

# BID CLARIFICATIONS

**Chelo's Renovation**  
**2225 Post Road**  
**Warwick, RI 02886**

**3/27/2024**

## GENERAL 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. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. 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.
11. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
12. All products identified on bid documents without specifications are carried as manufacturer's standard product line.

## TRADE SPECIFIC CLARIFICATIONS AND ASSUMPTIONS

### Division 2

1. Sitework scope includes the following:
  - a. Demo and removal of existing exterior sidewalks, stairs and ramps around the perimeter of the renovation area
  - b. Furnish and install new pavers with an allowance of \$12/SF
  - c. Excavate and backfill concrete footings/foundations for the new building additions. This includes 6" crushed stone beneath the footings.
  - d. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required. No unsuitable material removals or rock/ledge removal has been included

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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 owner.
3. All miscellaneous debris in the space to be removed by owner.
4. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
5. Demolition includes:
  - a. Removal of all wood paneling from walls and columns
  - b. Removal and disposal of single layered Carpet/VCT/ Hardwood Flooring and base as noted, including scraping floor adhesive/mastic
  - c. Removal and disposal of ACT/grid as noted.
  - d. Removal and disposal of select Decorative hard Ceiling as noted.
  - e. Removal and disposal of select hardwood ceiling as noted.
  - f. Removal and disposal of single layer GWB partitions, doors, frames, and attachments as noted.
  - g. Removal and disposal of MEPs after made safe, disconnected, drained, ensuring all MEP hangers, chains, and attachments, cut at the deck, and dropped to floor in manageable pieces by others.
  - h. Removal and disposal of casework as noted.
  - i. Removal and disposal of tile floor as noted.
  - j. Removal and disposal of select raised wooden platform as noted.
  - k. Removal and disposal of (10) select Windows and (4) select skylights as noted.
  - l. Removal and disposal of select Roof and Roof structure as noted.
  - m. Removal and disposal of select vertical mansard roof as noted.
  - n. Removal and disposal of select portion of exterior wood framed walls as noted.
  - o. Removal and disposal of select Bathroom Fixtures and Bathroom Partitions as noted.
  - p. Removal and disposal of select Metal guard rail as noted.
  - q. Removal and disposal of select portions of Exterior Brick Walls as noted.

## Division 4

1. Masonry scope included:
  - a. (1) New masonry opening in existing 12" CMU wall at mezzanine S1.OB
  - b. (4) Beam pockets S1.OB
  - c. Infill CMU P1.1/A1.1
  - d. 300 sq. ft. of stone veneer, scratch coat, lathe.
  - e. 60 linear ft. stone cap
2. New interior brick was assumed to be Nichiha panels. See Division 7.

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## Division 5

1. Mesh panel guardrail quoted as 1¼" Schedule 40 pipe for posts, top rails, bottom rails, and grab rails; 1½" x 1½" or 2"x2" welded wire mesh w/U-edging framing by McNichols

## Division 6

1. New ramp 2/A1.2 is assumed to be wood-framed
2. Our millwork scope includes the following:
  - a. Men's and women's rooms #2 and 3 each to include:
    - i. One 25" deep 3CM thick quarts counter with 4" splash and cut outs for under mounted sinks.
    - ii. Angled front sink base cabinets with plastic laminate finish.
    - iii. Four hardwood framed mirrors with shop finish.
  - b. Bridal room to include:
    - i. One 25" deep 3CM thick quarts counter with cut out for under mounted sink- no splash.
    - ii. One sink base cabinet with wood grain plastic laminate finish, filer and finished end.
    - iii. Hardwood style and rail paneling with shop applied finish on four walls of room.
  - c. POS Station 1 near Bridal room per 2 on A5.2 to include:
    - i. One 25" deep 3CM thick quartz counter with 4" splash
    - ii. Five drawer /door base cabinets with white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
  - d. POS Station 2 near Vestibule per 3 on A5.1 to include:
    - i. One 25" deep 3CM thick quartz counter with 4" splash
    - ii. Four double drawer / door and one single drawer / door base cabinets with white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
  - e. Wood benches at Vestibule 13 to include:
    - i. Total of 44 Lin feet of 18" deep x 18" deep hardwood bench with a hardwood plywood top with solid hardwood edge and shop finish.
  - f. Takeout room 12 per 1 and 2 on A5.1 to include:
    - i. One 25" deep L shaped quartz counter with w" splash and four plastic grommets
    - ii. Four drawer / door base cabinets with white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
    - iii. Two rows of ¾" x 12" deep wood grain plastic laminate shelf on heavy duty twin track shelf hardware.
  - g. Bar 8 foot rail to include:
    - i. Seventy five Lin feet of 2" black foot rail with floor flanges.

