

# BID CLARIFICATIONS

**sweetgreen – The Shops at Farmington Valley**  
**110 Albany Turnpike, Suite 911**  
**Canton, CT 06019**

**08/26/2024**

## 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 miscellaneous debris in the space to be removed by owner.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
12. 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.
13. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
14. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
15. 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.

## ALLOWANCES

1. \$2,800 – Building Permits
2. \$3,000 – Manager's Desk & Shelving

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## BID DOCUMENTS

1. For Permit Drawings dated 07/08/2024
2. '01 Sweetgreen Invitation & Instructions to Bidders – Farmington Valley' dated 07/30/2024
3. '02 Sweetgreen Bid Form – Farmington Valley' not dated
4. '03 Sweetgreen Bid Clarifications' not dated
5. '04 Sweetgreen Master Form' not dated
6. '05 National Tab Information Sheet' not dated
7. '06 Farmington Exhibit B – Work letter and Construction Insurance Requirements' dated 03/29/2024
8. '07 Farmington Valley – Utility Exhibit\_R1' dated 03/12/2024
9. '08 Farmington Valley Tenant Design Criteria – Construction Requirements' not dated
10. '09 2024 GC Rules and Regulations for the Shops at Farmington Valley'

## EXCLUSIONS

1. GPR Scanning
2. Knox Box – existing to remain
3. Installation and removal of construction window graphics
4. Door 03, BOH Door – shown as existing door by LL on Exterior Elevation
5. Door 08, Storage Door – not enough information to price properly
6. Hardware Set #2 – not shown on schedule
7. Hardware Set #5 – not shown on schedule
8. Signage shop drawings – by Owner
9. Vinyl graphics – by Owner
10. Cleaning the existing grease trap plumbing, grease trap is new
11. CU-1 Walk-in Cooler Condenser – provided by KES
12. Curbs for Walk-in Cooler Condenser – unit is mounted on top of cooler, not on roof
13. RTU-1 & 2 – existing to remain
14. Lighting Package Furnish – we include installation of fixtures only
15. Lighting Controls – furnished and installed by Owner Vendor
16. Low Voltage Cabling Furnish – we include conduit stubs and pulling of cable
17. Data Device Schedule – all devices by Owner
18. FM Global requirements.
19. Floor prep & mastic removal.
20. Full scale mock-ups.
21. Liquidated and consequential damages.
22. LEED administration.
23. Municipal / utility company connection fees or back charges.
24. Power, water, and heating/cooling consumption charges.
25. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for

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- code compliance, fire separation.
26. Security, police details and fire watch.
  27. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
  28. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
  29. Duct cleaning or equipment cleaning of existing systems.
  30. Third party commissioning
  31. Seismic restraints on existing conditions.
  32. Keying of existing or new door hardware.
  33. Appliances, furniture, furniture partitions, equipment, raised/access flooring
  34. Furniture, FF&E or relocation costs.
  35. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
  36. Owner to provide all permanent utility services required.
  37. Coordination of 3<sup>rd</sup> party utilities.
  38. Third party testing.
  39. Arc Fault Study.
  40. Import of Structural Fill.
  41. Fuel Surcharges.
  42. Phasing or phased turnovers of spaces.
  43. Offsite parking.
  44. Building survey and control points
  45. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
  46. Moisture mitigation & mold remediation.
  47. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
  48. BDA/First Responders System.
  49. Post construction fire protection pressure testing.
  50. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
  51. Fire Department Permit Fees.
  52. ADA code consultant, ADA code review.
  53. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
  54. Weather Conditions (temperature, wind & precipitation).
  55. Weather days are not included in our project duration / schedule.
  56. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
  57. Security, Equipment and Service.
  58. Access Control, Equipment and Service.

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- 59. Tele/data Cabling, Equipment and Service.
- 60. Audio & Visual, Cabling & Equipment.

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