

26-098 Unified Womens Health

333 School Street, Pawtucket, RI, 02860

Michael Perry
August 12, 2026



Group	Phase	Description	Total Amount
01-000		GENERAL CONDITIONS	
1	01-002	Executive Oversight	\$4,100
2	01-003	Project Manager	\$16,800
3	01-005	Project Engineer	\$9,000
4	01-010	Superintendent	\$58,800
5	01-016	Construction Administrator	\$3,000
			\$91,700
01-030		GENERAL REQUIREMENTS	
6	01-080	Architectural & Engineering Design Allowance	\$27,000
7	01-082	Structural Engineer	\$5,000
8	01-092	Construction Document Reproduction	\$350
9	01-096	Office Supplies (Monthly)	\$563
10	01-096	Office Setup	\$800
11	01-097	Construction Tech & Field Internet	\$1,125
12	01-410	Testing Laboratory Services	Not Included
13	01-511	Temporary Toilets	\$1,400
14	01-513	Temp Weather Protection	Not Included
15	01-521	Small Tools & Expendables	\$1,500
16	01-528	Dumpsters - RI	\$3,300
17	01-530	Provide infectious control barriers & workspace separation	\$1,104
18	01-530	Provide negative air machines and filters	\$1,108
19	01-530	Tacky Mats	\$350
20	01-545	Temp. Signage	\$850
21	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$125
22	01-548	Hazardous Materials Testing	Not Included
23	01-710	Final Cleaning (Per SF)	\$72
24	01-901	NFPA 241 Prepared by NEC	Not Included
25	01-901	Building Permits	Not Included
26	01-901	Fire Department Plan Review Fee	Not Included
27	01-901	AO-06 Notice	Not Included
			\$44,647
02-000		SITEWORK	
28	02-220	Selectively demolish existing construction required to create new changing i	\$1,080
29	02-220	Remove portions of partitions necessary for new 3'-0" and 8'-1" openings.	\$780
30	02-220	Remove/modify existing door opening for relocation.	\$350
31	02-220	Perform selective ceiling demolition required for new electrical and partition	\$270
			\$2,480

Group	Phase	Description	Total Amount
03-000		CONCRETE	
32	03-500	Provide and install floor leveling to 1/16 tolerance to 3' of perimeter of unit b:	\$1,020
			\$1,020
06-000		CARPENTRY	
33	06-100	Provide required backing for curtain track and miscellaneous wall-mounted	
34	06-100	Safety Inspections	\$1,163
35	06-100	Safety Materials	\$80
36	06-100	Safety Setup	\$800
37	06-220	Millwork	Not Included
			\$2,043
07-000		THERMAL & MOISTURE PROTECTION	
38	07-200	Provide sound insulation within new partition where required.	\$211
39	07-270	Provide and install firestopping for new wall penetrations	\$1,500
			\$1,711
08-000		DOORS & WINDOWS	
40	08-100	Carefully remove and relocate one existing door, frame and associated hard	\$540
41	08-100	Modify existing and new openings as required.	\$180
42	08-100	Provide supplemental/new hardware or components required for complete	\$450
43	08-650	Provide and install leaded glass vision panel	\$2,650
44	08-800	Install new lead lined window	\$360
			\$4,180
09-000		FINISHES	
45	09-250	Provide new gypsum board & accessories	\$2,400
46	09-250	Frame approximately 8'-1" cased opening serving changing rooms.	\$1,400
47	09-250	Frame relocated door opening and infill abandoned opening.	\$900
48	09-250	Frame new 3'-0" cased opening between tech work area and mammography	\$1,100
49	09-250	Tape and finish all new and patched surfaces ready for paint.	Included
50	09-510	Patch existing ceiling as required	\$720
51	09-650	Mechanically prepare existing substrate for new flooring.	\$720
52	09-650	Patch flooring at relocated partitions, openings and door locations.	\$1,320
53	09-650	Provide new resilient base throughout new room	\$420
54	09-900	Interior painting of walls, doors and frames	\$1,080
			\$10,060
10-000		SPECIALITIES	
55	10-190	Provide and install (2) cubicle curtain and tracks	\$2,400
			\$2,400
13-000		SPECIAL CONSTRUCTION	
56	13-090	Provide sheilding allowance for measurements and solution	\$30,000
			\$30,000
15-300		FIRE PROTECTION	
57	15-310	Modify existing sprinkler heads where required to maintain code-compliant	\$5,400
			\$5,400

