

# BID CLARIFICATIONS

**Oaklawn Apartments**

**Oaklawn Ave**

**Cranston, RI**

**4/22/2024**

## CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (6:00 AM – 2:30 PM)
2. 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.
3. 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 reflex this request.
4. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
5. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
6. 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.
7. 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.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
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. All products identified on bid documents without specifications are carried as manufacturer's standard product line.

## BID DOCUMENTS

1. "For Construction" drawing set – Dated 3/18/2024
2. Civil drawing set – Revision 5 Dated 12/01/2023
3. Specifications – Dated – 02/25/2021
4. Addenda 1A, 2, 3, 4 & 5

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## TRADE SPECIFIC CLARIFICATIONS AND ASSUMPTIONS

### Division 2

1. The site scope only includes the following, everything else is assumed to be by Owner:
  - a. Excavate and Backfill building footings/foundation
  - b. Excavate and backfill interior piers
  - c. Fine grade slab sub grade (including haunches)
  - d. Excavate and backfill underground plumbing and utilities
  - e. Prep for exterior slabs and pads including parking apron, porch stoops, sidewalk, and dumpster pad
2. Fencing for the dumpster enclosure was included as 19' X 13' X 6' PVC fencing W/ 2 each - 9' double drive gates.
3. Fence at unit 130 was included as 6' solid white PVC fence, same as the site fence.
4. We assume owner is bringing the fire service to a flange into the building, and includes testing and chlorination.

### Division 3

1. Site concrete includes the porch stoops, garage aprons, dumpster enclosure, and sidewalks. The walkway areas and strip in front of the garage with stone hatching were assumed to be part of the hardscape package by owner.

### Division 6

1. Our base bid includes Zipwall R-9 insulated sheathing panels in lieu of Armorwall. R-value is 9.6. No AVB was included, assumed taped Zipwall will suffice. See alternates for furnish and install of the Armorwall as specified.
2. Termite treatment is not included. See alternates.

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### **Division 7**

1. No air vapor barrier was included. Our base bid includes Zipwall sheathing, which includes an integrated water restive barrier and continuous air barrier.

### **Division 8**

2. We included Anderson 400 Series Tilt wash windows in our base bid. See alternates for vinyl option.
3. Doors were included as follows:
  - a. Common Area Doors and Frames: HM flush doors x HM 3-sided welded frame (60 min rated)
  - b. Unit Entry Doors: Primed MDF 1-3/4" 1-panel door x HM 3-sided KD nailer frame (60 min rated)
  - c. Unit Interior Doors and Frames: 1-3/8" Primed molded 1-panel door x 3-sided PFJ prehung frame with supplied 3.5" Stafford casing, 1-3/8" Primed molded 1-panel pair x 3-sided PFJ prehung frame with supplied 3.5" Stafford casing, and 1-3/8" Primed molded 1-panel bypass x 3-sided PFJ setup frame with supplied 3.5" Stafford casing
  - d. We included Schlage Allegion Engage access control in lieu of Assa Abloy
  - e. Door G9 on the door schedule does not appear on the drawings. We have not included it.
4. Louvers were included as 24" x 42" Ekena Millwork Urethane functional louvers

### **Division 9**

1. No level 5 finish was included in closets or garages. Level 5 finish was only included in common area corridors and living areas.
2. We included 2 fire breaks in the attic.

### **Division 15**

1. We fire protection as NFPA 13-R as per the Addendum.
  - a. No coverage was included in the attic
  - b. No coverage was included in closets under 24 SF
  - c. No coverage was included at the Balconies and other overhangs
  - d. No interstitial space protection was included
  - e. No dry heads, dry system or exterior heads were included
2. Plumbing fixtures are furnished by owner. This includes

### **Division 16**

1. No work associated with the transformer or primary electrical conduits was included.
2. We included raceways and conduits for the tele/data & CATV including microduct and net media center. Wiring by others.
3. Intercomm system included.
4. Secondaries: No feeders included, there was no distance to transformer provided.

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## ALTERNATES (NOT ON BID FORM)

1. (\$3,604) – Provide SAP board in lieu of subfloor with gypcrete
2. \$60,181 – To add 2-layers of 5/8" type "C" now becoming 3-layers to First and Second floor ceilings per Addendum 5 ceiling type 208.
3. (\$106,580) – Provide R-11 insulation between floors in lieu of blown in dense pack fiberglass insulation.
4. (\$52,760) – Provide Level 4 drywall finish everywhere
5. \$159,773 – Furnish and install Armorwall per plans. This also includes furnish and install of WR Meadows Air Shield AVB.
6. \$2,360 – Provide (1) row of glazing for OH doors
7. \$6,895 – Provide termite pre-treatment of foundation walls

## EXCLUSIONS

1. Temporary power, water, and heating/cooling consumption charges
2. FM Global requirements.
3. Full scale mock-ups.
4. Liquidated and consequential damages.
5. LEED administration.
6. Municipal / utility company connection fees or backcharges.
7. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
8. Security, police details and fire watch.
9. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
10. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
11. Third party commissioning
12. Keying of door hardware.
13. Appliances, furniture partitions, equipment, raised/access flooring
14. Furniture, FF&E or relocation costs.
15. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
16. Owner to provide all permanent utility services required.
17. Coordination of 3<sup>rd</sup> party utilities.
18. Third party testing.
19. Arc Fault Study.
20. Import of Structural Fill.
21. Fuel Surcharges.

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22. Phasing or phased turnovers of spaces.
23. Offsite parking.
24. Building survey and control points
25. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
26. Moisture mitigation & mold remediation.
27. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
28. BDA/First Responders System.
29. Post construction fire protection pressure testing.
30. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
31. Building Department Permit Fees & Fire Department Permit Fees.
32. ADA code consultant, ADA code review.
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.
34. Weather Conditions (temperature, wind & precipitation, humidity during flooring install).
35. Weather days are not included in our project duration / schedule.
36. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
37. Security, Equipment and Service.
38. Tele/data Cabling, Equipment and Service.
39. 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