of the Owner.

C. The Contractor shall be fully responsible for the Work, acts and omissions of Subcontractors, and of persons either directly or indirectly employed by Subcontractors.

D. The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to the Contractor by the terms of the Contract insofar as applicable to the Work of Subcontractors, indemnification and to give the Contractor the same power to terminate any subcontract that the Owner may exercise over the Contractor.

E. The Contractor's use of Subcontractors shall not diminish the Contractor's obligation to complete the Work in accordance with the Contract. The Contractor shall control and coordinate the Work of Subcontractors.

F. Nothing contained in the Contract shall create any contractual relationship between Subcontractors and the Owner.

ARTICLE 9 -- COORDINATION AND COOPERATION

Section 9.01 - Cooperation with Other Contractors

A. Normally, the Work will be performed by a single Contractor. However, the Owner reserves the right to perform work related to the Work with its own forces or award separate contracts. In that event, the Contractor shall coordinate its operations with the Owner's forces or separate Contractors.

B. The Owner cannot guarantee the responsibility, efficiency, unimpeded operations or performance of any contractor. The Contractor acknowledges these conditions and shall bear the risk of all delays including, but not limited to, delays caused by the presence or operations of other contractors.

C. The Contractor shall keep informed of the progress and workmanship of other contractors and shall notify the Owner immediately of lack of progress or defective workmanship on the part of other contractors where said delay or defective workmanship may interfere with the Contractor's operations.

D. Failure of a Contractor to keep so informed and failure to give notice of lack of progress or defective workmanship by others shall be construed as acceptance by the Contractor of said progress and workmanship as being satisfactory for proper coordination with the Work.

E. If the Contractor notifies the Owner, in writing, that another contractor on the Site is failing to coordinate the work of said contractor with the Work, the Owner shall investigate the charge. If the Owner finds it to be true, the Owner shall promptly issue such directions to the other contractor with respect thereto as the situation may require. The Owner shall not be liable for any damages suffered by the Contractor by reason of the other contractor's failure to promptly comply with the directions so issued by the Owner, or by reason of another contractor's default in performance.

F. If the Owner shall determine that the Contractor is failing to coordinate the Work with the work of other contractors as the Owner has directed:

1. the Owner shall have the right to withhold any payments due under the Contract until the Owner's directions are complied with by the Contractor; and

2. the Contractor shall indemnify and hold the Owner harmless from any and all claims or judgments for damages and from any costs or damages to which the Owner may be subjected or which the Owner may suffer or incur by reason of the Contractor's failure promptly to comply with the Owner's directions.

G. Should the Contractor sustain any damage through any act or omission of any other contractor having a contract with the Owner or through any act or omission of any Subcontractor of said other contractor, the Contractor shall have no claim against the Owner for said damage.

H. Should any other contractor having a Contract with the Owner sustain damage through any act or omission of the Contractor or its Subcontractor, the Contractor shall reimburse said other contractor for all said damages and shall indemnify and hold the Owner harmless from all said claims.

ARTICLE 10 -- PROTECTION OF RIGHTS, PERSONS AND PROPERTY

Section 10.01 - Accidents and Accident Prevention

A. The Contractor shall at all times take reasonable precautions for the safety of persons engaged in the performance of the Work. The Contractor shall comply fully with all applicable provisions of federal, state, and local law. The Contractor alone shall be responsible for the safety, efficiency and adequacy of the Contractor's Work, plant, appliances and methods, and for any damage which may result from the failure or the improper construction, maintenance, or operation of said Work, plant, appliances and methods.

B. The Contractor shall maintain an accurate record of all cases of death, occupational disease, public health statistics or information, and injury requiring medical attention, pursuant to government authority, or causing loss of time from work, arising out of or in the course of employment on Work under the Contract, and shall immediately notify the Owner in writing of any injury which results in hospitalization or death, or significant near miss incidents that had the potential to result in serious injury or death. The Contractor shall upload all completed Contractor and Subcontractor incident investigation forms and reports within five (5) working days of the incident. The report shall include the extent of damage or injury, the persons involved and their employers, the number of days persons are hospitalized, and any other pertinent information required by Cornell University. Such reporting shall be submitted on the electronic project management system Accident Form.

C. The Contractor shall provide to the Project Manager, Material Safety Data Sheets (OSHA Form 20 or the equivalent) for all chemicals to be used on site. All chemicals requiring any precautionary measures (e.g., special storage or disposal requirements, personal protective equipment, or additional ventilation), shall be brought to the attention of Cornell University for review and approval, prior to their use on site.

1. All chemicals brought on site by the Contractor shall be clearly labeled. The label shall state the identity of the chemical, any associated hazards, and the Contractor's name.

2. All Contractor employees who are using chemicals shall be made aware of the hazards associated with their use. Safe chemical handling procedures in accordance with OSHA or other governmental agencies, and manufacturer's recommendations shall be used at all times.

3. The Contractor shall dispose of all chemicals in accordance with EPA and Cornell University requirements, regardless of the size of the container or the quantity of waste, and must receive prior approval of Cornell University.

4. A Contractor's Waste Material Disposal Plan form is required (with or without waste) to be submitted with submission of the first payment. The form can be found at: https://ehs.cornell.edu/sites/default/files/FRM-CWMDP-Contractor-Waste-Material-Disposal-Plan-IPDF.pdf

D. The Contractor shall be responsible for the initiation, maintenance and supervision of safety precautions and programs in connection with the Work.

E. The Contractor shall, at all times, guard the Owner's property from injury or loss in connection with the Work. The Contractor shall, at all times, guard and protect the Contractor's Work. The Contractor shall replace or make good any said loss or injury unless said loss or injury is caused directly by the Owner.

F. The Contractor shall have full responsibility to install, protect and maintain all materials and supplies in proper condition and forthwith repair, replace and make good any damage thereto until Final Acceptance.

Section 10.02 - Adjoining Property

A. The Contractor shall be required to protect all the adjoining property and to repair or replace any such properties damaged or destroyed by the Contractor, its employees or subcontractors thereof, by reason of, or as a result of activities under, for or related to the Contract.

Section 10.03 - Emergencies

A. In case of an emergency which threatens loss or injury to persons or property, the Contractor will be allowed to act, without previous instructions from the Owner, in a diligent manner, to the extent required to avoid or limit such loss or injury, and the Contractor shall notify the Owner immediately thereafter of the action taken.

Section 10.04 - Bonds

A. Before commencing the performance of any work covered by the Contract, the Contractor shall furnish to the Owner any required Bonds. The failure of the Contractor to supply the required Bonds within ten (10) days after the Contract signing shall constitute a default on the part of the Contractor.

Section 10.05 - Risks Assumed by the Contractor

A. Indemnification. The Contractor shall defend, indemnify and hold harmless the Owner and its trustees, officers, agents and employees from and against all claims, damages, losses, fines, and expenses, including reasonable attorneys' fees, arising out of or resulting from the performance of the Work including, but not limited to, bodily or personal injury, sickness, disease, death, or injury or damage to tangible property, to the extent they arise out of or result from:

1. any negligent act or omission, or intentional or willful misconduct, violation of law, or breach of this Contract by the Contractor, or any of its subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, or

2. any injury to an employee of the Contractor, its subcontractors, anyone directly or indirectly employed by them. The indemnification obligation under this section shall not be limited by the amount or type of damages, compensation or benefits payable by or for the Contractor under workers' compensation, disability benefit or other employee benefit laws.

B. In the event that Contractor is requested but refuses to fully comply with and honor its indemnification obligations hereunder, then the Contractor shall, in addition to all other obligations, pay the cost, including reasonable attorneys' fees, of bringing an action to enforce such indemnification obligations.

C. Neither the Owner's final acceptance of the work to be performed hereunder nor the making of any payment shall release the Contractor from its obligations under this Section. The enumeration elsewhere in the Contract of particular risks assumed by the Contractor or of particular claims for which the Contractor is responsible shall not be deemed to limit the effect of the provisions of this Section or to imply that the Contractor assumes or is only responsible for risk or claims of the type enumerated.

Section 10.06 - Contractor's Compensation and Liability Insurance

A. The Contractor shall procure and maintain, at its own cost and expense, until final acceptance by the Owner of all the work covered by this Contract, the following kinds of insurance:

1. Worker's Compensation Insurance. A policy complying with the requirements of the laws of the State of New York, including Coverage B - Employer's Liability with limits as follows: (1) Bodily injury by accident - $1,000,000 each accident; (2) Bodily injury by disease - $1,000,000 each employee; and (3) Bodily injury by disease - $1,000,000 policy limit. This policy shall provide a Waiver of Subrogation in favor of the Owner.

2. Contractor's Comprehensive General Liability Insurance. A standard commercial general liability insurance policy, with contractual, completed operations, explosion, collapse and underground property damage coverage's issued to and covering the liability of the Contractor for all work and operations under this Contract and all obligations assumed by the Contractor under this Contract. The Contractor shall provide Broad Form Commercial General Liability Insurance, and the Owner shall be an additional insured in the policy utilizing additional insured endorsements CG 20 10 10 01 and CG 20 37 10 01 or their equivalents and provide a Waiver of Subrogation in favor of Owner. The completed operations coverage's shall be maintained for not less than two years after acceptance of the work or until the end of the applicable Statute of Repose, whichever is greater. The limits of the Commercial General Liability policy shall be as follows:

$ 1,000,000	Each Occurrence
$ 1,000,000	Personal and Advertising Injury per Occurrence
$ 2,000,000	General Aggregate
$ 2,000,000	Completed Operations

a) No exclusionary language or limitations relating to soils or earth movement.

b) No exclusions for Bodily Injury and Property Damage, Labor Law (240) products liability/completed operations coverage (including any product manufactured or assembled), premises operations, blanket contractual liability (for this agreement), broad form property damage, personal and advertising injury, independent contractor's liability, mobile equipment, elevators, damage from explosion, collapse and underground hazards ("XCU") cross-liability, cross suits or severability of interest clauses are acceptable.

3. Automobile Liability Insurance. A policy covering the use in connection with the work covered by the Contract Documents of all owned, non-owned and hired vehicles bearing, or, under the circumstance under which they are being used, required by the Motor Vehicle Laws of the State of New York to bear license plates. This policy shall name Owner as an Additional Insured and provide a Waiver of Subrogation in favor of Owner. The coverage under such policy shall be not less than a combined single limit for Bodily Injury and Property Damage of:

COMBINED SINGLE LIMIT	
$ 1,000,000	Each Accident

4. Umbrella Liability Insurance. Umbrella and/or Excess Liability policy(ies) will be provided on a following form basis subject to limits not less than $5,000,000 per occurrence and follow-form of the primary General Liability, Automobile Liability, and Employers Liability policies. These policies shall contain an endorsement stating that any entity qualifying as an additional insured on the insurance stated in the Schedule of Underlying Insurance shall be an Additional Insured on the Umbrella/Excess liability policy and that they apply immediately upon exhaustion of the insurance stated in the Schedule of Underlying Insurance as respects to the coverage afforded to any Additional Insured. No trailing retentions on Umbrella or Excess Liability policy(ies) shall be allowed without Owner prior written consent. When approved in advance by Owner, the policies provided in this section may have policy limits lower than indicated above if the excess liability insurance policy limits provided by Contractor, when combined with the corresponding underlying policy limits, total at least the sum of all required minimum policy limits required by this section.

$ 5,000,000 Each Occurrence/Aggregate

5. Professional Liability Insurance. Contractor shall purchase and maintain Contractor's Professional Liability Insurance if Contractor or any of its Subcontractors or agents will provide any design, engineering or other professional services under the Subcontract Documents, covering Subcontractor and Sub-subcontractors, and their respective professionals, for liability for negligent acts, errors, or omissions, arising out of the performance of the Contractor's Work. The Retroactive date must be prior to start of the Work required under this Agreement. Coverage must be maintained for a minimum period of 3 years or until the applicable Statute of Repose, whichever is greater. The policy shall contain a blanket endorsement for contractual liability and afford coverage on a claim made basis:

$ 2,000,000 Each Occurrence Aggregate

6. Contractors Pollution Liability Insurance: Contractor shall purchase and maintain Pollution Liability Insurance as will protect the Owner and Contractor from claims of Bodily Injury, Property Damage and cleanup, which may arise out of or result from Contractor's operations under the Contract and for which the Contractor may be legally liable. Pollution liability coverage shall extent to microbial matter including mold, mold remediation and diminution in value. The insurance shall be maintained from inception of the Work through the earlier of Substantial Completion or Final Payment. This insurance shall include coverage and limits as follows.

$ 2,000,000 Each Occurrence/Aggregate

7. Unmanned Aerial Vehicle (UAV): If Contractor or any of its Subcontractors or agents will operate an Unmanned Aerial Vehicle ("UAV"), a policy of UAV insurance shall be provided on a standard form providing coverage for bodily injury (including death) and property damage on an "occurrence" basis with a combined single limit per occurrence of $2,000,000. This coverage may also be provided by endorsement to the Commercial General Liability policy.

Contractor is responsible to follow the Cornell University UAV Policy, located at:
https://www.risk.cornell.edu/events-and-staffing-main-page/use-of-drones/

PDF of Insurance requirements per the above Cornell University Policy:
https://bpb-us-e1.wpmucdn.com/blogs.cornell.edu/dist/8/4200/files/2016/09/UAV-Guidelines-28wl46t.pdf

8. Contractor's Equipment. Contractor shall purchase and maintain coverage for its property and equipment to be used in the prosecution of the Contract Work. Such coverage shall be on a Replacement Cost basis. A Waiver of Subrogation in favor of Owner for any loss to Contractor's tools, equipment, machinery, and appliances shall be provided prior to the commencement of the Contract Work.

B. In addition to maintaining all of the above insurances, the Contractor shall indemnify and hold harmless the Owner and its agents and employees from and against liability, including additional premium due because of the Contractor's failure to maintain coverage limits as required under this section.

C. Insurance similar to that required of the Contractor shall be provided by or on behalf of all subcontractors to cover their own operations performed under this Contract. The Contractor shall be held responsible for any modifications in these insurance requirements as they apply to subcontractors.

A. Subcontractors' Insurance: Before permitting any of its Subcontractors to perform any Work, Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that Owner is an additional insured on insurance required from subcontractors. Such Additional Insured endorsement shall be attached to the certificate of insurance in order to be valid and on a form at least as broad as ISO Additional Insured Endorsement CG2010 1093 with CG2037 1001 or an endorsement providing equivalent or broader coverage. The policy shall not contain any exclusions for New York Labor Law§§ 200, 240, 240(1), 241, 241(6) and any related sections, and their insurance certificate or accompanying letter from Authorized Representative must specifically state the same. If any sub contractor's coverage does not comply with the foregoing provisions, Contractor shall defend and indemnify the Owner from any damage, loss, cost, or expense, including attorneys' fees, incurred by Owner as a result of subcontractor's failure to maintain required coverage.

B. Subcontractor insurance shall be in such amounts and against such risks as is consistent with Contractor's customary practices for such types of subcontracts for projects of similar type and capacity to the Project, PROVIDED that such insurance shall at least be in such amounts and against such risks as is customarily carried by persons engaged in similar businesses in the same geographic area.

C. Applicable subcontractor minimum insurance limits shall be:

For Subcontracts 1,000,000 or less:

- Workman's compensation as per Section 10.06.A.1

- Comprehensive General Liability as per Section 10.06.A.2 with the following limits:

BODILY INJURY AND PROPERTY DAMAGE LIABILITY (BROAD FORM)	
$ 1,000,000	Each Occurrence
$ 2,000,000	Aggregate

- Automobile Liability Insurance as per Section 10.06.A3

- Professional Liability Insurance – if applicable to the Subcontractor's Scope of Work – as per Section 10.06.A.5 with the following limits:

  Minimum Limits Required: $2,000,000 per claim and $2,000,000 aggregate

- Umbrella/Excess Liability as per Section 10.06 A.4 with the following limits:

  Not less than $5,000,000 per occurrence

- Pollution Liability Insurance as per section 10.06.A.6 with the following limits:

  Not less than $2,000,000 aggregate

For Subcontracts $1,000,000 or more:

- Workman's compensation as per Section 10.06.A.1

- Comprehensive General Liability as per Section 10.06.A.2 with the following limits:

BODILY INJURY AND PROPERTY DAMAGE LIABILITY (BROAD FORM)	
$ 1,000,000	Each Occurrence
$ 2,000,000	Aggregate

- Automobile Liability Insurance as per Section 10.06.A3

- Professional Liability Insurance – if applicable to the Subcontractor's Scope of Work – as per Section 10.06.A.5 with the following limits:

  Minimum Limits Required: $2,000,000 per claim and $2,000,000 aggregate

- Umbrella/Excess Liability as per Section 10.06A.4 with the following limits:

  Not less than $5,000,000 per occurrence

- Pollution Liability Insurance as per section 10.06.A.6 with the following limits:

  Not less than $5,000,000 aggregate

D. Before commencing the performance of any work covered by the Contract, the Contractor shall furnish to the Owner a current certificate or certificates, in duplicate, of the insurance required under the foregoing provisions including copies of subcontractor's certificates. Such certificates shall be on a form prescribed by the Owner, shall list the various coverage's and shall contain, in addition to any provisions hereinbefore required, a provision that the policy shall not be changed or cancelled and that it will be automatically renewed upon expiration and continued in force until final acceptance by the Owner of all the work covered by the Contract, unless the Owner is given thirty (30) days written notice to the contrary. Upon renewal of each of the Contractor's insurance coverage's, the Owner shall be provided with a new certificate of insurance showing such renewal. Certificates and written notices shall be directed to the Office of Facilities Contracts. The Contractor shall furnish the Owner with a certified copy of each policy including any and all exclusions to such policy.

E. If at any time any of the above required insurance policies should be cancelled, terminated or modified so that insurance is not in effect as above required, then, if the Owner shall so direct, the Contractor shall suspend performance of the work covered in the Contract. If the said work is so suspended, no extension of time shall be due on account thereof. The Owner may, at its option, obtain insurance affording coverage equal to that above required, at the Contractor's expense.

Section 10.07 - Liability Insurance of the Owner

A. The Owner, at its own cost and expense, shall procure and maintain such liability insurance as will, in its opinion, protect the Owner from its contingent liability to others for damages because of bodily injury, including death, and property damage which may arise from operations under this Contract.

Section 10.08 - Owner's and Contractor's Responsibilities for Fire and Extended Coverage Insurance Hazards

A. The Contractor shall purchase and maintain in force a builders risk insurance policy on the entire work. Such insurance shall be written on a completed value form and in an amount equal to the initial contract sum and modified by any subsequent modifications to the contract sum. The insurance shall name Cornell University and the State of New York, all subcontractors and sub- subcontractors. The insurance policy shall contain a provision that the insurance will not be cancelled or allowed to expire until the Contractor has given at least thirty (30) days prior written notice to Cornell University. The insurance shall cover the entire work at the site, including reasonable compensation for Architect's services and expenses made necessary by an insured loss. Insured property shall include portions of the work located away from the site and in transit to the site. The policy shall cover the cost of removing debris and demolition as may be legally necessary. The policy shall cover any boiler or machinery loss which may be suffered during installation and until final acceptance. The insurance required shall be written to cover "all risk" of physical loss including a loss due to collapse. Any deductible shall be the responsibility of the Contractor but in no case shall the deductible be more than $10,000 unless Cornell University has agreed to a higher deductible. The Contractor shall provide to Cornell University a certificate of insurance and a summary of coverage's including all endorsements and exclusions prior to commencement of the work. Once the policy is received, the Contractor shall provide a copy of such policy to Cornell University. There shall be a mutual waiver of recovery between Cornell University, the Contractor and all other parties to the extent such losses are covered by the builders risk policy. If Cornell University wishes to occupy the building prior to final acceptance and if the policy contains a provision which limits coverage for such partial occupancy, the parties agree work together to obtain consent of the insurance company for such partial occupancy or use under mutually acceptable terms.

B. Losses, if any, under such insurance shall be payable to the Owner.

C. The Contractor shall be responsible for any and all loss of materials connected with the construction due to unexplainable disappearance, theft or misappropriation of any kind or nature.

D. The foregoing provisions shall not operate to relieve the Contractor and subcontractors of responsibility for any loss or damage to their own or rented property or property of their employees, of whatever kind or nature, or on account of labor performed under the Contract incidental to the repair, replacement, salvage, or restoration of such items, including but not limited to tools, equipment, forms, scaffolding, and temporary structures, including their contents, regardless of ownership of such contents, except for such contents as are to be included in and remain a part of the permanent construction. The Owner shall in no event be liable for any loss or damage to any of the aforementioned items, or any other property of the Contractor, subcontractors and the Architect, or employees, agents, or servants of same, which is not to be included in and remain a part of the permanent construction. The Contractor and subcontractors severally waive any rights of recovery they may have against the Owner and the Architect for damage or destruction of their own or rented property, or property of their employees of whatever kind or nature.

Section 10.09 - Effect of Procurement of Insurance

A. Neither the procurement nor the maintenance of any type of insurance by the Owner or the Contractor shall in any way be construed or be deemed to limit, discharge, waive or release the Contractor from any of the obligations and risks imposed upon the Contractor by the Contract or to be a limitation on the nature or extent of such obligations and risks.

Section 10.10 - No Third Party Rights

A. Nothing in the Contract shall create or give to third parties; any claim or right of action against the Contractor, the Architect, and the Owner beyond such as may legally exist irrespective of the Contract.

Section 10.11 – Assumption of Risk

Vendors/Consultants/Contractors/Subcontractors are required to bring to jobsite all tools, equipment, and applicable personal safety devices required or needed to perform and complete the relevant scope of Work. Use of Cornell equipment or tools, with or without permission, involves inherent risk of injury to User(s). Any use of Cornell equipment is conditioned upon the assumption of all risks attendant to the use of any tools or equipment – including personal injury, death or permanent disability – arising from the Use of Cornell equipment or tools. These risks also include but are not limited to: accidents, collisions, falling, as well as unforeseen risks resulting in injuries to User and/or bystanders. Participation in a walk-through or similar activity constitutes acceptance of risk assumption.

Section 10.12 - Health And Safety Plan Requisites for Construction Activity Applicable To High Impact Respiratory Pathogen Pandemics And Contagions

Contractor agrees it shall follow all applicable safety requirements to a prospective health and safety event, emergency, epidemic or pandemic. Contractor is required to protect the health and safety of employees as required by applicable law, rule, regulation, and/or protocols based upon then current information, requirements, recommendations, and guidelines from civil authorities including, but not limited to, federal or New York State Executive Orders, CDC, OSHA and New York State Department of Health surrounding health and safety measures designed to eliminate or reduce the transmission of the high impact respiratory pathogen pandemics (HIRPP), or other emergent public health and safety events, epidemics, pandemics and conditions.

ARTICLE 11 -- USE OR OCCUPANCY PRIOR TO ACCEPTANCE BY OWNER

Section 11.01 – Substantial Completion

A. The term "substantial completion" means the completion of the Work to the extent that Cornell University may have uninterrupted occupancy or use of the facility or specified portion thereof for the purpose for which intended. The Contractor shall obtain all certificates of occupancy required prior to occupancy, and any electrical, mechanical and plumbing certificates, or other certificates or required approvals and acceptances by City, County, and State governments or other authority having jurisdiction.

Section 11.02 - Occupancy Prior to Acceptance

A. If, before Final Acceptance, the Owner desires Beneficial Occupancy of the Work, or any part thereof, which is completed or partly completed, or to place or install therein equipment and furnishings, the Owner shall have the right to do so, and the Contractor shall in no way interfere with or object to said Beneficial Occupancy by the Owner.

B. Said Beneficial Occupancy (1) shall not constitute acceptance of space, systems, materials or elements of the Work, nor shall said Beneficial Occupancy affect the start of any guarantee period, and (2) shall not affect the obligations of the Contractor for Work which is not in accordance with the requirements of the Contract or other obligations of the Contractor under the Contract.

C. The Contractor shall continue the performance of the Work in a manner which shall not unreasonably interfere with said use, occupancy and operation by the Owner.

ARTICLE 12 -- PAYMENT

Section 12.01 - Provision for Payment

A. The Owner agrees to pay the Contract Price to the Contractor for the performance of this Contract and the fulfillment of all the Contractor's obligations. The Contract Price means all costs reimbursable under the Contract Documents.

B. The final certificate of the Architect shall certify that the Contract has been completed within the stipulated time, and shall not be issued until all drawings and specifications have been returned to the Owner. The issuance of said certificates, however, or any payments made thereon shall not lessen the total responsibility of the Contractor to complete the work to the satisfaction of the Owner in accordance with the Contract.

C. Payments on the Contract Price shall be made each month as the work progresses in accord with the following procedure:

1. The Contractor's schedule of values, including quantities, aggregating the total Contract Price, divided so as to facilitate payments to subcontractors as specified herein, shall be the basis for monthly progress payments. This schedule, as shown in the electronic project management system Schedule of Values Process, when approved by the Owner shall be used as a basis for progress payments. In applying for payments, the Contractor shall submit a statement based upon this approved schedule.

2. (a) On a date agreed upon by the Owner, Architect, and Contractor, a meeting shall be held by the Owner to review the work completed and materials on hand. This meeting shall review each item to be submitted by the Contractor in the requisition for payment.

(b) On the first day of each month, or as soon thereafter as practicable, the Contractor shall submit via the electronic project management system Payment Application Process, a statement and all applicable documentation setting forth in detail the cost of the work done and materials delivered to the job site up to and including the last day of the previous month and shall make application for payment of ninety percent (95%) of the amount of said statement, less the aggregate of all previous payments made by the Owner against the Contract Price.

(c) Each statement and application shall be accompanied by an affidavit, executed by the Contractor, certifying that the statement is true and correct, and that all bills for labor, and materials incorporated in or delivered to the job, due and payable at the time of the preceding progress payment, have been paid. The Contractor shall attach a single .pdf file of certified payrolls for all employees on the project as indicated in the electronic project management system Payment Application Process. Before final payment is made, the Contractor shall submit evidence that all payrolls, material bills and other indebtedness incurred in connection with the Contract have been paid, including final waivers of any liens.

3. Each such application for payment shall be subject to the review and approval of the Architect. If the Architect finds that the affidavit and application for payment are acceptable and that all the above requirements in connection therewith have been complied with, the Architect shall, within seven (7) calendar days after receiving such application for payment, certify to the Owner that the payment applied for is due and payable to the Contractor.

4. The issuance of a Certificate for Payment constitutes a representation by the Architect to the Owner, based on the date of the Application for Payment, that the work has progressed to the point indicated, that, to the best of their knowledge, information, and belief, the quality of the work is in accordance with the Contract Documents and that the Contractor is entitled to payment in the amount certified.

The Owner shall make payment in the manner provided in the Agreement within thirty (30) calendar days of receipt of the approved Certificate in the Electronic project management system.

Approval of the Payment Application by the Architect shall not be deemed to represent that the Architect has made exhaustive or continuous on-site inspections to check the quality or quantity of the work or that the Architect has reviewed the construction means, methods, techniques, sequences, or proceedings or that the Architect has made any examination to ascertain how or for what purpose the Contractor has used the monies previously paid on account of the Contract Sum.

Section 12.02 – Stored Materials & Equipment

A. The Contractor may submit, no more than thirty (30) calendar days after contract approval and prior to the first application for payment, a written request to Cornell University for permission to invoice for critical materials and equipment ready, but not yet incorporated into the work. For the purpose of this paragraph, "critical materials and equipment" eligible for payment are defined as those items affecting project schedule or budget as determined by Cornell University's evaluation of the project schedule. This includes finished goods normally shipped to the job site in a condition ready for incorporation into the work that require significant time for delivery. Raw materials or work-in-process at a manufacturer's plant location shall not be eligible for such consideration unless the Contractor can demonstrate that Cornell University can save money by purchasing material in bulk quantities at the beginning of the project.

B. Cornell University will be under no obligation to accept such requests.

C. Payment authorized by Cornell University for such "long-lead" critical materials and equipment not yet incorporated in the work will be made provided the Contractor submits Exhibit F and complies with the following:

1. Items shall be listed in the “Total Materials Presently Stored” column on the Application for Payment.

2. Transfer of Title shall be executed and included in the Application for Payment.

3. The method used to store off-site items shall be described in the Contractor's request to invoice for such materials and equipment. Cornell University shall give prior approval of the location of off-site storage. Items requiring special environmental conditions to protect their integrity (temperature, humidity, etc.) shall be continuously stored in such an environment.

4. Items in storage shall be identified as property of Cornell University, and a description of the identification method used shall be submitted in the Application for Payment. Contractor shall maintain all necessary insurance on items in storage.

5. A written and photographic inventory of items and method used to verify such inventory, including Contractor's certification that all quantities have been received in good condition at the job site or other location acceptable to Cornell University shall be submitted with the Application for Payment.

6. A copy of the vendor's invoice is included with the Contractor's invoice. Packing lists will not be accepted.

D. Cornell University retains the right to verify storage by physical inspection prior to payment approval and at any time thereafter. Such payment shall not relieve the Contractor of the responsibility for protecting, safeguarding, and properly installing the equipment or materials. The Warranty and Guarantee period shall not commence until installation and final acceptance of the completed work by Cornell University. The Contractor shall bear the cost of transporting materials stored off-site to the site

E. Each subsequent invoice will restate the prior months' materials and equipment not incorporated in the Work and current month additions and deletions for materials and equipment incorporated into the Work.

F. Upon the making of partial payment by Cornell University, all work, materials, and equipment covered thereby shall become the sole property of Cornell University. Partial payments, however, shall not constitute acceptance of the Contractor's work by Cornell University, nor be construed as a waiver of any right or claim by Cornell University.

Section 12.03 – Retention

A. Retention in the amount of five percent (5%) of the value of the Work done and materials furnished and installed under this Agreement shall be retained by the Owner as part security for the faithful performance of the Contractor's work within the time specified, and shall be paid as indicated in Section 12.06.

B. Cornell University in its sole discretion may, upon the Contractor's application thereof, release retention applicable to a subcontractor, provided that there are no outstanding claims associated with the subcontractor's work and the subcontractor and Contractor submit an acceptable partial or final release when submitting the payment application process. If the project is bonded, a Consent of Surety to the reduction must be attached as well.

Section 12.04 - Withholding Payments

A. The Owner may, on account of contemporaneous or subsequently discovered evidence, withhold or nullify the whole or a part of any Certificate to such extent as may be necessary to protect the Owner from loss on account of:

1. Defective work not remedied.

2. To assure payment of just claims of any persons supplying labor or materials for the work and to discharge any lien filed against the Owner's property.

3. A reasonable doubt that the Contract can be completed for the balance of the Contract Price then unpaid.

4. Damage to another Contractor.

5. Unsatisfactory prosecution of the work by the Contractor.

6. Failure to provide and maintain an acceptable Critical Path Method Network Schedule.

Section 12.05 – Documents and Conditions Precedent to Final Payment

A. As-Built Documentation

1. Prior to acceptance by the Owner of all work covered by the Contract, the Contractor shall furnish to the Owner through the Architect one (1) set of current reproducible full-size Contract Drawings on which the Contractor has recorded in a neat and workmanlike manner all instances where actual field construction differs from work as indicated on the Contract Drawings.

B. Final Documentation:

1. Prior to final payment, and before the issuance of a final certificate for payment in accordance with the provisions of these General Conditions, file the following documents with the Owner.

a. Warranties, Bonds, Service & Maintenance Contracts and any other extended guarantees stated in the technical sections of the Specifications.

b. Release or Waiver of Lien for the Contractor and Sub-Contractors in accordance with Exhibit B, attached hereto.

c. Project Record Documents as defined in General Requirements Section 01 78 39.

d. Notification that Final Punch List work has been completed.

e. Manufacturers Instruction and Maintenance Manuals as defined in General Requirements Section 01 78 23.

f. Fixed Equipment Inventory as defined in General Requirements Section 01 78 22.

2. The Contractor shall also provide a CD containing scanned .pdf format and/or Word Documents of all documentation.

Section 12.06 - Final Payment and Release

A. When the Contractor determines that the work or a designated portion thereof is substantially complete, the Contractor shall prepare for submission to the Owner a list of items to be completed or corrected. This list, prepared by the Contractor, shall constitute a complete detailed list of defects and deficiencies which, when remedied, will complete all Contract requirements. The submittal shall be accompanied by a statement to that effect.

B. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents. When the Architect, on the basis of an inspection, determines that the work is substantially complete, the Architect will then prepare a Certificate of Substantial Completion.

C. Upon receipt of written notice that the work is ready for final inspection and acceptance, the Architect will promptly make such inspection and, when the Architect finds the work acceptable under the provisions of the Contract Documents, and the Contract fully performed, and if bonds have been required, the written Consent of the Surety to the payment of the balance due, and a satisfactory Release of Lien, attached hereto as Exhibit "B" and made a part of the Contract Documents, has been submitted by the Contractor, each subcontractor and sub-subcontractor, the Contractor will promptly issue a final Certificate for Payment, stating that to the best of their knowledge, information, and belief, and on the basis of their observations and inspections the work has been completed in accordance with the terms and conditions of the Contract Documents, and that the entire balance is due and payable.

D. All prior certificates upon which progress payments may have been made, being estimates, shall be subject to correction to the final certificate.

E. The acceptance by the Contractor of the final payment aforesaid shall constitute a general release of the Owner and its agents or representatives from all claims and liability to the Contractor.

ARTICLE 13 -- TAX EXEMPTION

Section 13.01 - Tax Exemption

A. The Owner is exempt from payment of Federal, State and local taxes, including sales and compensating use taxes on all materials and supplies incorporated into the completed Work. These taxes are not to be included in bids. This exemption does not apply to tools, machinery, equipment or other property leased by or to the Contractor or a Subcontractor, or to supplies and materials which, even though they are consumed, are not incorporated into the completed Work, and the Contractor and Subcontractors shall be responsible for and pay any and all applicable taxes, including sales and compensating use taxes, on said leased tools, machinery, equipment or other property and upon all said unincorporated supplies and materials.

B. The Contractor and Subcontractor shall obtain any and all necessary certificates or other documentation from the appropriate governmental agency or agencies, and use said certificates or other documentation as required by law, rule or regulation.

ARTICLE 14 -- GUARANTEE

Section 14.01 - Guarantee

A. The Contractor, at the convenience of the Owner, shall remove, replace and/or repair at their own costs and expense any defects in workmanship, materials, ratings, capacities or characteristics occurring in or to the work covered by Contract for the period of one (1) year or within such longer period as may otherwise be provided in the Contract, the period of such guarantee to commence with the Owner's final acceptance of all work covered under the Contract, and the Contractor, upon demand, shall pay for all damage to all other work resulting from such defects and all expenses necessary to remove, replace and/or repair such work which may be damaged in removing, replacing or repairing the said defects. Acceptance means final acceptance of the entire work, early partial occupancy notwithstanding

B. In some instances the nature of the work may require the Owner to accept various components, equipment, spaces or phase of the project. In such cases the Contractor shall submit a separate guarantee for the Owner's acceptance on the form attached hereto as Exhibit "C". Upon completion of the project, the Contractor shall submit to the Owner a guarantee for the project on the form attached hereto as Exhibit "C".

ARTICLE 15 -- STANDARD PROVISIONS

Section 15.01 - Provisions Required by Law Deemed Inserted

Each and every provision of law or clause required by law to be inserted in the Contract and made a part hereof, shall be deemed to be inserted herein and, in the event any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall forthwith be physically amended to make such insertion or correction.

Section 15.02 - Laws Governing the Contract

The Contract shall be governed by the laws of the State of New York, without reference to conflict of law principles. Any and all proceedings relating to the subject matter hereof shall be maintained in New York State Supreme Court, Tompkins County or the federal district court for the Northern District of New York, which courts shall have exclusive jurisdiction for such purposes.

Section 15.03 - Assignments

The Contractor shall not assign the Contract in whole or in part without prior written consent of the Owner.

Section 15.04 - No Third Party Rights

Nothing in the Contract shall create or shall give to third parties any claim or right of action against the Owner, beyond such rights as may legally exist irrespective of the Contract.

Section 15.05 - Waiver of Rights of Owner

A. None of the provisions of the Contract will be considered waived by the Owner except when such waiver is given in writing.

Section 15.06 - Limitation on Actions

No action or proceeding shall be filed or shall be maintained by the Contractor against the Owner unless said action shall be commenced within six (6) months after receipt by the Owner of the Contractor's final requisition or, if the Contract is terminated by the Owner, unless said action is commenced within six (6) months after the date of said termination.

Section 15.07 - Owner's Representative

The Owner shall designate a representative authorized to act in its behalf with respect to the Project. The Owner or its representative shall examine documents and shall render approvals and decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of the Contractor's work. Only directives from Cornell University's designated representative (Jason Cragle) shall be recognized by the Contractor.

Section 15.08 - Cost Escalation / De-escalation

A. The Contract Pricing for all materials, supplies and services will remain firm for the duration of the Contract. Only properly documented and timely advanced notice requests for an actual cost increase in excess of 10% for the subject materials due to a tariff tax imposed that result in significant and actual cost impacts after the date of Bid Proposal will be entertained.

B. A proper request for a cost escalation will:

1. only be considered for advanced, timely noticed, and properly documented materials escalation due to tariffs or natural disasters through no fault of the Contractor; and

2. must be submitted within thirty (30) days of actual tariff related cost escalation exceeding a total cost increase of 10% or more of the commodity's documented bid pricing; and

3. must be approved by the Owner and allowed only on a shared impact at actual pass-through cost basis, absent any mark-ups.

C. Approval of a cost escalation request will be at the sole discretion of the Owner on a shared cost basis. Retroactive cost increase adjustments will not be considered, nor will increases unrelated to tariff taxes. Adjustments to pricing shall be the result of increases at the manufacturer's level pricing incurred after the Contract commencement date that:

1. will not yield a higher profit margin than that reflected in the costs awarded in the original proposal; and

2. clearly identifies the items impacted by the increase; and

3. is accompanied by sufficient documentation, acceptable to the Owner, and subject to audit requirements below.

D. Contractor will be required to provide sufficient documentation to justify the requested cost escalations(s), and Owner will determine the acceptability of documentation and sources. Documentation will include a cost proposal in sufficient detail for the Owner to perform a cost/price analysis upon which the original proposal was made. An evaluation and/or audit will be performed on the cost proposal, as well as other submitted documentation in order to determine if the requested cost increase is a fair and reasonable reflection of the actual material cost increase(s).

E. In addition to the General Conditions Article 17 surrounding Accounting, Inspection and Audit requirements, the Contractor agrees to maintain and retain books and records showing all relevant and original costs included in Contractor bids surrounding the materials and pricing in the asserted cost escalation, as well records satisfactorily demonstrating the actual cost(s) incurred for the subject materials that are asserted to be the result of tariff impacts. Each Sub-Contractor shall be similarly obligated to maintain, for inspection and audit by the Owner, books and records respecting the relevant materials and their original pricing, as well as the subsequent actual cost(s). If requested by the Owner, the Contractor shall furnish copies of any and all relevant documents, subcontracts, purchase orders and/or requisitions of any nature associated with the project and the impacts due to tariffs. The absence of sufficient documentation shall be grounds to deny any claimed escalation in pricing due to tariffs.

F. If the Owner does not find the documentation sufficient to support a cost escalation request on a pass-through basis the Owner reserves the option to counter-offer. When agreed upon by both Parties, the contract cost changes shall be binding on the Contractor. This escalation/de-escalation provision shall apply equally to cost decreases as well as increases. Cost decreases may be considered and implemented at any time during the term of the Contract.

G. All cost escalations/de-escalations shall be processed via a Change Order to the Contract.

ARTICLE 16 – MINORITY AND WOMEN BUSINESS ENTERPRISES

Section 16.01 – Definitions

The terms "Minority-owned business enterprise" ("MBE") or “Women-owned business enterprise” (“WBE”) or “minority group member” shall have the same meaning as under Section 310 of the New York State Executive Law, as the same may be from time to time amended.

Section 16.02 – Participation by Minority and Women Business Enterprises

A. The Contractor shall, in addition to any other nondiscrimination provision of the Contract and at no additional cost to Owner, fully comply and cooperate with the Owner in the implementation of MBE and WBE programs. These requirements include equal employment opportunities for minority group members and women (“EEO”) and contracting opportunities for certified minority and women-owned business enterprises (“MWBEs”). The Contractor’s demonstration of “good faith efforts” shall be a part of these requirements. These provisions shall be deemed supplementary to, and not in lieu of, the nondiscrimination provisions required by New York State or other applicable federal, state or local laws.

B. The Contractor shall include the provisions of this Article in each and every Agreement and/or Contract in such a manner that the provisions of this Article will be binding upon each subcontractor and supplier as to work in connection with and related to this Agreement.

C. For purposes of this procurement:

With respect to the procurement of goods and services and university contracting, Cornell University shall comply with all applicable state and federal laws, and refrain from discriminating against or considering the following in hiring or contracting: race, sex, sexual orientation, color, national origin, religion, or disability. Cornell's obligations surrounding state programs (MWBE utilization) and federal law regarding non-discrimination obligations continue to be the rule of law.

Section 16.03 – Reports and Records

A. The following forms, attached hereto as Exhibit "D" and made a part of the Contract Documents, are to be used in submitting MBE/WBE Utilization Reports when requested by the Owner.

1. MWBE Utilization Report
2. Workforce Report

B. The Contractor shall provide a single monthly report, or as requested by the Owner, inclusive of all subcontractor information for the project labor and such report must document the use of MWBE businesses in the Contract.

ARTICLE 17 -- ACCOUNTINGS, INSPECTION AND AUDIT

The Contractor agrees to keep books and records showing the actual costs incurred for the Work. Such books and records (including, without limitation, any electronic data processing files used by the Contractor in analyzing and recording the Work) shall be open for inspection and audit by the Owner and its authorized representatives at reasonable hours at the Contractor's local office or at the Owner's office, if necessary, and shall be retained by the Contractor for a period of seven years after the Work has been completed, except that if any litigation, claim or audit is started before the expiration date of the seven year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.. Each Sub-Contractor shall be similarly obligated to maintain, for inspection and audit by the Owner, books and records respecting the Work. If requested by the Owner, the Contractor shall furnish copies of any and all subcontracts, purchase orders and/or requisitions of any nature associated with the project.

ARTICLE 18 – CONTRACTOR PERFORMANCE EVALUATION

At project completion the Owner shall schedule a meeting to review with the Contractor their performance for the project unless performance warrants additional reviews. The Owner may schedule a meeting at fifty percent (50% completion) based on project complexity and/or duration. The Owner shall present its review based on the attached "Contractor Performance Evaluation", Exhibit G. The Contractor shall be given the opportunity to provide input as to the findings of the evaluation after completion by the Owner.

ARTICLE 19 -- ROYALTIES AND PATENTS

The Contractor shall pay all royalties and license fees and shall defend all suits or claims for infringement of any patents, and shall save Cornell University harmless from loss on account thereof; except that Cornell University shall be responsible for all such loss when a particular process or product is specified by Cornell University unless the Contractor shall have reason to believe that the particular process or product infringes a patent, in which event it shall be responsible for loss on account thereof unless it promptly provides such information to Cornell University.

ARTICLE 20 -- CONFIDENTIALITY AND USE OF OWNER'S NAME

Section 20.01 - Release of Information

The Contractor shall not divulge information concerning the Work (including news releases, social media, internal house organizations, applications for permits, etc.) to anyone without Cornell University's prior written approval, except to subcontractors and suppliers to the extent that they need such information to perform their work. The Contractor shall require a similar agreement from each such subcontractor and supplier, requiring their compliance with the foregoing. Cornell University reserves the right to release all information, as well as to time its release and specify its form and content. The Contractor may obtain Cornell University's approval to release information by submitting such request to the Cornell University Project Manager.

Section 20.02 - Confidential Information

The term "Confidential Information" means all unpublished information obtained or received from Cornell University during the term of this Contract which relates to Cornell University's research, development, manufacturing and business affairs. The Contractor shall not disclose confidential information to any person, except to its employees and subcontractors to the extent that they require it in the performance of their Work, during the term of this Contract and until authorized by Cornell University in writing. The Contractor and its subcontractors shall hold all confidential information in trust and confidence for Cornell University, and shall use confidential information only for the purpose of this Contract. The Contractor and its subcontractors shall require all of their employees to whom confidential information is revealed to comply with these provisions. The Contractor shall have an agreement with each subcontractor, requiring their compliance with the foregoing. If it becomes necessary for the Contractor to defend in case of litigation related to its services rendered, permission shall be sought from Cornell University, who shall not unreasonably withhold such permission, before any disclosures are made. This Section does not apply to information which (1) is or becomes known in public domain or (2) is learned by the Contractor from third parties.

Section 20.03 - Use of Owner's Name on Non-Work Related Content

The Contractor shall not use or permit on the job site, in its external, advertising, marketing program, social media, or other promotional efforts, any date, pictures, or other content unrelated to the Contracted Work, or any representation of the Owner except on the specific written authorization in advance of the Owner's Representative.

ARTICLE 21 -- CORNELL UNIVERSITY STANDARDS OF ETHICAL CONDUCT

Cornell University expects all executive officers, trustees, faculty, staff, student employees, and others, when acting on behalf of the university, to maintain the highest standard of ethical conduct as per Cornell University's Policy 4.6 - Standards of Ethical Conduct, a copy of which is available at https://policy.cornell.edu/policy-library/standards-ethical-conduct. This includes treating equally all persons and firms currently doing business with or seeking to do business with or for Cornell University, whether as contractors, subcontractors, or suppliers. Such persons and firms are respectfully reminded that Cornell University employees and their families may not personally benefit from Cornell University's business relationships by the acceptance of gifts or gratuities, defined as a gift in excess of $75.00 given to a Cornell employee for personal use. Items not considered gifts/gratuities include occasional business meals, items of an advertising nature, and items that are generally distributed to all potential customers. In addition, it is expected that the Contractor's officers and employees shall conduct all business related to this Contract within the highest ethical standards, observing applicable policies, practices, regulations, law, and professional standards. All parties are expected to report violations of this policy to appropriate university personnel. You may file a report to on the web https://secure.ethicspoint.com/domain/en/report_custom.asp?clientid=6357 or contact Cornell University through EthicsPoint by dialing toll-free 1-866-293-3077.

Section 21.01 Private Job Site

Cornell University, its campuses and construction job sites, are private property, owned and operated by a private university. Cornell requires its Contractors, their employees and subcontractors, to conduct job sites under their project control in a professional manner free of discrimination, harassment, and intimidation.

As a private university, Cornell University job sites are neither a public nor quasi-public forums. The Contractor, subcontractors, and their respective employees and visitors to the job sites have no expectation to rights of free expression while working on a Cornell job site, surrounding campus property, or its buildings and grounds. This practice is a content neutral, non-discriminatory, and represents time, place, and manner restrictions of a private employer. A Cornell construction job site is not an appropriate venue for the exercise of personal speech or expression, political or apolitical, offensive or inoffensive, or whether made on an individual's own time. Actions involving flags, posters, shirts, emblems, symbols, protests, messaging and the like are not permitted on the job site and the Contractor controlling the job site shall ensure its subcontractors, all workers, suppliers and visitors to the job site comply with the foregoing. Violations may result in removal from the job site for those responsible.

CORNELL UNIVERSITY

Construction Contract Change Order Forms
Instructions to Change Order Documentation

Cornell University has several standard forms related to Changes in the Work. These forms have been prepared to comply with contract requirements related to Changes in the Work. The standard Construction Contract Change Order Request and Change Order Summary Forms shall be used to facilitate preparation of change order requests in conformity with construction contract requirements.

These forms shall be used by the Contractor and by all Subcontractors in preparing their respective cost estimates for services associated with the Changed Work for the Owner's consideration and shall include all associated back-up documentation supporting the request.

Direct Cost of the Work:

1. Direct Labor – Include the "wages paid" hourly direct labor and/or foreman necessary to perform the required change. "Wages paid" is the burdened labor rate documented in accordance with Section 2.14 – Project Labor Rates of the General Conditions. "Assigned Personnel or Work Crews" should be stated by trade or type of work performed not by name of person or company title. For example carpenter, mason, backhoe operator, etc. Supervisory personnel in district or home office shall not be included. Supervisory personnel on the job-site, but with broad supervisory responsibility and paid as salaried personnel, shall not be included as Direct Labor

2. Direct Material – Include the acquisition cost of all materials directly required to perform the required change. Examples of "Unit of Measure" include square feet, cubic yards, linear feet, days, gallons, etc.

3. Equipment – Include the rental cost of equipment items necessary to perform the change. For company-owned equipment items, include documentation of internal rental rates. Charges for small tools, and craft specific tools are not allowed.

Bond Premiums

The Contractor's actual documented bond premium rate as entered into the electronic project management Bid Portal Response Form – Step 3 – Additional Required Information Custom Fields at time of bid shall be added to all direct and indirect costs of the proposed change.

Overhead & Profit

The Contractor's overhead & profit rate shall be added to all direct and indirect costs of the proposed change in accordance with the Contract.

EXHIBIT "A"

CONSTRUCTION CONTRACT CHANGE ORDER REQUEST

DATE: _____ COR # _____

PROJECT TITLE: CONTRACT NO. _____

❑ Name of Contractor/Subcontractor performing Work: _____

DESCRIPTION OF WORK: _____

_____

_____

A. DIRECT COST OF WORK:

1 LABOR (Attach Supporting Documentation) ASSIGNED PERSONNEL OR WORK CREW		HOURLY WAGE RATE PAID	HOURS WORKED	TOTAL COST
_____				$0
_____				$0
_____				$0
_____				$0
	LABOR TOTAL			$0

2 MATERIAL (Attach Supporting Documentation) MATERIAL REQUIRED FOR CHANGE		UNIT PRICE	UNIT OF MEASURE	REQUIRED UNITS	TOTAL COST
_____					$0
_____					$0
_____					$0
_____					$0
	MATERIAL TOTAL				$0

3 EQUIPMENT (Attach Supporting Documentation) EQUIPMENT REQUIRED FOR CHANGE		UNIT PRICE	UNIT OF MEASURE	REQUIRED UNITS	TOTAL COST
_____					$0
_____					$0
_____					$0
_____					$0
_____					$0
	EQUIPMENT TOTAL				$0

4	DIRECT COST (SUM 1, 2, 3)	$0
5	OH&P Rate _____	$0

6 SUBCONTRACTOR (Attach Supporting Documentation) SUB-SUBCONTRACTOR REQD FOR CHANGE		SUB-SUB COST OF WORK	SUB-SUB MARK UP %	TOTAL COST
_____				$0
_____				$0
_____				$0
	SUB-SUBCONTRACTOR TOTAL			$0

7 OVERHEAD AND PROFIT	OH&P Rate _____	$0
	TOTAL COST PLUS OH&P (SUM 4, 5, 6, 7)	$0
8 BOND PREMIUM (If applicable)	Bond Premium Rate _____	$0
	TOTAL COR COST	$0
	TOTAL CONTRACT DAYS ADDED/DELETED FROM PROJECT SCHEDULE	0

EXHIBIT "A"

CONSTRUCTION CONTRACT CHANGE ORDER SUMMARY

DATE: _____

PCO # _____

PROJECT TITLE: _____ **CONTRACT NO.** _____

CONTRACTOR: _____

DETAILED DESCRIPTION OF WORK: _____

1 **DIRECT COST OF WORK:**

NAME OF CONTRACTOR/SUBCONTRACTORS PERFORMING WORK	**TOTAL COST**

TOTAL COST OF PROPOSED CHANGE ORDER ITEM $0

TOTAL CONTRACT DAYS ADDED/DELETED FROM PROJECT SCHEDULE

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EXHIBIT "B"

FINAL RELEASE
FINAL WAIVER OF CLAIMS AND LIENS AND RELEASE OF RIGHTS

Date	_____	Contract Date	_____
Project	_____	Contract Price	_____
Address	_____	Net Extras and Deductions	_____
City	_____	Adjusted Contract Price	_____
County	_____	Amount Previously Paid	_____
State	_____	Balance Due - Final Payment	_____

The undersigned hereby acknowledges that the above Balance Due when paid represents payment in full for all labor, materials, etc., furnished by the below named Contractor or Supplier in connection with its work on the above Project in accordance with the Contract.

In consideration of the amounts and sums previously received, and the payment of $_____ being the full and Final Payment amount due, the below named Contractor or Supplier does hereby waive and release the Owner from any and all claims and liens and rights of liens upon the premises described above, and upon improvements now or hereafter thereon, and upon the monies or other considerations due or to become due from the Owner or from any other person, firm or corporation, said claims, liens and rights of liens being on account of labor, services, materials, fixtures or apparatus heretofore furnished by the below named Contractor or Supplier to the Project. The premises as to which said claims and liens are hereby released are identified as follows:_____ _____.

The undersigned further represents and warrants that he/she is duly authorized and empowered to sign and execute this waiver on his/her own behalf and on behalf of the company or business for which he/she is signing; that it has properly performed all work and furnished all materials of the specified quality per plans and specifications and in a good and workmanlike manner, fully and completely; that it has paid for all the labor, materials, equipment and services that it has used or supplied, that it has no other outstanding and unpaid applications, invoices, retentions, holdbacks, expenses employed in the prosecution of work, chargebacks or unbilled work or materials against the Owner as of the date of the aforementioned last and final payment application; and that any materials which have been supplied or incorporated into the above premises were either taken from its fully-paid or open stock or were fully paid for and supplied on the last and final payment application or invoice.

The undersigned further agrees to defend, indemnify and hold harmless the Owner for any losses or expenses (including without limitation reasonable attorneys' fees) should any such claim, lien or right of lien be asserted by the below named Contractor or Supplier or by any of its or their laborers, material persons or subcontractors.

In addition, for and in consideration of the amounts and sums received, the below named Contractor or Supplier hereby waives, releases and relinquishes any and all claims, rights or causes of action in equity or law whatsoever arising out of through or under the above mentioned Contract and the performance of work pursuant thereto.

The below named Contractor or Supplier further guarantees that all portions of the work furnished and installed are in accordance with the Contract and that the terms of the Contract with respect to this guarantee will remain in effect for the period specified in said Contract.

_____
Corporation or Business Name

Sworn to before me this

_____ Day of _____ 20__ By: _____

_____ Title: _____

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EXHIBIT "C"

GUARANTEE

Date: _____

In accordance with plans and specifications and the terms and conditions of our contract with Cornell University dated _____, we hereby guarantee the _____ as found in the specifications for _____, Ithaca, New York to be free
(Project Title)
from defects in materials and workmanship for the period of _____ year(s) from _____, the date of acceptance by the Owner.
(Date)

_____
(COMPANY)

By: _____

Title: _____

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MWBE Utilization Report

PART I – PROJECT INFORMATION

ePM Project No.	Project Name:	Contract Value:
Contractor Name and Address:	Primary Contact Name, Phone Number, Email:	Bid Date:
Contractor's MWBE Contact Name, Phone Number, Email:		

PART II – MWBE LIST (*Update as MWBE firms come under contract, sign and date, resubmit)*

Subcontractor Name, Address, Contact, Email, MBE or WBE *(List your firm if also MBE or WBE)*	Federal ID Number	Dollar Value of Contract or Purchase Order	Description of Work or Supplies	Subcontractor or Supplier Start and End Dates

(Update totals as MWBE firms are added/subtracted to above list)

Print Name of Principal or Officer:	Title:
Signature:	Date:

MWBE Utilization Report

PART III – Quarterly Utilization Report *(Subcontractors & Sub-subcontractors fill this out and submit to General Contractor to compile into a single form.)* Double click on table to edit.

Month/Year:

General Contractor, Subcontractor, Sub-Subcontractor, or Vendor	Trade	Dollar Value of SubContract or Purchase Order	MBE, WBE, or N/A	% of Total Contract
TOTALS		0		0

SUMMARY OF BID ACTIVITY WITH MBE AND WBE SUBCONTRACTORS AND VENDORS

Please print or type <u>all</u> information, except where a signature is required.

PROJECT: _____

Name of Prime Contract Bidder:

_____

Address (Street, City, State and Zip Code):

_____

Contact Person (Name, Title and Telephone Number):

_____

MBE and WBE Subcontractor/Vendor (Indicate which)	Item/ Trade	Bid Submitted: Date	Bid Submitted: Amount	Award Status Date	Award Status Amount	Date of Elimination

EXPLANATION OF ELIMINATION: Include meetings held for negotiation, etc.
(Use additional sheet if necessary)

OFFICER OF FIRM:

Name and Title: _____ Date: _____

Signature:

_____

EXHIBIT "D" - FORM III

CORNELL UNIVERSITY

Please print or type all information.

PROJECT

PRIME CONTRACTOR

WORKFORCE REPORT

For the period of _____ (Month/Year)

Prime Contractor, Subcontractor and Sub-Subcontractor's Name	Craft and/or Trade	Total of All Employee Hours By Trade	Non-Hispanic / Caucasian		Black		Hispanic		Asian / Pacific Islander		American Indian / Alaskan Native		Minority Employee Hours as a Percentage of Total Employee Hours	Total Number of Employees		Total Number of Minority Employees	
			Hours Male	Hours Female	Hours Male	Hours Female	Hours Male	Hours Female	Hours Male	Hours Female	Hours Male	Hours Female		Male	Female	Male	Female
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MONTHLY PROJECT TOTALS		0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0	0	0	0

NOTE: The Prime Contractor shall provide a single monthly report inclusive of all subcontractor information for the project.

EXHIBIT "E"

LABOR RATE BREAKDOWN

PROJECT TITLE: _____ **CONTRACT NO.** _____

CONTRACTOR: _____ **TRADE:** _____

EFFECTIVE DATE: _____
EXPIRATION DATE: _____

Base Hourly Rate: $ _____

Payroll Taxes and Insurance	**% per Hour**
F.I.C.A.	
Federal Unemployment *(Base on 1500 hours of work)*	
State Unemployment *(Base on 1500 hours of work)*	
* Worker's Compensation	
* Bodity Injury & Property Damage	
Disability	
TOTAL	%

Payroll Taxes and Insurance Rates: Base Rate (x) Total % = $ _____

* Rates are net Contractor cost after premium discounts and experience modifications have been applied against manual rate.

Supplemental Benefits	**$ per Hour**
Vacation	
Health & Welfare	
Pension	
Annuity	
Education / Training	
Industry	
_____	
_____	
_____	
_____	

Total Hourly Fringe Benefits $ _____

Hourly Labor Rate: Base Rate, Taxes/Insurance and Fringe Benefits $ _____

Adjustment for a composite rate which includes apprentices: $ _____

CONTRACTOR'S CERTIFICATION

I certify that the labor rates, insurance enumerations, labor fringe enumerations and expenses are correct and in accordance with actual and true cost incurred.

Signature of Authorized Representative:

_____

Print Name: _____

Print Title: _____

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STORED MATERIALS INVOICING DOCUMENTATION

PROJECT TITLE:

CONTRACT NO.

CONTRACTOR: **SUBCONTRACTOR:**

REASON FOR REQUEST:

APPLICATION FOR PAYMENT NO. _____ **DATE:**

1 **Material Identification**

Description:

Quantity:

Provide Specific Location of Materials Stored:

2 **Material Value**

☐ Attach an Invoice or Quantified Statement of Value. $

3 **Certificate of Insurance**

☐ Attach a Certificate of Insurance for the above specified materials. Certificate shall name "Cornell University" as a loss payee with respect to the specified materials.

4 **Transfer of Title**

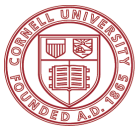
The Contractor hereby agrees to transfer complete ownership of all listed materials to Cornell University at the time payment is made to Contractor for the above referenced Application for Payment. The Contractor remains responsible for all contractual requirements for the above listed materials including complete installation and providing of all warranties.

Signed:

Date:

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EXHIBIT "G"



Cornell University

Contractor Performance Evaluation

Project Information

Project Name:_____ Date Of Evaluation_____

Project Number_____ Evaluators;

Project Team_____

Campus_____

Project Start Date_____ Substantial Completion_____

Contractor_____ Prequalification Status_____

Original Contract Amount_____ Total Change Order Amount_____

Contractor Project Manager_____ Initial Evaluation_____

Contractor Superintendent_____ Final Evaluation_____

Type Of Contract

Prime Contractor___ Subcontractor___ Construction Manager___

Project Comments/Description

Performance Evaluation

Please give one rating for each category. Add comments as required to justify your rating.

Fails to Achieve Expectation	Needs Improvement	Fully Achieve Expectation	Freq Exceeds Expectation	Cons Exceed Expectation
1	2	3	4	5

1 Quality of Workmanship

Rate this contractor's performance in regards to quality of work

- **a.** Compliance with project drawings and specifications
- **b.** Workmanship quality and accuracy
- **c.** Tools- quality and sufficient quantity
- **d.** Equipment - sufficient quantity and operating condition
- **e.** Quality of jobsite craft personnel

Comments:

2 Scheduling/Productivity

Rate this contractor's performance with regard to producing and meeting contract schedules and milestones

- **a.** Project schedule quality and completeness
- **b.** Controlling of project schedule
- **c.** Manpower allocation for maintaining schedule
- **d.** Material deliveries to support project schedule
- **e.** Ability to meet substantial completion date and project milestones
- **f.** Productivity of work force
- **g**. Ability to deal with added work and unforeseen issues.

Comments:

3 Subcontractor Management

Rate this contractor's ability, effort and success in managing and coordinating subcontractors ***(if no subcontractors rate overall management performance)***

Comments:

3A Major subcontractor performance(score not added in final Contractor Evaluation

For contractor information only

- **a.** Plumbing Contractor overall Performance
  Comments:
- **b.** HVAC Contractor overall Performance
  Comments:
- **c.** Electrical Contractor overall Performance

Comments:

Fails to Achieve Expectation	Needs Improvement	Fully Achieve Expectation	Freq Exceeds Expectation	Cons Exceed Expectation
1	2	3	4	5

4 MBE/WBE Participation

Rate this contractor's MBE/WBE solicitation effort and participation for this project for, Project Team, Subcontractors, Material Vendors

Comments:

5 Safety

Rate this contractor's performance in regards to project safety

- **a.** Timely submission of site specific safety program
- **b.** Knowledge of OSHA standards
- **c.** Implementation of safety rules and regulations
- **d.** Promotion and creation of safety awareness
- **e.** Daily overall housekeeping
- **f.** Safety record
- **g.** Response to safety concerns
- **h.** Awareness of public safety

Comments:

6 Contract Administration

Rate this contractor's performance in regards to contract administration as per criteria below

- **a.** Timely submission of complet and correct documentation required for insurance and bond
- **b.** Change order processing
- **c.** Timely submission of RFI's, Shop Drawings, and change orders
- **d.** Subcontractor payments made promptly
- **e.** Timely submission of complete and correct payment applications
- **f.** Quality of paperwork

Comments:

7 Working Relationships

Rate this contractor's working relationships with other parties (Cornell, Design Team, subcontractors,ect.)

