

Amtrak (Tailwind) - Providence, RI



100 Gaspee Street, Providence, RI, 02903

Estimator: Stephan Cherenfant

Date: 08/28/2026

Proposal

Item #	Description	Total
01-000	GENERAL CONDITIONS	
1	Executive Oversight	\$14,400
2	Project Manager	\$26,880
3	Project Engineer	\$17,280
4	Superintendent	\$81,600
5	Superintendent	\$1,200
6	Construction Administrator	\$4,900
		\$146,260
01-030	GENERAL REQUIREMENTS	
7	Construction Document Reproduction	\$1,500
8	Office Supplies (Monthly)	\$675
9	Office Setup	\$800
10	Testing Laboratory Services	Not Included
11	Temporary Toilets	Not Included
12	Temp Weather Protection	Not Included
13	Small Tools & Expendables	\$1,500
14	Dumpsters	\$5,850
15	Temporary Fencing w/ Scrim	\$1,200
16	Temp. Signage	\$1,250
17	Temp. Fire Extinguishers w/ Stands	\$250
18	Hazardous Materials Testing	Not Included
19	Final Cleaning - Phase 1	\$1,200
20	Final Cleaning - Phase 2	\$1,200
21	Final Cleaning - Phase 3	\$1,200
22	NFPA 241 Prepared by NEC	\$294
23	Building Permits	By Owner
24	Fire Department Plan Review Fee	By Owner
25	AQ-06 Notice	Not Included
		\$16,919
02-000	SITework	
26	Sawcutting	\$48,952
27	Sawcut ex. exterior concrete sidewalk at the sanitary connection	Included
28	Sawcut existing sloped concrete slab along new sanitary drain route	Included
29	Sawcut existing concrete slab and insulation layer only	Included
30	Sawcut existing interior concrete slab for future P-1 mop sink	Included
31	Core drill existing CMU for new sanitary and vent piping	Included
32	Sitework	Included
33	Remove/Set aside ex. stone curb at ext. sanitary line for reuse	Included
34	Excavate below ex. sidewalk to expose 6" UG sanitary line	Included
35	Excavate trench for install of new sanitary drain piping	Included

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Item #	Description	Total
36	Backfill after completion of the new sanitary piping	Included
37	Restore subgrade to required elevation for sidewalk concrete	Included
38	Reinstall salvaged stone curb upon completion of UG work	Included
39	Demolition	\$40,300
40	Remove ex. storefront, window, door, frames, and curb at entry	Included
41	Remove ex. storage room window, door, and frames	Included
42	Remove wall section for new relocated storage/office opening	Included
43	Remove ex. millwork, service counters, and platforms	Included
44	Remove ex. slatwall, shelving, and wood furring	Included
45	Remove miscellaneous furniture	Included
46	Remove ex. flooring and wall base	Included
47	Remove ex. merch display for temp install/relocation	Included
48	Remove (3) ex. drink coolers for temp install/relocation	Included
49	Remove ex. refrigerator for temp install/relocation	Included
50	Remove ex. exit signage for temp install/relocation	Included
51	Remove ex. wall-mounted devices, conduit, and wiring	Included
52	Remove ex. elec wall panels, conduits, and wiring	Included
53	Remove ex. security cameras/sensors	Included
54	Remove ex. light fixtures, track lighting, and ceiling fan	Included
55	Remove ex. emergency lighting	Included
56	Remove cut concrete slab and sidewalk concrete	Included
57	Relocate (1) EX017 Existing Reach-In Refrigerator	Included
58	Relocate (1) EX018 Existing Drink Cooler	Included
59	Relocate (2) EX019 Existing Drink Coolers	Included
60	Demo of Temp Partitions - Phase 2 & 3	Included
		\$89,252

