

BID CLARIFICATIONS

Chicopee Marketplace – Chicopee, MA
591 Memorial Drive, Chicopee MA

01/07/2026

BID DOCUMENTS

1. ISSUE FOR PERMIT SET – Dated 12/16/2025
2. Civil Specifications – Dated 12/03/2025
3. RFI Response #1 & #2 – Dated 1/05/2026 & 1/06/2026

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. Construction Schedule Duration includes a 3-month duration. 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.
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. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair, Maintenance or Replacement of said equipment or devices is not included.
12. Adequate staging and laydown areas will be provided to the contractor for use during construction.
13. Liquidated and consequential damages are not included.
14. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
15. Full scale mock-ups are not included.
16. LEED administration is not included.
17. ADA code consultant, ADA code review is not included.
18. Weather Conditions (temperature, wind & precipitation) are not included.
19. Weather days are not included in our project duration / schedule.
20. Municipal / utility company connection fees or back charges are not included.
21. Coordination of 3rd 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.

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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 is 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. Building survey and control points are not included.
34. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.
35. 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.
36. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage are not included.
37. Security, police details and fire watch are not included.
38. Building Department Permit Fees & Fire Department Permit Fees are not included.
39. Third party testing is not included.

Division 02:

Demo

1. Demolition work is limited to areas explicitly shown within the tenant work limits.
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 the Owner.
3. All miscellaneous debris in the space to be removed by the Owner.
4. Testing & removal of asbestos or hazardous/contaminated materials is not included. Testing to be conducted prior to mobilization by owner.
5. Moisture mitigation & mold remediation is not included.

Sitework:

1. Site and demolition work is limited to areas explicitly shown within the tenant work limits.
2. Existing utilities and structures shown to remain are protected and maintained.
3. Electrical and MEP demolition is limited to devices, piping, and equipment shown for removal.
4. Underground routing shown as "per civil" is assumed to follow the civil engineer's intent without redesign.
5. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
6. 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. Any change in the price of liquid asphalt (increase or decrease) will require a change per ton of asphalt used on this project.
7. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY is not included.
8. Import of Structural Fill is not included.
9. Removal of any underground structures, tanks, foundation, utilities etc. that have not been identified within the proposal documents are not included.

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Division 03:

Concrete:

1. Concrete assemblies are priced per details shown, including slab build-ups, vapor barrier, insulation, and edge conditions.
2. Loading dock slab elevation is assumed to match adjacent interior elevations as noted.
3. Reinforcement is assumed per typical details where not specifically dimensioned.
4. Concrete work is limited to the dock addition and indicated pads.
5. Excluding concrete encased duct banks at electrical conduits per RFI Response #1
6. Excluding Waterproofing systems as they are not shown on the drawings.

Division 04:

Masonry:

1. CMU work includes infill and new walls where specifically shown, including reinforcement and bond beams indicated in details.
2. Masonry openings are assumed to align with shown dimensions and door sizes.
3. Interior and exterior CMU finishes are interpreted per architectural notes
4. Excluding waterproofing/damproofing systems as they are not shown on the drawings.

Division 05:

Miscellaneous Metals:

1. Steel lintels, channels, angles, and embeds are included only where shown in details

Division 07:

Roofing:

1. Roofing scope is limited to areas impacted by the loading dock addition.
2. Excluding full roof replacement or upgrades beyond the dock addition.

Division 08:

Doors, Frames and Hardware:

1. Rolling steel door is priced per size and configuration shown on the drawings
2. No written technical specifications were provided for the overhead door in the contract documents

Division 11:

Equipment:

1. Loading dock accessories shown (dock bumpers) are qualified as standard commercial dock components
2. Excluding dock levelers, restraints, seals, shelters, or accessories not shown.
3. Trash compactor and chute (noted as tenant-provided).
4. Excluding security systems or specialty controls.