Comments:

Fails to Achieve Expectation	Needs Improvement	Fully Achieve Expectation	Freq Exceeds Expectation	Cons Exceed Expectation
1	2	3	4	5

8 **Supervisory Personnel Rating**

Rate the overall performance of this contractor's on site supervisory personnel and project management staff

Comments:

9 **Contract Close-Out**

Rate this contractor's overall ability to efficiently close out the project

a. Timely completion of all punchlist items
b. Timely resolution of all outstanding change orders
c. Timely submission of all close out documents(O&M's, As-Builts, warranties, final releases and consent of surety)
d. Quality of close out documentation and timely completion of any outstanding audit questions

Comments:

Summary Sheet

Project:_____
Contractor:_____

	Performance Categories	Rating Per Category	Weight %	Scoring
1	Quality of Workmanship	0	15.00%	0
2	Scheduling	0	10.00%	0
3	Subcontractor Management	0	10.00%	0
4	MBE/WBE Participation	0	10.00%	0
5	Safety	0	10.00%	0
6	Contract Administration	0	10.00%	0
7	Working Relationships	0	10.00%	0
8	On Site Supervisory Personnel Rating	0	18.00%	0
9	Contract Close Out	0	7.00%	0

Over All Rating 0

Rating Reference	
Fails to achieve expectation	**1**
Needs improvement	**2**
Fully achieves expectation	**3**
Frequently exceeds expectation	**4**
Consistently exceeds expectatio	**5**

OWNER COMMENTS:

OWNER COMMENTS on 3A Ratings:

CONTRACTOR COMMENTS:
(To be completed by Contractor prior to Owner/Contractor discussion meeting)

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GENERAL REQUIREMENTS

FOR

ROCKEFELLER HALL FLOOD REMEDIATION RECONSTRUCTION

CORNELL UNIVERSITY
ITHACA, NEW YORK

NOVEMBER 2, 2026

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SECTION 01 11 00 SUMMARY OF WORK

1.0 GENERAL

1.1 DESCRIPTION

A. Work to be Done

Provide renovations to the interior of Rockefeller Hall due to flood damage. Work includes, but is not limited to, the following:

1. Provide new floor, wall, and ceiling finishes.

2. Provide new partition walls, windowsills and trim, doors, and fixed seating.

3. Provide new lighting, power receptacles, data jacks, fire alarm devices, HVAC finned tube heating, ceiling fans, plumbing vent piping, and fire protection modifications.

B. The Scope of the Work

1. The scope of the Work in all SECTIONS of this Specification shall consist of the furnishing of all labor, materials, equipment and appliances and the performance of the Work required by the Contract Documents and/or by the conditions at the site, joining all parts of this Work with itself and the Work of others to form a complete, functioning entity.

2. Items not specifically mentioned in the Specifications or shown on the drawings, but which are inherently necessary to make a complete working installation, shall be included.

3. It is the intent and purpose of the Contract Documents to cover and include under each item all materials, machinery, apparatus, and labor necessary to properly install materials and equipment, adjust and put into perfect operation the respective portions of the installation specified and to so interconnect the various items or sections of the Work as to form a complete and operating whole. Any equipment, apparatus, machinery, material and small items not mentioned in detail, and labor not hereinafter specifically mentioned, which may be found necessary to complete or perfect any portion of the installation in a substantial manner, and in compliance with the requirements stated, implied, or intended in the Contract Documents, shall be furnished without extra cost to the Owner. The Contractor shall provide the greatest quantity, highest quality, highest degree of safety, and most stringent material, equipment or work. Should the Drawings or the Specifications disagree in themselves or with each other, the Contractor shall provide the better quality or greater quantity of work and/or materials unless otherwise directed by written addendum to the Contract.

1.3 WORK UNDER OTHER CONTRACTS

A. The Contractor shall cooperate with other contracts performing related work, including providing labor, materials and other costs necessary to satisfactorily coordinate the Contract Work with work performed under others contracts.

1.4 SCHEDULE OF OWNER FURNISHED ITEMS

A. The Owner will provide the acoustical ceiling panels as noted on the architectural drawings for Contactor installation.

B. The Contractor shall receive, unload, store and install as shown on the plans and called for in the Specifications.

C. Storage

1. Upon written acknowledgment by Contractor of receipt in proper condition, the Contractor shall maintain responsibility for proper storage and protection. Provide insurance for the Owner-furnished products up to the time of Final Acceptance by the Owner.

D. Receiving and Unloading

1. The Contractor shall be responsible for logging in, checking and verifying receipt of items and shall be responsible for confirming that the quantities and condition of the materials are appropriate for installation and the completion of the Work of the project.

2. The Contractor shall note any damage and/or short count for the Owner Furnished items.

3. Unload Owner Furnished Equipment at the job site using necessary care and equipment as required to handle the equipment in a safe manner.

4. Use adequate numbers of skilled workers necessary to handle, receive and install Owner Furnished Equipment.

5. Install Owner Furnished Equipment as called for in the Drawings or in these Specifications.

E. Installation

1. Install products in conformance with manufacturer's installation instructions.

2. Provide interconnecting structures, equipment, piping, electrical and instrumentation work, finish painting, and appurtenances to achieve a complete and functional system.

F. Use of Materials

1. The Contractor shall be responsible for the use of Owner provide materials in an efficient manner in accordance with industry standards and best practices to reduce waste materials.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

END OF SECTION 01 11 00

SECTION 01 14 00 WORK RESTRICTIONS

1.0 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 CONTRACTOR USE OF PREMISES

A. All traffic and pedestrian control measures shall be compliant with the **National Manual on Uniform Traffic Control Devices for Streets and Highways** (MUTCD) and **17 NYCRR Chapter V** (New York Supplement), (https://www.dot.ny.gov/mutcd) and all other local laws and regulations.

B. The Contractor shall carry on the Work in the manner which will cause the least interruption to pedestrian and vehicular traffic and permit access of emergency vehicles at all times.

C. The Work shall be scheduled and performed in such a manner that at least one lane of traffic will be maintained on all public streets. Two flag persons, equipped with adequate means of communication, must be provided for any activity blocking a traffic lane. One lane of traffic must be maintained at all times. Where traffic must cross open trenches, the Contractor shall provide suitable bridges and railings; including pedestrian bridges.

D. The Contractor shall maintain 20' minimum fire lane access to all facilities in the area, unless pre-approved by the University Fire Marshall office and local fire official.

E. The Contractor shall post and maintain flag persons and suitable signs indicating that construction operations are under way and other warning signs as may be required.

F. The Contractor shall safeguard the use by the public and Owner of all adjacent highways, roadways and footpaths, outside the Contract Limit Lines (work area), and shall conform to all laws and regulations concerning the use thereof, especially limitations on traffic and the movement of heavy equipment. Access to the site for delivery of construction materials and/or equipment shall be made only at the locations shown in the Contract Documents or approved by the Owner's Representative.

G. The Contractor shall make every effort to keep dirt and debris from making its way to roadways. The Contractor shall immediately remove dirt and debris which may collect on permanent roadways due to the Work.

H. The Contractor shall limit the extent of its activities to that area of the site defined on the Contract Drawings as being within the Contract Limit Lines.

I. For that portion of the Work required under this Contract which must be performed in other than the defined areas both on-site and off, including operations involving delivery and removal of materials, the Contractor shall schedule and coordinate its activities through the Owner's Representative, to meet the approval of the Owner and minimize disruption of the normal scheduled activities of the occupants of adjacent spaces.

J. It is the Owner's expectation that the Contractor will take protective measures to minimize damage caused by construction activities including, but not limited to, the use of personnel lifts, material handling equipment, on-site material storage, etc. All portions of the site, including the staging area and those areas affected by the Work, shall be returned to their original condition after completion of Work. Such repair work shall include lawn restoration and reseeding, if required, and shall be included in the Contractor's Guarantee of Work.

K. Routes to and from the location of the Work shall be as indicated in the Contract or as directed by the Owner's Representative. Temporary roadways shall be closed only with prior approval of the Owner's Representative.

L. Parking may be made available for staging at Bookbank Drive or other pre-determined area for the duration of the project. The Contractor will be responsible for fencing, securing and maintaining the designated area. All vehicles at Bookbank Drive, or other predetermined areas, must be registered with Transportation Services.

1.3 UNIVERSITY CLOSURES

A. In the event of University closure, the Contractor should use their judgement, follow their internal guidance on continuity of operations, and the direction of law enforcement, as to whether or not they will maintain operations on construction sites on campus. They should make this decision with the awareness that Cornell response to any project needs (shutdowns, emergencies) will not possible and the maintenance of roads and walks will not be to normal operating standards.

B. With your safety as a top priority, the Cornell University Police allows you the ability to take advantage of our Emergency Mass Notification System that enables your cellphone to become a personal safety device for you. Contractor's wishing to participate may text the following: CornellAlert to **67283** and you will be set up to receive alert messages. Be advised that you may stop receiving messages at any time by sending "stop" to CornellAlert. There will also be a system generated "stop" every year on August 1st at which point you will need to send the text CornellAlert to re-enlist.

1.4 WATER USE RESTRICTION

A. The Contractor shall adhere to any University issued Water Use Restrictions in place at the time of construction.

1.5 PARKING

A. The Contractor shall make all arrangements, and bear the cost, for transportation of all trade persons from the designated parking area to the construction site as necessary.

B. It should be noted that there is a fee for all parking on the Cornell University campus. The Contractor is responsible for the payment for all parking costs imposed by the Owner. The Contractor should contact the Project Manager (Jason Cragle) for additional information. The Contractor will be required to complete a "New Construction Employee Form" for each permit requested. This form may be found at https://fcs.cornell.edu/forms-templates.

C. Contractor shall cooperate with Transportation Services and/or other authorities having jurisdiction, as follows:

1. Ensure parking by all employees of the Contractor, Subcontractors, material suppliers, and others connected with this project only within construction fence or the designated parking area.

2. Prohibit employees from parking in any other areas, roads, streets, grounds, etc.

3. Discharge any employee refusing to comply with these requirements.

4. Ensure proper transportation of personnel between the designated parking area and the construction site.

D. The Contractor shall remove from the parking area and staging area all temporary trailers, rubbish, unused materials, and other materials belonging to the Contractor or used under the Contractor's direction during construction or impairing the use or appearance of the property and shall restore such areas affected by the Work to their original condition, and, in the event of its failure to do so, the same shall be removed by the Owner at the expense of the Contractor, and the Contractor shall be liable therefore.

1.6 CHANGEOVERS AND CONTINUITY OF SERVICES

A. Make all changeovers, tie-ins and removals, etc., of any part of the Work that would affect the continuity of operation of the adjacent services at approved times that will not interfere with the Owner's operations. Secure approval of Owner before proceeding.

B. Make all necessary temporary connections required to permit operation of the building services and/or equipment. Remove the connections after need has ceased.

C. The Contractor may be permitted to make changeovers during normal working hours at the Owner's discretion. Should the Contractor perform this Work outside of normal working hours, no extra payment will be made for resulting overtime expenses.

D. When connecting new facilities do not shut off any existing Mechanical/Electrical facilities or services without prior written approval of Owner's Representative.

E. The Contractor shall not, except in an emergency condition, shutdown any utility without the express permission of the Owner's Representative. Major shutdowns of utilities, affecting life safety or outside contract limit lines, will be performed by Cornell University to enable Contractor to perform required Work. Major shutdowns shall be defined as those affecting life safety or which are outside the project site limits.

F. Maintain domestic water and firewater in service at all times. No service may be out for more than twenty-four (24) hours. Maintain firewater flow capability (hose, if necessary) to all buildings and coordinate with Cornell Utilities, Cornell Environment, Health and Safety (EHS), and Authority Having Jurisdiction (AHJ).

G. All shutdowns to be scheduled a minimum of seven (7) calendar days in advance and requests shall be submitted via ePM system to the Owner's Representative.

H. IN THE EVENT OF AN EMERGENCY WHERE THE OWNER'S REPRESENTATIVE IS NOT AVAILABLE, THE CONTRACTOR SHALL DIAL 911 IMMEDIATELY.

1.7 OBSTACLES, INTERFERENCE AND COORDINATION

A. General

1. Plans show general design arrangement. Install Work substantially as indicated and verify exact location and elevations; DO NOT SCALE PLANS.

2. Due to small scale of Drawings, it is not possible to indicate all offsets, fittings, changes in elevations, interferences, etc. Make necessary changes in the Work, equipment locations, etc., after notification to the Owner's Representative and Architect. Obtain approval from same, as part of Contract, to accommodate work to obstacles and interferences encountered.

3. Obtain written approval for all major changes before installing. If requested, submit drawings, detailing all such deviations or changes.

4. Exposed to view mechanical units, ductwork, conduit, pipes or other building equipment are essential parts of the artistic effect of the building design and shall be installed in locations as shown on the drawings. Conformance to given dimensions and alignments with the structural system, walls, openings, indicated centerlines are a requirement of the Contract and the Contractor shall familiarize himself with the critical nature of proper placement of these items. The Contractor shall notify the Architect of conflicts which would cause such equipment to be installed in locations other than as indicated on the Drawings. The Contractor shall not proceed with the installation of exposed to view mechanical units, ductwork, conduit, pipes, etc. until all conflicts have been identified by the Contractor and resolutions to conflicts approved by the Architect.

B. Interference

1. Install Work so that all items are operable and serviceable and avoid interfering with removal of rails, filters, belt guards and/or operation of doors, etc. Provide easy and safe access to valves, controllers, motor starters and other equipment requiring frequent attention.

1.8 EQUIPMENT ARRANGEMENTS

A. Since all equipment of equal capacity is not necessarily of same arrangement, size of construction, these Plans are prepared on basis of one manufacturer as "basis-of-design equipment", even though other manufacturers' names are mentioned.

B. If Contractor elects to use specified equipment other than "design equipment" which differs in arrangement, size, etc., the Contractor does so subject to following conditions:

1. Submit detailed drawings indicating proposed installations of equipment and showing maintenance and service space required.

2. If revised arrangement meets approval, make all required changes in the work of all trades, including but not limited to louvers, panels, structural supports, pads, etc. at no increase in Contract. Provide larger motors and any additional control devices, valves, fittings and other miscellaneous equipment required for proper operation of revised layout, and assumes responsibility for proper location of roughing in and connections by other trades.

3. If revised arrangement does not meet approval because of increase in pressure loss, possibility of increase in noise, lack of space or headroom, insufficient clearance for removal of parts, or for any other reason, provide equipment which conforms to Contract Drawings and Specifications.

1.9 EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC.

A. Where existing equipment, piping, fittings, etc. are to be removed, Contractor shall submit complete list to Owner. All items that Owner wishes to retain shall be carefully removed and salvaged and delivered to building storage where directed by Owner. Items that Owner does not wish to retain shall be removed from the site and legally disposed.

1.10 EXAMINATION OF PREMISES, DRAWINGS, ETC.

A. Before Submitting Proposal

1. Examine all Drawings and Specifications relating to work of all trades to determine scope and relation to other work.

2. Examine all existing conditions affecting compliance with Plans and Specifications, by visiting site and/or building.

3. Ascertain access to site, available storage and delivery facilities.

B. Before Commencing Work on Any Phase or in any Area

1. Verify all governing dimensions at site and/or building.

2. Inspect all adjacent work.

C. Tender of Proposal Confirms Agreement

1. All items and conditions referred to herein and/or indicated on accompanying Drawings.

2. No consideration, additional monies or time extensions will be granted for alleged misunderstanding.

D. Existing or Archived Drawings

1. Existing or Archived drawings of impacted buildings are appended in electronic format only for reference and informational purposes. These historic drawings are not to be considered contract drawings and are provided "FOR INFORMATION ONLY". The Owner makes no representation as to the accuracy of the drawings as representing current conditions.

1.11 STAND DOWN DATES

A. Strict and effective enforcement by Contractor's management and supervision of the following dates and hours is required.

1. **Stand-Down Dates** (No construction work and no deliveries on site):

a. Commencement Weekend
- Friday, May 28, 2027
- Saturday, May 29, 2027
- Sunday, May 30, 2027

b. Reunion Weekend
- Thursday, June 10, 2027
- Friday, June 11, 2027
- Saturday, June 12, 2027
- Sunday, June 13, 2027

1.12 WORKING HOURS

A. Normal work hours are 7AM-3:30PM Monday-Friday except during above noted restrictions. This means that Contractor shall not permit any noise generating activities that could disturb campus occupants or residents to take place outside of these hours. Should any conditions necessitate work to extend beyond these hours – Contractor may submit a detailed request with reasonable advance notice to Cornell. Cornell (at its sole discretion) may issue a written relaxation of the above but Contractor is advised never to assume that it will be granted.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 14 00*****

SECTION 01 23 00 ALTERNATES

1.0 GENERAL

1.1 RELATED DOCUMENTS

A. This Section describes the changes to be made under each Alternative.

B. The Specification Section containing the pertinent requirements of materials and methods to achieve the Work described herein.

1.2 DESCRIPTION OF REQUIREMENTS

A. Definition: An alternate is an amount proposed by Bidders and stated on the Bid Proposal Submission Form and in the electronic Bid Module for certain items that may be added to or deducted from the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the product, materials, equipment, systems or installation methods described in the Contract Documents. Alternates shall include all overhead, profit and other expenses, including bond costs, in connection therewith.

B. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted alternate is complete and fully integrated into the Project.

C. Notification: Immediately following Contract award, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates.

D. Schedule: A "Schedule of Alternates" is included at the end of this Section. Include as part of each alternate, miscellaneous devices, accessory objects or similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. ALTERNATE NO. 1

Provide an amount to furnish and install motorized window shades in rooms 128 and 132 in lieu of manual window shades, as noted on Drawings A-101, A-110, and E-102.

B. ALTERNATE NO. 2

Provide an amount to furnish and install card access door hardware on doors 128, 132.1, 132.2, and 250, as noted on Drawings A-001, A-101, and A-102.

C. ALTENATE NO. 3

Provide an amount to furnish and install solid surface window sills in rooms 128, 132, 250, 350, and 350A in lieu of wood window sills, as noted on Drawings A-101, A-102, and A-103.

*****END OF SECTION 01 23 00*****

SECTION 01 25 00 SUBSTITUTIONS AND PRODUCT OPTIONS

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall furnish and install the products specified, under the options and conditions for substitutions stated in this Section.

1.2 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions that are beyond the Contractor's control, such as unavailability of product, or regulatory changes.

a. Products that are not available from Contractor's preferred suppliers does not constitute unavailability of product.

2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

B. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.

1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.

2. New Products: Items that have not previously been incorporated into another project or facility. Items salvaged from other projects are not considered new products. Items that are manufactured or fabricated to include recycled content materials are considered new products, unless indicated otherwise.

3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

C. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. In addition to submission of Substitution Request Form, substitutions shall be listed on the Bid Proposal Submission Form with description, specification references, and corresponding change in base bid

1.4 PRODUCTS LIST

A. Within thirty (30) days after the award of Contract, submit to the Architect a complete list of products which are proposed for installation.

B. Tabulate the products by listing under each specification section title and number.

C. For products specified only by reference standards, list for each such product:

1. Name and address of the manufacturer.

2. Trade name.

3. Model or catalog designation.

4. Manufacturer's data:

a. Reference standards.

b. Performance test data.

1.5 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

B. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.

1. Contractor is responsible for providing products and construction methods compatible with other products and construction methods.

2. If a dispute or compatibility issue arises over concurrently selectable but incompatible products, Architect will determine which products shall be used.

1.6 PROCEDURES

A. Coordination: Modify or adjust affected Work as necessary to integrate Work of accepted substitutions and approved comparable products.

1.7 EQUIVALENTS – APPROVED EQUAL

A. Equivalents or Approvals - General

1. The words “similar and equal to”, or “or equal”, “equivalent” and such other words of similar content and meaning shall for the purposes of this Contract be deemed to mean similar or equivalent to one of the named products. For the purposes of Paragraph A and B of this Section 1.4 and for the purposes of Bidding Documents, the word “products” shall be deemed to include the words “articles”, “materials”, “items”, “equipment” and “methods”. Whenever in the Contract documents one or more products are specified, the words “similar and equal to” shall be deemed inserted.

2. Whenever any product is specified in the Contract documents by a reference to the name, trade name, make or catalog number of any manufacturer or supplier, the intent is not to limit competition, but to establish a standard of quality which the Architect has determined is necessary for the Project. The Contractor may at its option use any product other than that specified in the Contract Documents provided the same is approved by the Architect in accordance with the procedures set forth in Paragraph B of this Section 1.4. In all cases the Architect shall be the sole judge as to whether a proposed product is to be approved and the Contractor shall have the burden of proving, at its own cost and expense, to the satisfaction of the Architect, that the proposed product is similar and equal to the named product. In making such determination the Architect may establish such objective and appearance criteria as it may deem proper that the proposed product must meet in order for it to be approved.

3. Nothing in the Contract Documents shall be construed as representing, expressly or implied, that the named product is available or that there is or there is not a product similar and equal to any of the named products and the Contractor shall have and make no claim by reason of the availability or lack of availability of the named product or of a product similar and equal to any named product.

4. The Contractor shall have and make no claim for an extension of time or for damages by reason of the time taken by the Architect or by reason of the failure of the Architect to approve a product proposed by the Contractor.

5. Request for approval of proposed equivalents will be received by the Architect only from the Contractor.

B. Equivalents or Approvals After Bidding

1. Request for approval of proposed equivalents will be considered by the Architect after bidding only in the following cases: (a) the named product cannot be obtained by the Contractor because of strikes, lockouts, bankruptcies or discontinuance of manufacturer and the Contractor makes a written request to the Architect for consideration of the proposed equivalent within ten (10) calendar days of the date it ascertains it cannot obtain the named product; or (b) the proposed equivalent is superior, in the opinion of the Architect, to the named product; or (c) the proposed equivalent, in the opinion of the Architect, is equal to the named product and its use is to the advantage of the Owner, e.g., the Owner receives an equitable credit, acceptable to it, as a result of the estimated cost savings to the Contractor from the use of the proposed equivalent or the Owner determines that the Contractor has not failed to act diligently in placing the necessary purchase orders and a savings in the time required for the completion of the construction of the Project should result from the use of the proposed equivalent; or (d) the proposed equivalent, in the opinion of the Architect, is equal to the named product and less than ninety (90) calendar days have elapsed since the Notice of Award of the Contract.

2. Where the Architect pursuant to the provisions of this Section 1.4 approves a product proposed by the Contractor and such proposed product requires a revision or redesign of any part of the Work covered by this Contract, all such revision and redesign and all new Drawings and details required therefore shall be subject to approval of the Architect and shall be provided by the Contractor at its own cost and expense.

3. Where the Architect pursuant to the provisions of this Section approves a product proposed by the Contractor and such proposed product requires a different quantity and/or arrangement of ductwork, piping, wiring, conduit or any other part of the Work from that specified, detailed or indicated in the Contract Documents, the contractor shall provide the same at its own cost and expense.

1.8 CONTRACTOR'S OPTIONS

A. For products specified only by reference standard, select any product meeting that standard, by any manufacturer.

B. For products specified by naming several products or manufacturers, select any one of products and manufacturers named.

1. Products:

a. Restricted List (Products): Where Specifications include paragraphs or subparagraphs titled “Products” or that include the phrase “provide one of the following” and include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products for Contractor's convenience will not be considered.

- Substitutions may be considered, unless otherwise indicated.

b. Non-restricted List (Available Products): Where Specifications include paragraphs or subparagraphs titled "Available Products" or that include the phrase "include, but are not limited to, the following", and include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.

2. Manufacturers:

a. Restricted List (Manufacturers): Where Specifications include paragraphs or subparagraphs titled "Manufacturers" or that include the phrase "provide products by one of the following", and include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products for Contractor's convenience will not be considered.

- Substitutions may be considered, unless otherwise indicated.

b. Non-restricted List (Available Manufacturers): Where Specifications include paragraphs or subparagraphs titled "Available Manufacturers" or that include the phrase "include, but are not limited to, the following", and include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.

3. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Contractors shall be responsible for accommodating differences in dimensions, connection locations, and other information in order to effect a complete functioning system should a component other than basis of design be submitted.

a. Restricted List (List of Manufacturers): Where Specifications include paragraphs or subparagraphs titled "Basis-of-Design Product", and include a list of other manufacturers' names, provide the specified or indicated product or a comparable product by one of the other named manufacturers that complies with requirements.

- Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

- Substitutions may be considered, unless otherwise indicated.

b. Non-restricted List (No List of Manufacturers): Where Specifications include paragraphs or subparagraphs titled "Basis-of-Design Product", and do not include a list of other manufacturers' names, provide the specified or indicated product or a comparable product by another manufacturer that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.

C. For products specified by naming one or more products or manufacturers and stating "or equal", the Contractor shall submit a request as for substitutions, for any product or manufacturer not specifically named. Such substitution shall have been listed on Bid Proposal Submission Form as required in Instructions to Bidders. If not so listed, no substitution will be allowed.

D. For products specified by naming only one product and manufacturer, no option and no substitution will be considered unless listed on the Bid Proposal Submission Form as provided in the Instructions to Bidders. Base Bid must include the specified product or manufacturer. Substitutions will be at the sole discretion of the Owner.

1.9 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 21 days prior to time required for preparation and review of related submittals.

B. Substitutions for Convenience: Submit requests for substitution within thirty (30) days of contract award.

C. Submit a separate request for each substitution. Support each request with:

1. Completed "Request for Substitution" form in the ePM system. A request for substitution of a product, material, or process for that specified in the Contract Documents must be formally submitted as such accompanied by evidence that the proposed substitution ~~(~~1~~)~~ is equal in quality and serviceability to the specified item; ~~(~~2~~)~~ will not entail changes in detail and construction of other work; ~~(~~3~~)~~ will be acceptable to the Architect and Owner's Design Consultant's in achieving design and artistic intent; and ~~(~~4~~)~~ will not result in a cost and/or schedule disadvantage.

2. Complete data substantiating compliance of the proposed substitution with requirements stated in Contract Documents:

a. Product identification, including manufacturer's name and address.

b. Manufacturer's literature; identify:

- Product description.

- Reference standards.

- Performance and test data.

c. Samples, as applicable.

d. Name and address of similar projects on which product has been used, and the date of each installation.

3. An itemized comparison of the proposed substitution with the product specified listing any variations.

4. Data relating to any changes in the construction schedule.

5. The effect of the substitution on each separate contract of the Project.

6. List any changes required in other work or projects.

7. Designate any required license fees or royalties.

8. Designate availability of maintenance services and source of replacement materials.

D. Substitutions shall not result in additions to the Contract Sum.

E. Substitutions will not be considered as having been accepted when:

1. They are indicated or implied on shop drawings or product data submittals without a formal request from the Contractor.

2. They are requested by a Subcontractor or supplier.

3. The acceptance will require substantial revision of Contract Documents.

F. Substitute products shall not be ordered or installed without written acceptance of the Owner.

G. The Owner and the Architect shall be the sole judges of the acceptability of a proposed substitution.

1.10 COMPARABLE PRODUCTS

A. Conditions for Consideration: Contractor's request for approval of comparable product will be considered when the following conditions are satisfied. If the following conditions are not satisfied, Architect may reject or return requests without action, except to record noncompliance with these requirements. Where products or manufacturers are specified by name, submit the following, in addition to other required submittals, to obtain approval of an unnamed product or manufacturer:

1. Evidence that the proposed product does not require revisions to the Contract Documents that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.

2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the product specified.

3. Evidence that proposed product provides specified warranty.

4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.

5. Samples, if requested.

1.11 CONTRACTOR'S REPRESENTATION

A. In making a formal request for a substitution the Contractor represents that:

1. By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor thereby represents that he has determined and verified all dimensions, quantities, field dimensions, relations to existing work, coordination with work to be installed later, coordination with information on previous Shop Drawings, Product Data, or Samples and compliance with all the requirements of the Contract Documents. The accuracy of all such information is the responsibility of the Contractor.

2. The Contractor has personally investigated the proposed product and has determined that it is equal to or superior in all respects to that specified.

3. The Contractor will provide the same warranties or bonds for the substitution as for the product specified.

4. The Contractor will coordinate the installation of an accepted substitution into the Work, and will make such changes as may be required for the Work to be complete in all respects.

5. The Contractor waives all claims for additional costs related to the substitution which may subsequently become apparent.

1.12 ARCHITECT'S DUTIES

A. Review Contractor's requests for substitutions with reasonable promptness.

B. Transmit evaluations and recommendations to the Owner, so that the Owner can notify the Contractor of the decision for acceptance or rejection of the request for substitution.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 25 00*****

SECTION 01 31 19 PROJECT MEETINGS

1.0 GENERAL

1.1 DESCRIPTION

A. The Owner will schedule and administer pre-construction meeting, periodic progress meetings, and specially called meetings throughout the progress of the Work.

1. Prepare agenda for meetings.
2. Distribute notice of each meeting no less than four calendar days in advance
3. Make physical arrangements for meetings.
4. Preside at meetings.
5. Record the minutes; include all significant proceedings and decisions.
6. Upload copies of minutes after each meeting to all participants in the meeting.

B. Representatives of Contractor, Subcontractors and suppliers attending the meetings shall be qualified and authorized to act on behalf of the entity each represents.

1.2 PRE-CONSTRUCTION MEETING

A. Schedule at least fifteen (15) days after date of Notice to Proceed.

B. Location: A central site, convenient for all parties.

C. Attendance:

1. Owner's Representative(s)
2. Contractor(s)
3. Architect and its professional consultants
4. Major Subcontractors
5. Major suppliers
6. Safety Representatives for the Owner and Contractor

D. Minimum Agenda:

1. Distribution and discussion of:

a. List of major Subcontractors and suppliers

b. Projected Construction Schedules

2. Critical work sequencing

   a. Identification of major shutdowns and approximate schedule

3. Major equipment deliveries and priorities

4. Project Coordination

   a. Designation of responsible personnel

5. Procedures and processing of:

   a. Field decisions

   b. Proposal requests

   c. Submittals

   d. Change Orders

   e. Applications for Payment

   f. Requests for Information

   g. Daily Reports

6. Adequacy of distribution of Contract Documents

7. Procedures for maintaining Record Documents

8. Use of premises:

   a. Office, work and storage areas

   b. Owner's requirements

   c. Job site personnel conduct

   d. Building access and security

9. Temporary facilities, controls and construction aids

10. Temporary utilities

11. Safety and first-aid procedures

    a. Contractor’s Project Site Specific Plan

    b. Plan as applicable to high impact respiratory pathogen pandemics and contagions (HIRPP)

12. Security procedures

13. Housekeeping procedures

1.3 PROGRESS MEETINGS

A. Schedule regular periodic meetings on the site, not less than once every two weeks throughout the Construction period.

B. Attendance:

1. Architect

2. Architect's professional consultants when, in the opinion of the Owner, needed

3. General Contractor, including Site Superintendent

4. Owner's Representatives

5. Subcontractors as appropriate to the agenda

6. Suppliers as appropriate to the agenda

7. Safety Representative

C. Minimum Agenda:

1. Review, approval of minutes of previous meeting

2. Review percentage of work to be in place by next meeting by individual trades

3. Review of work progress since previous meeting

4. Field observations, problems, and conflicts

5. Problems which impede Construction Schedule

6. Review of off-site fabrication, delivery schedules

7. Corrective measures and procedures to regain projected schedule

8. Revisions to Construction Schedule

9. Planned progress and schedule, during succeeding work period

10. Coordination of schedules

11. Review submittal schedules; expedite as required

12. Maintenance of quality standards

13. Review status of all issued proposal requests and change orders

14. Review proposed changes for:

    a. Effect on Construction Schedule and on completion date

    b. Effect on other contracts of the Project

15. Other business

D. All decisions, instructions, and interpretations given by the Architect/Engineer or its representative at these meetings shall be binding and conclusive on the Contractor.

1.4 PRE-INSTALLATION MEETING(S)

A. The Contractor to hold pre-installation meetings where required by individual specification sections or others at the discretion of the Owner. Minimum attendees would be Architect and/or their specific sub-consultant, Owner, Contractor, Subcontractor, key Suppliers, testing & inspection firm, Facilities Engineering subject matter expert, etc. Minimum agenda would include review of key submittals, RFI's, safety, logistics, material procurement, quality control, etc. Contractor to assemble and distribute the Agenda minimum 48 hours prior to meeting as well as distribute meeting minutes a minimum of seven (7) calendar days after the meeting.

B. Submit a list of pre-installation meetings with preliminary dates within fifteen (15) days of issuance of the Notice to Proceed.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

******END OF SECTION 01 31 19******

SECTION 01 31 50 ELECTRONIC PROJECT MANAGEMENT

1.0 GENERAL

1.1 SUMMARY

A. Owner Provided System: The Contractor will utilize the Owner's electronic Project Management (ePM) system on this project.

1. The Owner shall manage the day to day use of the Owner provided ePM system and organize the training, support and maintenance of the ePM Website System for the entire project team for the period of its use on the Project.

B. There are no fees to utilize this system.

1.2 RELATED SECTIONS

A. General Conditions Article 9 – Coordination and Cooperation.

B. Section 01 33 00 – Submittal Procedures

1.3 DEFINITIONS

A. ePM: defined as an internet-based information and project communication system that allows the entire project team to collaborate in a centralized and secured repository. All project-specific correspondence, workflow processes, and documentation will be stored and routed within the ePM system.

1.4 PROCEDURES

A. Users will be provided a username and password. The Contractor shall log into the ePM system to enter the Project Documentation listed in section 2.0. All correspondence should be communicated through the e-PM system.

B. Training

1. The Owner will hold training sessions to familiarize team members with the system, and all Contractor staff are expected to attend one of these sessions or otherwise receive proper training on the system's use. All cost for personnel time and travel to attend the training as needed shall be included in the Contractor's proposal.

C. The Contractor shall provide on-site personnel with personal computer(s) and personal computer equipment that will allow the Contractor's personnel to access and use the ePM Website System in a timely and efficient manner. At a minimum the Contractor is to provide the following equipment and software:

1. Web Browser: with high-speed connection, up/downloading capability

2. Device that is able to scan documents and take photographs

3. Portable Document Format (PDF) Reader/writer software

D. Contractor shall log on to the ePM Website System on a daily basis, and as necessary to be kept fully appraised of the project developments, correspondence, assigned tasks and other matters that occur on the site. These may include but are not limited to RFI's, action items, meeting minutes, discussion threads, schedule updates, submittals, submittal log, punch list items, daily reports, site photos and/or videos and pre-construction surveys.

1.5 PROCESS OVERVIEW

A. The Contractor is required to timely and accurately post, review, respond, and collaborate with other team members using the following features and/or workflow processes within the ePM system.

B. Project Team Directory – Contractor shall provide an updated directory of contact information for all companies, Subcontractors and project team members who are engaged on this project.

C. Request for Information (RFI): All project RFI's will be submitted using the ePM Website System. The submission of a Request for Information (RFI) is the Contractor's exclusive means of requesting information from the Owner and/or Architect. Attachments to RFI's (which may include sketches, photographs, documentation, and the like, will be uploaded to the ePM Website System and attached to the RFI electronically.

D. Meeting Minutes: Contractor and/or Owner shall enter meeting agendas, records and minutes in the ePM system for all applicable meetings as designated by the Owner.

E. General Communications, memorandums and Letters (Project Correspondence): Shall be created in or posted to the ePM Website System in PDF format electronically linked to action items. These action items shall include names of party (ies) required to respond, time frame within which action is to be taken and any solutions the Contractor recommends.

F. Drawings and Specifications: The Contract Documents will be posted to the ePM Website System as directed by the Owner. The Owner shall retain the right to assign download rights to active CAD or model files. CAD or model files, in any format, posted to the ePM Website System are for viewing and printing only and cannot be edited.

G. Submittals: All submittals shall be fully electronic. Reference Section 01 33 00.

H. Submittal Schedule and Log: Contractor shall post and/or update on a daily basis.

I. Field Reporting: The Contractor shall post and/or update on a daily basis all reports required by other specification sections. These reports include, but are not limited to, daily construction reports, material location reports, unusual event reports, safety and accident reports.

J. Project Photographs: Contractor shall upload project photographs to the ePM system, field by date and type including but not limited to:

1. General Progress Photographs

2. RFI Issues

3. Non-Conforming Work

4. Special Events

5. As required by individual Specification Sections

K. Project Schedule: The contractor shall post, distribute, review, and/or respond to the project schedule, monthly updates, and any other schedule submittals onto the ePM in both native and PDF formats.

L. Permits & Approvals: Contractor shall upload and maintain current copies of all permits and agency approvals that relate to the project.

M. Issue Tracking: Contractor to log and respond to issues that are related and affect other stakeholders within the project team.

N. Quality Assurance: The Owner and/or Architect will issue reports on conforming items in the ePM system. The Contractor is required to review and respond with corrective actions in the system.

O. Change Management – Cost Events and Change Orders will be managed by the e-PM system and the Contractor shall be responsible for reporting potential changes and logging Requests for Change Orders in the system. The Contractor shall also upload and manage all documentation supporting Requested Change Orders.

P. Pay Applications Requests (Invoices) – The Contractor shall create and submit invoices for review by the Owner. Once the invoices are agreed to by the Owner then the invoices should be submitted electronically per the instructions for the ePM system.

Q. Budget and Cost Management – Contractor to provide estimates and Work Breakdown Structure (WBS) to provide Owner with accurate budget/cost analysis.

1.6 ADDITIONAL INFORMATION

A. The Owner may change the standards for distribution and process prescribed above as required to suit the project.

B. The Owner shall retain ownership of all data entered into either system and shall administrate and distribute all information contained therein.

C. The Contractor shall make certain that all Subcontractors performing significant Work on the Project shall actively participate in the ePM system. Requirements for participation in the ePM system shall be made part of each bid document and final contract.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

******END OF SECTION 01 31 50*****

SECTION 01 32 16 CONSTRUCTION SCHEDULE

1.0 GENERAL

1.1 SUMMARY

A. The Contractor shall, within fourteen (14) calendar days of Notice to Proceed, prepare and submit to the Owner estimated construction progress schedules for the entire Work, with sub-schedules of related activities which are essential to the progress of the Work.

B. Meetings will be held with the Architect, Owner and Contractor at the start of the project to agree mutually on a progress schedule which must be diligently followed.

C. Submit revised progress schedules periodically and when requested to do so by Owner.

D. Submit to Owner and Architect a cash flow projection in accordance with Schedule of Values.

E. Submit electronic versions of all schedules, including updates, as well as all back-up to the submitted schedules.

1.2 FORM OF SCHEDULES

A. Prepare Network Analysis system, or prepare schedules in the form of a horizontal bar chart.

1. Provide separate horizontal bar for each trade or operation.

2. Horizontal time scale: Identify the first day of work of each week.

3. Scale and spacing: To allow space for notations and future revisions.

B. Format of listings: The chronological order of the start of each item of work.

C. Identification of listings: By specification section numbers.

1.3 CONTENT OF SCHEDULES

A. Construction Progress Schedule:

1. Show the complete sequence of construction by activity.

2. Show the dates for the beginning, and completion of, each major element of construction. Specifically list:

a. Site clearing

b. Site utilities

c. Foundation work

d. Structural framing

e. Subcontractor work

f. Equipment installations

g. Finishes

h. Pre-Installation meetings

3. Show projected percentages of completion for each item, as of the first day of each month.

4. Show estimated dates for the beginning and completion of work which must be completed by or coordinated with the Owner such as hazardous materials abatement, moving, training and other such items as they are identified.

B. Submittals Schedule for Shop Drawings, Product Data and Samples: Confer with the Architect and agree on all elements of the Submittals Schedule. The schedule will be based on the understanding that minimum turn-around time in the Architect's office is ten (10) working days. Some submittals or groups of submittals may take longer to review. Submittals which do not conform to the agreed schedule may be subject to delays in processing. Show:

1. The dates for Contractor's submittals.

2. The dates reviewed submittals will be required from the Architect.

3. Confirmed lead time for manufacturing, production, fabrication and shipment to the project site of all materials which have an impact on the critical path of the Project's construction schedule.

1.4 PROGRESS REVISIONS

A. Indicate progress of each activity to date of submission.

B. Show changes occurring since previous submission of schedule:

1. Major changes in scope

2. Activities modified since previous submission

3. Revised projections of progress and completion

4. Other identifiable changes

C. Provide a narrative report as needed to define:

1. Problem areas, anticipated delays, and the impact on the schedule.

2. Corrective action recommended, and its effect.

3. The effect of changes on schedules of other prime contractors.

1.5 SUBMISSIONS

A. Submit initial Construction Progress Schedules within fourteen (14) calendar days after award of Contract.

1. Owner will review schedules and return review copy within ten (10) calendar days after receipt.

2. If required, resubmit within seven (7) calendar days after return of review copy.

B. Submit progress revision schedules to accompany each application for payment.

C. Submit Submittals Schedule within thirty (30) calendar days after date of commencement of work.

2.0 PRODUCTS - NOT USED

3.0 EXECUTION

3.1 DISTRIBUTION

A. Upload copies of the reviewed schedules to the ePM system and distribute to other applicable project participants.

B. Instruct recipients to report to the Contractor, in writing, any problems anticipated by the projections of the schedule.

*****END OF SECTION 01 32 16*****

SECTION 01 32 33 PHOTOGRAPHIC DOCUMENTATION

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall provide existing condition photographs taken before commencement of Work, progress photographs taken periodically during progress of the Work, and final photographs upon completion and full occupancy of the building.

1.2 SUBMITTALS

A. Progress Submittals

1. Key Plan: Submit key plan of Project area and building with notation of vantage points marked for location and direction of each photograph.

2. Upload digital photograph electronic files, organizationally filed by week, to the ePM system within five (5) days of taking photographs.

3. Each photograph shall be identified with project title, date, and a description of the view.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION

3.1 EXISTING CONDITION PHOTOGRAPHS

A. Before commencement of selective demolition, take photographs of Project area and surrounding areas, including existing items to remain during construction.

3.2 PROGRESS PHOTOGRAPHS

A. Photographs shall be taken weekly in a manner which completely documents the Work.

B. The photographs shall be submitted to the Owner at the end of the first week for review.

C. Provide photographs of any wall, ceiling or floor assembly containing MEP, A/V or any infrastructure that will thereafter become concealed-prior to closure. Note location on Key Plan.

3.3 FINAL COMPLETION PHOTOGRAPHS

A. Photographs shall be taken in a manner which completely documents the completed Work, for submission as project record documents.

*****END OF SECTION 01 32 33*****

SECTION 01 33 00 SUBMITTAL PROCEDURES

1.0 GENERAL

1.1 DESCRIPTION

A. Section includes administrative and procedural requirements for submittals, including the following:

1. Shop Drawings
2. Product Data
3. Samples and Mock-ups
4. Quality Assurance and Quality Control Submittals
5. Coordination Drawings
6. Certification of Asbestos free products
7. Post-Construction or Post-Renovation Asbestos survey, reference Section 01 35 29.

B. Designate in the construction schedule, and/or in a separate Submittals Schedule, the dates for submission and the dates reviewed Shop Drawings, Product Data and Samples will be needed.

C. With the exception of physical samples and color charts, or as otherwise approved by the Owner, all submittals shall be electronic images in PDF format created electronically (saved with commenting allowed) which shall be submitted for review and approval via the ePM web site. PDFs shall be created directly from the native file format electronically. Scanning of paper to PDF shall be used minimally. Any non-electronic submittals shall be approved on a case by case basis and logged into the electronic management system as directed by a Cornell representative.

1.2 SUBMITTAL REGISTRY AND SCHEDULE

A. The Architect shall provide a draft submittal registry in the template needed to import into the ePM system. It will be part of the contract documents and turned over to the Contractor in native format for their use. The Contractor shall be responsible for review and completion of the registry including addition of dates identified below and other information as deemed necessary by the Owner.

B. The submittal registry and schedule shall list all submittals required by the specifications, listed in order by the specification section in which they are required. Coordinate the Submittal Schedule with the Contractor's Critical Path Method Construction Schedule and other related documents.

C. The Submittal Registry shall include the following information:

1. Title (*by Architect for Contractor review*)

2. Related specification section and paragraph numbers (*by Architect for Contractor review*)

3. Subsection (*by Architect for Contractor review*)

4. Category of Submittal (Certification, Mock-Up, Operations/Maintenance Manual, Product Data, Sample, Shop Drawing, Test Report, As Built, etc.) (*by Architect for Contractor review*)

5. Submittal Description including description of the part of the Work covered by the submittal (*by Architect for Contractor review*)

6. Name of Subcontractor, if applicable (*Contractor provided, optional*)

7. Date due from Subcontractor (*Contractor provided, optional*)

8. Date due to be submitted for review (*Contractor provided, **required***)

9. Date due for submittal review to be completed (*Contractor provided, **required***)

10. Date for transmittal to Subcontractor (*Contractor provided, optional*)

11. Date for material or product delivery to project (*Contractor provided, **required***)

12. Priority. Low, normal or high (*Contractor provided, **required***)

D. Schedule a resubmittal for each major submittal. Except where specified otherwise in the contract documents, provide review times for submittals in accordance with Submittal Procedures and Architect's Duties below.

E. Distribution: Initially submit the Submittal Schedule to the Owner for review via the ePM system. A submittal schedule compliant with the requirements of this section showing all submittals for the preliminary schedule submission duration shall be submitted with the Contractor's preliminary schedule submittal described in Section 01 32 16. The schedule shall also enumerate all submittals to be processed after the initial preliminary schedule submission duration period, although the date for these submittals does not have to be indicated. A final baseline submittal schedule showing all submittals for the entire project shall be included in the baseline schedule submittal described in section 01 32 16.

F. Updating: The Submittal Schedule shall be kept up-to-date by the Contractor until all submittals are approved. Failure to provide the requested information, or delay in submitting required submittals may result in the payment request being returned to the Contractor until the required schedule or submittals are received.

1.3 SHOP DRAWINGS

A. Drawings shall be newly prepared information drawn accurately to scale by skilled draftsperson and presented in a clear and thorough manner.

1. Highlight, encircle, or otherwise indicate deviations from Contract Documents.

2. Do not reproduce Contract Documents or copy standard information as basis of Shop Drawings.

3. Standard information prepared without specific reference to Project is not Shop Drawing.

B. Shop Drawings include fabrication and installation Drawings, setting diagrams, schedules, patterns, templates and similar Drawings. Include the following information:

1. Dimensions.

2. Identification of products and materials included by sheet and detail number.

3. Compliance with specified standards.

4. Notation of coordination requirements.

5. Notation of dimensions established by field measurements.

6. Submittal:

a. For electronic transmittal, submittals shall be distributed electronically via the ePM system and will be reviewed and returned electronically marked with action taken.

b. Maintain returned document as a “Record Document”.

1.4 PRODUCT DATA

A. Product Data includes brochures, diagrams, standard schedules, performance charts, and instructions that illustrate physical size, appearance and other characteristics of materials and equipment. All submittals shall identify all products as asbestos free, see Section 01 35 29.

B. Collect Product Data into a single submittal for each element of construction or system.

1. Clearly mark each copy to show applicable choices and options. Failure to do so will result in rejection of the submission.

2. Show performance characteristics and capacities.

3. Show dimensions and clearances required.

4. Show wiring or piping diagrams and controls.

5. Where Product Data includes information on products that are not required, eliminate or mark through information that does not apply.

6. Supplement standard information to provide information specifically applicable to the Work.

7. Preliminary Submittal: Submit single copy of Product Data where selection of options by Architect is required.

8. Submittals:

   a. For electronic transmittal, submittals shall be distributed electronically via the ePM system and will be reviewed and returned electronically marked with action taken.

1.5 SAMPLES AND MOCK-UPS

A. Samples include partial sections of manufactured or fabricated components, cuts or containers of materials, color range sets, and swatches showing color, texture, and pattern.

B. Office samples shall be of sufficient size and quantity to clearly illustrate:

   1. Functional characteristics of the product, with integrally related parts and attachment devices.

   2. Full range of color, texture and pattern.

C. Field samples and mock-ups:

   1. Contractor shall erect, at the Project site, at a location acceptable to the Architect.

   2. Size or area: that specified in the respective specification section.

   3. Fabricate each sample and mock-up complete and finished.

   4. Remove mock-ups and turn over to the Owner when directed by the Architect/Owner.

   5. Perform necessary work to bring any area disturbed by mock-ups to the areas original condition.

D. Submit fully fabricated Samples cured and finished as specified and physically identical with material or product proposed.

   1. Mount or display Samples in manner to facilitate review of qualities indicated.

   2. Identify Samples with generic description, product name, and name of manufacturer.

   3. Submit Samples for review and verification of size, kind, color, pattern, and texture.

   4. Where variation in color, pattern, texture, or similar characteristics is inherent in material or product represented, submit at least three (3) multiple units that show approximate limits of variations.

5. Preliminary Submittals: Submit one (1) full set of choices where Samples are submitted for Architect's selection of color, pattern, texture, or similar characteristics from a range of standard choices.

6. Submittals:

   a. Submit electronic transmittal, photograph sample and its label and attached to the submittal item electronically via the ePM system. For physical samples, submit four (4) sets for Architect's review. Architect will return at least one (1) set marked with action taken. Maintain sets of Samples, as returned, at Project Site, for quality comparisons throughout course of construction.

1.6 QUALITY ASSURANCE AND QUALITY CONTROL SUBMITTALS

A. Quality assurance and quality control submittals include design data, test reports, certifications, manufacturer's instructions, and manufacturer's field reports.

B. Professional design services or certifications: Where Contract Documents require professional design services or certifications by a design professional, Contractor shall cause such services or certifications to be provided by a qualified design professional, whose registration seal shall appear on drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Architect shall be entitled to rely upon adequacy, accuracy, and completeness of services, certifications, or approvals performed by such design professionals.

C. Inspection and Test Reports: Requirements for submittal of inspection and test reports from independent testing agencies as specified in the Contract Documents.

D. Manufacturer's instruction: Preprinted instructions concerning proper application or installation of system or product.

E. Manufacturer's field reports: Reports documenting testing and verification by manufacturer's field representative to verify compliance with manufacturer's standards or instructions.

F. Submittals:

1. For electronic transmittal, submittals shall be distributed electronically via the ePM system and will be reviewed and returned electronically marked with action taken.

1.7 COORDINATION DRAWINGS

A. The Contractor shall coordinate and manage the preparation and submittal of coordinated layouts of the mechanical, electrical and fire protection systems and equipment for all areas; drawn at a scale not less than 1/4" per foot showing on both plan and elevation including but not limited to all equipment, ducts, pipe sleeves, piping including plumbing and, sprinkler system, lighting, special supports and other items contained within the space. Show mechanical and electrical services as well as architectural and structural features drawn to scale. Provide electronic record of each coordination drawing submitted in TIFF and PDF formats to the Owner. Provide coordination drawings for all corridors, laboratories, offices, mechanical rooms, boiler room, shafts, tunnels, and all congested areas. Copies of coordination drawings shall be distributed to all trades to assure a complete, coordinated installation of work within the space available.

B. Submittal and review of coordination drawings will be required thirty (30) days prior to commencement of fabrication and/or installation of any work item.

C. Prepare and submit coordinated layouts of the mechanical and electrical systems and equipment for all areas; drawn at a scale not less than 3/8 inch =1 foot (1:32) showing on both plan and elevation including but not limited to all equipment, ducts, pipe sleeves, piping including plumbing and, sprinkler system, lighting, special supports and other items contained within the space. Show mechanical and electrical services as well as architectural and structural features drawn to scale. Provide copies of each coordination drawing submitted. Provide coordination drawings for all spaces, including but not limited to, corridors, laboratories, offices, mechanical rooms, boiler room, shafts, tunnels, and other areas. Copies of coordination drawings shall be distributed to all trades to assure a complete, coordinated installation of work within the space available.

1. Show architectural, structural and other adjacent work requiring coordination with services. Show items, including but not limited to, access doors, ceiling grids, ceiling construction, structural decks and framing, fixtures, devices, and other adjacent work coordinated with services and architectural layouts shown on Drawings.

2. Prepare plans, sections, elevations, and details as needed to describe relationship of various systems and components. Supplement plan drawings with section drawings where required to adequately represent the Work.

3. Include room names and numbers of each space.

4. Coordinate the addition of trade-specific information to the coordination drawings by multiple entities in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.

5. Contract drawings are diagrammatic. Exact location of receptacles, light fixtures, exit signs, fire alarm devices, and other devices shall be coordinated with the Architectural Drawings and shall not be scaled from locations indicated on the Mechanical and Electrical Drawings. Coordinate modifications in layout as necessary to complete the Work in accordance with the design intent.

6. Coordinate modifications in layout and components necessary to ensure maintenance accessibility and prevent conflict between each portion of the Work.

7. Maintain maximum headroom at all locations. Unless indicated otherwise, all mechanical and electrical systems and associated components are to be installed as tight to underside of structure as possible.

8. Indicate functional and spatial relationships of components of architectural, structural, mechanical, plumbing, fire protection, electrical systems, communications systems, security systems, and other portions of the Work. Drawings shall indicate dimensions, to avoid interference with existing conditions, structural frame, ceilings, partitions, services, and other portions of the Work. Where conflicts occur with placement of materials of various portions of the Work, Contractor shall be responsible to resolve conflicts and coordinate the available space to accommodate each portion of the Work. Adjustments resulting from coordination shall be initialed and dated by the entity(s) affected by the adjustments.

9. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.

10. Show location and size of access doors and access panels required for access to concealed dampers, valves, and other controls.

11. Indicate required installation sequences.

12. Indicate dimensions, elevations, and alignments shown on the Drawings. Specifically note dimensions, elevations, and alignments that appear to be in conflict with submitted equipment and minimum clearance requirements and notify Architect. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

13. Indicate suspended ceiling heights and show locations of visible ceiling-mounted devices relative to acoustical ceiling grid.

14. Indicate locations of fire-rated partitions, smoke partitions, and other required barriers.

15. Plenum Space: Indicate sub-framing for support of ceiling and wall systems, mechanical and electrical equipment, toilet partitions, overhead-mounted equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components and notify Architect.

16. Exposed Ceiling Construction: In addition to other indicated information, show fully-dimensioned locations of all items exposed at ceiling space. Indicate alignment requirements and centerline locations of light fixtures, ducts, piping, conduit, and other services. Show dashed outline locations of laboratory casework, shelving, and other items that extend 7 feet or more above the floor.

17. Mechanical and Electrical Rooms: Provide coordination drawings for mechanical and electrical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment. Indicate paths of egress from rooms. Indicate paths for equipment removal from rooms. Indicate clear areas required for access and maintenance.

18. Structural Penetrations: Indicate scheduled and requested penetrations and openings required for all disciplines. Request un-scheduled penetrations and openings where Contractor has reviewed, analyzed, and coordinated all possible routing options and structural penetrations are only feasible option to accommodate indicated ceiling heights. Refer to the drawings for general guidelines and request confirmation by Architect for structural penetrations.

19. Mechanical and Plumbing Work: Show dimensioned locations, sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, accessories, and support systems. Show locations of major components, such as dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.

20. Electrical Work: Show electrical distribution, systems, equipment, and runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger. Show light fixture, exit light, emergency battery pack, smoke detector, fire alarm, and other device locations. Show panel board, switch board, switchgear, transformer, bus way, generator, and motor control center locations. Show location of pull boxes and junction boxes, dimensioned from column center lines. Show lighting control systems. Show cable tray layouts including vertical and horizontal offsets and transitions, clearances for access above and to side of cable trays, and vertical elevation of cable trays above the floor or bottom of ceiling structure.

21. Fire Suppression System: Show locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.

22. Refer to individual Sections for additional Coordination Drawing requirements for work in those Sections.

23. Contractor Sign-Off: Contractor and each entity performing portions of the Work shall sign and date coordination drawings.

24. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit. Review of coordination drawings shall not reduce Contractor’s responsibility for final coordination of installation and maintenance clearances of systems and equipment with existing conditions and each portion of the Work.

D. Submittal and review of coordination drawings will be required before work can start in any given area of the building.

1.8 CONTRACTOR RESPONSIBILITIES

A. Review submittals for compliance with Contract Documents and approve submittals prior to transmitting to the Architect.

B. Specifically record deviations from Contract Document requirements, including minor variations and limitation. Comply with requirements of Section 01 25 00 Substitutions and Product Options.

C. Contractor's approval of submittals shall indicate that the Contractor has determined and verified materials, field measurements and field construction criteria, and has checked and coordinated information within each submittal with requirement of the Work and Contact Documents. Field conflicts which arise from the contractor's failure to fully review and approve submittals before ordering equipment, will result in the contractor being burdened with all costs to remediate the situation.

D. Contractor shall be responsible for:

1. Compliance with the Contract Documents

2. Confirming and correlating quantities and dimensions

3. Selecting fabrication processes and techniques of construction.

4. Coordination of the work represented by each submittal with other trades.

5. Performing the Work in a safe and satisfactory manner.

6. Compliance with the approved Construction Schedule.

7. All other provisions of the agreements.

E. It is understood that the Architect's notation on the submittals is not to be construed as an authorization for additional work or additional cost.

F. If any notations represent a change to the Contract Sum, submit a cost proposal for the change in accordance with procedures specified before proceeding with the Work.

G. It is understood that the Architect's notation on the submittal is not to be construed as approval of colors. Make all color-related submittals at one time.

H. Notify the Architect by letter of any notations made by the Architect which the Contractor finds unacceptable. Resolve such issues prior to proceeding with the Work.

I. Begin no fabrication of work until all specified submittal procedures have been fulfilled.

J. Do not submit shop drawings, product data or samples representing work for which such submittals are not specified. The Architect shall not be responsible for consequences of inadvertent review of unspecified submittals.

K. The review of shop drawings shall not relieve the Contractor of the responsibility for proper construction and the furnishing of materials and labor required even though the same may not be indicated on the review shop drawings.

L. Survey and report to designated Owner Representatives that only asbestos free material is used in the execution of Work. Reference Sections 01 35 29.

1.9 SUBMITTAL PROCEDURES

A. Coordination

1. Coordinate submittals with performance of construction activities in accordance with the Submittal Schedule approved by the Architect and Owner.

2. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals and related activities that require sequential activity.

3. Prepare and transmit each submittal in accordance with the Submittals Schedule, agreed to by all entities involved.

4. Prepare, review, approve and transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.

5. Architect's Review: Allow ten (10) working days for Architect's initial processing of each submittal requiring the Architect's review and response, except for longer periods required as noted below, and where processing must be delayed for coordination with subsequent submittals. The Architect will advise the Contractor promptly when it is determined that a submittal being processed must be delayed for coordination. Allow ten (10) working days for Architect's reprocessing of each submittal. Notify the Architect when processing time for a submittal is critical to the progress of the Work, and the work would be expedited if its processing time could be shortened.

   An additional five (5) working days will be required for items specified in Divisions 2, 3, 5, 23 and 26, and for Architectural Woodwork, Hollow Metal Work and Hardware Schedules.

6. Allow time for delivery in addition to review.

7. Allow time for reprocessing each submittal.

8. No extension of Contract Time will be authorized because of failure to prepare submittals sufficiently in advance of Work to permit processing.

9. Submittals made which do not conform to the schedule are subject to delays in processing by the Architect.

10. Refer to Section 01 32 16 Construction Schedules for requirements of the Submittals Schedule.

11. Failure of the Contractor to obtain approval of Shop Drawings shall render all work thereafter performed to be at Contractor's sole risk, cost and expense.

B. Submittal Preparation

1. Place permanent label or title block on each submittal for identification.

2. Indicate name of entity that prepared each submittal on label or title block.

3. Provide space on label or beside title block on Shop Drawings to record Contractor's stamp, initialed or signed, certifying to review of submittal, action taken, verification of products, field measurements and field construction criteria, and coordination of the information within the submittal with requirements of the Work and of Contract Documents.

4. Complete all fields on submittal item details in ePM system including meaningful description.

5. Include the following information on submittal documentation:

   a. Drawing, detail or specification references, including section number, as appropriate to clearly identify intended use of product.

   b. Field dimensions, clearly identified as such.

   c. Relation to adjacent or critical features of the work or materials.

   d. Applicable standards, such as ASTM or Federal Specification numbers.

   e. Provide a blank space for the Architect’s stamps

   f. On transmittal, record relevant information including deviations from Contract Document requirements, including minor variations and limitations.

6. Identification of revisions on re-submittals, other than those noted by the Architect on previous submittals.

7. Shop drawings with the comment "by others" are not acceptable. All such work must specifically identify the related responsible Subcontractor.

C. Submittal Transmittal:

1. Transmit submittals via the ePM system to Architect unless otherwise noted or directed.

2. Prepare and generate transmittal in ePM system for submission of samples. Package sample and other each submittal appropriately for transmittal and handling.

1.10 RECORD SUBMITTALS

A. Provide a record copy of the submittal (electronic format) for the O&M Manual.

1.11 RESUBMISSION REQUIREMENTS

A. Make any corrections or changes noted on previous submittals.

B. Shop Drawings and Product Data:

1. Revise initial drawings or data, and resubmit as specified for the initial submittal.

2. Indicate any changes which have been made other than those noted by the Architect.

C. Samples: Submit new samples as required for initial submittal.

1.12 ARCHITECT'S DUTIES

A. Review submittals with reasonable promptness as identified in 1.9, paragraph 5 of this Section.

B. Notations on the Submittal Review Stamp or ePM file mean the following:

1. "Approved (APP)" indicates that no deviations from the design concept have been found and Work may proceed.

2. "Approved as Noted (AAN)" indicates that deviations from the design concept which have been found are noted, and the Contractor may proceed accordingly.

3. "Revise and Resubmit (RAR)" indicates that Work covered by submittal, including purchasing, fabrication, delivery, or other activity may not proceed. Revise or prepare new submittal according to Architect's notations; resubmit without delay. Repeat if necessary to obtain different action mark.

4. "Rejected (REJ)" indicates that Work covered by submittal, including purchasing, fabrication, delivery, or other activity may not proceed. Revise or prepare new submittal according to Architect's notations; resubmit without delay. Repeat if necessary to obtain different action mark.

5. "On Hold (ONH)" is used in a very limited capacity and means that the Contractor should not take action until the reason for hold has been cleared and may be required to revise and resubmit.

6. "Not Reviewed (NRV)" is used for submittals that were submitted in error, duplicate, or other reason that does not require review by the Architect but need to be closed by the Contractor upon return to them.

7. "For Record Only (FRO)": Submittals for information or record purposes, including Quality Assurance and Quality Control Submittals, and Material Safety Data Sheets (MSDS), will not require responsive action by the Architect.

a. Architect will forward informational submittals without action.

b. Architect will reject and return informational submittals not in compliance with Contract Documents.

C. Incomplete Submittals: Architect will return incomplete submittals without action.

D. Unsolicited Submittals: Architect will return unsolicited submittals to sender without action.

E. Return submittals to Contractor for distribution, or for resubmission.

1.13 DISTRIBUTION

A. Distribute reviewed Shop Drawings and copies of Product Data when possible via the ePM system to:

1. Job site file
2. Record Documents file
3. Subcontractors
4. Installers
5. Suppliers
6. Manufacturers
7. Fabricators
8. Architect
9. Owner

B. Do not permit use of unmarked copies or rejected copies of submittals in connection with construction at Project Site or elsewhere where Work is in progress.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 33 00*****

SECTION 01 35 29 GENERAL HEALTH & SAFETY

1.0 GENERAL

1.1 DESCRIPTION

A. This Section provides requirements for general health and safety during the project. The requirements of this Section shall apply to both Contractor and all tiers of Subcontractors involved in the project.

