

333 South Street

333 South Street, Shrewsbury, MA, 01545



| Group | Phase | Description | Total Amount |
|---------------|--------|---|------------------|
| 01-000 | | GENERAL CONDITIONS | |
| 1 | 01-002 | Executive Oversight | \$16,960 |
| 2 | 01-003 | Project Manager | \$69,160 |
| 3 | 01-005 | Project Engineer | \$52,080 |
| 4 | 01-009 | General Superintendent | \$16,960 |
| 5 | 01-010 | Sr. Superintendent | \$231,200 |
| 6 | 01-011 | Asst. Superintendent | \$133,200 |
| 7 | 01-016 | Construction Administrator | \$12,400 |
| 8 | 01-020 | Pre Construction | \$35,000 |
| | | | \$566,960 |
| 01-030 | | GENERAL REQUIREMENTS | |
| 9 | 01-092 | Construction Document Reproduction | \$3,600 |
| 10 | 01-096 | Office Supplies (Monthly) | \$2,250 |
| 11 | 01-096 | Office Setup | \$2,000 |
| 12 | 01-097 | Construction Tech & Field Internet | \$38,000 |
| 13 | 01-511 | Temporary Toilets | \$9,600 |
| 14 | 01-513 | Provide and install temporary solid plywood walls at new constructed corner | \$37,000 |
| 15 | 01-513 | Provide temporary window opening closure | \$16,900 |
| 16 | 01-521 | Small Tools & Expendables | \$3,500 |
| 17 | 01-528 | Dumpsters - MA | \$17,500 |
| 18 | 01-533 | Temporary Fencing w/ Scrim | \$9,600 |
| 19 | 01-533 | Temporary Fence - Gates | \$400 |
| 20 | 01-545 | Temp. Signage | \$850 |
| 21 | 01-546 | Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor) | \$20,833 |
| 22 | 01-710 | Final Cleaning - Office | \$31,302 |
| 23 | 01-710 | Final Cleaning - Warehouse | \$18,600 |
| 24 | 01-710 | Project cleaning | \$20,992 |
| 25 | 01-901 | NFPA 241 Prepared by NEC | Not Included |
| 26 | 01-901 | Building Permits | Not Included |
| 27 | 01-901 | Fire Department Plan Review Fee | Not Included |
| 28 | 01-901 | AQ-06 Notice | Not Included |
| | | | \$232,927 |
| 02-000 | | SITWORK | |
| 29 | 02-220 | Remove and salvage 603 doors, frames & hardware & catalog | \$3,109,050 |
| 30 | 02-220 | Remove and salvage 50% of all parabolic lighting fixtures | Included |
| 31 | 02-220 | Remove and dispose all finished flooring | Included |
| 32 | 02-220 | Remove and dispose all ACT & grid completely | Included |
| 33 | 02-220 | Remove and dispose all millwork and casework - restrooms to remain | Included |
| 34 | 02-220 | Remove and dispose all office partitions and glass walls to exterior walls | Included |
| 35 | 02-220 | Remove and dispose (4) mens and (4) womens room | Included |
| 36 | 02-220 | Remove and dispose (1) employee locker room | Included |
| 37 | 02-220 | Remove and dispose entry communicating stair | Included |
| 38 | 02-220 | Remove and dispose all plumbing fixtures at (4) M&W rest rooms | Included |
| 39 | 02-220 | Remove and salvage toilet partitons for reinstallation at main restrooms | Included |

| Group | Phase | Description | Total Amount |
|-------|--------|--|--------------------|
| 40 | 02-220 | Remove and dispose finished flooring at main restrooms - prepare for new tile | Included |
| 41 | 02-220 | Remove and dispose HVAC ductwork and equipment back to source - made safe by othe | Included |
| 42 | 02-220 | Remove and dispose power, wiring and lighting back to source - made safe by others | Included |
| 43 | 02-220 | Remove and dispose exterior wall construction for new constructed corner | Included |
| 44 | 02-220 | Remove and dispose (3) communicating stairs | Included |
| 45 | 02-220 | Remove and dispose (1) exterior stair tower | Included |
| 46 | 02-220 | Sawcut and remove existing foundation for new constructed corner | Included |
| 47 | 02-220 | Sawcut and remove slab for new elevator opening | Included |
| 48 | 02-220 | Remove and dispose existing wall construction for (18) new OHD openings | Included |
| 49 | 02-900 | Provide tree pruning at rear of building 2 for renovations | \$15,000 |
| 50 | 02-999 | Excavate and prepare for new building footings for new constructed corner | \$58,850 |
| | | | \$3,182,900 |

