

BID CLARIFICATIONS

**Boston University Faculty Apartment Renovation
113 Bay State Road, Boston, MA 02215**

06/25/2025

BID DOCUMENTS

1. Permit Set – Dated May 29, 2025
2. 113 Bay State Road RFIs – Dated June 13, 2025

ALLOWANCES

1. \$6,250 – Aluminum Balcony Rail (2) @ 25 LF
2. \$2,500 – Patch and Repair (Gyp. Bd) @ 2nd Floor Ceilings
3. \$2,000 – Flooring @ Interior Stair at Unit 304
4. \$5,500 – (3) Fiberglass Shower Pans
5. \$22,500 – Existing Fire Alarm Modification
6. \$35,000 – New 400 Amp Service

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. \$24,004 – Add Alt 1 – Composite Roof Deck – 500 SF (Allowance)
2. \$5,243 – Add Alt 2 – Remove and Replace (3) Existing Exterior Doors @ 4th Floor

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 10 week duration with an anticipated start date in October 2025. Building Permit process (estimated 15 weeks) and anticipated lead times have been factored into the schedule and project duration determination. Lead times are subject to change.
3. Demolition/ loud noise will not begin before 8 am due to the lower floors being occupied.
4. We acknowledge that times will be coordinated with BU for access into the 2nd floor apartments for Plumbing tie in work. An allowance has been carried for the patch and repair of the existing 2nd floor ceilings at these tie ins.
5. The Existing storefront window in Den 000 will be removed, stored and reinstalled to allow for access into the space.
6. We are proposing the dumpster and temporary toilets with temporary fencing be placed in the rear of the building, near the window that is being temporarily removed, but not blocking the deeded parking spaces.
7. 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.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. 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.
10. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
11. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
12. 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: Demolition, Rough Carpentry.
13. 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,

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copper, and aluminum 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.

14. Pricing does not reflect any possible cost increases due to potential tariffs.
15. There is no work in ST-1. Existing Carpets will be protected with Ramboard.
16. There is no work in ST-2 from 3rd floor to basement, other than replacing door and frame 307D.
17. 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.
18. Adequate staging and laydown areas will be provided to the contractor for use during construction.
19. Liquidated and consequential damages are not included.
20. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
21. Full scale mock-ups are not included.
22. LEED administration is not included.
23. ADA code consultant, ADA code review is not included.
24. Municipal / utility company connection fees or back charges are not included.
25. Coordination of 3rd party utilities is not included.
26. Owner to provide all permanent utility services required.
27. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
28. Third party commissioning is not included.
29. The cost for any expediting of material or equipment deliveries is not included.
30. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
31. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
32. 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.
33. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage are not included.
34. Security, police details and fire watch are not included.
35. Third party testing is not included.

Division 02:

Demo & Abatement:

1. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
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 conducted prior to mobilization by owner.
5. Moisture mitigation & mold remediation is not included.

BID CLARIFICATIONS

**Boston University Faculty Apartment Renovation
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06/25/2025

Division 05:

Misc. Metals:

1. The metal railing scope includes:
 - a. Removing the existing Metal Roof Railing at the Parapet overlooking Back Street (in Div. 02).
 - b. New Aluminum Picket Roof Railings will be installed at both Roof Parapets.

Division 07:

Roofing:

1. The Existing Membrane Roofing is to remain.
2. The Roofing scope of work includes:
 - a. Removing Roof and Insulation at (6) new sleeper locations to existing wood deck.
 - b. Furnish and Install Pressure Treated Wood Blocking at (6) sleeper locations.
 - c. Flash (6) new sleepers with EPDM Flashing.
 - d. Furnish and Install (3) Pressure Treated Sensitive EPDM Pourable Sealer Pockets.
 - e. Flash (3) Electrical Conduits with P.S. EPDM Pipe Boots.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.
2. Alternate pricing for the removal and replacement of the (3) Existing Exterior doors is provided.