1. General Emergency Information – It is recommended that both Contractor and all sub-tiers:

   a. Sign up for Cornell Emergency Alerts. The instructions can be found at (use the visitors section): https://emergency.cornell.edu/alert/

   b. Signup for Tompkins County Emergency alerts at: https://www2.tompkinscountyny.gov/doer/swift911alerts

   c. Cornell EHS has brief guidance on some emergency scenarios at: https://emergency.cornell.edu/eag/

B. In addition to the requirements of this Section, all laws and regulations by applicable local, state, and federal agencies shall apply to the Work of this contract. In some cases, the requirements of these Specifications may by intention exceed such legal requirements, but in no case shall this Specification be interpreted or understood to reduce or eliminate such requirements.

1.2 CONTRACTOR'S PROJECT SITE SPECIFIC PLAN

A. Contractors are required to submit a Project Site Specific Plan (PSSP) for review by Cornell University representatives before commencement of work on the site. The PSSP should address site specific information, controls and or requirements as it relates to the entire scope of work for the Project. All contractors shall use the Project Site Specific Plan Template below to develop their Project's PSSP. The template may be downloaded at:

https://ehs.cornell.edu/campus-health-safety/occupational-safety/contractor-safety

1. Within the PSSP template are example(s) to use as reference. The provided examples demonstrate Cornell University's expectations for providing detailed site-specific information, controls and requirements.

2. Project Site Specific Plan's that inadequately address site specific operations will be returned with comments for resubmission. Failure to submit a PSSP may result in delay of project and/or denial of the payment.

3. All projects must have the PSSP submitted via ePM for review and comment.

B. PSSP submittal should be submitted a minimum of ten (10) days prior to the commencement of work on site. The Contractor may opt to submit their PSSP in phases. The Contractor must submit a phase submission plan using the PSSP Submission table included in the PSSP template for approval by Owner's Representative with initial submission. Submit remaining phases no later than ten (10) days prior to the start of a new, predetermined project phase or milestone.

1. Projects having less than a ten (10) day turn-around shall coordinate their submittal with the Owner's Representative, who should coordinate with Occupational Health, Safety and Injury Prevention (OHSIP), the University Fire Marshall's Office (UFMO), applicable Authority Having Jurisdiction (AHJ) and Contract College's Codes Enforcement Official, if applicable.

C. The Contractor is responsible for its employees and its Subcontractors. Subcontractors are required to submit their PSSP to the General Contractor. The General Contractor is responsible to ensure all Subcontractor(s) PSSP's are adequate per their scope of work.

D. The General Contractor is required to ensure their project's PSSP is accurately maintained throughout the duration of the contract. Resubmission is required for any new scope elements not previously addressed by the Contractor's original PSSP.

E. Definitions:

1. Project Site Specific Plan (PSSP): A structured document that details the scope of the Contract Work and related site-specific controls, requirements and information for University and Contractor personnel. This document is not intended to be all inclusive of all applicable local, state and federal laws and regulations for which the General Contractor and its Subcontractor(s) are expected to comply.

2. Authority Having Jurisdiction (AHJ):

- The organization, office or individual responsible for approving equipment, an installation or a procedure (NYS Fire Code).

- The local government, county government or state agency responsible for the administration and enforcement of an applicable regulation or law (NYS Building Code-§202.2).

3. Occupational Health, Safety and Injury Prevention (OHSIP): A division of Cornell University's Environment, Health and Safety Department. The OHSIP division can be contacted at (607)-255-8200 or by email at askEHS@cornell.edu

4. SME: The University's subject matter expert.

1.3 AERIAL WORK PLATFORMS

A. The preferred method for Aerial Work Platforms (AWPs) boom storage is fully retracted and fully lowered to the ground.

B. In some circumstances booms may need to be stored in the air because of vandalism concerns, minimal size of storage location, etc.

1. If this is case, the area under the elevated boom must be blocked or arranged such that prevents people from walking, standing, working or parking vehicles underneath.

2. When booms are stored in the air consult the extended weather forecast. Booms should not be stored in the air during predicted high winds, or severe storms. AWPs become unstable at winds or gusts greater than 25 mph and must be fully lowered to prevent a tip-over.

1.4 ASBESTOS

A. All building materials and products provided for use in construction at Cornell University are to be free of asbestos. Materials must be surveyed by a certified environmental consultant and analyzed by an accredited laboratory either prior to installation or post installation. The results of the survey are to be reported to Cornell University Facilities Management Asbestos Coordinator. The Contractor must attach applicable Safety Data Sheets / Material Safety Data Sheets for each product documenting a 100% asbestos free status. The University may provide random testing of products for asbestos content. Any Contractor installed building materials or products found to contain asbestos shall be classified as defective work. Defective work shall be corrected by the Contractor as specified in the General Conditions.

B. Attached for the Contractor's information are asbestos reports which represent samples taken within the building.

C. Based on the above, disposal of asbestos containing material is not anticipated.

1.5 LEAD

A. Building may contain lead-based paint. The Contractor shall protect workers in accordance with OSHA regulations. The Contractor selects the means and/or methods to address the presence of lead-based paint, and must concurrently protect its workers based on the Contractor's means and/or methods. The Contractor is required to submit a lead plan that is site specific, indicating that the protective measures the Contractor proposes meet the OSHA standard 1926.62 "Lead in Construction Standards". This site-specific plan should address the particular methods the Contractor intends to protect its workers, the building occupants and the building structure based on its selection of addressing the presence of lead-based paint. The site-specific plan should be attached or written into the Lead Work Plan section of the Contractor's Project Site Specific Plan.

1.6 MERCURY COLLECTION

A. Building may contain mercury. Mercury is a metal that is liquid at room temperature and is toxic to humans and the environment. Mercury can accumulate under laboratory benches and especially in the pipes in old laboratories. Dismantling old fixtures with care can prevent unnecessary spills. The Contractor shall protect workers in accordance with OSHA regulations. Mercury is regulated by OSHA and the EPA. If encountered, mercury shall be collected safely utilizing proper measures to prevent exposure and must be turned over to Cornell Environment, Health and Safety for disposal. **In the event of a spill, leave and secure the area, call Cornell Dispatch 255-1111 and request the campus Spill Response Team.**

1.7 SITE VISITS

A. The undertaking of periodic Site Visits by Architects, Engineers or the Owner shall not be construed as supervision of actual construction, or make them responsible for the safety of any persons; or make them responsible for means, methods, techniques, sequences or procedures of construction selected by the Contractor or its Subcontractors; or make them responsible for safety programs and precautions incident to the Work, or for the safe access, visit, use, work, travel or occupancy of any person.

1.8 CONFINED SPACE

A. The Contractor shall be responsible for the identification of confined space in accordance with OSHA requirements. It is the Contractor's responsibility to engage the Project Manager who will collaborate with Environment, Health and Safety regarding questions or concerns on the confined space.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 35 29*****

October 30, 2026

Mr. Jason Paul Cragle
Project Manager
Cornell University
639 Dryden Road
Ithaca, NY 14853

RE: Anticipated Asbestos Impacts
Rockefeller Hall Flood Remediation Reconstruction

Dear Mr. Cragle:

LaBella Associates, D.P.C. ("LaBella") has reviewed the proposed reconstruction plans associated with Cornell University project number 18341094 at Rockefeller Hall, located at 231 Feeney Way in Ithaca, New York. Based on our review of the proposed scope of work, available environmental inspection documentation, and previously completed asbestos abatement activities, no disturbance of previously identified asbestos-containing materials (ACM) is anticipated as part of the proposed reconstruction project.

The spaces included in the proposed reconstruction project were previously inspected in connection with flood remediation activities conducted earlier this year. These activities included the removal of the existing hardwood flooring systems and underlying mercury-containing fly ash fill material. During these removal efforts, asbestos-containing floor tile was discovered in Room 132 and subsequently removed through asbestos abatement activities. LaBella provided asbestos project monitoring and air sampling services during abatement, including a final visual clearance inspection and clearance air sampling. The work area successfully met applicable clearance requirements prior to dismantling the containment.

LaBella reviewed the reconstruction drawings dated October 26, 2026, in conjunction with available environmental inspection reports for the affected areas. Based on this review, no impacts to asbestos-containing materials are anticipated as part of the proposed reconstruction efforts. Copies of the referenced environmental inspection reports are attached for reference.

Although previous asbestos inspections were conducted in accordance with recognized professional practices, the potential does exist for additional ACMs to be inaccessible, hidden, or undiscovered in the inspection areas. Any newly identified suspect materials encountered during renovation shall be assumed to be ACM until the material can be inspected and, if necessary, sampled to identify the material as non-ACM as per standard regulations. Work in the vicinity of the suspect material shall cease until such time as the inspection or sample results are received.

If you have any questions or need additional information, please contact me directly at 585-402-7053.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Cory Stamp
Environmental Project Manager

Attachments:

"Cornell University Campus Telecommunication Cabling Systems Project Wall and Ceiling Systems Survey Limited Pre-Renovation Asbestos Survey Report", dated August 2012, prepared by Delta Engineers, Architects, & Land Surveyors.

"Rockefeller Hall (2014) February 2026 Water Leak Episode Damaged / Impacted Suspect Materials Asbestos Bulk Sampling Report", dated February 13, 2026, prepared by Delta Engineers, Architects, & Land Surveyors.

"Rockefeller Hall (2014) February 2026 Water Leak Episode Damaged / Impacted Suspect Materials – "Supplemental" Asbestos Bulk Sampling Report", dated February 20, 2026, prepared by Delta Engineers, Architects, & Land Surveyors.

"Limited Pre-Renovation Regulated Building Materials Inspection", dated May 15, 2026, prepared by LaBella Associates, D.P.C.

Cornell University
Campus Telecommunication Cabling Systems Project
Wall and Ceiling Systems Survey
Limited Pre-Renovation Asbestos Survey Report

Performed at

Rockefeller Hall (Building Code 2014)

Cornell University Ithaca, New York Campus



Prepared for:

Mr. Dale Houseknecht, Asbestos Project Coordinator
Cornell University Maintenance Management
116 Humphreys Service Building, Ithaca, NY 14853

Prepared by:

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS

860 Hooper Road
Endwell, NY 13760
Phone: 607-231-6600 Fax: 607-231-6640

Delta Project No. 2012.010.028
Cornell Contract No. C12006

Field work performed by: Derek Franklin, August 9th, 10th, and 13th, 2012

Report prepared by: Michael Staudt

Report reviewed by: Stephen Prislupsky

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS

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1.0 INTRODUCTION:

Delta Engineers, Architects, & Land Surveyors (Delta) was contracted by Cornell University, to provide a "limited" Pre-Renovation Asbestos Survey at the Rockefeller Hall (Building 2014) located on the Cornell Ithaca, New York Campus. The survey is being performed in support of the upcoming Campus Telecommunication Cabling Systems Project and addressed suspect wall and ceiling systems through the building. Additionally, the flooring system for Room 400CA only was addressed/included as a part of this Survey[1].

The initial stage of the Survey included a walkthrough of the Building to identify the various suspect wall, ceiling system and specific flooring materials/locations present. This was followed by a review of the existing Cornell 4D Database information and past Delta Survey information for the Building. Bulk sample results included in the 4D Database or through previous Delta sampling services for suspect wall, ceiling system and flooring materials[1] were incorporated into this Survey Report where applicable. This determination to utilize existing information was based on the following:

1) If sufficient samples of the given suspect material were collected
2) If the samples were analyzed as per "current" Methodology requirements

This survey included the onsite inspection of all accessible rooms/spaces at the building along with the collection of bulk samples of those suspect wall, ceiling system and flooring materials that were either not identified in the Cornell 4D Database/ previous Delta sampling efforts, or did not meet the Items 1 and 2 criteria referenced above. It should be noted that this Survey addressed only Suspect Wall, Ceiling System and Flooring Materials[1] and did not include miscellaneous components or equipment mounted on the affected walls/ceilings/flooring (i.e. chalk boards, tack boards, window systems, etc.).

During the period of August 9th to August 13th, 2012; Delta representative Derek Franklin was on site to perform a walkthrough to visually inspect all accessible spaces/ areas of the building as well as perform sampling of suspect wall/ceiling system materials and Room 400CA flooring materials. Please reference Section 4.0 of this report for a listing of those rooms/spaces that were inaccessible at the time of this Survey.

1- *The specific rooms/areas where suspect flooring materials were addresses were those as delineated by Cornell Project Manager, Tom Theimer. Only suspect flooring materials present in the specified Rooms were investigated/sampled as part of this survey.*

Based on a visual inspection of the building and a review of existing sample results referenced above, a total of seventy-seven (77) bulk samples were collected during this Survey representing thirty (30) separate suspect wall and ceiling system homogenous materials. Twenty-five (25) of the samples collected were either ceiling tiles or non-friable organically bound (NOB) representing twelve (12) homogenous materials. The remaining fifty-two (52) samples were "friable" non-NOB's representing eighteen (18) homogenous materials.

In addition to the samples collected above, other suspect homogenous materials were observed but not sampled as they were represented in the referenced existing sampling information. For

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these materials, the results from the Cornell 4-D Database have been incorporated into this report. The suspect homogenous wall and ceiling system materials identified at the structure included:

Homogenous Area (HA)	Building Material
01	Orange Speed Tile
02	Grey Mortar from Speed Tile
03	White 2'x2' Fissured Ceiling Tile
04	White 2'x4' Fissured Pinhole Ceiling Tile -
05	Multi Colored Textured Paint
06	White/Brown Textured Paint
07	Brown Homosote Board on Wall
08	Dark Grey Pipe Penetration Patch
09	Light Grey Pipe Penetration Patch
10	White Vinyl Wall Covering Below Chalk Board
11	Yellow Wall Carpet Mastic
12	1' x 1' Black Splined Ceiling Tile
13	Brown Mastic from HA 12
14	Tan Homosote Board on Wall
15	Red Textured Paint on Sheetrock
16	Brown Sheetrock
17	White Joint Compound from Brown Sheetrock
18	White Top Coat Plaster on Sheetrock
19	Grey Base Coat Plaster on Sheetrock
20	Grey Sheetrock under Plaster
21	White Joint Compound from Sheetrock
22	White Top Coat Plaster on Speed Tile
23	Grey Base Coat Plaster on Speed Tile
24	White Top Coat Plaster on Mesh
25	Grey Base Coat Plaster on Mesh
26	Light Grey Door Frame Caulk
27	Dark Grey Door Frame Caulk
28	Red Door Frame Caulk around Older Door
29	Brown W/ White Streaks 9”x9” Floor Tile
30	Black Vapor Barrier/Mastic from Brown W/ White Streaks 9”x9” FT
31*	Gypsum Board, Walls and Ceilings
32*	Homosote Board
33*	Wall Plaster

** - Homogenous Area included in the Cornell University 4D Database.*

*** Note: There was no previous suspect Wall or Ceiling System materials Bulk Sampling performed by Delta at Rockefeller Hall.*

The building is a 4 story building (including a basement level). Wall systems included 2-coat plasters, CMU, speed tile, Concrete, brick, various colors of ceramic tile, finished sheetrock and unfinished sheetrock. Ceiling systems included 2-coat plasters, various sizes and patterns of

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suspended acoustical tile, concrete, finished sheetrock and unfinished sheetrock.

Specific information required by 12 NYCRR Part 56-5.1, (f) – "Building/Structure Asbestos Survey Information" to be included in this pre-renovation report is as follows:

1) Building Name/Address:	Rockefeller Hall (Building 2014) Cornell Campus Ithaca, NY 14853
2) Owner's Name/Address:	Cornell University Humphreys Service Building Ithaca, NY 14853
3) Owner's Agent:	Mr. Dale Houseknecht
4) Survey Performed By:	Delta Engineers, Architects, & Land Surveyors 860 Hooper Road Endwell, NY 13760
5) Certified Inspectors:	Derek Franklin Certificate No. 05-08623
6) Dates of Survey:	August 9th, 10th, and 13th, 2012
7) Laboratory:	America Science Team New York, Inc. 117 East 30th Street, New York, NY 10016

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2.0 ASBESTOS SURVEY AND SAMPLING PROCEDURES AND METHODS:

2.1 Survey requirements

Guidelines followed for the inspection are those established by the State of New York Department of Labor's Industrial Code Rule 56 (Cited as 12 NYCRR Part 56, as amended, adopted January 11, 2006; effective September 5, 2006), sampling protocols outlined in the EPA AHERA Program 40 CFR 763.86 and OSHA 29 CFR Part 1910.1001(j)(8); and 29 CFR Part 1926.1101(k)(5). The specific survey, sampling and reporting requirements included in 12 NYCRR Part 56-5.1(e) – "Building/Structure Asbestos Survey Requirements" include:

56-5.1 Asbestos Survey Requirements for Building/Structure Demolition, Renovation, Remodeling and Repair

(a) **Asbestos Survey Required.** An owner or an owner's agent, except the owner of one and two-family dwellings who contracts for, but does not direct or control the work, shall cause to be conducted, an asbestos survey completed by a licensed asbestos contractor using inspectors certified in compliance with Section 56-3.2(d), to determine whether or not the building or structure, or portion(s) thereof to be demolished, renovated, remodeled, or have repair work, contains ACM, PACM or asbestos material. This asbestos survey shall be completed and submitted as indicated in Subdivision (g) of this Section, prior to commencing work. All such asbestos surveys shall be conducted in conformance with the requirements of Subdivision (e) of this Section.

(b) **Exemptions to Asbestos Survey Requirements**: The asbestos survey required by this Subdivision (a) of this Section shall not be required for the following classes of buildings or structures:

(1) An agricultural building;
(2) Buildings or structures for which original construction commenced on or after January 1, 1974;
(3) A structure certified in writing to be structurally unsound by a licensed Professional Engineer, Registered Architect, Building Inspector, Fire Inspector or other official of competent jurisdiction. (See Section 56-11.5)

(c) **Building/Structure Demolition**. If a building/structure asbestos survey is not required or performed per Subdivision (b) of this Section, and the building/structure is certified to be unsound or slated for contracted demolition, the building/structure shall be assumed to contain asbestos, and shall be demolished per this Part, unless the building/structure is adequately certified to be free of asbestos containing material. Acceptable documentation for certification shall be a previous thorough building/structure asbestos survey, abatement records or other documentation acceptable to the Commissioner or his or her representative.

(d) **Responsibility To Comply.** No exemption to the requirement to conduct an asbestos survey shall exempt any person, asbestos contractor, property owner or business entity from the inspection or asbestos survey requirements of EPA, OSHA, and any other applicable section of this Part.

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(e) **Building/Structure Asbestos Survey Requirements.** The asbestos survey shall include a thorough inspection for and identification of all PACM, suspect miscellaneous ACM, or asbestos material throughout the building/structure or portion thereof to be demolished, renovated, remodeled, or to have repair work. The required inspection shall be performed by a certified asbestos inspector, and, at a minimum, shall include identification of PACM, suspect miscellaneous ACM or asbestos material by all of the following methods:

(1) The review of building/structure plans and records, if available, for references to asbestos, ACM, PACM, suspect miscellaneous ACM or asbestos material used in construction, renovation or repair; and

(2) A visual inspection for PACM and suspect miscellaneous ACM throughout the building/structure or portion thereof to be demolished, renovated, remodeled, or repaired. For the purpose of this Part, all PACM and suspect miscellaneous ACM visually assessed shall be treated and handled as ACM and shall be assumed to be ACM, unless bulk sampling is conducted as per this Section, standard EPA and OSHA accepted methods, including multi-layered systems sampling protocols; the subsequent analyses are performed by a laboratory that meets the requirements of Section 56-4.2 of this Part; and the analyses satisfies both ELAP and federal requirements, including multi-layered sample analyses, to document non-asbestos containing material.

(f) **Building/Structure Asbestos Survey Information.**

(1) The asbestos survey shall, at a minimum, identify and assess with due diligence, the locations, quantities, friability and conditions of all types of installations at the affected portion of the building/structure relative to the ACM, suspect miscellaneous ACM, PACM or asbestos material contained therein. The following list is not inclusive of all types of ACMs, it only summarizes typical ACMs. The certified asbestos inspector is responsible for identification and assessment of all types ACM, PACM, suspect miscellaneous ACM and asbestos material within the affected portion of the building/structure:

PACM

(i) **Surfacing Treatments:**

(a) Fireproofing;
(b) Acoustical Plaster;
(c) Finish Plasters; and
(d) Skim Coats of Joint Compound.

(ii) **Thermal System Insulation:**

(a) Equipment Insulation;
(b) Boiler, Breeching, Boiler Rope, Duct, or Tank Insulation, Cement or Mortar Used for Boilers and Refractory Brick;
(c) Piping and Fitting Insulations including but not limited to, Wrapped Paper, Aircell, Millboard, Rope, Cork, Preformed Plaster, Job Molded Plaster and coverings over fibrous glass insulation.

SUSPECT MISCELLANEOUS ACM

(i) **Roofing and Siding Miscellaneous Materials:**

(a) Insulation Board;
(b) Vapor Barriers;
(c) Coatings;
(d) Non-Metallic or Non-Wood Roof Decking

(e) Felts;
(f) Cementitious Board (Transite);
(g) Flashing;
(h) Shingles; and
(i) Galbestos.

(ii) **Other Miscellaneous Materials:**

(a) Dust and Debris;
(b) Floor Tile;
(c) Cove Base;
(d) Floor Leveler Compound;
(e) Ceiling Tile;
(f) Vermiculite Insulation
(g) Gaskets, Seals, Sealants (including for condensate control);
(h) Vibration Isolators;
(i) Laboratory Tables and Hoods;
(j) Chalkboards;
(k) Pipe Penetration Packing or Other Firestopping Materials
(l) Cementitious Board;
(m) Electrical Wire Insulation;
(n) Fire Curtains;
(o) Fire Blankets;
(p) Fire Doors;
(q) Brakes and Clutches;
(r) Mastics, Adhesives and Glues;
(s) Caulks;
(t) Sheet Flooring (Linoleum);
(u) Wallpaper;
(v) Drywall;
(w) Plasterboard
(x) Spackling/Joint Compound;
(y) Textured Paint;
(z) Grout;
(aa) Glazing Compound; and
(ab) Terrazzo.

(2) All ACM, PACM, suspect miscellaneous ACM, or asbestos material reported under Paragraph (1) of this Subdivision shall include the location of the materials, an estimate of the quantities, types, friability and condition of the identified materials to be treated and handled as ACM. For the purpose of this Part, all PACM and suspect miscellaneous ACM visually assessed shall be treated and handled as ACM and shall be assumed to be ACM, unless bulk sampling is conducted as per this Section, standard EPA and OSHA accepted methods, including multilayered systems sampling protocols; the subsequent analyses are performed by a laboratory that meets the requirements of Section 56-4.2 of this Part; and the analyses satisfies both ELAP and federal requirements, including multi-layered sample analyses, to document non-asbestos containing material.

(3) The building/structure asbestos survey shall also include the building/structure name, address, the building/structure owner’s name and address, the name and address of the owner's agent, the

name of the firm performing the asbestos survey and a copy of the firm's current asbestos handling license, the names of the certified inspector(s) performing the survey and a copy of the current asbestos handling certificate for each inspector utilized, the dates of the asbestos survey, a listing of homogeneous areas identifying which ones are ACM, all laboratory analyses reports for bulk samples collected, and copies of the appropriate certifications for the laboratory used for analysis of samples taken during the asbestos survey.

(g) **Transmittal of Building/Structure Asbestos Survey Information.** One (1) copy of the results of the building/structure asbestos survey shall be immediately transmitted by the building/structure owner as follows:

(1) One (1) copy of the completed asbestos survey shall be sent by the owner or their agent to the local government entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under applicable State or local laws.
(2) The completed asbestos survey for controlled demolition (as per Subpart 56-11.5) or pre-demolition asbestos projects shall also be submitted to the appropriate Asbestos Control Bureau district office.
(3) The completed asbestos survey shall be kept on the construction site with the asbestos notification and variance, if required, throughout the duration of the asbestos project and any associated demolition, renovation, remodeling or repair project.

(h) **Removal Required.** If the building/structure asbestos survey finds that the portion of the building/structure to be demolished, renovated, remodeled, or have repair work contains ACM, PACM, suspect miscellaneous ACM assumed to be ACM, or asbestos material, which is impacted by the work, the owner or the owner's agent shall conduct, or cause to have conducted, asbestos removal performed by a licensed asbestos abatement contractor in conformance with all standards set forth in this Part. All ACM, PACM, suspect miscellaneous ACM assumed to be ACM, or asbestos material impacted by the demolition, renovation, remodeling or repair project shall be removed as per this Part, prior to access or disturbance by other uncertified trades or personnel. No demolition, renovation, remodeling or repair work shall be commenced by any owner or the owner's agent prior to the completion of the asbestos abatement in accordance with the notification requirements of this Part. For multi-phased work, the access restriction for uncertified trades or personnel applies to each intermediate portion of the entire project. Upon completion of the intermediate portion of the asbestos project, other trades or personnel may access that portion of the work site.

For demolition projects that are exempt from asbestos survey requirements due to being structurally unsound, the demolition is considered an asbestos project and shall proceed as per Section 56-11.5.

(1) All building/structure owners and asbestos abatement contractors on a demolition, renovation, remodeling, or repair project, which includes work covered by this Part, shall inform all trades on the work site about PACM, ACM, asbestos material and suspect miscellaneous ACM assumed to be ACM at the work site.

(i) **Bidding.** Bids may be advertised and contracts awarded for demolition, remodeling, renovation, or repair work, but no work on the current intermediate portion of the project shall commence on the demolition, renovation, remodeling or repair work by any owner or agent prior to completion of

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all necessary asbestos abatement work for the current intermediate portion of the entire project, in conformance with all standards set forth in this Part.

(j) **Unidentified and Unassessed Asbestos.** When any construction activity, such as demolition**,** remodeling, renovation or repair work, reveals PACM or suspect miscellaneous ACM that has not been identified by the asbestos survey per this Part, or has not been identified by other inspections as per current OSHA or EPA requirements, all activities shall cease in the area where the PACM or suspect miscellaneous ACM is found and the Asbestos Control Bureau shall be notified by telephone by the building/structure owner or their representative, followed with a written notice in accordance with the notification requirements of this Part. Unassessed PACM or suspect miscellaneous ACM shall be treated and handled as ACM and assumed to be ACM, unless proven otherwise by standard EPA and OSHA accepted methods, including multi-layered systems sampling protocols; subsequent analyses performed by a laboratory that meets the requirements of Section 56-4.2 of this Part; and the analyses satisfies both NYS ELAP and federal requirements, including multi-layered sample analyses, to document non-asbestos containing material.

2.2 Sample Analysis

Bulk sample analysis was performed by American Science Team New York Inc., an independent laboratory approved/accredited by the NYS Department of Health (ELAP), the American Industrial Hygiene Association (AIHA), and the National Voluntary Laboratory Accreditation Program (NVLAP).

Samples collected during the course of this survey fell into one of two categories. The first category includes non-friable organically bound (NOB) materials. These materials are those which have an organic binder in their matrix and include items such as floor tiles, sheet flooring, mastics, glues, caulks and roofing materials. The second category includes non-NOB “friable” materials including plaster, sheetrock, joint compound, various thermal system insulations, ceiling tiles and fire proofing.

Analysis of all Ceiling Tiles and “NOB” materials was initially performed by NYS ELAP 198.6 PLM methodology. If all samples from a given sample set were reported as non-asbestos by 198.6, samples were then analyzed by NYS ELAP 198.4 TEM methodology. Analysis of all “non-NOB” materials was performed by Polarized Light Microscopy (PLM) following the EPA 600/M4/82/020 and the NYS DOH ELAP 198.1 Methodologies. “Stop Positive” sample analysis protocol was utilized for a given homogenous material set with multiple samples.

2.3 Materials not sampled

There were several ceiling and wall system materials present at the site which were not considered “suspect” by the inspector and were not sampled. These included various fiberglass, foam, vinyl, silicone, wood/cellulose products and concrete/cinder block/brick components.

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3.0 SURVEY FINDINGS AND CONCLUSIONS

3.1) Rockefeller Hall Building 2014 Non-Asbestos Wall and Ceiling System Materials – Based on Cornell 4D Database sample results and results reported for samples collected during this Survey of suspect wall, ceiling and flooring system materials (flooring only in Space 400CA) present in Building 2014, the following suspect wall and ceiling system materials were identified as non-asbestos:

Homogenous Area (HA)	Non-Asbestos Building Material
01	Orange Speed Tile
02	Grey Mortar from Speed Tile
03	White 2'x2' Fissured Ceiling Tile
04	White 2'x4' Fissured Pinhole Ceiling Tile -
05	Multi Colored Textured Paint
06	White/Brown Textured Paint
07	Brown Homosote Board on Wall
08	Dark Grey Pipe Penetration Patch
09	Light Grey Pipe Penetration Patch
10	White Vinyl Wall Covering Below Chalk Board
11	Yellow Wall Carpet Mastic
12	1' x 1' Black Splined Ceiling Tile
13	Brown Mastic from HA 12
14	Tan Homosote Board on Wall
15	Red Textured Paint on Sheetrock
16	Brown Sheetrock
17	White Joint Compound from Brown Sheetrock
18	White Top Coat Plaster on Sheetrock
19	Grey Base Coat Plaster on Sheetrock
20	Grey Sheetrock under Plaster
21	White Joint Compound from Sheetrock
22	White Top Coat Plaster on Speed Tile
23	Grey Base Coat Plaster on Speed Tile
24	White Top Coat Plaster on Mesh
25	Grey Base Coat Plaster on Mesh
26	Light Grey Door Frame Caulk
27	Dark Grey Door Frame Caulk
28	Red Door Frame Caulk around Older Door
31*	Gypsum Board, Walls and Ceilings
32*	Homosote Board
33*	Wall Plaster

* - *Homogenous Area included in the Cornell University 4D Database.*

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3.2) Rockefeller Hall Building 2014Asbestos-Containing Wall & Ceiling System Materials –
Based on Cornell 4D Database sample results and the results reported for samples collected during this Survey of suspect wall, ceiling and flooring system materials (flooring only in Space 400CA) present in Building 2014, the following materials were identified as asbestos:

Homogenous Area (HA)	Asbestos-Containing Building Material
29	Brown W/ White Streaks 9”x9” Floor Tile
30	Black Vapor Barrier/Mastic from Brown W/ White Streaks 9”x9” FT

A breakdown of asbestos-containing materials by Homogeneous Area is as follows:

A) Brown W/ White Streaks 9”x9” Floor Tile; HA 29: The asbestos-containing Brown W/ White Streaks 9”x9” Floor Tile sampled/identified in this survey was located in Space 400CA. The total quantity of ACM floor Tile in Space 400CA is 176 square feet. This was the only room/space where the flooring system was addressed as per the direction from the Cornell University Project Manager.

B) Black Vapor Barrier/Mastic from Brown W/ White Streaks 9”x9” FT; HA 30: The asbestos-containing Black Vapor Barrier/Mastic from Brown W/ White Streaks 9”x9” FT sampled/identified in this survey was located in Space 400CA. The total quantity of ACM floor Tile in Space 400CA is 176 square feet. This was the only room/space where the flooring system was addressed as per the direction from the Cornell University Project Manager.

4.0 INACCESSIBLE AREAS

This Pre-Renovation Asbestos Survey was limited to ONLY suspect wall and ceiling system materials (except flooring system in 1 space noted) present in the building rooms, spaces and areas which were visible and accessible were inspected and sampled as a part of this survey. Inaccessible areas such as wall cavities, fixed / hard ceiling plenum spaces and enclosed pipe chases as well as other systems (i.e. TSI, floors miscellaneous components/objects) were not included as a part of this Survey). Any suspect materials present in areas not accessible or not included as a part of this Survey shall be assumed ACM when encountered, until tested.

The following Rockefeller Hall Rooms/Areas/spaces could not be accessed at the time this survey was performed: B00EB, B00UB, B00UJ, B00UM, B00UK, B02, B03, B006, B00SC, 122A, 126, 133, 200EB, 200EA, 300EB, 300EA, 400EA, 400EB, 403B, 403C and 403D.

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APPENDIX A

Asbestos Bulk Sample Report Form

ENGINEERS, ARCHITECTS, & LAND SURVEYORS

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Client: Cornell University	**Client Project/Purchase Order No.:** C12006	**Delta Proj. No.:** 2012.010.028
Project: Cornell Campus Telecommunication Cabling Systems Project - Rockefeller Hall Wall/Ceiling Systems Limited ACM Survey	**Dates Sampling Performed:** 8/09/12 - 8/13/12	**Asbestos Inspector:** Derek Franklin
	Date of Report: 08/24/12	**Number of Samples Collected:** 77
	Laboratory: AmeriSci Labs	**Number of Samples Analyzed:** PLM - 54/TEM - 23

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	01A	01	B	Orange Speed Tile - B00UA	Misc	Good	ND	ND	NA
2012.010.028 -	01B	01	1	Orange Speed Tile - 116	Misc	Good	ND	ND	NA
2012.010.028 -	01C	01	2	Orange Speed Tile - 200C	Misc	Good	ND	ND	NA
2012.010.028 -	01D	01	3	Orange Speed Tile - 300CA	Misc	Good	ND	ND	NA
2012.010.028 -	01E	01	4	Orange Speed Tile - 400JA	Misc	Good	ND	ND	NA
2012.010.028 -	02A	02	B	Grey Mortar from Speed Tile - B00UA	Misc	Good	ND	ND	NA
2012.010.028 -	02B	02	1	Grey Mortar from Speed Tile - 116	Misc	Good	ND	ND	NA
2012.010.028 -	02C	02	2	Grey Mortar from Speed Tile - 200C	Misc	Good	ND	ND	NA
2012.010.028 -	02D	02	3	Grey Mortar from Speed Tile - 300CA	Misc	Good	ND	ND	NA
2012.010.028 -	02E	02	4	Grey Mortar from Speed Tile - 400JA	Misc	Good	ND	ND	NA
2012.010.028 -	03A	03	B	White 2'x2' Fissured Ceiling Tile - B00CB	Misc	Good	ND	ND	ND
2012.010.028 -	03B	03	B	White 2'x2' Fissured Ceiling Tile - B00CB	Misc	Good	ND	ND	ND
2012.010.028 -	04A	04	B	White 2'x4' Fissured Pinhole Ceiling Tile - B01	Misc	Good	ND	ND	ND

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Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	04B	04	2	White 2'x4' Fissured Pinhole Ceiling Tile - 280B	Misc	Good	ND	ND	ND
2012.010.028 -	04C	04	4	White 2'x4' Fissured Pinhole Ceiling Tile - 400CA	Misc	Good	ND	ND	ND
2012.010.028 -	05A	05	B	Multi Colored Textured Paint - B00TB	Misc	Good	ND	ND	ND
2012.010.028 -	05B	05	1	Multi Colored Textured Paint - 100TB	Misc	Good	ND	ND	ND
2012.010.028 -	06A	06	3	White/Brown Textured Paint - 300TB	Misc	Good	ND	ND	ND
2012.010.028 -	06B	06	3	White/Brown Textured Paint - 300TA	Misc	Good	ND	ND	ND
2012.010.028 -	07A	07	B	Brown Homosote Board on Wall - B00UF	Misc	Good	ND	ND	NA
2012.010.028 -	07B	07	B	Brown Homosote Board on Wall - B00UF	Misc	Good	ND	ND	NA
2012.010.028 -	08A	08	B	Dark Grey Pipe Penetration Patch - B00UF	Misc	Good	ND	ND	NA
2012.010.028 -	08B	08	B	Dark Grey Pipe Penetration Patch - B00UF	Surfacing	Good	ND	ND	NA
2012.010.028 -	09A	09	B	Light Grey Pipe Penetration Patch - B00UF	Surfacing	Good	ND	ND	NA
2012.010.028 -	09B	09	B	Light Grey Pipe Penetration Patch - B00UF	Surfacing	Good	ND	ND	NA
2012.010.028 -	10A	10	1	White Vinyl Wall Covering Below Chalk Board - 122	Misc	Good	ND	ND	NA

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Project: Cornell Campus Telecommunication Cabling Systems Project - Rockefeller Hall Wall/Ceiling Systems Limited ACM Survey	**Dates Sampling Performed:** 8/09/12 - 8/13/12	**Asbestos Inspector:** Derek Franklin
	Date of Report: 08/24/12	**Number of Samples Collected:** 77
	Laboratory: AmeriSci Labs	**Number of Samples Analyzed:** PLM - 54/TEM - 23

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	10B	10	1	White Vinyl Wall Covering Below Chalk Board - 122	Misc	Good	ND	ND	NA
2012.010.028 -	11A	11	3	Yellow Wall Carpet Mastic - 308A	Misc	Good	ND	ND	ND
2012.010.028 -	11B	11	3	Yellow Wall Carpet Mastic - 308A	Misc	Good	ND	ND	ND
2012.010.028 -	12A	12	3	1' x 1' Black Splined Ceiling Tile - 308	Misc	Good	ND	ND	ND
2012.010.028 -	12B	12	3	1' x 1' Black Splined Ceiling Tile - 308	Misc	Good	ND	ND	ND
2012.010.028 -	13A	13	3	Brown Mastic from HA 12A	Misc	Good	Non-Asbestos	ND	Trace
2012.010.028 -	13B	13	3	Brown Mastic from HA 12B	Misc	Good	Non-Asbestos	ND	Trace
2012.010.028 -	14A	14	4	Tan Homosote Board on Wall - 400UA	Misc	Good	ND	ND	NA
2012.010.028 -	14B	14	4	Tan Homosote Board on Wall - 458	Misc	Good	ND	ND	NA
2012.010.028 -	15A	15	4	Red Textured Paint on Sheetrock - 400CC	Misc	Good	ND	ND	NA
2012.010.028 -	15B	15	4	Red Textured Paint on Sheetrock - 432	Misc	Good	ND	ND	NA
2012.010.028 -	16A	16	3	Brown Sheetrock - 300TA	Misc	Good	ND	ND	NA
2012.010.028 -	16B	16	3	Brown Sheetrock - 300TB	Misc	Good	ND	ND	NA

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Project: Cornell Campus Telecommunication Cabling Systems Project - Rockefeller Hall Wall/Ceiling Systems Limited ACM Survey	**Dates Sampling Performed:** 8/09/12 - 8/13/12	**Asbestos Inspector:** Derek Franklin
	Date of Report: 08/24/12	**Number of Samples Collected:** 77
	Laboratory: AmeriSci Labs	**Number of Samples Analyzed:** PLM - 54/TEM - 23

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	17A	17	3	White Joint Compound from Brown Sheetrock - 300TA	Misc	Good	ND	ND	NA
2012.010.028 -	17B	17	3	White Joint Compound from Brown Sheetrock - 300TB	Misc	Good	ND	ND	NA
2012.010.028 -	18A	18	2	White Top Coat Plaster on Sheetrock - 201A	Surfacing	Good	ND	ND	NA
2012.010.028 -	18B	18	2	White Top Coat Plaster on Sheetrock - 201B	Surfacing	Good	ND	ND	NA
2012.010.028 -	18C	18	2	White Top Coat Plaster on Sheetrock - 201C	Surfacing	Good	ND	ND	NA
2012.010.028 -	19A	19	2	Grey Base Coat Plaster on Sheetrock - 201A	Surfacing	Good	ND	ND	NA
2012.010.028 -	19B	19	2	Grey Base Coat Plaster on Sheetrock - 201B	Surfacing	Good	ND	ND	NA
2012.010.028 -	19C	19	2	Grey Base Coat Plaster on Sheetrock - 201C	Surfacing	Good	ND	ND	NA
2012.010.028 -	20A	20	2	Grey Sheetrock under Plaster - 201A	Misc	Good	ND	ND	NA
2012.010.028 -	20B	20	2	Grey Sheetrock under Plaster - 201B	Misc	Good	ND	ND	NA
2012.010.028 -	20C	20	2	Grey Sheetrock under Plaster - 201C	Misc	Good	ND	ND	NA
2012.010.028 -	21A	21	B	White Joint Compound from Sheetrock (Wall) - B00UD	Misc	Good	ND	ND	NA
2012.010.028 -	21B	21	1	White Joint Compound from Sheetrock (Wall) - 100UF	Misc	Good	ND	ND	NA

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Client: Cornell University	**Client Project/Purchase Order No.:** C12006	**Delta Proj. No.:** 2012.010.028
Project: Cornell Campus Telecommunication Cabling Systems Project - Rockefeller Hall Wall/Ceiling Systems Limited ACM Survey	**Dates Sampling Performed:** 8/09/12 - 8/13/12	**Asbestos Inspector:** Derek Franklin
	Date of Report: 08/24/12	**Number of Samples Collected:** 77
	Laboratory: AmeriSci Labs	**Number of Samples Analyzed:** PLM - 54/TEM - 23

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	21C	21	2	White Joint Compound from Sheetrock (Wall) - 291	Misc	Good	ND	ND	NA
2012.010.028 -	21D	21	3	White Joint Compound from Sheetrock (Wall) - 300CA	Misc	Good	ND	ND	NA
2012.010.028 -	21E	21	4	White Joint Compound from Sheetrock (Ceiling) - 400UB	Misc	Good	ND	ND	NA
2012.010.028 -	22A	22	2	White Top Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	22B	22	2	White Top Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	22C	22	2	White Top Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	23A	23	2	Grey Base Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	23B	23	2	Grey Base Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	23C	23	2	Grey Base Coat Plaster on Speed Tile - 203	Surfacing	Good	ND	ND	NA
2012.010.028 -	24A	24	2	White Top Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA
2012.010.028 -	24B	24	2	White Top Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA
2012.010.028 -	24C	24	2	White Top Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA
2012.010.028 -	25A	25	2	Grey Base Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA

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Client: Cornell University	**Client Project/Purchase Order No.:** C12006	**Delta Proj. No.:** 2012.010.028
Project: Cornell Campus Telecommunication Cabling Systems Project - Rockefeller Hall Wall/Ceiling Systems Limited ACM Survey	**Dates Sampling Performed:** 8/09/12 - 8/13/12	**Asbestos Inspector:** Derek Franklin
	Date of Report: 08/24/12	**Number of Samples Collected:** 77
	Laboratory: AmeriSci Labs	**Number of Samples Analyzed:** PLM - 54/TEM - 23

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Material Condition	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2012.010.028 -	25B	25	2	Grey Base Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA
2012.010.028 -	25C	25	2	Grey Base Coat Plaster on Mesh - 201	Surfacing	Good	ND	ND	NA
2012.010.028 -	26A	26	1	Light Grey Door Frame Caulk - 100CA	Misc	Good	ND	ND	ND
2012.010.028 -	26B	26	2	Light Grey Door Frame Caulk - 200C	Misc	Good	ND	ND	ND
2012.010.028 -	27A	27	3	Dark Grey Door Frame Caulk - 300CA	Misc	Good	ND	ND	ND
2012.010.028 -	27B	27	3	Dark Grey Door Frame Caulk - 300CA	Misc	Good	ND	ND	ND
2012.010.028 -	28A	28	3	Red Door Frame Caulk Around Older Door - 300CA	Misc	Good	ND	ND	ND
2012.010.028 -	28B	28	3	Red Door Frame Caulk Around Older Door - 300CA	Misc	Good	ND	ND	ND
2012.010.028 -	**29A**	**29**	**4**	**Brown W/ White Streaks 9"x9" Floor Tile - 400CA**	**Misc**	**Good**	**Chrysotile**	**12.7%**	**NA/PS**
2012.010.028 -	**29B**	**29**	**4**	**Brown W/ White Streaks 9"x9" Floor Tile - 400CA**	**Misc**	**Good**		**NA/PS**	**NA/PS**
2012.010.028 -	**30A**	**30**	**4**	**Black Vapor Barrier/Mastic from Brown 9"x9" Floor Tile - 400CA**	**Misc**	**Good**	**Chrysotile**	**ND**	**< 1.0%**
2012.010.028 -	**30B**	**30**	**4**	**Black Vapor Barrier/Mastic from Brown 9"x9" Floor Tile - 400CA**	**Misc**	**Good**		**ND**	**1.5%**

HA - Homogenous Area **ND** - No Asbestos Detected **NA** - Not Analyzed by Methodology **NA/PS** - Not Analyzed, Positive Stop
TSI - Thermal System Insulation **Misc** - Miscellaneous Material **Trace / < 1%** - Non-asbestos by definition

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APPENDIX B

Laboratory Analytical Results

AMERI SCI

Environmental Lab Data Review

Reviewer's initials KMC Date 9/14/12

See project report for details of review

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Delta Engineers
Attn: Stephen Prislupsky
860 Hooper Road

Endwell, NY 13760

Date Received 08/15/12 **AmeriSci Job #** 212083611
Date Examined 08/15/12 **P.O. #**
ELAP # 11480 **Page** 1 **of** 13
RE: 2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-01A 1 **Location:** B Orange Speed Tile B00UA	212083611-01	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-01B 1 **Location:** 1 Fl. Orange Speed Tile 116	212083611-02	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-01C 1 **Location:** 2 Fl. Orange Speed Tile 200C	212083611-03	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-01D 1 **Location:** 4 Fl. Orange Speed Tile 300CA	212083611-04	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-01E 1 **Location:** 4 Fl. Orange Speed Tile 400JA	212083611-05	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-02A 2	212083611-06 **Location:** B Grey Mortar From Speed Tile B00UA	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-02B 2	212083611-07 **Location:** 1 Fl. Grey Mortar From Speed Tile 116	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-02C 2	212083611-08 **Location:** 2 Fl. Grey Mortar From Speed Tile 200C	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-02D 2	212083611-09 **Location:** 3 Fl. Grey Mortar From Speed Tile 300CA	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-02E 2	212083611-10 **Location:** 4 Fl. Grey Mortar From Speed Tile 4005A	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-03A 3	212083611-11 **Location:** B White 2'X2' Fissured Ceiling Tile B00CB	***No***	NAD (by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 18.9 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-03B	212083611-12	***No***	NAD
3	**Location:** B White 2'X2' Fissured Ceiling Tile B00CB		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 10 %			
2012.010.028-04A	212083611-13	***No***	NAD
4	**Location:** B White 2'X4' Fissured Pinhole Ceiling Tile B01		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 39.5 %			
2012.010.028-04B	212083611-14	***No***	NAD
4	**Location:** 2 Fl. White 2'X4' Fissured Pinhole Ceiling Tile 280B		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 40.6 %			
2012.010.028-04C	212083611-15	***No***	NAD
4	**Location:** 4 Fl. White 2'X4' Fissured Pinhole Ceiling Tile 400CA		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 37.9 %			
2012.010.028-05A	212083611-16	***No***	NAD
5	**Location:** B Multi-Color Textured Paint B00TB		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 38 %			
2012.010.028-05B	212083611-17	***No***	NAD
5	**Location:** 1 Fl. Multi-Color Textured Paint 100TB		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 31.5 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-06A 6	212083611-18 **Location:** 3 Fl. White/ Brown Textured Paint 300TB	***No***	NAD (by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 31 %			
2012.010.028-06B 6	212083611-19 **Location:** 3 Fl. White/ Brown Textured Paint 300TA	***No***	NAD (by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 11 %			
2012.010.028-07A 7	212083611-20 **Location:** B Brown Homosote Board On Wall B00UF	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100 %			
2012.010.028-07B 7	212083611-21 **Location:** B Brown Homosote Board On Ceiling B00UF	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100 %			
2012.010.028-08A 8	212083611-22 **Location:** B Dark Grey Pipe Penetration Patch B00UF	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-08B 8	212083611-23 **Location:** B Dark Grey Pipe Penetration Patch B00UF	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-09A	212083611-24	***No***	NAD
4	**Location:** B Light Grey Pipe Penetration Patch B00UF		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-09B	212083611-25	***No***	NAD
9	**Location:** B Light Grey Pipe Penetration Patch B00UF		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-10A	212083611-26	***No***	NAD
10	**Location:** 1 Fl White Vinyl Wall Covering Below Chalk Board 122		(by NYS ELAP 198.1) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 40 %, Non-fibrous 60 %			
2012.010.028-10B	212083611-27	***No***	NAD
10	**Location:** 1 Fl White Vinyl Wall Covering Below Chalk Board 122		(by NYS ELAP 198.1) by David W. Roderick on 08/15/12
Analyst Description: OffWhite, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 40 %, Non-fibrous 60 %			
2012.010.028-11A	212083611-28	***No***	NAD
11	**Location:** 3 Fl Yellow Wall Carpet Mastic 308A		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 17.2 %			
2012.010.028-11B	212083611-29	***No***	NAD
11	**Location:** 3 Fl Yellow Wall Carpet Mastic 308A		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 23.9 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-12A	212083611-30	***No***	NAD
12	**Location:** 3 Fl 1'X1' Black Splined Ceiling Tile 308		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 28.7 %			
2012.010.028-12B	212083611-31	***No***	NAD
12	**Location:** 3 Fl 1'X1' Black Splined Ceiling Tile 308		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 29.1 %			
2012.010.028-13A	212083611-32	***No***	NAD
13	**Location:** 3 Fl Brown Mastic From 1'X1' Splined Ceiling Tile 308		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 38.6 %			
2012.010.028-13B	212083611-33	***No***	NAD
13	**Location:** 3 Fl Brown Mastic From 1'X1' Splined Ceiling Tile 308		(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 39.6 %			
2012.010.028-14A	212083611-34	***No***	NAD
14	**Location:** 4 Fl Tan Homosote Board (Wall) 400UA		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100 %			
2012.010.028-14B	212083611-35	***No***	NAD
14	**Location:** 4 Fl Tan Homosote Board (Wall) 458		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 100 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-15A	212083611-36	***No***	NAD
15	**Location:** 4 Fl Red Textured Paint On Sheetrock 400CC		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 2 %, Non-fibrous 98 %			
2012.010.028-15B	212083611-37	***No***	NAD
15	**Location:** 4 Fl Red Textured Paint On Sheetrock 43C		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 2 %, Non-fibrous 98 %			
2012.010.028-16A	212083611-38	***No***	NAD
16	**Location:** 3 Fl Brown Sheetrock 300TA		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown/Grey, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15 %, Non-fibrous 85 %			
2012.010.028-16B	212083611-39	***No***	NAD
16	**Location:** 3 Fl Brown Sheetrock 300TB		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Brown/Grey, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15 %, Non-fibrous 85 %			
2012.010.028-17A	212083611-40	***No***	NAD
17	**Location:** 3 Fl White Joint Compound From Brown Sheetrock 300TA		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-17B	212083611-41	***No***	NAD
17	**Location:** 3 Fl White Joint Compound From Brown Sheetrock 300TB		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-18A 18	212083611-42 **Location:** 2 Fl White Top Coat Plaster On Sheetrock 201A	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 1 %, Non-fibrous 99 %			
2012.010.028-18B 18	212083611-43 **Location:** 2 Fl White Top Coat Plaster On Sheetrock 201B	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 1 %, Non-fibrous 99 %			
2012.010.028-18C 18	212083611-44 **Location:** 2 Fl White Top Coat Plaster On Sheetrock 201C	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 1 %, Non-fibrous 99 %			
2012.010.028-19A 19	212083611-45 **Location:** 2 Fl Grey Base Coat Plaster On Sheetrock 201A	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5 %, Non-fibrous 95 %			
2012.010.028-19B 19	212083611-46 **Location:** 2 Fl Grey Base Coat Plaster On Sheetrock 201B	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5 %, Non-fibrous 95 %			
2012.010.028-19C 19	212083611-47 **Location:** 2 Fl Grey Base Coat Plaster On Sheetrock 201C	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 1 %, Non-fibrous 99 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-20A 20	212083611-48 **Location:** 2 Fl Grey Sheetrock Under Plaster 201A	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey/Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 10 %, Non-fibrous 90 %			
2012.010.028-20B 20	212083611-49 **Location:** 2 Fl Grey Sheetrock Under Plaster 201B	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey/Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15 %, Non-fibrous 85 %			
2012.010.028-20C 20	212083611-50 **Location:** 2 Fl Grey Sheetrock Under Plaster 201C	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey/Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5 %, Non-fibrous 95 %			
2012.010.028-21A 21	212083611-51 **Location:** B White Joint Compound From Sheetrock (Wall) B00UD	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-21B 21	212083611-52 **Location:** 1 Fl White Joint Compound From Sheetrock (Wall) 100UF	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-21C 21	212083611-53 **Location:** 2 Fl. White Joint Compound From Sheetrock (Wall) 291	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-21D	212083611-54	***No***	NAD
21	**Location:** B White Joint Compound From Sheetrock (Wall) 300CA		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-21E	212083611-55	***No***	NAD
21	**Location:** 4 Fl. White Joint Compound From Sheetrock (Ceiling 400UB		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-22A	212083611-56	***No***	NAD
22	**Location:** 2 Fl. White Top Coat Plaster On Speed Tile 203		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-22B	212083611-57	***No***	NAD
22	**Location:** 2 Fl. White Top Coat Plaster On Speed Tile 203		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-22C	212083611-58	***No***	NAD
22	**Location:** 2 Fl. White Top Coat Plaster On Speed Tile 203		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-23A	212083611-59	***No***	NAD
23	**Location:** 2 Fl. Grey Base Coat Plaster On Speed Tile 203		(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-23B 23	212083611-60 **Location:** 2 Fl. Grey Base Coat Plaster On Speed Tile 203	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			
2012.010.028-23C 23	212083611-61 **Location:** 2 Fl. Grey Base Coat Plaster On Speed Tile 203	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			
2012.010.028-24A 24	212083611-62 **Location:** 2 Fl. White Top Coat Plaster On Mesh 201	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-24B 24	212083611-63 **Location:** 2 Fl. White Top Coat Plaster On Mesh 201	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-24C 24	212083611-64 **Location:** 2 Fl. White Top Coat Plaster On Mesh 201	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100 %			
2012.010.028-25A 25	212083611-65 **Location:** 2 Fl. Grey Base Coat Plaster On Mesh 201	***No***	NAD (by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			

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PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-25B	212083611-66	***No***	NAD
25 **Location:** 2 Fl. Grey Base Coat Plaster On Mesh 201			(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			
2012.010.028-25C	212083611-67	***No***	NAD
25 **Location:** 2 Fl. Grey Base Coat Plaster On Mesh 201			(by NYS ELAP 198.1) by Raam Yallabandi on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100 %			
2012.010.028-26A	212083611-68	***No***	NAD
26 **Location:** 1 Fl. Lt. Grey Door Frame Caulk 100CA			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 27.5 %			
2012.010.028-26B	212083611-69	***No***	NAD
26 **Location:** 2 Fl. Lt. Grey Door Frame Caulk 200C			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 10.2 %			
2012.010.028-27A	212083611-70	***No***	NAD
27 **Location:** 3 Fl Dark Grey Door Frame Caulk 300CA			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 0.5 %			
2012.010.028-27B	212083611-71	***No***	NAD
27 **Location:** 3 Fl Dark Grey Door Frame Caulk 300CA			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 0.9 %			

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PLM Bulk Asbestos Report

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ACM Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-28A	212083611-72	***No***	NAD
28 **Location:** 3 Fl. Red Frame Caulk Around Old Door 300CA			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 4.8 %			
2012.010.028-28B	212083611-73	***No***	NAD
28 **Location:** 3 Fl. Red Frame Caulk Around Old Door 300CA			(by NYS ELAP 198.6) by David W. Roderick on 08/15/12
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 0.4 %			

Reporting Notes:

Analyzed by: Raam Yallabandi

*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab Code 200546-0), ELAP PLM Method 198.1 for NY friable samples or 198.6 for NOB samples (NY ELAP Lab ID11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. AIHA Lab # 102843, RI Cert#AAL-094, CT Cert#PH-0186, Mass Cert#AA000054.

Reviewed By: _____END OF REPORT_____

Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	2012.010.028-01A	1	----	----	----	----	NAD	NA
Location:	B Orange Speed Tile B00UA							
02	2012.010.028-01B	1	----	----	----	----	NAD	NA
Location:	1 Fl. Orange Speed Tile 116							
03	2012.010.028-01C	1	----	----	----	----	NAD	NA
Location:	2 Fl. Orange Speed Tile 200C							
04	2012.010.028-01D	1	----	----	----	----	NAD	NA
Location:	4 Fl. Orange Speed Tile 300CA							
05	2012.010.028-01E	1	----	----	----	----	NAD	NA
Location:	4 Fl. Orange Speed Tile 400JA							
06	2012.010.028-02A	2	----	----	----	----	NAD	NA
Location:	B Grey Mortar From Speed Tile B00UA							
07	2012.010.028-02B	2	----	----	----	----	NAD	NA
Location:	1 Fl. Grey Mortar From Speed Tile 116							
08	2012.010.028-02C	2	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Mortar From Speed Tile 200C							
09	2012.010.028-02D	2	----	----	----	----	NAD	NA
Location:	3 Fl. Grey Mortar From Speed Tile 300CA							
10	2012.010.028-02E	2	----	----	----	----	NAD	NA
Location:	4 Fl. Grey Mortar From Speed Tile 4005A							
11	2012.010.028-03A	3	0.164	12.8	68.3	18.9	NAD	NAD
Location:	B White 2'X2' Fissured Ceiling Tile B00CB							
12	2012.010.028-03B	3	0.239	9.6	80.3	10.0	NAD	NAD
Location:	B White 2'X2' Fissured Ceiling Tile B00CB							
13	2012.010.028-04A	4	0.147	26.5	34.0	39.5	NAD	NAD
Location:	B White 2'X4' Fissured Pinhole Ceiling Tile B01							
14	2012.010.028-04B	4	0.160	25.0	34.4	40.6	NAD	NAD
Location:	2 Fl. White 2'X4' Fissured Pinhole Ceiling Tile 280B							
15	2012.010.028-04C	4	0.253	15.4	46.6	37.9	NAD	NAD
Location:	4 Fl. White 2'X4' Fissured Pinhole Ceiling Tile 400CA							
16	2012.010.028-05A	5	0.208	45.7	16.3	38.0	NAD	NAD
Location:	B Multi-Color Textured Paint B00TB							

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Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
17	2012.010.028-05B	5	0.111	51.4	17.1	31.5	NAD	NAD
Location:	1 Fl. Multi-Color Textured Paint 100TB							
18	2012.010.028-06A	6	0.287	30.0	39.0	31.0	NAD	NAD
Location:	3 Fl. White/ Brown Textured Paint 300TB							
19	2012.010.028-06B	6	0.100	66.0	23.0	11.0	NAD	NAD
Location:	3 Fl. White/ Brown Textured Paint 300TA							
20	2012.010.028-07A	7	----	----	----	----	NAD	NA
Location:	B Brown Homosote Board On Wall B00UF							
21	2012.010.028-07B	7	----	----	----	----	NAD	NA
Location:	B Brown Homosote Board On Ceiling B00UF							
22	2012.010.028-08A	8	----	----	----	----	NAD	NA
Location:	B Dark Grey Pipe Penetration Patch B00UF							
23	2012.010.028-08B	8	----	----	----	----	NAD	NA
Location:	B Dark Grey Pipe Penetration Patch B00UF							
24	2012.010.028-09A	4	----	----	----	----	NAD	NA
Location:	B Light Grey Pipe Penetration Patch B00UF							
25	2012.010.028-09B	9	----	----	----	----	NAD	NA
Location:	B Light Grey Pipe Penetration Patch B00UF							
26	2012.010.028-10A	10	----	----	----	----	NAD	NA
Location:	1 Fl White Vinyl Wall Covering Below Chalk Board 122							
27	2012.010.028-10B	10	----	----	----	----	NAD	NA
Location:	1 Fl White Vinyl Wall Covering Below Chalk Board 122							
28	2012.010.028-11A	11	0.192	66.7	16.1	17.2	NAD	NAD
Location:	3 Fl Yellow Wall Carpet Mastic 308A							
29	2012.010.028-11B	11	0.306	48.7	27.5	23.9	NAD	NAD
Location:	3 Fl Yellow Wall Carpet Mastic 308A							
30	2012.010.028-12A	12	0.171	25.1	46.2	28.7	NAD	NAD
Location:	3 Fl 1'X1' Black Splined Ceiling Tile 308							
31	2012.010.028-12B	12	0.199	27.1	43.7	29.1	NAD	NAD
Location:	3 Fl 1'X1' Black Splined Ceiling Tile 308							
32	2012.010.028-13A	13	0.207	52.7	8.7	38.5	NAD	Anthophyllite Trace
Location:	3 Fl Brown Mastic From 1'X1' Splined Ceiling Tile 308							

See Reporting notes on last page

Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
33	2012.010.028-13B	13	0.273	52.7	7.7	39.5	NAD	Anthophyllite Trace
Location: 3 Fl Brown Mastic From 1'X1' Splined Ceiling Tile 308								
34	2012.010.028-14A	14	----	----	----	----	NAD	NA
Location: 4 Fl Tan Homosote Board (Wall) 400UA								
35	2012.010.028-14B	14	----	----	----	----	NAD	NA
Location: 4 Fl Tan Homosote Board (Wall) 458								
36	2012.010.028-15A	15	----	----	----	----	NAD	NA
Location: 4 Fl Red Textured Paint On Sheetrock 400CC								
37	2012.010.028-15B	15	----	----	----	----	NAD	NA
Location: 4 Fl Red Textured Paint On Sheetrock 43C								
38	2012.010.028-16A	16	----	----	----	----	NAD	NA
Location: 3 Fl Brown Sheetrock 300TA								
39	2012.010.028-16B	16	----	----	----	----	NAD	NA
Location: 3 Fl Brown Sheetrock 300TB								
40	2012.010.028-17A	17	----	----	----	----	NAD	NA
Location: 3 Fl White Joint Compound From Brown Sheetrock 300TA								
41	2012.010.028-17B	17	----	----	----	----	NAD	NA
Location: 3 Fl White Joint Compound From Brown Sheetrock 300TB								
42	2012.010.028-18A	18	----	----	----	----	NAD	NA
Location: 2 Fl White Top Coat Plaster On Sheetrock 201A								
43	2012.010.028-18B	18	----	----	----	----	NAD	NA
Location: 2 Fl White Top Coat Plaster On Sheetrock 201B								
44	2012.010.028-18C	18	----	----	----	----	NAD	NA
Location: 2 Fl White Top Coat Plaster On Sheetrock 201C								
45	2012.010.028-19A	19	----	----	----	----	NAD	NA
Location: 2 Fl Grey Base Coat Plaster On Sheetrock 201A								
46	2012.010.028-19B	19	----	----	----	----	NAD	NA
Location: 2 Fl Grey Base Coat Plaster On Sheetrock 201B								
47	2012.010.028-19C	19	----	----	----	----	NAD	NA
Location: 2 Fl Grey Base Coat Plaster On Sheetrock 201C								
48	2012.010.028-20A	20	----	----	----	----	NAD	NA
Location: 2 Fl Grey Sheetrock Under Plaster 201A								

See Reporting notes on last page

Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
49	2012.010.028-20B	20	----	----	----	----	NAD	NA
Location:	2 Fl Grey Sheetrock Under Plaster 201B							
50	2012.010.028-20C	20	----	----	----	----	NAD	NA
Location:	2 Fl Grey Sheetrock Under Plaster 201C							
51	2012.010.028-21A	21	----	----	----	----	NAD	NA
Location:	B White Joint Compound From Sheetrock (Wall) B00UD							
52	2012.010.028-21B	21	----	----	----	----	NAD	NA
Location:	1 Fl White Joint Compound From Sheetrock (Wall) 100UF							
53	2012.010.028-21C	21	----	----	----	----	NAD	NA
Location:	2 Fl. White Joint Compound From Sheetrock (Wall) 291							
54	2012.010.028-21D	21	----	----	----	----	NAD	NA
Location:	B White Joint Compound From Sheetrock (Wall) 300CA							
55	2012.010.028-21E	21	----	----	----	----	NAD	NA
Location:	4 Fl. White Joint Compound From Sheetrock (Ceiling 400UB							
56	2012.010.028-22A	22	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Speed Tile 203							
57	2012.010.028-22B	22	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Speed Tile 203							
58	2012.010.028-22C	22	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Speed Tile 203							
59	2012.010.028-23A	23	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Speed Tile 203							
60	2012.010.028-23B	23	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Speed Tile 203							
61	2012.010.028-23C	23	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Speed Tile 203							
62	2012.010.028-24A	24	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Mesh 201							
63	2012.010.028-24B	24	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Mesh 201							
64	2012.010.028-24C	24	----	----	----	----	NAD	NA
Location:	2 Fl. White Top Coat Plaster On Mesh 201							

See Reporting notes on last page

Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
65	2012.010.028-25A	25	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Mesh 201							
66	2012.010.028-25B	25	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Mesh 201							
67	2012.010.028-25C	25	----	----	----	----	NAD	NA
Location:	2 Fl. Grey Base Coat Plaster On Mesh 201							
68	2012.010.028-26A	26	0.258	23.6	48.8	27.5	NAD	NAD
Location:	1 Fl. Lt. Grey Door Frame Caulk 100CA							
69	2012.010.028-26B	26	0.322	20.8	68.9	10.2	NAD	NAD
Location:	2 Fl. Lt. Grey Door Frame Caulk 200C							
70	2012.010.028-27A	27	0.207	27.1	72.5	0.5	NAD	NAD
Location:	3 Fl Dark Grey Door Frame Caulk 300CA							
71	2012.010.028-27B	27	0.230	28.7	70.4	0.9	NAD	NAD
Location:	3 Fl Dark Grey Door Frame Caulk 300CA							
72	2012.010.028-28A	28	0.227	25.6	69.6	4.8	NAD	NAD
Location:	3 Fl. Red Frame Caulk Around Old Door 300CA							
73	2012.010.028-28B	28	0.247	21.9	77.7	0.4	NAD	NAD
Location:	3 Fl. Red Frame Caulk Around Old Door 300CA							

Analyzed by: John P. Koubiadis_____; Date Analyzed 8/16/2012

**Quantitative Analysis (Semi/Full): Bulk Asbestos Analysis - PLM by EPA 600/M4-82-020 per 40 CFR or ELAP 198.1 for New York friable samples or ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (not covered by NVLAP Bulk accreditation) or ELAP 198.4; for New York samples; NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses); AIHA Lab # 102843, NVLAP Lab Code 200546-0, NYSDOH ELAP Lab ID#11480.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).