03-000 CONCRETE

| | | | |
|----|--------|--|--------------------|
| 51 | 03-150 | Form and pour 168' of new foundation footing and wall for new constructed corner | \$65,658 |
| 52 | 03-150 | Form & pour 36 LF of new concrete footings for new elevator shaft | \$60,000 |
| 53 | 03-150 | Form & pour new concrete footings for structural column reinforcement | Not Included |
| 54 | 03-150 | Provide 50 LF of new reinforced concrete footing for new communicating stair | \$8,500 |
| 55 | 03-150 | Provide reinforcing steel for new foundation walls | Included |
| 56 | 03-150 | Provide (3) #5 reinforcing steel for new Elevator footing | Included |
| 57 | 03-150 | Provide (3) #5 reinforcing steel for new Communicating Stair footing | Included |
| 58 | 03-221 | Provide concrete slab patching at structural column replacement | Not Included |
| 59 | 03-221 | Provide 3 CYDS of concrete slab infill on steel decking at central communicating stair b | \$3,750 |
| 60 | 03-221 | Provide 3 CYDS of concrete slab infill on steel decking at south communicating stair blk | \$3,750 |
| 61 | 03-221 | Provide 3 CYDS of concrete slab infill on steel decking at central communicating stair b | \$3,750 |
| 62 | 03-221 | Provide 5 CYDS of building slab repair for new dock and corner construction | \$4,200 |
| 63 | 03-221 | Provide 10 CYDS of concrete for stair pans and landings | \$6,500 |
| 64 | 03-230 | Provide concrete foundation & slab modifications to receive new levelers | \$124,800 |
| 65 | 03-230 | Provide concrete slab patching at (16) new dock levelers | Included |
| 66 | 03-230 | Provide reinforcing steel for new slab repairs | Included |
| 67 | 03-240 | Provide and install concrete dock aprons | \$170,686 |
| 68 | 03-370 | Provide shotblasting treatments for exposed concrete | \$527,000 |
| 69 | 03-370 | Provide topical concrete sealer after shot blast - excludes polishing | \$391,500 |
| | | | \$1,370,094 |

04-000 MASONRY

| | | | |
|----|--------|--|------------------|
| 70 | 04-200 | Provide and install new 8" reinforced block masonry elevator shaft | \$220,000 |
| 71 | 04-200 | Install steel lintels supplied by steel vendor at new OHD openings | Included |
| 72 | 04-500 | Provide masonry tuck pointing of 200 masonry bricks | Included |
| 73 | 04-500 | Provide masonry restoration and repointing of 825 SF of exterior masonry | Included |
| | | | \$220,000 |

05-000 METALS

| | | | |
|----|--------|--|------------------|
| 74 | 05-120 | Provide allowance for temporary shoring of steel beams for removal and reinforcement | \$35,000 |
| 75 | 05-120 | Remove and salvage/dispose exterior steel beam construction at removed section | \$26,250 |
| 76 | 05-120 | Provide and install 10T of new steel beams and columns for new constructed corner | \$55,000 |
| 77 | 05-120 | Provide and install new steel beams & decking at stair infills | \$26,000 |
| 78 | 05-120 | Remove steel crossbracing as required | Not Included |
| 79 | 05-500 | Provide and install (2) new steel stairs & rails in Building 1 | \$151,825 |
| 80 | 05-500 | Provide and install (19) OHD frames - 3 are ETR | Included |
| 81 | 05-500 | Provide and install elevator hoist beam, pit ladder & grate | Included |
| 82 | 05-500 | Provide and install brick shelf angle - installed by mason | Included |
| 83 | 05-500 | Provide and install (23) dock leveler frames | Included |
| | | | \$294,075 |

