

BID CLARIFICATIONS

Toastique
235 Meeting Street
Providence, RI 02906

4/16/2026

BID DOCUMENTS

1. Permit set – Dated 3/20/2026
2. Equipment Specifications – Dated 02/19/2021
3. RFI Responses 1 – Dated 4/14/2026

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule includes a 14 week duration
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. Pricing does not reflect any possible cost increases due to potential tariffs.
9. 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.
10. Liquidated and consequential damages are not included.
11. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
12. Full scale mock-ups are not included.
13. LEED administration is not included.
14. ADA code consultant, ADA code review is not included.
15. Weather Conditions (temperature, wind & precipitation) are not included.
16. Weather days are not included in our project duration / schedule.
17. Municipal / utility company connection fees or back charges are not included.
18. Seismic restraints on existing conditions are not included.
19. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
20. Third party commissioning is not included.
21. The cost for any expediting of material or equipment deliveries is not included.
22. Dumpsters for owner vendor supplied and installed material are not included.
23. Offloading or loading of owner supplied and owner vendor materials is not included.
24. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
25. Fuel Surcharges are not included.
26. Building survey and control points are not included.
27. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.

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28. 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.
29. 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.
30. Security, police details and fire watch are not included.
31. Building Department Permit Fees & Fire Department Permit Fees are not included.
32. Third party testing is not included.
33. Owner's millwork vendor pricing was not included, which includes unload and installation of all millwork, finish carpentry, and furniture.

Division 02:

Demo & Abatement:

1. Moisture mitigation & mold remediation is not included.
2. Floor penetrations through the insuldeck cast in place floor system were included as traditional coring. We included slab xray to identify where ribs occur.
3. Coring of exterior walls was include as traditional coring.
4. Sawcutting of exterior walls for new louvers was included. No lintel, supports, or other measures were included. The Structural engineer must determine if additional structural work/reinforcement is required.
5. It is our intent to use the existing window opening for louver 3 on floor 2.

Division 07:

EIFS:

1. We include infilling of existing louver and part of an existing window. EIFS will be colored to match existing, but no painting or skim coating of existing EIFS has been included.

Division 08:

Doors, Frames and Hardware:

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

Division 09:

Finishes:

1. There is water damage in the ceiling on the 2nd floor, and damaged drywall from a pipe installation on the 1st floor. Repair of existing damaged drywall was not included.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. We included relocating of sprinkler heads as required.

HVAC

1. All ductwork to be exposed & hung from Insuldeck
2. No condenser pads were included. Assumed to be sitting on sidewalk.

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Plumbing

1. Plumbing floor penetration locations may need to change if plumbing engineer did not take into account existing conditions (i.e. the spacing of the concrete ribs in the Insuldeck). This could affect equipment locations and layouts on the first floor.

Division 16:

Fire Alarm:

1. Fire alarm assumes the existing 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.

Electrical:

1. Arc Fault Study is not included.
2. Lighting locations are limited by the availability of utility holes in the insulated concrete deck. No exposed conduit was included, it was assumed that all wiring is MC cable to be run in the chases in the deck.

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.