Reviewed By:_____

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212083611

Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 8/14/12 **Page 1 of 5**
Project: Rockefeller Hall - Telecom ACM Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☒ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number	Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028 - 01A	Misc.	Good	B	Orange Speed Tile - B000A
- 01B	↓	↓	1	↓ - 116
- 01C			2	- 200C
- 01D			3	- 300CA
- 01E			4	- 400JA
- 02A			B	Grey Mastic from Speed Tile - B000A
- 02B			1	- 116
- 02C			2	- 200C
- 02D			3	- 300CA
↓ - 02E	↓	↓	4	↓ - 400JA

Instructions: Analyze all non-NOB samples by NYS ELAP 198.1 PLM methodology. Analyze all NOB samples initially by NYS ELAP 198.6 PLM methodology. If all samples from a given sample set are reported as non-asbestos by 198.6, analyze by NYS ELAP 198.4 TEM methodology. Stop analysis after 1st positive for a given sample set.
Email Results to wjohnson@deltaengineers.com, sprislupsky@deltaengineers.com, rcherevko@deltaengineers.com

Notes:

Submitted By Derek Franklin / [signature] **Date** 8/14/12
(Printed) (Signature)

Received By C DeRose / CD **Date** 8/15/12 1140
(Printed) (Signature)

212083611

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Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 8/14/12 **Page** 2 **of** 5
Project: Rockefeller Hall - Selective ACM Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☒ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number	Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028 - 03A	Misc.	Good	B	White 2'x2' Fissured & Ceiling Tile - B00CB
- 03B	↓	↓	B	" " " " " " - B00CB
- 04A			B	White 2'x4' Fissured Pinhole Ceiling Tile - B01
- 04B			2	- 280B
- 04C			4	- 400CA
- 05A			B	Multi-color Textured Paint - B00TB
- 05B			1	" " " " - 100TB
- 06A			3	White/Brown Textured Paint - 300TB
- 06B			3	" " " " - 300TA
- 07A			B	Brown Homosote Board on Wall - B00UF
- 07B			B	" " " " Ceiling - B00UF
- 08A			B	Dark Grey Pipe Penetration Patch - B00UF
- 08B			B	" " " " " - B00UF
- 09A			B	Light Grey Pipe Penetration Patch - B00UF
- 09B			B	" " " " " - B00UF
- 10A	↓	↓	1	White Vinyl Wall Covering Below Chalk Board - 122

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Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 8/14/12 Page 3 of 5
Project: Rockefeller Hall - Telecom ACM Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☒ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number		Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028 -	10B	Misc.	Good	1	White Vinyl Wall Covering Below Chalk Board - 122
-	11A			3	Yellow Wall Carpet Mastic - 308A
-	11B			3	" " " " - 308A
-	12A			3	1'x1' Black Splined Ceiling Tile - 308
-	12B			3	" " " " " - 308
-	13A			3	Brown Mastic from 1'x1' Splined Ceiling Tile - 308
-	13B			3	" " " " " " " - 308
-	14A			4	Tan homosote Board (wall) - 400A
-	14B			4	" " " " - 458
-	15A			4	Red Textured Paint on Sheetrock - 400C
-	15B			4	" " " " " - 432
-	16A			3	Brown Sheetrock - 300TA
-	16B			3	" " - 300TB
-	17A			3	White Joint Compound from Brown Sheetrock - 300TA
-	17B	↓		3	" " " " " " - 300TB
↓ -	18A	Surfacing	↓	2	White Top Coat Plaster on Sheetrock - 201A

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Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 8/14/12 **Page** 4 **of** 5
Project: Rockefeller Hall – Telecom ACM Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☑ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number		Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028 –	18B	Surfacing	Good	2	White Top Coat Plaster on Sheetrock – 201B
–	18C	↓	↓	2	" " " " " " – 201C
–	19A			2	Grey Base Coat Plaster on Sheetrock – 201A
–	19B			2	↓ ↓ ↓ ↓ ↓ ↓ – 201B
–	19C	↓		2	↓ ↓ ↓ ↓ ↓ ↓ – 201C
–	20A	Misc.		2	Grey Sheetrock under Plaster – 201A
–	20B			2	↓ ↓ ↓ ↓ – 201B
–	20C			2	↓ ↓ ↓ ↓ – 201C
–	21A			B	White Joint compound from Sheetrock (wall) – B00uD
–	21B			1	↓ ↓ ↓ ↓ ↓ (wall) – 100uF
–	21C			2	(wall) – 291
–	21D			3	(wall) – 300CA
–	21E	↓		4	(Ceiling) – 400uB
–	22A	surfacing		2	White Top Coat Plaster on Speed Tile – 203
–	22B	↓		2	– 203
↓ –	22C	↓	↓	2	↓ ↓ ↓ ↓ ↓ ↓ ↓ – 203

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Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 8/14/12 Page 5 of 5
Project: Rockefeller Hall - Telecom ACM Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☒ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number	Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028 - 23A	Surfacing	Good	2	Grey Base Coat Plaster on Speed Tile - 203
- 23B			2	" " " " " " " - 203
- 23C			2	" " " " " " " - 203
- 24A			2	White Top Coat Plaster on Mesh - 201
- 24B			2	" " " " " " " - 201
- 24C			2	" " " " " " " - 201
- 25A			2	Grey Base Coat Plaster on Mesh - 201
- 25B			2	" " " " " " " - 201
- 25C			2	" " " " " " " - 201
- 26A	Misc.		1	LT. Grey Door Frame Caulk - 100CA
- 26B			2	" " " " " " - 200C
- 27A			3	Dark Grey Door Frame Caulk - 300CA
- 27B			3	" " " " " " - 300CA
- 28A			3	Red frame caulk around old door - 300CA
- 28B			3	" " " " " " " - 300CA

AMERI SCI

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Delta Engineers
Attn: Stephen Prislupsky
860 Hooper Road

Endwell, NY 13760

Date Received 09/17/12 **AmeriSci Job #** 212093010
Date Examined 09/18/12 **P.O. #**
ELAP # 11480 **Page** 1 **of** 2
RE: 2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM "Flooring" Survey

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
2012.010.028-29A	212093010-01	***Yes***	12.7 %
29	**Location:** Floor 4; Brown W/ White Streaks 9" x 9" Floor Tile - 400CA		(by NYS ELAP 198.6) by David W. Roderick on 09/18/12
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 12.7 % **Other Material:** Non-fibrous 44.5 %			
2012.010.028-29B	212093010-02		NA/PS
29	**Location:** Floor 4; Brown W/ White Streaks 9" x 9" Floor Tile - 400CA		
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
2012.010.028-30A	212093010-03	***No***	NAD
30	**Location:** Floor 4; Floor 4; Black Vapor Barrier / Mastic From Brown 9" x 9" FT - 400CA		(by NYS ELAP 198.6) by David W. Roderick on 09/18/12
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 3.8 %			
2012.010.028-30B	212093010-04	***No***	NAD
30	**Location:** Floor 4; Black Vapor Barrier / Mastic From Brown 9" x 9" FT - 400CA		(by NYS ELAP 198.6) by David W. Roderick on 09/18/12
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 7 %			

See Reporting notes on last page

PLM Bulk Asbestos Report

2012.010.028; Cornell University; Rockefeller Hall - Telecom
ACM "Flooring" Survey

Reporting Notes:

Analyzed by: David W. Roderick

*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab Code 200546-0), ELAP PLM Method 198.1 for NY friable samples or 198.6 for NOB samples (NY ELAP Lab ID11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. AIHA Lab # 102843, RI Cert#AAL-094, CT Cert#PH-0186, Mass Cert#AA000054.

Reviewed By:_____ _____END OF REPORT_____

Table I
Summary of Bulk Asbestos Analysis Results
2012.010.028; Cornell University; Rockefeller Hall - Telecom ACM "Flooring" Survey

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	2012.010.028-29A	29	0.341	22.9	19.9	44.5	Chrysotile 12.7	NA
Location:	Floor 4; Brown W/ White Streaks 9" x 9" Floor Tile - 400CA							
02	2012.010.028-29B	29	0.291	23.4	16.5	60.1	NA/PS	NA
Location:	Floor 4; Brown W/ White Streaks 9" x 9" Floor Tile - 400CA							
03	2012.010.028-30A	30	0.133	92.5	3.8	3.6	NAD	Chrysotile <1.0
Location:	Floor 4; Floor 4; Black Vapor Barrier / Mastic From Brown 9" x 9" FT - 400CA							
04	2012.010.028-30B	30	0.227	91.2	1.8	5.5	NAD	Chrysotile 1.5
Location:	Floor 4; Black Vapor Barrier / Mastic From Brown 9" x 9" FT - 400CA							

Analyzed by: Ravi N. Krishnappa; Date Analyzed 9/18/2012

**Quantitative Analysis (Semi/Full); Bulk Asbestos Analysis - PLM by EPA 600/M4-82-020 per 40 CFR or ELAP 198.1 for New York friable samples or ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (not covered by NVLAP Bulk accreditation) or ELAP 198.4; for New York samples; NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses); AIHA Lab # 102843, NVLAP Lab Code 200546-0, NYSDOH ELAP Lab ID#11480.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).

Reviewed By:_____

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Bulk Sampling Data Sheet/COC

Client: Cornell University	**Delta Project No.:** 2012.010.028	**Date:** 9/14/12 **Page 1 of 1**
Project: Rockefeller Hall - Telecom ACM "Flooring" Survey	**Client Project No.:**	**Turnaround Time:** ☐ RUSH ☒ 24 Hours ☐ 48 Hours ☐ Other
	Collected By: D. Franklin	

Sample Number		Material Type	Material Condition	Floor	Sample Location/Description
2012.010.028	- 29A	misc.	Poor	4	Brown w/ white streaks 9"x9" Floor Tile - 400CA
↓	- 29B	↓	↓	↓	" " " " " " " " - 400CA
↓	- 30A	↓	↓	↓	Black Vapor Barrier/Mastic from Brown 9"x9" FT - 400CA
↓	- 30B	↓	↓	↓	" " " " " " " " - 400CA
					212093010

Instructions: Analyze all non-NOB samples by NYS ELAP 198.1 PLM methodology. Analyze all NOB samples initially by NYS ELAP 198.6 PLM methodology. If all samples from a given sample set are reported as non-asbestos by 198.6, analyze by NYS ELAP 198.4 TEM methodology. Stop analysis after 1st positive for a given sample set.
Email Results to wjohnson@deltaengineers.com, sprislupsky@deltaengineers.com, rcherevko@deltaengineers.com

Notes:

Submitted By Derek Franklin (Printed) (Signature) **Date** 9/14/12

Received By (Printed) (Signature) **Date** 9/17/12 1106

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APPENDIX C

Delta Engineers
Company and Personnel Certifications

New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Delta Engineers & Architects & Land Surveyors, P.C.

860 Hooper Road

Endwell, NY 13760

FILE NUMBER: 05-0851
LICENSE NUMBER: 29322
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 08/20/2012
EXPIRATION DATE: 09/30/2013

Duly Authorized Representative – Anthony R Paniccia PE:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko, Acting Director
For the Commissioner of Labor

SH 432 (8/12)

STATE OF NEW YORK - DEPARTMENT OF LABOR

ASBESTOS CERTIFICATE



DEREK M FRANKLIN
CLASS(EXPIRES)
C ATEC(06/13) D INSP(06/13)
E MGPL(06/13) H PM (06/13)

CERT# 05-08623
DMV# 875329409

MUST BE CARRIED ON ASBESTOS PROJECTS

EYES BLU
HAIR BRO
HGT 5' 11"

IF FOUND RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12240

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.6650
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APPENDIX D

Laboratory Certifications

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2013
Issued April 1, 2012

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. PAUL MUCHA
AMERICA SCIENCE TEAM NEW YORK INC
117 EAST 30TH ST
NEW YORK, NY 10016

NY Lab Id No: 11480

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	EPA 600/M4/82/020
	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 46752

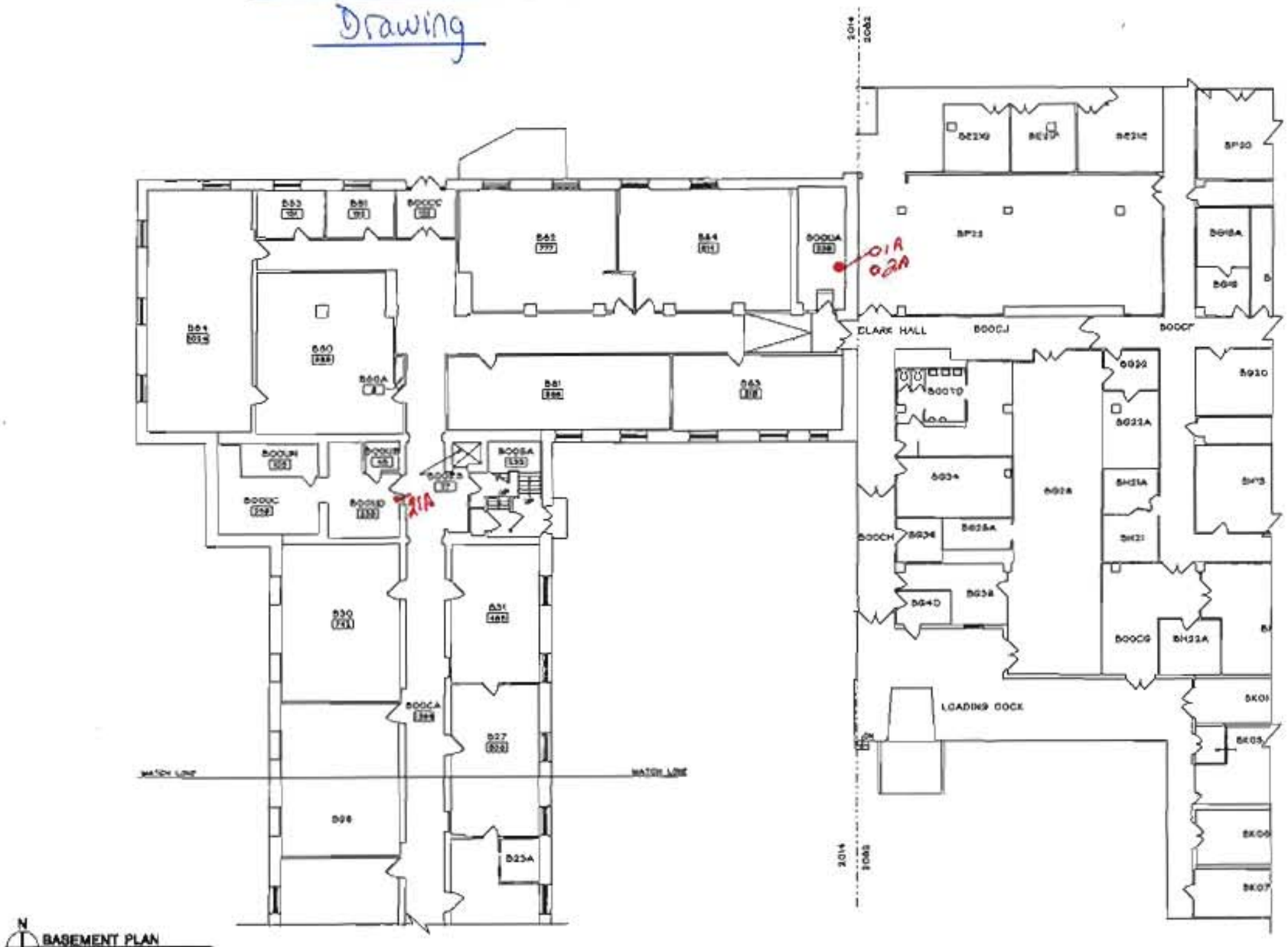
Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

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APPENDIX E

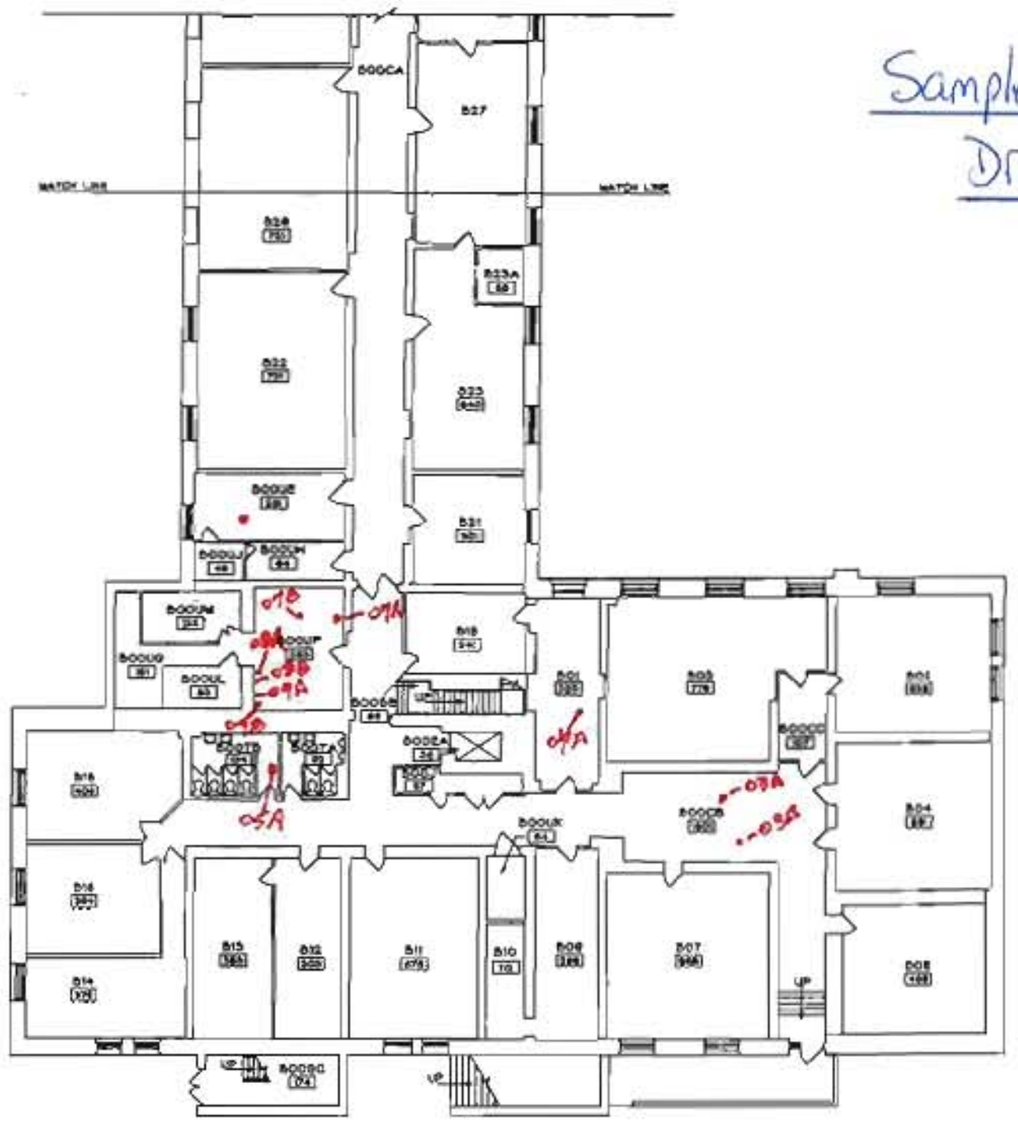
Sample Location Drawings

Sample Location Drawing



CORNELL UNIVERSITY FACILITIES INVENTORY	DRAWING DISCLAIMER	DRAWN BY: BSG	DRAWING NO: 2 OF 10	PLAN LEVEL: BASEMENT	BLDG NAME: ROCKEFELLER HALL
		CHECKED BY: MD	DATE: AUGUST 13, 1999		BLDG NO: 2014

Sample Location Drawing



N

BASEMENT PLAN

GROSS AREA = 27,619 SQ. FT.

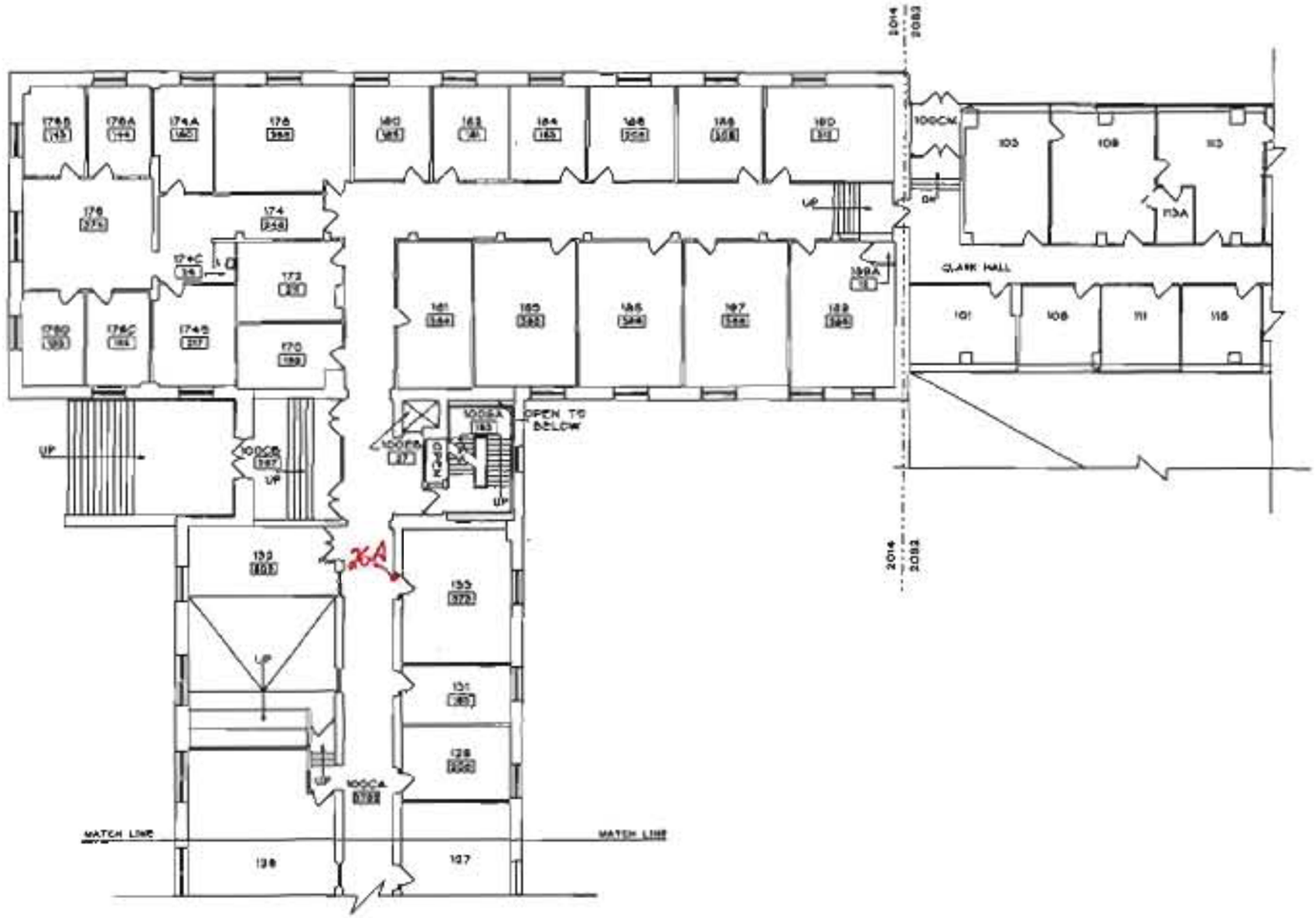


CORNELL UNIVERSITY
FACILITIES INVENTORY

DRAWING DISCLAIMER

	BSG	1 OF 10	BASEMENT	ROCKEFELLER HALL	2014
	MD	AUGUST 13, 1999	124,529		

Sample Location Drawing



N

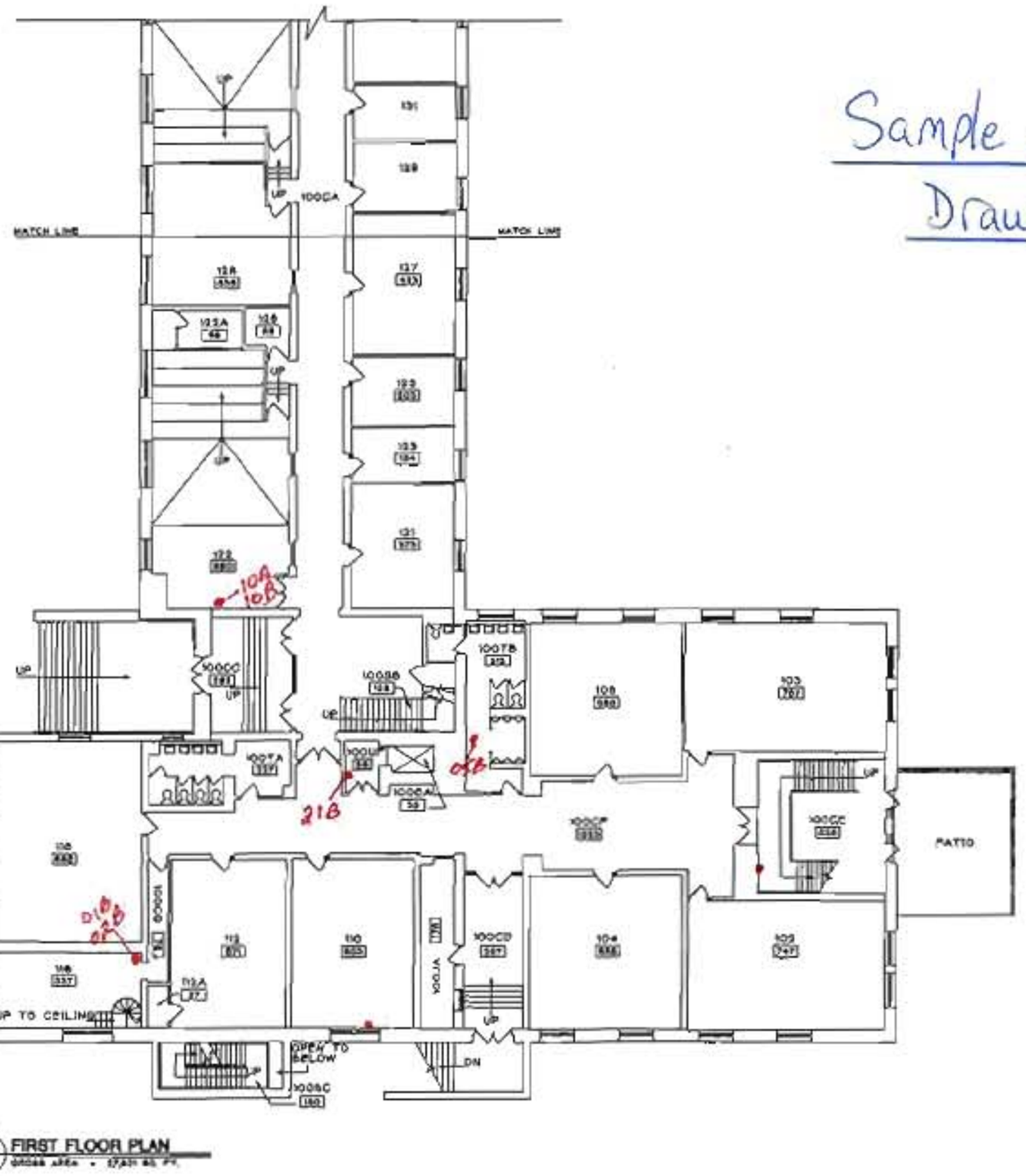
FIRST FLOOR PLAN

CORNELL UNIVERSITY
FACILITIES INVENTORY

DRAWING DISCLAIMER

	BSG	4 OF 10	FIRST FLOOR	ROCKEFELLER HALL	2014
	MD	AUGUST 13, 1999			

Sample Location Drawing

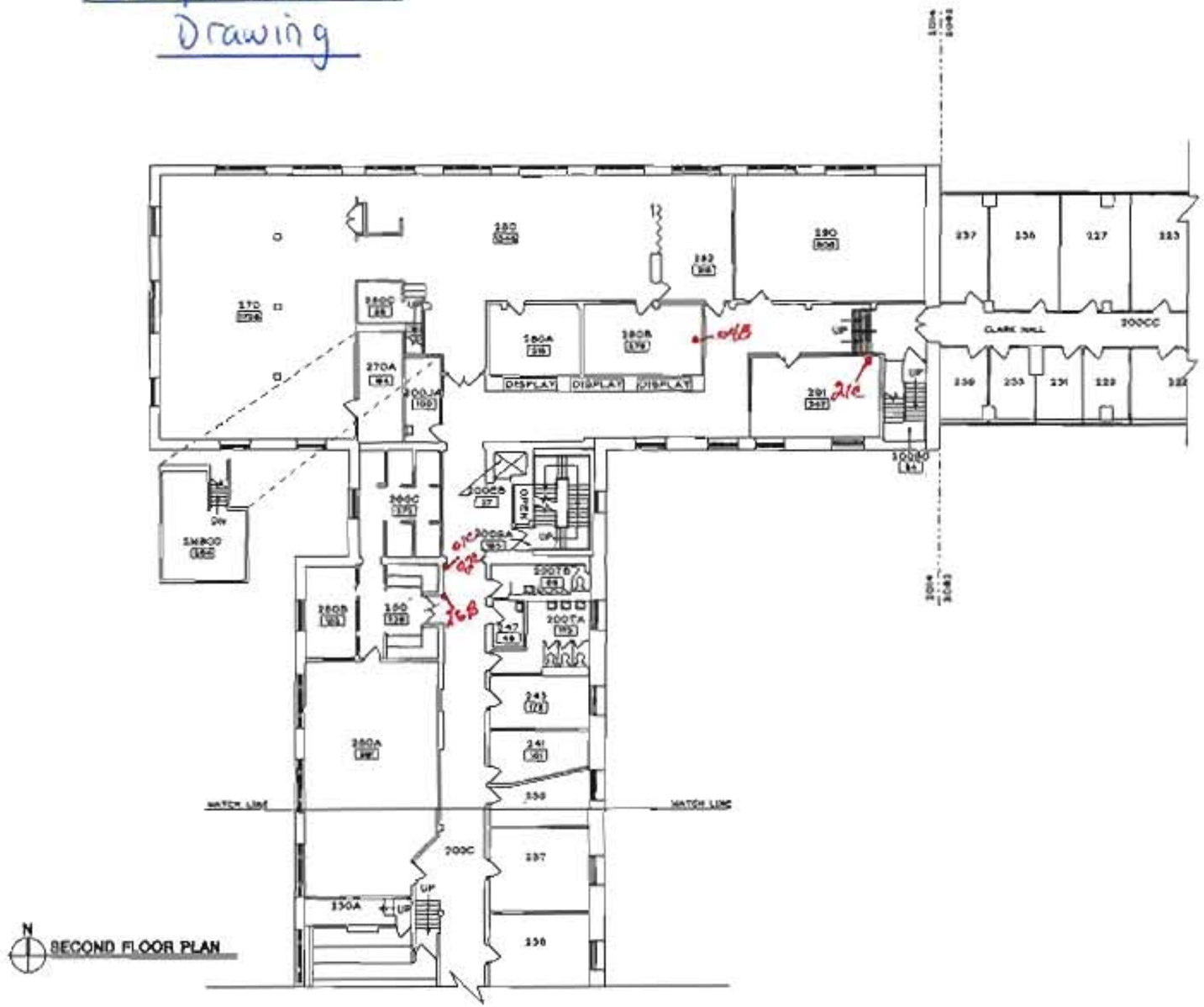


CORNELL UNIVERSITY
FACILITIES INVENTORY

DRAWING DISCLAIMER

DRAWING: GROUND STORIES	DRAWN BY: BSG	DRAWING NO: 3 OF 10		ROCKEFELLER HALL	BLDG NO: 2014
SCALE: 0 1' 2' 3' 4' 8'	CHECKED BY: MD	DATE: AUGUST 13, 1999	GSF: BLDG. NOGSF: NO FT.		

Sample Location Drawing

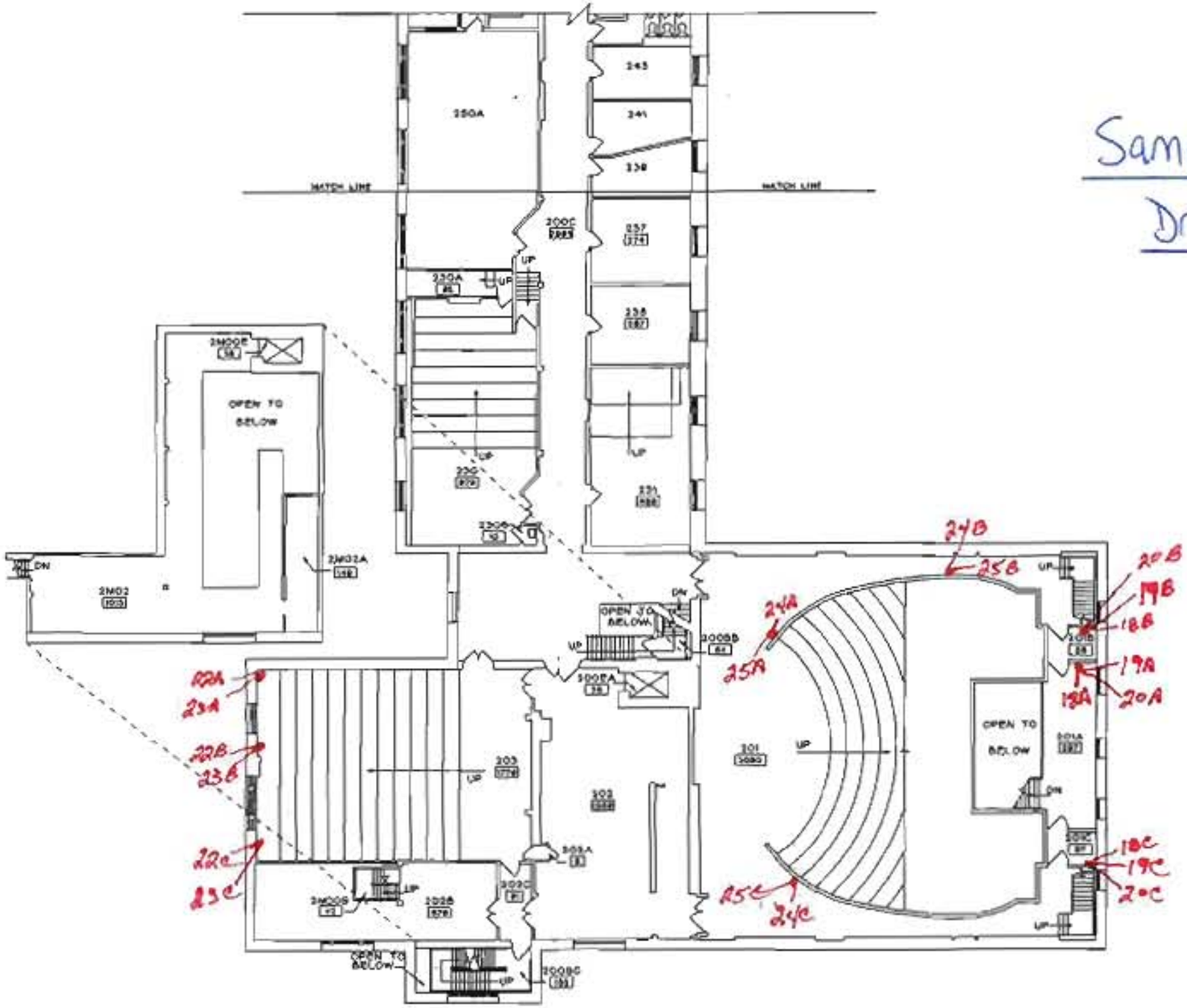


CORNELL UNIVERSITY
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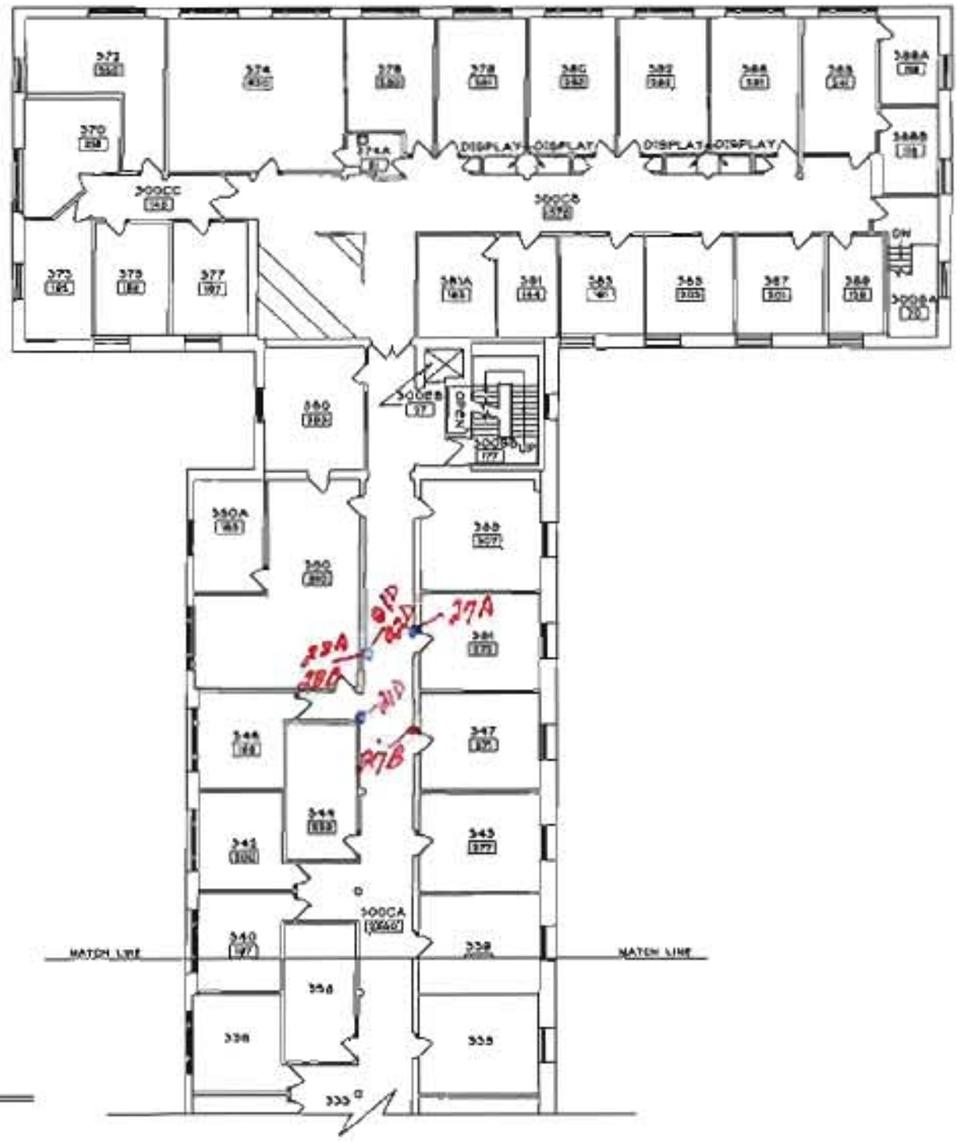
DRAWING DISCLAIMER

	BSD	8 OF 10	SECOND FLOOR	ROCKEFELLER	2014
	MD	AUGUST 13, 1999			

Sample Location Drawing



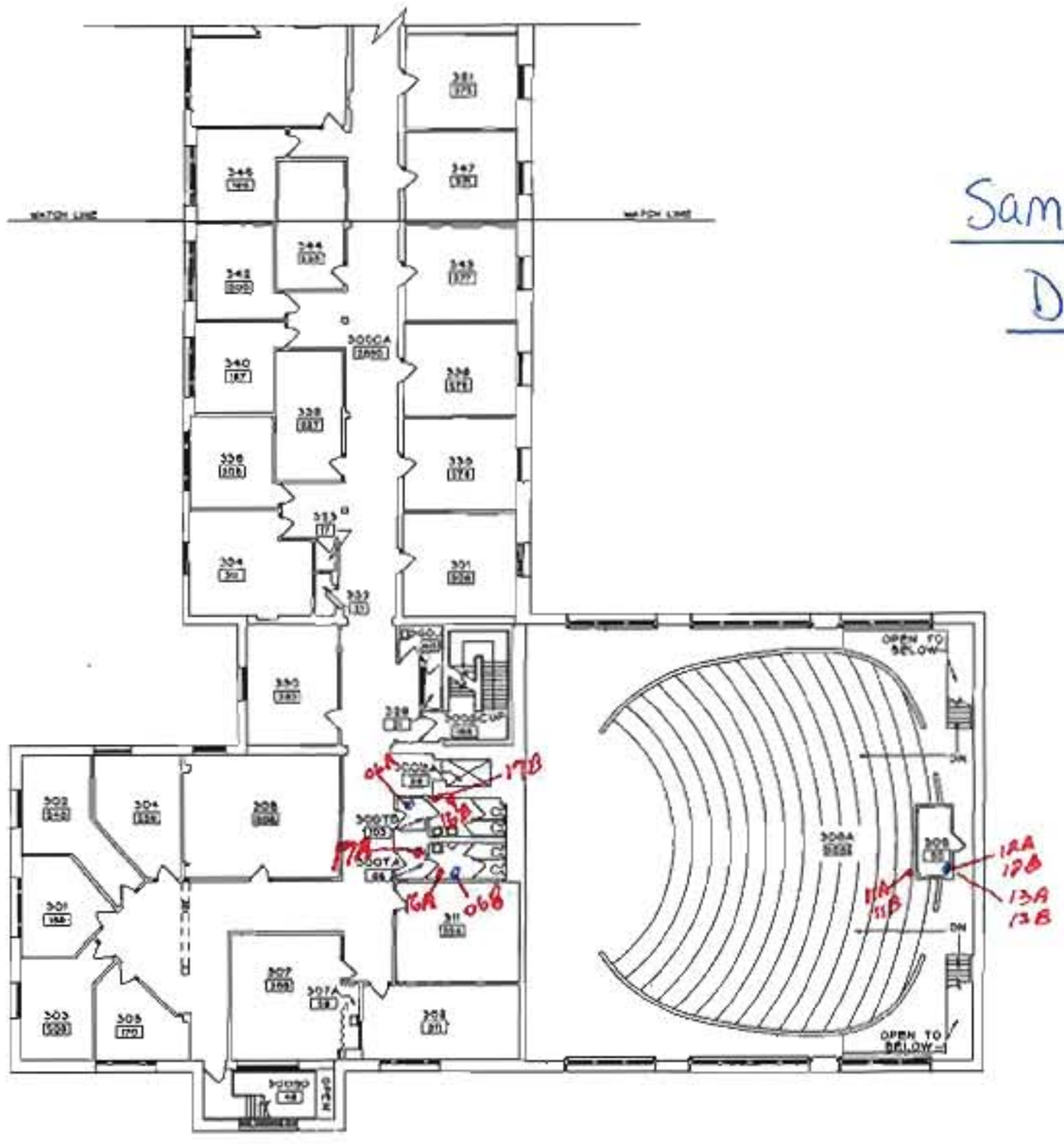
CORNELL UNIVERSITY FACILITIES INVENTORY	DRAWING DISCLAIMER	BSG	6 OF 10	SECOND FLOOR	ROCKEFELLER HALL	2014
		MD	AUGUST 13, 1999			



Sample Location Drawing

CORNELL UNIVERSITY FACILITIES INVENTORY	DRAWING DISCLAIMER		BSG	8 OF 10	THIRD FLOOR	ROCKEFELLER HALL	2014
			MD	AUGUST 13, 1999			

Sample Location Drawing



N

THIRD FLOOR PLAN

GROSS AREA = 34,234 SQ. FT.

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DRAWING DISCLAIMER

THESE DRAWINGS AND THEIR ASSOCIATED ELECTRONIC FILES WERE ORIGINALLY PRODUCED FOR THE PURPOSE OF SPACE INVENTORY OF CAMPUS BUILDINGS. FEATURES SHOWN ARE PRESENTED TO THIS PURPOSE AND DEPICT CONDITIONS AT THE TIME THE DRAWINGS WERE PRODUCED. THESE DRAWINGS SHOULD NOT BE VIEWED UPON FOR ANY OTHER PURPOSE.

	DRAWN BY: BSG	DRAWING NO: 7 OF 10	FLOOR TYPE: THIRD FLOOR	BUILDING NAME: ROCKEFELLER HALL
	CHECKED BY: MD	DATE: AUGUST 13, 1999	TOTAL FLOOR GROSS SQ FT:	BUILDING NO: 2014

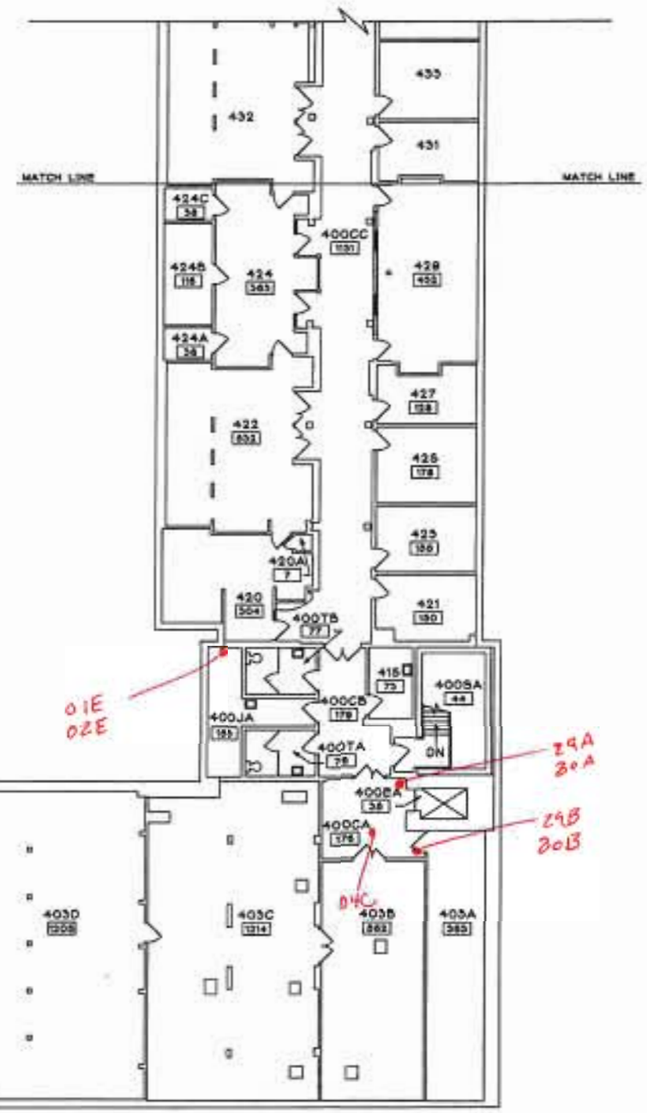
Sample Location Drawing



CORNELL UNIVERSITY
FACILITIES INVENTORY

DRAWING DISCLAIMER

DRAWN BY: BSG	DRAWING NO: 10 OF 10	PLAN LEVEL: FOURTH FLOOR	BLDG NAME: ROCKEFELLER	BLDG NO: 2014
CHECKED BY: MD	DATE: AUGUST 13, 1999			



N

FOURTH FLOOR PLAN

GROSS AREA = 18,380 SQ. FT.

Sample Location Drawing

CORNELL UNIVERSITY
FACILITIES INVENTORY
J.W. HUMPHREY'S SERVICE BUILDING
ITHACA, NY 14850

DRAWING DISCLAIMER

THESE DRAWINGS AND THEIR ASSOCIATED ELECTRONIC FILES HAVE BEEN PRODUCED FOR THE PURPOSE OF SPACE INVENTORY CAMPUS BUILDINGS. FEATURES SHOWN ARE INCIDENTAL TO THE PURPOSE AND DEFECT CONDITIONS AT THE TIME THE DRAWINGS WERE PRODUCED. THESE DRAWINGS SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

REVISIONS: 10/01, 3/11 ED, 5/11 ED	DRAWN BY: BSG	DRAWING NO: 9 OF 10	PLAN LEVEL: FOURTH FLOOR	BLDG NAME: ROCKEFELLER HALL	BLDG NO: 2014
SCALE: 0 4 8 16 32 1/8" = 1'-0"	CHECKED BY: MD	DATE: AUGUST 13, 1999	TOTAL BLDG GROSS SQ FT:		

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APPENDIX F

Cornell 4D Database Sample Results

4D Samples List

2014 Rockefeller Hall as of 7/26/2012

Sample	Sample Date	Material Name	Material Status	System Name	Room #	Test Result	Sample Comments
17824	6/5/2007	Bench Top	No	Unassignable	290	Negative	blackish red benchtop
16558	4/21/2006	Bench Top	Suspect	Furniture	243	Negative	corner of bench
17840	6/5/2007	Caulk	Yes	Windows	B82	**Positive**	exterior grey
17827	6/5/2007	Drop-In Tile	No	Ceiling	280A	Negative	2x4 fiberglass panels
16903	8/16/2006	Fitting-Hot Water	No	Hot Water Heating	374	Negative	2/3 for room 374
16904	8/16/2006	Fitting-Hot Water	No	Hot Water Heating	374	Negative	3/3 for room 374
16902	8/16/2006	Fitting-Hot Water	No	Hot Water Heating	374	Negative	1/3 for room 374
18073	11/9/2007	Fitting-Steam	No	Steam S & R	B00UB	Negative	3/3 for room steam
18071	11/9/2007	Fitting-Steam	No	Steam S & R	B00UB	Negative	1/3 for room steam
18072	11/9/2007	Fitting-Steam	No	Steam S & R	B00UB	Negative	2/3 for room steam
17820	6/5/2007	Glazing	Yes	Windows	280	**Positive**	exterior grey glazing
4755A	8/31/1995	Gypsum Board	Suspect	Wall	400CB	Negative	
17812	6/5/2007	Gypsum Board	No	Wall	200SD	Negative	2 of 3
17836	6/5/2007	Gypsum Board	No	Wall	280	Negative	4 of 7
17842	6/5/2007	Gypsum Board	No	Wall	B53	Negative	2 of 3
17843	6/5/2007	Gypsum Board	No	Wall	B53	Negative	3 of 3
17838	6/5/2007	Gypsum Board	No	Wall	280	Negative	6 of 7
17828	6/5/2007	Gypsum Board	No	Wall	200C	Negative	1 of 5
17829	6/5/2007	Gypsum Board	No	Wall	200C	Negative	2 of 5
17830	6/5/2007	Gypsum Board	No	Wall	200C	Negative	3 of 5
17831	6/5/2007	Gypsum Board	No	Wall	200C	Negative	4 of 5
17832	6/5/2007	Gypsum Board	No	Wall	200C	Negative	5 of 5
17835	6/5/2007	Gypsum Board	No	Wall	291	Negative	3 of 7
17845	6/5/2007	Gypsum Board	No	Wall	B00CA	Negative	1 of 5
17785	6/5/2007	Gypsum Board	No	Wall	370	Negative	3 of 7
17846	6/5/2007	Gypsum Board	No	Wall	B00CC	Negative	2 of 5
17847	6/5/2007	Gypsum Board	No	Wall	B00CA	Negative	3 of 5
17849	6/5/2007	Gypsum Board	No	Wall	B00CA	Negative	5 of 5
17839	6/5/2007	Gypsum Board	No	Wall	280	Negative	7 of 7
17813	6/5/2007	Gypsum Board	No	Wall	200SD	Negative	3 of 3
17833	6/5/2007	Gypsum Board	No	Wall	290	Negative	1 of 7
17783	6/5/2007	Gypsum Board	No	Wall	386	Negative	1 of 7

4D Samples List

2014 Rockefeller Hall as of 7/26/2012

Sample	Sample Date	Material Name	Material Status	System Name	Room #	Test Result	Sample Comments
17784	6/5/2007	Gypsum Board	No	Wall	375	Negative	2 of 7
17814	6/5/2007	Gypsum Board	No	Wall	300CB	Negative	1 of 5
17786	6/5/2007	Gypsum Board	No	Wall	374	Negative	4 of 7
17787	6/5/2007	Gypsum Board	No	Wall	381	Negative	5 of 7
17788	6/5/2007	Gypsum Board	No	Wall	382	Negative	6 of 7
17789	6/5/2007	Gypsum Board	No	Wall	385	Negative	7 of7
17815	6/5/2007	Gypsum Board	No	Wall	300CB	Negative	2 of 5
17799	6/5/2007	Gypsum Board	No	Ceiling	100CA	Negative	3 of 3
17848	6/5/2007	Gypsum Board	No	Wall	B00CA	Negative	4 of 5
17841	6/5/2007	Gypsum Board	No	Wall	B51	Negative	1 of 3
17834	6/5/2007	Gypsum Board	No	Wall	291	Negative	2 of 7
17797	6/5/2007	Gypsum Board	No	Ceiling	100CA	Negative	1 of 3
17817	6/5/2007	Gypsum Board	No	Wall	300CB	Negative	4 of 5
17798	6/5/2007	Gypsum Board	No	Ceiling	100CA	Negative	2 of 3
17806	6/5/2007	Gypsum Board	No	Ceiling	174	Negative	1 of 5
17816	6/5/2007	Gypsum Board	No	Wall	300CB	Negative	3 of 5
17807	6/5/2007	Gypsum Board	No	Ceiling	174	Negative	2 of 5
17818	6/5/2007	Gypsum Board	No	Wall	300CC	Negative	5 of 5
17808	6/5/2007	Gypsum Board	No	Wall	182	Negative	3 of 5
17809	6/5/2007	Gypsum Board	No	Wall	188	Negative	4 of 5
17837	6/5/2007	Gypsum Board	No	Wall	280	Negative	5 of 7
17810	6/5/2007	Gypsum Board	No	Wall	186	Negative	5 of 5
17811	6/5/2007	Gypsum Board	No	Wall	300SA	Negative	1 of 3
17791	6/5/2007	HomosoteBoard	No	Wall	400CE	Negative	one layer
18016	9/27/2007	Mastic	No	Wall	201	Negative	black mastic type material on ext of building outside space 201
12836	3/4/2003	Mastic	Yes	Floor	B00SA	**Positive**	yellow glue assoc. with stair tread
12835	3/4/2003	Mastic	Yes	Floor	B00SA	Negative	black mastic assoc. with stair tread
14662	6/22/2004	Mastic	No	Floor	B02	Negative	
15783	5/17/2005	Mastic	No	Floor	B00TA	Negative	black mastic assoc w 12x12 wht floor tile
16559	4/21/2006	Mastic	Yes	Furniture	243	**Positive**	seam material
4796B	11/7/1995	Misc., Other	No	Floor	300C	Negative	Cinder material located between floor joists.
4755B	8/31/1995	Misc., Other	No	Wall	400CA	Negative	Homosote, light brown

4D Samples List

2014 Rockefeller Hall as of 7/26/2012

Sample	Sample Date	Material Name	Material Status	System Name	Room #	Test Result	Sample Comments
4755C	8/31/1995	Misc., Other	No	Wall	401	Negative	Homosote, light brown
4755D	8/31/1995	Misc., Other	No	Wall	400CM	Negative	Compressed cardboard, dark brown
18075	11/9/2007	Misc., Other	Yes	Elec Dist	EXT	**Positive**	Two of two
18074	11/9/2007	Misc., Other	Yes	Elec Dist	EXT	**Positive**	One of two
17801	6/5/2007	Plaster	No	Wall	181	Negative	2 of 5
17802	6/5/2007	Plaster	No	Wall	188	Negative	3 of 5
17803	6/5/2007	Plaster	No	Wall	190	Negative	4 of 5
17804	6/5/2007	Plaster	No	Wall	185	Negative	5 of 5
17795	6/5/2007	Plaster	No	Wall	100CA	Negative	4 of 5
17796	6/5/2007	Plaster	No	Wall	100CA	Negative	5 of 5
17800	6/5/2007	Plaster	No	Wall	178	Negative	1 of 5
17792	6/5/2007	Plaster	No	Wall	100CA	Negative	1 of 5
17793	6/5/2007	Plaster	No	Wall	100CA	Negative	2 of 5
17794	6/5/2007	Plaster	No	Wall	100CA	Negative	3 of 5
7310A	4/17/2001	Shingles	No	Roof	201	Negative	
21319	10/22/2009	Structural Fireproofing	No	Floor	343	Negative	2 of 2, under 2 layers of hardwood
21318	10/22/2009	Structural Fireproofing	No	Floor	343	Negative	1 of 2, under 2 layers of hardwood
7310B	4/17/2001	Tar/Felt Paper	No	Roof	201	Negative	
12295	1/21/2003	Tar/Felt Paper	No	Floor	203	Negative	felt assoc w 9x9 tile on wood floor
14709	7/22/2004	Tar/Felt Paper	No	Floor	200C	Negative	One of one, North end adjacent to room 280.
18015	9/27/2007	Tar/Felt Paper	Yes	Wall	201	**Positive**	black tar/felts on ext. of building old roof system
4796A	11/7/1995	Tar/Felt Paper	No	Floor	300C	Negative	Tar paper under wood lathe floor
21323	10/22/2009	Tar/Felt Paper	No	Floor	343	Negative	2 of 2
21322	10/22/2009	Tar/Felt Paper	No	Floor	343	Negative	1 of 2
21321	10/22/2009	Tar/Felt Paper	No	Floor	343	Negative	2 of 2, base layer
21320	10/22/2009	Tar/Felt Paper	No	Floor	343	Negative	1 of 2. base layer
17825	6/5/2007	Transite Panels	Yes	Air System Exhaust	290	**Positive**	fumehood base lining
17823	6/5/2007	Vinyl Composition Sheeti	No	Floor	280	Negative	3x3 tan welded seam
17822	6/5/2007	Vinyl Composition Sheeti	No	Floor	290	Negative	3x3 welded seam grey
17805	6/5/2007	Vinyl Composition Sheeti	No	Floor	186	Negative	tan 3x3 welded seam
17826	6/5/2007	Vinyl Composition Sheeti	No	Floor	280C	Negative	small stone pattern on stairlanding
17844	6/5/2007	Vinyl Composition Sheeti	No	Floor	B82	Negative	3 x3 welded seam grey

4D Samples List

2014 Rockefeller Hall as of 7/26/2012

Sample	Sample Date	Material Name	Material Status	System Name	Room #	Test Result	Sample Comments
17821	6/5/2007	Vinyl Tile	No	Floor	200C	Negative	2x2 red on entrance landing
12834	3/4/2003	Vinyl Tile	No	Floor	B00SA	Negative	stair treads red colored
12294	1/21/2003	Vinyl Tile	Suspect	Floor	203	**Positive**	9x9 tan w white and brown streaks+
17790	6/5/2007	Vinyl Tile	No	Wall	374	Negative	6 inch high black covebase
12916	5/8/2003	Vinyl Tile	Suspect	Floor	203	Negative	black vinyl cove base 6inchs high
17819	6/5/2007	Vinyl Tile	No	Wall	300SA	Negative	6 inch high grey covebase
15782	5/17/2005	Vinyl Tile	Yes	Floor	B00TA	**Positive**	12x12 wht w black dots
14661	6/22/2004	Vinyl Tile	Yes	Floor	B02	**Positive**	

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APPENDIX G

Wall and Ceiling System Bulk Sample Results From Previous Delta Sampling Efforts

*** Note: There was no previous suspect Wall or Ceiling System materials Bulk Sampling performed by Delta at Rockefeller Hall.*

DELTA
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Endwell, NY 13760
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Fax: 607.231.6650
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February 13, 2026

Dale W. Houseknecht, Service Program Manager, Environmental Resources
Cornell University FCS Operations and Support Services
B22D Humphreys Service Building
Ithaca, New York 14853-3701

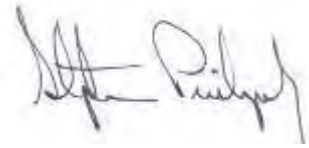
Re: Rockefeller Hall (2014) February 2026 Water Leak Episode
Damaged / Impacted Suspect Materials Asbestos Bulk Sampling Report
Cornell Task Authorization No. TA-17, Work Order No. 18134140
Delta Project No.: 2026.349.016

Dear Mr. Houseknecht:

Enclosed, please find the Asbestos Bulk Sample Report Form, the associated Laboratory Analytical Result Sheets, and the Sample Location Drawings for the bulk sampling performed by Delta Certified Inspector Greg Umbra. The sampling was performed on February 9th, 2026 and addressed suspect materials on the Basement through 4th Floor Levels of Rockefeller Hall that were damaged / impacted by the recent water leak episode that were had not been previously sampled. Based on a visual inspection of the affected areas and associated suspect materials not previously sampled with Cornell Representative Steve Rankin, a total of thirty-two (32) bulk samples were collected representing sixteen (16) suspect flooring system materials. Twenty (20) samples were "Non-Friable Organically Bound" (NOBs) representing ten (10) suspect materials. The remaining twelve (12) samples were "Friable Non-NOB's) representing six (6) suspect materials. ***Results for all samples collected were reported as "No Asbestos Detected".***

Bulk sample analysis was performed by AmeriSci New York, Inc., an independent laboratory approved / accredited by the NYS Department of Health (ELAP), the American Industrial Hygiene Association (AIHA), and the National Voluntary Laboratory Accreditation Program (NVLAP). Analysis of all "Non – Friable Organically Bound (NOB) materials was initially performed by Polarized Light Microscopy (PLM) following NYS DOH ELAP 198.6 Methodologies. If the PLM results were reported as "non – asbestos", the sample was then analyzed by Transmission Electron Microscopy (TEM) following the NYS DOH ELAP 198.4 Methodology. Analysis of all Non-NOB materials were performed by Polarized Light Microscopy (PLM) following the NYS DOH ELAP 198.1 Methodology. "Positive Stop" sample analysis protocol was utilized for a given homogenous material set with multiple samples and based on this; all 32 of the samples collected were analyzed. Please reference the Asbestos Bulk Sample Report Form for sample particulars and details. I have also attached Delta Company, Personnel and Laboratory Licenses/ Certifications. If you have any questions, or require any other information, please feel free to contact me at your convenience.

