

# BID CLARIFICATIONS

## **Boston University Pergande Lab Renovation 24 Cummington Mall – 10<sup>th</sup> Floor, Boston MA 02115**

**6/13/2025**

### BID DOCUMENTS

1. Issued for Construction – Dated May 09, 2025
2. Project Manual – Dated May 09, 2025
3. Addendum 01 – Dated June 06, 2025
4. RFI Log – Dated June 11, 2025

### ALLOWANCES

1. \$2,500 – Fireproofing
2. \$1,400 – Patch, repair or Replace 40 SF Acoustical Ceiling Tile
3. \$1,961 – Patch, repair or Replace 200 SF VCT

### CLARIFICATIONS AND EXCLUSIONS

#### *General:*

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes an 8 week duration with an anticipated start date in July 2025. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
3. The Proposed Schedule is based on a Short Form Permit. Building Fees are based on Short Form Building.
4. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increases if an award is made after this date.
5. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
6. This proposal is based on merit shop labor rates. If ownership would like Union or Prevailing wage rates to be included, NEC will provide updated pricing to reflect this request.
7. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
8. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
9. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Demolition, Steel, Rough Carpentry.
10. Due to the volatility of the markets and the magnitude of price increases we are receiving from our vendors, we will be forced to implement price increases as they occur. Prices for commodity items, such as lumber, copper, aluminum and steel, will be adjusted at the time of delivery. Please be advised that construction materials, like other commodities, are subject to availability and any/all price fluctuations. Extensive and unexpected lead times may affect schedule and production.
11. Pricing does not reflect any possible cost increases due to potential tariffs.
12. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair, Maintenance or Replacement of said equipment or devices is not included.
13. Adequate staging and laydown areas will be provided to the contractor for use during construction.
14. Liquidated and consequential damages are not included.
15. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
16. Municipal / utility company connection fees or back charges are not included.
17. Coordination of 3<sup>rd</sup> party utilities is not included.
18. Owner to provide all permanent utility services required.
19. Seismic restraints on existing conditions are not included.

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20. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
21. Third party commissioning is not included.
22. The cost for any expediting of material or equipment deliveries is not included.
23. Dumpsters for owner vendor supplied and installed material are not included.
24. Offloading or loading of owner supplied and owner vendor materials is not included.
25. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
26. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
27. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope are not included.
28. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage are not included.
29. Security, police details and fire watch are not included.
30. Third party testing is not included.

### Division 02:

#### *Demo & Abatement:*

1. The ACM Abatement report received from Owner, indicated no asbestos in the proposed work area. No scope for abatement has been included.
2. Demolition includes the removal and disposal of existing furniture, fixtures, and equipment.

### Division 08:

#### *Doors, Frames and Hardware:*

1. The existing door and frame at room 1028A Stem Cell TC are being removed and replaced.
2. Keying of existing and/or new door hardware is not included.

### Division 11:

#### *Equipment:*

1. Lab Equipment to be Furnished and Installed by Owner.

### Division 12:

#### *Window Treatments:*

1. Existing window treatments are to remain.

### Division 15:

#### *Fire Protection:*

1. No Fire Protection Scope is included.

#### *HVAC:*

1. Pre-construction TAB is not included.
2. Duct distribution and Exhaust branch duct is assumed to be constructed of galvanized steel. Final connection from branch duct to 304SS blast gates is screwed and sealed 304SS.
3. Gas Piping is not included.

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Division 16:

*Fire Alarm:*

1. No Fire Alarm Scope is included.

*Low Voltage:*

1. Security Devices/Equipment, Wiring and Service are not included.
2. Access Control Devices/Equipment, Wiring and Service are not included.
3. Tele/Data Devices/Equipment, Wiring and Service are not included.
4. Audio & Visual Devices/Equipment, Wiring and Service are not included.