Division 15:

Fire Protection:

1. Fire protection work assumes existing systems remain operational during construction.
2. Sprinkler modifications are limited to areas shown.
3. Excluding sprinkler system shutdowns or coordination costs associated
4. Post construction fire protection pressure testing is not included.

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Plumbing:

1. Plumbing demolition and capping are included where indicated.
2. Domestic water work includes capping for future tenant use where shown.
3. Gas piping scope is limited to disconnects and caps as detailed.
4. Excluding underground piping beyond shown limits.

HVAC:

1. HVAC scope includes equipment and devices shown, including unit heaters and thermostats.
2. Thermostat protection is included where detailed
3. Duct cleaning or equipment cleaning of existing systems is not included.
4. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up is not included.

Division 16:

Fire Alarm:

1. Fire alarm modifications are limited to devices shown and required coordination
2. Fire alarm assumes the existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and batteries are not included. Fire alarm monitoring to be provided and maintained by the owner.

Electrical:

1. Electrical demo includes removal of devices and wiring shown for removal.
2. Existing-to-remain equipment is protected and reconnected as required.
3. Excluding primary service work.
4. Excluding site excavation beyond shown scope

Chicopee Marketplace Tenant Re

591 Memorial Drive, Chicopee, MA, 01020



Estimator: Stephan Cherenfant

Date: 01/07/2026

Proposal

Group	Phase	Description	Total Amount
01-000 GENERAL CONDITIONS			
1	01-002	Executive Management	\$3,280
2	01-003	Project Manager	\$13,440
3	01-005	Project Engineer	\$5,760
4	01-011	Asst. Superintendent	\$33,600
5	01-016	Construction Administrator	\$2,000
			\$58,080
01-030 GENERAL REQUIREMENTS			
6	01-096	Office Supplies (Monthly)	\$450
7	01-096	Office Setup	\$800
8	01-097	Construction Tech & Field Internet	\$900
9	01-410	Testing Laboratory Services	NOT INCLUDED
10	01-510	Temporary Electricity	BY OWNER
11	01-510	Temporary Water	BY OWNER
12	01-511	Temporary Toilets	\$1,120
13	01-513	Temp Weather Protection	NOT INCLUDED
14	01-521	Small Tools & Expendables	\$500
15	01-528	Dumpsters - MA	\$1,750
16	01-533	Temporary Fencing	\$1,163
17	01-545	Temp. Signage	\$650
18	01-546	Temp. Fire Extinguishers w/ Stands (1 per 3K SF or 1 per floor)	\$250
19	01-710	Final Cleaning (Per SF)	\$4,840
20	01-901	NFPA 241 Prepared by NEC	INCLUDED
21	01-901	Building Permits	NOT INCLUDED
22	01-901	Fire Department Plan Review Fee	NOT INCLUDED
			\$12,423
02-000 SITEWORK			
23	02-220	Interior Demolition	\$58,630
24	02-220	Demo existing carpet, vinyl tile/flooring, adhesive and wall base	INCLUDED
25	02-220	Demo existing acoustical ceiling tiles and suspended grid at A1	INCLUDED
26	02-220	Demo existing power outlets mounted on ceiling at A1	INCLUDED
27	02-220	Demo existing lay-in light fixtures and wiring back to panels at A1 to A2	INCLUDED
28	02-220	Demo HVAC grilles in Tenant A1	INCLUDED
29	02-220	Demo Speakers at A1 and wiring back to source at A2	INCLUDED
30	02-220	Demo existing countertops and millwork	INCLUDED
31	02-220	Demo data cabling and electrical wiring in conduit back to source	INCLUDED
32	02-220	Demo existing aluminum and glass storefront vestibule	INCLUDED
33	02-220	Demo existing vinyl tile, adhesive and wall base at A2	INCLUDED