Respectfully,
DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC



Stephen Prislupsky, Project Manager
Att: Project Paperwork

Attachment A

Asbestos Bulk Sample Report Form

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

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www.delta-eas.com

Client: Cornell University	**Task Authorization No.:** 17 **/ Work Order No.:** 18134140	**Delta Proj. No.:** 2026.349.016
Project: Rockefeller Hall February 2026 Water Leak Episode - Asbestos Bulk Sampling	**Dates Sampling Performed:** 02/09/2026	**Asbestos Inspector:** Greg Umbra
	Date of Report: 02/12/2026	**Number of Samples Collected:** 32
Building Code: 2014	**Laboratory:** AmeriSci Labs	**Number of Samples Analyzed:** PLM - 32 / TEM - 20

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2026.349.016 -	01A	01	4	Tan - Carpet Mastic - Room 434	Miscellaneous	ND	ND	ND
2026.349.016 -	01B	01	4	Tan - Carpet Mastic - Room 434	Miscellaneous	ND	ND	ND
2026.349.016 -	02A	02	4	White - Mastic From 4" Black Cove Base - Room 434	Miscellaneous	ND	ND	ND
2026.349.016 -	02B	02	4	White - Mastic From 4" Black Cove Base - Room 434	Miscellaneous	ND	ND	ND
2026.349.016 -	03A	03	3	Tan - Carpet Mastic - Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	03B	03	3	Tan - Carpet Mastic - Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	04A	04	3	White - Mastic From 4" Black Cove Base - Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	04B	04	3	White - Mastic From 4" Black Cove Base - Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	05A	05	3	White - Cloth Face From 2'X4" Fiberglass Ceiling Tile - Room 350	Miscellaneous	ND	ND	NA
2026.349.016 -	05B	05	3	White - Cloth Face From 2'X4" Fiberglass Ceiling Tile - Room 350	Miscellaneous	ND	ND	NA
2026.349.016 -	06A	06	3	White - Textured Cloth Face From 2'X4' Fiberglass Ceiling Tile - Room 350	Miscellaneous	ND	ND	NA
2026.349.016 -	06B	06	3	White - Textured Cloth Face From 2'X4' Fiberglass Ceiling Tile - Room 350	Miscellaneous	ND	ND	NA
2026.349.016 -	07A	07	2	White - Mastic From 6" Brown Cove Base - Room 250B	Miscellaneous	ND	ND	ND

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

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www.delta-eas.com

Client: Cornell University	**Task Authorization No.:** 17 **/ Work Order No.:** 18134140	**Delta Proj. No.:** 2026.349.016
Project: Rockefeller Hall February 2026 Water Leak Episode - Asbestos Bulk Sampling	**Dates Sampling Performed:** 02/09/2026	**Asbestos Inspector:** Greg Umbra
	Date of Report: 02/12/2026	**Number of Samples Collected:** 32
Building Code: 2014	**Laboratory:** AmeriSci Labs	**Number of Samples Analyzed:** PLM - 32 / TEM - 20

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2026.349.016 -	07B	07	2	White - Mastic From 6" Brown Cove Base - Room 250B	Miscellaneous	ND	ND	ND
2026.349.016 -	08A	08	2	Tan - Carpet Mastic - Room 250B	Miscellaneous	ND	ND	ND
2026.349.016 -	08B	08	2	Tan - Carpet Mastic - Room 250B	Miscellaneous	ND	ND	ND
2026.349.016 -	09A	09	2	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	09B	09	2	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	10A	10	2	White - Textured Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	10B	10	2	White - Textured Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	11A	11	1	Tan - Mastic From 6" Tan Cove Base - Room 128	Miscellaneous	ND	ND	ND
2026.349.016 -	11B	11	1	Tan - Mastic From 6" Tan Cove Base - Room 128	Miscellaneous	ND	ND	ND
2026.349.016 -	12A	12	1	Tan - 3'X3' Grey Welded Seam Floor Tile With White & Dark Grey Streaks - Room 128	Miscellaneous	ND	ND	ND
2026.349.016 -	12B	12	1	Tan - 3'X3' Grey Welded Seam Floor Tile With White & Dark Grey Streaks - Room 132	Miscellaneous	ND	ND	ND
2026.349.016 -	13A	13	1	Grey - Seam Seal And Mastic From HA 12 - Room 128	Miscellaneous	ND	ND	ND
2026.349.016 -	13B	13	1	Grey - Seam Seal And Mastic From HA 12 - Room 132	Miscellaneous	ND	ND	ND

ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.66450
www.delta-eas.com

Client: Cornell University	**Task Authorization No.:** 17 **/ Work Order No.:** 18134140	**Delta Proj. No.:** 2026.349.016
Project: Rockefeller Hall February 2026 Water Leak Episode - Asbestos Bulk Sampling	**Dates Sampling Performed:** 02/09/2026	**Asbestos Inspector:** Greg Umbra
	Date of Report: 02/12/2026	**Number of Samples Collected:** 32
Building Code: 2014	**Laboratory:** AmeriSci Labs	**Number of Samples Analyzed:** PLM - 32 / TEM - 20

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2026.349.016 -	14A	14	1	Brown - Linoleum Sheet Flooring - Room 132	Miscellaneous	ND	ND	ND
2026.349.016 -	14B	14	1	Brown - Linoleum Sheet Flooring - Room 132	Miscellaneous	ND	ND	ND
2026.349.016 -	15A	15	1	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 132	Miscellaneous	ND	ND	NA
2026.349.016 -	15B	15	1	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 132	Miscellaneous	ND	ND	NA
2026.349.016 -	16A	16	B	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room B30	Miscellaneous	ND	ND	NA
2026.349.016 -	16B	16	B	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room B30	Miscellaneous	ND	ND	NA

HA - Homogenous Area **ND** - No Asbestos Detected **NA** - Not Analyzed by Methodology **NA/PS** - Not Analyzed, Positive Stop

TSI - Thermal System Insulation **Misc** - Miscellaneous Material **Trace / < 1%** - Non-asbestos by definition

Attachment B

Laboratory Analytical Result Sheets

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Delta Engineers
Attn: Stephen Prislupsky
860 Hooper Road

Endwell, NY 13760

Date Received 2/10/2026 **AmeriSci Job #** 226021700
Date Examined 02/10/26 **P.O. #**
ELAP # 11480 **Page** 1 **of** 6
RE: 2026.349.016; Cornell University; Rockefeller Hall Water Leak, Basement Through 4th Floor Asbestos Bulk Sampling

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-01A 01 **Location:** 4th Floor, Room 434 - Carpet Mastic, Tan **Analyst Description:** Tan, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 23%	226021700-01	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-01B 01 **Location:** 4th Floor, Room 434 - Carpet Mastic, Tan **Analyst Description:** Tan, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 7.1%	226021700-02	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-02A 02 **Location:** 4th Floor, Room 434 - Mastic From 4" Black Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 14%	226021700-03	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-02B 02 **Location:** 4th Floor, Room 434 - Mastic From 4" Black Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 38%	226021700-04	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-03A 03 **Location:** 3rd Floor, Room 350 - Carpet Mastic, Tan **Analyst Description:** Tan, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 25%	226021700-05	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-03B 03 **Location:** 3rd Floor, Room 350 - Carpet Mastic, Tan **Analyst Description:** Tan, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 12%	226021700-06	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak,
Basement Through 4th Floor Asbestos Bulk Sampling

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-04A 04	226021700-07	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 3rd Floor, Room 350 - Mastic From 4" Black Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 44%				
2026.349.016-04B 04	226021700-08	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 3rd Floor, Room 350 - Mastic From 4" Black Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 35%				
2026.349.016-05A 05	226021700-09	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 3rd Floor, Room 350 - Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%				
2026.349.016-05B 05	226021700-10	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 3rd Floor, Room 350 - Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%				
2026.349.016-06A 06	226021700-11	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 3rd Floor, Room 350 - Textured Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 85%, Non-fibrous 15%				
2026.349.016-06B 06	226021700-12	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 3rd Floor, Room 350 - Textured Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 85%, Non-fibrous 15%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak,
Basement Through 4th Floor Asbestos Bulk Sampling

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-07A 07	226021700-13	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 2nd Floor, Room 250B - Mastic From 6" Brown Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 23%				
2026.349.016-07B 07	226021700-14	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 2nd Floor, Room 250B - Mastic From 6" Brown Cove Base, White **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 38%				
2026.349.016-08A 08	226021700-15	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 2nd Floor, Room 250B - Carpet Mastic, Tan **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 34%				
2026.349.016-08B 08	226021700-16	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 2nd Floor, Room 250B - Carpet Mastic, Tan **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 23%				
2026.349.016-09A 09	226021700-17	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 2nd Floor, Room 250B - Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 85%, Non-fibrous 15%				
2026.349.016-09B 09	226021700-18	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 2nd Floor, Room 250B - Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 85%, Non-fibrous 15%				
2026.349.016-10A 10	226021700-19	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 2nd Floor, Room 250B - Textured Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak,
Basement Through 4th Floor Asbestos Bulk Sampling

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-10B 10	226021700-20	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
Location: 2nd Floor, Room 250B - Textured Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%				
2026.349.016-11A 11	226021700-21	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 1st Floor, Room 128 - Mastic From 6" Tan Cove Base, Tan **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 25%				
2026.349.016-11B 11	226021700-22	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 1st Floor, Room 128 - Mastic From 6" Tan Cove Base, Tan **Analyst Description:** Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 14%				
2026.349.016-12A 12	226021700-23	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 1st Floor, Room 128 - 3' x 3' Grey Welded Seam Floor Tile With White & Grey Streaks, Tan **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 13%				
2026.349.016-12B 12	226021700-24	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 1st Floor, Room 132 - 3' x 3' Grey Welded Seam Floor Tile With White & Grey Streaks, Tan **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 13%				
2026.349.016-13A 13	226021700-25	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
Location: 1st Floor, Room 128 - Seam Seal And Mastic From HA 12, Grey **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 3.2%				

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak,
Basement Through 4th Floor Asbestos Bulk Sampling

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-13B 13 **Location:** 1st Floor, Room 132 - Seam Seal And Mastic From HA 12, Grey **Analyst Description:** Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 1.2%	226021700-26	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-14A 14 **Location:** 1st Floor, Room 132 - Linoleim Sheet Flooring, Brown **Analyst Description:** Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 2.8%	226021700-27	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-14B 141 **Location:** 1st Floor, Room 132 - Linoleim Sheet Flooring, Brown **Analyst Description:** Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 1.7%	226021700-28	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Kensen Caro on 02/10/26	*1*
2026.349.016-15A 15 **Location:** 1st Floor, Room 132 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%	226021700-29	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
2026.349.016-15B 15 **Location:** 1st Floor, Room 132 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%	226021700-30	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
2026.349.016-16A 16 **Location:** 1st Floor, Room B30 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%	226021700-31	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	
2026.349.016-16B 16 **Location:** 1st Floor, Room B30 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White **Analyst Description:** White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 90%, Non-fibrous 10%	226021700-32	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 02/10/26	

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak,
Basement Through 4th Floor Asbestos Bulk Sampling

Reporting Notes:

(1) NAD results by NYS 198.6 are inconclusive and are not considered non-ACM

Analyzed by: Kensen Caro
Date: 2/10/2026



Reviewed by: Khaalid W. Perine



*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 Pol Scope, Microscope, Serial #: 229003, by Appd E to Subpt E, 40 CFR 763 quantified by either CVES or 400 pt ct as noted for each analysis (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite, or ELAP 198.6 for NOB samples, or EPA 400 pt ct by EPA 600-M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054, NJ Lab ID #NY031.

_____END OF REPORT_____

Client Name: Delta Engineers

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

2026.349.016; Cornell University; Rockefeller Hall Water Leak, Basement Through 4th Floor Asbestos Bulk Sampling

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	2026.349.016-01A	01	0.225	68.8	8.1	23.1	NAD	NAD
Location: 4th Floor, Room 434 - Carpet Mastic, Tan								
02	2026.349.016-01B	01	0.233	65.1	27.8	7.1	NAD	NAD
Location: 4th Floor, Room 434 - Carpet Mastic, Tan								
03	2026.349.016-02A	02	0.222	57.8	27.7	14.5	NAD	NAD
Location: 4th Floor, Room 434 - Mastic From 4" Black Cove Base, White								
04	2026.349.016-02B	02	0.169	47.8	13.3	38.9	NAD	NAD
Location: 4th Floor, Room 434 - Mastic From 4" Black Cove Base, White								
05	2026.349.016-03A	03	0.203	49.3	25.1	25.6	NAD	NAD
Location: 3rd Floor, Room 350 - Carpet Mastic, Tan								
06	2026.349.016-03B	03	0.282	50.5	37.4	12.1	NAD	NAD
Location: 3rd Floor, Room 350 - Carpet Mastic, Tan								
07	2026.349.016-04A	04	0.231	27.8	28.1	44.1	NAD	NAD
Location: 3rd Floor, Room 350 - Mastic From 4" Black Cove Base, White								
08	2026.349.016-04B	04	0.106	48.4	16.1	35.5	NAD	NAD
Location: 3rd Floor, Room 350 - Mastic From 4" Black Cove Base, White								
09	2026.349.016-05A	05	----	----	----	----	NAD	NA
Location: 3rd Floor, Room 350 - Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White								
10	2026.349.016-05B	05	----	----	----	----	NAD	NA
Location: 3rd Floor, Room 350 - Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White								
11	2026.349.016-06A	06	----	----	----	----	NAD	NA
Location: 3rd Floor, Room 350 - Textured Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White								
12	2026.349.016-06B	06	----	----	----	----	NAD	NA
Location: 3rd Floor, Room 350 - Textured Cloth Face From 2' x 4" Fiberglass Ceiling Tile, White								
13	2026.349.016-07A	07	0.170	67.2	8.9	23.9	NAD	NAD
Location: 2nd Floor, Room 250B - Mastic From 6" Brown Cove Base, White								
14	2026.349.016-07B	07	0.261	55.0	6.6	38.4	NAD	NAD
Location: 2nd Floor, Room 250B - Mastic From 6" Brown Cove Base, White								
15	2026.349.016-08A	08	0.337	51.5	14.2	34.3	NAD	NAD
Location: 2nd Floor, Room 250B - Carpet Mastic, Tan								
16	2026.349.016-08B	08	0.318	51.3	24.7	23.9	NAD	NAD
Location: 2nd Floor, Room 250B - Carpet Mastic, Tan								

See Reporting notes on last page

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

2026.349.016; Cornell University; Rockefeller Hall Water Leak, Basement Through 4th Floor Asbestos Bulk Sampling

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
17	2026.349.016-09A	09	----	----	----	----	NAD	NA
Location: 2nd Floor, Room 250B - Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
18	2026.349.016-09B	09	----	----	----	----	NAD	NA
Location: 2nd Floor, Room 250B - Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
19	2026.349.016-10A	10	----	----	----	----	NAD	NA
Location: 2nd Floor, Room 250B - Textured Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
20	2026.349.016-10B	10	----	----	----	----	NAD	NA
Location: 2nd Floor, Room 250B - Textured Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
21	2026.349.016-11A	11	0.147	61.4	13.2	25.4	NAD	NAD
Location: 1st Floor, Room 128 - Mastic From 6" Tan Cove Base, Tan								
22	2026.349.016-11B	11	0.266	62.3	22.8	14.9	NAD	NAD
Location: 1st Floor, Room 128 - Mastic From 6" Tan Cove Base, Tan								
23	2026.349.016-12A	12	0.208	65.9	20.3	13.9	NAD	NAD
Location: 1st Floor, Room 128 - 3' x 3' Grey Welded Seam Floor Tile With White & Grey Streaks, Tan								
24	2026.349.016-12B	12	0.206	66.1	20.5	13.5	NAD	NAD
Location: 1st Floor, Room 132 - 3' x 3' Grey Welded Seam Floor Tile With White & Grey Streaks, Tan								
25	2026.349.016-13A	13	0.150	82.0	14.8	3.2	NAD	NAD
Location: 1st Floor, Room 128 - Seam Seal And Mastic From HA 12, Grey								
26	2026.349.016-13B	13	0.147	83.8	15.0	1.2	NAD	NAD
Location: 1st Floor, Room 132 - Seam Seal And Mastic From HA 12, Grey								
27	2026.349.016-14A	14	0.165	93.5	3.7	2.8	NAD	NAD
Location: 1st Floor, Room 132 - Linoleim Sheet Flooring, Brown								
28	2026.349.016-14B	141	0.169	94.4	3.9	1.7	NAD	NAD
Location: 1st Floor, Room 132 - Linoleim Sheet Flooring, Brown								
29	2026.349.016-15A	15	----	----	----	----	NAD	NA
Location: 1st Floor, Room 132 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
30	2026.349.016-15B	15	----	----	----	----	NAD	NA
Location: 1st Floor, Room 132 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
31	2026.349.016-16A	16	----	----	----	----	NAD	NA
Location: 1st Floor, Room B30 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								
32	2026.349.016-16B	16	----	----	----	----	NAD	NA
Location: 1st Floor, Room B30 Cloth Face From 4' x 8' Fiberglass Ceiling Tile, White								

See Reporting notes on last page

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

2026.349.016; Cornell University; Rockefeller Hall Water Leak, Basement Through 4th Floor Asbestos Bulk Sampling

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM

Analyzed by: Khaalid W. Perine
Date: 2/11/2026

Reviewed by: Khaalid W. Perine

**Quantitative Analysis (Semi/Full); Bulk Asbestos Analysis - PLM by Appd E to Subpt E, 40 CFR 763 or NYSDOH ELAP 198.1 for New York friable samples or NYSDOH ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (or NYSDOH ELAP 198.4; for New York samples). Analysis using Hitachi, Model H7000-Noran 7 System, Microscope, Serial #: 747-05-06. NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses): NVLAP (PLM) 200546-0, NYSDOH ELAP Lab 11480, NJ Lab ID #NY031.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).

DELTA #2260217700
ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.6640
www.delta-eas.com

Client: Cornell University	**Delta Project No.:** 2026.349.016	**Date:** 2/9/2026
Project: Rockefeller Hall Water Leak Basement Through 4th Floor Asbestos Bulk Sampling	**Cornell Work Order/TA No.:**	**Turnaround Time:** Rush
	Collected By: Greg Umbra	

Sample Number		Material Type	Material Condition	Floor	Description / Sample Location
2026.349.016 -	01A	Miscellaneous	Intact	4	Tan - Carpet Mastic - Room 434
2026.349.016 -	01B	Miscellaneous	Intact	4	Tan - Carpet Mastic - Room 434
2026.349.016 -	02A	Miscellaneous	Intact	4	White - Mastic From 4" Black Cove Base - Room 434
2026.349.016 -	02B	Miscellaneous	Intact	4	White - Mastic From 4" Black Cove Base - Room 434
2026.349.016 -	03A	Miscellaneous	Intact	3	Tan - Carpet Mastic - Room 350
2026.349.016 -	03B	Miscellaneous	Intact	3	Tan - Carpet Mastic - Room 350
2026.349.016 -	04A	Miscellaneous	Intact	3	White - Mastic From 4" Black Cove Base - Room 350
2026.349.016 -	04B	Miscellaneous	Intact	3	White - Mastic From 4" Black Cove Base - Room 350

Instructions: Analyze all non-NOB samples by NYS ELAP 198.1 PLM methodology. Analyze all NOB samples initially by NYS ELAP 198.6 PLM methodology. If all samples from a given sample set are reported as non-asbestos by 198.6, analyze by NYS ELAP 198.4 TEM methodology. Stop analysis after 1st positive for a given sample set.
Email Results to wjohnson@delta-eas.com, sprislupsky@delta-eas.com, rcherevko@delta-eas.com

Notes: _____

Submitted By: Greg Umbra / _____ (Signature) **Date:** 2/9/2026

Received By: Alyssa Caro / _____ (Signature) **Date:** 2/10/26 10:08

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

#2260217700

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.6640
www.delta-eas.com

Client: Cornell University	**Delta Project No.:** 2026.349.016	**Date:** 2/9/2026
Project: Rockefeller Hall Water Leak Basement Through 4th Floor Asbestos Bulk Sampling	**Cornell Work Order/TA No.:**	**Turnaround Time:** Rush
	Collected By: Greg Umbra	

Sample Number		Material Type	Material Condition	Floor	Description / Sample Location
2026.349.016 -	05A	Miscellaneous	Intact	3	White - Cloth Face From 2'X4" Fiberglass Ceiling Tile - Room 350
2026.349.016 -	05B	Miscellaneous	Intact	3	White - Cloth Face From 2'X4" Fiberglass Ceiling Tile - Room 350
2026.349.016 -	06A	Miscellaneous	Intact	3	White - Textured Cloth Face From 2'X4' Fiberglass Ceiling Tile - Room 350
2026.349.016 -	06B	Miscellaneous	Intact	3	White - Textured Cloth Face From 2'X4' Fiberglass Ceiling Tile - Room 350
2026.349.016 -	07A	Miscellaneous	Intact	2	White - Mastic From 6" Brown Cove Base - Room 250B
2026.349.016 -	07B	Miscellaneous	Intact	2	White - Mastic From 6" Brown Cove Base - Room 250B
2026.349.016 -	08A	Miscellaneous	Intact	2	Tan - Carpet Mastic - Room 250B
2026.349.016 -	08B	Miscellaneous	Intact	2	Tan - Carpet Mastic - Room 250B
2026.349.016 -	09A	Miscellaneous	Intact	2	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B
2026.349.016 -	09B	Miscellaneous	Intact	2	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B
2026.349.016 -	10A	Miscellaneous	Intact	2	White - Textured Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B
2026.349.016 -	10B	Miscellaneous	Intact	2	White - Textured Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 250B
2026.349.016 -	11A	Miscellaneous	Intact	1	Tan - Mastic From 6" Tan Cove Base - Room 128
2026.349.016 -	11B	Miscellaneous	Intact	1	Tan - Mastic From 6" Tan Cove Base - Room 128
2026.349.016 -	12A	Miscellaneous	Intact	1	Tan - 3'X3' Grey Welded Seam Floor Tile With White & Dark Grey Streaks - Room 128
2026.349.016 -	12B	Miscellaneous	Intact	1	Tan - 3'X3' Grey Welded Seam Floor Tile With White & Dark Grey Streaks - Room 132
2026.349.016 -	13A	Miscellaneous	Intact	1	Grey - Seam Seal And Mastic From HA 12 - Room 128
2026.349.016 -	13B	Miscellaneous	Intact	1	Grey - Seam Seal And Mastic From HA 12 - Room 132

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

#2260217700

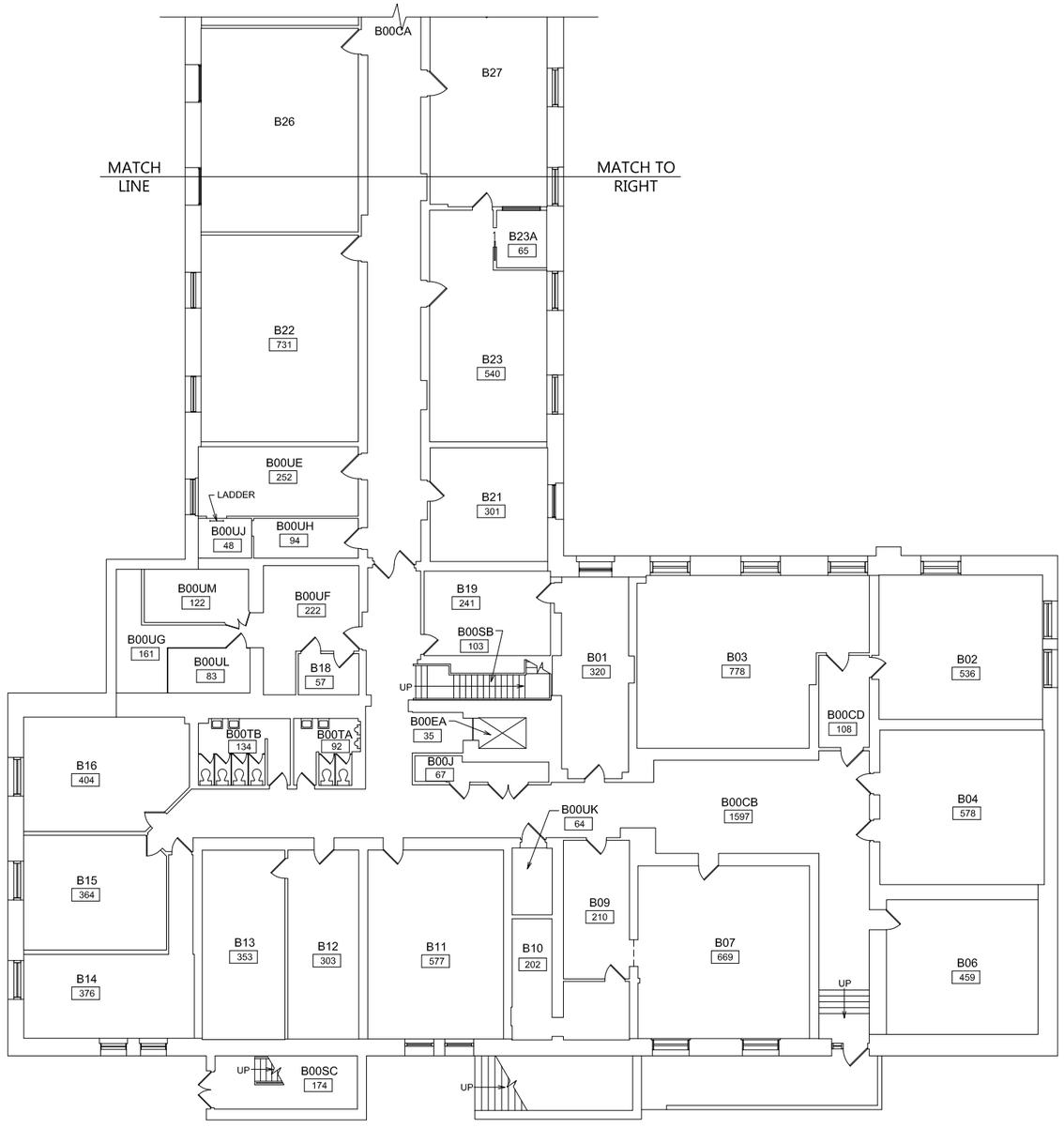
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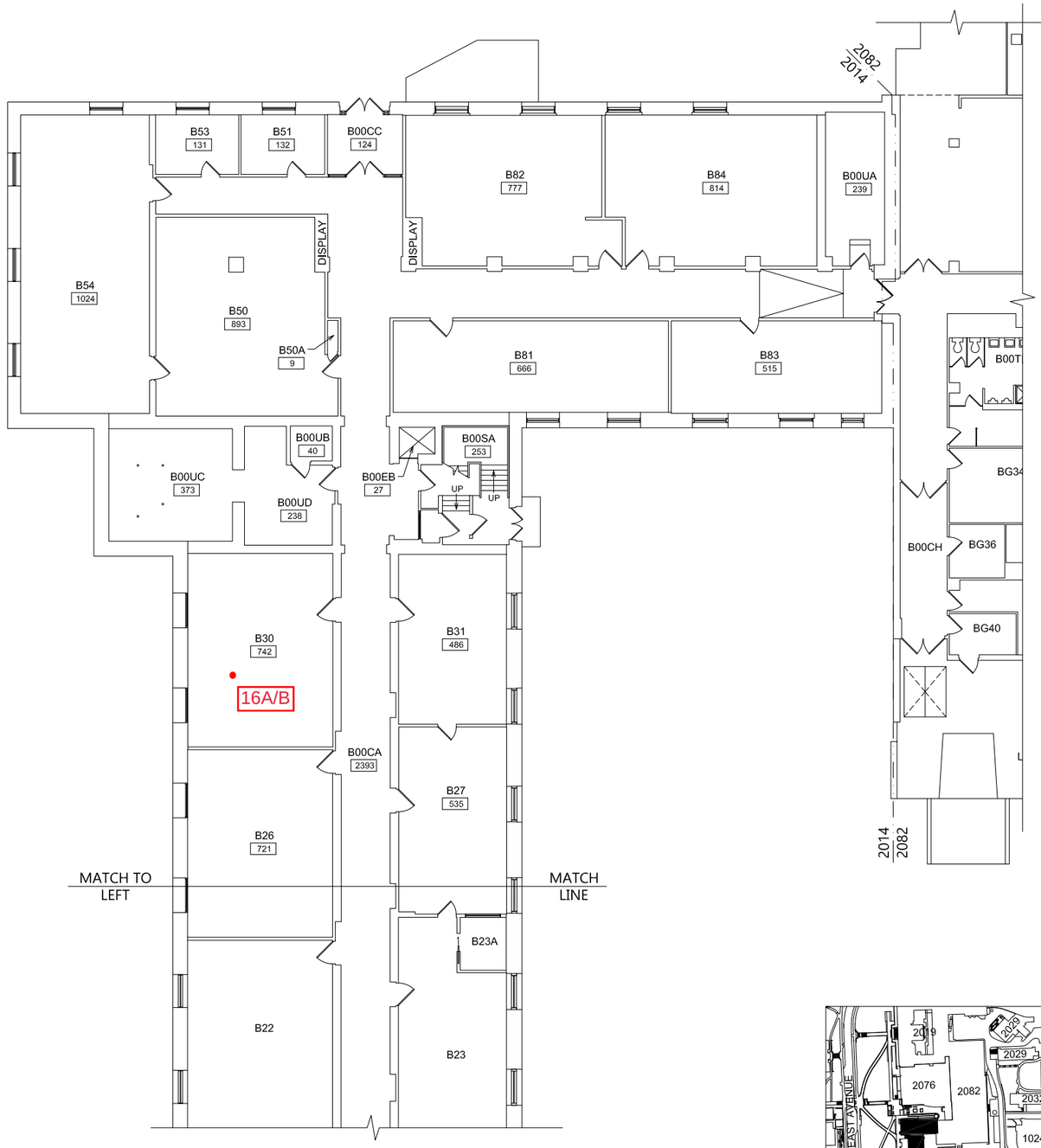
Client: Cornell University	**Delta Project No.:** 2026.349.016	**Date:** 2/9/2026
Project: Rockefeller Hall Water Leak Basement Through 4th Floor Asbestos Bulk Sampling	**Cornell Work Order/TA No.:**	**Turnaround Time:** **Rush**
	Collected By: Greg Umbra	

Sample Number		Material Type	Material Condition	Floor	Description / Sample Location
2026.349.016 -	14A	Miscellaneous	Intact	1	Brown - Linoleum Sheet Flooring - Room 132
2026.349.016 -	14B	Miscellaneous	Intact	1	Brown - Linoleum Sheet Flooring - Room 132
2026.349.016 -	15A	Miscellaneous	Intact	1	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 132
2026.349.016 -	15B	Miscellaneous	Intact	1	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room 132
2026.349.016 -	16A	Miscellaneous	Intact	B	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room B30
2026.349.016 -	16B	Miscellaneous	Intact	B	White - Cloth Face From 4'X8' Fiberglass Ceiling Tile - Room B30

Attachment C

Sample Location Drawings

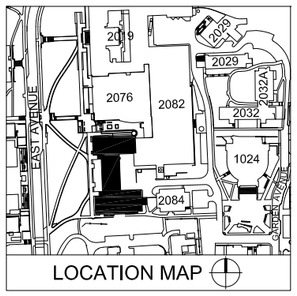




N

BASEMENT FLOOR PLAN

GROSS AREA = 27,053 SQ. FT.



Cornell University

FACILITIES INVENTORY

HUMPHREYS SERVICE BUILDING
639 DRYDEN ROAD
ITHACA, NEW YORK 14853-3701

DRAWING DISCLAIMER

THESE DRAWINGS, AND THEIR ASSOCIATED ELECTRONIC FILES HAVE BEEN PRODUCED FOR THE PURPOSE OF SPACE INVENTORY CAMPUS BUILDINGS. FEATURES SHOWN ARE INCIDENTAL TO THEIR PURPOSE AND DEPICT CONDITIONS AT THE TIME THE DRAWINGS WERE PRODUCED. THESE DRAWINGS SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

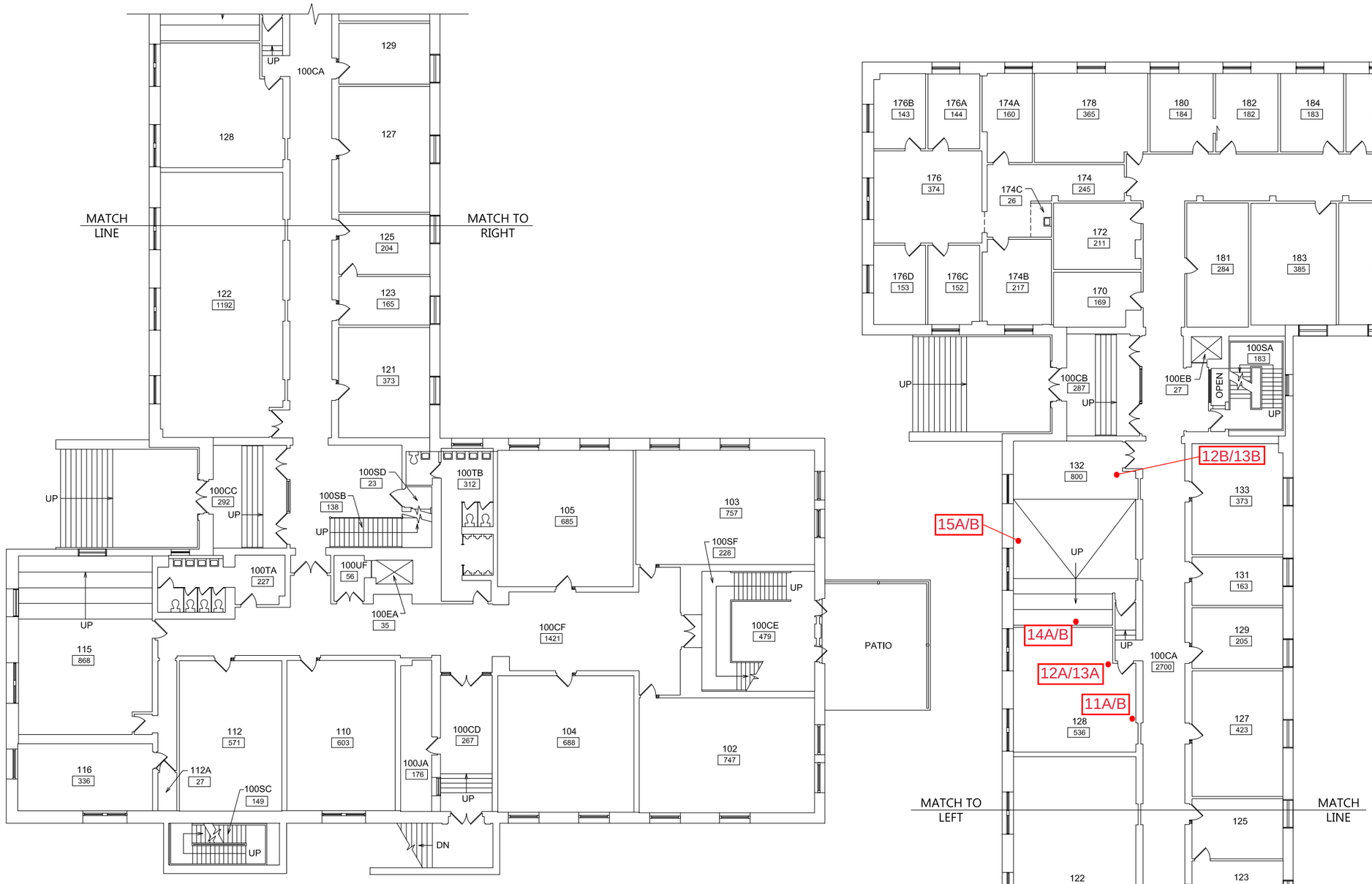
REVISIONS: 2/09 EQ, 3/11 EQ, 5/11 EQ, 7/19 KMK, 12/23 SV, 7/24 KMK, 12/24 SV

GRAPHIC SCALE: 0 5 10 20

DRAWN BY:	DRAWING NO:	PLAN LEVEL:
BSG	1 OF 5	B
CHECKED BY:	DATE:	TOTAL BLDG GROSS SQ. FT.
MD	8/13/99	122,402

BLDG NAME: ROCKEFELLER HALL

BLDG NO: 2014



N

FIRST FLOOR PLAN

GROSS AREA = 25,900 SQ. FT.

Cornell University

FACILITIES INVENTORY

HUMPHREYS SERVICE BUILDING
639 DRYDEN ROAD
ITHACA, NEW YORK 14853-3701

DRAWING DISCLAIMER

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REVISIONS:
IGI 1/01, 1/05 EQ, 2/09 EQ, 3/11 EQ, 5/11 EQ, 1/15 SV, 1/16 SV, 2/20 SV, 12/23 SV, 12/24 SV

GRAPHIC SCALE: 0 5 10 20

DRAWN BY: BSG

DRAWING NO: 2 OF 5

PLAN LEVEL: 1

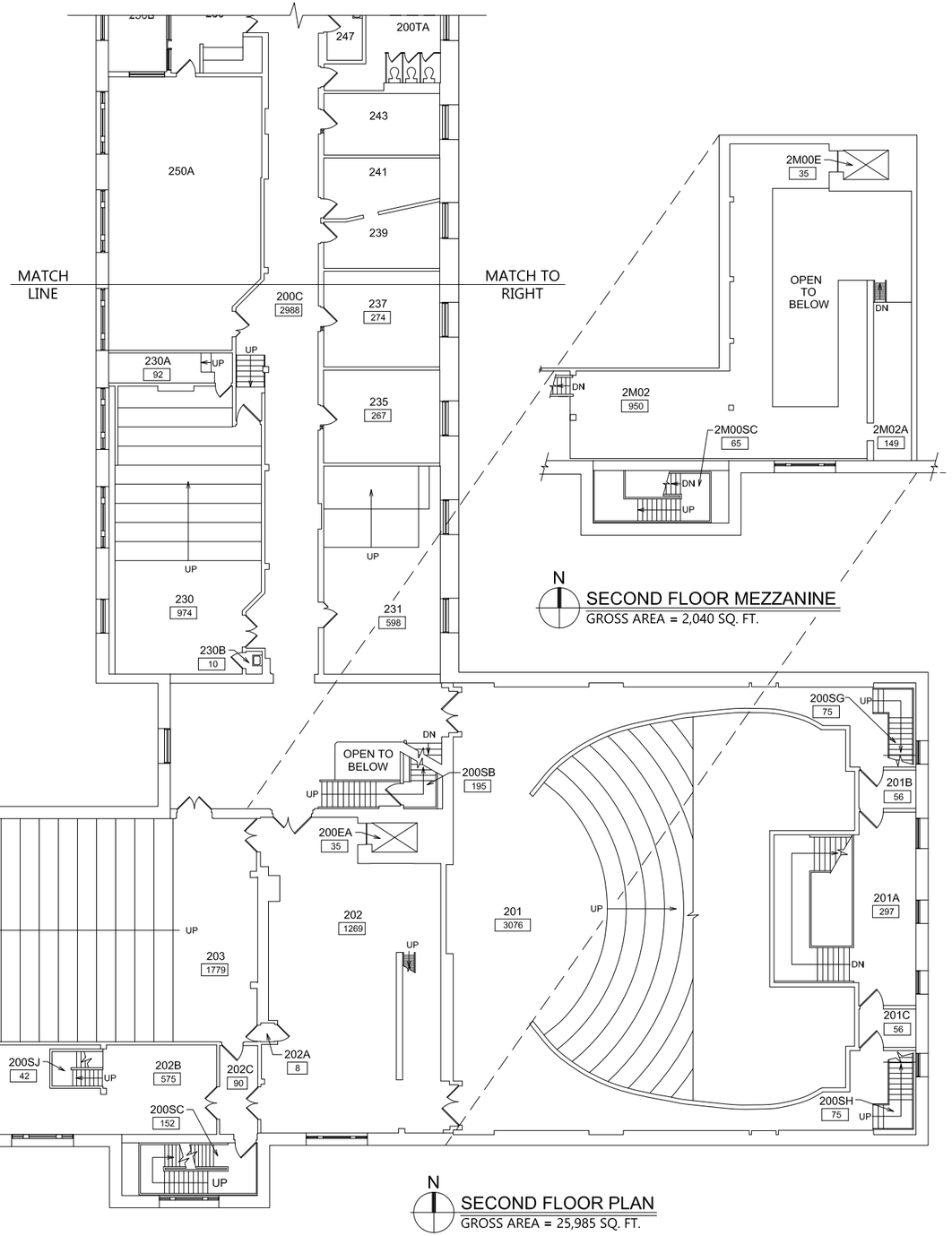
CHECKED BY: MD

DATE: 8/13/99

TOTAL BLDG GROSS SQ. FT.: SEE SHEET 1

BLDG NAME: ROCKEFELLER HALL

BLDG NO: 2014



N

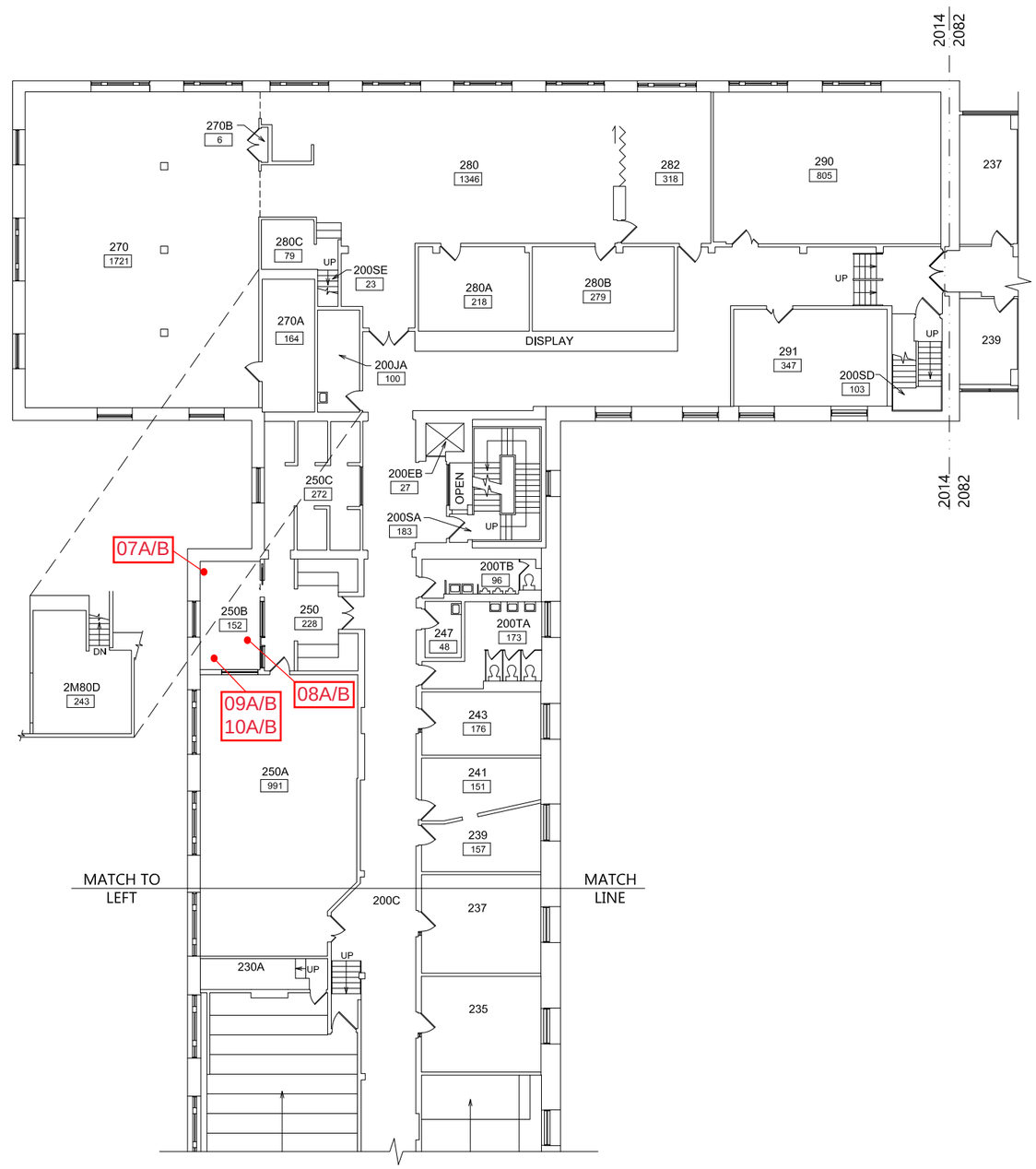
SECOND FLOOR MEZZANINE

GROSS AREA = 2,040 SQ. FT.

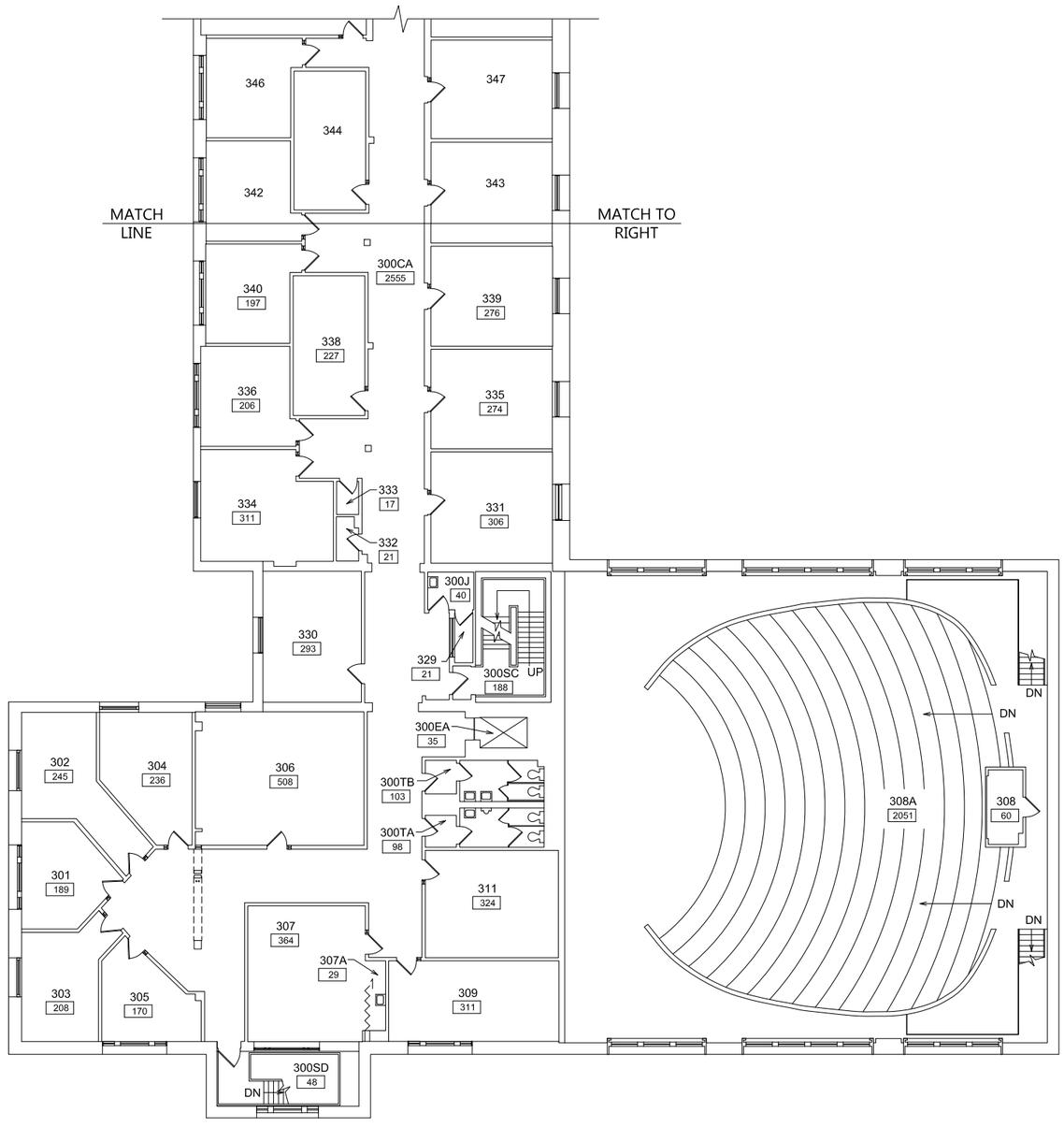
N

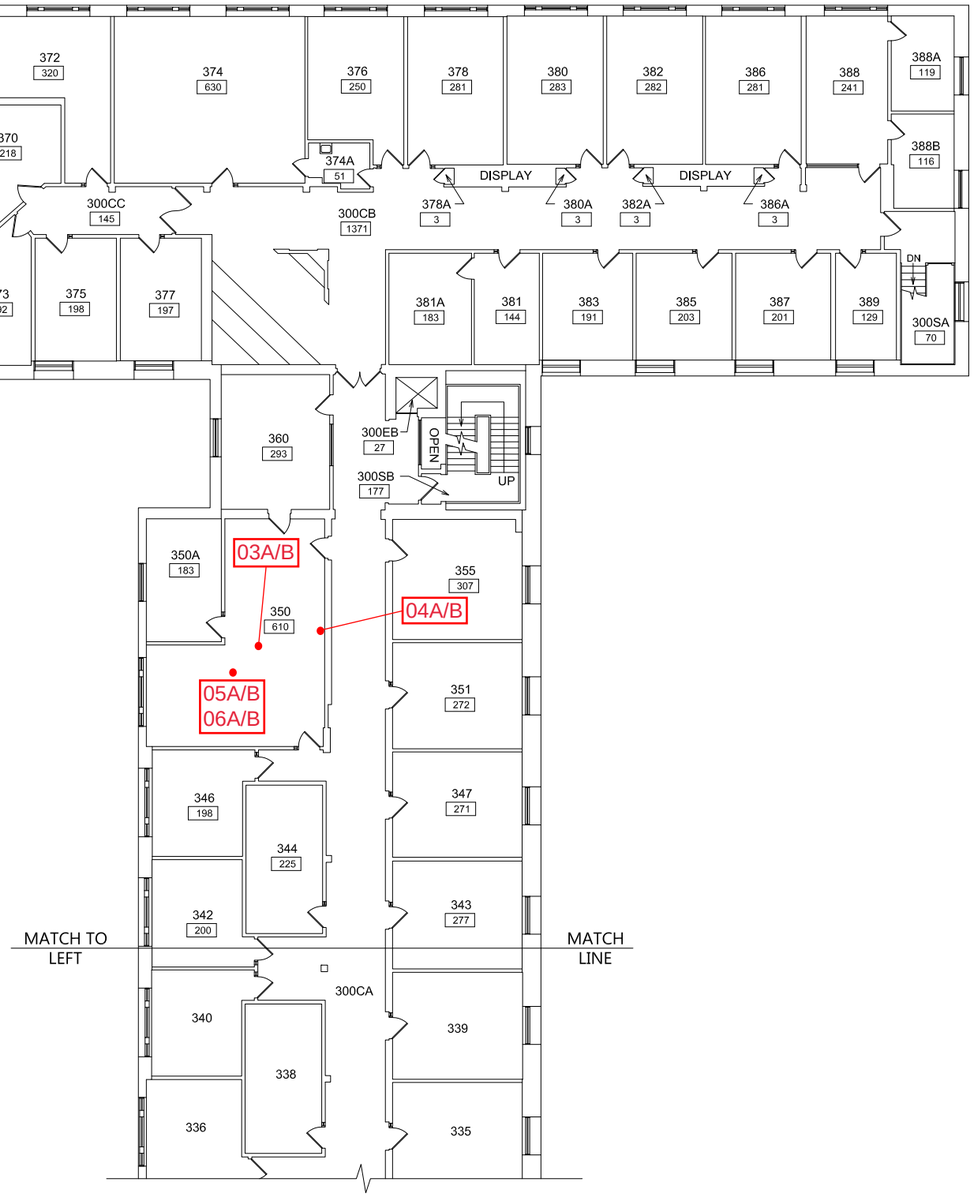
SECOND FLOOR PLAN

GROSS AREA = 25,985 SQ. FT.



Cornell University	FACILITIES INVENTORY HUMPHREYS SERVICE BUILDING 639 DRYDEN ROAD ITHACA, NEW YORK 14853-3701	DRAWING DISCLAIMER THESE DRAWINGS, AND THEIR ASSOCIATED ELECTRONIC FILES HAVE BEEN PRODUCED FOR THE PURPOSE OF SPACE INVENTORY CAMPUS BUILDINGS. FEATURES SHOWN ARE INCIDENTAL TO THEIR PURPOSE AND DEPICT CONDITIONS AT THE TIME THE DRAWINGS WERE PRODUCED. THESE DRAWINGS SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.	REVISIONS: IGI 1/01, 2/09 EQ, 3/11 EQ, 5/11 EQ, 11/18 SV, 7/19 KMK, 2/20 SV, 7/24 KMK GRAPHIC SCALE: 0 5 10 20	DRAWN BY: BSG CHECKED BY: MD	DRAWING NO: 3 OF 5 DATE: 8/13/99	PLAN LEVEL: 2, 2M TOTAL BLDG GROSS SQ. FT. SEE SHEET 1	BLDG NAME: ROCKEFELLER HALL	BLDG NO: 2014





N

THIRD FLOOR PLAN

GROSS AREA = 23,258 SQ. FT.

Cornell University

FACILITIES INVENTORY

HUMPHREYS SERVICE BUILDING
639 DRYDEN ROAD
ITHACA, NEW YORK 14853-3701

DRAWING DISCLAIMER

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REVISIONS:
IGI 1/01, 3/03 EQ, 2/09 EQ, 3/11 EQ, 5/11 EQ, 7/19 KMK, 7/24 KMK

GRAPHIC SCALE: 0 5 10 20

DRAWN BY: BSG

DRAWING NO: 4 OF 5

PLAN LEVEL: 3

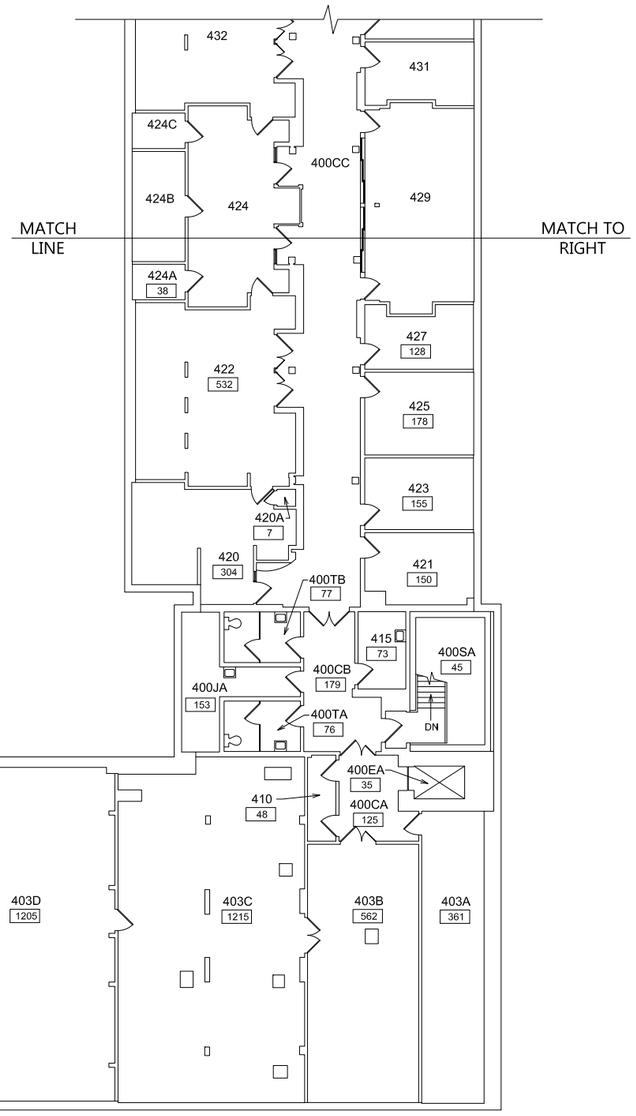
CHECKED BY: MD

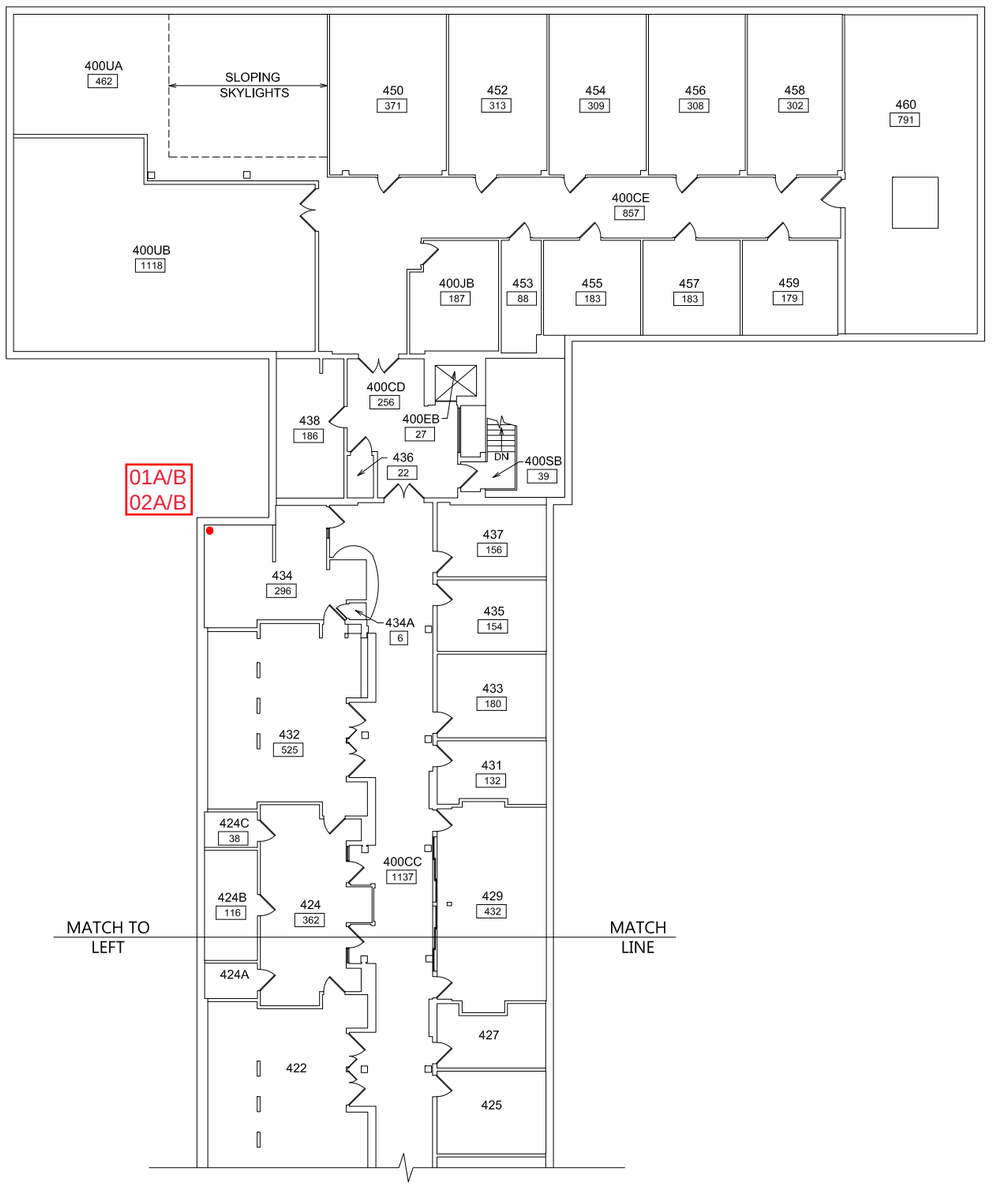
DATE: 8/13/99

TOTAL BLDG GROSS SQ. FT.: SEE SHEET 1

BLDG NAME: ROCKEFELLER HALL

BLDG NO: 2014





N

FOURTH FLOOR PLAN

GROSS AREA = 18,166 SQ. FT.

