

BID CLARIFICATIONS

**Garden City Phase VI & Infill
Hillside Drive Cranston, RI 02920**

July 14, 2026

BID DOCUMENTS

1. CD SET – Dated 05/29/2026
2. Specifications – Dated May 2026
3. Geotech – Dated June 11, 2026
4. RFI – 1-69 received

ALLOWANCES (included in totals)

1. \$80,000.00 Provide and install SOE for the Circulation Road protection at infill
2. \$6,000.00 Provide vibration survey and monitoring for Infill Building
3. \$75,000.00 Weather conditions for both buildings
4. \$160,000.00 Provide IG Masonry B.O.S.S. lintels – masons could not obtain pricing from manufacturer.
5. \$15,000.00 Provide closed cell spray insulation in replace of Aerogel (\$10k & \$5k respectively)

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. **(\$93,000.00)** – Carrier HVAC Units – Replace Daikin Units at INFILL with Carrier RTU's
2. **(\$73,000.00)** – Change to McAvoy Early American Brick (voluntary)
3. **(\$61,000.00)** – Change to Glen Gery Midlothian Brick (voluntary)
4. **(\$185,800.00)** – Roofing - Provide and install two (2) layers of 2.6" isocyanurate rigid insulation achieving an R-value of r-30 per Rhode Island state building code requirements ILO of specified.

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a **30-week** duration with an anticipated start date in **September 2026**. 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. 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.

BID CLARIFICATIONS

Garden City Phase VI & Infill Hillside Drive Cranston, RI 02920

July 14, 2026

10. Pricing does not reflect any possible cost increases due to potential tariffs.
11. 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.
12. Adequate staging and laydown areas will be provided to the contractor for use during construction.
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 elevator operation costs, building system shutdowns, drain downs, badge fees, 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.

Division 02:

Demo & Abatement:

1. Demolition of storefronts at 74 & 78 will be coordinated with tenants/LL. Work is not off hours.
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.

BID CLARIFICATIONS

**Garden City Phase VI & Infill
Hillside Drive Cranston, RI 02920**

July 14, 2026

Sitework:

1. Based on Geotech report that was provided, we have included costs for SOE in addition to RAPs at the circular road – See allowances. We assume all on site soils are to be stored on site as reused as required. Contaminated soils will be handled based on testing.
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. The base price for liquid asphalt for this contract is **\$950.00** per ton. 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.

Landscape:

1. Owner or Landscape architect to provide approval of weather conditions for plant installation.
2. Plantings at the front facades of the Infill building is NOT included per RFI

Division 03:

Concrete:

1. Concrete formwork for the infill building has been priced per the design however practical installation will not allow for installation as designed. Single faced forms will most likely be required.

Division 04:

Masonry:

1. Masonry veneer is as specified. Please see alternates for value engineered substitutions

Division 05:

Structural & Miscellaneous Metals:

1. Structural steel procurement and pricing for Phase VI is by others and will be coordinated with this build. Costs associated with this steel is NOT included.
2. Steel stairs and lift for infill building will be coordinated with the tenant. Costs associated with this work are NOT included.
3. 316 stainless steel - we do not recommend coating (316) stainless steel. This is not included.
4. Julius Blum wall brackets - They do not make steel which can be painted see above. This is not included.

Division 06:

Carpentry:

1. All blocking shall be FRT for all signage and roofing components.

BID CLARIFICATIONS

**Garden City Phase VI & Infill
Hillside Drive Cranston, RI 02920**

July 14, 2026

Division 07:

Roofing:

1. FM Global requirements are not included.
2. Roofing contractors subject to Carlisle or Firestone approved applicators.
3. Weisman Roofing is the required roofer – if truly required, please **ADD** \$416,000.00 to base bid

Insulation:

1. Aerogel insulation has been excluded by all vendors – substituted closed cell foam

Division 08:

Doors, Frames and Hardware:

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

Division 09:

Finishes:

1. All metal stud framing engineering is included.
2. Walls will be finished to a primed finish, all HM doors and frames, bollards are to be finished painted.

Division 10:

Specialties:

1. Fire extinguishers are the only division 10 requirements. We will install quantity and type per specification.

Division 11:

Equipment:

1. FF&E is not applicable and not included.

Division 15:

Fire Protection:

1. Fire pump is not included

HVAC:

1. HVAC equipment is priced per specification. See alternate for change at INFILL Building

Division 16:

Fire Alarm:

1. BDA/First Responders System is not included.

Electrical:

1. Arc Fault Study is not included.
2. Generator for transformer cut over is identified as an allowance. Duration of use will depend on RIE schedule and availability. See allowance for identification of costs.

Low Voltage:

1. Security Devices/Equipment, Wiring and Service are not included.
2. Access Control Devices/Equipment, Wiring and Service are not included.

BID CLARIFICATIONS

Garden City Phase VI & Infill

Hillside Drive Cranston, RI 02920

3. Tele/Data Devices/Equipment, Wiring and Service are not included.
4. Audio & Visual Devices/Equipment, Wiring and Service are not included.

July 14, 2026