

BID CLARIFICATIONS

**Hostetter Shell Building
752 Main Street
Osterville, MA**

August 31, 2026

BID DOCUMENTS

1. Issued for Bid Drawing Set – Dated 7/14/2026
2. Specifications – Dated 7/14/2026
3. Addendum 1 dated 8/1//2026
4. Addendum 2 dated 8/26/2026
5. Addendum 3 dated 8/27/2026
6. The drawing list in spec section 000115 is not accurate and excluded from our proposal.

ALLOWANCES

1. \$10,000 – Allowance for removal of vermiculite from the existing building before demolition
2. \$10,000 – Allowance for potential
3. \$5,000 – Masonry Wall Repair Allowance

ALTERNATES (Includes OH&P)

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

1. \$ – Building Permit Fee
2. \$6,935 – Furnish and install gutters and downspouts
3. \$17,300 – Furnish and install fluid applied waterproofing & drainage board using substitute spec (Marflex 5000, see attached)

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 25 week duration with an anticipated start date in October 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 where 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.

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10. Pricing does not reflect any possible cost increases due to potential tariffs.
11. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. Liquidated and consequential damages are not included.
13. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
14. Full scale mock-ups are not included.
15. LEED administration is not included.
16. ADA code consultant, ADA code review is not included.
17. Weather Conditions (temperature, wind & precipitation) are not included.
18. Weather days are not included in our project duration / schedule.
19. Municipal / utility company connection fees or back charges are not included.
20. Owner to provide all permanent utility services required.
21. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
22. Third party commissioning is not included.
23. Phasing or phased turnovers of spaces is not included.
24. Offsite parking is not included.
25. The cost for any expediting of material or equipment deliveries is not included.
26. Dumpsters for owner vendor supplied and installed material are not included.
27. Offloading or loading of owner supplied and owner vendor materials is not included.
28. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
29. Fuel Surcharges are not included.
30. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
31. 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.
32. 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.
33. Security, police details and fire watch are not included.
34. Building Department Permit Fees & Fire Department Permit Fees are not included.
35. Third party testing is not included.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
2. The hazmat inspection report indicates that flooring materials were not sampled. Based on the age of the building, there may be older flooring layers beneath the current wood and laminate flooring noted. Further investigation and destructive sampling is recommended to determine if hidden ACM's are present. Testing of asbestos or hazardous/contaminated materials is not included in our proposal.

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Sitework:

1. Footings for the retaining walls at the front and rear right corners of the site are up against the property line, and will require excavation and/or earth support on the neighboring property.
2. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
3. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
4. Import of Structural Fill to replace unsuitable soils is not included.
5. Removal of any underground structures, tanks, foundation, utilities etc. that have not been identified within the proposal documents are not included.
6. We included 6" of stone under the footings and building slabs
7. We included 8" of processed gravel under the site concrete (sidewalks, patio rat slab, generator & dumpster pads)
8. Earth retention during excavation and backfill of deep footings was not included. We assume that we will be allowed to work on the neighbors property to allow for proper excavation slopes as needed for installation of concrete.

Division 03:

Concrete:

1. 8" frost walls were included per the architectural plans for the stairs. No structural details were included. Rebar details will be needed for construction.

Division 05:

Misc Metals:

1. Exterior handrails and guardrails were included per specification.

Division 07:

Damproofing/Waterproofing:

1. The specifications have 2 conflicting spec sections: 071113 Bituminous Damproofing and 071416 Fluid Applied Waterproofing. We have included the less stringent specification in our proposal, section 071113, and included R7.5 XPS foam board over the bituminous damproofing. Section 071416, the basis of design is Keene Aqua-Shield 100 with drainage board. Our alternate is using a substitute product, Marflex 5000. Attached is a specification. We have also provided an add alternate for the specified Aqua-Flex 100.

Roofing:

2. Roofing to be furnished and installed by Owner
3. We assume gutters are furnished and installed by Owner. See alternates if by GC.

