

BID CLARIFICATIONS

**Watertown Mall Re-demise
Arsenal Street, Watertown, MA**

August 21, 2026

BID DOCUMENTS

1. CD SET – Watertown Mall Site Drawings Addendum 3
2. CD SET – Base Building Drawings
3. CD SET – Joyful Gardens Addendum 1 set
4. PROTOTYPE SET – Burlington Coat
5. Specifications – On documents
6. Addendum 1-3
7. RFI - 1-3

ALLOWANCES CLARIFICATIONS:

1. JG Architectural / Decorative Lighting — \$40,000 Allowance

The \$40,000 allowance is the specified allowance identified on Drawing A2.00, Lighting Schedule, Fixture P6. We have assumed this allowance covers fixture purchase, freight/shipping, and uncrating. Labor for installation is included in the base electrical scope and is not carried within the allowance. We believe this could be potentially lower than expected. We will work together to arrive at a design solution that works within the allowance.

2. JG Acoustic / Specialty Ceilings — \$50,000 Allowance

The \$50,000 allowance is the specified allowance identified in Note 10 on Drawing A2.00 and is intended for the specialty baffle ceiling system. The standard BOH ACT ceiling and grid system are hard-priced and included in the base scope. We have assumed the allowance will be utilized for final design/detailing, material purchase, freight/shipping, uncrating, and installation/hanging of the specialty baffle system. Upon further investigation, this allowance should be considered low. We are currently working on an alternative solution.

3. JG Millwork — \$25,000 Surround Allowance

The \$25,000 allowance is the specified allowance identified in Note 8 on Drawing A2.00. The millwork subcontractor has included the millwork items that are currently elevated and detailed within the contract documents. We have included the allowance in our millwork scope of work.

4. Boston Showcase

The Boston Showcase allowance is included and represents the complete package based on their current proposal. The optional accessories associated with the walk-ins are not included. All other inclusions and exclusions are per the Boston Showcase proposal.

5. Burlington Floor Preparation

The final floor treatment will be based on the completed Burlington sales-floor configuration. Based on a typical BCF layout, we have assumed approximately 21,000 SF of polished concrete and 3,000 SF of sealed concrete. Patching is anticipated as required for plumbing modifications based on the final fixture layout and locations. We have assumed the new plumbing will generally remain in proximity to existing plumbing locations. Any significant leveling, moisture mitigation, underlayment, or unforeseen substrate remediation beyond typical preparation has not been specifically carried unless otherwise identified.

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6. Temporary Structural Support

This scope is currently carried as a placeholder for temporary structural support associated with the new Burlington entrance, closure/modification of the rear entrance, and loading dock work. The final means and methods will be determined once existing conditions are exposed and verified. Needle shoring may ultimately be the most appropriate approach; however, this cannot be confirmed until demolition/exposure allows the existing structure to be fully evaluated. The allowance is intended to provide a reasonable budget for the temporary support required to perform this work safely.

7. Presumed ACM / Abatement

Pricing is based on the information currently provided and on quantities derived from the approximate square-foot areas shown on the drawings. To clarify, our estimate currently carries a total of \$265,000 for abatement: \$175,000 for the identified/confirmed scope plus \$90,000 for presumed ACM conditions. The presumed ACM allowance is intended to address similar materials and conditions that may be encountered beyond the currently identified scope.

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. See bid form

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a **60 week (phased)** duration with an anticipated start date **October 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.
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.

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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 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.
40. We are proposing a shared 50/50 savings with regards to unused contingency.
41. Burlington Coat Factory budget is a ROM based on a prototype. Final pricing is reserved for construction documents. Design & Contingency is by Landlord.

Division 02:

Demo & Abatement:

1. Demolition to be coordinated amongst the active tenants to limit disturbance.
2. 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.
3. All miscellaneous debris in the space to be removed by the Owner.
4. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be

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conducted prior to mobilization by owner.

5. Moisture mitigation & mold remediation is not included.

Sitework:

1. No Geotech report was provided. 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. The base price for liquid asphalt for this contract is **\$900.00** 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. Site furnishings will need to be approved based on lack of specific materials.

Division 03:

Concrete:

1. All slabs are assumed to be non-structural.

Division 04:

Masonry:

1. All CMU will match existing as close as possible.

Division 05:

Structural and Miscellaneous Metals:

1. Steel package for Burlington is to be considered a budget until final design and layout are complete.

Division 06:

Carpentry:

1. N/A.
2. Millwork for BCF will be finalized with construction documents.

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.

Division 09:

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Finishes:

1. There are several opportunities for value engineering in flooring. Base scope is included.

Division 10:

Specialties:

1. Skyfold partition is included, final finish needs to be selected.
2. See alternate for additional finish.

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.
2. Boston Showcase is included in our pricing – see allowance on bid form.

Division 15:

Fire Protection:

1. Post construction fire protection pressure testing is not included.
2. We have included 2 shut downs

HVAC:

1. Duct cleaning or equipment cleaning of existing systems to remain 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:

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. Value engineered lighting package is available but is not included as it needs to be approved.

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.