03-000 CONCRETE

61	Cast-In-Place Concrete	Included
62	Exterior Concrete Slab:	Included
63	Furnish and place concrete to restore exterior sanitary trench	Included
64	Provide 5,000 PSI concrete at sidewalk/slab trench repair	Included
65	Match existing adjacent sidewalk concrete, thickness, texture, and finish	Included
66	Finish new sidewalk flush with existing concrete at perimeter	Included
67	Provide joints to match/align with existing adjacent conditions	Included
68	Provide #4 reinforcing bars at 12" O.C	Included
69	Epoxy dowel 4" into ex. slab on each side and tie through center	Included
70	Housekeeping Pad:	Included
71	Furnish and place 6" concrete housekeeping pad at mop sink	Included
72	Provide 3,000 PSI concrete at housekeeping pad	Included
73	Provide (1) continuous #4 reinforcing bar at housekeeping-pad perimeter	Included
74	Provide 4x4-W4.0xW4.0 welded-wire mesh at housekeeping pad	Included
75	Provide 3/4" chamfer at exposed pad edges	Included
76	Roughen ex. concrete substrate - 1/4" amplitude	Included
77	Provide epoxy bonding agent between ex. concrete and new pad	Included
78	Concrete Slab Finishing	Included
79	Finish new interior 5,000 PSI topping-slab trench repair	Included
80	Match adjacent existing slab finish texture	Included
81	Finish repaired slab flush with existing adjacent concrete	Included
82	Finish exposed housekeeping-pad surfaces suitable for clear seale	Included

Item #	Description	Total
83	Leave exposed concrete surfaces ready to receive SC-01 clear sealer	Included
84	Concrete Sealer	\$1,675
85	Apply SC-01 to exposed concrete floor at Storage 013.2, Office 013.3	Included
86	Apply SC-01 to exposed faces of the new housekeeping pad.	Included
		\$1,675

05-000 METALS

87	Structural Steel	\$11,850
88	Continuous L5x3x1/4 upturned steel angle	Included
89	Weld L5x3x1/4 angle to the bottom flange of the existing W12 beam	Included
90	Remove existing steel angle at grille head	Included
91	1-1/2"x1-1/2"x1/4" HSS braces @ 48" O.C.	Included
92	1-1/2"x1-1/2"x1/4" HSS braces at both ends of L5x3x1/4 support angle	Included
93	Reinstall ex. steel angle at top of new HSS braces.	Included
		\$11,850

06-000 CARPENTRY

94	Safety Inspections	\$2,320
95	Safety Materials	\$1,412
96	Safety Setup	\$856
97	Temp Protection of Finishes	\$3,960
98	Phase 1: Temp. Demising Walls and Bracing	Included
99	Phase 1-2: Temp. Access Door	Included
100	Phase 2: Temp. Wall Removal	Included
101	Phase 3: Temp. Door Relocation	Included
102	Phase 3: Visqueen Separation	Included
103	Phase 3: Storage-Access Barrier	Included
104	Phase 3: Security Grille Temp. Barrier	Included
105	Phase 3: Final Temp. Partition Removal	Included
106	Merchandise Display Units (5) - Install Only	Included
107	2x2 FRT furring @ 24" O.C. at GP-01 and GP-02 graphic-panel areas	Included
108	2x4 FRT top and bottom rails at GP-01 and GP-02 graphic-panel areas	Included
109	1x2 vertical FRT furring @ 24" O.C. at GP-03 wall	Included
110	1x4 FRT top, bottom, and horizontal furring at GP-03 wall.	Included
111	2x8 FRT blocking for WD-01 feature wall and logo-panels	Included
112	2x10 FRT blocking between existing metal studs at security-grille	Included
113	5/8" FRT plywood top-plate shim at bottom flange of existing steel beam	Included
114	1/2" FRT plywood padding behind security-grille receiver/jam	Included
115	Blocking for wall-mounted millwork and display	Included
116	Millwork	\$95,636
117	Slatwall Display Millwork (Units 1-3)	Included
118	Side / Work Counter Millwork (Unit 4)	Included
119	Service Counter Millwork (Units 5 & 9)	Included
120	ADA Service Counter Millwork (Units 6 & 8)	Included
121	POS Counter Millwork (Unit 7)	Included
122	Service Area Gate Millwork	Included
123	Cooler Back-Panel Millwork (3/4" plywood wall panels)	Included
124	PL-01 Plastic Laminate: Units 1-9 / Cooler Back Panels / Gate Jambs	Included
125	PL-02 Plastic Laminate: Units 1-9	Included
126	16-ga., 2-leg x 5" x 90" stainless-steel end wrap at Retail 013	Included
127	WD-01 Feature-Wall Millwork	Included

