

BUDGET CLARIFICATIONS

Burlington Square– Burlington, MA



07/31/2024

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (7:00 AM – 3:30 PM) except for the installation and removal of the temporary dust partition which will be at off hours.
2. Our proposal includes using the existing building as our temporary field office.
3. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increased if an award is made after this date.
4. This proposal is based on merit shop labor rates. If ownership would like Union or Prevailing wage to be included, NEC will provide updated pricing to reflect this request.
5. The owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
6. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change. Final schedule to be determined based owner vendors supplied and install materials.
7. Retainage to be released on early compete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Steel, Rough Carpentry.
8. Due to the volatility of the markets and the 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.
9. Owner and Contractor will enter a mutually agreeable standard AIA contract.
10. Adequate onsite staging, dumpster storage, laydown areas will be provided to the contractor for use during construction.
11. No Geotech report was provided. We assume all on site soils are suitable for reuse.
12. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair or replacement of said equipment or devices is not included.
13. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
14. Demolition assumes removal of only one layer gypsum wallboard and one layer of flooring.
15. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
16. Our proposal includes a budget for (28) 3'x3'x6' deep piers for the new screen wall, with 7 tons of rebar and 3000 PSI concrete.
17. Our proposal includes (4) 20"x20"x16" column bases as shown on S-102.
18. Our proposal includes slab saw cutting for an existing 10" thick slab, excavation, backfill, slab edge pinning with #4 rebar at 2' on center and concrete pour back for the new under slab plumbing shown on P-101 plan. Under slab plumbing excavation is assumed to be diggable material down to 2'.
19. Our proposal includes prime painted structural steel for the screen wall. (Painting of the steel has not been included in our proposal)

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20. Our proposal includes roof flashing for (3) new rooftop units. We have not included any other equipment roof flashing.
21. Our proposal includes full height fire taping of the rated walls and finish taping up to 12'.
22. Our proposal includes structural insulated Zip R-12.6 with taped seams and built in AVB.
23. Our proposal includes 1" clear tempered includes Solarban 70XL #2 and energy advantage low E #4.
24. Our proposal assumes there isn't any flooring or adhesive under the raised platform area's in the existing solon.
25. Our proposal includes (8) Amarex B456 10 lb with hooks fire extinguishers.
26. Our proposal includes new zone control valves in each tenant space as per FP drawings.
27. Our proposal includes select demolition of the existing sprinkler piping, removal, and plug outlets as necessary.
28. Our proposal includes add/relocate new upright sprinkler heads in accordance with NFPA 13.
29. Our proposal includes renovating the existing sprinkler system for new uprights and new pendants heads for the bathrooms.
30. Our proposal includes fire alarm pricing from owners required Norel Service company for the project. We have broken out the cost in our schedule of values attached.
31. Our proposal includes the (2) panels as per the electrical plans with 300' of conduit and wire for the L1 and L2 panels back to the existing electrical service on the North side of building 2.
32. Our proposal includes 300' of pull string and conduit for tenant 3 & 4.
33. Our proposal includes all fire alarm and electrical work as shown on the plans. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.

Add/Alternate Allowance – Not Included in Bid

1. To furnish and install galvanized structural steel for the screen wall please add the lump sum amount of \$43,164.00 to our proposal.
2. To furnish and install powder coated structural steel for the screen wall please add the lump sum amount of \$197,164.00 to our proposal.
3. To furnish and install plywood in lieu of Densglass for #F1 exterior walls please add the lump sum amount of \$12,789.00

EXCLUSIONS

1. Building and fire department permit fee's.
2. Builders risk insurance.
3. FM Global requirements.
4. Full scale mock-ups.
5. Liquidated and consequential damages.
6. LEED administration.
7. Municipal / utility company connection fees or back charges.

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8. Power, water, and heating/cooling consumption charges.
9. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
10. Phasing of the work or remobilization.
11. Removal, storing and reinstalling of the existing exterior tenant signage.
12. Security, police details and fire watch.
13. RFI #3 scope of work. See clarifications number 18 for what our proposal includes currently.
14. Raising or lowering of existing sprinkler mains and branch lines.
15. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
16. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
17. Bollards at the patio. No specifications were provided.
18. Landscaping irrigation.
19. Column bases except for as described in clarification number 17 above.
20. Existing standing roof repair not effected by project scope of work.
21. Repairs to the existing membrane roof except for our new work.
22. Furnishing and installation of new finish flooring and base material.
23. Grade beam or structural slab repairs except as described in clarification number 18 above.
24. Relocation or replacing the existing light poles as shown on C-2.1. (Need more detail)
25. Removal or relocating the FDC connection as shown on C-2.1. (Need more detail)
26. New circuit breakers in existing panels.
27. New transformer, primaries and secondaries.
28. Tel/data conduits. Demark location not noted on the plans.
29. Removal of any existing rooftop equipment. Proposal assumes HVAC is split systems with condenser on the ground.
30. Gas meter.
31. Guaranteeing the existing electrical system has capacity for the new electrical panels.
32. Duct cleaning or equipment cleaning of existing systems.
33. Third party commissioning
34. Seismic restraints on existing conditions.
35. Supplying exterior and interior signage.
36. Ex-raying of the slabs.
37. GBR for the project.
38. Level 5 finish.
39. Interior finishes.
40. Dumpsters for owner vendor supplied and installed material.
41. Offloading or loading of owner supplied and owner vender materials.
42. Final Keying of existing or new door hardware.
43. Supply and install electric meter and disconnects.
44. Cost for any expediting of material or equipment deliveries.
45. Furniture, FF&E or relocation costs.

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46. Payment and Performance Bond, & Sub Bonding including fees, deductibles, and premiums.
47. Owner to provide all permanent utility services required.
48. Coordination of 3rd party utilities.
49. Third party testing.
50. Arc Fault Study.
51. Knox Box.
52. Offsite parking.
53. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by the owner.
54. Moisture mitigation & mold remediation.
55. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
56. BDA/First Responders System.
57. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
58. ADA code consultant, ADA code review.
59. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
60. Fire department fire watch.
61. Supplying and installing the EMS system. Or reprogramming of existing system.
62. Weather days are not included in our project duration / schedule.
63. Cost of work, Liquidated Damages or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
64. Security, Equipment and Service.
65. Access Control, Equipment and Service.
66. Tele/data Cabling, Equipment and Service.
67. Audio & Visual, Cabling & Equipment.

Thank you for providing New England Construction Company the opportunity to provide a proposal for this interesting project. We appreciate your confidence in New England Construction Company.

Very truly yours,
NEW ENGLAND CONSTRUCTION COMPANY, INC