06-000 CARPENTRY

| | | | |
|----|--------|--------------------|----------|
| 84 | 06-100 | Safety Inspections | \$15,600 |
| 85 | 06-100 | Safety Materials | \$18,003 |

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|-------|--------|--|-----------------|
| 86 | 06-100 | Safety Setup & monthly replenish | \$2,975 |
| 87 | 06-220 | Installation of Plam casework and counters | \$9,296 |
| 88 | 06-400 | Provide 72 LF of plastic laminate base and upper casework for new breakrooms | \$46,800 |
| 89 | 06-400 | Provide 144 SF of plastic laminate counters in breakrooms | \$5,040 |
| 90 | 06-400 | Showroom Millwork - excluded - TBD - Furniture? | Not Included |
| | | | \$97,714 |

07-000 THERMAL & MOISTURE PROTECTION

| | | | |
|-----|--------|---|-----------------|
| 91 | 07-100 | Provide waterproofing at 2nd floor main restroom flooring | \$2,686 |
| 92 | 07-150 | Provide and install damproofing or cementitious waterproofing at elevator pit | \$3,500 |
| 93 | 07-185 | Provide repairs to vapor barrier at new stair addition | \$1,200 |
| 94 | 07-195 | Provide and install new air barrier over densglass at new constucted corner | Included |
| 95 | 07-200 | Provide new exterior wall insulation at new constructed corner | Included |
| 96 | 07-200 | Provide new interior wall insulation at new partition walls | Included |
| 97 | 07-250 | Provide fireproofing allowance at new steel for new constructed corner | \$32,000 |
| 98 | 07-270 | Provide firestopping between office and warehouse | \$10,500 |
| 99 | 07-500 | Patch existing membrane roofing at new constructed corner only | \$9,800 |
| 100 | 07-600 | Provide new roof edge flashing at new constructed corner | \$5,850 |
| | | | \$65,536 |

08-000 DOORS & WINDOWS

| | | | |
|-----|--------|---|------------------|
| 101 | 08-100 | Labor to install 32 salvaged Doors, Frames & HW into new offices, install 102 hardware | \$16,434 |
| 102 | 08-100 | Provide 102 new sets of locking hardware for all new and ETR doors. | \$16,256 |
| 103 | 08-120 | Inspect existing doors for operation - inform owner if adjustments are needed | \$2,500 |
| 104 | 08-360 | Provide and install (19) OHD, (1) drive up, (1) glass OHD at large break room 1st floor | \$42,330 |
| 105 | 08-500 | Remove and replace 61 existing aluminum windows due to seal failure at 3 different typ | \$198,087 |
| 106 | 08-800 | Provide allowance to repair atrium glazing system | \$15,000 |
| 107 | 08-800 | Provide and install 24 SF interior glazed openings at EX conference room | \$2,280 |
| 108 | 08-800 | Provide and install 336 SF interior glazed wall at central 2nd flr conference room | \$31,920 |
| | | | \$324,807 |

