

BID CLARIFICATIONS

**Bristol County Savings Bank - Seekonk
Fall River Avenue, Seekonk, MA**

01/05/2025

BID DOCUMENTS

1. 100% Construction Documents – Dated 11/11/2025
2. Outline Project Specifications – Dated 12/01/2025
3. DJSA Bid RFI Log – Dated 12/23/2025

ALLOWANCES

1. \$9,280 – Landscaping

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. \$-2,064 – Ceilings & Lighting Alternate (deduct)
2. \$49,443 – BDA System Wiring Alternate
3. \$46,126 – Waterproofing at Foundation
4. \$4,754 – Removal of Grease Trap and Piping
5. \$4,926 – Temp Fencing
6. \$96,500 – 5% Contingency

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. 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. 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 whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Steel.
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

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- on drawings are not included.
15. Weather Conditions (temperature, wind & precipitation) are not included.
 16. Weather days are not included in our project duration / schedule.
 17. Municipal / utility company connection fees or back charges are not included.
 18. Coordination of 3rd party utilities is not included.
 19. Owner to provide all permanent utility services required.
 20. Seismic restraints on existing conditions are not included.
 21. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
 22. Third party commissioning is not included.
 23. Phasing or phased turnovers of spaces is not included.
 24. Offsite parking is not included.
 25. The cost for any expediting of material or equipment deliveries is not included.
 26. Dumpsters for owner vendor supplied and installed material are not included.
 27. Offloading or loading of owner supplied and owner vendor materials is not included.
 28. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
 29. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
 30. 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.
 31. Security, police details and fire watch are not included.
 32. Third party testing is not included.

Division 02:

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 \$625.00 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. The Sitework scope includes the following as no exact limit of work was provided:
 - a. Site Preparation and Erosion Control
 - i. Install 450 LF of 12" diameter compost filter sock at limits of disturbance.
 - ii. Install silt sack inlet protection for six each existing drainage structures.
 - iii. Install one each rip rap construction entrance.
 - iv. Install one each unlined concrete washout.
 - b. Foundation
 - i. Install 245 LF of 4" Perforated HDPE Perimeter Foundation Drainage Pipe.
 - c. Drainage
 - i. Install 35 LF of 8" soil-tight HDPE Drainage Lines
 - ii. Install 55 LF of 4" soil-tight HDPE Roof Drainage Lines complete with two each 4" SDR 35 roof drainage downspout laterals.
 - d. Water

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- i. Tie into existing 4" water service stubbed onto pad site.
 - ii. Install one each 1" polyethylene water service and terminate within mechanical room 5'-0" inside of building whipped above finished floor.
 - e. Underground Electrical, Telephone & Cable
 - i. Excavate, backfill and install sand envelope for secondary electrical, telephone and cable services.
 - f. Gas
 - i. Excavate, backfill and install sand envelope for gas lines.
 - g. Drive-Thru ATM
 - i. Excavate and backfill for two each 3'-0" x 3'-0" x 3'-0" canopy feelings.
 - h. Precast Curbing
 - i. Install 100 LF of 6"x18" precast concrete curbing complete with concrete curb lock.
 - ii. Cas-in-place/ monolithic concrete curbing assumed in all areas where exterior concrete sidewalks or pads directly abut areas of asphalt pavement.
 - i. Exterior Concrete
 - i. Install 8" of processed gravel base below exterior concrete sidewalks.
 - ii. Form and pour 1,125 sf Concrete sidewalk.
 - j. Asphalt Pavement
 - i. Install 8" of reprocessed gravel base below asphalt pavement.
 - ii. Install 610 square yards of 2" binder course and 1-1/2" surface course of asphalt pavement. Sweep and install asphalt emulsion tack coat prior to installation of surface course of asphalt pavement.
 - iii. Install 200 LF of integral Cape Cod berm.
 - iv. Install line striping and traffic markings.
 - k. Bollards
 - i. Install 10 each 6" diameter concrete-filled galvanized steel bollards complete with HDPE bollard Sleeves.
 - l. Loam
 - i. Install loam to a depth of 6" in all areas disturbed by construction.
 - ii. Rake and seed all areas disturbed by construction.
- 4. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
- 5. Import of Structural Fill is not included.
- 6. Preparation of Stormwater Pollution Prevention Plan (SWPPP) and performance of SWPPP not included.
- 7. Heavy Duty Paving at Fire Lane is not included.

Landscape:

1. Owner or Landscape architect to provide approval of weather conditions for plant installation.
2. An Allowance has been carried for the Landscaping per Owner/Architect Request. Landscape Plans were not provided.

Division 05:

Miscellaneous Metals:

1. No Ladder to the roof or roof access was shown on the drawings. No ladder or roof access is included.

Division 06:

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Millwork:

1. Solid Surface Countertop SSM-2 is not included.

Division 09:

Finishes:

1. Acoustical Ceiling Tile (ACT-2) is not included.

Division 10:

Specialties:

1. The pricing reflects 24"x36" Adjustable Tilt Mirrors in lieu of 24"x 48" as called out in the drawings.

Signage:

1. Branded Signage, Artwork and Graphics, and Future Interior Signage is not included.

Division 11:

Equipment:

1. The Teller and Bank Equipment including furnishing and installation of the ITM Interior Free Standing, Wall Unit and Island Unit, Night Deposit Box, Cash Recycler and Custom Vault/ Safe are not included.
2. Appliances at the Break Room are not included.

Division 15:

Fire Protection:

1. Fire Protection is not included.

HVAC:

1. The Energy Recovery Ventilator ERV-1 HE-05 included in this proposal is 120V not 208V.
2. A partial Model number for the Electric Duct Heater (EDH-1) was provided. The 65 Degree F LAT cannot product 2kw output. A Duct Heater with a 1kw output was included in the proposal.

Division 16:

Electrical:

1. BDA/First Responders System Test is included.
2. The (8) Light Fixtures labeled as LT-1 (Office 114 & Office 115) on Sheet E1.01 are priced as LR-22 Fixtures.
3. The (2) Light Fixtures labeled as PC-2 (Self-service adjacent to Lounge) on Sheet E1.01 are priced as PC-1 Fixtures.
4. Sheet A1.11 shows (2) OF-1 Wall Mounted Exterior Light Fixtures. Sheet E2.01 shows (1) SLW-1 light fixture. This proposal includes (1) SLW-1 Light Fixture.
5. Site Lighting is not included.

Low Voltage:

1. Security Devices/Equipment and Service are not included.
2. Access Control Devices/Equipment and Service are not included.
3. Empty Conduit stubs for Telephone/ Data, Audio-Visual based on drawings provided, Card Access, and Security Device locations, terminating at accessible ceiling locations is included.