

BID CLARIFICATIONS

The Shops at Blackstone Valley 70 Worcester Providence Turnpike Milbury, MA

10/10/2025

BID DOCUMENTS

1. Shops at Blackstone Valley Retail Bldg Permit Bid Dwgs – Dated 09.09.25
2. Millbury Site Civil Drawings Set (latest revisions)_9.24.25 – Bulletin #1 Dated 3.12.25 & 6.13.25
3. Marked Plan for the RFI response (Drawing C-4 Dated 09.15.25)
4. 2025-04-18_Millbury MA Painting Program Directive – Dated 04.18.25
5. 20250521_Blackstone Valley Shops Facade Improvement Permit Set – Dated 05.21.25

RFI's

1. 2025-09-25 RFP RFI Tracker Millbury 24k
2. 2025-09-26 RFP RFI Tracker Millbury 24k
3. 2025-10-03 RFP RFI Tracker Millbury 24k
4. 2025-10-07 RFP RFI Tracker Millbury 24k
5. NEC - RFI 008 (response via email)

Allowances (Not included in our proposal)

1. We suggest an allowance of \$6,930.00 be carried by the owner to supply and install (14) 50 amp Bolt on breakers for the 400 amp EV charger panel.

ALTERNATES

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

1. To furnish and install aluminum feeders in lieu of copper please deduct the lump sum amount of \$31,970.00 from our proposal.
2. To furnish and install Kawneer 601T storefronts in lieu of 451T please add the lump sum amount of \$3,166.00
3. To furnish and install Kawneer thermal aluminum doors in lieu of non-thermal please add the lump sum amount of \$21,062.00.
4. To finish tape the demising walls to a level 4 finish please add the lump sum amount of \$12,255.00 to our proposal.

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CLARIFICATIONS AND EXCLUSIONS

1. All work will be performed during regular working hours 7:00 AM – 3:30 PM unless otherwise stated.
2. Our proposal assumes if the Façade Upgrade alternate is excepted that work will run concurrently with the new ground up building construction.
3. Building and fire department permit fee are not included.
4. 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.
5. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
6. 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.
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. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
10. 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.
11. Pricing does not reflect any possible cost increases due to potential tariffs.
12. 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.
13. Our proposal assumes adequate on-site staging, dumpster storage, and laydown areas will be provided to the contractor for use during construction.
14. Liquidated and consequential damages are not included.
15. We exclude offsite parking.
16. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
17. We exclude testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
18. Full scale mock-ups are not included.
19. LEED administration is not included.
20. We exclude fire watch.
21. ADA code consultant, ADA code review are not included.
22. Weather Conditions (temperature, wind & precipitation) are not included.
23. Weather days are not included in our project duration / schedule.
24. Temporary utility usage charges are not included.
25. Coordination of 3rd party utilities are not included.

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26. We assume the owner will provide all permanent utility services required.
27. Seismic restraints on existing conditions are not included.
28. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
29. Third party commissioning is not included.
30. The cost for any expediting of material or equipment deliveries is not included.
31. Dumpsters for owner vendors supplied and installed material are not included.
32. Offloading or loading of the owner supplied and owner vendor materials are not included.
33. We exclude General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project 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, security video surveillance, police details and fire watches are not included. Removed by owner.
38. Building Department Permit Fees & Fire Department Permit Fees are not included.
39. HVAC and sprinkler engineered plans for permit.
40. Third party testing is not included.
41. FM Global requirements

Demolition

1. Sidewalk demolition or repair for the alternate Façade Upgrade work.

Sitework

1. Our proposal excludes landscaping and planters.
2. Our proposal excludes all paving, striping, and curbs.
3. Our proposal excludes transformer pad, bollards, primary conduits and wire.
4. Our proposal excludes traffic and ADA site signage.

Concrete

1. Our proposal excludes detail 2 on plan C-9. Sidewalks are included as per detail 6 on plan C-8.

Masonry

BID CLARIFICATIONS

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1. Our proposal excludes a masonry dumpster enclosure and foundation. Plans show slap on grade with PVC fence.

Carpentry

1. Our proposal excludes wood blocking as shown on detail 3 on plan A522.

Door & Hardware

1. Our proposal includes Kawneer 451T storefront window and doors. (See add alternate number 1 above for Kawneer 601T storefront window and doors)
2. Our proposal includes 1 ¾" thick non thermal aluminum doors. (See add alternate number 3 above for 2 ¼" thermal doors)
3. Our proposal includes small format interchangeable cores. Final keying and cores are not included in our proposal.

Finishes

1. Our proposal includes P.E. stamped light gauge framing plans.
2. Our proposal includes a 3 5/8" stud wall along the exterior walls with storefront as per detail 4 on A522.
3. Our proposal includes fire taping for the interior demising wall. (See add alternate number 4 above for finish taping)
4. Our proposal includes field painting of the cement board siding.
5. Our proposal excludes drywall on the interior face of the exterior perimeter wall studs.
6. Our proposal excludes painting of the new gypsum demising walls.

HVAC

1. Our proposal includes stand along thermostats
2. Our proposal includes startup, testing, and balancing.

Plumbing

1. Our proposal excludes the yard hydrant. (Not shown on the plumbing plans.

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Fire Protection

1. Our proposal excludes zoning of sprinkler fire protect for the tenant spaces.

Electrical

1. Our proposal includes copper feeders. (See deduct alternate number 1 above for aluminum feeders)
2. Our proposal includes 112.5 kva transformer and 400 amp 3 ph, 208 volt panel for the future EV chargers. (See allowance above for Breakers)
3. Our proposal includes fire alarm supplied and installed by Boustris Electrical & Fire Alarm..
4. Our proposal excludes conduits and wire for future EV chargers.
5. Our proposal excludes exterior pole lights and bases.

Thank you,
NEW ENGLAND CONSTRUCTION COMPANY, INC