09-000 FINISHES

| | | | |
|-----|--------|---|--------------------|
| 109 | 09-250 | Provide and install 336 LF of new non structural metal stud exterior wall at new constru | \$455,880 |
| 110 | 09-250 | Provide and install 202 LF of new non structural metal stud exterior wall construction fo | Included |
| 111 | 09-250 | Provide and install new 1/2" densglass exterior sheathing at new constructed walls | Included |
| 112 | 09-250 | Provide and install 1150 LF new 3-5/8" metal stud partitions for new offices & common | Included |
| 113 | 09-250 | Provide and install 320 LF new 3-5/8" metal stud soffits for glazed walls and ceiling trar | Included |
| 114 | 09-250 | Provide and install new 1/2" drywall to level 4 finish at new offices & common spaces | Included |
| 115 | 09-250 | Provide all necessary fire taping and smoke sealing at demising walls | Included |
| 116 | 09-300 | Provide and install 3600 SF of cermaic floor tile at (6) gang M/W restrooms - \$8/SF | \$36,650 |
| 117 | 09-300 | Provide and install 1825 SF of cermaic wall tile at wet walls at gang M/W restrooms - \$8 | \$32,825 |
| 118 | 09-510 | Provide and install 17,300 SF of new acoustical ceiling in existing 15/16 grid at 1st floor | \$453,700 |
| 119 | 09-510 | Provide and install 17,775 SF of new acoustical ceiling in existing 15/16 grid at 2nd floo | Included |
| 120 | 09-510 | Provide and install 1450 SF of new acoustical ceiling in existing 15/16 grid at Cafe & L | Included |
| 121 | 09-510 | Provide and install 12,500 of new acoustical ceiling in existing 15/16 grid at Plant office | Included |
| 122 | 09-650 | Provide and install 6,350 SF of LVT in Lounge and break rooms - \$6.50/SF | \$38,764 |
| 123 | 09-650 | Provide and install new vinyl tread in existing and new stairways | \$33,594 |
| 124 | 09-650 | Provide and install 2,250 LF of new vinyl base TME at all new office and common spac | \$14,605 |
| 125 | 09-680 | Provide 5,000 SQ yards of new carpet at offices - \$30/SY | \$123,800 |
| 126 | 09-900 | Provide exterior painting - base bid (Option 1) Passive & Dovetail | \$180,000 |
| 127 | 09-900 | Provide interior painting of new & existing wall partitions | \$156,000 |
| 128 | 09-900 | Provide interior painting of warehouse walls and exposed ceilings | \$441,000 |
| | | | \$1,966,818 |

10-000 SPECIALITIES

| | | | |
|-----|--------|--|---------|
| 129 | 10-115 | Provide mens and women's restroom sign at new only - reuse an existing? | \$234 |
| 130 | 10-160 | Provide and install (3) toilet partitions & (1) urinal screen at new restrooms (re-use exist | \$7,000 |
| 131 | 10-260 | Provide and install (8) corner guards at new walls TME | \$1,473 |

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|-------|--------|--|-----------------|
| 132 | 10-522 | Provide and install (12) new fire extinguishers / cabinets | \$5,618 |
| 133 | 10-800 | Provide (3) new toilet paper dispenser (re-use existing?) | \$432 |
| 134 | 10-800 | Provide (2) new hand dryers (re-use existing?) | \$2,040 |
| 135 | 10-800 | Provide (4) new soap dispensers (re-use existing?) | \$704 |
| 136 | 10-800 | Provide (4) 18x24 mirrors (re-use existing?) | \$1,440 |
| | | | \$18,940 |

11-000 EQUIPMENT

| | | | |
|-----|--------|--|-----------------|
| 137 | 11-160 | Install owner provide dock levelers as part of OHD package | \$62,000 |
| 138 | 11-450 | Provide allowance for new break room equipment | By Tenant |
| 139 | 11-450 | Provide allowance for (3) refrigerators | By Tenant |
| 140 | 11-450 | Provide allowance for (3) microwaves | By Tenant |
| | | | \$62,000 |

12-000 FURNISHINGS

| | | | |
|-----|--------|--|----------------|
| 141 | 12-481 | Provide new entry mat at main entrance | \$1,907 |
| | | | \$1,907 |

14-000 CONVEYING

| | | | |
|-----|--------|---|------------------|
| 142 | 14-200 | Provide allowance to refurbish existing service elevator & equipment | \$130,000 |
| 143 | 14-200 | Provide and install (1) new 2 stop passenger electric traction elevator | \$175,000 |
| | | | \$305,000 |

