

BID CLARIFICATIONS

**Active Day Adult Day Care
131 Samoset Street Plymouth, MA**

June 5, 2026

BID DOCUMENTS

1. SD SET – Dated May 8, 2026
2. Specifications – Dated March 2026
3. Addendum x3
4. RFI x1

ALLOWANCES

1. \$26,000.00 - Nurse Call System – Provide nurse call system and devices as laid out on drawings. Functionality of system requirements need to be further explored.
2. \$25,343.00 – (2%) Design Contingency – Included in our pricing for items not reasonably inferable
3. \$41,095.00 – (3%) Construction Contingency – Included in our pricing for items that are beyond control.

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. \$116,449.00 - HVAC Option 2 – New Gas RTU
2. \$126,580.00 – HVAC Option 3 – New Electric RTU
3. \$8,641.00 – Ceramic Tile – Install ceramic tile at restrooms in lieu of specified finish
4. \$11,467.00 – Plumbing Chase Wall – Provide chase wall for gravity fed in wall drains
5. \$25,343.00 – (2%) Suggested Design Contingency – for items not reasonably inferable
6. \$41,095.00 – (3%) Suggested Construction Contingency – for items that are beyond control.

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 16-week duration with an anticipated start date in September 2026. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
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.
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.

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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. Offsite parking is not included.
28. The cost for any expediting of material or equipment deliveries is not included.
29. Dumpsters for owner vendor supplied and installed material are not included.
30. Offloading or loading of owner supplied and owner vendor materials is not included.
31. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
32. Fuel Surcharges are not included.
33. Building survey and control points are not included.
34. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
35. 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.
36. 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.
37. Security, police details and fire watch are not included.
38. Building Department Permit Fees & Fire Department Permit Fees are not included.
39. Third party testing is not included.

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.
5. Moisture mitigation & mold remediation is not included.

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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. The base price for liquid asphalt for this contract is **\$2,100.00** per ton. 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.

Landscape:

1. 2x2 Uni-lock pavers will be installed over sand bed at patio area.
2. 4" concrete filled steel bollards with plastic reflective covers will be installed.
3. 6' vinyl fence with lattice top will be installed. Subject to approval and adjustment in cost based on final selection by architect.

Division 03:

Concrete:

1. We assume the building slab is a non-structural slab and will be infilled accordingly upon completion of the plumbing work.

Division 04:

Masonry:

1. New masonry openings will be saw-cut flush and square. Saw-toothed blocks is not included.

Division 05:

Miscellaneous Metals:

1. Steel Lintel to be provided by GC. Engineering included.

Division 06:

Carpentry:

1. Architectural woodwork kitchenette, credenza and tv stands to mimic to a 'residential' feel.

Division 07:

Roofing:

1. The Existing Roofing is to remain. A&M roofing is responsible for all patching and roof related work.
2. FM Global requirements are not included.

Division 08:

Doors, Frames and Hardware:

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1. Keying of existing and/or new door hardware is not included.
2. Windows shall be aluminum storefront type and will include matching nurses office windows

Division 09:

Finishes:

1. Acoustabuilt ceiling system has been priced as an add alternate (#3)
2. Shot blasting and major surface preparation for flooring is not included.

Division 10:

Specialties:

1. Whiteboards, tackboards, signage will be provided by tenants vendor.
2. Toilet accessories and partitions are subject to revisions based on final selections.

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 15:

Fire Protection:

1. Hydrant flow test and calculations are not included
2. Post construction fire protection pressure testing is not included.
3. Pricing is subject to review based on final drawings prepared by WB&A

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. Pricing is subject to review based on final drawings prepared by WB&A
4. Base bid assumes good working condition of the two existing RTU's. Alternate 1 are new gas RTU's, Alternate 2 are electric RTUs

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. BDA/First Responders System is not included.

Electrical:

1. Arc Fault Study is not included.
2. Nurse call system will need to be further defined. Pricing is based on intent and locations indicated on drawings. System functionality will need to be addressed.

Low Voltage:

1. Security Devices/Equipment, Wiring and Service are not included.

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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.