Item #	Description	Total
128	ST-01: Stain and satin varnish system at ash dowels	Included
129	AL-01 4" aluminum flat bars at (3) upper WD-01 feature-wall bands	Included
130	AL-01 6" aluminum flat bar lower WD-01 feature-wall band	Included
131	1" x 4" aluminum flat bar at feature-wall/logo-panel	Included
132	Solid Surface Counter Tops	Included
133	SS-01 countertops at Units 4-9 standard service and POS counter sections	Included
134	SS-01 countertops at Units 6 & 8 ADA service-counter sections	Included
135	SS-01 8" high toe kicks/bases at service-counter millwork	Included
136	(2) layers of SS-01 at laminate gate panels	Included
137	Replace existing mobile-bar customer countertops with 1" thick SS-01	Included
		\$104,184

07-000 THERMAL & MOISTURE PROTECTION

138	Firestopping	\$3,500
139	Composite Panels	\$28,781
140	ACM Panel at grille pocket concourse face	Included
141	ACM return at the grille receiver jamb	Included
142	Provide flat and folded ACM/anodized-aluminum trim at grille head	Included
143	Wrap exposed existing vertical HSS storefront posts with ACM	Included
144	Remove/modify/reinstall ex. closure panel and trim at grille head	Included
145	Joint Sealers	\$2,000
		\$34,281

08-000 DOORS & WINDOWS

146	Security Grilles	\$13,193
147	Horizontal sliding security grille at concourse entrance	Included
148	Include formed-steel pocket door	Included
149	Include Perforated Grille Curtain	Included
150	Include Overhead Track & Carriers	Included
151	Include alum. wall receiver/channel and hook-bolt lead post at grille jamb	Included
152	Include locking hardware	Included
153	Include mid-span locking post at the grille opening	Included
154	Include traveling-end post within grille pocket	Included
155	Entrances and Storefronts	\$2,675
156	GL-01 aluminum window frame at Office 013.3	Included
157	GL-01 glazing - 1/4" tempered safety glass with reflective one-way coating	Included
		\$15,868

09-000 FINISHES

158	Gypsum Board/Drywall	\$110,000
159	5/8" Gold Bond Hi-Abuse XP Type X GWB at non-rated wall repairs	Included
160	5/8" Gold Bond Fire-Shield Type X GWB at rated-wall repairs	Included
161	Infill door & window at Storage/Office w/ 3-5/8" metal studs and 5/8" GWB	Included
162	Frame new 42"x96" cased door opening at Storage/Retail	Included
163	Frame new 2'-8"x4'-0" window opening at Office	Included
164	3-5/8" metal stud framing at horizontal sliding security-grille pocket walls.	Included
165	5/8" GWB at exposed face of grille pocket walls	Included
166	5/8" FRT plywood at inside face of grille pocket walls	Included
167	Remove/rebuild ex. GWB beam enclosure at ex. W12 beam	Included
168	Patch and repair existing GWB affected by demolition and new openings	Included
169	Flooring	\$56,526

Item #	Description	Total
170	PC-01: 12x24 porcelain floor tile at Retail 013	Included
171	PC-01 Base: Cut PC-01 porcelain tile base at Retail 013 / 013.1	Included
172	PC-02: 6x24 porcelain floor tile at Retail 013.1	Included
173	PC-02 Base: Cut PC-01 porcelain tile base at Retail 013.1	Included
174	GT-01: Mapei Kerapoxy CQ epoxy grout	Included
175	Tile Trim: Schluter DECO E90D 9mm stainless-steel trim	Included
176	B-01: Johnsonite Dura-Cove, Color 40 Black at Storage 013.2/Office 013.3	Included
177	Painting	\$18,000
178	P-02: Paint at Retail/Service walls	Included
179	P-03: Paint at service-counter walls	Included
180	P-04: Paint at WD-01 feature-wall background and walls	Included
181	P-05: Paint new L5x3x1/4 grille-support angle	Included
		\$184,526