Cornell University

FACILITIES INVENTORY

HUMPHREYS SERVICE BUILDING
639 DRYDEN ROAD
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DRAWING DISCLAIMER

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REVISIONS:
IGI 1/01, 3/11 EQ, 5/11 EQ, 7/12 TM, 8/13 SV, 7/19 KMK, 12/23 SV

GRAPHIC SCALE: 0 5 10 20

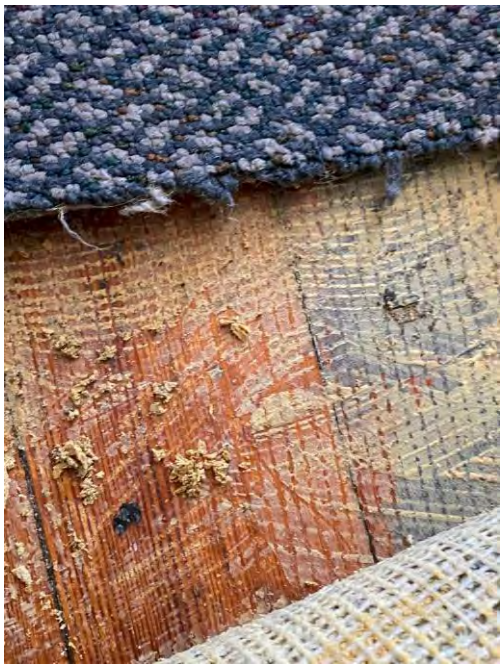
DRAWN BY:	DRAWING NO:	PLAN LEVEL:
BSG	5 OF 5	4
CHECKED BY:	DATE:	TOTAL BLDG GROSS SQ. FT.
MD	8/13/99	SEE SHEET 1

BLDG NAME: ROCKEFELLER HALL

BLDG NO: 2014

Attachment D

Photos



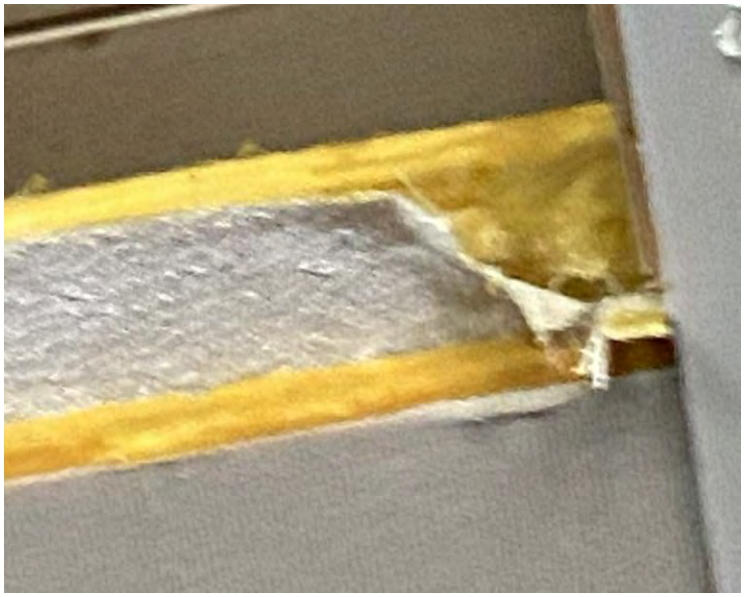
Tan Carpet Mastic, No Asbestos Detected
Typical for HA's 01, 03 & 08



White Mastic from various colors of Non-Suspect Vinyl Cove Base, No Asbestos Detected
Typical for HA's 02, 04 & 07



HA 05 - White Cloth Face from 2’ x 4’ Fiberglass Ceiling Tile, No Asbestos Detected



HA 06 - White Textured Cloth Face from 2’ x 4’ Fiberglass Ceiling Tile, No Asbestos Detected



White Cloth Face from 2’ x 8’ Fiberglass Ceiling Tile, No Asbestos Detected
Typical for HA’s 09, 15 & 16



HA 10 - White Textured Cloth Face from 2’ x 8’ Fiberglass Ceiling Tile, No Asbestos Detected



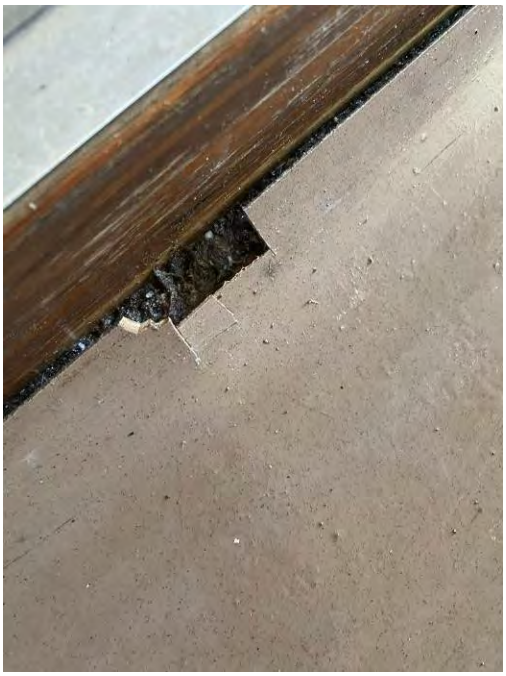
HA 11 - Tan Mastic from Tan Non-Suspect Vinyl Cove Base, No Asbestos Detected



HA 12 - Tan With White & Dark Grey Streaks 3'X3' Grey Welded Seam Floor Tile
No Asbestos Detected



HA 13 - Grey Seam Seal And Mastic From HA 12



HA 14 - Brown Linoleum Sheet Flooring / Mastic Composite

Attachment E

Licenses and Certifications

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Delta Engineers, Architects, Land Surveyors, & Landscape, Architects, D.P.C.
860 Hooper Road, Endwell, NY, 13760

License Number: 29322
License Class: RESTRICTED
Date of Issue: 10/21/2025
Expiration Date: 10/31/2026
Duly Authorized Representative: William Johnson

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



GREGORY D UMBRA
CLASS(EXPIRES)
C ATEC (01/26) D INSP (01/26)
H PM (01/26)

CERT# 25-6SD3Z-SHAB
DMV# 358658422

MUST BE CARRIED ON ASBESTOS PROJECTS

01213 007426821 05

IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2026
Issued April 01, 2025

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. KAROL H. LU
AMERICA SCIENCE TEAM NEW YORK, INC
117 EAST 30TH ST
NEW YORK, NY 10016

NY Lab Id No: 11480

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 70488

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road
Endwell, NY 13760
Tel: 607.231.6600
Fax: 607.231.6650
www.delta-eas.com

February 20, 2026

Dale W. Houseknecht, Service Program Manager, Environmental Resources
Cornell University FCS Operations and Support Services
B22D Humphreys Service Building
Ithaca, New York 14853-3701

Re: Rockefeller Hall (2014) February 2026 Water Leak Episode
Damaged / Impacted Suspect Materials – "Supplemental" Asbestos Bulk Sampling Report
Cornell Task Authorization No. TA-17, Work Order No. 18134140
Delta Project No.: 2026.349.016

Dear Mr. Houseknecht:

Enclosed, please find the Asbestos Bulk Sample Report Form and the associated Laboratory Analytical Result Sheets for the "Supplemental" bulk sampling performed by Delta Certified Inspector Thomas Ferro. It is considered "Supplemental" as the sampling addressed suspect materials that were damaged / impacted at Rockefeller Hall by the recent water leak episode that were not accessible during Delta's original February 9th, 2026 sampling efforts. The materials were exposed during the demolition / removal of the damaged wall, floor and ceiling systems. A total of eight (8) bulk samples were collected representing four (4) suspect materials. Four (4) samples were "Non-Friable Organically Bound" (NOBs) representing two (2) suspect materials. The remaining four (4) samples were "Friable Non-NOB's" representing two (2) suspect materials.

Results for the Floor Leveler, Bottom Layer Sheetrock (with no joint compound being present), and the ceiling plenum tongue & groove Tar Paper were reported as "No Asbestos Detected".

The Black Adhesive present on one of the layers of the non-asbestos sheetrock / joint compound wall system was reported as being "Asbestos Containing" (2.1% Chrysotile). This Adhesive was sampled in Room 250B but as it is present between layers of sheetrock, it's location in other impacted rooms could not be determined / confirmed.

Bulk sample analysis was performed by AmeriSci New York, Inc., an independent laboratory approved / accredited by the NYS Department of Health (ELAP), the American Industrial Hygiene Association (AIHA), and the National Voluntary Laboratory Accreditation Program (NVLAP). Analysis of all "Non – Friable Organically Bound (NOB) materials was initially performed by Polarized Light Microscopy (PLM) following NYS DOH ELAP 198.6 Methodologies. If the PLM results were reported as "non – asbestos", the sample was then analyzed by Transmission Electron Microscopy (TEM) following the NYS DOH ELAP 198.4 Methodology. Analysis of all Non-NOB materials were performed by Polarized Light Microscopy (PLM) following the NYS DOH ELAP 198.1 Methodology. "Positive Stop" sample analysis protocol was utilized for a given homogenous material set with multiple samples and based on this; 7 of the 8 samples collected were analyzed. Please reference the Asbestos Bulk Sample Report Form for sample particulars and details.

I have also attached Delta Company, Personnel and Laboratory Licenses/ Certifications. If you have any questions, or require any other information, please feel free to contact me at your convenience.

Respectfully,
DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC



Stephen Prislupsky
Project Manager
Att: Project Paperwork

Attachment A

Asbestos Bulk Sample Report Form

ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.66450
www.delta-eas.com

Client: Cornell University	**Task Authorization No.:** 17 / **Work Order No.:** 18134140	**Delta Proj. No.:** 2026.349.016
Project: Rockefeller Hall February 2026 Water Leak Episode - SUPPLEMENTAL Asbestos Bulk Sampling	**Date Sampling Performed:** 02/18/2026	**Asbestos Inspector:** Thomas Ferro
	Date of Report: 02/20/2026	**Number of Samples Collected:** 8
Building Code: 2014	**Laboratory:** AmeriSci Labs	**Number of Samples Analyzed:** PLM - 7 / TEM - 2

Asbestos Bulk Sample Report Form

Sample Number		HA*	Floor	Bulk Sample Description / Details	Material Type	Asbestos Type	PLM Result % Asbestos	TEM Result % Asbestos
2026.349.016 -	17A	17	3	Black Tar Paper, Ceiling Plenum, Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	17B	17	3	Black Tar Paper, Ceiling Plenum, Room 350	Miscellaneous	ND	ND	ND
2026.349.016 -	18A	18	2	Grey Floor Leveler, Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	18B	18	2	Grey Floor Leveler, Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	**19A**	**19**	**2**	**Black Bead Adhesive on sheetrock, Wall, Room 250B**	**Miscellaneous**	**Chrysotile**	**2.1%**	**NA/PS**
2026.349.016 -	**19B**	**19**	**2**	**Black Bead Adhesive on sheetrock, Wall, Room 250B**	**Miscellaneous**		**NA/PS**	**NA/PS**
2026.349.016 -	20A	20	2	Bottom Layer Sheetrock, Wall, Room 250B	Miscellaneous	ND	ND	NA
2026.349.016 -	20B	20	2	Bottom Layer Sheetrock, Wall, Room 250B	Miscellaneous	ND	ND	NA

HA - Homogenous Area **ND** - No Asbestos Detected **NA** - Not Analyzed by Methodology **NA/PS** - Not Analyzed, Positive Stop

TSI - Thermal System Insulation **Misc** - Miscellaneous Material **Trace / < 1%** - Non-asbestos by definition

Attachment B

Laboratory Analytical Result Sheets

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Delta Engineers
Attn: Stephen Prislupsky
860 Hooper Road

Endwell, NY 13760

Date Received 2/19/2026 **AmeriSci Job #** 226022477
Date Examined 02/19/26 **P.O. #**
ELAP # 11480 **Page** 1 **of** 2

RE: 2026.349.016; Cornell University; Rockefeller Hall Water Leak Basement Through 4th Floor Supplemental Bulk Sampling, Cornell WO/TA #: 18134140/17

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-17A 17	226022477-01	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Valeriu Voicu on 02/19/26	*1*
Location: Floor 3 - Black Tar Paper, Ceiling Plenum, Room 350 **Analyst Description:** Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 9.7%				
2026.349.016-17B 17	226022477-02	***No***	Inconclusive - NAD (NOB by NYS ELAP 198.6) by Valeriu Voicu on 02/19/26	*1*
Location: Floor 3 - Black Tar Paper, Ceiling Plenum, Room 350 **Analyst Description:** Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 14%				
2026.349.016-18A 18	226022477-03	***No***	NAD (by NYS ELAP 198.1) by Valeriu Voicu on 02/19/26	
Location: Floor 2 - Grey Floor Leveler, Room 250B **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%				
2026.349.016-18B 18	226022477-04	***No***	NAD (by NYS ELAP 198.1) by Valeriu Voicu on 02/19/26	
Location: Floor 2 - Grey Floor Leveler, Room 250B **Analyst Description:** Gray, Heterogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%				
2026.349.016-19A 19	226022477-05	***Yes***	2.1% (NOB by NYS ELAP 198.6) by Valeriu Voicu on 02/19/26	
Location: Floor 2 - Black Bead Adhesive, Wall, Room 250B **Analyst Description:** Black, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** Chrysotile 2.1% **Other Material:** Non-fibrous 7.4%				
2026.349.016-19B 19	226022477-06		NA/PS	
Location: Floor 2 - Black Bead Adhesive, Wall, Room 250B **Analyst Description:** Bulk Material **Asbestos Types:** **Other Material:**				

See Reporting notes on last page

PLM Bulk Asbestos Report

2026.349.016; Cornell University; Rockefeller Hall Water Leak
Basement Through 4th Floor Supplemental Bulk Sampling, Cornell
WO/TA #: 18134140/17

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
2026.349.016-20A 20	226022477-07	***No***	NAD (by NYS ELAP 198.1) by Valeriu Voicu on 02/19/26	
Location: Floor 2 - Sheetrock, Wall, Room 250B **Analyst Description:** Brown/Gray, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 17%, Fibrous glass 3.0%, Non-fibrous 80%				
2026.349.016-20B 20	226022477-08	***No***	NAD (by NYS ELAP 198.1) by Valeriu Voicu on 02/19/26	
Location: Floor 2 - Sheetrock, Wall, Room 250B **Analyst Description:** Brown/Gray, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15%, Fibrous glass 3.0%, Non-fibrous 82%				

Reporting Notes:

(1) NAD results by NYS 198.6 are inconclusive and are not considered non-ACM

Analyzed by: Valeriu Voicu
Date: 2/19/2026

Reviewed by: Karol H. Lu

*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 Pol Scope, Microscope, Serial #: 229915, by Appd E to Subpt E, 40 CFR 763 quantified by either CVES or 400 pt ct as noted for each analysis (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite, or ELAP 198.6 for NOB samples, or EPA 400 pt ct by EPA 600-M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054, NJ Lab ID #NY031.

END OF REPORT

Client Name: Delta Engineers

Table I
Summary of Bulk Asbestos Analysis Results by NYS ELAP 198.4

2026.349.016; Cornell University; Rockefeller Hall Water Leak Basement Through 4th Floor Supplemental Bulk Sampling, Cornell WO/TA #: 18134140/17

AmeriSci Sample #	Client Sample#	HG Area	NOB Sample Weight (gram)	NOB Heat Sensitive Organic %	NOB Acid Soluble Inorganic %	NOB Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	2026.349.016-17A	17	0.205	78.3	12.0	9.7	NAD	NAD
Location:	Floor 3 - Black Tar Paper, Ceiling Plenum, Room 350							
02	2026.349.016-17B	17	0.494	70.1	15.3	14.7	NAD	NAD
Location:	Floor 3 - Black Tar Paper, Ceiling Plenum, Room 350							
03	2026.349.016-18A	18	----	----	----	----	NAD	NA
Location:	Floor 2 - Grey Floor Leveler, Room 250B							
04	2026.349.016-18B	18	----	----	----	----	NAD	NA
Location:	Floor 2 - Grey Floor Leveler, Room 250B							
05	2026.349.016-19A	19	0.222	55.6	34.9	7.4	Chrysotile 2.1	NA
Location:	Floor 2 - Black Bead Adhesive, Wall, Room 250B							
06	2026.349.016-19B	19	0.278	54.4	34.0	11.6	NA/PS	NA
Location:	Floor 2 - Black Bead Adhesive, Wall, Room 250B							
07	2026.349.016-20A	20	----	----	----	----	NAD	NA
Location:	Floor 2 - Sheetrock, Wall, Room 250B							
08	2026.349.016-20B	20	----	----	----	----	NAD	NA
Location:	Floor 2 - Sheetrock, Wall, Room 250B							

Analyzed by: Karol H. Lu
Date: 2/19/2026



Reviewed by: Karol H. Lu



**Quantitative Analysis (Semi/Full); Bulk Asbestos Analysis - PLM by Appd E to Subpt E, 40 CFR 763 or NYSDOH ELAP 198.1 for New York friable samples or NYSDOH ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (or NYSDOH ELAP 198.4; for New York samples). Analysis using Hitachi, Model H7650-Noran 7 System, Microscope, Serial #: 6944-03. NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses): NVLAP (PLM) 200546-0, NYSDOH ELAP Lab 11480, NJ Lab ID #NY031.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

#2260224 77

860 Hooper Road, Endwell, NY 13760 Tel: 607.231.6600 Fax 607.231.6640
www.delta-eas.com

Client: Cornell University	**Delta Project No.:** 2026.349.016	**Date:** 2/18/2026
Project: Rockefeller Hall Water Leak Basement Through 4th Floor Supplemental Bulk Sampling	**Cornell Work Order/TA No.:** 18134140/ 17	**Turnaround Time:** **Rush**
	Collected By: Thomas Ferro	

Sample Number		Material Type	Material Condition	Floor	Description / Sample Location
2026.349.016 -	17A	/18+A29:M46/202	Intact	3	Black Tar Paper, Ceiling Plenum, Room 350
2026.349.016 -	17B	Miscellaneous	Intact	3	Black Tar Paper, Ceiling Plenum, Room 350
2026.349.016 -	18A	Miscellaneous	Intact	2	Grey Floor Leveler, Room 250B
2026.349.016 -	18B	Miscellaneous	Intact	2	Grey Floor Leveler, Room 250B
2026.349.016 -	19A	Miscellaneous	Intact	2	Black Bead Adhesive, Wall, Room 250B
2026.349.016 -	19B	Miscellaneous	Intact	2	Black Bead Adhesive, Wall, Room 250B
2026.349.016 -	20A	Miscellaneous	Intact	2	Sheetrock, Wall, Room 250B
2026.349.016 -	20B	Miscellaneous	Intact	2	Sheetrock, Wall, Room 250B

Instructions: Analyze all non-NOB samples by NYS ELAP 198.1 PLM methodology. Analyze all NOB samples initially by NYS ELAP 198.6 PLM methodology. If all samples from a given sample set are reported as non-asbestos by 198.6, analyze by NYS ELAP 198.4 TEM methodology. Stop analysis after 1st positive for a given sample set.

Email Results to wjohnson@delta-eas.com, sprislupsky@delta-eas.com, rcherevko@delta-eas.com

Notes: _____

Submitted By: Thomas Ferro Thomas Ferro (Signature) **Date:** 2/18/2026

Received By: Justin Verdick / (Signature) **Date:** 2/19/26 10:15

Attachment C

Licenses and Certifications

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Delta Engineers, Architects, Land Surveyors, & Landscape, Architects, D.P.C.
860 Hooper Road, Endwell, NY, 13760

License Number: 29322
License Class: RESTRICTED
Date of Issue: 10/21/2025
Expiration Date: 10/31/2026
Duly Authorized Representative: William Johnson

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE

N.Y.S



THOMAS P FERRO
CLASS(EXPIRES)
C ATEC (12/25) D INSP (12/25)
H PM (12/25)

CERT# 25-6IU5N-SHAB
DMV# 404844888

MUST BE CARRIED ON ASBESTOS PROJECTS

IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

01213 007425535 79

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2026
Issued April 01, 2025

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. KAROL H. LU
AMERICA SCIENCE TEAM NEW YORK, INC
117 EAST 30TH ST
NEW YORK, NY 10016

NY Lab Id No: 11480

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 70488

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

Limited Pre- Renovation
Regulated Building Materials Inspection

Location:

Rockefeller Hall
231 Feeney Way
Ithaca, New York 14853

Prepared for:

Cornell University
116 Humphrey Service Building
Ithaca, New York 14853

Cornell University Contract No.

14103-2830

Building Code No.

2014

LaBella Project No.

2262751

May 15, 2026

LaBella
Powered by partnership.

105 N. Tioga Street, Suite 200 | Ithaca, NY 14850 | p (607) 319-4136 | f (607) 319-4153
www.labellapc.com

LaBella
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2.0 INSPECTION PROCEDURES 1

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5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS 3

Appendices

Asbestos Bulk Sample Summary Table T-1

Appendix A – Inspection Fact Sheet FS-1

Appendix B – Laboratory Analytical Reports

Appendix C – Sample Location Drawings

Appendix D – Inspection Photos

Appendix E – Licenses and Certifications

1.0 PROJECT DESCRIPTION

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Limited Pre-Renovation Regulated Building Materials (RBM) Inspection of selected rooms within Rockefeller Hall on Cornell University's campus located in Ithaca, New York. The objectives of this inspection were;

- to identify suspect RBMs that may require abatement or removal prior to or during renovation due to applicable regulations;
- determine total mercury levels of sub-floor fly ash; and
- collect moisture reading data to determine moisture content of building materials.

The areas inspected were limited to the interior of rooms B26, B30, 128, 132, 250, 250A, 250B, 350, 350A, and 434. These rooms are expected to be impacted during the upcoming floor replacement project. Materials and locations understood to be impacted by this project were determined from information provided by University Contact Mr. Jason Cragle.

2.0 INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

A. Existing environmental documentation was requested for review. The following reports were provided:
   - "Limited Pre-Renovation Asbestos Survey Report" prepared by Delta Engineers, Architects, & Land Surveyors (Delta), for survey work dated August 2012
   - "Damaged/Impacted Suspect Materials Asbestos Bulk Sampling Report", prepared by Delta, dated February 13, 2026
   - "Damaged/Impacted Suspect Materials – 'Supplemental' Asbestos Bulk Sampling Report", prepared by Delta, dated February 20, 2026
   - A series of technical memos from Brian Seward to Dustin O'Hara, both of Cornell University, discussing the Toxic Characteristic Leaching Protocol (TCLP) analytical results of the fly ash.

   These reports were reviewed to develop an understanding of the previously sampled materials and confirmed ACMs at the Site.

B. Floor plans of Rockefeller Hall were obtained from Mr. Cragle and were used in conjunction with this inspection.

C. A visual inspection of the limited areas referenced above was conducted to identify visible and accessible sources of the above referenced suspect RBMs. Photographs captured during this inspection are attached in Appendix D.

D. Bulk samples of accessible suspect materials were collected and submitted for laboratory analysis. Flooring within the rooms listed above was removed in order to access the cementitious fly ash (a.k.a. cinder ash) contained within the floor joist cavities.

E. Moisture content was measured using a handheld pronged moisture meter that provided a precise moisture percentage. Readings were catalogued in the field.

F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.

3.0 INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole.

The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site.

4.0 INSPECTION RESULTS

4.1 Fly Ash Sampling

Underneath the flooring to be removed in the rooms listed above and between the floor joists is a fly ash. Past testing of this material has revealed high levels of mercury within the fly ash. LaBella collected a total of 18 additional samples of this material to determine total mercury levels. See the table below:

Sample No.	Sample Location	Mercury Content (mg/kg)
128-01	Room 128 – Northeast Corner	1.84
128-02	Room 128 – Southwest Corner	0.253
132-01	Room 132 – Northwest Corner	1.06
132-02	Room 132 – Northeast Corner	7.73
250-01	Room 250 – North Side of Room	9.40
250-02	Room 250 – South Side of Room	4.20
250A-01	Room 250A – North End of Room	3.68
250A-02	Room 250A – North-Center of Room	55.6
250A-03	Room 250A – South Center of Room	34.7
250A-04	Room 250A – South End of Room	21.6
250B-01	Room 250B – Center of Room	1.14
350-01	Room 350 – Southwest Corner	28.3
350-02	Room 350 – Northeast Corner	5.10
350-03	Room 350 – Southeast Corner	15.5
350A-01	Room 350A – Northwest Corner	17.8
434-01	Room 434 – Southwest Corner	1.02
434-02	Room 434 – Northwest Corner	5.66
434-03	Room 434 – West Side	6.52

4.2 Moisture Content

Moisture readings were catalogued in the field and can be found within the Sample Location Maps in Appendix C.

4.3 Asbestos-Containing Materials

Previous surveys had identified a black bead adhesive between layers of sheetrock in Room 250B. This material was not observed during the course of this inspection, as the sheetrock within Room 250B is no longer present. Other sheetrock systems throughout the inspected areas was not observed to contain the black bead adhesive. This does not rule out the potential for additional black bead adhesive to exist within inaccessible systems. See Section 5.0 – Observations and Cautionary Statements for further details.

4.4 Non-Suspect/Non-Asbestos-Containing Materials

The following materials were found to be non-suspect or were identified by previous surveys as being non-ACM:

- Brown particle board flooring
- Tan vinyl cove base
- Tan adhesive (cove base)
- White adhesive (cove base)
- White/gray plaster
- Black vinyl cove base
- Brown adhesive (cove base)
- Tan 3’ with white & dark gray streaks floor tile and associated gray seam seal
- White fiberglass ceiling tiles
- Brown linoleum sheet flooring
- Black tar paper

5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS

As stated earlier, collection of bulk samples of suspect materials was limited to those readily accessible. Destructive sampling techniques were used, but in a limited fashion, in order to minimize disruption and damage to building components.

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional ACMs to be inaccessible, hidden, and undiscovered in the areas inspected.

Any newly identified suspect materials encountered during renovation shall be assumed to be ACM until the material can be inspected and, if necessary, sampled to identify the material as non-ACM as per standard EPA and OSHA regulations. Work in the vicinity of the suspect material shall cease until such time as the inspection or sample results are received.

APPENDIX A:
INSPECTION FACT SHEET

Inspection Fact Sheet

Name and Address of Building/Structure

Rockefeller Hall (Building Code No. 2014)

231 Feeney Way

Ithaca, New York 14853

Name and Address of Building/Structure Owner

Cornell University

116 Humphreys Service Building

Ithaca, New York 14853

Name and Address of Owner's Agent

LaBella Associates, D.P.C.

105 N. Tioga Street Suite 200

Ithaca, New York 14850

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C.

Cory Stamp *(NYSDOL Cert. #25-6AY6B-SHAB)*

Terry Allen *(NYSDOL Cert. #23-6LPZH-SHAB)*

Date the Inspection Was Conducted

May 5 & 6, 2026

APPENDIX B:

LABORATORY ANALYTICAL REPORTS

May 08, 2026 Service Request No:R2606548

Drew Brantner
Labella Associates, PC
300 State Street, 2nd Floor
Suite 201
Rochester, NY 14614

Laboratory Results for: Rockefeller Hall - Fly Ash Sampling

Dear Drew,

Enclosed are the results of the sample(s) submitted to our laboratory May 07, 2026
For your reference, these analyses have been assigned our service request number **R2606548.**

All testing was performed according to our laboratory's quality assurance program and met the requirements of the TNI standards except as noted in the case narrative report. Any testing not included in the lab's accreditation is identified on a Non-Certified Analytes report. All results are intended to be considered in their entirety. ALS Environmental is not responsible for use of less than the complete report. Results apply only to the individual samples submitted to the lab for analysis, as listed in the report. The measurement uncertainty of the results included in this report is within that expected when using the prescribed method(s), and represented by Laboratory Control Sample control limits. Any events, such as QC failures or Holding Time exceedances, which may add to the uncertainty are explained in the report narrative or are flagged with qualifiers. The flags are explained in the Report Qualifiers and Definitions page of this report.

Please contact me if you have any questions. My extension is 7475. You may also contact me via email at Meghan.Pedro@alsglobal.com.

Respectfully submitted,

ALS Group USA, Corp. dba ALS Environmental

Meghan Pedro
Project Manager

CC: Mike Pelychaty

ADDRESS 1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623
PHONE +1 585 288 5380 | FAX +1 585 288 8475
ALS Group USA, Corp.
dba ALS Environmental

Narrative Documents

ALS Environmental—Rochester Laboratory
1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623
Phone (585) 288-5380 Fax (585) 288-8475
www.alsglobal.com

ALS Environmental

Client: Labella Associates, PC
Project: Rockefeller Hall - Fly Ash Sampling
Sample Matrix: Soil

Service Request: R2606548
Date Received: 05/07/2026

CASE NARRATIVE

All analyses were performed consistent with the quality assurance program of ALS Environmental. This report contains analytical results for samples for the Tier II level requested by the client.

Sample Receipt:

Eighteen soil samples were received for analysis at ALS Environmental on 05/07/2026. Any discrepancies upon initial sample inspection are annotated on the sample receipt and preservation form included within this report. The samples were stored at minimum in accordance with the analytical method requirements.

Metals:

No significant anomalies were noted with this analysis.

General Chemistry:

No significant anomalies were noted with this analysis.

Approved by _____ Date 05/08/2026

SAMPLE DETECTION SUMMARY

This form includes only detections above the reporting levels. For a full listing of sample results, continue to the Sample Results section of this Report.

CLIENT ID: 434-01	Lab ID: R2606548-001					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	1.02			0.020	mg/Kg	7471B
Total Solids	96.1				Percent	ALS SOP

CLIENT ID: 434-02	Lab ID: R2606548-002					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	5.66			0.20	mg/Kg	7471B
Total Solids	98.8				Percent	ALS SOP

CLIENT ID: 434-03	Lab ID: R2606548-003					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	6.52			0.20	mg/Kg	7471B
Total Solids	98.8				Percent	ALS SOP

CLIENT ID: 350A-01	Lab ID: R2606548-004					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	17.8			0.91	mg/Kg	7471B
Total Solids	86.0				Percent	ALS SOP

CLIENT ID: 350-01	Lab ID: R2606548-005					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	28.3			0.81	mg/Kg	7471B
Total Solids	98.6				Percent	ALS SOP

CLIENT ID: 350-02	Lab ID: R2606548-006					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	5.10			0.22	mg/Kg	7471B
Total Solids	90.3				Percent	ALS SOP

CLIENT ID: 350-03	Lab ID: R2606548-007					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	15.5			0.81	mg/Kg	7471B
Total Solids	98.2				Percent	ALS SOP

CLIENT ID: 250A-01	Lab ID: R2606548-008					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	3.68			0.20	mg/Kg	7471B
Total Solids	97.0				Percent	ALS SOP

CLIENT ID: 250A-02	Lab ID: R2606548-009					
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	55.6			4.1	mg/Kg	7471B
Total Solids	93.0				Percent	ALS SOP

SAMPLE DETECTION SUMMARY

This form includes only detections above the reporting levels. For a full listing of sample results, continue to the Sample Results section of this Report.

CLIENT ID: 250A-03			Lab ID: R2606548-010			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	34.7			4.0	mg/Kg	7471B
Total Solids	97.3				Percent	ALS SOP

CLIENT ID: 250A-04			Lab ID: R2606548-011			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	21.6			2.0	mg/Kg	7471B
Total Solids	94.7				Percent	ALS SOP

CLIENT ID: 250B-01			Lab ID: R2606548-012			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	1.14			0.066	mg/Kg	7471B
Total Solids	90.4				Percent	ALS SOP

CLIENT ID: 250-01			Lab ID: R2606548-013			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	9.40			0.41	mg/Kg	7471B
Total Solids	98.6				Percent	ALS SOP

CLIENT ID: 250-02			Lab ID: R2606548-014			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	4.20			0.21	mg/Kg	7471B
Total Solids	95.3				Percent	ALS SOP

CLIENT ID: 132-01			Lab ID: R2606548-015			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	1.06			0.059	mg/Kg	7471B
Total Solids	99.4				Percent	ALS SOP

CLIENT ID: 132-02			Lab ID: R2606548-016			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	7.73			0.20	mg/Kg	7471B
Total Solids	98.9				Percent	ALS SOP

CLIENT ID: 128-01			Lab ID: R2606548-017			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	1.84			0.19	mg/Kg	7471B
Total Solids	98.8				Percent	ALS SOP

CLIENT ID: 128-02			Lab ID: R2606548-018			
Analyte	**Results**	**Flag**	**MDL**	**MRL**	**Units**	**Method**
Mercury, Total	0.253			0.018	mg/Kg	7471B
Total Solids	99.3				Percent	ALS SOP

Sample Receipt Information

ALS Environmental—Rochester Laboratory
1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623
Phone (585) 288-5380 Fax (585) 288-8475
www.alsglobal.com

Client: Labella Associates, PC **Service Request:**R2606548

Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

SAMPLE CROSS-REFERENCE

SAMPLE #	CLIENT SAMPLE ID	DATE	TIME
R2606548-001	434-01	5/5/2026	1000
R2606548-002	434-02	5/5/2026	0625
R2606548-003	434-03	5/5/2026	0630
R2606548-004	350A-01	5/5/2026	0940
R2606548-005	350-01	5/5/2026	0930
R2606548-006	350-02	5/5/2026	1105
R2606548-007	350-03	5/5/2026	1110
R2606548-008	250A-01	5/5/2026	1415
R2606548-009	250A-02	5/5/2026	1500
R2606548-010	250A-03	5/5/2026	1600
R2606548-011	250A-04	5/5/2026	0900
R2606548-012	250B-01	5/5/2026	1400
R2606548-013	250-01	5/5/2026	1045
R2606548-014	250-02	5/5/2026	1100
R2606548-015	132-01	5/5/2026	1245
R2606548-016	132-02	5/5/2026	1300
R2606548-017	128-01	5/5/2026	1440
R2606548-018	128-02	5/5/2026	1500

ALS Environmental

Laboratory location: Rochester NY

Chain of Custody Form

Page 1 of 2

		ALS Project Manager:		**Work Order #:**	
Customer Information		**Project Information**		**Parameter/Method Request for Analysis**	
Purchase Order		Project Name	**Rockefeller Hall - Fly Ash Sampling**	A	Mercury
Work Order		Project Number	**2262751 Phase 01**	B	
Company Name	LaBella Associates	Bill To Company	**LaBella Associates**	C	
Send Report To	Cory Stamp	Invoice Attn	**Cory Stamp**	D	
Address	300 State Street, Suite 200	Address	300 State Street, Suite 200	E	
				F	
City/State/Zip	Rochester, NY 14614	City/State/Zip	Rochester, NY 14614	G	
Phone	(607) 591-7516	Phone	(607) 591-7516	H	
Fax		Fax		I	
e-Mail Address	cstamp@labellapc.com	e-Mail Address	cstamp@labellapc.com	J	

No	Sample Description	Date	Time	Matrix	Pres.	# Bottles	A	B	C	D	E	F	G	H	I	J	Hold
1	434-01	5/5	1000		NA	1	X										
2	434-02	5/6	0625														
3	434-03	5/6	0630														
4	350A-01	5/5	0940														
5	350-01	5/5	0930														
6	350-02	5/5	1105														
7	350-03	5/5	1110														
8	250A-01	5/5	1415														
9	250A-02	5/5	1500														
10	250A-03	5/5	1600														

Sampler(s): Please Print & Sign: Cory Stamp

Shipment Method: Delivered

Required Turnaround Time: ☐ STD 10 Wk Days ☐ 5 Wk Days ☐ 2 Wk Days ☐ 24 Hour ☐ Other _____

Results Due Date:

Relinquished by: Cory Stamp	**Date:** 5/7	**Time:** 935	**Received by:** [illegible] 5/7/26 9:35	**Notes:**	
Relinquished by:	**Date:**	**Time:**	**Received by (Laboratory):**	**Cooler Temp.**	**QC Package: (Check Box Below)**
Logged by (Laboratory):	**Date:**	**Time:**	**Checked by (Laboratory):**		☐ Level II: Standard QC ☐ TRRP-Checklist ☐ Level III: Std QC + Raw Data ☐ TRRP Level IV ☐ Level IV: SW846 CLP-Like ☐ Other: _____

Preservative Key: 1-HCL 2-HNO3 3-H2SO4 4-NaOH 5-Na2S2O3 6-NaHSO4 7-Other 8-4 degrees C 9-5035

Note: Any changes must be made in writing once samples and COC Form have been submitted to ALS Laboratory Group.
Signature denotes acceptance of ALS Group USA, Corp. Terms and Conditions - Please click the link below for detailed Terms & Conditions:
https://www.alsglobal.com/ALSGroupUSACorpTC

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R2606548 5
Labella Associates, PC
Rockefeller Hall - Fly Ash Sampling

ALS Environmental

Laboratory location: Rochester NY

Chain of Custody Form

Page 2 of 2

ALS Project Manager:		Work Order #:	

Customer Information		Project Information		Parameter/Method Request for Analysis	
Purchase Order		Project Name	Rockefeller Hall - Fly Ash Sampling	A	
Work Order		Project Number	2262751 Phase 01	B	
Company Name	LaBella Associates	Bill To Company	LaBella Associates	C	
Send Report To	Cory Stamp	Invoice Attn	Cory Stamp	D	
Address	300 State Street, Suite 200	Address	300 State Street, Suite 200	E	
				F	
City/State/Zip	Rochester, NY 14614	City/State/Zip	Rochester, NY 14614	G	
Phone	(607) 591-7516	Phone	(607) 591-7516	H	
Fax		Fax		I	
e-Mail Address	cstamp@labellapc.com	e-Mail Address	cstamp@labellapc.com	J	

No.	Sample Description	Date	Time	Matrix	Pres.	# Bottles	A	B	C	D	E	F	G	H	I	J	Hold
1	250A-04	5/6	0900		NA	2	X										
2	250B-01	5/5	1400														
3	250-01	5/6	1045														
4	250-02		1100														
5	132-01		1245														
6	132-02		1300														
7	128-01		1440														
8	128-02		1500														
9																	
10																	

Sampler(s): Please Print & Sign: Cory Stamp

Shipment Method: Delivered

Required Turnaround Time: ☐ STD 10 Wk Days ☐ 5 Wk Days ☐ 2 Wk Days ☐ 24 Hour ☐ Other _____

Results Due Date:

Relinquished by:	Date:	Time:	Received by:	Notes:
Cory Stamp	5/7	0935	[illegible] 5/7/26 9:35	
Relinquished by:	**Date:**	**Time:**	**Received by (Laboratory):**	**Cooler Temp.**
Logged by (Laboratory):	**Date:**	**Time:**	**Checked by (Laboratory):**	

QC Package: (Check Box Below)

- ☐ Level II: Standard QC
- ☐ Level III: Std QC + Raw Data
- ☐ Level IV: SW846 CLP-Like
- ☐ Other: _____
- ☐ TRRP-Checklist
- ☐ TRRP Level IV

Preservative Key: 1-HCL 2-HNO3 3-H2SO4 4-NaOH 5-Na2S2O3 6-NaHSO4 7-Other 8-4 degrees C 9-5035

Note: Any changes must be made in writing once samples and COC Form have been submitted to ALS Laboratory Group.

Signature denotes acceptance of ALS Group USA, Corp. Terms and Conditions - Please click the link below for detailed Terms & Conditions:

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R2606548 5
Labella Associates, PC
Rockefeller Hall - Fly Ash Sampling

Cooler Receipt and Preservati

Project/Client Labella Folder Number

Cooler received on 5/7/26 by: RM

COURIER: ALS UPS FEDEX PDQ USPS (CLIENT)

1	Were **Custody seals** on outside of cooler?	Y (N)	5a	Did **VOA** vials have sig* **bubbles?**		Y N (NA)
2	**Custody papers** properly completed (ink, signed)?	(Y) N	5b	Sig* bubbles: **Alk?**	Y N (NA)	**Sulfide?** Y N (NA)
3	Did all bottles arrive in good **condition** (unbroken)?	(Y) N	6	Where did the bottles originate?	ALS/ROC	(CLIENT)
4	Circle: **Wet Ice Dry Ice Gel packs** present?	Y (N)	7	Soil VOA received as:	Bulk Encore	5035set (NA)

8. Temperature Readings Date: 5/7/26 Time: 9:40 ID: IR#11 (IR#12) IR#13 From: Temp Blank (Sample Bottle)

Temp (°C)	11.9						
Within 0-6°C?	Y (N)	Y N	Y N	Y N	Y N	Y N	Y N
If <0°C, were samples frozen?	Y N	Y N	Y N	Y N	Y N	Y N	Y N

If out of Temperature, note packing/ice condition: No ice Ice melted Poorly Packed (described below) Same Day Rule

&Client Approval to Run Samples: _____ Standing Approval Client aware at drop-off Client notified by: _____

All samples held in storage location: SHO by RM on 5/7 at 9:40
5035 samples placed in storage location: _____ by _____ on _____ at _____ within 48 hours of sampling? Y N

Cooler Breakdown/Preservation Check**: Date: 5/7/26 Time: 9:57 by: RM

9. Were all bottle labels complete (*i.e.* analysis, preservation, etc.)? YES (NO)
10. Did all bottle labels and tags agree with custody papers? YES (NO)
11. Were correct containers used for the tests indicated? (YES) NO
12. Were 5035 vials acceptable (no extra labels, not leaking)? YES NO (N/A)
13. Were dissolved metals filtered in the field? YES NO (N/A)

pH	Lot of test paper	Reagent	Preserved? Yes	Preserved? No	Lot Received	Exp	Sample ID Adjusted	Vol. Added	Lot Added	Final pH
≥12		NaOH								
≤2		HNO_3								
≤2		H_2SO_4								
<4		$NaHSO_4$								
5-9		For 608pest			No=Notify for 3day					
Residual Chlorine (-)		For CN, Phenol, 625, 608pest, 522			If +, contact PM to add $Na_2S_2O_3$ (625, 608, CN), ascorbic (phenol).					
		$Na_2S_2O_3$								
		ZnAcetate	-	-						
		HCl	**	**						

**VOAs and 1664 Not to be tested before analysis. Otherwise, all bottles of all samples with chemical preservatives are checked (not just representatives).

Bottle lot numbers: Client bottles

Explain all Discrepancies/ Other Comments:

10) only sample ID's on bottles, missing 250A-01, recd 205A-01, labeled as 250A-01

HPROD	BULK
HTR	FLDT
SUB	HGFB
ALS	LL3541

Labels secondary reviewed by: RM

*significant air bubbles: VOA > 5-6 mm : WC >1 in. diameter

Miscellaneous Forms

ALS Environmental—Rochester Laboratory
1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623
Phone (585) 288-5380 Fax (585) 288-8475
www.alsglobal.com

REPORT QUALIFIERS AND DEFINITIONS

U	Analyte was analyzed for but not detected. The sample quantitation limit has been corrected for dilution and for percent moisture, unless otherwise noted in the case narrative.
J	Estimated value due to either being a Tentatively Identified Compound (TIC) or that the concentration is between the MRL and the MDL. Concentrations are not verified within the linear range of the calibration. For DoD: concentration >40% difference between two GC columns (pesticides/Arclors).
B	Analyte was also detected in the associated method blank at a concentration that may have contributed to the sample result.
E	Inorganics- Concentration is estimated due to the serial dilution was outside control limits.
E	Organics- Concentration has exceeded the calibration range for that specific analysis.
D	Concentration is a result of a dilution, typically a secondary analysis of the sample due to exceeding the calibration range or that a surrogate has been diluted out of the sample and cannot be assessed.
*	Indicates that a quality control parameter has exceeded laboratory limits. Under the "Notes" column of the Form I, this qualifier denotes analysis was performed out of Holding Time.
H	Analysis was performed out of hold time for tests that have an "immediate" hold time criteria.
#	Spike was diluted out.
+	Correlation coefficient for MSA is <0.995.
N	Inorganics- Matrix spike recovery was outside laboratory limits.
N	Organics- Presumptive evidence of a compound (reported as a TIC) based on the MS library search.
S	Concentration has been determined using Method of Standard Additions (MSA).
W	Post-Digestion Spike recovery is outside control limits and the sample absorbance is <50% of the spike absorbance.
P	Concentration >40% difference between the two GC columns.
C	Confirmed by GC/MS
Q	DoD reports: indicates a pesticide/Aroclor is not confirmed (≥100% Difference between two GC columns).
X	See Case Narrative for discussion.
MRL LOQ	Method Reporting Limit. Also known as: Limit of Quantitation (LOQ) The lowest concentration at which the method analyte may be reliably quantified under the method conditions.
MDL	Method Detection Limit. A statistical value derived from a study designed to provide the lowest concentration that will be detected 99% of the time. Values between the MDL and MRL are estimated (see J qualifier).
LOD	Limit of Detection. A value at or above the MDL which has been verified to be detectable.
ND	Non-Detect. Analyte was not detected at the concentration listed. Same as U qualifier.

Rochester Lab ID # for State Accreditations[1]

NELAP States
Florida ID # E87674
New Hampshire ID # 2941
New York ID # 10145
Pennsylvania ID# 68-786
Texas ID#T104704581
Virginia #460167

Non-NELAP States
Connecticut ID #PH0556
Delaware Approved
Maine ID #NY01587
North Carolina #36701
North Carolina #676
Rhode Island LAO00333

[1] Analyses were performed according to our laboratory's NELAP-approved quality assurance program and any applicable state or agency requirements. The test results meet requirements of the current NELAP/TNI standards or state or agency requirements, where applicable, except as noted in the case narrative. Since not all analyte/method/matrix combinations are offered for state/NELAC accreditation, this report may contain results which are not accredited. For a specific list of accredited analytes, contact the laboratory. To verify NH accredited analytes, go to https://www4.des.state.nh.us/CertifiedLabs/Certified-Method.aspx.

ALS Laboratory Group

Acronyms

ASTM	American Society for Testing and Materials
A2LA	American Association for Laboratory Accreditation
CARB	California Air Resources Board
CAS Number	Chemical Abstract Service registry Number
CFC	Chlorofluorocarbon
CFU	Colony-Forming Unit
DEC	Department of Environmental Conservation
DEQ	Department of Environmental Quality
DHS	Department of Health Services
DOE	Department of Ecology
DOH	Department of Health
EPA	U. S. Environmental Protection Agency
ELAP	Environmental Laboratory Accreditation Program
GC	Gas Chromatography
GC/MS	Gas Chromatography/Mass Spectrometry
LUFT	Leaking Underground Fuel Tank
M	Modified
MCL	Maximum Contaminant Level is the highest permissible concentration of a substance allowed in drinking water as established by the USEPA.
MDL	Method Detection Limit
MPN	Most Probable Number
MRL	Method Reporting Limit
NA	Not Applicable
NC	Not Calculated
NCASI	National Council of the Paper Industry for Air and Stream Improvement
ND	Not Detected
NIOSH	National Institute for Occupational Safety and Health
PQL	Practical Quantitation Limit
RCRA	Resource Conservation and Recovery Act
SIM	Selected Ion Monitoring
TPH	Total Petroleum Hydrocarbons
tr	Trace level is the concentration of an analyte that is less than the PQL but greater than or equal to the MDL.

Client: Labella Associates, PC **Service Request:** R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Non-Certified Analytes

Certifying Agency: New York Department of Health

Method	Matrix	Analyte
ALS SOP	Soil	Total Solids

Client: Labella Associates, PC **Service Request:** R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Sample Name: 434-01 **Date Collected:** 05/5/26
Lab Code: R2606548-001 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 434-02 **Date Collected:** 05/5/26
Lab Code: R2606548-002 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 434-03 **Date Collected:** 05/5/26
Lab Code: R2606548-003 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 350A-01 **Date Collected:** 05/5/26
Lab Code: R2606548-004 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Client: Labella Associates, PC **Service Request:** R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Sample Name: 350-01 **Date Collected:** 05/5/26
Lab Code: R2606548-005 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 350-02 **Date Collected:** 05/5/26
Lab Code: R2606548-006 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 350-03 **Date Collected:** 05/5/26
Lab Code: R2606548-007 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 250A-01 **Date Collected:** 05/5/26
Lab Code: R2606548-008 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Client: Labella Associates, PC **Service Request:** R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Sample Name: 250A-02 **Date Collected:** 05/5/26
Lab Code: R2606548-009 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 250A-03 **Date Collected:** 05/5/26
Lab Code: R2606548-010 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 250A-04 **Date Collected:** 05/5/26
Lab Code: R2606548-011 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 250B-01 **Date Collected:** 05/5/26
Lab Code: R2606548-012 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Client: Labella Associates, PC **Service Request:** R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Sample Name: 250-01 **Date Collected:** 05/5/26
Lab Code: R2606548-013 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 250-02 **Date Collected:** 05/5/26
Lab Code: R2606548-014 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 132-01 **Date Collected:** 05/5/26
Lab Code: R2606548-015 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 132-02 **Date Collected:** 05/5/26
Lab Code: R2606548-016 **Date Received:** 05/7/26
Sample Matrix: Soil

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Client: Labella Associates, PC
Service Request: R2606548
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01

Sample Name: 128-01
Lab Code: R2606548-017
Sample Matrix: Soil
Date Collected: 05/5/26
Date Received: 05/7/26

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

Sample Name: 128-02
Lab Code: R2606548-018
Sample Matrix: Soil
Date Collected: 05/5/26
Date Received: 05/7/26

Analysis Method	Extracted/Digested By	Analyzed By
7471B	ECASTROVINCI	ECASTROVINCI
ALS SOP		JLEW

PREP METHODS - INORGANIC

Water/Liquid Matrix

Analytical Method	Preparation Method
200.7 / 200.8	EPA 200.2
6010D	EPA 3005A/3010A
6020B	EPA ILM05.3
9034 Sulfide Acid Soluble	EPA 9030B
SM 4500-CN-N-2016 Amenable and Residual Cyanide	SM 4500-CN-G and SM 4500-CN-B,C-2016
SM 4500-CN-E WAD Cyanide	SM 4500-CN-I

Solid/Soil/Non-Aqueous Matrix

Analytical Method	Preparation Method
6010D	EPA 3050B
6010D TCLP (1311) extract	EPA 3005A/3010A
6010D SPLP (1312) extract	EPA 3005A/3010A
7199	EPA 3060A
300.0 Anions/ 350.1/ 353.2/ SM 2320B/ SM 5210B/ 9056A Anions	DI extraction
For analytical methods not listed, the preparation method is the same as the analytical method reference.	

PREP METHODS - ORGANIC

Preparation Methods for Organic methods are listed in the header of the Results pages.

Regarding "Bulk/5035A":
For soil/solid samples submitted in soil jars for Volatiles analysis, the prep method is listed as "Bulk/5035A". The lab follows the closed-system EPA 5035A protocols once the sample is transferred to a sealed vial, but collection in bulk in soil jars does not follow the collection protocols listed in EPA 5035A. In accordance with the NYSDOH technical notice of October 2012, all results or reporting limits <200 ug/kg are to be considered estimated due to potential low bias.

METHOD VERSION INFORMATION

The full revision information for the following methods in the results pages is incomplete. Use this table for complete revision information, as displayed on the laboratory's NY Certificate of Approval.

Method in Report	Extended Method Reference		Method in Report	Extended Method Reference
120.1	EPA 120.1 Rev 1982		353.2	EPA 353.2 Rev. 2.0 (1993)
180.1	EPA 180.1 Rev. 2.0 (1993)		365.1	EPA 365.1 Rev. 2.0 (1993)
200.7	EPA 200.7 Rev. 4.4 (1994)		420.4	EPA 420.4 Rev. 1.0 (1993)
200.8	EPA 200.8 Rev. 5.4 (1994)		Kelada-01	Kelada-01 Rev. 1.2
218.6	EPA 218.6 Rev. 3.3 (1994)		SM 2330B (PW)	SM 18-22 2330B
245.1	EPA 245.1 Rev. 3.0 (1994)		SM 2330B (NPW)	SM 2330B-2016
300.0	EPA 300.0 Rev. 2.1 (1993)		SM 4500-CN G	SM 4500-CN G-2016
335.4	EPA 335.4 Rev. 1.0 (1993)		SM 5910B	SM 21-23 5910B (-00,-11)
350.1	EPA 350.1 Rev. 2.0 (1993)		SM 9223B	SM 20, 21-23 9223B (-04) (Colilert)
351.2	EPA 351.2 Rev. 2.0 (1993)			

Sample Results

ALS Environmental—Rochester Laboratory
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Phone (585) 288-5380 Fax (585) 288-8475
www.alsglobal.com

Metals

ALS Environmental—Rochester Laboratory
1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623
Phone (585) 288-5380 Fax (585) 288-8475
www.alsglobal.com

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 10:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-01	**Basis:**	Dry
Lab Code:	R2606548-001		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**1.02**	mg/Kg	0.020	1	05/08/26 11:18	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 06:25
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-02	**Basis:**	Dry
Lab Code:	R2606548-002		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**5.66**	mg/Kg	0.20	10	05/08/26 12:24	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 06:30
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-03	**Basis:**	Dry
Lab Code:	R2606548-003		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**6.52**	mg/Kg	0.20	10	05/08/26 12:27	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:40
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350A-01	**Basis:**	Dry
Lab Code:	R2606548-004		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**17.8**	mg/Kg	0.91	40	05/08/26 13:22	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:30
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-01	**Basis:**	Dry
Lab Code:	R2606548-005		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**28.3**	mg/Kg	0.81	40	05/08/26 13:25	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:05
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-02	**Basis:**	Dry
Lab Code:	R2606548-006		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**5.10**	mg/Kg	0.22	10	05/08/26 12:34	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:10
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-03	**Basis:**	Dry
Lab Code:	R2606548-007		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**15.5**	mg/Kg	0.81	40	05/08/26 13:27	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:15
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-01	**Basis:**	Dry
Lab Code:	R2606548-008		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**3.68**	mg/Kg	0.20	10	05/08/26 12:49	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 15:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-02	**Basis:**	Dry
Lab Code:	R2606548-009		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**55.6**	mg/Kg	4.1	200	05/08/26 13:30	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 16:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-03	**Basis:**	Dry
Lab Code:	R2606548-010		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**34.7**	mg/Kg	4.0	200	05/08/26 13:32	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-04	**Basis:**	Dry
Lab Code:	R2606548-011		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**21.6**	mg/Kg	2.0	100	05/08/26 13:42	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250B-01	**Basis:**	Dry
Lab Code:	R2606548-012		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**1.14**	mg/Kg	0.066	3	05/08/26 13:00	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 10:45
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250-01	**Basis:**	Dry
Lab Code:	R2606548-013		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**9.40**	mg/Kg	0.41	20	05/08/26 13:42	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250-02	**Basis:**	Dry
Lab Code:	R2606548-014		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**4.20**	mg/Kg	0.21	10	05/08/26 13:10	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 12:45
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	132-01	**Basis:**	Dry
Lab Code:	R2606548-015		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**1.06**	mg/Kg	0.059	3	05/08/26 13:12	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 13:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	132-02	**Basis:**	Dry
Lab Code:	R2606548-016		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**7.73**	mg/Kg	0.20	10	05/08/26 13:15	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:40
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	128-01	**Basis:**	Dry
Lab Code:	R2606548-017		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**1.84**	mg/Kg	0.19	10	05/08/26 13:17	05/07/26	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 15:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	128-02	**Basis:**	Dry
Lab Code:	R2606548-018		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	**0.253**	mg/Kg	0.018	1	05/08/26 12:17	05/07/26	

General Chemistry

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Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 10:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-01	**Basis:**	As Received
Lab Code:	R2606548-001		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**96.1**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 06:25
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-02	**Basis:**	As Received
Lab Code:	R2606548-002		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.8**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 06:30
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	434-03	**Basis:**	As Received
Lab Code:	R2606548-003		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.8**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:40
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350A-01	**Basis:**	As Received
Lab Code:	R2606548-004		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**86.0**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:30
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-01	**Basis:**	As Received
Lab Code:	R2606548-005		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.6**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:05
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-02	**Basis:**	As Received
Lab Code:	R2606548-006		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**90.3**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:10
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	350-03	**Basis:**	As Received
Lab Code:	R2606548-007		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.2**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:15
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-01	**Basis:**	As Received
Lab Code:	R2606548-008		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**97.0**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 15:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-02	**Basis:**	As Received
Lab Code:	R2606548-009		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**93.0**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 16:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-03	**Basis:**	As Received
Lab Code:	R2606548-010		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**97.3**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 09:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250A-04	**Basis:**	As Received
Lab Code:	R2606548-011		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**94.7**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250B-01	**Basis:**	As Received
Lab Code:	R2606548-012		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**90.4**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 10:45
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250-01	**Basis:**	As Received
Lab Code:	R2606548-013		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.6**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 11:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	250-02	**Basis:**	As Received
Lab Code:	R2606548-014		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**95.3**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 12:45
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	132-01	**Basis:**	As Received
Lab Code:	R2606548-015		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**99.4**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 13:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	132-02	**Basis:**	As Received
Lab Code:	R2606548-016		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.9**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 14:40
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	128-01	**Basis:**	As Received
Lab Code:	R2606548-017		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**98.8**	Percent	-	1	05/07/26 13:20	

Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26 15:00
Sample Matrix:	Soil	**Date Received:**	05/07/26 09:35
Sample Name:	128-02	**Basis:**	As Received
Lab Code:	R2606548-018		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Q
Total Solids	ALS SOP	**99.3**	Percent	-	1	05/07/26 13:20	

QC Summary Forms

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Metals

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Analytical Report

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	NA
Sample Matrix:	Soil	**Date Received:**	NA
Sample Name:	Method Blank	**Basis:**	Dry
Lab Code:	R2606548-MB		

Inorganic Parameters

Analyte Name	Analysis Method	Result	Units	MRL	Dil.	Date Analyzed	Date Extracted	Q
Mercury, Total	7471B	0.020 U	mg/Kg	0.020	1	05/08/26 11:13	05/07/26	

Client:	Labella Associates, PC	**Service Request:**	R2606548
Project:	Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01	**Date Collected:**	05/05/26
Sample Matrix:	Soil	**Date Received:**	05/07/26
		Date Analyzed:	05/8/26
		Date Extracted:	05/7/26

Duplicate Matrix Spike Summary
Inorganic Parameters

Sample Name:	350-02	**Units:**	mg/Kg
Lab Code:	R2606548-006	**Basis:**	Dry
Analysis Method:	7471B		
Prep Method:	Method		

		Matrix Spike			Duplicate Matrix Spike					
		R2606548-006MS			R2606548-006DMS					
Analyte Name	**Sample Result**	**Result**	**Spike Amount**	**% Rec**	**Result**	**Spike Amount**	**% Rec**	**% Rec Limits**	**RPD**	**RPD Limit**
Mercury, Total	5.10	3.30	0.11	-1661 #	4.22	0.10	-855 #	80-120	25*	20

Results flagged with an asterisk (*) indicate values outside control criteria.

Results flagged with a pound (#) indicate the control criteria is not applicable.

Percent recoveries and relative percent differences (RPD) are determined by the software using values in the calculation which have not been rounded.

Matrix Spike and Matrix Spike Duplicate Data is presented for information purposes only. The matrix may or may not be relevant to samples reported in this report. The laboratory evaluates system performance based on the LCS and LCSD control limits.