Group	Phase	Description	Total Amount
15-502		HVAC	
58	15-503	HVAC	\$3,360
59	15-503	Field verify existing HVAC supply and return serving each mammography room	Included
60	15-503	Relocate existing devices where required due to new partitions.	Included
61	15-503	Include minor duct modifications and balancing where required.	Included
			\$3,360
16-000		ELECTRICAL	
62	16-721	Relocate/add fire alarm devices where required due to revised room configuration	\$2,700
63	16-999	Electrical	\$11,040
64	16-999	Field verify existing electrical service, panels, voltage, available capacity and	Included
65	16-999	Coordinate final equipment connection requirements with Hologic prior to room	Included
66	16-999	Provide all conduit, conductors, boxes, disconnects, breakers, receptacles and	Included
67	16-999	Provide dedicated equipment circuits from identified electrical panels.	Included
68	16-999	Provide grounding/bonding in accordance with Hologic requirements and all	Included
69	16-999	Coordinate raceways/connections for acquisition workstation and gantry.	Included
70	16-999	Coordinate equipment locations with final approved Hologic layout.	Included
71	16-999	Include circuit identification and panel directory updates.	Included
72	16-999	Include testing and inspection.	Included
73	16-999	Patch penetrations associated with electrical work.	Included
74	16-999	Coordinate any network/data requirements with owner IT.	Included
75	16-999	Furnish and install new electrical subpanel sized for mammography equipment	Included
76	16-999	Provide new feeder from main building electrical distribution located on first	Included
77	16-999	Include feeder conduit, conductors, breakers, grounding and all associated	Included
78	16-999	Provide dedicated 20A, 120V circuit/receptacle for equipment/workstation.	Included
79	16-999	Provide dedicated 40A, 208V equipment circuit/connection.	Included
80	16-999	Modify/relocate existing lighting, receptacles and devices affected by room	Included
			\$13,740
		Sub Total	\$212,740
		Sales Tax	\$62
		General Liability	\$4,538
		OH & Profit	\$16,494
		Tech	\$532
		Design Contingency	\$10,894
		Const Contingency	\$6,863
		Total Cost	\$252,122

BID CLARIFICATIONS

**Unified Health Hologic 333 School Street
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BID DOCUMENTS

1. HOLOGIC SET – Dated **07/26/26**
2. Specifications – N/A
3. Addendum, Bulletin, Stretch, Reports (Geotech, Abatement) – N/A
4. RFI – N/A

ALLOWANCES

1. Architecture - \$27,000.00 – design allowance placeholder
2. Structural - \$5,000.00
3. Design Contingency - \$10,808.00
4. Construction Contingency - \$6,809.00

ALTERNATES

All alternates as presented in our proposal will need to be accepted or declined at the time of the award of the project.

1. N/A

CLARIFICATIONS AND EXCLUSIONS

General:

1. The budget is intended for planning and feasibility purposes and should not be considered a guaranteed maximum price or final construction proposal.
2. The ROM will be refined as field investigations are completed and architectural/engineering documents, structural requirements, radiation shielding requirements, electrical capacity information, and final Hologic equipment criteria become available.
3. Allowances included within the ROM represent reasonable placeholders based upon currently available information and will be reconciled as the scope is developed.
4. All work will be performed during regular working hours unless otherwise stated.
5. Construction Schedule Duration includes a **8-week** duration with an anticipated start date in **October 2026**. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
6. 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.
7. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
8. 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.
9. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
10. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
11. Retainage to be released on early complete packages where the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Demolition, Steel, Rough Carpentry.

