

BID CLARIFICATIONS

Pep Boys Store #469

85 US-44

Raynham, MA

6/6/2025

BID DOCUMENTS

1. Owner Review Set – Dated 4/14/2025
2. RFI Responses 6/2/2025

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated. Some off-hours work will be required. We have not included any store security during off hours work.
2. Construction Schedule Duration includes a 6 week duration with an anticipated start date in July 2025. 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 whereas 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.
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.

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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. Building survey and control points are not included.
33. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
34. 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.
35. 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.
36. Security, police details and fire watch are not included.
37. Building Department Permit Fees & Fire Department Permit Fees are not included.
38. Third party testing is not included.

Division 02:

Demo & Abatement:

1. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
2. Moisture mitigation & mold remediation is not included.

Division 07:

Roofing:

1. The Existing Roofing is to remain.
2. FM Global requirements are not included.

Metal Panel Siding:

1. Engineering is not included.
2. G90 heavy gauge framing will be used for attachment of the panel system to the building.
3. Existing EIFS to remain, the panels and attachment system will be installed over the existing EIFS.
4. The installation detail at the corner of the building where ACM-1 is installed does not work with existing conditions. We have included pricing per plans, however the Architect needs to provide a revised detail, which will most likely increase the installation cost.

EIFS:

1. No patching of existing EIFS was included where signage is removed (by others)

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Division 08:

Doors, Frames and Hardware:

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

Division 09:

Drywall:

1. All interior walls are assumed to be existing level 4 finish
2. Minor patching of the existing customer lounge low wall was included.

Division 10:

Awnings:

1. The drawings show the canopy/awning with a 24" fascia. Victory Awnings, the specified manufacturer, does not produce an awning with a 24" fascia. We have included their standard awning model VAI-8P-8T, which comes with a 16" fascia. If engineered drawings are required, please add \$1,500 to our proposal.

Signage:

1. We have not included any work with the existing signage on the building.

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. No fire protection work is included. All fire sprinkler work assumed to be done by landlord

Plumbing:

1. No plumbing work is included. All plumbing work assumed to be done by the landlord

HVAC:

2. No HVAC work is included. All HVAC work assumed to be done by the landlord

Division 16:

Fire Alarm:

1. Fire alarm work is not included.

Electrical:

1. BDA/First Responders System is not included.
2. Arc Fault Study is not included.
3. No temporary generator was included. We assumed the power cut-over would happen overnight.

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4. Drawing calls for 3 sets of 300 KCMIL secondary conductors. In lieu of digging up the existing secondary conduits and adding a 3rd conduit, we included using 2 each 600 KCMIL copper secondary conductors.
5. The existing Pep Boys meter is mounted on the transformer and cannot be reused. We included furnishing 2 new meters.
6. There is no specification for the new exterior light fixture shown on 4/A310 at the perforated panel sign area, and it is not shown on the electrical drawings. We included an allowance of \$1,500 to furnish and install a down washing exterior light fixture.
7. The existing communications line is run overhead to the corner of the building where ACM-1 is being installed. This will need to be relocated before construction starts.

Low Voltage:

1. Security Devices/Equipment, Wiring and Service are not included. There is an existing security camera at the corner of the building where ACM-1 is being installed that will need to be relocated.
2. Access Control Devices/Equipment, Wiring and Service are not included.
3. Tele/Data Devices/Equipment, Wiring and Service are not included. We have included conduits and raceways as shown on the bid documents.
4. Audio & Visual Devices/Equipment, Wiring and Service are not included.