Division 09:

Flooring:

1. The flooring scope of work for ST-2 between the 3rd and 4th floors is not defined in the provided drawing set. An allowance for flooring has been included in this proposal.
2. Our proposal includes the flooring scope outlined in the provided drawing set:
 - a. Partially Removing existing hardwood flooring.
 - b. Refinishing (sand and finish with 2 coats (no stain) of Existing to remain hardwood flooring.
 - c. New hardwood flooring and tile as noted in drawings with waterproofing at shower surrounds and Easy mat tile and stone underlayment at tile flooring (Kitchen and Bath).
3. It is our recommendation that the existing hardwood flooring is replaced in its entirety due to the significant water and pet damage.

Painting:

1. Painting of Existing Window sashes are not included.

Division 11:

Equipment:

1. Laundry Appliances and Garbage disposals are not included.

Division 12:

Manufactured Casework:

1. The Cabinet and Countertop scope includes:
 - a. Cabinet Manufacturer: Rosario.

BID CLARIFICATIONS

**Boston University Faculty Apartment Renovation
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- b. Cabinet Construction: Frameless Particleboard.
- c. Door style: Beacon.
- d. Finish: Standard TFL Color Selection.
- e. Drawer Box: White single wall steel metal drawer with extension soft close guides.
- f. Hinges: Soft Close hinges, 3-way adjustable.
- g. Countertops: Caesarstone Organic White, Polished 2 cm. Eased edge. No buildup.
- h. Wall Cabinets are 36" high.
- i. Adjustable shelves are included.
- j. Fridge Panel and Back panel at peninsula are included.
- k. Rosario's oven cabinet will be manufactured per appliance spec.
- l. No Countertop support brackets are included.

Division 15:

Fire Protection:

- 1. Fire Protection is not included.

Plumbing:

- 1. The material for the shower floors was not defined in the provided drawing set. Pricing includes an allowance for (3) fiberglass shower pans.
- 2. The existing Hot Water Heaters are to remain. It's assumed that they are sufficient to provide hot water for the new units. Tie ins will occur on the 2nd and 3rd floors.
- 3. The plumbing fixtures per the Plumbing Schedule in the drawings (Sheet A-5.02) are included.
- 4. Engineered/ Stamped MEP Drawings are not included.

HVAC:

- 1. Pricing for the HVAC scope includes:
 - a. (5) Mitsubishi Wall-Mounted Indoor Units – (3) indoor units at Unit 304, and (2) indoor units at Unit 302.
 - i. Pricing based on MXZ-GX09NL 9,000 BTU/H Wall-Mounted Indoor Unit.
 - b. (2) Mitsubishi Outdoor Units placed on roof – (1) for Unit 304 and (1) for Unit 302.
 - i. Pricing based on MXZ-2D2-NLHZ 20,000 BTU/H Hyper Heat Pump Outdoor Unit.
 - c. Disconnecting the existing (7) Radiators (to be removed by Div. 02).
 - d. A piping diagram will be provided once awarded.
- 2. Duct cleaning or equipment cleaning of existing systems is not included.
- 3. Engineered/ Stamped MEP Drawings are not included.

Division 16:

Fire Alarm:

- 1. Pricing for the Fire Alarm System includes an allowance for the modification of the existing system to reflect the new added apartment.
- 2. Engineered/ Stamped FA Drawings are not included.

Electrical:

- 1. The Electrical scope includes:
 - a. The Existing 7 position meter bank is to remain. Unit 304 and 302 will share a single meter.

BID CLARIFICATIONS

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- b. Submetering will be Owner's responsibility – per RFI responses.
 - c. The existing switch gear manufacturer is unknown.
 - d. An allowance for 400Amp New Service is included.
 - e. Excavating, carpentry, and patching front basement are not included.
- 2. Arc Fault Study is not included.
 - 3. Engineered/ Stamped MEP Drawings are not included.

Low Voltage:

- 1. Tele/Data Devices/Equipment, Wiring and Service are not included.