

# BID CLARIFICATIONS

**Krispy Kreme Shop #250**

**1200 Quaker Lane, East Greenwich, RI 02818**

**05/23/2025**

## BID DOCUMENTS

1. KKDC Bid Invitation\_Shop #250 Warwick\_ RI
2. Exhibit A – KKDC Warwick\_ RI for Permit Set
3. Exhibit B – KKDC Warwick\_ RI Bid Form 03.2025
4. Exhibit C – KKDC Warwick\_ RI Contract Template
5. Exhibit D – KKDC Warwick\_ RI Equipment Schedule
6. Exhibit E – KKDC Warwick\_ RI Geotech Report
7. Exhibit F – KKDC Warwick\_ RI Environmental Site Assessment
8. Exhibit G – KKDC Warwick\_ RI Sub Division Plan

## ALLOWANCES

1. **\$3,237** – Labor to Install Owner Provided Equipment – we include (5) days of our in-house carpenter to provide labor to install Owner provided equipment from the Equipment schedule
2. **\$2,529 – Door #9** – we include furnish and installation of Door #9 as allowance. We did not receive pricing from our vendors on this swing gate as they thought it was part of the kitchen package.
3. **\$20,167 – WF-3 Symmetrix FRP** – we include furnish and installation of WF-3 at approximately \$15/sf. The spread on subcontractor pricing for WF-3 varied greatly therefore we are qualifying this scope as an allowance.
4. **\$24,043 – WF-4 Marlite S-100** – we include furnish and install of WF-4 at approximately \$6/sf. The spread on subcontractor pricing for WF-4 varied greatly therefore we are qualifying this scope as an allowance.

## 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. **\$25,496– Silikal Epoxy** – we propose an alternate to furnish and install the Silikal epoxy system. We have included an equal system in our base bid from a local installer.
2. **\$33,611 – Irrigation** – we propose an alternate allowance to furnish and install a permanent site irrigation system for new plantings and lawns.
3. **\$72,455 – Sprinkler** – we propose an alternate to furnish and install a sprinkler system.
4. **\$6,906 – Transformer Pad** – we propose an alternate to furnish and install a transformer pad per the Electrical Site Plan.
5. **(\$2,795) – FRP ilo 4' Epoxy Base** – we propose an alternate to furnish and install FRP in lieu of the 4' Epoxy Base panels. The FRP pricing is based on the cost per square foot as shown in the allowances above.

## CLARIFICATIONS AND EXCLUSIONS

*General:*

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 30 week/7-month duration with an anticipated start date in July 2025. 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.

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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.
11. Adequate staging and laydown areas will be provided to the contractor for use during construction.
12. Liquidated and consequential damages are not included.
13. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
14. Full scale mock-ups are not included.
15. LEED administration is not included.
16. ADA code consultant, ADA code review is not included.
17. Weather Conditions (temperature, wind & precipitation) are not included.
18. Weather days are not included in our project duration / schedule.
19. Temp. weather protection is not included.
20. Municipal / utility company connection fees or back charges are not included.
21. Coordination of 3<sup>rd</sup> 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 are 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. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
34. 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.
35. Security, police details and fire watch are not included.
36. Building Department Permit Fees & Fire Department Permit Fees are not included.
37. Third party testing is not included.

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## Division 02:

### *Sitework:*

1. The Exhibit E Geotech Report and Exhibit F Environmental Site Assessment provided are for an adjacent parcel, not the future Krispy Kreme parcel, and were used for design purposes only:
  - a. We assume all on site soils are suitable for reuse on site as required.
  - b. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
  - c. Import of Structural Fill is not included.
  - d. Removal of any underground structures, tanks, foundation, utilities etc. that have not been identified within the proposal documents are not included.
  - e. Soil remediation is not included.
  - f. Man holes/catch basins are not included.
2. Asphalt paving prices may increase or decrease, thus the prices quoted are based on the current fob refinery price of liquid asphalt established by the DOT. Such prices are not guaranteed by the major oil companies and therefore are subject to adjustment during the term of this contract. The base price for liquid asphalt for this contract is \$635.00 per ton. Any change in the price of liquid asphalt (increase or decrease) will require a change per ton of asphalt used on this project.
3. An Electrical Transformer Pad is not included. The civil drawings do not match the electrical drawings.

### *Landscape:*

1. Owner or Landscape architect to provide approval of weather conditions for plant installation.

## Division 03:

### *Concrete:*

1. Concrete rubbing for foundation walls is not included.
2. Concrete pumps are not included.

## Division 07:

### *Roofing:*

1. FM Global requirements are not included.

### *Thermal:*

1. Rigid insulation as part of the exterior wall assembly is not included.

## Division 08:

### *Doors, Frames and Hardware:*

1. Keying of existing and/or new door hardware is not included.
2. The vinyl strip curtain doors are not included.
3. Window lites for Doors 10, 11 & 12 are not included. These window lites are shown only in elevation, not scheduled.

### *Storefronts & Entrances:*

1. We include the storefront systems as manufactured by AFS/Tubelite in lieu of Kawneer. We include the T14000 series for the exterior systems and E4500 series for the interior systems.
2. The sampling window is not included.

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## Division 09:

### *Acoustical Ceilings:*

1. We include USG 3260 for ACT ceiling C-1.
2. We include USG 3270 for ACT ceiling C-2.

## Division 10:

### *Signage:*

1. We include ADA signage.
2. Branded signage, artwork & graphics are not included.

## Division 11:

### *Equipment:*

1. FF&E including but not limited to appliances, furniture, equipment, and relocation costs are not included.

## Division 15:

### *Fire Protection:*

1. A Fire Sprinkler system is not included – see alternates for pricing.
2. Post construction fire protection pressure testing is not included.

### *Plumbing:*

1. Water meter furnished by Owner/Kent Country Water Authority; we include installation only.
2. Gas meter furnished by Owner/RI Energy; we include installation only.

### *HVAC:*

1. Refrigeration condensing units are not included.
2. We include installation only of the CaptiveAire equipment.
3. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.

## Division 16:

### *Electrical:*

1. CT Cabinet & Disconnect are not included; provided by Landlord per Responsibility Matrix.
2. Electrical meter furnished by Owner/RI Energy; we included installation only.
3. Arc Fault Study is not included.
4. We include installation only of the lighting package including the site light poles.
5. We include tel/data raceways and video surveillance conduit & pull string.

### *Fire Alarm:*

1. 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.