

BID CLARIFICATIONS

Bowditch & Dewey

75 Federal Street, 10th Floor

Boston, MA 02110

Friday, October 11, 2024

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (6:00 AM – 2:30 PM)
2. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increased if an award is made after this date.
3. This proposal is based on merit shop labor rates. If ownership would like Union or Prevailing wage to be included, NEC will provide updated pricing to reflect this request.
4. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
5. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
6. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Steel, Rough Carpentry.
7. 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.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. 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 owner.
10. All miscellaneous debris in the space to be removed by owner.
11. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
13. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair or replacement of said equipment or devices is not included.
14. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
15. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
16. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
17. Fire alarm assumes existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
18. The heat pump lead time is 16-17 weeks. This will not meet schedule. An alternate will be proposed if NEC is selected.

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ALLOWANCES

1. \$5,000 – Grid Repair - \$10/sf to patch & repair 500sf of ETR ceiling grid.

ALTERNATES

1. \$11,439 - A2.1, KN2: Bring Existing Walls to Deck to Match OB3.
2. \$18,628 - A2.1, KN3: Bring New Walls to Deck to Match OB3.
3. *N/A – Redundant w/ Alternate #2*
4. \$6,108 – Furnish & Install EQ-2 Under Counter Refrigerators
5. \$1,186 – Furnish & Install EQ-5 Microwave
6. \$3,988 – A6.2, ELV2: Copy/Print 1019 Side B Millwork
7. *N/A – Redundant w/ Alternate #4*
8. *N/A – Redundant w/ Alternate #5*
9. \$12,069 – A6.2/ELV5: Breakroom 1032 Side B Millwork
10. \$1,259 – Electrified Hardware for Door 1007
11. \$1,259 – Electrified Hardware for Door 1031
12. \$3,673 – Provide Signal Power Expander
13. TBD – Demolish ETR Ceilings and Replace w/ New (see RFI's)
14. \$4,270 – Add Glazing Film to Glass Doors
15. \$4,723 – Furnish LT-2 Light Fixtures

BID DOCUMENTS

1. Issue for Construction Set dated 09/24/2024
2. Bowditch RFP 75 Federal Street dated 09/25/2024
3. Rules & Regulations for Tenant Alterations dated 01/01/2021
4. Bowditch Add-Alts dated 09/25/024
5. RFI Responses sent via Email by Harrison from Rockhill

EXCLUSIONS

1. Controls through ENE. The Heat Pump and EBB's are on stand-alone thermostats, not tied into the BMS.
2. Card Readers wiring and device by security vendor.
3. Thermal diffusers.
4. Furnishing the LT-1 & LT-2 light fixtures. We include installation only.
5. Glazing film on glass doors per RFI responses.
6. Roofing or roof patching.
7. FM Global requirements.
8. Floor prep & mastic removal.
9. Full scale mock-ups.
10. Liquidated and consequential damages.

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EXCLUSIONS CONTINUED

11. LEED administration.
12. Municipal / utility company connection fees or back charges.
13. Power, water, and heating/cooling consumption charges.
14. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
15. Security, police details and fire watch.
16. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
17. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
18. Duct cleaning or equipment cleaning of existing systems.
19. Third party commissioning.
20. Seismic restraints on existing conditions.
21. Keying of existing or new door hardware.
22. Furniture, FF&E or relocation costs.
23. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
24. Owner to provide all permanent utility services required.
25. Coordination of 3rd party utilities.
26. Third party testing.
27. Arc Fault Study.
28. Fuel Surcharges.
29. Phasing or phased turnovers of spaces.
30. Offsite parking.
31. Building survey and control points.
32. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
33. Moisture mitigation & mold remediation.
34. BDA/First Responders System.
35. Post construction fire protection pressure testing.
36. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
37. Building Department Permit Fees & Fire Department Permit Fees.
38. ADA code consultant, ADA code review.
39. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
40. Weather Conditions (temperature, wind & precipitation).
41. Weather days are not included in our project duration / schedule.

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EXCLUSIONS CONTINUED

- 42. Cost of work, Liquidated Damages or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 43. Security, Equipment and Service.
- 44. Access Control, Equipment and Service.
- 45. Audio & Visual, Cabling & Equipment.

Thank you for providing New England Construction Company the opportunity to provide a proposal for this interesting project. We appreciate your confidence in New England Construction Company.

Very truly yours,
NEW ENGLAND CONSTRUCTION COMPANY, INC