

BID CLARIFICATIONS

Gen Korean BBQ

121 Harvard Ave, Allston, MA 02134

03/28/2025

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/LL.
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. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
15. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
16. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
17. We include T2 tile as the 12x24 spec only.
18. We include quarry tile for the walk-in cooler flooring.

BID DOCUMENTS

1. Architectural Drawings produced by Hootan Design Studio dated 06/04/2024, filed dated 10/15/2024
2. Plumbing Drawings produced by CDI Inc. dated 07/01/2024, file dated 10/15/2024
3. Mechanical Drawings produced by CDI Inc. dated 07/01/2024, file dated 10/15/2024
4. Electrical Drawings produced by CDI Inc. dated 07/01/2024, filed dated 10/15/2024

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ALLOWANCES

1. \$48,200 – Masonry Wall Demo
2. \$43,750 – Bank Vault Demo
3. \$5,500 – Raised Restroom Basement Pad Demo
4. \$1,500 – Demo of Existing 2nd Floor Ramp
5. \$7,200 – Coring for New Work
6. \$4,500 – Ramp @ 2nd Floor 3" Elevation Chage
7. \$3,500 – Masonry Patch & Repair
8. \$21,500 – Millwork Installation
9. \$3,400 – Drywall Patch & Repair
10. \$3,400 – Restroom Accessories & Toilet Partitions Install
11. \$221,550 – HVAC Installation – carried at \$30/sf until sub pricing received

ALTERNATES

1. \$421,393 – CaptiveAire Equipment Package – NEC to furnish the HVAC equipment

EXCLUSIONS

1. Structural Steel
2. Roofing
3. T2: 32"x32" tile
4. BC: Bar Countertop
5. SS: Stainless Steel Wall Panels
6. WP-1: Wallcovering
7. WC: Vinyl Wall Cushion
8. MP-1: Metal Look Laminate
9. W-CUR: Fire Wood – Fire Wall
10. C-1: Restroom Countertop
11. C-2: Reception Countertop
12. PL-2-6: Millwork Plastic Laminate
13. ST-1: 26 GA Stucco Panel
14. WS-1: Wood Siding
15. ACM-1: Storefront ACM Panel
16. Leveling/ramping at the existing first floor bank vault to be demolished
17. Dumbwaiters – Nationwide Lifts pricing direct to Gen
18. Dumbwaiter pit/concrete work
19. Flooring in Walk-in Freezer
20. New finishes on stair risers/treads and railings
21. Floor leveling
22. Existing door modifications – called out by LL
23. Storefront modifications – existing to remain
24. Window modifications – existing to remain

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25. Lockers
26. Restroom accessories & toilet partitions
27. Gas meter – by Utility
28. Kitchen equipment, final connections only
29. Furnish of HVAC equipment, including table hoods
30. Fire Alarm – per RFI response from Hootan
31. New 800A 480V MSB and associated feeder from Meter – RFI response from CDI received Wednesday 3/26, not enough time to price
32. Any work related to outdoor seating & related finishes
33. Window Film
34. Wall coverings
35. Furnish of Millwork & Finish Carpentry
36. Furnish of BOH shelves & equipment
37. Signage
38. Removal/disposal of trash/debris associated with LL & Tenant provided items
39. Underpinning of basement foundation walls
40. Upright sprinkler protection during demo/construction
41. Glass cases, artwork, plexiglass, aluminum channel, LED strip lighting at half walls
42. FM Global requirements.
43. Floor prep, mastic removal & adhesive removal.
44. Full scale mock-ups.
45. Liquidated and consequential damages.
46. LEED administration.
47. Municipal / utility company connection fees or backcharges.
48. Power, water, and heating/cooling consumption charges.
49. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
50. Security, police details and fire watch.
51. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
52. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
53. Duct cleaning or equipment cleaning of existing systems.
54. Third party commissioning
55. Seismic restraints on existing conditions.
56. Keying of existing or new door hardware.
57. Appliances, furniture, furniture partitions, equipment, raised/access flooring
58. Furniture, FF&E or relocation costs.
59. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.

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EXCLUSIONS CONTINUED

60. Owner to provide all permanent utility services required.
61. Coordination of 3rd party utilities.
62. Third party testing.
63. Arc Fault Study.
64. Fuel Surcharges.
65. Phasing or phased turnovers of spaces.
66. Offsite parking.
67. Building survey and control points
68. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
69. Moisture testing, mitigation & mold remediation.
70. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
71. BDA/First Responders System.
72. Post construction fire protection pressure testing.
73. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
74. Building Department Permit Fees & Fire Department Permit Fees.
75. ADA code consultant, ADA code review.
76. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
77. Weather Conditions (temperature, wind & precipitation).
78. Weather days are not included in our project duration / schedule.
79. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
80. Security Cabling, Equipment and Service
81. Access Control Cabling, Equipment and Service
82. Tele/Data Cabling, Equipment and Service
83. Audio/Visual Cabling, Equipment and Service

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