15-300 FIRE PROTECTION

| | | | |
|-----|--------|--|--------------------|
| 144 | 15-310 | Fire Protection sytem modifications | \$1,050,000 |
| 145 | 15-310 | Shut down and drain fire sprinkler system | Included |
| 146 | 15-310 | Turn up existing heads throughout the warehouse space | Included |
| 147 | 15-310 | Modify sprinkler heads in office & break locations to accommodate layout | Included |
| 148 | 15-310 | Inspect fire pump for servicability - inform client of findings | Included |
| 149 | 15-310 | Provide design and engineering costs | \$54,000 |
| | | | \$1,104,000 |

15-400 PLUMBING

| | | | |
|-----|--------|--|------------------|
| 150 | 15-405 | Plumbing | \$629,000 |
| 151 | 15-405 | Provide and install new (3) new toilets (1) urinal at restroom | Included |
| 152 | 15-405 | Provide and install (4) new drop in sinks at new restroom | Included |
| 153 | 15-405 | Provide and install (1) floor/mop sink | Included |
| 154 | 15-405 | Inspect condition of existing toilets and sinks - provide repair allowance | Included |
| 155 | 15-405 | Provide and install (3) break room sinks | Included |
| 156 | 15-405 | Remove and reinstall ETR restrooms sinks in new millwork | Included |
| 157 | 15-405 | Provide (3) bottle water filler stations (re-use existing?) | Included |
| 158 | 15-405 | Provide and install (1) prep room sink | Included |
| 159 | 15-405 | Provide cast iron piping for sanitary waste | Included |
| 160 | 15-405 | Relocate roof drains for building removal | Included |
| 161 | 15-405 | Reroute plumbing to accomodate slab removals | Included |
| 162 | 15-405 | Provide gas piping to HVAC units | Included |
| 163 | 15-405 | Provide all required insulation | Included |
| 164 | 15-405 | Provide design and engineering costs | \$35,000 |
| 165 | 15-410 | Provide gas piping for new HW heater for restroom | Included |
| | | | \$664,000 |

15-502 HVAC

| | | | |
|-----|--------|---|-----------|
| 166 | 15-503 | HVAC | \$606,000 |
| 167 | 15-503 | Rework existing systems to new office, restroom & breakroom | See Below |
| 168 | 15-503 | Heating systems for ETR restrooms & warehouse remain untouched | Included |
| 169 | 15-503 | Provide new exhaust for new S&R restrooms | Included |
| 170 | 15-503 | Provide allowance to clean (12) existing to remain restroom exhaust systems | Included |

| Group | Phase | Description | Total Amount |
|-------|--------|--|------------------|
| 171 | 15-503 | Make safe, cut and cap ductwork to source, removed by others | Included |
| 172 | 15-503 | Provide new HVAC unit for S&R restrooms | Included |
| 173 | 15-503 | Provide design and engineering costs | \$136,000 |
| 174 | 15-950 | Provide modification to existing temperature controls for new office and warehouse | Included |
| 175 | 15-990 | Provide testing and balancing of entire system | Included |
| | | | \$742,000 |

16-000 ELECTRICAL

| | | | |
|-----|--------|--|--------------------|
| 176 | 16-200 | Electrical | \$1,950,000 |
| 177 | 16-200 | Provide (4) temporary power panels | Included |
| 178 | 16-200 | Make safe all existing circuitry to prepare for demo - lock out/tag out | Included |
| 179 | 16-200 | Provide power and distribution to warehouse - receptacles every 40ft | Included |
| 180 | 16-200 | Provide power to new offices, plant office and break rooms per code | Included |
| 181 | 16-200 | Provide design and engineering costs | \$145,000 |
| 182 | 16-400 | Provide low voltage connection allowance for HVAC & electric connections | Included |
| 183 | 16-500 | Install owner provided high bay lighting at warehouse | Included |
| 184 | 16-500 | Install owner provided LED lighting at offices and break rooms | Included |
| 185 | 16-721 | Provide and install new non-proprietary fire alarm system | Included |
| 186 | 16-745 | Provide and install T&D raceways only - 1 drop per office/cubicle | Included |
| 187 | 16-900 | Lighting Mood controls are excluded | Not Included |
| | | | \$2,095,000 |

| | |
|--------------------------|---------------------|
| Sub Total | \$13,314,679 |
| General Liability (1.8%) | \$264,093 |
| OH & Profit (3%) | \$427,335 |
| Contingency (5%) | \$665,734 |
| Total Cost | \$14,671,842 |