Group	Phase	Description	Total Amount
34	02-220	Demo and remove all merchandising fixtures and shelving at A2	INCLUDED
35	02-220	Remove drinking fountains and slop sink	INCLUDED
36	02-220	Demo drywall partitions - including studs, insulations, and outlets	INCLUDED
37	02-220	Remove all existing pendant lighting, conduit and wiring back to panel	INCLUDED
38	02-220	Remove false wall at A1 - includes studs and conduit from sales counter	INCLUDED
39	02-220	Remove existing exterior illuminated sign electrical feeds and conduit	INCLUDED
40	02-220	Remove HM door and frame at A2 rear exit	INCLUDED
41	02-220	Maintain layer of drywall, existing studs and cavity insulation at ext. walls	INCLUDED
42	02-220	Existing fire alarm devices and battery powered emergency lights on wall to remain active during and after demolition	INCLUDED
43	02-220	Column mounted thermostats to remain connected	INCLUDED
44	02-220	Existing fire extinguishers and mounting brackets to be removed and salvaged for reuse	INCLUDED
45	02-220	Existing exterior awnings and frames shall remain	INCLUDED
46	02-220	Existing generator to remain and be protected	INCLUDED
47	02-220	Existing electrical room to remain and be protected	INCLUDED
48	02-220	Conc. slab shall be left free of all debris, adhesives, and broom-swept	INCLUDED
49	02-220	Existing storefront to remain and be protected	INCLUDED
50	02-370	Provide and maintain temporary erosion & sediment controls	INCLUDED
51	02-370	Silt fence	INCLUDED
52	02-370	Berms, ditches, sediment basins	INCLUDED
53	02-370	Catch basin filters/silt sacks	INCLUDED
54	02-370	Straw bales/wattles	INCLUDED
55	02-999	Sitework	\$44,523
56	02-999	Excavate/backfill concrete pad for future loading dock foundation	INCLUDED
57	02-999	Sawcut asphalt pavement, remove, and excavate/backfill for new conc pad(s)	INCLUDED
58	02-999	Excavate/backfill storm water piping and electric conduit	INCLUDED
59	02-999	Asphalt restoration / patch / paving	INCLUDED
60	02-999	F/I 4" HDPE piping	INCLUDED
61	02-999	Underground stormwater connection to new dock roof drainage	INCLUDED
62	02-999	Construct utility trench	INCLUDED
63	02-999	Removal of existing electrical panels, conduits, transformers, and feeder from sub-slab conduit	INCLUDED
64	02-999	Demo & remove existing galvanized stl platform, stairs and support structure	INCLUDED
65	02-999	Demo & remove existing galvanized stl fence enclosure	INCLUDED
66	02-999	Remove existing overhead rolling door and steel channel frame	INCLUDED
67	02-999	Remove wood fence	INCLUDED
68	02-999	Existing galvanized stl platform and stairs to remain and be protected	INCLUDED
			\$103,153

03-000 CONCRETE

69	03-999	Concrete	\$39,790
70	03-999	F/I concrete pad at compacter chute and loading area pad	INCLUDED
71	03-999	F/I concrete foundation wall and footings w/ 12" dowels	INCLUDED
72	03-999	F/I concrete slab on grade w/ wwf, and (1) #4 cont.	INCLUDED
73	03-999	F/I conc fill and footing at bollard w/ (6) #4 rebar and (3) 12" hoops	INCLUDED
74	03-999	Drill/epoxy 12" dowels into exist. foundation walls w/ adhesive	INCLUDED
75	03-999	Existing building shell, founcation and footing to be protected	INCLUDED
76	03-999	F/I 10 mil poly vapor barrier at slab	INCLUDED
77	03-999	F/I EPS rigid insulation at slab per energy code	INCLUDED
			\$39,790

