

BID CLARIFICATIONS

The Honey Baked Ham Company

Store 2622

300 Quaker Lane

Warwick, RI 02886

7/24/2024

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. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
8. 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.
9. All miscellaneous debris in the space to be removed by owner.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. 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.
12. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
13. Demolition assumes removal of only one layer of flooring & gypsum wallboard.
14. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
15. 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.

SCOPE CLARIFICATIONS AND ASSUMPTIONS

1. We have included removing FRP from existing walls and replacing with new
2. It appears that some ductwork will need to be run through the adjacent tenant space. We have not included costs to replace or repair ceilings in the adjacent space. We have not included any off-hours work or security to perform work in the adjacent tenant space.
3. Fire alarm scope includes adding devices needed per the new layout, and programming of system. No annunciator panel or fire alarm drawings were included.

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4. We have included the following deviations & value engineering of the plumbing system
 - a. No grease trap was included. We include using the existing exterior grease trap
 - b. We have replaced the cast iron floor sinks with PVC floor sinks
 - c. No hot water recirculation was included
 - d. See alternates to add back into the bid
5. We have not included grinding of any mudset tile base. We were unable to determine if the existing tile is on a mudset.
6. We assume the plumbing trenching is no deeper than 2.5'.
7. Double lines grease duct is furnished by owner as part of the kitchen hood package

ALTERNATES

1. \$6,000 – Furnish and install grease trap, recirculating pump, and specified floor sinks

BID DOCUMENTS

1. CD SET – No date on drawings
2. RFI Responses – 7/15/2024

EXCLUSIONS

1. We have excluded the following sprinkler items
 - a. Raising or lowering of sprinkler branch lines or mains
 - b. Relocating sprinkler lines for new ductwork
 - c. Hydraulic calculations
 - d. Hydrant flow test
2. Furnish & install of the ansul system for the hood
3. Generator rental for epoxy floor.
4. Air balancing & startup of the hood
5. Premium time/off hours work
6. FM Global requirements.
7. Floor prep & mastic removal.
8. Full scale mock-ups.
9. Liquidated and consequential damages.
10. LEED administration.
11. Municipal / utility company connection fees or backcharges.
12. Power, water, and heating/cooling consumption charges.

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13. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
14. Security, police details and fire watch.
15. Misc. building charges or fees including elevator operation costs, 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. Duct cleaning or equipment cleaning of existing systems.
18. Third party commissioning
19. Seismic restraints on existing conditions.
20. Keying of existing or new door hardware.
21. Appliances, furniture, furniture partitions, equipment, raised/access flooring
22. Furniture, FF&E or relocation costs.
23. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
24. Owner to provide all permanent utility services required.
25. Coordination of 3rd party utilities.
26. Third party testing.
27. Arc Fault Study.
28. Import of Structural Fill.
29. Fuel Surcharges.
30. Phasing or phased turnovers of spaces.
31. Offsite parking.
32. Building survey and control points
33. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
34. Moisture mitigation & mold remediation.
35. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
36. BDA/First Responders System.
37. Post construction fire protection pressure testing.
38. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
39. Building Department Permit Fees & Fire Department Permit Fees.
40. ADA code consultant, ADA code review.
41. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
42. Weather Conditions (temperature, wind & precipitation).

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- 43. Weather days are not included in our project duration / schedule.
- 44. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 45. Security, Equipment and Service.
- 46. Access Control, Equipment and Service.
- 47. Tele/data Cabling, Equipment and Service.
- 48. 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