

BID CLARIFICATIONS

**Federal Realty Investment Trust
40 Heights Rd, Darien, CT 06820**

01/09/2025

CLARIFICATIONS AND ASSUMPTIONS

1. The proposed duration of Construction is 20 weeks.
2. All work to occur during normal working hours (6:00 AM – 2:30 PM)
3. 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.
4. 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.
5. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
6. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
7. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
8. 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.
9. All miscellaneous debris in the space to be removed by owner.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. No Geotech report was provided. We assume all on site soils are suitable for reuse on site as required.
12. No Abatement Report was provided. We assume there are no Hazardous Materials on Site. If materials suspected of containing hazardous materials are encountered, NEC will leave it undisturbed and will immediately notify Architect/ Owner. Owner will remove hazardous materials under a separate contract.
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 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.
17. 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. The base price for liquid asphalt for this contract is **\$527.50** per ton. Any change in the price of liquid asphalt (increase or decrease) will require a change per ton of asphalt used on this project.
18. We are of the assumption that the 2.5 typical note on the second floor demo plan in all places other than the stairs is incorrect and it should reference note 2.6. As a result, our pricing includes removing all existing flooring and wall finishes on the second floor including removal of floor mastic.
19. We understand the exterior window scope concerning the removal of brick for enlarged openings

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- impacts the sill only. We do not own re-pointing or repair of any exterior headers.
20. We are providing an allowance for the repair/ patching of any interior gypsum board at the new storefront/ windows.
 21. We are of the understanding that the Existing Exterior Tenant signs are being demolished. New signs to be provided and installed by others.
 22. We are not responsible for coordinating door hardware with First floor tenants per RFI 1 response to Question 16.
 23. It is our understanding that this building does not have a sprinkler system per Code Plan G010.
 24. We are carrying the required Roofing subcontractor Domack Restoration LLC. The product provided by them is Kynar 500 and not the PAC-CLAD as specified in the drawings.
 25. Temporary power will be provided via a generator to allow Tenants, FA and Elevator to continue to run while the existing electrical service is replaced as per the drawings.
 26. Access to the first floor tenant spaces will need to be coordinated to perform the scope of work included in the drawings. No off hours or weekends.
 27. The Monument sign per drawing LP.1 is Existing to Remain. Therefore we do not own any scope.
 28. Belden 760 Mod brick lead time is 5 to 6 months from order and deposit date.
 29. Existing Pavers are not the same as the building brick and are also not available as Manufacturer went out of business. Alternate would have to be selected. We are carrying an average cost clay paving brick blend \$1.80 per brick.
 30. Existing Exterior round louvers, to remain per RFI Responses, will be refinished/ painted in place.
 31. There is no current security vendor for the building.
 32. YKK Storefront is provided with our proposal as stated in the RFI Responses. However, there is a potential \$50,000 savings opportunity if Kawneer is used. YKK Storefront lead time is approximately 6-8 weeks.
 33. The work for the Expansion Joint will be conducted when the weather and temperature conditions allow, ideally Spring. No winter conditions are included in the Expansion Joint Proposal.

ALLOWANCES

1. \$15,000 – Interior Gypsum Board Patch/ Repair at Storefront/ Windows
2. \$15,000 – Maglocks, Card Readers and associated Infrastructure
3. \$14,300 – Generator for Backup Power
4. \$31,000 – Fire Alarm System Modification

ADD ALTERNATES

1. \$10,000 – Install Hot Applied Waterproofing per drawings in lieu of Proposed sheet membrane waterproofing at the Expansion Joint.
2. \$21,298.35 – Furnish and Install Manual Roller Shades at all Windows/ Storefront

BID DOCUMENTS

1. Issued For Permit – Bid Dwgs – Dated 08/05/2024
2. Bid Clarifications – Dated 12/08/2024

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3. Darien Commons Expansion Joint Report – Dated 03/28/2024
4. Darien Commons Expansion Joint Drawings – Dated 08/23/2024

EXCLUSIONS

1. FM Global requirements.
2. Exterior Tenant Signage
3. Moisture mitigation & mold remediation.
4. Grab bars at Second floor bathrooms.
5. Site Irrigation
6. Roof Walkway Pads under Rooftop Splash Blocks
7. Rooftop Splash Blocks
8. Door Hardware Set #10
9. Removal and repair of ceiling in Electrical Room
10. Full scale mock-ups.
11. Liquidated and consequential damages.
12. LEED administration.
13. Municipal / utility company connection fees or backcharges.
14. Power, water, and heating/cooling consumption charges.
15. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
16. Security, police details and fire watch.
17. Misc. building charges or fees including building system shutdowns, badge fees, and off-hours building personnel coverage.
18. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
19. Duct cleaning or equipment cleaning of existing systems.
20. Third party commissioning
21. Seismic restraints on existing conditions.
22. Keying of existing or new door hardware.
23. Appliances, furniture, furniture partitions, equipment, raised/access flooring, FF&E or relocation costs.
24. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
25. Owner to provide all permanent utility services required.
26. Coordination of 3rd party utilities.
27. Third party testing.
28. Arc Fault Study.
29. Import of Structural Fill.
30. Fuel Surcharges.
31. Phasing or phased turnovers of spaces.
32. Offsite parking.
33. Building survey and control points

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34. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by owner.
35. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
36. BDA/First Responders System.
37. Post construction fire protection pressure testing.
38. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
39. ADA code consultant, ADA code review.
40. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
41. Weather Conditions (temperature, wind & precipitation).
42. Weather days are not included in our project duration / schedule.
43. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
44. Security, Equipment and Service.
45. Access Control, Equipment and Service.
46. Tele/data Cabling, Equipment and Service.
47. 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