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- h. Bar to include:
  - i. Plywood sub counters.
  - ii. 2 CM thick quartz bar top with 2 ¾" mitered edges.
  - iii. 2 CM thick quartz bar island top with 2 ¾" mitered edges.
  - iv. One 5" wide u shaped stainless steel drink rail with non- welded seams.
  - v. Ten 33.2"x 42" high x 15" deep two door base cabinets with black plam finish for under bar island.
- i. Vestibule 13 to include:
  - i. One 3CM thick quartz counter with angled ends.
  - ii. Three plastic grommets and cut out of quartz counter.
  - iii. Two drawer / door base cabinets with one drawer over one door.
  - iv. One 44" wide open base cabinet with center divider and two adjustable shelves.
  - v. Cabinets will have white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
- j. Wall and door at elevation 4 on A5.1 to include:
  - i. Paint grade MDF wall panels, door panel with carriage bolts.
  - ii. One custom ornamental wood circular door handle to be applied to general contractors door.
  - iii. EXCLUDES the four pieces of three piece vertical trim as we have no indication as to what these are and painting of these panels.
- k. Interior door trims at doors D1, D2 and D3 to include:
  - i. ¾ x 4 ½" square edge plain sawn maple casing
  - ii. ¾" x 3 square edge plain sawn maple extension jamb.
  - iii. Includes standard shop applied clear sealer and top coat.
- l. Interior window trim per window schedule and elevations to include:
  - i. ¾ x 4 ½" square edge plain sawn maple casing
  - ii. ¾" x 3 square edge plain sawn maple extension jambs.
  - iii. ¾" x 4 ½" +/- plain swan maple sill with nosed edge.
  - iv. ¾" x 3 ½" square edge plain sawn maple apron.
  - v. Includes standard shop applied clear sealer and top coat.
- m. Maple wainscot to include:
  - i. Includes 955 square feet of coverage.
  - ii. Figured as ¾" x 7" face with V joint T&G.
  - iii. Includes standard shop applied clear sealer and top coat.
- n. Three cased openings to include:
  - i. One @36" wide and one at 72" wide at Takeout.
  - ii. One @72" wide at Vestibule.
  - iii. Each to include ¾" x 4 ½" square edge maple casing and flat maple veneer jambs.
  - iv. Includes standard shop applied clear sealer and top coat.

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- o. Six dining area stairways between levels each to include:
    - i. 3/4" x nosed maple stair treads with 3/4" maple risers and 3/4" maple skirt boards.
  - p. Low wall caps at dining areas to include:
    - i. 64 LF of 8 1/2" wide maple cap.
    - ii. 42 LF of 12" wide maple cap.
    - iii. 60 lf of maple end trims at sides of openings at upper level dining at 24" sections of cap.
    - iv. Includes standard shop applied clear sealer and top coat.
  - q. Archway at 1955 logo to include:
    - i. 1 1/2" x 7 1/4" maple support beams and cross members with carriage bolts and lags.
    - ii. Includes standard shop applied clear sealer and top coat.
    - iii. It has been assumed that the steel columns by others will be fabricated with clip angles on the top to allow the wood to be attached in place.
  - r. Mezzanine wall paneling has been carried to include:
    - i. Total of 314 square foot of coverage.
    - ii. Material has been carried as 3/4" x 3" face T&G maple boards with V joint.
    - iii. Includes standard shop applied clear sealer and top coat.
  - s. POS Station 3 AT Lower dining to include:
    - i. One 25" deep 3CM thick quartz counter with 4" splash
    - ii. Two drawer /door base cabinets with white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
  - t. POS Station 4 at upper dining to include:
    - i. One 25" deep 3CM thick quartz counter with 4" splash
    - ii. Two drawer /door base cabinets with white melamine interiors and drawer boxes and flush overlay hardwood doors with shop finish and unfinished toe kick.
  - u. Wood base board to include:
    - i. Total of 864 Lin feet of base installed.
    - ii. Base is carried as 3/4" x 4 1/2" maple with shaped top.
    - iii. Includes standard shop applied clear sealer and top coat.
  - v. Ceiling at mezzanine to include:
    - i. Total of 1152 square feet of 3/4" x 5" face T&G with V edge maple with clear shop finish. Note the length of the rakes at this ceiling were assumed to be 12'-0" long.
3. We did not include the Art Deco train track

## Division 7

- 1. We included Tyvek behind the new siding
- 2. Interior white washed brick at elevation 6/A5.1 was included as Nichiha VINTAGEBRICK white wash panel siding.