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Division 08:

Doors, Frames and Hardware:

1. Thermatru Impact WBDR French doors were included per Addendum 2

Windows:

1. Windows were included as Anderson A series Stormwatch with White exterior and unfinished interior frames and sashes

Division 09:

Finishes:

1. No drywall finish is included at underside of floor trusses / basement ceiling

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. Sprinkler make-safe of existing building not included. Unknown if there are sprinklers there.

Plumbing:

1. There is no vent shown from the tight tank to the building. See alternates.

HVAC:

1. The rooftop unit comes with a BACnet card. Pricing for a DDC system was not available at time of bid. We included a temporary tstat in our proposal.

Division 16:

Fire Alarm:

1. BDA/First Responders System testing is included.

Electrical:

1. The specified light fixtures are discontinued. We have included an equal package. This cost is significantly more than your typical shell building. See alternates for value engineering light fixture package.

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.



Exterior Below-Grade Commercial Waterproofing Membrane

Mar-flex 5000 Water-based

Description

The Mar-flex 5000™ Water-Based Elastomeric Emulsion Exterior Below-Grade Waterproofing Membranes are tested and proven membranes that can be applied over almost any clean, dry, sound substrate.

Uses

5000 W.B. is recommended for new construction waterproofing of all below-grade basement walls of poured concrete, unit masonry construction or ICF walls¹. 5000 W.B. can be used as a membrane spray only or as part of a system.

Leeds Data

GREEN product and can be used toward LEEDS building credits.

System Components

Two components make up the Mar-flex 5000 Exterior Below-Grade Waterproofing System: the 5000 W.B. Waterproofing Membrane and one of the specified Mar-flex Drainage Boards or Drainage Mats.

Optional Board/Roll Installation

Geo-Mat Plus, or ArmorDrain 110 or 150 should be installed immediately after spraying each section of the wall with the 5000 W.B.

Equipment

For maximum output of the product, Mar-flex recommends the use of airless spray equipment. A pressure of 3000 psi is required to spray the membrane. Note: If purchasing in a 5-Gallon Bucket the use of a brush, trowel or heavy nap roller is recommended.

Coverage

Depending on porosity and roughness of surface, coverage rate for spray application should be 5 gallons per 100 ft². Coverage rate out of a 5-Gallon Bucket should be approximately 100 ft². Final application should be a minimum of a 55-mil wet thickness resulting in 40-mil dry.

General Requirements

Avoid application when inclement weather is present or imminent. Do not apply the 5000 W.B. membrane when the air temperature is below 20° F. Ensure that footings are exposed and all surfaces are free of any debris, loose material, form oils, wet/damp or frozen areas. Sweep the tops of footers to clear away debris and dry footings/walls. May be applied to "Green" concrete as soon as forms are

removed. Make sure that all existing pipe, conduit or any other penetration through the wall are properly sealed on the outside with water plug, hydraulic cement or similar product. If penetrations are to be added after the spray application, it is still the applicators responsibility to ensure these areas are sealed. If this responsibility is passed onto the builder, inform the builder they are responsible and inform them of the proper procedure to seal these areas.

Required Prep Work

Remove below grade wall ties inside the basement and out. Patch all outside below grade ties holes with the Mar-flex 362 Mastic or similar. Poured concrete walls must be free of voids and honeycombs. Any such areas, if present, should be covered with the Mar-flex 362 Mastic or similar. All brick ledges must be properly capped and sealed.

Application Information

When spraying 5000 W.B., the final recommended spray temperature of the material should be 100°F - 140°F.

Recommended tip sizes: Graco XHD631,635,731 or 735.

CAUTION: Prolonged heat can deteriorate water-based products inside the spray tank. NOTE: When transporting water-based material from site to site or when idle on a job-site, the heat exchanger must remain off and there should be no other type of heat source to the tanks. When using the 5-Gallon Buckets, if a thinner consistency is required, a bucket band heater can be used to warm the material. **To flush equipment: Diesel Fuel. Total clean up: Xylene. Thinning not recommended.**

Spray Installation

Membrane application should be done a section of the wall at a time. Use multiple, uniform passes, alternating from horizontal to vertical. Application should end on wall at footer. As work progresses check for thin spots and voids in the spray application. Re-spray any areas as necessary to obtain the required mil thickness. Determine the wet mil thickness by using a standard wet mil gauge. Application should be made to all below-grade basement walls. This includes any wall that would be considered a common wall to habitable/storage areas. (Ex. garage wall, porch, etc.) Note: Please see the individual instruction sheet for the proper way to install the board or roll that you are using.

