

BID CLARIFICATIONS

Qdoba – Weymouth, MA



07/11/2024

CLARIFICATIONS AND ASSUMPTIONS

1. Our proposal assumes the existing building will be used as a field office.
2. All work to occur during normal working hours (7:00 AM – 3:30 PM)
3. Our proposal includes on site dumpsters for trash removal. Live loading for debris removal is not included in our proposal.
4. 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.
5. 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.
6. The owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
7. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change. Final schedule to be determined based owner vendors supplied and install materials.
8. 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.
9. Due to the volatility of the markets and the 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. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
11. Adequate on-site staging, dumpster storage, and laydown areas will be provided to the contractor for use during construction.
12. No Geotech report was provided. We assume all on site soils are suitable for reuse and export.
13. 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.
14. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
15. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
16. Fire alarm, additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
17. Our proposal includes level 4 finish for all the drywall areas.
18. Our proposal includes H.C. bathroom signage.

Add/Alternate Allowance – Not Included in Bid

1. To furnish and pay for the building permit and fire permit plan review fee's please add the lump sum amount of \$.16,978.00 to our proposal.

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EXCLUSIONS

1. Builders risk insurance.
2. Payment and performance bond.
3. Survey and layout for project.
4. Parking lot light poles.
5. Fire alarm system & testing. (RFI stated already under contract with owner)
6. Sprinkler system. (RFI stated already under contract with owner)
7. Pipe bollards.
8. Patio railings.
9. Window treatments.
10. CO2 piping.
11. Future kitchen scope.
12. Interior furnishing.
13. Engineered light gauge steel plans.
14. FM Global requirements.
15. Full scale mock-ups.
16. Liquidated and consequential damages.
17. LEED administration.
18. Municipal / utility company connection fees or back charges.
19. Power, water, and heating/cooling consumption charges.
20. Security, police details and fire watch.
21. Misc. building charges or fees including 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. Door contacts and wiring.
24. Third party commissioning.
25. Supplying exterior and interior signage.
26. Dumpsters for owner vendor supplied and installed material.
27. Offloading or loading of owner supplied and owner vendor materials.
28. Final Keying of existing or new door hardware.
29. Cost for any expediting of material or equipment deliveries.
30. Furniture, FF&E or relocation costs.
31. Payment and Performance Bond, & Sub Bonding including fees, deductibles, and premiums.
32. Owner to provide all permanent utility services required.
33. Coordination of 3rd party utilities.
34. Third party testing.
35. Arc Fault Study.
36. Phasing or phased turnovers of spaces.
37. Offsite parking.
38. Building survey and control points.
39. Moisture mitigation & mold remediation.

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40. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
41. Dewatering.
42. BDA/First Responders System.
43. Knox box.
44. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
45. ADA code consultant, ADA code review.
46. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
47. Fire watch.
48. Supplying and installing the EMS system.
49. Weather Conditions (temperature, wind & precipitation).
50. Weather days are not included in our project duration / schedule.
51. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
52. Security, Equipment and Service.
53. Access Control, Equipment and Service.
54. Tele/data Cabling, Equipment and Service.
55. 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