10-000 SPECIALITIES

182	Signage	By Owner
183	GP-01 Graphic Panel	By Owner
184	GL-02 Logo Panel	By Owner
185	Storefront / Entry Signage	By Owner
186	Wall and Corner Guards	\$8,000
187	7.25"x90" stainless-steel end wrap	Included
188	2"x2" stainless-steel corner guard at exposed grille-pocket wall end	Included
189	Install end-wrap & corner guards	Included
190	Furnish and Install (1) wall mounted fire extinguishers and brackets	\$400
		\$8,400

11-000 EQUIPMENT

191	Food Service Equipment	\$1,600
192	N016 Double-Door Freezer - Install Only	Included
193	N022 Storage Shelving (2) - Install Only	Included
194	N023 Storage Shelving (1) - Install Only	Included
195	N024 Storage Shelving (2) - Install Only	Included
		\$1,600

15-300 FIRE PROTECTION

196	Fire Protection	Not Included
		\$0

15-400 PLUMBING

197	Plumbing	\$29,911
198	P-1 floor-mounted mop sink	Included
199	P-2 Water Heater	Included
200	P-3 Water Filter - Includes (2) spare filters	Included
201	P-4 Pot Filler with hose	Included
202	P-5 Heat Trace	Included
203	3/4" copper CW connection to existing domestic water	Included
204	1/2" copper HW piping from P-2 to P-1/P-4	Included
205	2" PVC sanitary piping from mop sink through the 6" slab	Included
206	Increase waste from 2" to 3" in exterior soffit and route to grade	Included
207	Connect new 3" sanitary line to existing 6" underground sanitary	Included
208	2"/3" PVC vent piping and connect to ex. VTR in Police Suite	Included

Item #	Description	Total
		\$29,911
15-502	HVAC	
209	HVAC	Not Included
		\$0
16-000	ELECTRICAL	
210	Electrical	\$102,500
211	Cut, Cap, Make-safe	Included
212	#12 copper THHN/THWN in 1/2" conduit w/ 20A breakers	Included
213	Route power from walls into millwork bases	Included
214	Provide equipment grounding conductor in all raceways	Included
215	Reconnect 115V/1PH power to relocated refrigerator	Included
216	Reconnect 115V/1PH power to relocated drink cooler	Included
217	Reconnect 115V/1PH power to (2) relocated drink coolers	Included
218	115V/1PH power to new freezer	Included
219	Power and disconnect for P-2 water heater	Included
220	120V/15A circuit for P-5 sanitary heat trace	Included
221	115V/1PH power to relocated modulating-valve actuator	Included
222	Receptacle power for L5 and L6 lighting	Included
223	POS Stations	Not Included
224	L1 suspended LED fixtures	Included
225	L2B suspended LED fixtures over retail service counter	Included
226	L3 suspended LED fixtures	Included
227	L4B suspended LED fixtures at Tailwind feature/sign area	Included
228	L5 LED lighting within retail display millwork	Included
229	L6 rope lighting at service-counter millwork and WD-01	Included
230	Provide new/relocated emergency egress fixtures and exit signs	Included
231	Fire Alarm	Included
232	Cut, Cap, Make-safe	Included
233	Relocate and reconnect existing fire-alarm devices	Included
234	Provide new wall-mounted fire-alarm horn/strobe devices	Included
235	Connect new devices to the existing fire-alarm	Included
		\$102,500
Sub Total		\$747,226
General Liability		\$14,881
OH & Profit		\$61,238
IT & Software		\$3,363
Total		\$826,707

