

# BID CLARIFICATIONS

**World Market #6410**

**95 Middlesex Ave, Somerville, MA 02145**

**03/07/2024**

## CLARIFICATIONS AND ASSUMPTIONS

1. All work hours are to be in accordance with Assembly Row Rules and Regulations and the City of Somerville Noise Ordinance.
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. The proposed pricing does not reflect any possible cost increases due to potential tariffs.
7. 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.
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. 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.
11. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
12. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
13. 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.
14. The Roof is existing to remain. Patching and sealing will be provided where new work occurs. An allowance has been provided for this work as the Roof proposal is unavailable until after the bid date.
15. Although the Landlord/ Tenant Soil Management Plan and Requirements was distributed, Hazardous Soil Removal is not included in this proposal as instructed by the Owner.
16. An allowance is being provided for a grease trap for the 3 Bay sink.
17. We acknowledge the existing thick structural concrete slab (approx. 18").
18. No details for the P2X labeled walls were provided. We are assuming this is an existing to remain exterior wall with no scope required.
19. The Painting scope and pricing does not include any exterior painting per the instructions of the drawings. All existing exterior painting is to remain. The new gas piping on the roof will be painted.
20. Inside Edge is listed in the specifications for supply of Flooring material, however they are not bidding this project. Our proposal included pricing for flooring material and labor (supply and install).
21. We are not carrying any Masonry openings or Steel at new openings scope. Per our site walkthrough, walls appear to be Gypsum Board.

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22. Pressure Injected Masonry Insulation is not being provided. As a result, we are not providing an alternate number for a deduct.
23. The Pre-sales man door is ETR and we are not infilling.
24. The existing conditions do not match the Addendum A drawing set provided to us. We have priced the drawings.
25. No Under slab electrical scope is included.
26. No Building or Pylon Signage scope is included.
27. The current overhead door pricing reflects the 470 model. Updated pricing for the 625 Door from Casey Lakatos at Systems, LLC was not provided prior to the bid date.
28. Security is not being provided. We are providing backboxes and stubs. We have not received the proposal from the vendor.
29. We are not including epoxy grout.

## ALLOWANCES

1. \$12000 – Roofing Scope
2. \$3500 – Grease Trap

## ALTERNATES

1. N/A - Bid Alternate No. 1: Delete "Pressure Injected Masonry Insulation" (DEDUCT)
2. ROM \$35,000 (excluding excavation) - Bid Alternate No. 2: Add four (4) 1" hose stations with nozzles and associated sprinkler pipe, separate riser, flow switch and tamper switch. (ADD ALT)
3. N/A - Bid Alternate No. 3: Delete Building and Pylon Signs (DEDUCT)
4. \$145,650 - Bid Alternate No. 4: 3/8" Concrete Overlay Ardex Alternate (ADD ALT)
5. \$13,100 – Temporary Graphic @ Exterior Storefront Doors

## BID DOCUMENTS

1. Tenant Improvement Set Addendum A – Dated 02/06/2025
2. Tenant Improvement Project Manual Specifications – Dated – 01/2025

## EXCLUSIONS

1. FM Global requirements.
2. Pressure Injected Masonry Insulation.
3. Full scale mock-ups.
4. Liquidated and consequential damages.
5. LEED administration.
6. Municipal / utility company connection fees or backcharges.
7. Power, water, and heating/cooling consumption charges.
8. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
9. Security, police details and fire watch.
10. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain

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downs, badge fees, and off-hours building personnel coverage.

11. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
12. Duct cleaning or equipment cleaning of existing systems.
13. Third party commissioning
14. Seismic restraints on existing conditions.
15. Keying of existing or new door hardware.
16. Appliances, furniture, furniture partitions, equipment, raised/access flooring
17. Furniture, FF&E or relocation costs.
18. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
19. Owner to provide all permanent utility services required.
20. Coordination of 3<sup>rd</sup> party utilities.
21. Third party testing.
22. Arc Fault Study.
23. Import of Structural Fill.
24. Fuel Surcharges.
25. Phasing or phased turnovers of spaces.
26. Offsite parking.
27. Building survey and control points
28. Moisture mitigation & mold remediation.
29. BDA/First Responders System.
30. Post construction fire protection pressure testing.
31. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
32. Building Department Permit Fees & Fire Department Permit Fees.
33. ADA code consultant, ADA code review.
34. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
35. Weather Conditions (temperature, wind & precipitation).
36. Weather days are not included in our project duration / schedule.
37. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
38. Access Control, Equipment and Service.
39. Tele/data Cabling, Equipment and Service.
40. 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