Client: Labella Associates, PC
Project: Rockefeller Hall - Fly Ash Sampling/2262751 Phase 01
Sample Matrix: Soil

Service Request: R2606548
Date Analyzed: 05/08/26

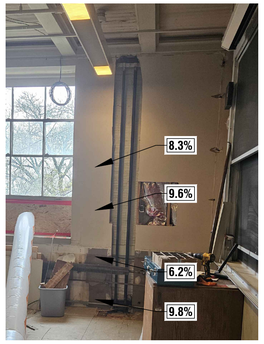
Lab Control Sample Summary
Inorganic Parameters

Units:mg/Kg
Basis: Dry

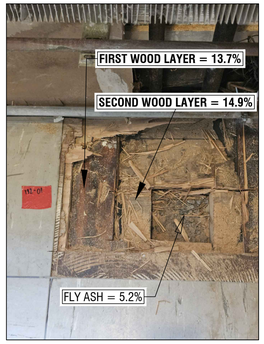
Lab Control Sample
R2606548-LCS

Analyte Name	Analytical Method	Result	Spike Amount	% Rec	% Rec Limits
Mercury, Total	7471B	0.107	0.100	107	80-120

APPENDIX C:
SAMPLE LOCATION DRAWINGS



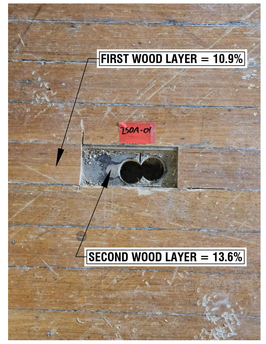
A SLM-101 VIEW OF MOISTURE READINGS, ROOM 132



B SLM-101 VIEW OF MOISTURE READINGS, FLY ASH SAMPLE 132-01



C SLM-101 VIEW OF MOISTURE READINGS, FLY ASH SAMPLE 132-01



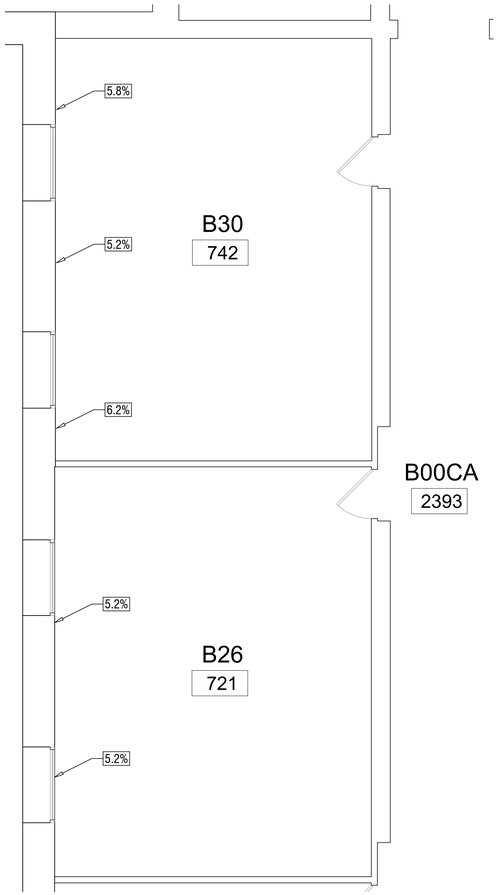
D SLM-101 VIEW OF MOISTURE READINGS, FLY ASH SAMPLE 250A-01



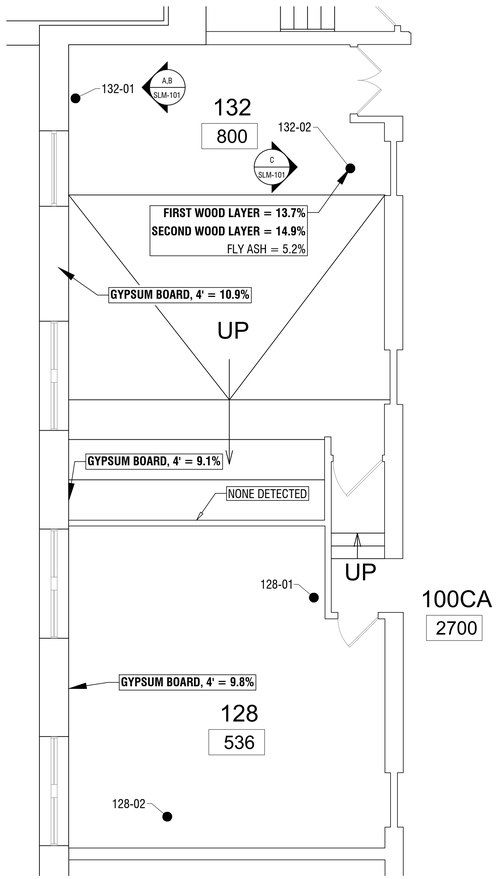
E SLM-101 VIEW OF MOISTURE READINGS, FLY ASH SAMPLE 250A-04

LEGEND

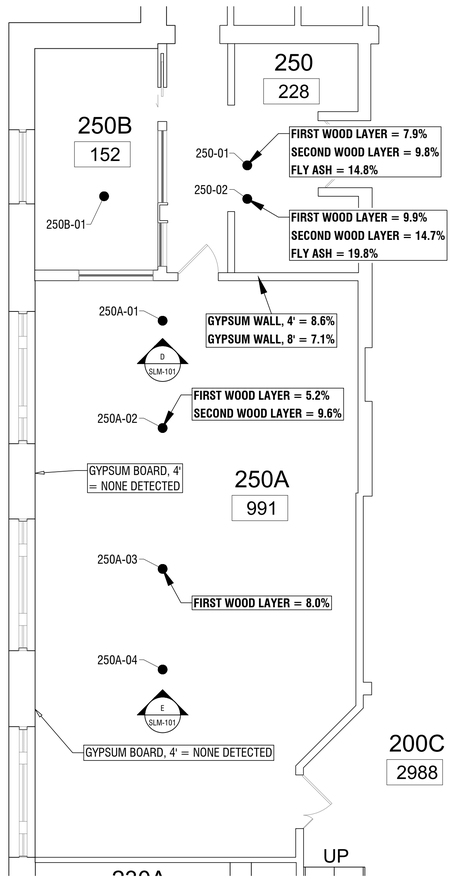
- FLY ASH SAMPLE
- NOT BOLD — MOISTURE READING WITHIN NORMAL PARAMETERS
- **BOLD** — MOISTURE READING OUTSIDE OF NORMAL PARAMETERS



1 SLM-101 BASEMENT SAMPLE PLAN
SCALE: 3/16" = 1'-0"



2 SLM-101 FIRST FLOOR SAMPLE PLAN
SCALE: 3/16" = 1'-0"



3 SLM-101 SECOND FLOOR SAMPLE PLAN
SCALE: 3/16" = 1'-0"

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NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Cornell University
201 Humphreys Service Building
Ithaca, New York 14853-3701

NO:	DATE:	DESCRIPTION:
Revisions		

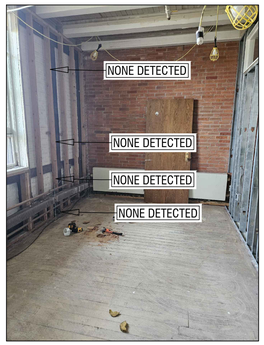
FACILITY: 2014
DRAWN BY: CS
REVIEWED BY: JK
ISSUED FOR: REPORT
DATE: 05/15/2026
DRAWING NAME:

Rockefeller Hall
Sprinkler Flood Floor Remediation
231 Feeney Way
Ithaca, NY 14853

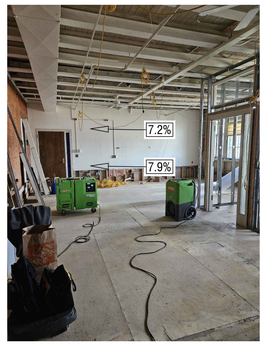
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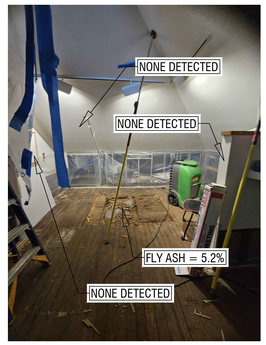
SLM-101



A SLM-101 VIEW OF MOISTURE READINGS, ROOM 350A



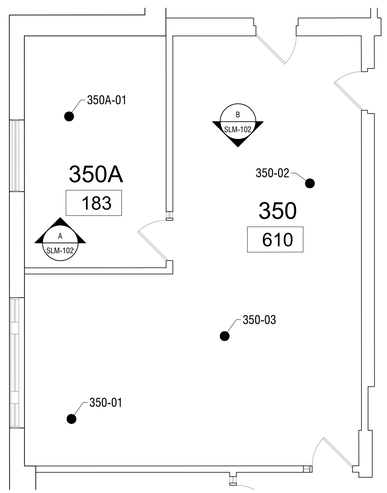
B SLM-101 VIEW OF MOISTURE READINGS, ROOM 350



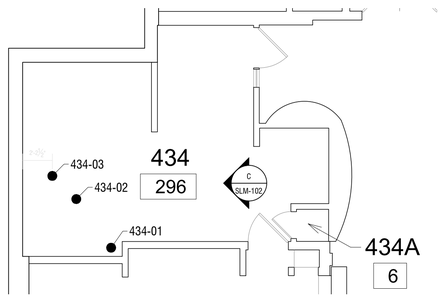
C SLM-101 VIEW OF MOISTURE READINGS, ROOM 434

LEGEND

- FLY ASH SAMPLE
- NOT BOLD — MOISTURE READING WITHIN NORMAL PARAMETERS
- **BOLD** — MOISTURE READING OUTSIDE OF NORMAL PARAMETERS



1 SLM-102 THIRD FLOOR HAZARDOUS MATERIAL REMOVAL PLAN
SCALE: 3/16" = 1'-0"



2 SLM-102 FOURTH FLOOR HAZARDOUS MATERIAL REMOVAL PLAN
SCALE: 3/16" = 1'-0"

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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Rockefeller Hall
Sprinkler Flood Floor Remediation
231 Feeney Way
Ithaca, NY 14853

NO:	DATE:	DESCRIPTION:
Revisions		

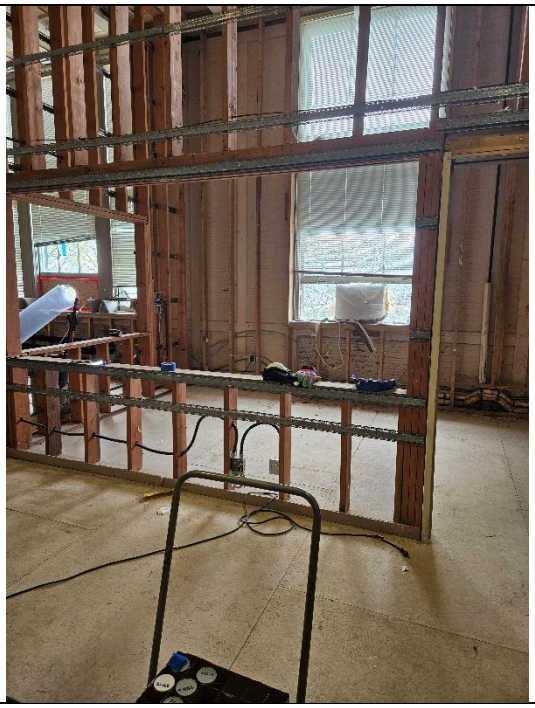
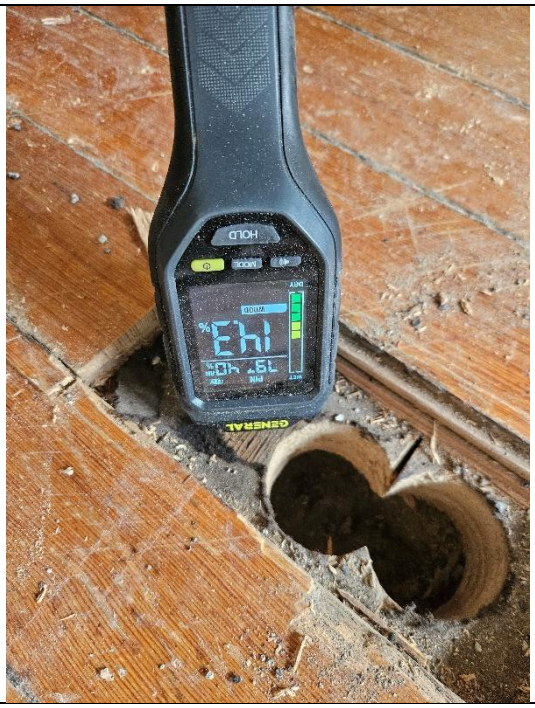
FACILITY: 2014
DRAWN BY: CS
REVIEWED BY: JK
ISSUED FOR: REPORT
DATE: 05/15/2026
DRAWING NAME:

SAMPLE LOCATION PLANS

DRAWING NUMBER:

SLM-102

APPENDIX D:
INSPECTION PHOTOS

	
Photo 1 View of Fly Ash Sample 350A-01 Location	Photo 2 View of Typical Fly Ash within Flooring System
	
Photo 3 View of Room 250B – no Sheetrock Systems Present	Photo 4 View of Typical Moisture Reading

APPENDIX E:

LICENSES AND CERTIFICATIONS

NEW YORK STATE | Department of Labor

WORKING FOR YOU

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
300 State Street, Suite 201, Rochester, NY 14614

License Number: 29278
License Class: RESTRICTED
Date of Issue: 03/06/2026
Expiration Date: 03/31/2027
Duly Authorized Representative: Greg Senecal

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Vicki Mockler, Director
For the Commissioner of Labor

EXCELSIOR

SH 432 (12/21)

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NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2026
Issued March 31, 2025

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. CHRISTINE KUTZER
ALS ENVIRONMENTAL - ROCHESTER
1565 JEFFERSON ROAD BUILDING 300, SUITE 360
ROCHESTER, NY 14623

NY Lab Id No: 10145

is hereby APPROVED as an Environmental Laboratory in conformance with the National Environmental Laboratory Accreditation Conference Standards (2016) for the category ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved analytes are listed below:

Metals I

Cadmium, Total	EPA 6010D
Calcium, Total	EPA 6010D
Chromium, Total	EPA 6010D
Copper, Total	EPA 6010D
Iron, Total	EPA 6010D
Lead, Total	EPA 6010D
Magnesium, Total	EPA 6010D
Manganese, Total	EPA 6010D
Nickel, Total	EPA 6010D
Potassium, Total	EPA 6010D
Silver, Total	EPA 6010D
Sodium, Total	EPA 6010D
Strontium, Total	EPA 6010D

Metals II

Aluminum, Total	EPA 6010D
Antimony, Total	EPA 6010D
Arsenic, Total	EPA 6010D
Beryllium, Total	EPA 6010D
Chromium VI	EPA 7199
Lithium, Total	EPA 6010D
Mercury, Total	EPA 7471B
Selenium, Total	EPA 6010D
Vanadium, Total	EPA 6010D
Zinc, Total	EPA 6010D

Metals III

Cobalt, Total	EPA 6010D

Serial No.: 70935

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

SECTION 01 35 43 GENERAL ENVIRONMENTAL REQUIREMENTS

1.0 GENERAL

1.1 DESCRIPTION

A. This Section and the listed Related Sections provides minimum requirements for the protection of the environment during the project. The requirements of this Section shall apply to both Contractor and all tiers of Subcontractors involved in the project.

B. In addition to the requirements of this Section and the listed Related Sections, all laws and regulations by applicable local, state, and federal agencies shall apply to the Work of this Contract. In some cases the requirements of these Specifications may by intention exceed such legal requirements, but in no case shall this Specification be interpreted or understood to reduce or eliminate such requirements.

C. Prior to bidding, review the entire Bidding Documents and report in writing to the Owner's Representative any error, inconsistency, or omission that may have environmental impacts.

1.2 RELATED SECTIONS

A. Section 01 35 44 – Spill Control

1.3 SUBMITTALS

A. Submit the following in accordance with Section 01 33 00 – Submittals:

1. Contractor's Waste Material Disposal Plan.

1.4 JOB SITE ADMINISTRATION

A. In accordance with Article 2 of the General Conditions, provide a competent supervisory representative with full authority to act for the Contractor at the site.

B. If at any time operations under the representative's supervision do not comply with this Section, or the representative is otherwise unsatisfactory to the Owner, replace, if requested by the Owner, said representative with another representative satisfactory to the Owner. There shall be no change in superintendent without the Owner's approval.

C. Remove from the Work any employee of the Contractor or any Subcontractor when so directed by the Owner. The Owner may request the removal of any employee who does not comply with these specifications.

1.5 CLEARING, SITE PREPARATION AND SITE USE

A. In accordance with Section 01 14 00, only that portion of the working area that is absolutely necessary and essential for the Work shall be cleared for construction. All clearing should be approved and performed to provide minimum practical exposure of soils.

B. The Contractor shall make every effort to avoid the destruction of plants, trees, shrubs and lawns outside the area of construction so as not to unduly disturb the ecological or environmental quality of the area.

1.6 NOISE AND VIBRATION

A. Limit and control the nature and extent of activities at all times to minimize the effects of noise and vibrations. Take adequate measures for keeping noise levels, as produced by construction related equipment, to safe and tolerable limits as set forth by the Occupational Safety and Health Administration (OSHA), the New York State Industrial Code Guidelines and Ordinances and all City, Town and Local ordinances. Equip all construction equipment presenting a potential noise nuisance with noise-muffling devices adequate to meet these requirements

1.7 DUST CONTROL

A. Take adequate measures for controlling dust produced by drilling, excavation, backfilling, loading, saw cutting or other means. The use of calcium chloride or petroleum-based materials for dust control is prohibited. Dust control measures are required throughout the duration of construction.

B. If, in the opinion of the Owner's Representative, the Contractor is not adequately controlling dust, the Owner will first notify the Contractor. If the Contractor does not take adequate actions necessary, the Owner may, at the Contractor's expense, employ alternative means to control dust.

C. Erect, maintain, and remove when appropriate barriers or other devices, including mechanical ventilation systems, as required by the conditions of the Work for the protection of users of the project area, the protection of the work being done, or the containment of dust and debris. All such barriers or devices shall be provided in conformance with all applicable codes, laws, and regulations including OSHA.

1.8 PROTECTION OF THE ENVIRONMENT

A. Construction procedures observed by the Contractor, its Subcontractors and other employees shall include protection of the environment, in accordance with all pertinent Cornell standards, policies, local laws, executive orders, ordinances, and federal and state regulations. Construction procedures that are prohibited in the undertaking of work associated with this Contract include, but are not limited to:

1. Dumping of spoil material or any liquid or solid pollutant into any storm or sanitary sewer, drainage way, stream sewer, any wetlands (as defined by federal and state regulations), any surface waters, or at unspecified locations.

2. Indiscriminate, arbitrary, or capricious operation of equipment in any stream corridors, any wetlands, or any surface waters.

3. Pumping of any silt-laden water from trenches or other excavations into any storm sewers, sanitary sewers, drainage ways, wetlands, or surface waters.

4. Damaging vegetation beyond the extent necessary for construction of the facilities.

5. Disposal of trees, brush, and other debris in any location on University property, unless such areas are specifically identified on the drawing or in the specifications or specifically approved by the Owner's site representative.

6. Permanent or unspecified alteration of the flow line of a stream.

7. Burning trash, project debris, or waste materials.

B. Take all necessary precautions to prevent silt or waste of any kind from entering any drainage or waterways or downstream properties as a result of the Work.

C. Runoff of potable water used for concrete curing or concrete truck or chute cleaning operations shall not be allowed to reach the storm water system or open water due to the levels of residual chlorine (New York State water quality standards, 6 NYCRR Part 703.5) and other potential contaminants. If necessary, obtain permission from the local sewer authority and collect and pump the runoff to the sanitary sewer.

D. Limit the nature and extent of any activities that could result in the release or discharge of pollutants. Report any such release or discharge immediately to the Owner's Representative and clean up spills immediately, as detailed in Section 01 35 44 – Spill Control Procedures.

1.9 TEMPORARY RE-ROUTING OF PIPING AND DUCTWORK

A. Obtain approval from the Owner's Representative prior to any temporary re-routing of piping and exhaust ductwork necessary for the completion of the Work. Submit re-routing plans to the Owner's Representative in writing.

The following shall require approval of the Owner:

1. Temporary storm, sanitary or water line connections.

2. Temporary exhaust ductwork connections where such connections may impact air emissions.

B. Instruct all personnel to observe extreme caution when working in the vicinity of mechanical equipment and piping. Personnel shall not operate or tamper with any existing valves, switches, or other devices or equipment without prior approval by the Owner's Representative.

1.10 HAZARDOUS OR TOXIC MATERIALS

A. Inform officers, employees, agents, contractors, subcontractors at every tier, and any other party which may come into contact with any hazardous or toxic materials as a result of its performance hereunder of the nature of such materials, and any health and safety or environmental risks associated therewith.

B. Do not use hazardous or toxic materials in a manner that will violate Cornell University Policies or any state, federal, or municipal environmental health and safety regulations. In situations where the risks are unclear consult with Environment, Health and Safety (EHS) for guidance.

C. Provide complete care and treatment for any injury sustained by any parties coming into contact with any hazardous or toxic materials as a result of Contractor's performance or failure to perform hereunder.

D. At the completion of project Contractor shall remove all unused chemical products and hazardous materials from campus. Transportation of these materials shall be in accordance with all federal, state, and local regulations. Request and receive written approval from EHS prior to disposal of any on-site disposal.

1.11 DISPOSAL OF WASTE MATERIAL AND TITLE

A. Prior to start of work and first payment, Contractor shall prepare and submit "Contractor Waste Material Disposal Plan" to the Owner's Representative. The plan shall identify the waste transportation and treatment, storage or disposal (TSD) companies which will manage all waste material and any site(s) for disposal of the waste material. Contractor must use this form to document waste disposal methods and locations.

B. The "Contractor Waste Material Disposal Plan" form, together with definitions associated with the form waste descriptions. Forms may be downloaded at:

https://ehs.cornell.edu/environmental-compliance/solid-waste/construction-demolition-waste

https://ehs.cornell.edu/sites/default/files/FRM-CWMDP-Contractor-Waste-Material-Disposal-Plan-IPDF.pdf

C. Contractor shall be responsible for the proper cleanup, containment, storage and disposal of any hazardous material/chemical spill occurring during its work. For Cornell University owned hazardous waste EHS will oversee, approve or effect the proper disposal. Title, risk of loss, and all other incidents of ownership to the Waste Material, shall vest in Contractor at the time Contractor or any transporter acting on its behalf takes physical possession of Waste Material. Complete and maintain full records of the chain of custody and control, including certificates of disposal or destruction, of all Waste Materials loaded, transported and/or disposed of. Deliver all such records to the Owner in accordance with applicable laws and regulations and any instructions from the Owner in a timely manner and in any event prior to final payment(s) under this Contract.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 35 43*****

SECTION 01 35 44 SPILL CONTROL

1.0 GENERAL

1.1 SPILL PREVENTION

A. In order to minimize the potential for discharge to the environment of oil, petroleum, or hazardous substances on site, the following requirements shall apply to all projects:

1. All oil, petroleum, or hazardous materials stored or relocated temporarily on site during the construction process shall be stored in such a manner as to provide protection from vehicular damage and to provide containment of leaks or spills. Horizontal diked oil storage tanks, temporary berms or barriers, or similar methods of providing secondary/spill containment shall be employed as appropriate at each site.

2. Any on-site filling or dispensing activities shall occur within an area in which a temporary berm, boom, or similar containment barrier has been placed to prevent the inadvertent discharge to the environment of harmful quantities of any products.

3. All oil, petroleum, or hazardous materials stored on site shall be located in such a manner as to minimize the potential of damage from construction operations or vehicles, away from drainage ways and environmentally sensitive areas, and in accordance with all fire and life safety codes and standards.

B. Remove immediately from the site any storage, dispensing, or operating equipment that is leaking oil or hazardous substances or is in anyway unsuitable for the safe storage of such materials.

1.2 SPILL CONTROL PROCEDURES

All Contractor personnel working at the project site shall be knowledgeable of the potential health and safety concerns associated with petroleum and other hazardous substances that could potentially be released at the project site. Following are a list of activities that should be conducted by the Contractor in the event of an oil/petroleum spill or the release of any other hazardous substance. In the event of a large quantity spill that would require cleanup procedures that are beyond the means of the Contractor, an emergency spill cleanup contractor shall be hired by the Contractor. In the event the Contractor has the personnel necessary to clean up the spill, the following procedures shall be followed:

A. Personnel discovering/responding to a spill shall:

1. Identify and locate the source of the spill. If unsafe conditions exist, leave the area, inform nearby personnel, notify the site supervisor, and initiate spill reporting (Section 1. 3).

2. Limit the discharge of product, if safely possible, by: (1) diverting discharge to a containment area; (2) creating temporary dikes with soils or other available materials; and (3) utilizing sorbent materials. If secondary containment is present, verify that valves and drains are closed prior to diverting the product to this area.

3. The individual discovering a spill shall initiate containment procedures to prevent material from reaching a potential migratory route, through implementation of the following actions, or any other methods necessary. Methods employed shall not compromise worker safety.

    a. Stop the spill at once (if possible).

    b. Extinguish sources of ignition (e.g., flames, sparks, hot surfaces, cigarettes, etc.).

    c. Clear personnel from the spill location and cordon off the area.

    d. Utilize available spill control equipment in an effort to ensure that fires, explosions, and releases do not occur, recur, or spread.

    e. Use sorbent materials to control the spill at the source.

    f. Construct a temporary containment dike of sorbent materials, cinder blocks, bricks, or other suitable materials to help contain the spill.

    g. Attempt to identify the character, exact source, amount, and area of the released materials. Identification of the spilled material should be made as soon as possible so that the appropriate cleanup procedure can be identified.

    h. Assess possible hazards to human health or the environment as a result of the release, fire, or explosion.

    i. If spill response measures involve the temporary cessation of any operations, the Contractor shall monitor the affected equipment for: (1) leaks; (2) pressure buildup; (3) gas generation; or (4) ruptures in valves, pipes, or other equipment.

B. Spill Cleanup:

1. Following containment of the spill, the following spill cleanup procedures shall be initiated.

    a. Use proper waste containers.

    b. Remove bulk liquid and place material in properly labeled waste container. Be sure not to collect incompatible or reactive substances in the same container.

    c. Cleanup materials not reclaimed on-site shall be disposed of in accordance with all applicable state and federal regulations.

    d. Apply sorbent materials to pick up remaining liquid after bulk liquid has been removed. The Contractor shall not walk over spilled material. Absorbed material shall be collected and placed in a separate waste container, and shall not be mixed with bulk liquid.

e. Clean spill control equipment and containers. Replace equipment in its proper location. Restock or reorder any supplies used to clean up the spill.

f. Carefully wash spilled product from skin and clothing using soap. Change clothes, if necessary, to avoid further contact with product.

g. Disposal of all spilled product and waste generated by spill response activities shall be made off-site, and shall be arranged through the Contractor.

h. A Spill Report shall be completed, including a description of the event. A sample Spill Documentation Form is available at: https://ehs.cornell.edu/campus-health-safety/emergency-services/fire-medical-spill-response/spill-cleanup-procedure

C. Fire or Explosion:

1. In the event of a fire or explosion at the site, the Contractor shall:

a. Verify that the local fire department and the appropriate emergency response services (e.g., ambulance, police) have been notified. Confirm contact information for these services at Project Kick-off Meeting.

- For projects on the Cornell Campus call Cornell Police at (607) 255-1111 who will notify the appropriate emergency response agencies

b. Report to the scene, if safe to do so, and evaluate the situation (e.g., spill character, source, etc.). Coordinate, as necessary, with other appropriate site and emergency personnel.

c. Ensure that people are cleared from the area and all accounted.

d. Ensure that fires are safely extinguished (if possible), valves closed, and other immediate actions necessary to mitigate the emergency are addressed, if safe to do so.

e. Initiate responsible measures necessary to prevent subsequent fires, explosions, or releases from occurring or spreading to other areas of the site. These measures include stopping processes or operations, collecting, and containing released oil, or removing and isolating containers.

f. Take appropriate action to monitor for: (1) leaks; (2) pressure build-ups; (3) gas generation; or (4) ruptures in pipes, valves, or other equipment.

1.3 SPILL REPORTING AND DOCUMENTATION

In the event of a spill CALL CORNELL POLICE AT 607-255-1111 who will notify the appropriate departments within the university and coordinate with the contractor for external reporting, if required.

The contractor shall be responsible for the initiation of spill reporting and documentation procedures. All petroleum spills must be reported to **NYSDEC Spill Hotline at 1-800- 457-7362**, less than two hours following discovery. Notification must be made to Cornell Environment, Health and Safety (EHS), 607-255-8200, within 24 hours of reporting the release. The Contractor will be expected to provide EHS with the DEC issued spill number. Any petroleum spill must be reported to NYSDEC unless **ALL** of the following criteria apply:

TABLE 1
CRITERIA TO EXEMPT SPILL REPORTING

CRITERIA	DESCRIPTION
Quantity	The spill must be known to be less than 5 gallons.
Containment	The spill must be contained on an impervious surface or within an impervious structure, such that it cannot enter the environment.
Control	The spill must be under control and not reach a drain or leave the impervious surface.
Cleanup	The spill must be cleaned-up within two hours of occurrence.
Environment	The spill must not have already entered into environmental media such as soil, surface water (including storm water conveyances), sanitary sewers, or ground water.

A release of a "reportable quantity" or unknown amount of a hazardous substance must also be immediately reported to NYSDEC Spill Hotline. Spills of reportable quantities of chemicals or "harmful quantities"2 of oil to navigable waters must be reported to the federal **National Response Center, 1-800-424-8802**. Additional regulatory agency spill reporting requirements may apply depending on the material released and the media to which it is released to.

Spill Reporting Information: When making a telephone report, the caller should be prepared to provide the following information, if possible:

1. The date and time of the spill or release.

2. The identity or chemical name of the material released or spilled, including an indication of whether the material is defined as an extremely hazardous substance.

3. An estimate of the quantity of material released or spilled into the environment and the approximate duration of the event.

4. The exact location of the spill, including the name(s) of the waters involved or threatened, and/or other medium or media affected by the release or spill.

5. The source of the release or spill.

6. The name, address, and telephone number of the party in charge of, or responsible for, the facility or activity associated with the release or spill.

7. The extent of the actual and potential water pollution.

8. The name and telephone number of the person in charge of operations at the spill site.

9. The steps being taken or proposed to contain and cleanup the released or spilled material and any precautions taken to minimize impacts, including evacuation.

10. The extent of injuries, if any.

11. Any known or anticipated acute or chronic health risks associated with the emergency, and information regarding necessary medical attention for exposed individuals.

12. Assistance required, if any.

If the release of a hazardous substance or oil occurs in an amount which exceeds a reportable quantity (RQ) as defined in 40 CFR Part 110, 40 CFR Part 117, 40 CFR Part 302, or 6 NYCRR Part 597, then the Contractor shall do the following:

1. Call to the National Response Center shall be made by the person in charge of the site. The applicable phone numbers are 1-800-424-8802.

2. Within 14 days of the release, submit a written description of the release. The description should include: (1) a description of the release, (2) the type of material released, (3) estimated amount of the spill; (4) the date of the release, (5) an explanation of why the release occurred; and (6) a description of the measures to be implemented to prevent and control future releases.

[(1)]*Reportable Quantity*: A Reportable Quantity is the quantity of a hazardous substance or oil that triggers reporting requirements under the Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA) (USEPA, September 1992). While the Contractor is legally responsible for knowing the risks of materials that are part of construction, members of the owner's spill response team have access to information that may help identify these quantities with you.

[(2)]*Harmful Quantity*: A Harmful Quantity of oil includes discharges that violate applicable water quality standards; cause a film, sheen, or discoloration on a water surface or adjoining shoreline; or cause a sludge or emulsion to be deposited beneath the water surface or shoreline (40 CFR 110.3).

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 35 44*****

SECTION 01 41 00 REGULATORY REQUIREMENTS

1.0 GENERAL

1.1 PERMITS AND LICENSES

A. The Contractor shall obtain, maintain and pay for all permits and licenses necessary for the execution of the Work and for the use of such work when completed. Such permits shall include but are not limited to building, electrical, plumbing, backflow prevention, dig safe, fill, street use, pavement cuts and repairs, and building demolition.

B. For any projects which include demolition of a structure or load-bearing elements of a structure, the Contractor is required to complete a "Notification of Demolition and Renovation" and provide this notification to the United States Environmental Protection Agency (EPA) in advance of the work as specified in 40 CFR 61.145. The Contractor shall also provide a copy of this notification to the Owner's Representative prior to any demolition.

C. All Construction / Building / Hot Work and Occupancy permits shall be issued and maintained through the City of Ithaca.

D. Ithaca Fire Department Permitting:

1. A permit is required from the Ithaca Fire Department to install or substantially repair a fire suppression, fire detection, or fire alarm system as such as defined under the Uniform Code of New York State.

2. If the scope of work is classified under the Existing Building Code of NYS as Alteration –Level 1; Alteration – Level 2; Alteration – Level 3; or Addition; a permit from the Ithaca Fire Department is required for all work affecting the fire suppression, fire detection, or fire alarm system for that building. A building permit is also required for this type of work.

3. Work classified as a 'Repair' under the Existing Building Code of NYS does not require a permit from the Ithaca Fire Department.

1.2 INSPECTIONS

A. Apply for and obtain all required inspections, pay all fees and charges for same, include all service charges and other associated costs.

1.3 COMPLIANCE

A. The Contractor shall give all notices, pay all fees and comply with all laws, rules and regulations applicable to the Work.

1. Any additional associated fees for permitting and regulatory fees due to changes in the Work shall be reconciled upon project completion per General Conditions Article 4 – Changes In Work.

1.4 OWNER'S REQUIREMENTS

A. The Contractor, Subcontractors, and employees of the Contractor and Subcontractors shall comply with all regulations governing conduct, access to the premises, operation of equipment and systems, and conduct while in or near the premises and shall perform the Work in such a manner as not to unreasonably interrupt or interfere with the conduct of business of the Owner.

B. Upon completion of the project, the Contractor agrees to provide the Owner with a summary of municipal permit fees paid. This shall include the name of the permits secured, the permit fees paid by the Contractor and a copy of the permit. If no permit fees were required, the Contractor shall so state, in writing, upon completion of the project.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 41 00*****

SECTION 01 42 00 REFERENCES

1.0 GENERAL

1.1 INTENT OF CONTRACT DOCUMENTS

A. Notes or instructions shown on any one Drawing, apply where applicable, to all other Drawings.

B. All references to codes, specifications and standards referred to in the Specification Sections and on the Drawings shall mean, and are intended to be, the latest edition, amendment and/or revision of such reference standard in effect as of the date of these Contract Documents.

C. Install All Work in Compliance with:

1. NYS Uniform Code
    a. International Building Code
    b. International Residential Code
    c. International Existing Building Code
    d. International Fire Code
    e. International Plumbing Code
    f. International Mechanical Code
    g. International Fuel Gas Code
    h. International Property Maintenance Code
    i. Uniform Code Supplement
2. NYS Energy Code
    a. International Energy Conservation Code
    b. ASHRAE 90.1
    c. Energy Code Supplement
3. National Electric Code
4. Occupational Safety and Health Administration (OSHA).
5. Life Safety Code NFPA 101.
6. All local ordinances
7. Plans and Specifications in excess of code requirements and not contrary to same.

1.2 RELATED DOCUMENTS

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

1.3 DEFINITIONS

A. "General": Basic Contract definitions are included in the Conditions of the Contract.

B. "Contract Documents": The Contract Documents consist of the Agreement between Owner and Contractor, General Conditions, General Requirements, Drawings, Specifications, addenda issued before execution of the Agreement, other documents listed in the Agreement, and modifications issued after execution of the Agreement.

C. "The Contract": The Contract Documents form the Contract for construction and represent the entire integrated Agreement between the Owner and Contractor.

D. "The Work": The work comprises the completed construction required by the Contract Documents and includes all labor necessary to produce such construction and all materials and equipment incorporated in such construction.

E. "Owner": Cornell University a New York corporation.

F. "Architect/Engineer": The Architect or Engineer is the person lawfully licensed to practice architecture and/or engineering in the state of New York, identified as such in the Owner Contractor Agreement, and is referred to throughout the Contract Documents as if singular in number. The terms Architect and/or Engineer mean the Architect and/or his authorized representative.

G. "Contractor": The Contractor, person, firm, or corporation with whom the Construction Agreement contract is made by Owner.

H. "Subcontractor": A person, firm, or corporation, supplying labor and/or materials for work at site of the project for and under separate contract or agreement with Contractor.

I. "Delegated Design" describes a collaboration between a design professional and contractor (or subcontractor) where the contractor assumes allocated responsibility for an element or portion of the Project's design. Delegated design allocation and assignment may occur in any project delivery method and will involve a licensed professional to perform the design. The Contractor or Subcontractor allocated an element or portion of the Project's design, will submit its engineered, stamped plans to the primary design team, who will check for any conflicts with any other aspect of the Work and make new documents to be included in the Project's design record. Contractor or Subcontractor allocated a delegated design element of the Project shall provide professional liability insurance for the design work in such amounts and as is required by Owner.

J. "As Approved" or "Approved": Architect's or Owner's approval.

K. "As Directed": Owner's direction or instruction. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

L. “Indicated”: Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as “indicated.”

M. “Regulations”: Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

N. “Furnish”: Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

O. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

P. “Reinstall”. To place back into a former position.

Q. “Replace”. Provide a substitute for.

R. “Provide”: Furnish and install, complete and ready for the intended use.

S. “Concealed’: Work installed in pipe shafts, chases or recesses, behind furred walls, above ceilings, either permanent or removable.

T. “Exposed”: All capital Work not identified as concealed.

U. “Project Site”: Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

V. “As-Built Documents”: Drawings and other records that are maintained by the Contractor to record all conditions which exist when the building construction is completed. This includes both the elements of the project itself and existing elements that are encountered during the course of project construction.

W. “Record Drawings”: Shows construction changes in the project and the final location of all services, lines, outlets, and connections including underground and concealed items. The “record” drawings shall be compiled by the Architect based on the working as-built drawings and revised in accordance with the marked up drawings submitted by the Contractor.

X. “Shop Drawings”: Drawings, diagrams, illustrations, charts, brochures, and other data that are prepared by Contractor or any Subcontractor, manufacturer, supplier or distributor, for some portion of the Work.

Y. “Samples”: Physical examples furnished to illustrate materials, equipment or workmanship, and to establish standards by which the work will be judged.

Z. “General Conditions”: The standardized contractual provisions describing the responsibilities, rights and relationships of the Owner and Contractor under the construction contract.

AA. "Contract Limit Lines": A limit line or perimeter line established on the drawings or elsewhere in the contract documents defining the boundaries of the site available to the contractor for construction purposes.

BB. "to do", "provide", "furnish", "install", etc., in these Specifications or on Drawings are directions given to the Contractor;

1.4 OWNER AGREEMENTS

A. Cornell University and the Tompkins-Cortland Counties Building Trades Council, Maintenance Division have entered into an agreement. The local unions which are members of the Tompkins-Cortland Counties Building Trades Council, Maintenance Division are as follows:

Local #241 - International Brotherhood of Electrical Workers
Local #267 - United Association of Plumbers and Steamfitters
Local #281 - United Brotherhood of Carpenters
Local #3NY - International Union of Bricklayers and Allied Craftworkers
Local #178 - International Union of Painters and Allied Trades
Local #112 - International Brotherhood of Sheetmetal Workers
Local #785 - Laborers International Union of North America

The definition of craft maintenance as applied to this agreement shall be as follows:

All work associated with the demolition, repair, replacement, improvement to or construction of equipment, buildings, structures, utilities, and/or system or components thereof. Craft maintenance for trades assistants shall be limited to work assigned to individuals employed as building trade laborers and which directly assists the craft work performed by other employees covered by this agreement; the Employer is free to assign such work; provided, however, such assignment does not fall within the craft performed by other employees covered by this agreement.

1.5 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

D. Abbreviations and Acronyms for Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the organizations responsible for the standards and regulations in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

ADAAG	Americans with Disabilities Act (ADA) Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities Available from Access Board www.access-board.gov	(800) 872-2253 (202) 272-0080
CFR	Code of Federal Regulations Available from Government Printing Office www.gpoaccess.gov/cfr/index.html	(866) 512-1800 (202) 512-1800
FS	Federal Specification Available from Department of Defense Single Stock Point http://dodssp.daps.dla.mil	(215) 697-6257
	Available from Defense Standardization Program www.dps.dla.mil	
	Available from General Services Administration www.gsa.gov	(202) 619-8925
	Available from National Institute of Building Sciences www.nibs.org	(202) 289-7800
UFAS	Uniform Federal Accessibility Standards Available from Access Board www.access-board.gov	(800) 872-2253 (202) 272-0080

1.6 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

AA	Aluminum Association, Inc. (The) www.aluminum.org	(703) 358-2960
AAADM	American Association of Automatic Door Manufacturers www.aaadm.com	(216) 241-7333
AABC	Associated Air Balance Council www.aabchq.com	(202) 737-0202

AAMA	American Architectural Manufacturers Association www.aamanet.org	(847) 303-5664
AASHTO	American Association of State Highway and Transportation Officials www.transportation.org	(202) 624-5800
AATCC	American Association of Textile Chemists and Colorists (The) www.aatcc.org	(919) 549-8141
ABAA	Air Barrier Association of America www.airbarrier.org	(866) 956-5888
ABMA	American Bearing Manufacturers Association www.abma-dc.org	(202) 367-1155
ACI	ACI International (American Concrete Institute) www.aci-int.org	(248) 848-3700
ACPA	American Concrete Pipe Association www.concrete-pipe.org	(972) 506-7216
AEIC	Association of Edison Illuminating Companies, Inc. (The) www.aeic.org	(205) 257-2530
AF&PA	American Forest & Paper Association www.afandpa.org	(800) 878-8878 (202) 463-2700
AGA	American Gas Association www.aga.org	(202) 824-7000
AGC	Associated General Contractors of America (The) www.agc.org	(703) 548-3118
AHAM	Association of Home Appliance Manufacturers www.aham.org	(202) 872-5955
AI	Asphalt Institute www.asphaltinstitute.org	(859) 288-4960
AIA	American Institute of Architects (The) www.aia.org	(800) 242-3837 (202) 626-7300
AISC	American Institute of Steel Construction www.aisc.org	(800) 644-2400 (312) 670-2400
AISI	American Iron and Steel Institute www.steel.org	(202) 452-7100

AITC	American Institute of Timber Construction www.aitc-glulam.org	(303) 792-9559
ALCA	Associated Landscape Contractors of America (Now PLANET - Professional Landcare Network)	
ALSC	American Lumber Standard Committee, Incorporated www.alsc.org	(301) 972-1700
AMCA	Air Movement and Control Association International, Inc. www.amca.org	(847) 394-0150
ANSI	American National Standards Institute www.ansi.org	(202) 293-8020
AOSA	Association of Official Seed Analysts, Inc. www.aosaseed.com	(505) 522-1437
APA	APA - The Engineered Wood Association www.apawood.org	(253) 565-6600
APA	Architectural Precast Association www.archprecast.org	(239) 454-6989
API	American Petroleum Institute www.api.org	(202) 682-8000
ARI	Air-Conditioning & Refrigeration Institute www.ari.org	(703) 524-8800
ARMA	Asphalt Roofing Manufacturers Association www.asphaltroofing.org	(202) 207-0917
ASCE	American Society of Civil Engineers www.asce.org	(800) 548-2723 (703) 295-6300
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers www.ashrae.org	(800) 527-4723 (404) 636-8400
ASME	ASME International (The American Society of Mechanical Engineers International) www.asme.org	(800) 843-2763 (973) 882-1170
ASSE	American Society of Sanitary Engineering www.asse-plumbing.org	(440) 835-3040
ASTM	ASTM International (American Society for Testing and Materials International) www.astm.org	(610) 832-9585

AWI	Architectural Woodwork Institute www.awinet.org	(800) 449-8811 (703) 733-0600
AWPA	American Wood-Preservers' Association www.awpa.com	(334) 874-9800
AWS	American Welding Society www.aws.org	(800) 443-9353 (305) 443-9353
AWWA	American Water Works Association www.awwa.org	(800) 926-7337 (303) 794-7711
BHMA	Builders Hardware Manufacturers Association www.buildershardware.com	(212) 297-2122
BIA	Brick Industry Association (The) www.bia.org	(703) 620-0010
BICSI	BICSI www.bicsi.org	(800) 242-7405 (813) 979-1991
BISSC	Baking Industry Sanitation Standards Committee www.bissc.org	(866) 342-4772
CCC	Carpet Cushion Council www.carpetcushion.org	(203) 637-1312
CDA	Copper Development Association www.copper.org	(800) 232-3282 (212) 251-7200
CGA	Compressed Gas Association www.cganet.com	(703) 788-2700
CIMA	Cellulose Insulation Manufacturers Association www.cellulose.org	(888) 881-2462 (937) 222-2462
CISCA	Ceilings & Interior Systems Construction Association www.cisca.org	(630) 584-1919
CISPI	Cast Iron Soil Pipe Institute www.cispi.org	(423) 892-0137
CLFMI	Chain Link Fence Manufacturers Institute www.chainlinkinfo.org	(301) 596-2583
CPA	Composite Panel Association www.pbmdf.com	(301) 670-0604

CPPA	Corrugated Polyethylene Pipe Association www.cppa-info.org	(800) 510-2772 (202) 462-9607
CRI	Carpet & Rug Institute (The) www.carpet-rug.com	(800) 882-8846 (706) 278-3176
CRSI	Concrete Reinforcing Steel Institute www.crsi.org	(847) 517-1200
CSI	Cast Stone Institute www.caststone.org	(770) 972-3011
CSI	Construction Specifications Institute (The) www.csinet.org	(800) 689-2900 (703) 684-0300
CSSB	Cedar Shake & Shingle Bureau www.cedarbureau.org	(604) 820-7700
CTI	Cooling Technology Institute www.cti.org	(281) 583-4087
DHI	Door and Hardware Institute www.dhi.org	(703) 222-2010
EIA	Electronic Industries Alliance www.eia.org	(703) 907-7500
EIMA	EIFS Industry Members Association www.eima.com	(800) 294-3462 (770) 968-7945
EJCDC	Engineers Joint Contract Documents Committee www.ejdc.org	(703) 295-5000
EJMA	Expansion Joint Manufacturers Association, Inc. www.ejma.org	(914) 332-0040
ESD	ESD Association www.esda.org	(315) 339-6937
FMG	FM Global www.fmglobal.com	(401) 275-3000
FSA	Fluid Sealing Association www.fluidsealing.com	(610) 971-4850
FSC	Forest Stewardship Council www.fsc.org	49 228 367 66 0
GA	Gypsum Association www.gypsum.org	(202) 289-5440

GANA	Glass Association of North America www.glasswebsite.com	(785) 271-0208
GS	Green Seal www.greenseal.org	(202) 872-6400
GSI	Geosynthetic Institute www.geosynthetic-institute.org	(610) 522-8440
HI	Hydraulic Institute www.pumps.org	(888) 786-7744 (973) 267-9700
HI	Hydronics Institute www.gamanet.org	(908) 464-8200
HPVA	Hardwood Plywood & Veneer Association www.hpva.org	(703) 435-2900
HPW	H. P. White Laboratory, Inc. www.hpwhite.com	(410) 838-6550
IBR	Institute of Boiler & Radiation Manufacturers	
ICEA	Insulated Cable Engineers Association, Inc. www.icea.net	(770) 830-0369
ICRI	International Concrete Repair Institute, Inc. www.icri.org	(847) 827-0830
IEC	International Electrotechnical Commission www.iec.ch	41 22 919 02 11
IEEE	Institute of Electrical and Electronics Engineers, Inc. (The) www.ieee.org	(212) 419-7900
IESNA	Illuminating Engineering Society of North America www.iesna.org	(212) 248-5000
IEST	Institute of Environmental Sciences and Technology www.iest.org	(847) 255-1561
IGCC	Insulating Glass Certification Council www.igcc.org	(315) 646-2234
IGMA	Insulating Glass Manufacturers Alliance www.igmaonline.org	(613) 233-1510
ILI	Indiana Limestone Institute of America, Inc. www.iliai.com	(812) 275-4426

ISO	International Organization for Standardization www.iso.ch	41 22 749 01 11
	Available from ANSI www.ansi.org	(202) 293-8020
ISSFA	International Solid Surface Fabricators Association www.issfa.net	(877) 464-7732 (702) 567-8150
ITS	Intertek www.intertek.com	(800) 345-3851 (713) 407-3500
ITU	International Telecommunication Union www.itu.int/home	41 22 730 51 11
KCMA	Kitchen Cabinet Manufacturers Association www.kcma.org	(703) 264-1690
LMA	Laminating Materials Association (Now part of CPA)	
LPI	Lightning Protection Institute www.lightning.org	(800) 488-6864 (804) 314-8955
MBMA	Metal Building Manufacturers Association www.mbma.com	(216) 241-7333
MFMA	Maple Flooring Manufacturers Association, Inc. www.maplefloor.org	(847) 480-9138
MFMA	Metal Framing Manufacturers Association www.metalframingmfg.org	(312) 644-6610
MHIA	Material Handling Industry of America www.mhia.org	(800) 345-1815 (704) 676-1190
MIA	Marble Institute of America www.marble-institute.com	(440) 250-9222
MPI	Master Painters Institute www.paintinfo.com	(888) 674-8937
MSS	Manufacturers Standardization Society of The Valve and Fittings Industry Inc. www.mss-hq.com	(703) 281-6613
NAAMM	National Association of Architectural Metal Manufacturers www.naamm.org	(312) 332-0405

NACE	NACE International (National Association of Corrosion Engineers International) www.nace.org	(800) 797-6623 (281) 228-6200
NADCA	National Air Duct Cleaners Association www.nadca.com	(202) 737-2926
NAIMA	North American Insulation Manufacturers Association www.naima.org	(703) 684-0084
NBGQA	National Building Granite Quarries Association, Inc. www.nbgqa.com	(800) 557-2848
NCAA	National Collegiate Athletic Association (The) www.ncaa.org	(317) 917-6222
NCMA	National Concrete Masonry Association www.ncma.org	(703) 713-1900
NCPI	National Clay Pipe Institute www.ncpi.org	(262) 248-9094
NCTA	National Cable & Telecommunications Association www.ncta.com	(202) 775-3550
NEBB	National Environmental Balancing Bureau www.nebb.org	(301) 977-3698
NECA	National Electrical Contractors Association www.necanet.org	(301) 657-3110
NeLMA	Northeastern Lumber Manufacturers' Association www.nelma.org	(207) 829-6901
NEMA	National Electrical Manufacturers Association www.nema.org	(703) 841-3200
NETA	International Electrical Testing Association www.netaworld.org	(888) 300-6382 (303) 697-8441
NFHS	National Federation of State High School Associations www.nfhs.org	(317) 972-6900
NFPA	NFPA (National Fire Protection Association) www.nfpa.org	(800) 344-3555 (617) 770-3000
NFRC	National Fenestration Rating Council www.nfrc.org	(301) 589-1776

NGA	National Glass Association www.glass.org	(866) 342-5642 (703) 442-4890
NHLA	National Hardwood Lumber Association www.natlhardwood.org	(800) 933-0318 (901) 377-1818
NLGA	National Lumber Grades Authority www.nlga.org	(604) 524-2393
NOFMA	NOFMA: The Wood Flooring Manufacturers Association www.nofma.org	(901) 526-5016
NRCA	National Roofing Contractors Association www.nrca.net	(800) 323-9545 (847) 299-9070
NRMCA	National Ready Mixed Concrete Association www.nrmca.org	(888) 846-7622 (301) 587-1400
NSF	NSF International (National Sanitation Foundation International) www.nsf.org	(800) 673-6275 (734) 769-8010
NSSGA	National Stone, Sand & Gravel Association www.nssga.org	(800) 342-1415 (703) 525-8788
NTMA	National Terrazzo & Mosaic Association, Inc. (The) www.ntma.com	(800) 323-9736 (540) 751-0930
NYBFU	New York Board of Fire Underwriters www.nybfu.org	(212) 227-3700
PCI	Precast/Prestressed Concrete Institute www.pci.org	(312) 786-0300
PDCA	Painting & Decorating Contractors of America www.pdca.com	(800) 332-7322 (314) 514-7322
PDI	Plumbing & Drainage Institute www.pdionline.org	(800) 589-8956 (978) 557-0720
PGI	PVC Geomembrane Institute http://pgi-tp.ce.uiuc.edu	(217) 333-3929
PLANET	Professional Landcare Network www.landcarenetwork.org	(800) 395-2522
PTI	Post-Tensioning Institute www.post-tensioning.org	(602) 870-7540

RCSC	Research Council on Structural Connections www.boltcouncil.org	(800) 644-2400 (312) 670-2400
RFCI	Resilient Floor Covering Institute www.rfci.com	(301) 340-8580
RIS	Redwood Inspection Service www.calredwood.org	(888) 225-7339 (415) 382-0662
SAE	SAE International www.sae.org	(877) 606-7323 (724) 776-4841
SBI	Steel Boiler Institute	
SDI	Steel Deck Institute www.sdi.org	(847) 458-4647
SDI	Steel Door Institute www.steeldoor.org	(440) 899-0010
SEFA	Scientific Equipment and Furniture Association www.sefalabs.com	(516) 294-5424
SGCC	Safety Glazing Certification Council www.sgcc.org	(315) 646-2234
SIA	Security Industry Association www.siaonline.org	(703) 683-2075
SJI	Steel Joist Institute www.steeljoist.org	(843) 626-1995
SMA	Screen Manufacturers Association www.smacentral.org	(561) 533-0991
SMACNA	Sheet Metal and Air Conditioning Contractors' National Association www.smacna.org	(703) 803-2980
SMPTE	Society of Motion Picture and Television Engineers www.smpte.org	(914) 761-1100
SPFA	Spray Polyurethane Foam Alliance www.sprayfoam.org	(800) 523-6154
SPIB	Southern Pine Inspection Bureau (The) www.spib.org	(850) 434-2611
SPRI	Single Ply Roofing Industry www.spri.org	(781) 647-7026

SSINA	Specialty Steel Industry of North America www.ssina.com	(800) 982-0355 (202) 342-8630
SSPC	SSPC: The Society for Protective Coatings www.sspc.org	(877) 281-7772 (412) 281-2331
STI	Steel Tank Institute www.steeltank.com	(847) 438-8265
SWI	Steel Window Institute www.steelwindows.com	(216) 241-7333
SWRI	Sealant, Waterproofing, & Restoration Institute www.swrionline.org	(816) 472-7974
TCA	Tile Council of America, Inc. www.tileusa.com	(864) 646-8453
TIA/EIA	Telecommunications Industry Association/Electronic Industries Alliance www.tiaonline.org	(703) 907-7700
TMS	The Masonry Society www.masonrysociety.org	(303) 939-9700
TPI	Truss Plate Institute, Inc. www.tpinst.org	(703) 683-1010
TPI	Turfgrass Producers International www.turfgrasssod.org	(847) 649-5555
TRI	Tile Roofing Institute www.tileroofing.org	(312) 670-4177
UFPO	Underground Facilities Protective Organization www.ufpo.org	(800) 962-7962 (800) 962-7811
UL	Underwriters Laboratories Inc. www.ul.com	(877) 854-3577 (847) 272-8800
UNI	Uni-Bell PVC Pipe Association www.uni-bell.org	(972) 243-3902
USGBC	U.S. Green Building Council www.usgbc.org	(202) 828-7422
WASTEC	Waste Equipment Technology Association www.wastec.org	(800) 424-2869 (202) 244-4700

WCSC	Window Covering Safety Council www.windowcoverings.org	(800) 506-4636
WDMA	Window & Door Manufacturers Association www.wdma.com	(800) 223-2301
WI	Woodwork Institute www.wicnet.org	(916) 372-9943
WMMPA	Wood Moulding & Millwork Producers Association www.wmmpa.com	(800) 550-7889 (530) 661-9591
WSRCA	Western States Roofing Contractors Association www.wsrca.com	(800) 725-0333 (650) 570-5441
WWPA	Western Wood Products Association www.wwpa.org	(503) 224-3930

B. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

IAPMO	International Association of Plumbing and Mechanical Officials www.iapmo.org	(909) 472-4100
ICC	International Code Council www.iccsafe.org	(888) 422-7233 (703) 931-4533
ICC-ES	ICC Evaluation Service, Inc. www.icc-es.org	(800) 423-6587 (562) 699-0543
NEC	National Electric Code	

C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web sites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

CE	Army Corps of Engineers www.usace.army.mil	
CPSC	Consumer Product Safety Commission www.cpsc.gov	(800) 638-2772 (301) 504-7923
DOC	Department of Commerce www.commerce.gov	(202) 482-2000

DOD	Department of Defense http://.dodssp.daps.dla.mil	(215) 697-6257
DOE	Department of Energy www.energy.gov	(202) 586-9220
EPA	Environmental Protection Agency www.epa.gov	(202) 272-0167
FAA	Federal Aviation Administration www.faa.gov	(866) 835-5322
FCC	Federal Communications Commission www.fcc.gov	(888) 225-5322
FDA	Food and Drug Administration www.fda.gov	(888) 463-6332
GSA	General Services Administration www.gsa.gov	(800) 488-3111
HUD	Department of Housing and Urban Development www.hud.gov	(202) 708-1112
LBL	Lawrence Berkeley National Laboratory www.lbl.gov	(510) 486-4000
NCHRP	National Cooperative Highway Research Program (See TRB)	
NIST	National Institute of Standards and Technology www.nist.gov	(301) 975-6478
OSHA	Occupational Safety & Health Administration www.osha.gov	(800) 321-6742 (202) 693-1999
PBS	Public Building Service (See GSA)	
PHS	Office of Public Health and Science www.osophs.dhhs.gov/ophs	(202) 690-7694
RUS	Rural Utilities Service (See USDA)	(202) 720-9540
SD	State Department www.state.gov	(202) 647-4000
TRB	Transportation Research Board www.nas.edu/trb	(202) 334-2934

USDA	Department of Agriculture www.usda.gov	(202) 720-2791
USPS	Postal Service www.usps.com	(202) 268-2000

2.0 PRODUCTS - NOT USED

3.0 EXECUTION - NOT USED

*****END OF SECTION 01 42 00*****

SECTION 01 45 00 QUALITY CONTROL

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall provide and maintain an effective Contractor Quality Control (CQC) program and perform sufficient inspections and tests of all items of Work, including those of Subcontractors, to ensure compliance with Contract Documents. Include surveillance and tests specified in the technical sections of the Specifications. Furnish appropriate facilities, instruments, and testing devices required for performance of the quality control function. Controls must be adequate to cover construction operations and be keyed to the construction sequence. Construction shall not begin until the Owner has approved the CQC program.

1.2 CONTROL OF ON-SITE CONSTRUCTION

A. Include a control system for the following phases of inspection:

1. Pre-Installation Meeting. For all sections where pre-installations are defined, the Contractor shall arrange for a pre-installation meeting. When practical, pre-installation meetings shall be scheduled to take place on the same day as regularly schedule progress meetings. The Contractor shall make available, during this meeting, all approved submittals and products.

    a. Agenda to include the following:

        i. Appointment

        ii. Appointment of official representatives of participants in the Project.

        iii. Review of existing conditions and affected work, and testing thereof as required.

        iv. Review of installation procedures and requirements.

        v. Review of environmental and site condition requirements.

        vi. Schedule of the applicable portions of the Work.

        vii. Schedule of submission of samples, color chips, and items for Owners consideration.

        viii. Requirements for temporary facilities, site sign, offices, storage sheds, utilities, fences, Section 01 50 00.

        ix. Requirements for notification for reviews. Allow a minimum of 48 hour notice to Architect for review of the Work.

x. Requirements for inspections and tests, as applicable. Schedule and undertake inspections and tests in accordance with Section 01 41 00.

xi. Delivery schedule of specified equipment.

xii. Special safety requirements and procedures.

b. The following minimum personnel shall be at the meeting:

i. Project Manager.

ii. Project Field Supervisor

iii. Subcontractor

iv. Architect's Representative

v. Owner's Representative

2. Preparatory Inspection. Perform this inspection prior to beginning work on any definable feature of Work. Include a review of contract requirements with the supervisors directly responsible for the performance of the Work; check to assure that materials, products, and equipment have been tested, submitted, and approved; check to assure that provisions have been made for required control testing; examine the work area to ascertain that preliminary work has been completed; physically examine materials and equipment to assure that they conform to shop drawings and data and that the materials and equipment are on hand.

3. Initial Inspection. Perform this inspection as soon as work commences on a representative portion of a particular feature of workmanship review control testing for compliance with contract requirements.

4. Follow-up Inspections. Perform these inspections on a regular basis to assure continuing compliance with contract requirements until completion of that particular work.

1.3 CONTROL OF OFF-SITE OPERATIONS

A. Perform factory quality control inspections for items fabricated or assembled off-site as opposed to "off-the-shelf" items. The CQC Representative at the fabricating plant shall be responsible for release of the fabricated items for shipment to the job site. The CQC Representative at the job site shall receive the item and note any damage incurred during shipment. The Contractor shall be responsible for protecting and maintaining the item in good condition throughout the period of on-site and during erection or installation. Although any item found to be faulty may be rejected before its use, final acceptance of an item by the Owner is based on its satisfactory incorporation into the Work and acceptance of the completed Project.

1.4 TESTING

A. The Owner may engage the services of an independent testing laboratory to confirm that an installed item or element of work conforms to the Specification and workmanship requirements.

1.5 OWNER'S REPRESENTATIVE

A. The Owner shall designate a Representative to monitor the progress and execution of the Work. The Representative shall have the authority to call for test samples, to approve or to reject work performed and to stop work in progress, if, in its opinion, the work is not in conformance with the Contract Documents. The Representative shall not be authorized to make changes or interpretations of the Contract Documents.

1. The Contractor shall maintain a project Deficiency/Issues Log in the ePM system to track non-conforming materials or sub-standard workmanship identified by Owner's Representative.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 45 00*****

SECTION 01 50 00 TEMPORARY FACILITIES AND CONTROLS

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall furnish, install and maintain all temporary facilities and services of every kind, as required by the Contractor and by its Subcontractors for their performance of the Work and compliance with the Contract Documents, and shall remove such facilities and complete such services upon the completion of all other work, or as Cornell University may direct.

B. The Contractor shall obtain all required permits and approvals for and shall provide, construct, or install, as well as operate, maintain, service and remove temporary facilities and services.

1.2 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State and local codes and safety regulations.

2.0 PRODUCTS

2.1 MATERIALS, GENERAL

A. Choice of materials, as suitable for the accomplishment of the intended purpose, is the Contractor's option.

B. Materials may be new or used, but must not violate requirements of applicable codes, standards and specifications.

2.2 TEMPORARY FIRST AID FACILITIES

A. Provide first aid equipment and supplies, with qualified personnel continuously available to render first aid at the site.

B. Provide a sign, posted at the telephone, listing the telephone numbers for emergency medical services: Physicians, ambulance services and hospitals.

2.3 TEMPORARY FIRE PROTECTION

A. Provide a fire protection and prevention program for employees and personnel at the site. Any fire watches as a result of construction operations are the responsibility of the Contractor. Comply with NFPA 241. Develop, manage, and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with Cornell University Fire Marshall Office (UFMO) and local fire code official and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

1. Impairments "Fire Code of NYS Section 901.7". Impairment; "the removal of fire alarm devices or sprinkler system coverage in a building." There are two different levels of impairments

   a. Partial Impairment. The removal of fire alarm devices or sprinkler system coverage via control valve in the immediate area of where work is to be performed.

      - Basic Impairment Notification will be sent to Local Authority Having Jurisdiction and FM Global.

      - No fire watch will be required unless the UFMO determines otherwise.

   b. Full System Impairment. The complete removal of a fire alarm "system" or sprinkler "system". Impairment of both the fire alarm system and sprinkler system at the same time is not allowed.

      - Full System Impairment Notification will be sent by the UFMO to local Authority Having Jurisdiction, FM Global, Ithaca Fire Department, Building Manager, Maintenance Manager, Customer Service, and Cornell Emergency Services.

      - Fire Watch staffing is the responsibility of the Contractor. The UFMO will require the Fire Watch person's name(s) and contact information to prepare the required Fire Watch Documentation Form.

B. Equipment:

1. Provide and maintain fire extinguishing equipment ready for instant use at all areas of the Project and at specific areas of critical fire hazard.

2. Hand extinguishers of the types and sizes recommended by the National Board of Fire Underwriters to control fires from particular hazards.

3. Construction period use of permanent fire protection system.

4. Water hoses connected to an adequate water pressure and supply system to reach each area or level of construction upon building enclosure or heating of the building.

5. Maintain existing standpipes and hoses for fire protection. Provide additional temporary hoses where required to comply with requirements. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles. Provide hoses of sufficient length to protect construction areas.

6. Maintain unobstructed access to fire extinguishers, fire hydrants, fire department connections, standpipes, temporary fire-protection facilities, stairways, and other access routes for emergency response personnel.

7. Where existing or temporary fire protection services are being replaced with new fire protection services, do not remove or impair existing or temporary services until new services are tested, accepted, placed into operation and use, and directed by the UFMO and AHJ.

8. At earliest feasible date in each area of Project, complete installation of permanent fire-protection facility and systems, including connected services, and place into operation and use. Instruct key personnel on use of facilities. Protect and maintain permanent fire protection system. Repair or replace any components damaged during construction.

C. Enforce fire-safety discipline:

1. Store combustible and volatile materials in an isolated, protected location.

2. Avoid accumulations of flammable debris and waste in or about the Project.

3. Prohibit smoking in the vicinity of hazardous conditions.

4. There is NO SMOKING allowed on construction sites located in any occupied building. Smoking is prohibited in all Cornell University buildings.

5. Closely supervise welding and torch-cutting operations in the vicinity of combustible materials and volatile conditions.

6. Supervise locations and operations of portable heating units and fuel.

D. Maintain fire extinguishing equipment in working condition, with current inspection certificate attached to each extinguisher.

E. Welding or burning operations shall be conducted under a Hot Work Permit issued in accordance with Section 01 41 00. Where such work is permitted, the Contractor shall comply with Cornell EHS's *Contractor Guidelines for Hot Work* and provide an approved fire extinguisher in good operating condition within easy reach of the operating personnel. In each instance, obtain prior approval of Cornell University Environment, Health & Safety.

Contractor Guidelines for Hot Work, https://ehs.cornell.edu/campus-health-safety/fire-and-life-safety/hot-work-and-welding-safety/general-contractor-guidelines-for-hot-work

F. Advise Cornell University Environmental Health and Safety of any items affecting Life Safety, e.g., inoperable safety devices or systems, road blockages, exit closing, etc.

2.4 CONSTRUCTION AIDS

A. Provide construction aids and equipment required to assure safety for personnel and to facilitate the execution of the Work; Scaffolds, staging, ladders, stairs, ramps, runways, platforms, railings, hoists, cranes, chutes, fall protection, harness, tie-off points, and other such equipment.

B. When permanent stair framing is in place, provide temporary treads, platforms and railings, for use by construction personnel.

C. Maintain all equipment in a safe condition.

2.5 SUPPORTS

A. The Contractor shall include cost of all materials and labor necessary to provide all supports, beams, angles, hangers, rods, bases, braces, etc. to properly support the Contract Work. All supports, etc. shall meet the approval of the Architect.

B. Any and all supports that are of "custom" fabrication or installation shall be designed by the Contractor's NYS licensed PE with stamped & signed shop drawings and calculations provided for same.

2.6 TEMPORARY ENCLOSURES

A. Provide temporary weather-tight enclosure for building exterior, maintain in-place until installation of permanent enclosures. Provide temporary weather-tight enclosure of exterior walls as work progresses for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities, and as necessary to provide acceptable working conditions, provide weather protection for interior materials, provide weather protection for occupied areas, allow for effective temporary heating, and to prevent entry of unauthorized persons.