BID CLARIFICATIONS

Amtrak - Providence Retail (Tailwind)
100 Gaspee Street, Providence, RI 02903

August 28, 2026

BID DOCUMENTS

1. BID DRAWINGS – Dated 07/27/2026
2. BID REVISION 1 DRAWINGS – Dated 08/05/2026
3. BID INSTRUCTIONS – Dated 07/28/2026

ALTERNATES

1. TBD –Deduct Alternate #1 - Deduct to omit the wood furring associated with the GP-01, GP-02, and GP-03 graphic panel areas. (*See Gypsum Board Clarification below*)
2. \$5,533.00 –Add Alternate - Add alternate to paint the existing wall surfaces exposed where the graphic panel furring is omitted.

CRITICAL PROJECT CLARIFICATION

1. Per our discussion with the Scott Worley, Principal Architect of McKayde Studio, pricing assumes all work can be completed from the concourse area, with no work required at or above the train platform/track area, and no cutting or penetration of the structural slab. Should it be determined that work is required to be performed within train platform/track areas or that the work cannot be completed without cutting or penetrating the structural slab, NEC withdraws its proposal and will be compensated for work completed to date.

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 12-week (phased) duration with an anticipated start date in November 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 prevailing wage 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.
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.

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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. Third-party ADA/accessibility consulting, certification, or independent 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. Testing to be conducted prior to mobilization by owner.
5. Moisture mitigation & mold remediation is not included.
6. Selective interior demolition is limited to the existing storefront components, doors/frames, windows, millwork, service counters/platforms, slatwall, shelving/furring, flooring, wall base, and designated wall

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sections shown for removal.

Saw-cutting:

1. Replacement of curb damaged due to pre-existing deterioration is excluded.
2. Shoring, sheeting, underpinning, and engineered excavation support are excluded.
3. No sawcutting, coring, drilling, or penetration of the existing structural concrete slab is included.
4. No cutting from the underside of the floor assembly is included.
5. Interior sawcutting is based on cutting the topping/slab-build-up only as indicated.
6. Exterior cutting is based on the sidewalk and non-structural sloped concrete/topping assembly associated with the sanitary route.
7. Core drilling is based on the designated wall/CMU penetrations only.
8. Pricing is based on all work being performed from within the concourse/lease-space side of the project. No work over, above, within, or requiring access from the active train tracks or station platforms is included.
9. Railroad track/platform access and railroad-operation costs are excluded. The contract drawings specifically state that no work within the existing station platforms is included.

Sitework:

1. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
2. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
3. Import of Structural Fill is not included.
4. Removal of any underground structures, tanks, foundation, utilities etc. that have not been identified within the proposal documents are not included.
5. Excavation beneath or through the existing structural slab is excluded.
6. Repairs to underground utilities not specifically identified for modification are excluded.
7. Unforeseen relocation of existing utilities encountered during excavation is excluded.
8. Excavation is based on the sanitary connection shown and assumes the existing underground sanitary is located at the elevation and approximate location indicated.
9. Pricing assumes normal excavatable materials; rock removal, unsuitable soils, contaminated soils, groundwater management, and dewatering are excluded.
10. Existing stone curb designated for reuse is assumed to be removable and reusable without replacement.
11. Pricing is based on all work being performed from within the concourse/lease-space side of the project. No work over, above, within, or requiring access from the active train tracks or station platforms is included.
12. Railroad track/platform access and railroad-operation costs are excluded. The contract drawings specifically state that no work within the existing station platforms is included.

Division 03:

Concrete:

1. Existing structural concrete slab is to remain and is not included for alteration, replacement, or repair.
2. Structural slab repair, major grinding, leveling, moisture mitigation, or remediation is excluded.
3. Existing stone curb shall be reset where disturbed.
4. Unrelated sidewalk replacement is excluded.
5. Concrete scope is limited to the P-1 housekeeping pad and sanitary trench restoration.
6. Finish/sealer work is limited to designated concrete surfaces.
7. Pricing is based on all work being performed from within the concourse/lease-space side of the project. No work over, above, within, or requiring access from the active train tracks or station platforms is included.