Backfilling/Drainage

Backfilling should begin no sooner than 24 hours after the installation of the Mar-flex 5000 Exterior Below-Grade Waterproofing System, but must be backfilled within 15 days. #57 Gravel or equivalent must be no less than 6" to 2' high at the base of the foundation and 1' in depth away from the foundation walls. Adequate interior and exterior

Exterior Below-Grade Commercial Waterproofing Membrane

Mar-flex 5000 Water-based

foundation drainage at the base of the foundation walls or across any floors must be properly installed and working. Gutters and downspouts must be installed and functioning properly. Adequate drainage in landscaping beds adjacent to the foundation must be installed. Final grade must not extend above the waterproofing system and must slope away from the foundation at a minimum of 1/2" per foot for the first 12' from the structure.

Shipping Water-Based Product

When shipping emulsion based products during the winter months, there is always a risk of the material freezing while in transport. Plan accordingly, product is freeze/thaw sensitive.

Storage of Water-Based Product

The 5000 W.B., like all asphalt emulsions, must be kept from freezing. It is best to store product containers off the floor at an ambient temperature at 40°F and above. Opened drums should be tightly sealed before storage to prevent a skim-coat from developing on the surface of the liquid. Internal heat sources cannot be used in bulk storage tanks. It is not necessary to have bulk storage tanks insulated.

Packaging

5000 W.B. Waterproofing Membrane is available in 5-Gallon Buckets, 55-Gallon Drums, 330-Gallon Totes and Bulk (6,000 Gallons).

Shelf Life

When stored at temperatures between 40° - 100° shelf life is 6 months in the original, unopened container.

Limited Warranty

Mar-flex Waterproofing & Building Products warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any Mar-flex materials prove to contain manufacturing defects that substantially affect their performance, Mar-flex will, at its option, replace the materials or refund its purchase price. This limited warranty is the only warranty extended by Mar-flex with respect to its materials. There are no other warranties, including the implied warranties or merchantability & fitness for a particular purpose. Mar-flex specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever. The dollar value of Mar-flex's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the Mar-flex material in question.

Mar-flex 5000 Water Base Spec Sheet

Property	Method	Results
Color		Black Emulsion
Total Solids		60-70%
Application Method		Spray, Brush, Roller
Application Range		20° to 130° F
Elongation @ 73.4° F	(ASTM D-412 Method A)	>2200%
Crack Bridging Ability	(ASTM C-836)	10 cycles; no failure
Wind driven Rain/Resistance to Hydrostatic Head Pressure	(Federal Spec TT-C-555B, Par 4.4.7) ASTM D5385	No Water Infiltration Passed @6psi/13.9ft of head pressure
Total Cure Time		24 hrs.
Weight/Gallon		8.24 lbs.
Coverage Rate		5gal pail=20 ft²/per gal Spray applied=20-25 ft²/per gal
Tensile Strength	(ASTM-C-719)	40.5 psi min.
Water Vapor Permeance/Transmission	(ASTM E-96)	0.35 perms (g/h-sq.ft.-in.Hg) 0.11(grains/sq.ft./h)
Mold Growth/Bacterial Attack		No Degradation
Membrane/Board		60 mil dry thickness
Membrane Only		40 mil dry thickness
Adhesion to Concrete		No Adhesion Loss

HEALTH AND SAFETY INFORMATION IS GIVEN IN THE MATERIAL SAFETY DATA SHEET AND THE PRODUCT DATA SHEET AVAILABLE FOR THIS PRODUCT. THESE SHOULD BE READ AND UNDERSTOOD BEFORE USING THIS PRODUCT.

Rev6.24sm