

BID CLARIFICATIONS

Pride Market – Agawam, MA
395 Main Street, Agawam, MA 01001

02/26/2025

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. 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.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. Adequate staging and laydown areas will be provided to the contractor for use during construction.
10. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
11. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
12. 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.
13. We include installation only of the Captive Air equipment and ductwork as shown on the plans
14. We assume the Ansuk fire protection system is integrated with the kitchen hood and does not require separate installation
15. We included installation only of the lighting package per the Responsibility schedule

BID DOCUMENTS

1. Permit Set dated 02/13/25
2. Geotech Report dated 04/13/23
3. Invite to Bid dated 01/13/25
4. GPM Responsibility Schedule
5. RFI Responses dated 02/20/25

ALTERNATES

1. \$472,514 – Petroleum Package – to provide the petroleum scope of work.

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ALLOWANCES

1. \$21,510 – Mill & Overlay – to mill & overlay areas of the street disturbed by our work at the end of the project
2. \$3,500 – Monument Sign Footing – to furnish & install a monument sign footing
3. \$1,500 – Menu Board Footing – to furnish & install a menu board footing
4. \$10,500 – Concrete Stair – to furnish & install the concrete stair
5. \$3,550 – Stainless Steel Wall Panels – to furnish & install stainless steel wall panels
6. \$2,500 – Prefab Cupola – to furnish & install a prefabricated cupola
7. \$3,500 – Roof Hatch – to furnish & install a roof hatch
8. \$12,000 – Fire Alarm – to furnish & install a fire alarm package

EXCLUSIONS

1. All work pertaining to the Petroleum scope of work
2. All work pertaining to the Fuel Island Canopy scope of work
3. Contaminated soil testing or removal
4. Irrigation – none shown on plans
5. Concrete encasement of the primary electrical feeder
6. Engineering for monument sign and menu board footings
7. Furnish & installation of all millwork, racking, display shelving, etc.
8. WDP-1 wood planking – by Owner Millwork Vendor
9. ACT-3 decorative ACT – not shown on plans
10. LVP-1 luxury vinyl plank – not shown on plans
11. MSP-1 & MSP-2 Symmetrix panels – not shown on plans
12. Exterior painting
13. Food service equipment including walk-in panels
14. Fire protection
15. Condensate piping for walk-in's
16. Refrigeration linesets
17. Furnish of KH-1 kitchen hood
18. Furnish of KEF-1 hood exhaust fan
19. Furnish of MUA-1 make-up air unit
20. Furnish of grease duct
21. Furnish of lighting, both building & site packages
22. Design and engineering of a fire alarm system
23. FM Global requirements.
24. Full scale mock-ups.
25. Liquidated and consequential damages.
26. LEED administration.
27. Municipal / utility company connection fees or backcharges.
28. Power, water, and heating/cooling consumption charges.
29. Uniformed security, police details and fire watch.

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EXCLUSIONS CONTINUED

30. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
31. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
32. Third party commissioning
33. Seismic restraints on existing conditions.
34. Keying of existing or new door hardware.
35. Appliances, furniture, furniture partitions, equipment, raised/access flooring
36. Furniture, FF&E or relocation costs.
37. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
38. Owner to provide all permanent utility services required.
39. Coordination of 3rd party utilities.
40. Third party testing.
41. Arc Fault Study.
42. Import of Structural Fill.
43. Fuel Surcharges.
44. Phasing or phased turnovers of spaces.
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. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
52. Building Department Permit Fees & Fire Department Permit Fees.
53. ADA code consultant, ADA code review.
54. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
55. Weather Conditions (temperature, wind & precipitation).
56. Weather days are not included in our project duration / schedule.
57. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
58. Security Devices/Equipment, Wiring and Service.
59. Access Control Devices/Equipment, Wiring and Service.
60. Tele/Data Devices/Equipment, Wiring and Service.
61. Audio & Visual Devices/Equipment, Wiring and Service.