

BID CLARIFICATIONS

**Dave's Hot Chicken
Hanover, MA**

09/10/2025

BID DOCUMENTS

1. Bid & Landlord Review Set dated 08/21/2025
2. RFI 001 Response dated 08/27/2025
3. RFI 002 Response dated 09/08/2025
4. RFI 003 Response dated 09/08/2028
5. RFI 002-3 Follow-up Response dated 09/09/205

ALTERNATES

All alternates as presented in our proposal need to be accepted or declined at the time of the award of the project.

1. \$4,889 – Dining Area Flooring – to provide ceramic tile in lieu of polished concrete
2. ~~(\$14,548)~~ – BOH & Kitchen Flooring – to provide quarry tile in lieu of epoxy
3. ~~(\$10,317)~~ – Epoxy Flooring Product – to provide and alternate epoxy specification
4. \$11,994 – Lighting Package – to furnish the light fixtures and controls package
5. \$4,309 – Security Cabling – to furnish and install security cabling
6. \$7,540 – Tel/Data Cabling – to furnish and install tel/data cabling

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 12-week / 3-month duration with an anticipated start date in January 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. 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, Demolition, Steel, Rough Carpentry.
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 on drawings are not included.

BID CLARIFICATIONS

**Dave's Hot Chicken
Hanover, MA**

09/10/2025

15. Full scale mock-ups are not included.
16. LEED administration is not included.
17. ADA code consultant, ADA code review is not included.
18. Weather Conditions (temperature, wind & precipitation) are not included.
19. Weather days are not included in our project duration / schedule.
20. Municipal / utility company connection fees or back charges are not included.
21. Coordination of 3rd party utilities is not included.
22. Owner to provide all permanent utility services required.
23. Seismic restraints on existing conditions are not included.
24. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
25. Third party commissioning is not included.
26. Phasing or phased turnovers of spaces is not included.
27. Offsite parking is not included.
28. The cost for any expediting of material or equipment deliveries is not included.
29. Dumpsters for owner vendor supplied and installed material are not included.
30. Offloading or loading of owner supplied and owner vendor materials is not included.
31. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
32. Fuel Surcharges are not included.
33. Building survey and control points are not included.
34. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
35. 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.
36. 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.
37. Security, police details and fire watch are not included.
38. Building Department Permit Fees & Fire Department Permit Fees are not included.
39. Third party testing is not included.
40. We assume access to a vacant space for a field office is available; a trailer is not included.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
2. 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.
3. All miscellaneous debris in the space to be removed by the Owner. Removal of any fixtures or millwork left behind by the previous tenant is not included.
4. Moisture mitigation & mold remediation is not included.

Division 05:

Metals:

1. Structural modifications for new roof openings are not included.

BID CLARIFICATIONS

Dave's Hot Chicken Hanover, MA

09/10/2025

Division 06:

Millwork:

1. WF-W1 & M-W1 are furnished by the Millwork vendor; NEC carries installation only.

Division 07:

Roofing:

1. Patch & repair of the existing roofing carried w/ the contractor holding the warranty.

Division 08:

Doors, Frames and Hardware:

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

Storefronts:

1. Existing storefront, doors & windows are to remain; any work to the existing storefront is not included.

Division 09:

Tile:

1. Tile material is furnished by a National vendor; NEC carries installation only.
2. WF-T2 is not used.

Wall Protection/FRP:

1. WF-S1 is furnished by the Equipment supplier; NEC carries installation only.
2. WF-M1 & B-M1 are furnished by the Millwork vendor; NEC carries installation only.

Painting:

1. Exterior painting is not included.
2. P-2, P3, P-5, P-7 & CC-1 are not used.
3. The mural is provided by Others.

Division 10:

Signage:

1. Branded signage, graphics & artwork are not included.

Canopy:

1. The storefront canopy is existing to remain; no modifications are to be made to the canopy.

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.
2. Food service equipment is furnished by a National Vendor; NEC carries installation only.

Division 15:

Fire Protection:

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

Plumbing:

1. The existing 3-bay sink, hand and mop sinks are to remain.
2. The existing restroom fixtures are to remain.
3. The existing water heater & recirc pumps are to remain.

BID CLARIFICATIONS

**Dave's Hot Chicken
Hanover, MA**

09/10/2025

4. The existing grease interceptors are to remain. Cleaning of the existing tanks is not included.
5. The new gas meter will be provided by the Utility company; NEC will begin their gas piping work on the tenant side of the meter.
6. HS-1 Hand Sink, SK-1 Sink, and WF-1 Water Filter are furnished by the Equipment vendor; NEC carries installation only.

HVAC:

1. Duct cleaning or equipment cleaning of existing systems is not included.
2. RTU-1 is existing to remain.
3. MAU-1, KEF-1, Kitchen Hood, and Double Wall Grease Duct are furnished by CaptiveAire; NEC carries installation only.
4. Condenser racks and refrigerant piping for the walk-in cooler and freezer are not included.
5. Connection to a BMS system is not included; we include local controls only.
6. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.

Division 16:

Electrical:

1. Arc Fault Study is not included.
2. Light fixtures, mounting accessories, lamps and controls are furnished by a National vendor; NEC carries installation only.
3. Canopy lighting is not included.

Fire Alarm:

1. BDA/First Responders System 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.