04-000 MASONRY

78	04-999	Masonry	\$49,716
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Group	Phase	Description	Total Amount
79	04-999	Remove cmu to create 8' x 8' opening	INCLUDED
80	04-999	F/I 12" reinforced CMU wall w/ #9 durowall	INCLUDED
81	04-999	Create new 8'-0" x 8'-0" opening in existing masonry wall	INCLUDED
82	04-999	F/I (2)E#6 vert., (2) #5, and bond beams at CMU	INCLUDED
83	04-999	Grout CMU at opening iams	INCLUDED
			\$49,716

05-000 METALS			
84	05-999	Metals	\$15,660
85	05-999	F/I 12" steel channel frame at new 8' x 8' masonry opening	INCLUDED
86	05-999	F/I steel lintel angles over the new masonry opening	INCLUDED
87	05-999	F/I 3" X 3" X 3/8" steel angle welded angles at channel frame	INCLUDED
88	05-999	F/I 8" X 8" X 1/2" x 6'-0" steel angle cast into slab edge	INCLUDED
89	05-999	F/I 3" metal roof deck	INCLUDED
90	05-999	F/I new bollards - 6"dia, conc fill, sch 40 steel pipe	INCLUDED
			\$15,660

07-000 THERMAL & MOISTURE PROTECTION			
91	07-500	Membrane Roofing	\$19,995
92	07-500	F/I 45 mil EPDM roofing membrane, fully adhered	INCLUDED
93	07-500	F/I R-32 rigid insulation beneath EPDM	INCLUDED
94	07-500	F/I EPDM flashing and counterflashing at parapet w/ termination bar; fully caulked at top	INCLUDED
95	07-500	F/I aluminum parapet wall cap and sub-bracket to match existing building system	INCLUDED
96	07-500	F/I aluminum gutter connected to outflow box; downspout at outflow box	INCLUDED
97	07-500	Infill / patch / seal roof penetration(s) to match existing after removals	INCLUDED
98	07-500	F/I Roof wood blocking	INCLUDED
			\$19,995

08-000 DOORS & WINDOWS			
99	08-360	Overhead Doors & Loading Dock Equipment	\$9,332
100	08-360	F/I 8' X 8' Electric Powered Overhead Rolling Door w/ Chain Hoist	INCLUDED
101	08-360	(2) Rubber Truck Bumpers bolted to face of slab	INCLUDED
			\$9,332

09-000 FINISHES			
102	09-900	Painting	\$2,875
103	09-900	Paint exposed CMU masonry to match existing building finish (interior & exterior)	INCLUDED
104	09-900	Paint HM door Frames	INCLUDED
105	09-900	Paint Bollards	INCLUDED
106	09-900	Paint new loading dock area	INCLUDED
107	09-900	Prime and paint misc. metals	INCLUDED
108	09-900	Paint exposed mechanical and electrical piping, conduit, ductwork and equipment	INCLUDED
109	09-900	Paint and surface preparation at areas of remodeling	INCLUDED
110	09-900	Paint entire surface where patch painting is required	INCLUDED
			\$2,875

15-300 FIRE PROTECTION			
111	15-310	Fire Protection	\$17,981
112	15-310	Disconnect and remove existing sprinkler	INCLUDED
113	15-310	Maintain/leave sprinkler coverage and piping as required	INCLUDED
114	15-310	F/I upright sprinkler head(s) located within 12" of deck	INCLUDED

