

BID CLARIFICATIONS

**Capital Plaza Renovations
50 Storrs Street
Concord, NH 03301**

1/15/2025

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 reflect 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 complete 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. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
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 of flooring & gypsum wallboard.
15. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
16. 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.
17. We assume that the exterior wall construction at column line C is structural steel with metal stud. We did not include any shoring or masonry demolition for the new rough for the construction of the new building entrances as part of the Façade drawing set J.
18. Section A/S300 of the 1954.J drawings is unclear. See exclusions.
19. For the Façade project drawings 1954.J : Painting of railings is limited to note on 2 / A202 - no other railings call for paint

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20. Northwest Elevation 5/A-202 (Column line O, between N and L) shows 2 new masonry openings. There was no information on the drawings. Headers will be required for new openings at Northwest Elevation. We included the 2 new beams to be HSS8x12x1/2 pocket and plate on each side of the openings to support the beam.
21. There was no steel size for the column extensions shown on drawing 1954. We included them as 8x8x1/2" tube steel with 3/8" plate and 3/4" bolts for splice.
22. We included the following loading dock equipment:
 - a. DLM or McGuire mechanical edge of dock leveler, equal to specifications provided

ALTERNATES

1. \$1/SF – Grinding of mastic off of existing floor
2. \$2.50/SF – Grinding of thinset off of existing floor
3. \$59,890 – To raise sprinkler lines above bar joist

BID DOCUMENTS

1. Redemise Utility Set "1954 G" – Dated 09/17/2024
2. Five Below Expansion Set "1954 H" – Dated 10/10/2024
3. Facade Set "1954 J" – Dated 10/24/2024
4. Civil Set – Dated 10/4/2024

EXCLUSIONS

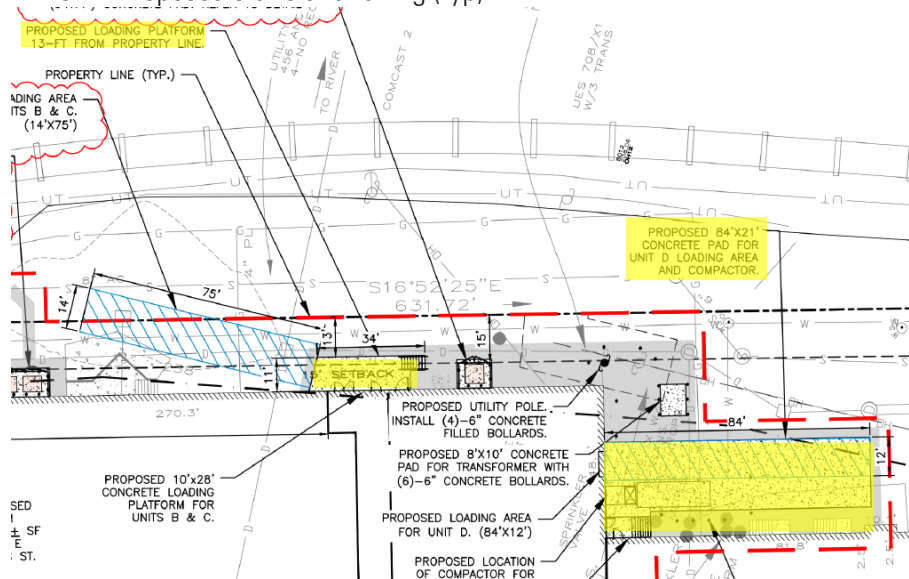
1. Demo of exterior siding at mezzanine column line C above roof – There is no detail on the drawings.
2. Termination bar/tie in for new high roof at column line C. There is no detail on the drawings.
3. Furnish and install of below grade CMU at the existing canopy column footings.
4. Demo and removal of existing utility pole and transformers shown on 1954.G ED-101
5. Engineering and stamped calculations for structural steel
6. Relieving angles for 4" brick at façade
7. Automatic door openers
8. Patching of existing canopy at Northwest elevation. Scope needs further definition
9. Painting of exterior railings, stairs and bollards on drawing set 1954.G
10. Shoring of plumbing trench. Depth assumed to be no more than 2.5'
11. Drawing 1954.G S-300. None of these details appear to be applicable to the project.
12. Grinding of floors in redemise space to remove mastic/thinset
13. EIFS on the existing soffit to remain at the façade canopy. This appears to be a gyp ceiling.
14. Furnish and install of sprinkler heads in the exterior canopy
15. Drip cap shown on head detail H1 detail 4/A-501 on drawing set 1954.H Five Below
16. Raising of sprinkler lines into bar joist

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17. Furnish of Lennox RTU's – we understand that these are supplied by Ulta
18. Generator rental for Burlington Service cut-over
19. Overtime for Burlington service cut-over
20. Furnish and install of the following concrete items on the Civil plans – see markup
 - a. "Proposed Loading Platform 13-ft from property line"
 - b. "Proposed 84x21 concrete pad for Unite D loading area and compactor"
 - c. "Proposed stairs and railing (typ)"



21. Off-hours work
22. FM Global requirements.
23. Full scale mock-ups.
24. Liquidated and consequential damages.
25. LEED administration.
26. Municipal / utility company connection fees or backcharges.
27. Power, water, and heating/cooling consumption charges.
28. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
29. Security, police details and fire watch.
30. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
31. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
32. Duct cleaning or equipment cleaning of existing systems.
33. Third party commissioning
34. Seismic restraints on existing conditions.

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35. Keying of existing or new door hardware.
36. Appliances, furniture, furniture partitions, equipment, raised/access flooring
37. Furniture, FF&E or relocation costs.
38. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
39. Owner to provide all permanent utility services required.
40. Coordination of 3rd party utilities.
41. Third party testing.
42. Arc Fault Study.
43. Import of Structural Fill.
44. Fuel Surcharges.
45. Offsite parking.
46. Building survey and control points
47. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
48. Moisture mitigation & mold remediation.
49. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
50. BDA/First Responders System.
51. Post construction fire protection pressure testing.
52. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
53. Building Department Permit Fees & Fire Department Permit Fees.
54. ADA code consultant, ADA code review.
55. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
56. Weather Conditions (temperature, wind & precipitation).
57. Weather days are not included in our project duration / schedule.
58. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
59. Security
60. Access Control, Equipment and Service.

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