BID CLARIFICATIONS

Sprouts Farmers Market
1460 Post Road East, Westport, CT 06880

October 2, 2026

BID DOCUMENTS

1. 50% Civil Drawings produced by Langan dated 08/14/2026
2. 50% Building Drawings produced by LDG received 26/09/17

ALTERNATES

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

1. $15,132 – OxBlue Cameras – to provide the OxBlue cameras required by Sprouts for the duration of construction.
2. $60,378– CT Renovation Tax – to include the Connecticut Renovation Sales Tax if the project is not deemed 'New Construction' by the Building Department.

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 40-week/9-month duration with an anticipated start date in February 2027. 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. Connecticut Renovation Sales Tax is not included.
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. Liquidated and consequential damages are not included.
14. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
15. Full scale mock-ups are not included.
16. LEED administration is not included.
17. ADA code consultant, ADA code review is not included.
18. Weather Conditions (temperature, wind & precipitation) are not included.

19. Weather days are not included in our project duration / schedule.
20. Municipal / utility company connection fees or back charges are not included.
21. Coordination of 3rd party utilities is not included.
22. Owner to provide all permanent utility services required.
23. Seismic restraints on existing conditions are not included.
24. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
25. Third party commissioning is not included.
26. Phasing or phased turnovers of spaces is not included.
27. Offsite parking is not included.
28. The cost for any expediting of material or equipment deliveries is not included.
29. Dumpsters for owner vendor supplied and installed material are not included.
30. Offloading or loading of owner supplied and owner vendor materials is not included.
31. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
32. Fuel Surcharges are not included.
33. Building survey and control points 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 building system shutdowns, drain downs, and off-hours building personnel coverage are not included.
37. Security, police details and fire watch are not included.
38. Building Department Permit Fees & Fire Department Permit Fees are not included.
39. Third party testing is not included.

<u>Division 02:</u>

Demo & Abatement:

1. 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 the Owner.
2. All miscellaneous debris in the space to be removed by the Owner.
3. Testing & removal of asbestos or hazardous/contaminated materials is not included. A clean report of the work performed by the Landlord will be provided prior to mobilization.
4. Moisture mitigation & mold remediation is not included.

Sitework:

1. We assume all on site soils are suitable for reuse on site as required.
2. Asphalt paving prices may increase or decrease, thus the prices quoted are based on the current fob refinery price of liquid asphalt established by the DOT. Such prices are not guaranteed by the major oil companies and therefore are subject to adjustment during the term of this contract. Any change in the price of liquid asphalt (increase or decrease) will require a change per ton of asphalt used on this project.
3. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
4. Import of Structural Fill 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 assume a mill & overlay of the entire parking lot will be acceptable and include only minor finish grading to meet slope requirements.

Landscape:

1. Owner or Landscape architect to provide approval of weather conditions for plant installation.

Division 03:

Concrete:

1. Underpinning of existing structures is not included.
2. Extending existing footings to maintain frost depth is not included.
3. Concrete encasement of utilities is not included.
4. New basement footings are to be earth formed to minimize slab demolition.

Division 07:

Roofing:

1. FM Global requirements are not included.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.

Entrances & Storefronts:

1. Temp. doors into the future tenants' spaces are included in our scope.

Division 09:

Finishes:

1. Finishes in the future tenant spaces and basement are not included.

Division 10:

Specialties:

1. Relocation/modification of the existing Pylon Sign is not included.
2. Branded signage for Sprouts is not included.
3. Building signage for future tenants is not included.

Division 11:

Equipment:

1. FF&E including but not limited to appliances, furniture, furniture partitions, equipment, raised/access flooring, and relocation costs are not included.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. We include re-building the main fire riser in our scope.

Plumbing:

1. Internal roof/overflow drains/storm piping is not included.

HVAC:

1. Duct cleaning or equipment cleaning of existing systems is not included.

2. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.

Division 16:

Electrical:

1. Arc Fault Study is not included.
2. We include temp. panels, lighting & fire alarm for the future tenants' spaces for code compliance.

Fire Alarm:

1. Fire alarm assumes the existing panel Landlord Panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and batteries are not included. Fire alarm monitoring to be provided and maintained by the owner.
2. BDA/First Responders System is not included.

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.