Group	Phase	Description	Total Amount
115	15-310	Extend from existing sprinkler branch piping with new 1" piping	INCLUDED \$17,981
15-400		PLUMBING	
116	15-405	Plumbing	\$14,804
117	15-405	Cut, Cap, Make-Safe plumbing piping	INCLUDED
118	15-405	Cut, Cap, Make-Safe existing 3" NG piping	INCLUDED
119	15-405	Cap the existing 2" DCW main for future tenant use	INCLUDED
120	15-405	F/I 2" tenant submeter	INCLUDED \$14,804
15-502		HVAC	
121	15-503	HVAC	\$6,196
122	15-503	Remove/relocate existing thermostat at demising wall	INCLUDED
123	15-503	F/I Electric Unit Heater EUH-1 w/ integral electric disconnect and wall mounting bracket	INCLUDED
124	15-503	F/I wall mounted thermostat w/ protective cage	INCLUDED \$6,196
16-000		ELECTRICAL	
125	16-721	Fire Alarm	\$8,393
126	16-721	Remove "Sleepy's" FA devices / prepare for reconnection to "Party City" FACP	INCLUDED
127	16-721	Remove/relocate FA devices as required	INCLUDED
128	16-999	Electrical	\$119,845
129	16-999	Cut, Cap, Make-Safe low voltage wiring and devices	INCLUDED
130	16-999	Disconnect circuits from listed panels and connect to new panels as noted	INCLUDED
131	16-999	Relocate existing panel TPA21	INCLUDED
132	16-999	F/I (1) suspended industrial strip light fixture	INCLUDED
133	16-999	F/I ground wire to FACP from 600A electrical service	INCLUDED
134	16-999	F/I (2) 2" empty telecom conduits with pull string, cap each end	INCLUDED
135	16-999	F/I (1) wallpack light fixture	INCLUDED
136	16-999	Relocate Lights at Tenant A2 to A1	INCLUDED
137	16-999	Site Electrical	INCLUDED
138	16-999	Replace (4) existing sidewalk 'acorn' fixtures w/ existing light poles	INCLUDED
139	16-999	Replace light fixtures on (4) existing light poles	INCLUDED
140	16-999	F/I new underground conduit stub-up(s) at electrical room to transformer	INCLUDED \$128,238

Sub Total	\$478,242
General Liability	\$7,727
OH & Profit	\$29,158
Total Cost	\$515,128

EXHIBIT D

BID COST SUMMARY & BREAKDOWN

SCHEDULE OF VALUES	COST
Interior Demolition	\$ 58,630.00
Sitework - Exterior Demolition, Test Pit, Excavation, Removals, Backfill, Paving	\$ 44,522.50
Sitework - Site Utilities, Furnishings & Markings	\$ Included above
Concrete - Foundations & Footings	\$ 39,790.00
Concrete - Compactor Pad, Interior Slab & Misc Interior Slab Infills	\$ Included above
Masonry	\$ 49,716.25
Carpentry	\$ n/a
Steel	\$ 15,660.00
Roofing	\$ 19,995.00
Firestopping	\$ n/a
Drywall	\$ n/a
Overhead Door, Frame & Hardware	\$ 9,332.00
Painting	\$ 2,875.00
Fire Protection	\$ 17,981.19
Plumbing	\$ 14,804.48
Mechanical	\$ 6,195.52
Electrical - New 600A Utility Service & Meter	\$ 119,845.00
Electrical - New, Demolished & Modified Panels, Circuits, Wiring, Devices, Interior & Rear Building Lighting, Etc	\$ Included above
Electrical - Front Parking Lot Lighting Footcandle Upgrade	\$ Included above
Telecommunications	\$ n/a
Fire Alarm	\$ 8,393.00
SUBTOTAL	\$ 407,739.94
GENERAL CONDITIONS	\$ 70,503.06
INSURANCE	\$ 7,727.00
OVERHEAD & PROFIT	\$ 29,158.00
TOTAL LUMP SUM BID COST	\$ 515,128.00

The undersigned BIDDER agrees, if this Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding documents to perform and furnish the Work as specified or indicated in the Bidding Documents for the following Bid price (regardless if scope and/or costs are not explicitly identified in the individual bid cost breakdown lines), within the Bid times indicated in this Bid, and in accordance with other terms and conditions of the Contract Documents.

BY:

(Firm Name) New England Construction

(Firm Address) 293 Bourne Ave, Rumford RI 02916

(Authorized Representative Name & Title) Stephan Cherenfant / Assistant Estimator

(Authorized Representative Signature & Date)

Stefan Cherenfant

1/07/2023