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12. Due to the volatility of the markets and 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.
13. Pricing does not reflect any possible cost increases due to potential tariffs.
14. 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.
15. Adequate staging and laydown areas will be provided to the contractor for use during construction.
16. Liquidated and consequential damages are not included.
17. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
18. Full scale mock-ups are not included.
19. LEED administration is not included.
20. ADA code consultant, ADA code review is not included.
21. Weather Conditions (temperature, wind & precipitation) are not included.
22. Weather days are not included in our project duration / schedule.
23. Municipal / utility company connection fees or back charges are not included.
24. Coordination of 3rd party utilities is not included.
25. Owner to provide all permanent utility services required.
26. Seismic restraints on existing conditions are not included.
27. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
28. Third party commissioning is not included.
29. Phasing or phased turnovers of spaces is not included.
30. Offsite parking is not included.
31. The cost for any expediting of material or equipment deliveries is not included.
32. Dumpsters for owner vendor supplied and installed material are not included.
33. Offloading or loading of owner supplied and owner vendor materials is not included.
34. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
35. Fuel Surcharges are not included.
36. Building survey and control points are not included.
37. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
38. 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.
39. 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.
40. Security, police details and fire watch are not included.
41. Building Department Permit Fees & Fire Department Permit Fees are not included.
42. Third party testing is not included.
43. Unforeseen conditions including concealed utilities, undocumented structural elements, deteriorated construction, water damage, unsuitable substrates, or code deficiencies are excluded.
44. Structural engineering review is required due to the proposed equipment location on the second floor.

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Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
2. All loose furniture and / or items the owner wishes to salvage will be removed from the space prior to the start of the project by the Owner.
3. All miscellaneous debris in the space to be removed by the Owner.
4. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
5. Moisture mitigation & mold remediation is not included.

Sitework:

1. N/A.

Landscape:

1. N/A

Division 03:

Concrete:

1. Leveling of existing subfloor with self-leveling concrete to 1/16" tolerance is acknowledged. Substrate is presumed sufficient to accept materials.

Division 04:

Masonry:

1. N/A.

Division 05:

Miscellaneous Metals:

1. Structural reinforcing, supplemental framing, equipment support steel, concrete modifications, or other corrective work resulting from structural analysis is not included.

Division 06:

Carpentry:

1. .

Division 07:

Roofing:

1. The Existing Roofing is to remain.
2. FM Global requirements are not included.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.
2. Existing door/frame/hardware scheduled for relocation at 333 School Street is assumed to be reusable and in serviceable condition.
3. Replacement of existing components found unsuitable for reuse shall be considered additional work.

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Division 09:

Finishes:

1. Lead lined drywall is not included. See allowance for shielding investigation/installation, which will need to be discovered during the design process.

Division 10:

Specialties:

1. N/A. Any special wall mounted devices required by Unified Health will be installed, (i.e. purell or sharps).

Shielding:

1. Radiation shielding requirements have not been established within the current scope.
2. A licensed radiation physicist shall determine required shielding based upon final equipment orientation, adjacent occupancies, construction, and applicable regulations.
3. Lead-lined gypsum board, lead-lined doors/frames, shielding above ceilings or below floors, and other radiation-protection construction are not included. See allowance to cover scope.

Division 11:

Equipment:

1. HOLOGIC equipment and associated tables are by Unified Health. We will support installations.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. One shut down is included for relocation of heads.

HVAC:

1. Duct cleaning or equipment cleaning of existing systems is not included.
2. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.
3. Existing HVAC systems are assumed to have sufficient capacity to accommodate the revised room configurations and equipment heat loads.
4. Replacement or upgrading of existing HVAC equipment, controls, duct systems, or building systems resulting from insufficient capacity is excluded.

Division 16:

Fire Alarm:

1. Fire alarm assumes the existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and batteries are not included. Fire alarm monitoring to be provided and maintained by the owner.
2. BDA/First Responders System is not included.

Electrical:

1. Arc Fault Study is not included.
2. Pricing assumes installation of a new electrical subpanel to serve the mammography equipment due to insufficient capacity within the existing local panel.

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3. The new subpanel is anticipated to be fed from the existing main building electrical distribution located on the first floor.
4. The first-floor electrical closets location was not identifiable from the photos; therefore, feeder routing, available breaker space, service capacity, distribution equipment condition, and exact feeder length remain to be verified.
5. Any required modifications to the main building electrical service or distribution system beyond installation of the new feeder and subpanel are excluded unless specifically identified as an allowance.

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.