

# BID CLARIFICATIONS

**Windward Veterinary Hospital  
1282 Greenwich Ave, Warwick, RI 02886**

**02/06/2026**

## BID DOCUMENTS

1. Pricing Set produced by Planimal dated 01/15/2026
2. Asbestos Report & Abatement Plan produced by ECM dated December 2025
3. Civil Drawings produced by DiPrete dated 12/30/2025
4. Structural Drawings produced by CA Pretzer dated 01/15/2026
5. Revised MEP Drawings produced by MP3 dated 01/23/2026
6. Addendum 01 produced by Planimal dated 01/27/2026
7. Addendum 02 produced by Planimal dated 02/02/2026

## ALLOWANCES

1. \$3,500 – Patio Stone Wall – to furnish and install the Patio Stone Wall noted on the Architectural drawings
2. \$6,000 – Aluminum Cladding on Columns – to furnish and install the Aluminum Cladding on the structural wood columns
3. \$3,400 – Equipment Install – to install Owner furnished equipment
4. \$13,650 – Fire Alarm – to furnish and install a complete Fire Alarm system

## ALTERNATES

NEC is working on a list of possible Value Engineering alternates to review at our Interview.

## CLARIFICATIONS AND EXCLUSIONS

### *General:*

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 28-week/7-month duration with an anticipated start date no earlier than April 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. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. Liquidated and consequential damages are not included.
13. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown

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- on drawings are not included.
14. Full scale mock-ups are not included.
  15. LEED administration is not included.
  16. ADA code consultant, ADA code review is not included.
  17. Weather Conditions (temperature, wind & precipitation) are not included.
  18. Weather days are not included in our project duration / schedule.
  19. Municipal / utility company connection fees or back charges are not included.
  20. Coordination of 3<sup>rd</sup> party utilities is not included.
  21. Owner to provide all permanent utility services required.
  22. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
  23. Third party commissioning is not included.
  24. Phasing or phased turnovers of spaces is not included.
  25. Offsite parking is not included.
  26. The cost for any expediting of material or equipment deliveries is not included.
  27. Dumpsters for owner vendor supplied and installed material are not included.
  28. Offloading or loading of owner supplied and owner vendor materials is not included.
  29. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
  30. Fuel Surcharges are not included.
  31. Building survey and control points are not included.
  32. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
  33. 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.
  34. 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.
  35. Security, police details and fire watch are not included.
  36. Building Department Permit Fees & Fire Department Permit Fees are not included.
  37. Third party testing is not included.

## Division 02:

### *Demo & Abatement:*

1. 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. 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.

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*Landscape:*

1. Owner or Landscape architect to provide approval of weather conditions for plant installation.

**Division 07:**

*Dampproofing:*

1. Henry Bakor 710-11 is not included.

**Division 08:**

*Doors, Frames and Hardware:*

1. We include hollow metal frames in lieu of steel.

**Division 09:**

*Finishes:*

1. Wallcovering/wallpapering is not included.

**Division 10:**

*Specialties:*

1. Furnish and installation of accessories in the Staff Restroom is not included.

**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.

**Division 15:**

*Fire Protection:*

1. A fire sprinkler system is not included.

**Division 16:**

*Fire Alarm:*

1. BDA/First Responders System is not included.

*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.