

BID CLARIFICATIONS

Charles Schwab Cambridge
1426 Mass Ave
Cambridge, MA

7/29/2025

BID DOCUMENTS

1. Bid Drawings – Dated 06/25/2025
2. RFP – Dated 7/9/2025
3. Landlord Rules & Regulations – Not Dated
4. RFI Responses – Dated 7/23/2025 & updated 7/24/2025

ALLOWANCES (Included in our bid)

1. Building Permit Only: \$10,000
2. Stairwell Wallcovering: \$2,000 to prep & install Schwab provided Wallcovering at Stairwell Wall
3. Stairwell Wall Access Panel: \$2,000 to furnish & install flush access panel to replace existing recessed access panel
4. Elevator: \$5,000 allowance. This is for misc. elevator items in addition to Elevator Cab Finish Upgrades
5. Floor prep: \$3,792
6. Missing Lighting Control items: \$5,000

ALTERNATES (Not included in our bid)

1. \$7,200: Furnish & install Assa Abloy automatic door opener
2. \$1,000: Furnish & install Hydration station in lieu of standard drinking fountain
3. \$2.50/SF– Floor Grinding (not included in base bid). Quantity is TBD after demolition of floors.

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 13 week duration with an anticipated start date in September 2025. 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 is based on Union shop labor rates.
5. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
6. Pricing does not reflect any possible cost increases due to potential tariffs.
7. 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.
8. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
9. Full scale mock-ups are not included.
10. LEED administration is not included.
11. ADA code consultant, ADA code review is not included.
12. Municipal / utility company connection fees or back charges are not included.
13. Coordination of 3rd party utilities is not included.

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14. Owner to provide all permanent utility services required.
15. Seismic restraints on existing conditions are not included.
16. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
17. Third party commissioning is not included.
18. Phasing or phased turnovers of spaces 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. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
22. Fuel Surcharges are not included.
23. Building survey and control points are not included.
24. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
25. 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.
26. 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.
27. Security, police details and fire watch are not included.
28. Building Department Permit Fees & Fire Department Permit Fees are not included.
29. Third party testing is not included.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
2. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
3. Moisture mitigation & mold remediation is not included.
4. Floor grinding of mastic is not included. Quantity cannot be determined until after demolition. See alternates for Unit pricing.

Division 03:

Concrete:

1. The existing 1st floor appears to be a precast concrete deck. We have included GRP scanning to avoid severing a structural strand within the concrete when coring for new plumbing. If the engineer approves, we can remove this from our proposal.

Division 05:

Misc Metals:

1. The handrail on the drywall side of the stairs is existing to remain

Division 07:

Roofing:

1. We have included installation of a new curb on the roof for EF-1.

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Division 11:

Equipment:

1. FF&E including but not limited to appliances, furniture, furniture partitions, equipment, raised/access flooring, and relocation costs are not included.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.

HVAC:

1. We included demolition of existing ductwork under the mezzanine.
2. 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.

Electrical:

1. BDA/First Responders System is not included.
2. Arc Fault Study is not included.

Low Voltage:

1. Access Control Devices/Equipment, Wiring and Service are not included.