BID CLARIFICATIONS R1

Crossing at Smithfield Façade Renovation
371 Putnam Pike, Smithfield, RI 02917

October 1, 2026

BID DOCUMENTS

1. Permit Set – Dated June 1, 2026
2. RFI 001 – Dated September 11, 2026
3. RFI 002 – Dated September 21, 2026

ALLOWANCES

1. $5,000 – Downspout Repairs
2. $25,000 – Stone Repair at Gazebo
3. $10,000 – Rough Carpentry Repair

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. $47,433– Add Alt 1 – Gazebo Scope of Work
2. $5,580 – Add Alt 2 – Field Office
3. $14,410– Add Alt 3 – Demobilization/ Remobilization with Holiday Break
4. $(-22,000) – Deduct Alt 1 – Stainless Steel Kerf Anchors ILO Kiel System at Columns

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 20-week duration with an anticipated start date in October 2026 with no demobilization. Anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
3. ~~The Pac-Clad Column wraps are not included in this proposal. Pac-Clad has not released pricing to our subs. We will follow up with pricing once we have received it.~~
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.
7. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
8. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
9. Pricing does not reflect any possible cost increases due to potential tariffs.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. Liquidated and consequential damages are not included.
12. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
13. Full scale mock-ups are not included.
14. LEED administration is not included.
15. ADA code consultant, ADA code review is not included.
16. Weather Conditions (temperature, wind & precipitation) are not included.
17. Weather days are not included in our project duration / schedule.
18. Unforeseen conditions including but not limited to structural deficiencies are not included.

19. Phasing or phased turnovers of spaces is not included.
20. The cost for any expediting of material or equipment deliveries is not included.
21. Fuel Surcharges are not included.
22. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
23. 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.
24. Security and police details are not included.
25. Building Department Permit Fees & Fire Department Permit Fees are not included.
26. We are under the assumption that the Vacant Tenant Spot could be used for a Field Office.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of the column enclosures only. The columns and existing structure are to remain. The existing metal soffits are to remain. The existing stone veneer at the façade of each building is to remain. Only the stone veneer at the columns is to be removed.
2. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
3. Moisture mitigation & mold remediation is not included.

Railings:

1. The railings priced for the Gazebo Add Alternate reflect Bracket Mounts to the Existing Gazebo Posts. The Metal ADA Handrails – if required, are existing to remain and shall be reattached if required. Drawings did not show these rails.

Division 03:

Concrete:

1. Sidewalk Repair or replacement is not included.

Division 04:

Masonry:

1. Our proposal includes installation of the masonry with the specified Kiel System. A deduct alternate for Stainless Steel Kerf Anchor has been provided.
2. Our proposal includes mitered corners of the stone.

Division 05:

Structural Steel:

1. The existing columns are to remain.

Division 07:

Roofing:

1. The existing roofing is to remain.
2. The roofing scope only includes removing and replacing the asphalt shingles at the Gazebo under Add Alt 1 and the new membrane roofing at the new EIFS patches at Buildings 300 LLC, 400 and 500.

Fiber Cement Siding:

1. The existing roofing at all buildings is existing to remain.
2. The Pac-Clad column covers priced are model 2000F: Regular Square; .125 Aluminum with no build outs.

Division 08:

Entrances and Storefronts:

1. Existing Entrances and Storefronts are to remain.

Division 10:

Specialties:

1. Removal of existing signage, lighting, etc. of existing facades are not included.

Division 15:

Fire Protection, HVAC & Plumbing:

1. All systems are existing to remain.

Division 16:

Fire Alarm & Electrical:

1. All systems are existing to remain.