BID CLARIFICATIONS

**ICP Shrewsbury
333 South Street Shrewsbury, MA**

May 1, 2026

BID DOCUMENTS

1. Concept SET – Dated **11/5/2025**
2. Basic Standards – Not Dated

ALLOWANCES

1. **\$35,000** – Temp Shoring for removed exterior wall
2. **\$15,000** – Repair Atrium glazing system.
3. **\$15,300** – New door lock sets
4. **\$15,000** – Tree Pruning
5. **\$3,500** – Elevator Damp-proofing
6. **\$32,000** – Fireproofing repairs to existing steel
7. **\$15,650** – Patch & flash existing roof at constructed southwest corner

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. **\$2,996.00** – Paint Option 2 – Lazy Gray & Dustblu
2. **\$2,996.00** – Paint Option 3 – Lazy Gray & Serious
3. **\$4,508.00** – Paint Option 4 – Monorail Silver & Cityscape
4. **\$495,217.00** – Replace atrium sunroom due to age and lack of replacement materials
5. **\$204,034** – Allowance to resurface existing parking lot and re-stripe
6. **\$2,900,689.00** – Allowance to provide and install new parking lot, UG drainage, striping, signage
7. **\$1,100,071.00** – Warehouse fire protection piping upsizing – based on field observations
8. **\$19,929.00** – Provide 1000 SF of new/repared concrete walks
9. **\$77,438.00** – Provide new restroom counters
10. **\$37,001.00** – Provide new toilet accessories at existing restrooms
11. **\$85,766.00** – Provide all new toilet partitions in existing restrooms
12. **\$122,500.00** – Replace existing restroom fixtures in lieu of cleaning and repair
13. **\$40,500.00** – Allowance for landscape and plantings replacement disturbed by construction
14. **\$2,307,500.00** – Remove existing system and install gas fired warehouse heating and exhaust system

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Proposed Construction Schedule includes a **40 week / 10-month** duration with an anticipated start date in **December 2026 with early release packages in late June**. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change and could be moved to critical path or early release.

BID CLARIFICATIONS

ICP Shrewsbury

333 South Street Shrewsbury, MA



May 1, 2026

3. 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.
4. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
5. 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.
6. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
7. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
8. 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.
9. 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.
10. Pricing does not reflect any possible cost increases due to potential tariffs.
11. 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.
12. Adequate staging and laydown areas will be provided to the contractor for use during construction.
13. Liquidated and consequential damages are not included.
14. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
15. Full scale mock-ups are not included.
16. LEED administration is not included.
17. ADA code consultant, ADA code review is not included.
18. Weather Conditions (temperature, wind & precipitation) are not included.
19. Weather days are not included in our project duration / schedule.
20. Municipal / utility company connection fees or back charges are not included.
21. Coordination of 3rd party utilities is not included.
22. Owner to provide all permanent utility services required.
23. Seismic restraints on existing conditions are not included.
24. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
25. Third party commissioning is not included.
26. Phasing or phased turnovers of spaces is not included.
27. The cost for any expediting of material or equipment deliveries is not included.
28. Dumpsters for owner vendor supplied and installed material are not included.
29. Offloading or loading of owner supplied and owner vendor materials is not included.

BID CLARIFICATIONS

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May 1, 2026

30. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
31. Fuel Surcharges are not included.
32. Building survey and control points are not included.
33. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
34. 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.
35. 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.
36. Security, police details and fire watch are not included.
37. Building Department Permit Fees & Fire Department Permit Fees are not included.
38. Third party testing is not included.
39. Engineering anticipates pre and post demolition surveys for MEPFP's to allow for design

Division 02:

Demo & Abatement:

1. 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.
2. All miscellaneous debris in the space to be removed by the Owner.
3. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
4. Moisture mitigation & mold remediation is not included.