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## Division 8

1. We included Anderson series 100 windows in lieu of specified Pella windows.
2. Entrance doors and vestibule entrance doors were included as follows:
  - a. Kawneer 350 Medium stile doors Type D1 & D2 at exterior with 1- 3' x 8' single with rim panic hardware, std. pull handle, LCN 4040XP surface closer and threshold
  - b. 4- 6' x 8' pairs with concealed vertical rod panic hardware, std. pulls, LCN 4040XP surface closers and thresholds
  - c. Standard color Kynar painted finish
  - d. 1" clear tempered low-e insulated glass
3. We included a 16' w x 10' high overhead door with the following specs:
  - a. Wayne Dalton 452 Full View Insulated Glass Sectional Door
  - b. Clear Anodized Aluminum Sections with Polyurethane insulation
  - c. Powder coated to match existing windows
  - d. ALL Sections Full vision panel, ½" Insulated Clear Tempered
  - e. Window – 8 Panel per panel, Special layout
  - f. 2" Steel angle mounted tracks
  - g. Torsion Spring with Solid shaft
  - h. Vinyl weatherseal side and top
  - i. Genie Model JS, Low profile commercial motor
  - j. Thru beam photoeyes (1 sets per door)
  - k. Remote wall control activation
4. Interior doors were included as Trustile TS2020 MDF primed.
5. Door hardware was included as Schlage ALX SFIC locks and LCN closers. Keying by others.
6. Furnish and install approx. 52 lineal feet x 7'-2" storefront at mezzanine level using Kawneer Trifab 451T in standard color Kynar painted finish and including 1- 3' x 7' medium stile door with std. max. security lock and LCN 1250 surface closer. Glaze with 1" clear tempered/laminated units with standard color internal grids

## Division 9

1. We included drywall ceilings where new roof framing occurs. No finish was specified. (Note C6 states ceiling finish by interior designer). Other areas to be exposed (presumed) structural steel/metal decking.
2. We included flooring with the following furnish and install unit prices:
  - a. \$12/SF – 24" x 24" Floor tile, quarry tile, and mosaic tile
  - b. \$18/SF – Mosaic tile at bar area & existing vestibule
  - c. \$15/SF – 3" x 12" herringbone tile at Bridal Room
  - d. \$15/SF – Hex floor tile at North side Banquet entry vestibule and coat closet
  - e. \$15/SF – Engineered Harwood Flooring

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3. Walk-off matts were included as Construction Specialites PediTred G4 Heavy Duty Carpet with clear annodyzed frame and 9303 Sandbar carpet inserts.
4. We included an allowance of \$5,000 to furnish and install custom waterjet cut floor tile around the "1955" glass floor light at the entrance.
5. We included waterproofing under the quarry tile and bathroom floor tile
6. We included a floor prep allowance of \$3,278. This includes skim coating under the engineered wood floors. No self-leveling was included.
7. No wall finish was specified on elevation 6/A5.1. We assumed painted drywall.
8. Th serpentina ceiling was not included at this time while we wait for manufacturer pricing

## Division 10

1. We have included floor mounted solid plastic toilet compartments, handicap compartments and urinal screens. Color: Black. **Ceiling mounting is not available** from the manufacturer due to the weight of the partitions.
2. We included standard Bobrick toilet accessories and stainless steel baby changing stations.

## Division 15

1. Sprinkler Scope:
  - a. Existing main, branch lines and heads to be demolished and removed in the renovated area. Temporary heat detectors included, see electrical scope.
  - b. We will connect to the existing Sprinkler system running new main, branch lines and the proper sprinkler heads per the new architectural changes to bathrooms, mezzanine, bridal room, upper-level dining, main level dining, lower-level dining, liquor storage, storage, take out room, vestibule, exit vestibule, bar level, and coat closet.
  - c. Pendant type of sprinklers in the finished areas
  - d. Upright type of sprinklers in the unfinished areas -Brass upright type
  - e. All pipe 1-inch to 1 ¼-inch, black steel, SCH.40 with threaded fittings
  - f. All pipe 1 ½-inch to 6-inch, black steel, SCH.10 with grooved fittings
  - g. We included 2 hrs. per day for draining and refilling the existing system
  - h. Complete engineered/CADD Fire Protection Sprinkler design for submittal. We will only show the location of the relocated sprinklers we are not providing as built of the existing system.
  - i. We included hydraulic calculations. Owner to provide as-built of the existing system. If as built is not available, additional costs may be required.

