

BID CLARIFICATIONS

Blank Street Coffee

250 W. Newton Street, Boston, MA

09/12/2025

BID DOCUMENTS

1. Client Review Drawing Set dated 08/20/2025

ALLOWANCES

1. **\$5,000 – Roofing** – we include an allowance for patch & repair of the roof system around new mechanical penetrations.
2. **\$8,000 – Glass Block** – we include an allowance to furnish & install the Glass Block.
3. **\$13,600 – Food Service Equipment** – we include an allowance to install Vendor furnished food service equipment.

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. **\$11,735 – Sprinkler** – to provide Sprinkler modifications in accordance with the new layout – this is an allowance that will need to be finalized with updated drawings showing design intent.
2. **\$21,336 – Lighting** – to furnish the Lighting Fixture package – this is an allowance that will need to be finalized based on final lighting choices in the Issue for Construction Set.
3. **\$10,668 – Fire Alarm** – to provide Fire Alarm devices tied into the existing FACP – this is an allowance that will need to be finalized with updated drawings showing types of devices and their locations.
4. **\$8,001 – Low Voltage** – to provide pre-wiring of Tel/Data, Security & A/V devices – this is an allowance that will need to be finalized with updated drawings showing types of device and their locations.

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 January 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 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.

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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 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.

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5. Moisture mitigation & mold remediation is not included.

Division 06:

Millwork:

1. FB-01, 02 & 03 Upholsteries are not included; Upholstery furnished and installed by Millwork Vendor.
2. HW-1 Millwork is not included; this product is scheduled but not shown.
3. MT-01, 02, 03 & 04 Laminates are not included; Laminates furnished and installed by Millwork Vendor.
4. WD-01 & WD-02 Woods are not included; Woods furnished and installed by Millwork Vendor.
5. SS-01 & SS-02 Solid Surfaces are not included; Solid Surfaces are furnished and installed by the Millwork Vendor.

Division 07:

Roofing:

6. The Existing Roofing is to remain.
7. FM Global requirements are 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. Sprinkler modifications are not included; see alternates.

Plumbing:

1. Camera and cleaning of existing piping is not included.

HVAC:

1. Duct cleaning or equipment cleaning of existing systems 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:

Electrical:

1. Arc Fault Study is not included.

Fire Alarm:

1. Temporary fire alarm or heat loop detection is not included.
2. Fire Alarm devices are not included; see alternates.
3. 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.