Sitework:

1. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
2. Asphalt paving prices may increase or decrease, thus the prices quoted are based on the current fob refinery price of liquid asphalt established by the DOT. Such prices are not guaranteed by the major oil companies and therefore are subject to adjustment during the term of this contract. Any change in the price of liquid asphalt (increase or decrease) will require a change per ton of asphalt used on this project.
3. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
4. Import of Structural Fill is not included.
5. Removal of any underground structures, tanks, foundation, utilities etc. that have not been identified within the proposal documents are not included.
6. Proposed site work alternate allowance is based on the site plan date 12/15/25. Proposed scope shall be confirmed with engineered documents prepared by Solli Engineering.
7. Structural shoring and underpinning are not included.
8. Proposed sealcoating and striping alternate assumed industry standard practices – sweep, joints, seal, stripe.

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Landscape:

1. Landscaping is not included in the base scope. See alternate allowances
2. Tree pruning for access to exterior work is included.

Division 03:

Concrete:

1. Concrete scope to include new foundation at cut out, stair and elevator footings, slab repairs & infills, leveler installation and concrete aprons.

Division 04:

Masonry:

1. Exterior brick veneer will be matched in size and as close in color as possible. Building is being painted.
2. Stair shafts to be CMU
3. Qualifying 200 bricks to be tuck pointed based on field observations from ground level.
4. Qualifying 825 SF of repointing & restoration based on field observations from ground level.

Division 05:

Structural & Miscellaneous Metals:

1. The two new steel stairs shall be pan-filled concrete switch back with rails located at the executive offices.
2. Structural steel beams to be appropriately sized for installation by engineer. Pricing is subject to sizing adjustments. Proposal is based on existing documents.
3. We are assuming 10T of steel for the new construction.

Division 06:

Carpentry:

1. Showroom millwork is not included. Assumed this is FF&E by tenant.

Division 07:

Roofing:

1. The Existing Roofing is largely to remain. Work only occurs at building cut out.
2. FM Global requirements are not included.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is included as an allowance.

Division 09:

Finishes:

1. Existing ceiling grid is to remain at offices – it will require modification at removed walls.
2. Flooring is based on unit prices given in basic standards document – materials only
3. Painting products are by Sherwin Williams.
4. We did not include any wallcovering in this proposal.

BID CLARIFICATIONS

**ICP Shrewsbury
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Division 10:

Specialties:

1. Toilet accessories are ETR – see alternate to replace
2. Toilet Partitions are ETR – see alternate to replace.
3. Fire extinguishers are ETR – will inspect and reinstall as required.

Division 11:

Equipment:

1. FF&E including but not limited to appliances, furniture, furniture partitions, equipment, raised/access flooring, and relocation costs are not included.

Division 14:

Conveying Equipment:

1. We have been in contact with the service elevator service company and have been informed that this equipment needs to be REPLACED and not refurbished. We have been provided with an allowance direct from the company to reflect the current knowledge.
2. New elevator will be an electric traction unit in a masonry shaft.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. Existing system may not be adequate for the warehouse – see alternate to upsize the piping

HVAC:

1. Duct cleaning or equipment cleaning of existing bathroom fans are included
2. All testing including load, infrared, integrated and non-destructive as well as independent validation are not included.
3. Engineering anticipates pre and post demolition surveys for MEPFP's
4. Existing HVAC system will continue to serve the new offices – remainder to be removed back to source, Warehouse spaces will be redesigned to serve warehouse functions to maintain ambient temperature of 55 degrees.

Plumbing:

1. Existing bathrooms are to remain and to be cleaned – see alternate for fixture replacement
2. Existing roof drains and leaders to be relocated for new construction
3. Cast iron piping to be used for all exposed and buried drains

Division 16:

Fire Alarm:

1. Fire alarm will be new. The existing Siemens system is no longer serviceable and will be replaced.
2. BDA/First Responders System is not included.

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Electrical:

1. Arc Fault Study is not included.
2. Fixtures are provided by the owner

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.