

BID CLARIFICATIONS

Boston University School of Theater – 4th Floor
Boston University School of Visual Arts – 5th Floor
855 Commonwealth Avenue, Boston, MA

02/10/2026

BID DOCUMENTS

1. Design Development Set – Dated 12.10.2025
2. BU Environmental Health and Safety (EHS) Report – Dated 01/15/26
3. RFI Summary – Dated 2.3.26
4. RFI Summary – Dated 2.4.26

ALLOWANCES

1. \$500 – 2 ft Wall Extension to Underside of Deck @ Office 470G (4th Floor)

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. \$630 – Add Alternate – Wall Type B @ 4th Floor
2. \$-13,691 – Deduct Alternate – Alternate Interior Storefront @ 4th Floor – Kawneer 450
3. \$-8,420 – Deduct Alternate – Alternate Interior Storefront @ 5th Floor – Kawneer 450
4. \$7,189 – Add Alternate – Transoms at 5th Floor – Kawneer 450
5. \$-8,501 – Deduct Alternate – Alternate Interior Storefront @ 4th Floor – Encase
6. \$-4,245 – Deduct Alternate – Alternate Interior Storefront @ 5th Floor – Encase
7. \$15,354 – Add Alternate – Transoms at 5th Floor - Encase
8. \$-66,966 - Credit for Concurrent Projects (10 Week duration)

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 9-week duration for the School of Theater (4th Floor) and 9-week duration for the School of Visual Arts (5th Floor) with an anticipated start date in May 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. This proposal reflects separate proposals for the scope of the School of Theater - 4th floor and the scope of the School of Visual Arts - 5th Floor.
5. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
6. This proposal is based on merit shop labor rates and tax exempt.
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 or Bonds.
9. Pricing does not reflect any possible cost increases due to potential tariffs.
10. 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.
11. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. Liquidated and consequential damages are not included.
13. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown

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on drawings are not included.

14. Municipal / utility company connection fees or back charges are not included.
15. Owner to provide all permanent utility services required.
16. Seismic restraints on existing conditions are not included.
17. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
18. Third party commissioning is not included.
19. The cost for any expediting of material or equipment deliveries is not included.
20. Dumpsters for owner vendor supplied and installed material are not included.
21. Offloading or loading of owner supplied and owner vendor materials is not included.
22. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
23. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
24. 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.
25. 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.
26. Security, police details and fire watch are not included.
27. Third party testing is not included.

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.
4. Removal of the Existing Window AC Units is by Owner.

Division 06:

Millwork:

1. Cabinet Doors constructed of Baltic Birch Plywood are not warranted. Per AWI standards, veneer core plywood is not recommended for cabinet doors.
2. Cabinet Components constructed with furniture Linoleum and no balanced backer are not warranted due to risk of warpage.
3. Adjustable Shelving @ 470A Lounge and 501G Break are priced as White Oak Veneer.
4. Adjustable Shelf Hardware 470A Lounge and 501G Break are priced as color Carmen Red.

Division 07:

Roofing:

1. The Existing Roofing is to remain.

Division 08:

Doors, Frames and Hardware:

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1. Keying of existing and/or new door hardware is not included.

Storefronts:

1. The proposal includes 1" Insulated metal Panel at the window Exhaust where the Spandrel Glass replacement is being noted. Pricing includes (1) Replacement panel on the 4th Floor and (3) Replacement Panel on the 5th Floor including (2) at Classroom 500 where there are (2) Existing AC Window Units.
2. The Base Bid reflects the Basis of Design DIRT Interior Storefront Systems. Alternate pricing is provided for alternative Interior Storefront Systems.
3. The Transoms on the 5th floor are included in the pricing of the DIRT Interior Storefront System.

Division 09:

Finishes:

1. The proposal for Marmoleum Flooring includes approximately 130 sf at Breakroom 470B (4th Floor) and 260 sf at Breakroom 501G (5th Floor). No Color or style was provided.
2. Painting of Exposed piping is not included as no exposed pipes were indicated on drawings.
3. Paint colors on the 4th Floor or 5th Floor were not provided.
4. The color of the 4" Rubber Base on the 4th Floor and 5th Floor was not provided.
5. No ACT replacement is included in Classroom 500 on the 5th Floor.

Division 11:

Equipment:

1. FF&E including but not limited to appliances, furniture, furniture partitions and equipment are not included.

Division 15:

Fire Protection:

1. The Existing Fire Protection System is to remain and be modified to accommodate New Construction.
2. Post construction fire protection pressure testing is not included.

Plumbing:

1. The Plumbing scope at the 4th Floor includes:
 - a. LAV L-1: Elkay ELUHAD2115-55 ADA Undermount with American Standard M3-G11-0201A Faucet.
 - b. Type L Copper with Pro-press Fittings for the Domestic water.
 - c. Cast Iron No Hub for the Sanitary Waste and vent.
 - d. Fiberglass pipe insulation for Domestic hot, cold, indirect water and condensate drain only. No PVC jacket included on straight piping.
 - e. Sanitary waste and vent connection to existing are within (20) feet of LAV L-1.
2. The Plumbing scope at the 5th Floor includes:
 - a. LAV L-1: Elkay ELUHAD2115-55 ADA Undermount with American Standard M3-G11-0201A Faucet.
 - b. Type L Copper with Pro-press Fittings for the Domestic water.
 - c. Cast Iron No Hub for the Sanitary Waste and vent.
 - d. Fiberglass pipe insulation for Domestic hot, cold, indirect water and condensate drain only. No PVC jacket included on straight piping.
 - e. Sanitary waste and vent connection to existing are within (20) feet of LAV L-1.

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HVAC:

1. Pre-Balancing for the HVAC systems on the 4th Floor and 5th Floors is included in the proposal.
2. Duct cleaning or equipment cleaning of existing systems is not included.
3. DDC Thermostats for Local Zone Control are 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. All fire alarm programming by Sciens Building Solutions (Mammoth).
3. Proposal includes Fire Alarm Testing with Aetna.

Electrical:

1. The Proposal includes relocating the existing electrical panel on the 5th floor with-in 50' of the current location.
2. Arc Fault Study is not 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.