

BID CLARIFICATIONS

Elephantine Bakery
332 Congress Street, Boston, MA

2024-09-16

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (7 AM – 3 PM).
2. Due to the current material escalations the construction industry is currently experiencing, our proposal is valid until **Friday, October 18th, 2024**. 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 are based on current lead times provided by our subcontractor based on today's material availability. Lead times are subject to change based on material and fabrication availability.
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 extremely volatile at this time and 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 miscellaneous debris in the space to be removed by others.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. 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.
12. Subcontractors working directly for the owner shall comply with the project schedule.
13. Demolition assumes removal of only one layer of flooring.
14. All finishes not specified are assumed to be manufacturer's standard.
15. Fire alarm assumes existing panel can be expanded and existing devices will sync.
16. No Geotech report was provided. We assume all on-site soils are suitable for reuse on-site.

ALLOWANCES

1. \$11,000 – Wrought Iron Railing
2. \$4,500 – Wrought Iron Window Frames
3. \$14,000 – CC-1 Fluted Round PermaCast Column Wraps
4. \$14,000 – Antiqued Mirrors
5. **(\$15,000)** – Lighting Package VE

BID CLARIFICATIONS

Elephantine Bakery
332 Congress Street, Boston, MA

2024-09-16

BID DOCUMENTS

1. Landlord Review Set dated 08/07/2024

EXCLUSIONS

1. FM Global requirements.
2. Major floor prep including self-leveling or more than 1 skim coat.
3. Full scale mock-ups.
4. Liquidated and consequential damages.
5. LEED administration.
6. Schedule delays and material escalations per standard AIA language.
7. Municipal / utility company connection fees or backcharges.
8. Power, water, and heating/cooling consumption charges.
9. Unforeseen conditions.
10. Security, police details and fire watch.
11. Misc. building charges or fees including elevator operation costs, badge fees and off-hours building personal coverage.
12. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
13. Duct cleaning or equipment cleaning of existing systems.
14. Third party commissioning
15. Seismic restraints on existing conditions.
16. Keying of existing or new door hardware.
17. Appliances, furniture, furniture partitions, equipment, raised/access flooring
18. Furniture, FF&E or relocation costs. This includes banquette seating.
19. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding.
20. Utility company back charges or fees. Owner to provide all permanent utility services required.
21. Third party testing.
22. Arc Fault Study.
23. Import of Structural Fill.
24. Fuel Surcharges.
25. Phasing or phased turnovers of spaces.
26. Offsite parking.
27. Builder's Risk Insurance, fees, deductibles, and premiums.
28. Building survey and control points
29. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization.
30. Moisture mitigation & mold remediation.
31. Unsuitable Material Removal & Rock/ledge removal over 1 CY.
32. BDA/First Responders System.
33. Post construction fire protection pressure testing (200psi for 2 hrs)
34. General Conditions and General Requirements on added scope & change orders resulting in a

BID CLARIFICATIONS

Elephantine Bakery

2024-09-16

332 Congress Street, Boston, MA

schedule increase to the overall project.

- 35. Building Department Permit Fees & Fire Department Permit Fees.
- 36. ADA code consultant, ADA code review.
- 37. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
- 38. Weather Conditions (temperature & precipitation).
- 39. Weather days are not included in our project duration / schedule.
- 40. Cost of work, Liquidated Damages or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 41. Security, Access Control, Tele/data Cabling and Service.
- 42. Cost of work or Schedule impacts due to the ongoing COVID-19 Pandemic.

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