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8. Railroad track/platform access and railroad-operation costs are excluded. The contract drawings specifically state that no work within the existing station platforms is included.

Sealed Concrete:

1. Heavy grinding, shot blasting, adhesive removal, coating removal, or remediation of contaminated surfaces is excluded.
2. Repair of pre-existing cracks, spalls, or slab defects is excluded.
3. Moisture mitigation is excluded.
4. Existing concrete scheduled to receive SC-01 is assumed clean, sound, and suitable for normal sealer preparation.

Division 05:

Structural Steel:

1. No reinforcement, strengthening, replacement, or repair of the existing W12 beam is included beyond the specifically detailed grille-support connections.
2. Existing steel designated for reuse is assumed reusable in its current condition.
3. Existing vertical storefront HSS posts are assumed existing to remain and are not priced as new structural framing.
4. No modification of existing building framing beyond the grille-support condition is included.
5. No anchorage, drilling, coring, or attachment into the existing structural concrete slab is included..

Division 06:

Millwork:

1. Scope includes contractor-furnished custom millwork, cooler back panels, service-gate millwork, and WD-01 feature-wall woodwork as indicated.

Solid Surface Countertops:

1. Scope is limited to SS-01 countertops, designated bases/toe kicks, service-gate facing, and mobile-bar top modifications.

Division 07:

Composite Panels:

1. Existing framing and substrates receiving ACM are assumed suitable for attachment without corrective work.
2. Modifying existing HSS members or adjacent framing to receive ACM is excluded.
3. Existing closure panel/trim designated for modification and reuse is assumed serviceable and reusable.
4. Pricing assumes ACM modifications/wraps at the renovated grille/storefront area only.
5. Scope is limited to the designated security-grille pocket, receiver/head conditions, existing HSS wraps, and closure-panel modifications..

Division 08:

Entrances & Storefronts:

1. Scope is limited to designated storefront/glazing modifications and the new one-way observation window.

Security Grille:

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1. Scope is limited to the complete D13.1 horizontal sliding security grille and manufacturer-furnished operating/locking components.

Division 09:

Gypsum Board / Metal Framing:

1. Existing partitions, framing, and wall assemblies outside specifically modified areas are assumed to remain serviceable.
2. GWB patching is based on renovation-related repairs; full-wall resurfacing of otherwise unaffected existing walls is excluded.
3. Existing concealed studs, framing, and substrates are assumed suitable for reuse where they remain.
4. Blocking/backing is based on the identified millwork, display, feature-wall, and grille conditions; continuous backing for unidentified future equipment is excluded.
5. Scope includes designated GWB infills/repairs, new framed openings, grille-pocket construction, blocking/backing, FRT plywood/furring, and temporary partitions.
6. Deduct Alternate to omit FRT wood furring at GP-01, GP-02, and GP-03 is excluded from the current proposal and remains TBD pending final subcontractor pricing.

Temp Partitions:

1. Pricing is based on the temporary partition locations and three-phase sequence shown on the contract drawings; additional partitions, barriers, or resequencing are excluded.
2. Temporary partitions are assumed to be approximately 8'-0" high and are not intended to extend to the structure above unless specifically indicated.
3. Temporary walls are assumed to be non-rated and non-acoustical assemblies.
4. Temporary access door/frame is assumed to be reused and relocated between phases where shown; furnishing additional temporary doors/frames is excluded.
5. Visqueen barriers are included only at the designated Phase 3 locations; additional dust barriers or full-height containment beyond those shown are excluded.
6. Removal of temporary partitions/doors is included at the indicated phase transitions and at completion of the work.
7. Patching following removal is limited to minor attachment-point repairs; replacement or refinishing of larger adjacent wall, ceiling, or floor areas is excluded.
8. Repairs or replacement resulting from damage to temporary partitions by occupants, vendors, or others outside the construction work are excluded.

Finishes:

1. Floor tile shall continue beneath millwork and merchandise displays where indicated.

Painting:

1. Scope is limited to designated P-02, P-03, P-04, P-05 finishes.
2. Factory-finished ACM, stainless steel, equipment, and other prefinished materials are excluded.