1. Provide temporary exterior doors with self-closing hardware and padlocks or locksets.

2. Other enclosures shall be removable as necessary for work and for handling of materials.

3. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.

4. Coordinate enclosure with ventilation requirements, material drying or curing requirements, and specified environmental limitations to avoid dangerous or detrimental conditions and effects.

B. Provide temporary enclosures to separate work areas from areas of the existing building occupied by Owner; to prevent penetration of dust or moisture into occupied areas, to prevent damage to existing equipment, and to protect Owner's employees and operations from construction work.

1. Temporary partition and ceiling enclosures: Framing and sheet materials which comply with structural and fire rating requirements of applicable codes and standards.

    a. Close joints between sheet materials, and seal edges and intersections with existing surfaces, to prevent penetration of dust or moisture.

    b. In locations where fire protection is required, paint both sides of partitions and ceilings with fire-retardant paint as required by local fire regulations.

2. Do not remove existing exterior enclosure systems until new exterior enclosure systems are ready for installation. Complete removal of existing exterior enclosure systems as soon as possible. Immediately after completing removal, install new exterior enclosure systems and complete installation as soon as possible.

3. Do not remove existing HVAC systems connected to louvers at existing exterior enclosure systems until new HVAC systems and louvers at exterior enclosure systems are ready for installation. Complete removal of existing HVAC systems and louvers as soon as possible. Immediately after completing removal, install new HVAC systems and new louvers and complete installation as soon as possible.

2.7 TEMPORARY WATER CONTROL

A. The Contractor shall provide, maintain and operate pumps required to keep the Work free of water at all times.

B. Dispose of all water with due care and shall not infringe on the rights of others on the Site, of adjacent property owners and of the public. All cost in connection with the removal of such water shall be paid by the Contractor.

2.8 TREE, PLANT AND LAWN PROTECTION

A. Preserve and protect existing trees, plants and lawns at the site which are designated to remain, and those adjacent to the site.

B. Consult with Owner, and remove agreed-on roots and branches which interfere with construction.

    1. Employ certified arborist to remove, and to treat cuts.

C. Provide temporary fences to a height of six feet, around each, or around each group of trees and plants. Provide temporary lawn protection to prevent soil compaction. Reference Cornell University Design Standards and Details for wood and chain fencing below.

D. Protect root zones of trees, plants and lawn areas:

    1. Do not allow vehicular traffic or parking.

    2. Do not store materials or products.

    3. Prevent dumping of refuse or chemically injurious materials or liquids.

4. Prevent puddling or continuous running water.

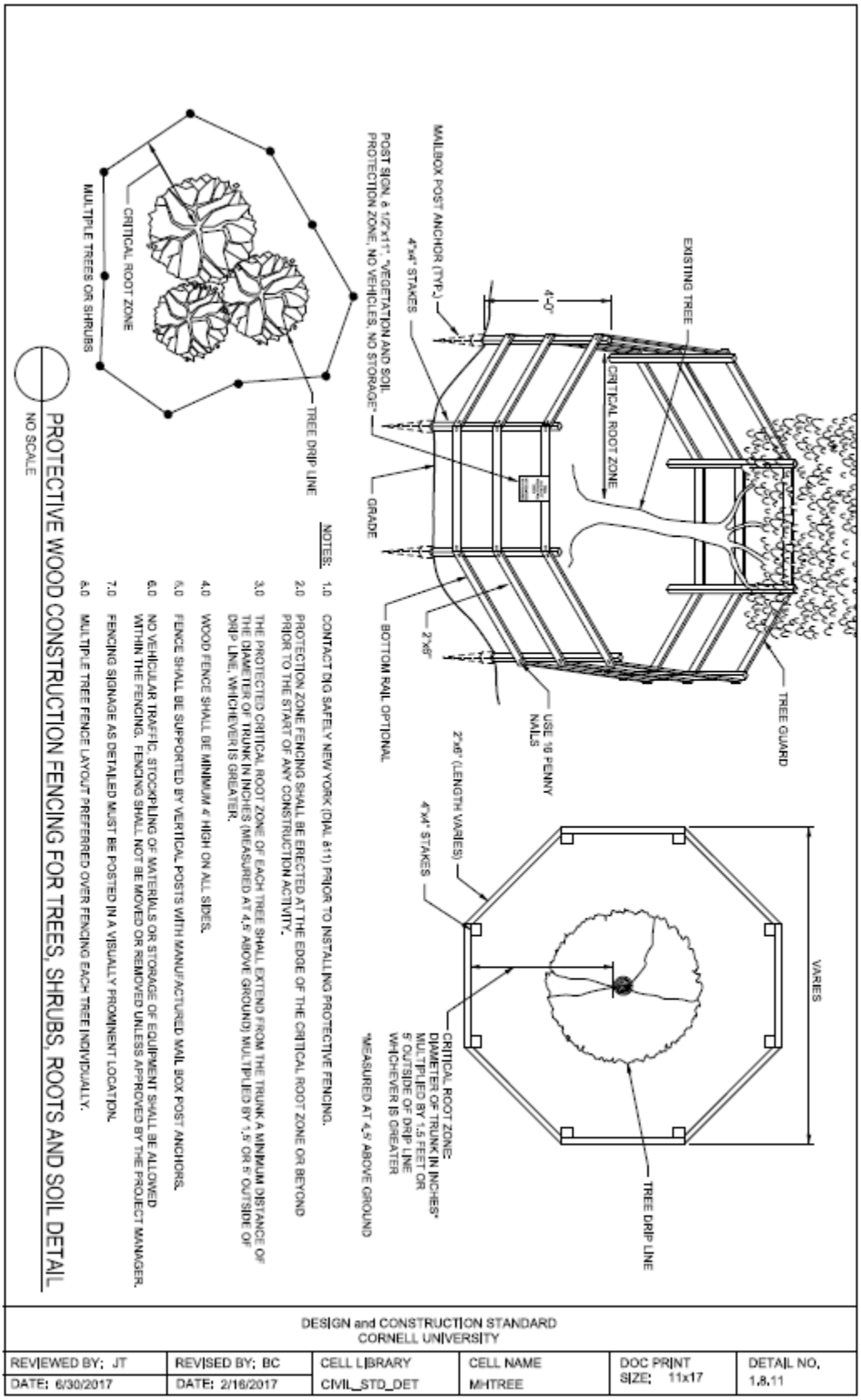
E. Carefully supervise excavating, grading and filling, and subsequent construction operations to prevent damage.

F. Replace, or suitably repair, trees, plants and lawn areas designated to remain which are damaged or destroyed due to construction operations.

G. Roots 2 inches or larger that are damaged or cut during construction are to be sawed off close to the tree side of the excavation by certified arborist.

H. During the leafing-out period in the spring, extra care should be exercised to reduce root damage such as keeping exposed roots wet, saturating soil when backfilling around roots, and backfilling as soon as possible.

I. Consult Cornell University Grounds Department for mitigation of root or tree damage.



NOTES:

1.0 CONTACT DIG SAFELY NEW YORK (DIAL 811) PRIOR TO INSTALLING PROTECTIVE FENCING.

2.0 PROTECTION ZONE FENCING SHALL BE ERECTED AT THE EDGE OF THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

3.0 THE PROTECTED CRITICAL ROOT ZONE OF EACH TREE SHALL EXTEND FROM THE TRUNK A MINIMUM DISTANCE OF THE DIAMETER OF TRUNK IN INCHES (MEASURED AT 4.5' ABOVE GROUND) MULTIPLIED BY 1.5' OR 5' OUTSIDE OF DRIP LINE, WHICHEVER IS GREATER.

4.0 WOOD FENCE SHALL BE MINIMUM 4' HIGH ON ALL SIDES.

5.0 FENCE SHALL BE SUPPORTED BY VERTICAL POSTS WITH MANUFACTURED MAIL BOX POST ANCHORS.

6.0 NO VEHICULAR TRAFFIC, STOCKPILING OF MATERIALS OR STORAGE OF EQUIPMENT SHALL BE ALLOWED WITHIN THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE PROJECT MANAGER.

7.0 FENCING SIGNAGE AS DETAILED MUST BE POSTED IN A VISUALLY PROMINENT LOCATION.

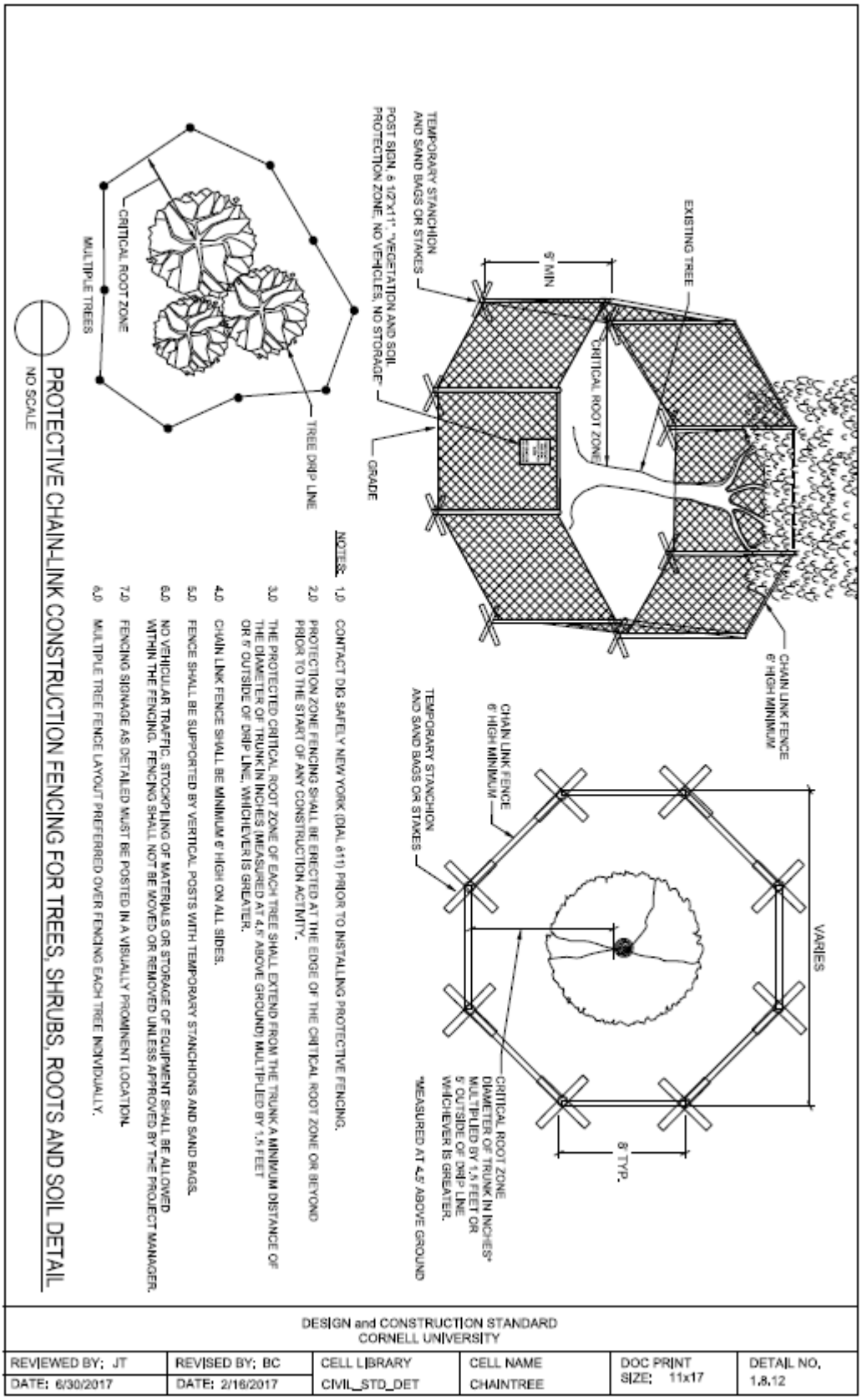
8.0 MULTIPLE TREE FENCE LAYOUT PREFERRED OVER FENCING EACH TREE INDIVIDUALLY.

NO SCALE

PROTECTIVE WOOD CONSTRUCTION FENCING FOR TREES, SHRUBS, ROOTS AND SOIL DETAIL

DESIGN and CONSTRUCTION STANDARD
CORNELL UNIVERSITY

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DATE; 6/30/2017	DATE; 2/16/2017	CIVIL_STD_DET	MHTREE		1,8,11



NOTES:

1.0 CONTACT DIG SAFELY NEW YORK (DIAL 811) PRIOR TO INSTALLING PROTECTIVE FENCING.

2.0 PROTECTION ZONE FENCING SHALL BE ERECTED AT THE EDGE OF THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

3.0 THE PROTECTED CRITICAL ROOT ZONE OF EACH TREE SHALL EXTEND FROM THE TRUNK A MINIMUM DISTANCE OF THE DIAMETER OF TRUNK IN INCHES (MEASURED AT 4.5' ABOVE GROUND) MULTIPLIED BY 1.5 FEET OR 5' OUTSIDE OF DRIP LINE, WHICHEVER IS GREATER.

4.0 CHAIN LINK FENCE SHALL BE MINIMUM 6' HIGH ON ALL SIDES.

5.0 FENCE SHALL BE SUPPORTED BY VERTICAL POSTS WITH TEMPORARY STANCHIONS AND SAND BAGS.

6.0 NO VEHICULAR TRAFFIC, STOCKPILING OF MATERIALS OR STORAGE OF EQUIPMENT SHALL BE ALLOWED WITHIN THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE PROJECT MANAGER.

7.0 FENCING SIGNAGE AS DETAILED MUST BE POSTED IN A VISUALLY PROMINENT LOCATION.

8.0 MULTIPLE TREE FENCE LAYOUT PREFERRED OVER FENCING EACH TREE INDIVIDUALLY.

NO SCALE

PROTECTIVE CHAIN-LINK CONSTRUCTION FENCING FOR TREES, SHRUBS, ROOTS AND SOIL DETAIL

DESIGN and CONSTRUCTION STANDARD
CORNELL UNIVERSITY

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DATE: 6/30/2017	DATE: 2/16/2017	CIVIL_STD_DET	CHAINTREE		

2.9 PERSONNEL, PUBLIC AND EMPLOYEE PROTECTION

A. Provide guardrails, barricades, fences, footways, tunnels and other devices necessary to protect all personnel, employees, and the public, against hazards on, adjacent to or accessing the construction site.

1. Provide signs, warning lights, signals, flags and illumination as necessary to alert persons to hazards and to provide safe, adequate visibility in areas of hazards.

2. Closed sidewalks need to be indicated with OSHA-approved signs, as well as, proper barricades.

3. Provide flag personnel as necessary to guide vehicles, protect personnel, public and employees.

2.10 PROJECT IDENTIFICATION AND SIGNS

A. No Contractor signs to be displayed at the project site, unless authorized by the Owner in writing.

2.11 SECURITY

A. The Contractor shall provide security services as required to protect the interests of the Owner.

B. Locks applied to construction site gates and other access entrances shall be coordinated through the Project Manager to allow keys for emergency services.

2.12 FIELD OFFICES

A. Field offices are not required.

3.0 EXECUTION

3.1 PREPARATION

A. Consult with Owner, review site conditions and factors which affect construction procedures and temporary facilities, including adjacent properties and public facilities which may be affected by execution of the Work.

1. Designate the locations and extent of temporary construction, storage, and other temporary facilities and controls required for the expeditious accomplishment of the Work.

3.2 GENERAL

A. Comply with applicable requirements specified in sections of Division 02 through 40.

B. Make work structurally, mechanically and electrically sound throughout.

C. Install work in a neat and orderly manner.

D. Maintain, clean, service and repair facilities to provide continuous usage, and to the quality specified for the original installation.

E. Relocate facilities as required by progress of construction, by storage or work requirements, and to accommodate requirements of Owner and other contractors employed at the site.

F. Keep the site, at all times during the progress of the Work, free from accumulation of waste matter or rubbish and shall confine its apparatus, materials and operations of its workers to the limits prescribed except as the latter may be extended with the approval of the Owner's Representative. Cleaning of the structure or structures must be performed daily and removal of waste matter or rubbish must be performed at least once a week.

G. Contractor shall at all times keep access road and public roads clean of mud and construction debris and maintain dust control to the satisfaction of the Owner.

3.3 REMOVAL

A. Completely remove temporary structures, materials, equipment and services:

1. When construction needs can be met by use of permanent construction.

2. At completion of the Project.

B. Repair damage caused by installation or use of temporary facilities. Clean after removal.

C. Restore existing or permanent facilities used for temporary purposes to specified, or to original condition.

1. Remove foundations and underground installations for temporary construction and utilities.

2. Grade the areas of the site affected by temporary installations to required elevations and slopes, and clean the area.

*****END OF SECTION 01 50 00*****

SECTION 01 51 00 TEMPORARY UTILITIES

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall furnish, install and maintain temporary utilities required by all trades for construction. Remove on completion of the Work.

B. The Contractor shall provide all labor and materials for temporary connections and distribution.

1.2 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with National Electric Code, current edition.

B. Comply with Federal, State and local codes and safety regulations and with utility company requirements.

2.0 PRODUCTS

2.1 MATERIALS, GENERAL

A. Materials may be new or used, but must be adequate in capacity for the required usage, must not create unsafe conditions, and must not violate requirements of applicable codes and standards.

2.2 TEMPORARY ELECTRICITY, LIGHTING AND WATER

A. The Contractor shall have access to the Owner's water and electric power for constructing the Work. Temporary utility connections shall be made by the Contractor as close to its operations as possible as long as such connections do not over-load the capacity of the Owner's utilities or interfere with its customary utilization thereof. Utility access points shall be determined in cooperation with and acceptable to the Owner.

B. The Contractor shall be responsible for the economic use of the Owner's Water and Power. The Owner will pay for the water and power consumed in the construction of the Work as long as economical usage of these utilities is maintained. The Owner reserves the right to meter and charge for the power and water consumed if in the opinion of the Owner the usage of these utilities is not economically conducted by the Contractor. In such an event, the Owner shall give three (3) days written notice to the Contractor of its intentions to meter and charge for temporary utilities used by the Contractor.

C. All temporary power systems including wiring shall be removed by the Contractor when no longer required.

D. The minimum temporary lighting to be provided is at the rate of fifty foot candles, is to be maintained in each room and changed as required when interior walls are being erected. The required temporary lighting must be maintained for twenty-four (24) hours a day and seven (7) days a week at all stair levels and in all corridors below ground; in any and all egress; in all other spaces temporary lighting is to be maintained only during working hours. All temporary wiring and equipment shall be in conformity with the National Electric Code.

E. Three-phase temporary power circuits shall be installed as required to operate construction equipment of the various trades and to Install and test equipment such as pumps and elevators. The Contractor shall install and maintain temporary or permanent service for the permanently installed building equipment such as sump pumps, boilers, boiler controls, fans, pumps, so that such equipment may be operated when required and so ordered by the Owner's Representative for drainage or for temporary heat.

F. Except as otherwise provided in the Contract, the Contractor shall submit to the Owner or the Owner's Representative for approval a proposed schedule of all utility shutdowns and cutovers of all types which may be required in connection with the Work. Such schedule shall provide a minimum of two (2) weeks advance notice to the Owner prior to the time of the proposed shutdown and cutover. The Contractor shall be responsible for all charges relating to shutdowns.

G. Discontinuance, Changes and Removal

The Contractor shall:

1. Discontinue all temporary services required by the Contract when so directed by the Owner or the Owner's Representative. The discontinuance of any such temporary service prior to the completion of the Work shall not render the Owner liable for any additional cost entailed thereby.

2. Remove and relocate such temporary facilities as directed by the Owner or the Owner's Representative, and shall restore the Site and the Work to a condition satisfactory to the Owner.

2.3 TEMPORARY USE OF ELEVATOR

A. Use of Existing Elevator

1. If the Contractor elects to use the existing elevator equipment, the Contractor shall:

a. Provide adequate protection for such equipment and shall operate such equipment within a capacity not to exceed that allowed by law, rule or regulation.

b. Provide for the maintenance and cleaning of the elevator equipment as approved by the Owner's Representative.

c. Prior to start of construction, accurately record the condition of the existing elevator. Promptly repair or replace items that are damaged as a result of Contractor’s use. Service calls that arise as a result of Contractor misuse will be charged to the Contractor. At Substantial Completion, restore elevators to condition existing before initial use.

d. Use only elevators designated by Owner's Representative at dates and times designated by Owner's Representative. Dates and times available for Contractor's use shall be scheduled with, and at the convenience of, the Owner, and may vary during the course of the Project.

e. Owner will not provide elevator operators or other monitoring of elevator use.

f. Do not load elevators beyond their rated weight capacity.

g. Provide code compliant protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator maintenance contractor to restore damaged work so no evidence remains of correction work. Return items that cannot be refinished in field to the shop, make required repairs and refinish entire unit, or provide new units as required.

h. Procure and coordinate the elevator maintenance contractor to gain access to the elevator shaft as required to complete the Work

2.4 TEMPORARY HEAT AND VENTILATION

A. The Contractor shall furnish temporary heat as may be necessary for constructing the Work.

B. The Contractor will be permitted to use the building's permanent heating system for temporary heat. Permission to use the building's permanent heating system shall in no way constitute the Owner's acceptance of that portion of the Work.

C. When using the permanent building systems for space conditioning, provide a written maintenance plan for acceptance by the Owner's Representative, prior to utilizing the equipment. Plan to address temporary filtering of air and water, sealing of open ducts, lubrication, operation outside of normal ranges, and controls/safeties. Return all equipment to its newly installed condition prior to acceptance testing.

1. If the Contractor elects to use the building's permanent heating system for temporary heat, the Contractor shall provide filters with a minimum MERV of 8 at each return-air grille in system, maintain to keep them free of dust and debris, replace if necessary and remove at end of construction and clean HVAC system as required in Section 01 77 00 – Project Closeout.

D. Any temporary system shall be removed when no longer required.

E. During heating cycles the enclosures separating the interior building areas from outside shall be maintained closed to conserve heat energy.

F. The Contractor shall provide for ventilation of all structures until physical completion of the Work and shall control such ventilation to avoid excessive moisture levels and rates of drying of construction materials, including but not limited to concrete and to plaster, and to prevent condensation on sensitive surfaces. The Contractor shall be responsible for any moisture intrusion that is detrimental to the Project.

2.5 TEMPORARY CONTRACTOR TELEPHONE SERVICE

A. Site Superintendent or their Representative shall carry a cellular telephone at all times.

B. Provide phone number to Cornell project representatives for communication during Work.

2.6 TEMPORARY SANITARY FACILITIES

A. The Owner shall designate sanitary facilities to be utilized by the Contractor during construction. The Contractor shall maintain neat, clean and sanitary conditions. The Contractor shall be responsible for costs associated with excessive custodial services associated with such usage.

3.0 EXECUTION

3.1 REMOVAL

A. Completely remove temporary materials and equipment when their use is no longer required.

B. Clean and repair damage caused by temporary installations or use of temporary facilities.

C. Restore existing and permanent facilities used for temporary services to be specified, or to original, condition.

*****END OF SECTION 01 51 00*****

SECTION 01 51 23 HEAT DURING CONSTRUCTION

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall maintain existing or temporary building heating systems to accomplish the following:

1. Protect the existing facility and facility plumbing systems against damage due to cold temperatures.

2. Provide sufficient heat so that the Work can be accomplished in accordance with the Contract Documents.

3. Maintain construction schedules as required by the Contract.

B. Include in the bid price an amount necessary to provide Construction Heat as required.

C. Existing central steam systems may be used to the extent that they do not interfere with the safe and effective completion of Work. However, any modifications to existing systems shall be corrected prior to the conclusion of Work.

D. No natural gas is available to the facility for temporary heat.

E. At the conclusion of the project the facility heating systems shall be returned to functional order as necessary to protect the building and facility plumbing systems.

1.2 RESPONSIBILITY

A. The Contractor shall include in the bid the cost of the temporary heat.

B. The Contractor shall be responsible for repairs to the facility necessitated by the failure to provide heat during any portion of the Work.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

END OF SECTION 01 51 23

SECTION 01 66 00 STORAGE AND PROTECTION

1.0 GENERAL

1.1 DESCRIPTION

A. Receive, pile, store and handle all materials, equipment and other items incorporated or to be incorporated in the Work, including items furnished by the Owner in a careful and prudent manner and shall protect them against loss or damage from every source.

B. Obscure from public view, in a manner acceptable to the Owner, staging and storage areas.

1.2 TRANSPORTATION AND HANDLING

A. Transport and handle products in accordance with manufacturer's instructions; using means and methods that will prevent damage, deterioration, and loss, including theft.

B. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction space.

C. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.

D. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installation.

E. Promptly inspect shipments to assure that products comply with requirements, quantities are correct and products are undamaged.

F. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement or damage.

1.3 ON-SITE STORAGE

A. Materials stored on the Site shall be neatly piled and protected, and shall be stored in a neat and orderly manner in locations that shall not interfere with the progress of the Work or with the daily functioning of the Institution.

B. Materials subject to weather damage shall be protected against the weather by floored weatherproof temporary storage sheds.

C. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.

D. Storage piles and sheds shall be located within the area designated as the Staging Area. The Contractor shall work to ensure that the condition of the staging area has no negative impact on the Campus, visually or otherwise; and that outside of that area. The Contractor has no impact at all on the Campus.

E. Materials stored within the building shall be distributed in such a manner as to avoid overloading of the structural frame, and never shall be concentrated in such a manner as to exceed the equivalent of 50 pounds per square foot uniformly distributed loading. Stored materials shall be moved if they interfere with the progress of the Work.

F. Should it become necessary during the course of the Work to move stored materials or equipment, the Contractor, at the direction of the Owner or the Owner's Representative, shall move such materials or equipment.

1.4 CAMPUS SITE / BOOKBANK DRIVE STORAGE

A. All property including construction materials and equipment stored at the Bookbank Drive or other Campus site, shall be stored at the Contractor's sole risk. The Contractor is solely responsible for repair or replacement of property due to any cause of loss. Due to work at the Bookbank Drive lot, staging space is limited and not guaranteed to be provided. If staging space is needed, a request should be submitted to the Project Manager.

B. The Contractor agrees to hold Cornell harmless from any accident or injury occurring at Bookbank Drive storage or other assigned Campus site associated with the Contractor's storage.

C. The Contractor understands that Cornell makes "no" warranty regarding any security at the Bookbank Drive or other assigned Campus site.

D. The Contractor agrees that it is solely responsible for any cleanup of any site contamination caused by the Contractor's storage or storage operations and the Contractor agrees to pay for cleanup of any contamination and restore the site back to the same condition it was found.

E. It shall be assumed that the Contractor is responsible for site contamination unless the Contractor has reported condition prior to moving storage materials and equipment onto the site. Each Contractor shall be responsible for their own general area whether defined formally or not but in cases where pollutants have traveled or are found in the public areas used by all contractors, the Contractor agrees as follows:

1. If it cannot be determined who is responsible for site contamination after an investigation, all contractors who could be responsible based upon location of the incident agree to share the expense of cleanup equally.

F. No storage of hazardous materials or environmental contaminants is permitted at the Bookbank Drive or any Campus site. All barrels must have labels affixed identifying contents.

G. The Contractor will be responsible for securing and maintaining any Campus site area designated to them. All contractor trailers or storage containers located on Cornell Campus Property will need to file for a building permit with the Town of Ithaca. If the trailer/container is there longer than 180 days, the trailer/container will need to meet the Building Code requirements of a permanent structure. The trailer/container will need a means of egress that can be operated from the inside and a fire extinguisher. The contractor will also need to file for a demolition permit when the trailer/container is removed

H. Unoccupied storage containers not within the project fence shall be labeled in the Cornell standard.

1.5 PROTECTION

A. The Contractor shall provide security personnel and adopt other security measures as may be necessary to adequately protect materials and equipment stored at the site. The Contractor shall be obligated to replace or pay for all materials and equipment including items furnished by the Owner which have been damaged or stolen prior to completion of the Work.

B. Protection of Utilities

1. If during the course of the Project, it is necessary to work adjacent to existing utilities, pipelines, structures and equipment, the Contractor shall take all necessary precautions to protect existing facilities from damage.

2. Locations of utilities as shown on the Contract Documents are approximate only. The Contractor shall excavate or otherwise locate to verify existing utilities in advance of its operation.

C. Protective Covering

1. All finished surfaces shall be protected by the Contractor as follows:

a. Door and windowsills and the jambs and soffits of openings used as passageways or through which material is handled, shall be cased and protected adequately against possible damage resulting from the conduct of the work of all trades.

b. All surfaces shall be clean and not marred upon delivery of the building to the Owner. The Contractor shall, without extra compensation, replace all blocks, gypsum board, plaster, paint, tile, and all other surfaces, whether or not protected, which are damaged, and shall refinish (including painting as specified) to satisfaction of Owner.

c. Tight wood sheathing shall be laid under any materials that are stored on finished concrete surfaces and planking must be laid before moving any materials over these finished areas. Wheelbarrows used over such areas shall have rubber tires on wheels.

d. Contractor has the responsibility for protection of carpeting and all finish flooring during all phases of the Work including after installation.

e. All floors exposed to view as a floor finish shall be protected by overlaying with plywood in all areas subject to construction traffic within and without the building, special care shall be taken to protect all stair finish surfaces including but not limited to flooring, wood in-fill stairs, cabinetry, counters, equipment, etc.

2. HVAC ductwork shall be protected by the Contractor as follows to prevent introduction of contaminants:

a. Ductwork shall be wrapped at the factory using plastic wrap to exclude moisture and contaminants. The wrapping shall not be removed until immediately prior to installation.

b. Ductwork shall not be exposed to moisture or contaminants at any point in the manufacturing, shipping, storage or installation process.

c. Ductwork shall not be staged or stored outside or otherwise exposed to the weather.

d. Ductwork shall be transported only inside of covered vehicles.

e. Once installed, ductwork shall be protected from contamination during the construction process.

1.6 PROTECTION AFTER INSTALLATION

A. Protect installed products, including Owner-provided products, and control traffic in immediate area to prevent damage from subsequent operations.

B. Provide protective coverings at walls, projections, corners, and jambs, sills, and soffits of openings in and adjacent to traffic areas.

C. Cover walls and floors of elevator cabins, and jambs of cab doors, when elevators are used by construction personnel.

D. Protect finish floors and stairs from dirt, wear, and damage:

1. Secure heavy sheet goods or similar protective materials in place, in areas subject to foot traffic.

2. Lay planking or similar rigid materials in place, in areas subject to movement of heavy objects.

3. Lay planking or similar rigid materials in place, in areas where storage of products will occur.

E. Protect waterproofed and roofed surfaces:

1. Restrict use of surfaces for traffic of any kind, and for storage of products.

2. When an activity is mandatory, obtain recommendations for protection of surfaces from manufacturer. Install protection and remove on completion of activity. Restrict use of adjacent unprotected areas.

F. Restrict traffic of any kind across planted lawn and landscape areas.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

END OF SECTION 01 66 00

SECTION 01 73 29 CUTTING, PATCHING AND REPAIRING

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall be responsible for all cutting, fitting and patching, including excavation and backfill, required to complete the Work or to:

1. Make sure several parts fit together properly.

2. Uncover portions of the Work to provide for installation of ill-timed work.

3. Remove and replace defective work.

4. Remove and replace work not conforming to requirements of Contract Documents.

5. Remove samples of installed work as specified for testing.

6. Repair or restore existing or new surfaces and finishes to match adjacent existing or new surfaces and finishes.

B. Upon written instructions of the Owner's Representative:

1. Uncover designated portions of Work for Architect's observation of covered work.

2. Remove samples of installed materials for testing beyond that specified.

3. Remove Work to provide for the alteration of previously incorrectly installed work.

4. Patch work uncovered or removed.

C. Do not damage or endanger any Work by cutting or altering the Work or any part thereof.

D. Do not cut or otherwise alter the Work of the Owner except with the written consent of the Owner's Representative.

E. Where cutting and patching involves adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with the original structure.

F. Openings and Chases

1. Build openings, including but not limited to channels, chases and flues as required to complete the Work as set forth in the Contract.

2. After installation and completion of any work for which openings have been provided, build in, over, and around and finish all such openings as required to complete the Work.

3. Furnish and install all sleeves, inserts, hangers and supports required for the execution of the Work.

1.2 SUBMITTALS

A. Submit a written request to the Architect prior to executing any cutting, alteration or excavation which affects the Work of the Owner, or which may affect the structural safety of any portion of the Project. Include:

1. Identification of the Project.

2. Description of the affected Work.

3. The necessity for doing the cutting, alteration or excavation.

4. The effect on the Work of the Owner's property, or on the structural integrity of the Project.

5. Description of the proposed Work:

a. The scope of cutting, patching, alteration, or excavation.

b. Contractor and trades who will execute the work.

c. Products proposed to be used.

d. The extent of refinishing to be done.

6. Alternatives to cutting, patching or excavation.

7. Designation of the responsibility for the cost of cutting and patching.

8. Written permission of any separate contractor whose work will be affected.

B. Should conditions of the Work or the schedule indicate a change of products from the original installation, submit a request for substitution as specified in Section 01 25 00 - Substitutions and Product Options.

C. Submit a written notice to the Architect and the Owner designating the date and the time the Work will be uncovered.

1.3 QUALITY ASSURANCE

A. Requirements for Structural Work: Do not cut and patch structural elements in a manner that would change their load-carrying capacity for load-deflection ratio.

1. Obtain written approval of the cutting and patching proposal before cutting and patching structural elements, including but not limited to the following:

a. Foundation construction

b. Bearing and retaining walls

c. Structural concrete

d. Structural steel and lintels

e. Structural decking

f. Miscellaneous structural metals

g. Exterior wall back-up supports and anchoring systems

h. Piping, ductwork, vessels, and equipment supports

i. Equipment supports

B. Operational Limitations: Do not cut and patch operating elements or related components in a manner that would result in reducing their capacity to perform as intended. Do not cut and patch operating elements or related components in a manner that would result in increased maintenance or decreased operation life or safety.

1. Obtain written approval of the cutting and patching proposal before cutting and patching the following operating elements or safety related systems:

a. Primary operational systems and equipment

b. Air or smoke barriers

c. Water, moisture, or vapor barriers

d. Membranes and flashings

e. Fire protection systems

f. Control systems

g. Communication systems

h. Electrical wiring systems

i. Operating systems of special construction for MEP work

C. Visual Requirements: Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in the Owner's opinion, reduce the building's aesthetic qualities. Do not cut and patch construction in a manner that would result in visual evidence of cutting and patching. Remove and replace construction which was cut and patched in a visually unsatisfactory manner at no expense to the Owner.

D. Waterproofing and Water Tightness: Do not cut or alter waterproofed walls or floors or any structural members without written permission of the Owner.

1. Waterproofing and Roofing Membranes

a. Employ qualified contractors to accomplish all required cutting, patching, or repairing of existing waterproofing and roofing membranes.

b. Before beginning cutting, patching or repairing of existing waterproofing and roofing membranes, obtain approval of all materials, methods and contractor to be used from the Owner and agency, or agencies, holding bond or guarantee/warranty in force for membrane.

2. Water Tightness

a. The Contractor shall be responsible for water tightness of product, materials, and workmanship, including work specified to be watertight and inferred by general practice to be watertight.

b. All floors (slabs), walls, roof, glazing, windows, doors, sleeves through foundation walls, flashings, and similar items shall be watertight.

c. If details or materials shown or specified are felt not satisfactory to produce water tightness, the Contractor shall inform the Owner's Representative before installation and submit proposed substitution or alternative method for review and approval. The Contractor shall execute approved change and make watertight at no additional cost to the Owner.

1.4 WARRANTIES

A. Replace, patch, and repair material and surfaces cut or damaged by methods and with materials in such a manner as not to void any warranties required or existing.

2.0 PRODUCTS

2.1 MATERIALS

A. Comply with the Contract Documents for each product involved.

B. Use materials identical to in-place or existing materials. For exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible. If identical materials are unavailable or cannot be used, use materials whose installed performance will equal or surpass that of in-place or existing materials, and will match visual appearance of in-place or existing materials.

3.0 EXECUTION

3.1 INSPECTION

A. Inspect existing conditions of the Project, including elements subject to damage or to movement during:

1. Cutting and patching.

2. Excavation and backfilling.

B. After uncovering Work, inspect the conditions affecting the installation of products, or performance of the Work.

C. Report unsatisfactory or dubious conditions to the Architect in writing; do not proceed with the Work until the Architect has provided further instructions.

3.2 PREPARATION

A. Provide shoring, bracing and other support as necessary to assure the structural safety of that portion of the Work.

B. Provide devices and methods to protect other portions of the Project from damage.

C. Provide for vertical and lateral support required to protect adjacent buildings and properties.

D. Provide protection from the elements for that portion of the Project which may be exposed by cutting and patching work, including but not limited to pumping to maintain excavations free from water.

E. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

F. Avoid cutting existing pipe, conduit, or ductwork serving the building but scheduled to be removed or relocated until provisions have been made to bypass them.

3.3 PERFORMANCE

A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time and complete without delay.

1. Cut existing construction to provide for installation of other components or performance of other construction activities and the subsequent fitting and patching required to restore surfaces to their original condition.

B. Cutting: Cut existing construction using methods which will assure safety, will be least likely to damage elements retained or adjoining construction, and will provide proper surfaces to receive new work.

1. In general, where cutting, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.

2. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces.

3. Cut through concrete and masonry using a cutting machine, such as a carbon saw or a diamond-core drill.

4. Comply with the requirements of applicable MEP work where cutting and patching of services is required.

C. Patching: Patch with durable seams that are as invisible as possible. Comply with specified tolerances.

1. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.

2. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

   a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over patch and apply final paint coat over entire unbroken surface containing patch. Provide additional coats until patch blends with adjacent surfaces.

3. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes:

   a. For continuous surfaces, refinish to nearest intersection.

   b. For an assembly, refinish the entire unit.

4. When patching existing plaster finished walls and partitions, the Contractor shall utilize plaster trim, lath and other metal components to match the integrity of the existing system. All plaster finishes shall match existing finishes so as to provide a uniform visual appearance.

5. Floors and Walls: Where walls or partitions that are demolished extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish color, texture, and appearance. Remove existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

   a. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.

6. Ceilings: Patch, repair, or re-hang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

7. Concrete Masonry Units: Patch walls by toothing-in units using salvaged or new CMU units matching in-place units for type and size. Match coursing patterns, mortar joint profiles, and other features of in-place CMU walls. Use accessory materials compatible with in-place materials.

8. Brick and Masonry: Patch walls by toothing-in units using salvaged or new brick and masonry matching in-place brick and masonry units. Match coursing patterns, mortar joint profiles, and other features of in-place brick and masonry walls. Use accessory materials compatible with in-place materials.

9. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weather-tight condition.

    a. Existing Roofing: Comply with requirements of existing roofing manufacturer for cutting and patching existing roofing system. Provide flashing and trim, base sheets, base flashing, adhesives, insulation, blocking, substrate boards, accessories, and other required items to patch roofing at penetrations and roof-top mounted items.

D. Repairs: Where repairs to existing surfaces are required, patch to produce surfaces suitable for new materials.

    1. Completely fill holes and depressions in existing masonry walls that are to remain with an approved masonry patching material applied according to manufacturer's written recommendations.

E. Execute excavating and backfilling by methods which will assure safety, will prevent settlement or damage to other work.

F. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances and finishes.

G. Restore Work which has been cut or removed; install new products to provide completed Work in accordance with requirements of Contract Documents.

H. The Contractor shall replace, repair and patch all surfaces of the ground, and of any structure disturbed by its operations and its Work, which surfaces and structures are intended to remain, even if such operations and work are outside the property lines. Such replacement, repair and patching shall be with like material and shall restore surfaces as they existed.

3.4 CLEANING

A. Clean area and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar items. Thoroughly clean piping, conduit, and similar features before applying paint or other finishing materials. Restore damaged pipe covering to its original condition.

B. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

*****END OF SECTION 01 73 29*****

SECTION 01 77 00 PROJECT CLOSEOUT

1.0 GENERAL

1.1 INSPECTIONS

A. Substantial Completion:

1. Within a minimum of five (5) days prior to substantial completion, when the Work has reached such a point of completion that the building or buildings, equipment and apparatus can be occupied and used for the purpose intended, the Contractor shall conduct a detailed inspection of the Work to ensure that all requirements of the Contract have been met and that the Work is complete and is acceptable. Contractor shall prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.

2. After receipt of the Contractor's initial punch list, the Architect will make an inspection of the Work to determine that the Work is substantially complete and that requirements of the Contract have been met and that the Work is sufficiently complete and is acceptable for use. The Architect will submit a marked-up list of items to be completed and/or corrected, inclusive of the Contractor's punch list, with an estimated dollar value for each item.

3. The Architect shall prepare a Certificate of Substantial Completion, template provided by the Owner, on the basis of an inspection, when the Architect has determined that the Work is substantially complete.

4. A copy of the report of the inspection will be furnished to the Contractor as the inspection progresses so that the Contractor may proceed without delay with any part of the Work found to be incomplete or defective.

5. All work performed under a Fire Protection System Installation/Alteration Operating Permit shall be inspected by the Ithaca Fire Department, or if so delegated by the Ithaca Building Department and the Owner's Environmental Health and Safety Department.

    a. A member of the Ithaca Fire Department shall witness all acceptance or reacceptance testing of work performed under a Fire Protection System Installation Operating Permit. All testing and inspections shall be in compliance with the applicable NFPA codes as referenced by Section 906.1 of the Fire Code of NYS.

    b. Work classified as a 'Repair' under the Existing Building Code does not require the Ithaca Fire Department to witness the testing of the affected systems. Systems that have been repaired must still be tested as required by the Fire Code of NYS and NFPA.

    c. The Ithaca Fire Department Shall Witness the Acceptance or Reacceptance Testing for the Following Conditions:

- Testing of any new installation of a fire alarm, fire suppression, or fire detection system as required by the Fire Code of New York State.

- Hydrostatic testing of sprinkler system where the modification affects more than twenty (20) sprinkler heads and the modified area can be isolated from the rest of the system

- Installation or replacement of a fire pump or drive elements of the fire pump.

- A Fire Alarm System with added or deleted components.

- A Fire Alarm System where the wiring or control circuits have been modified.

- A Fire Alarm System where the control unit (Fire Alarm Panel) has been replaced or the control unit software has been replaced.

- A smoke control system where the master control unit, individual fan control unit, or fan drive unit has been replaced or modified.

- An alternative fire suppression system that has been replaced or the actuation elements have been modified. Except: fusible link replacement.

- A modification or extension of the piping fur a fire standpipe system where a hydrostatic test is required by NFPA 14.

B. Final Acceptance:

1. When the items appearing on the report of inspection have been completed or corrected, the Contractor shall so advise the Architect. After receipt of this notification and Contractor's certified list of completed items, the Owner's Representative will inform the Contractor of the date and time of final inspection. A copy of the report of the final inspection containing all remaining contract exceptions, omissions and incomplete Work will be furnished to the Contractor.

2. After receipt of notification of completion and all remaining contract exceptions, omissions and incomplete Work from the Contractor, the Architect will make an inspection to verify completion of the exception items appearing on the report of final inspection.

1.2 SUBMITTALS

A. Contractor's List of Incomplete Items: Initial punch list submittal at Substantial Completion.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor, listing by room or space number. Organize items applying to each space by major element, including categories for individual exterior face elevations, ceilings, individual walls, floors, doors, roof levels, casework, equipment, and building systems.

B. Contractor's Certified List of Completed Items: Final signed punch list submittal at Final Completion.

C. Certificates of Release: Occupancy permits from authorities having jurisdiction.

1.3 FINAL CLEAN UP

A. Upon completion of the Work covered by the Contract the Contractor shall leave the completed Project ready for use and occupancy without the need of further cleaning of any kind and with all Work in new condition and in perfect order. In addition, upon completion of all Work, the Contractor shall remove from the vicinity of the Work all plant, buildings, rubbish, unused materials, concrete forms and other materials belonging to him or used under its direction during construction or impairing the use or appearance of the property and shall restore such areas affected by the Work to their original condition, and, in the event of its failure to do so, the same shall be removed by the Owner at the expense of the Contractor, and the Contractor and/or its surety shall be liable therefore. Final clean-up shall include but not be limited to the following:

1. All finished surfaces shall be swept, dusted, washed and polished. This includes cleaning of the Work of all finishing trades where needed, whether or not cleaning by such trades is included in their respective sections of the specifications.

2. Roofs, utility tunnels, manholes and pipe trenches and spaces between the new and existing Work shall be left thoroughly cleaned.

3. Finished flooring shall be thoroughly cleaned in accordance with the manufacturer’s recommendations.

4. Where the finish of floors has been marred or damaged in any space or area, the entire floor of that space or area shall be refinished as recommended by the manufacturers of the flooring.

5. All equipment shall be in an undamaged, bright, clean, polished and new appearing condition.

6. All new glass shall be washed and polished, both sides. The Contractor shall be responsible for all breakage of glass in the area of the Work from the commencement of its activities until the building is turned over to Owner. The Contractor shall replace all broken glass and deliver the entire building with all glazing intact and clean.

7. Provide new filters for all fan convectors after final cleaning.

8. Refer to exterior clean up. Remove paint and glazing compound from surfaces.

B. Clean adjacent structures and improvements of dust, dirt, and debris caused by construction operations. Return adjacent areas to condition existing before construction operations began.

1.4 MAINTENANCE STOCK

A. Turn over to Owner's Representative the maintenance stock specified. Contractor shall obtain signed receipt from Owner's Representative for all maintenance stock.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

END OF SECTION 01 77 00

SECTION 01 78 23 OPERATING AND MAINTENANCE DATA

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall compile product data and related information appropriate for Owner's maintenance and operation of products furnished under the Contract.

1. Prepare operating and maintenance data as specified in this Section, as referenced in other pertinent sections of Specifications and as necessary to operate the completed Work.

2. Operations and maintenance data, in final format, shall be available to the Owner prior to substantial completion.

B. Instruct Owner's personnel in the maintenance of products and in the operation of equipment and systems.

1.2 FORM OF SUBMITTALS

A. Prepare data in the form of an instructional manual for use by Owner's personnel.

B. Upload electronic files to ePM system of complete manual in final form.

1. Format:

a. Size: 8-1/2" x 11”.

b. Text: Manufacturer's, scanned .pdf and/or neatly typewritten Word file.

c. Drawings in electronic format

- Drawings are required in PDF format. Drawings shall be in AutoCAD v14 or higher format.

d. Provide divider for each separate product, and major component parts of equipment.

- Provide type description of product, and major component parts of equipment.

- Provide indexed PDF bookmarks.

- Provide a series of files organized in subdirectories with a summary index with hyperlinks to the various documents.

e. Cover: Identify each volume with title "OPERATIONS AND MAINTENANCE INSTRUCTIONS".

List:

- Title of Project
- Identity of separate structure as applicable.
- Identity of general subject matter covered in the manual.

1.3 CONTENT OF MANUAL

A. Table of contents, typewritten, for each volume, arranged in a systematic order.

1. Contractor, name of responsible principal, address and telephone number.
2. A list of each product required to be included, indexed to the content of the volume.
3. List, with each product, the name, address and telephone number of:
   a. Subcontract or installer.
   b. Maintenance contractor, as appropriate.
   c. Identify the area of responsibility of each.
   d. Local source of supply for parts and replacement.
4. Identify each product by product name and other identifying symbols as set forth in Contract Documents.

B. Product Data:

1. Include only those sheets which are pertinent to the specific product.
2. Annotate each sheet to:
   a. Clearly identify the specific product or part installed.
   b. Clearly identify the data applicable to the installation.
   c. Delete reference to inapplicable information.

C. Submittal Data:

1. Include a record copy of the final, approved product submittal. Record copy shall be a clean copy (free of notes from the design professional) which has been updated to reflect the “as-installed” system.

D. Drawings:

1. Supplement product data with drawings as necessary to clearly illustrate:

a. Relations of component parts of equipment and systems.

b. Control and flow diagrams.

2. Coordinate drawings with information on Record Documents to assure correct illustration of completed installation.

3. Do not use Record Documents as maintenance drawings.

E. Written text, as required to supplement product data for the particular installation:

1. Organize in a consistent format under separate headings for different procedures.

2. Provide a logical sequence of instructions for each procedure.

F. Original copy of each warranty, bond, and service contract issued.

1. Provide information sheet for Owner's personnel, give:

a. Proper procedures in the event of failure.

b. Instances which might affect the validity of warranties or bonds.

1.4 MANUAL FOR MATERIALS AND FINISHES

A. Upload electronic files to ePM system.

B. Content, for architectural products, applied materials and finishes:

1. Manufacturer's data, giving full information on products:

a. Catalog number, size, and composition.

b. Color and texture designations.

c. Information required for reordering special-manufactured products.

d. Certification as to asbestos free

2. Instructions for care and maintenance:

a. Manufacturer's recommendation for types of cleaning agents and methods.

b. Cautions against cleaning agents and methods which are detrimental to the product.

c. Recommended schedule for cleaning and maintenance.

C. Content, for moisture-protection and weather-exposed products:

1. Manufacturer's data, giving full information on products.

a. Applicable standards

b. Chemical composition

c. Details of installation

2. Instructions for inspection, maintenance, and repair.

D. Additional requirements for maintenance data: The respective sections of Specifications.

1.5 MANUAL FOR EQUIPMENT AND SYSTEMS

A. Upload electronic files to ePM system.

B. Content, for each unit of equipment and system, as appropriate:

1. Description of unit and component parts.

a. Function, normal operating characteristics, and limiting conditions.

b. Performance curves, engineering data and tests.

c. Complete nomenclature and commercial number of all replaceable parts.

2. Operating procedures:

a. Start-up, break-in, routine and normal operating instructions.

b. Regulation, control, stopping, shut-down and emergency instructions.

c. Summer and winter operating instructions.

d. Special operating instructions.

3. Maintenance Procedures:

a. Routine operations.

b. Guide to "trouble-shooting".

c. Disassembly, repair and reassembly.

d. Alignment, adjusting and checking.

4. Servicing and lubrication required:

a. List of lubricants required.

5. Manufacturer's printed operating and maintenance instructions.

6. Description of sequence of operation by control manufacturer.

7. Original manufacturer's parts list, illustrations, assembly drawings and diagrams required for maintenance.

    a. Predicted life of parts subject to wear.

    b. Items recommended to be stocked as spare parts.

8. As-installed control diagrams by controls manufacturer.

9. Each contractor's coordination drawings.

    a. As-installed color coded piping diagrams.

10. Charts of valve tag numbers, with the location and function of each valve.

11. List of original manufacturer's spare parts, manufacturer's current prices, and recommended quantities to be maintained in storage.

12. Other data as required under pertinent sections of Specifications.

C. Content, for each electric and electronic system, as appropriate:

1. Description of system and component parts:

    a. Function, normal operating characteristics, and limiting conditions.

    b. Performance curves, engineering data and tests.

    c. Complete nomenclature and commercial number of replaceable parts.

2. Circuit directories of panel boards:

    a. Electrical service.

    b. Controls.

    c. Communications.

3. As-installed color coded wiring diagrams.

4. Operating procedures:

    a. Routine and normal operating instructions.

    b. Sequences required.

    c. Special operating instructions.

5. Maintenance procedures:

   a. Routine operations.

   b. Guide to "trouble-shooting".

   c. Disassembly, repair and reassembly.

   d. Adjustment and checking.

6. Manufacturer's printed operating and maintenance instructions.

7. List of original manufacturer's spare parts, manufacturer's current prices, and recommended quantities to be maintained in storage.

8. Other data as required under pertinent sections of Specifications.

D. Additional requirements for operations and maintenance data: See the respective sections of Specifications and General Conditions.

1.6 SUBMITTAL REQUIREMENTS

A. Submit through ePM system preliminary draft of proposed formats and outlines of contents of the O&M Manual thirty (30) calendar days after approved submittals.

B. Submit completed data in final form twenty (20) calendar days prior to the Acceptance Phase (final Payment Application) of the Project.

1.7 INSTRUCTIONS OF OWNER'S PERSONNEL

A. Prior to final inspections or acceptance, fully instruct Owner's designated operating and maintenance personnel in the operation, adjustment and maintenance of all products, equipment and systems:

1. Instruction time shall be sufficient to fully instruct all shifts of the Owner's operating and maintenance personnel.

B. Operations and maintenance shall constitute the basis of instruction:

1. Review contents of manual with Owner personnel in full detail to explain all aspects of operations and maintenance.

C. Submit documentation, signed by each of the Owner's Representatives who have been instructed, describing:

1. Method of Instruction.

2. Equipment and Systems Operated.

3. Length of Instruction Period.

D. Contractor is fully responsible until final acceptance, even though operated by Owner's personnel, unless otherwise agreed in writing.

1.8 OPERATING INSTRUCTIONS

A. Upload in ePM system all operating, maintenance and starting precautions and procedures to be followed by Owner for operating all systems and equipment.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 78 23*****

SECTION 01 78 36 WARRANTIES AND BONDS

1.0 GENERAL

1.1 DESCRIPTION

The Contractor shall:

A. Compile specified warranties and bonds.

B. Compile specified service and maintenance contracts.

C. Co-execute submittals when so specified.

D. Review submittals to verify compliance with Contract Documents.

E. Submit to Architect for transmittal to Owner.

1.2 SUMMARY

A. This Section specifies general administrative and procedural requirements for warranties and bonds required by the Contract Documents, including manufacturers standard warranties on products and special warranties.

1. Refer to the General Conditions for terms of the Contractor's special warranty of workmanship and materials.

2. General closeout requirements are included in Section 01 77 00 - "Project Closeout."

3. Specific requirements for warranties for the Work and products and installations that are specified to be warranted, are included in the individual Sections of Divisions 2 through 40.

4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.

B. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products, nor does it relieve suppliers, manufacturers, and Subcontractors required to countersign special warranties with the Contractor.

1.3 DEFINITIONS

A. Standard Product Warranties are pre-printed written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.

B. Special Warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner

1.4 QUALITY ASSURANCE

A. Use adequate care and diligence to review Contract Documents to identify detailed requirements relating to warranties and bonds.

B. Verify that each item required for this submittal conforms with specified requirements.

1.5 WARRANTY REQUIREMENTS

A. In addition to standard and special warranties described in Divisions 2 through 40, Contractor shall warrant work included in this Project, for a minimum period of one (1) year following acceptance of a Certificate of Substantial Completion by Owner, to cover performance, materials, workmanship and compliance with Contract Documents.

B. Corrective Work: Provide service within thirty (30) calendar days when requested by Owner. Perform services during normal working hours, unless specifically directed otherwise by Owner. Coordinate with Owner's representative to schedule performance of corrective work. Where designated service providers cannot perform corrective work within the Owner's required time frame, engage another qualified service provider. Submit a written statement to Owner upon completion of corrective work; document work performed and list outstanding items, if any.

1. When a completed breakdown of a piece of equipment occurs of the malfunction of a system affects the environment or program involving 50 or more persons at a time (employees and students combined), or creates a safety or security risk to the Owner, an EMERGENCY may be declared by the Owner. The Owner may declare an emergency as defined above at which time the service response must be within 4 hours and may require action during non-normal working hours.

2. When an emergency condition occurs, the Owner may take immediate corrective action to relieve the problem by making, a minimum as possible, temporary adjustments and/or repairs when necessary to decrease the problem until the designated Contractor's representative can respond. These temporary adjustments and repairs will in no way jeopardize the existing warranty.

3. The Owner's service staff will advise the Contractor's Representative of all temporary adjustments and repairs done in relation to the malfunctioning equipment or facility.

4. If the Contractor fails to respond with actual service within four (4) hours, and/or the necessary repairs or adjustments are not satisfactorily complete twenty-four (24) hours, the Owner will have the authority to make the necessary repairs or adjustments and charge the Contractor for parts and labor.

5. If all adjustments and repairs done by the Owner in relation to the above conditions are done by authorized district personnel, there will be no negative effect of future warranty claims.

C. Related Damages and Losses: When correcting failed or damaged warranted work, remove and replace other Work that has been damaged as a result of such failure or that must be removed and replaced to provide access for correction of warranted work.

D. Reinstatement of Warranty: When work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.

E. Replacement Cost: Upon determination that work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective work regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.

F. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties, and shall not limit the duties, obligations, rights and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on time in which the Owner can enforce such other duties, obligations, rights, or remedies.

G. Contractor's Procurement Obligations: Do not purchase, subcontract for, or allow others to purchase or subcontract for materials or units of work for Project where a special project guaranty, specified product warranty, certification, or similar commitment is required until it has been determined that entities required to sign or countersign such commitments are willing to do so.

H. Specific Warranty. Where a special warranty, certification, or similar commitment is required on such work or part of the Work, the Owner reserves the right to refuse to accept the Work until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

1.6 SUBMITTAL REQUIREMENTS

A. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect or Owner.

1. When a designated portion of the Work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect and Owner within fifteen (15) days of completion of that designated portion of the Work.

B. When a special warranty is required to be executed by the Contractor, or the Contractor and a Subcontractor, supplier or manufacturer, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner through the Architect for acceptance prior to final execution.

1.7 SUBMITTALS REQUIRED

A. Submit warranties, bonds, and service and maintenance contracts as specified in the respective sections of Specifications. Submit a list of all required warranties.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION

3.1 FORM OF SUBMITTALS

A. The Warranties and Bonds shall be in electronic pdf format. Each submission shall include the title of the Project and the name of the Contractor.

B. Provide a series of files organized in subdirectories with a summary index with hyperlinks to the various documents and or references.

C. Assemble warranties, bonds and service and maintenance contracts, executed by each of the respective manufacturers, suppliers and subcontractors.

D. Table of Contents: Neatly typed, in orderly sequence. Provide complete information for each item.

1. Product or work item.
2. Item description.
3. Notation of what the equipment serves (e.g. – Provides perimeter heat)
4. Warranty Provider. Is the warranty provided by a manufacturer or installer?
5. Firm, with name of principal and responsible party, address and telephone number.
6. Scope.
7. Duration.
    a. Date of beginning of warranty, bond or service and maintenance contract
    b. End date of warranty, bond or service and maintenance contract.
8. Provide information for Owner's personnel:
    a. Proper procedure in case of failure.
    b. Instances which might affect the validity of warranty or bond.
9. Contractor, name of responsible principal, address and telephone number.

3.2 TIME OF SUBMITTALS

A. Make final submittals within ten (10) days after Date of Substantial Completion, prior to final request for payment.

B. For items of work when acceptance is delayed materially beyond the Date of Substantial Completion, provide updated submittal within ten (10) days after acceptance, listing the date of acceptance as the start of the warranty period.

*****END OF SECTION 01 78 36*****

SECTION 01 78 39 RECORD DOCUMENTS

1.0 GENERAL

1.1 DESCRIPTION

A. The Contractor shall maintain at the site, during construction, one record copy of:

1. Drawings
2. Specifications
3. Addenda
4. Change Orders and other Modifications to the Contract
5. Architect's Field Orders or written instructions.
6. Final Shop Drawings, Product Data and Samples
7. Field Test records
8. Construction photographs

1.2 MAINTENANCE OF DOCUMENTS AND SAMPLES

A. Store documents and samples apart from documents used for construction.

B. File documents and samples in accordance with the Owner’s electronic project management system document structure.

C. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes.

D. Make documents and samples available at all times for review by the Owner’s Representative and the Architect.

1.3 RECORDING

A. Label each document "AS BUILT" in neat large printed letters.

B. Record information concurrently with construction progress.

1. Do not conceal any Work until required information is recorded.

C. Drawings

As built drawings shall consist of making any changes neatly and clearly on the Contract Drawings using colored ink or pencil, shall be kept current by the contractor on a day-to-day basis in concert with the progress of the Work. Where applicable, the change marked on a drawing is to carry the notation “per Change Order No. X”, or similar reference which cites the reason for the change. As an alternative approach the Contractor can submit a plan for producing the “As-Built” drawings via electronic mark-up in Bluebeam, Adobe Professional, or other similar program as an alternative to colored pencil or ink mark-ups. Such plan shall be subject to approval of the Owner.

The day-to-day construction as built drawings shall be made available to the Architect or Owner’s Representative for review upon request. The "As built" drawings shall show all changes to the following areas of construction:

1. Architectural:
    a. Modifications to components dictated by the building code
    b. Wall, door, window locations
    c. Built in casework locations
    d. New rated door and wall schedules/ locations
    e. Material and products where submittals are requested
2. Civil and Structural
    a. Dimensions for load carrying elements, both horizontal and vertical
    b. Materials and products where submittals are requested
    c. Load carrying elements and foundation systems
    d. Site related elements including:
        - Building outlines, entranceways, areaways, roof overhangs, downspouts, significant architectural projections and other pertinent data.
    e. All significant changes in foundations, columns, beams, openings, concrete reinforcing, lintels, concealed anchorages and "knock-out" panels made during construction.
    f. Building envelope systems including roofing systems and building shell systems
    g. Geotechnical subsurface information
    h. Items that will require future maintenance
    i. Life safety critical items

3. Mechanical (HVAC, Plumbing and Fire Protection)

    a. Products where submittals are requested

    b. Final locations of all equipment.

    c. Final sizes and materials of piping and ductwork.

    d. Final locations of inaccessible piping and ductwork.

    e. Final locations of all controls equipment, including all sensors and actuators.

    f. Final locations of all valves and dampers, including all shutoff valves, balance dampers and fire dampers.

    g. Location of access doors for all equipment in concealed locations.

    h. Final location and arrangement of all mechanical equipment and concealed gas, sprinkler, domestic, sanitary and drainage systems piping and other plumbing, including, but not limited to, supply and circulating mains, principal valves, meters, clean-outs, drains, pumps and controls, vent stacks, sanitary and storm water drainage.

4. Electrical

    a. Products where submittals were requested.

    b. Circuit (wire and raceway) size, number, and type.

    c. Main circuit pathways for Fire Alarm, Emergency Power, and Access Control/Security systems.

    d. Final locations of equipment and devices, interior and exterior luminaires, and power supplies.

    e. Final location of electric signal system panels, final arrangement of all circuits and any significant changes made in electrical signal system design as a result of Change Order or job conditions.

5. Environmental

    a. Utility related elements and supporting infrastructure

    b. Storm water maintenance/testing access points

    c. Location of unusual excavation findings / contaminated soil (i.e. mercury uncovered during excavation, also on-site spills during construction), including quantity excavated/disposed.

D. Specifications and Addenda

Legibly mark each section to record:

1. Manufacturer, trade name, catalog number, and Supplier of each product and item of equipment actually installed.

2. Changes made by Field Order or by Change Order.

1.4 SUBMITTAL

A. After completion of Punchlist, upload electronic files to ePM system.

B. Accompany submittal with transmittal letter in duplicate, containing:

1. Date

2. Project title and number

3. Contractor's name and address

4. Title and number of each record document

5. Certification that each document is complete and accurate

6. Signature of Contractor or its authorized representative.

2.0 PRODUCTS – NOT USED

3.0 EXECUTION – NOT USED

*****END OF SECTION 01 78 39*****