

BID CLARIFICATIONS

Brown University Bio Med Lobby Renovation 171 Meeting Road, Providence, RI

02/13/2025

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. Pricing includes replacing the top and bottom panes, gasket and sealant of the left exterior window. The existing window unit and frame are to remain in place. We do not own caulking of the exterior window.
15. The Handrail wall cap and Countertop being carried are solid surface. The intent is to match the color of the window sill.
16. The interior finishes being priced are as follows:
 - a. Armstrong Standard Excelon VCT 12x12 Flooring; Color TBD
 - b. Traditional Vinyl Cove base 4"; Color TBD
 - c. 3"x6" Subway Tile @ 18" tall Backsplash; Color Green; Allowance
 - d. Armstrong Ultima 2x2 Tile on a 9/16" Suprafine Grid System.
17. The existing Microwave and garbage disposal are assumed to be reused. The Water/ Ice dispenser to be furnished and Installed by the Owner
18. We are of the assumption that the interior glass being replaced does not need to be fire rated. To be confirmed by Brown University Project Manager.

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BID DOCUMENTS

1. Scope Sketch Dated 1/23/25

EXCLUSIONS

1. Fire Alarm
2. Sprinkler
3. HW Tank
4. Shut down fees
5. Painting of Existing Doors
6. FM Global requirements.
7. Floor prep & mastic removal.
8. Full scale mock-ups.
9. Liquidated and consequential damages.
10. LEED administration.
11. Municipal / utility company connection fees or backcharges.
12. Power, water, and heating/cooling consumption charges.
13. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
14. Duct cleaning or equipment cleaning of existing systems.
15. Third party commissioning
16. Keying of existing or new door hardware.
17. Appliances, furniture, furniture partitions, equipment, raised/access flooring
18. Furniture, FF&E or relocation costs.
19. Owner to provide all permanent utility services required.
20. Third party testing.
21. Offsite parking.
22. BDA/First Responders System.
23. Building Department Permit Fees & Fire Department Permit Fees.
24. ADA code consultant, ADA code review.
25. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
26. Security, Equipment and Service.
27. Access Control, Equipment and Service.
28. Tele/data Cabling, Equipment and Service.
29. 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