

# BID CLARIFICATIONS

**MGX Office Renovation**

**305 Forbes Blvd. Mansfield, MA 02048**

**02/13/2025**

## CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (6:00 AM – 2:30 PM).
2. We are of the understanding that there are no noise constraints during the Demolition or Construction phases for this project.
3. 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.
4. 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.
5. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
6. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
7. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
8. 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.
9. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. 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.
11. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
12. Fire alarm assumes existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
13. We understand the existing IDP room and associated equipment will be relocated by the Owner prior to the start of construction.
14. We understand that all existing furniture remaining in the space at the beginning of construction will be demolished.
15. We understand that the existing deck height is 20 feet.
16. We understand there to be no concern for asbestos or lead paint.
17. The countertop priced is Corian Solid Surface Carrara Lino ½”.
18. We did not provide pricing for the credenza in the Boardroom as no details or information were provided in the drawing set.
19. The Interior glazing system priced is the Tubelight 4500 Series.
20. The toilet partitions priced are Baked Enamel Metal Ceiling Hung partitions by Hadrian.
21. We are carrying the pricing for the grab bars (2 @ 42”, 2 @ 36” and 2 @ 18”) as shown in the drawings, but we do not believe these comply with MAAB. Architect to confirm.
22. The Existing to Remain HVAC equipment will be utilized during construction.
23. No demolition, patching or repair costs for Fire alarm are being carried for adjacent spaces.
24. Stamped Fire Alarm Drawings are included in the provided Issue for Permit Drawing Set. Therefore no FA drawings will be provided by GC/ Subcontractor.
25. Supervision after completion for Owner Installed FFE is not Included.

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26. The proposed pricing does not reflect any possible cost increases due to potential tariffs.
27. The A/V cabling and terminations are owned in the provided pricing. The A/V Equipment is by the owner.
28. Pricing for power to the temporary trailer is included in the electrical scope.
29. The plumbing, demo and electrical scopes all carry pricing for the 2 phase construction for the front existing bathroom.
30. The proposed schedule is for 12 weeks.

## BID DOCUMENTS

1. Issue For Permit Set – Dated 01/23/2025

## ALTERNATES

1. \$-20,900: ALT#1 – Swap open ceiling at collab to ACT
2. \$-2000: ALT#2 – Switch Restroom Partitions to Floor Mounted
3. N/A: ALT#3 – Reduce All Restroom Tile to Partial Height
4. \$-6,900: ALT#4 – Delete all Drywall Ceilings and Soffits and Switch back to all 2x2 ACT Ceilings
  - a. Deduct Drywall \$-8,400
  - b. Deduct Paint \$-800
  - c. Add 2x2 ACT \$2,300
5. **TBD**: ALT#5 – Delete Wood/ Green Wall Feature Wall
6. \$22,542 – Basis of Design Vetro Series by Metrowall

## EXCLUSIONS

1. FM Global requirements.
2. Full scale mock-ups.
3. Grinding of the Floor adhesive
4. Furnish and Install of SF-1 and SF-2
5. LEED administration.
6. Municipal / utility company connection fees or backcharges.
7. Power, water, and heating/cooling consumption charges.
8. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
9. Security, police details and fire watch.
10. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
11. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
12. Third party commissioning
13. Seismic restraints on existing conditions.
14. Keying of existing or new door hardware.
15. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees,

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deductibles, and premiums.

16. Owner to provide all permanent utility services required.
17. Coordination of 3<sup>rd</sup> party utilities.
18. Third party testing.
19. Arc Fault Study.
20. Fuel Surcharges.
21. Moisture mitigation & mold remediation.
22. BDA/First Responders System.
23. Post construction fire protection pressure testing.
24. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
25. ADA code consultant, ADA code review.
26. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.

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