

BID CLARIFICATIONS

Five Below Waterbury
152-187 Chase Ave.
Waterbury, CT 06704

7/10/2024

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. 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.
8. All miscellaneous debris in the space to be removed by owner.
9. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. No Geotech report was provided. We assume all on site soils are suitable for reuse on site.
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 or Five Below 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.
16. The roofing scope per landlord roofer which we included was:
 - a. Removal of (2) roof curbs, (2) stack pipe penetrations and the installation of (1) HVAC curb.
 - b. Remove and dispose of the existing (2) curbs and (2) stacks
 - c. Furnish and install new metal decking at voids left by removed penetrations.
 - d. Furnish and install new insulation to match existing insulation thickness.
 - e. Furnish and install a layer of 60 mil, white TPO membrane over insulation. This membrane will be seamed into the surrounding TPO membrane.
 - f. Open roofing down to decking in preparation for new roof curb install.
 - g. Furnish and install new wood blocking in preparation for new roof curb install.
 - h. Install (1) new HVAC curb atop the new wood blocking.
 - i. Furnish and install new TPO flashing membrane and terminations around the newly installed HVAC curb.

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17. All HVAC equipment, lighting and electrical switchgear is provided by Brixmor
18. All interior demolition is by owner, including the ACT, ductwork, and gyp partitions.
19. The drawings do not show any metal stud/sheathing for the right side exterior pilaster. This work is not included. See alternates.
20. Storefront work which overlaps the adjacent tenant will be done early morning before their store opens.
21. We included 40' of 3.5" conduit and wire from the meter/CT cabinet to the panel location. Distance is unknown.
22. We included temporary fence across the front of the store sidewalk.

ALLOWANCES

1. \$20,000 – Fire Alarm

ALTERNATES

1. \$7,500 – Furnish and install 20' x 16' x 8" pad with us cutting asphalt, prepping base, forming and pouring, with wire mesh
2. \$TBD – Structural alternate
3. \$2,500 – Furnish and install 18 gauge metals studs with densglas sheathing for construction of the right side pilaster.

BID DOCUMENTS

1. Client Submittal SET – Dated 06/05/2024
2. RFI Responses – Dated 7/8/2024 & 7/9/2024

EXCLUSIONS

1. RFI responses for shoring/painting questions received 7/10/24 at 11:34 AM.
2. Brixmor dumpster fees and fire alarm shut down fees per RFI Response
3. Relocation of sprinkler mains, branch lines, or heads in the basement.
4. Temporary plywood barrier at storefront
5. Light fixtures
6. Switchgear
7. HVAC equipment
8. Storage for fixturing contractors
9. Warranty on owner provided equipment
10. Exterior metal stud framing/column work. No details were shown.
11. Items marked as by Tenant or Tenant GC on the drawings, including but not limited to millwork, wallpaper, safe, floor fixtures, sound system, security system, cctv, shelving, communications wiring, interior graphics and signage, storefront signage, etc.

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12. FM Global requirements.
13. Floor prep & mastic removal.
14. Full scale mock-ups.
15. Liquidated and consequential damages.
16. LEED administration.
17. Municipal / utility company connection fees or backcharges.
18. Power, water, and heating/cooling consumption charges.
19. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
20. Security, police details and fire watch.
21. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
22. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
23. Duct cleaning or equipment cleaning of existing systems.
24. Third party commissioning
25. Seismic restraints on existing conditions.
26. Keying of existing or new door hardware.
27. Appliances, furniture, furniture partitions, equipment, raised/access flooring
28. Furniture, FF&E or relocation costs.
29. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
30. Owner to provide all permanent utility services required.
31. Coordination of 3rd party utilities.
32. Third party testing.
33. Arc Fault Study.
34. Import of Structural Fill.
35. Fuel Surcharges.
36. Phasing or phased turnovers of spaces.
37. Offsite parking.
38. Building survey and control points
39. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
40. Moisture mitigation & mold remediation.
41. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
42. BDA/First Responders System.
43. Post construction fire protection pressure testing.

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44. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
45. Building Department Permit Fees & Fire Department Permit Fees.
46. ADA code consultant, ADA code review.
47. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
48. Weather Conditions (temperature, wind & precipitation).
49. Weather days are not included in our project duration / schedule.
50. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
51. Security, Equipment and Service.
52. Access Control, Equipment and Service.
53. Tele/data Cabling, Equipment and Service.
54. 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