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2. Plumbing scope includes
  - a. Cut, cap and make safe
  - b. Furnish and install of new water closets, urinals, and lav sinks
  - c. All new bar fixtures, (by owner) will be re-installed in same locations
  - d. Included is a 20 gallon electric light duty commercial water heater to be located in a closet by the new restrooms (no hot water recirculation).
  - e. All plumbing will be a mix of PVC, CPVC, Copper, and PEX with foam type insulation per RI Codes.
3. HVAC scope includes:
  - a. Remove and dispose of existing diffusers
  - b. Remove and dispose of existing branch duct
  - c. New exposed branch duct as needed
  - d. New spiral diffusers
  - e. New branch duct and diffusers in main entrance
  - f. New duct and diffusers
  - g. New exhaust fans in restrooms
  - h. Electric wall heater in new vestibule
  - i. Electric wall heater in new coat room

## Division 16

1. We included demo of the existing wiring. Re-wiring of wires from other areas in the building have been included as an allowance – these will have to be traced out and relocated during construction.
2. We included installing temporary heat detectors during construction (Protectowire)
3. We included furnish and install of lighting per the drawings, including new exit and emergency lighting. No site lighting was included.
4. Fire alarm assumes existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
5. We have included an allowance of \$10,000 for tele/data wiring
6. We did not include any costs for POS wiring, CATV, sound system or access control.



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## PRECONSTRUCTION SERVICES (NOT INCLUDED IN PROPOSAL)

1. \$15,000 – Provide preconstruction support through OAC meetings, construction schedule, logistics plan, building permitting, constructability review and value engineering. Formal proposal available upon request.

## ALLOWANCES

1. \$15,000 – Furnish and install pavers (\$12/SF)
2. \$20,000 – Temporary weather protection and temporary barriers
3. \$20,000 – Shoring of existing structure
4. \$15,000 – Banquette Seating Cushions
5. \$5,000 – Custom waterjet floor tile at “1955 glass floor light”
6. \$78,990 – Furnish and install of floor and wall tile
7. \$19,668 – Furnish and install of engineered wood flooring
8. \$3,278 – Floor prep
9. \$5,000 – Trace and re-wire existing wiring from other parts of the building
10. \$10,000 – Tele/data cabling

## BID DOCUMENTS

1. Pricing Set – Dated 1/31/2024

## EXCLUSIONS

1. Art Deco train track
2. Exterior building signage
3. 1955 glass floor light
4. FM Global requirements.
5. Full scale mock-ups.
6. Liquidated and consequential damages.
7. LEED administration.
8. Municipal / utility company connection fees or backcharges.
9. Power, water, and heating/cooling consumption charges.
10. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
11. Security, police details and fire watch.
12. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
13. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
14. Duct cleaning or equipment cleaning of existing systems.
15. Third party commissioning

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16. Seismic restraints on existing conditions.
17. Keying of existing or new door hardware.
18. Appliances, furniture partitions, equipment, raised/access flooring
19. Furniture, FF&E or relocation costs.
20. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
21. Owner to provide all permanent utility services required.
22. Coordination of 3<sup>rd</sup> party utilities.
23. Third party testing.
24. Arc Fault Study.
25. Import of Structural Fill.
26. Fuel Surcharges.
27. Phasing or phased turnovers of spaces.
28. Offsite parking.
29. Building survey and control points
30. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
31. Moisture mitigation & mold remediation.
32. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
33. BDA/First Responders System.
34. Post construction fire protection pressure testing.
35. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
36. Building Department Permit Fees & Fire Department Permit Fees.
37. ADA code consultant, ADA code review.
38. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
39. Weather Conditions (temperature, wind & precipitation).
40. Weather days are not included in our project duration / schedule.
41. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
42. Security, Equipment and Service.
43. Access Control, Equipment and Service.
44. Tele/data Cabling, Equipment and Service.
45. 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