Acoustical Ceilings:

1. Acoustical ceiling tile, suspension grid, and associated ACT ceiling work is excluded in its entirety.

Division 10:

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Signage:

1. GP-01, GP-02, and GP-03 graphic panels are Owner Furnished / Owner Installed (OFI) and are excluded.
2. Entry signage, logo signage, and graphic signage identified as OFI are excluded.
3. Receiving, unloading, storage, handling, assembly, mounting, and installation of OFI signage/graphics are excluded..

Specialties:

1. Pricing is based on (1) wall/bracket-mounted 10-lb ABC fire extinguisher as shown on A004 and specified on A901.
2. Fire-extinguisher cabinet is not indicated and is excluded.
3. Additional extinguishers required beyond the quantity shown due to subsequent AHJ direction are excluded.

Division 11:

Equipment:

1. Owner-furnished items are assumed delivered complete, undamaged, and with all manufacturer-required components and hardware.
2. Relocated equipment/items are to remain within the project space; no off-site storage, warehousing, or transportation is included.
3. Installation is based on normal assembly/placement of the scheduled OFI equipment.
4. Special anchorage, reinforcement, or modifications not shown in the contract documents are excluded.
5. Existing equipment designated for relocation is assumed functional and serviceable prior to relocation.
6. Repair or replacement of relocated equipment resulting from pre-existing defects is excluded.

Division 15:

Plumbing:

1. Scope is limited to P-1 through P-5 and domestic water, sanitary, and vent piping.
2. Existing domestic water, sanitary, vent, and related systems are assumed functional and capable of accepting the new connections shown.
3. Existing piping sizes, elevations, and routing concealed from view are assumed consistent with the drawings.
4. Repair or replacement of existing piping not specifically designated for modification is excluded.
5. Unforeseen rerouting resulting from concealed obstructions is excluded..
6. Sanitary routing is based on utilizing the indicated topping/insulation assembly and designated wall penetrations without alteration of the structural slab.
7. Existing underground sanitary is assumed accessible and serviceable at the indicated connection location/elevation.
8. No gas piping is included.
9. Replacement of existing VTR or existing vent piping beyond the new connection is excluded.
10. Pricing is based on all work being performed from within the concourse/lease-space side of the project. No work over, above, within, or requiring access from the active train tracks or station platforms is included.
11. Railroad track/platform access and railroad-operation costs are excluded. The contract drawings specifically state that no work within the existing station platforms is included.

Fire Protection:

1. Fire-protection/sprinkler work is excluded in its entirety.

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2. Existing sprinkler piping/system is assumed to remain without relocation or modification. The drawings identify the existing building as fully sprinklered.

HVAC:

1. HVAC work is excluded in its entirety.
2. No ductwork, diffusers, equipment, controls, balancing, relocation, or HVAC modifications are included
3. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.

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.
3. Existing fire-alarm system is assumed operational, code compliant, and capable of accepting the modifications shown.
4. Existing system programming information and manufacturer access are assumed available.
5. System-wide upgrades unrelated to the tenant renovation are excluded.
6. Fire-alarm modifications are based on integration with the existing system rather than replacement of the existing system.

Electrical:

1. Arc Fault Study is not included.
2. Existing electrical service, panels, breakers, and distribution equipment designated for reuse are assumed functional, code-compliant for reuse.
3. Repair or replacement of existing equipment found defective during construction is excluded.
4. Existing branch circuits designated for reuse are assumed serviceable.
5. POS stations/equipment are excluded and are assumed to be furnished and installed by the Owner/Tenant or designated POS vendor.
6. Pricing assumes normal branch-circuit routing within the lease/concourse construction area.
7. Structural modifications required for electrical routing or equipment support are excluded.
8. Temporary power is assumed available from the existing building electrical system as indicated.
9. Scope includes electrical make-safe, power, lighting, controls, equipment connections, and associated branch wiring shown.

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.