

BID CLARIFICATIONS

Swarovski Fit-Out

50 Sharpe Drive, Cranston, RI 02920

11/12/2025

BID DOCUMENTS

1. Issued For Construction – Dated September 24, 2025
2. Addendum 01 – Dated October 20, 2025
3. Addendum 02 – Dated November 5, 2025

ALLOWANCES

1. \$5,000 – Window Sill Repair/ Replacement
2. \$15,000 – Rewire Lighting and Receptacles in Warehouse Areas Defined to New Optional Standby Panelboards
3. \$1,500 – Raceways in Lieu of Floor Boxes
4. \$5,000 – Patch and Repair of Existing Walls
5. \$2,000 – Fire Department Permit Fee

ALTERNATES

All alternates as presented in our proposal will need to be accepted or declined at the time of the award of the project.

1. \$ 42,155 - Add Alternate #1 – RTU-A
2. \$ 95,724 - Add Alternate #2 – Generator – Does not include any site work
3. \$ 7,846 - Add Alternate #3 – Furniture Removal (Allowance)
4. \$ 225,000 - 10% Contingency
5. \$-4,639 – Deduct Alternate – Rollease Shades in Lieu of Mecho Shades

CLARIFICATIONS AND EXCLUSIONS

General:

1. All work will be performed during regular working hours unless otherwise stated.
2. We are anticipating this to be a Lump Sum contract.
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.
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: Demolition, Rough Carpentry.
9. 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.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. Liquidated and consequential damages are not included.
12. Cost of work or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings are not included.
13. ADA code consultant, ADA code review is not included.
14. Municipal / utility company connection fees or back charges are not included.
15. Coordination of 3rd party utilities is not included.

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16. Owner to provide all permanent utility services required.
17. Seismic restraints on existing conditions are not included.
18. Unforeseen conditions including but not limited to structural deficiencies, MEP modifications for code compliance, and fire separation are not included.
19. Third party commissioning is not included.
20. Phasing or phased turnovers of spaces is not included. The project is priced as one phase. We acknowledge the importance of starting in the 'Phase 1' indicated area first.
21. The cost for any expediting of material or equipment deliveries is not included.
22. Dumpsters for owner vendor supplied and installed material are not included.
23. Offloading or loading of owner supplied and owner vendor materials is not included.
24. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project are not included.
25. Building survey and control points are not included.
26. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums are not included.

Division 02:

Demo & Abatement:

1. 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.
2. Sawcutting and Trenching of the Existing Flooring is not included.
3. Testing & removal of asbestos or hazardous/contaminated materials is not included.

Fences and Gates:

1. The Fence pricing includes a 10 ft Chainlink Standard Commercial System with (1) gate. Card Reader or Panic Bar at the Fencing Gate is not included.

Sitework:

1. No Sitework is included in this proposal.

Division 07:

Roofing:

1. The Existing Roofing is to remain.
2. This proposal includes patching and repair of the existing roofing to accommodate the new work.

Division 08:

Doors, Frames and Hardware:

1. Keying of existing and/or new door hardware is not included.
2. Card Readers, Electric Strikes and Power Supply are not included.

Division 09:

Finishes:

1. The Furnishing and Installation of the Wall Covering WC-1 is included in the proposal.

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Division 12:

Furnishings:

1. The Furniture and Accessories, and the Vending Machines are not included.

Division 15:

HVAC:

1. Relocation of Product in the Warehouse during HVAC work is not included.
2. Controls are included in this proposal.
3. Temporary Protection and Dust Control in the Warehouse is included.

Division 16:

Fire Alarm:

1. 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.
2. Rewiring of FACP is included.

Electrical:

1. Sawcutting and Trenching of the existing flooring is not included. This proposal does not include the (4) floor boxes, however we are providing an allowance for Raceways.
2. The 120/24V transformer is not included. It is not needed by the Electrical Contractor.
3. Rewiring the secondary side of the Existing Transformer is included.
4. The Furnish and Install of the Digital Display is not included.

Low Voltage:

1. Security Infrastructure is included. Security Devices/Equipment, Wiring and Service are not included.
2. Ring and String for Telecom is included. Tele/Data Devices/Equipment, Wiring and Service are not included.