

BID CLARIFICATIONS

Pinehills Clubhouse – Plymouth, MA



07/10/2024

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (7:00 AM – 3:30 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. The 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. Final schedule to be determined based owner vendors supplied and install materials.
6. 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.
7. 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.
8. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
9. Adequate on-site staging, dumpster storage, and laydown areas will be provided to the contractor for use during construction.
10. No Geotech report was provided. We assume all on site soils are suitable for reuse and export.
11. 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.
12. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
13. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
14. Our proposal includes foundation insulation as per details on A-5.00.
15. Fire alarm, additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
16. We have included the requested amount of \$226,627.00 for the pool supplier in our proposal.
17. Our proposal includes hydro-seeding for the lawn areas.
18. Our proposal includes Jerith aluminum fence.
19. Our proposal assumes all exterior trims, siding and board & patten are prefinished white.
20. Our proposal includes Vinyl Masterview exterior windows by Kasson & Keller Inc.
21. Our proposal includes standard colored standing seam roof for the clubhouse.
22. Our proposal includes white gutters and downspouts.
23. Our proposal includes Architectural shingles from standard colors.
24. Our proposal assumes the Clubhouse ceiling is non-rated.
25. Our proposal includes level 4 finish for all the drywall areas.

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26. Our proposal includes caulking of the pool coping to the pavers.
27. Our proposal includes HDPE overhead mounted toilet partitions.
28. Our proposal includes a 22 kw natural gas generator.

Add/Alternate Allowance – Not Included in Bid

1. To furnish and install synthetic drainage base for the Bocci courts synthetic grass please add the lump sum amount of \$9,296.00 to our proposal.
2. To furnish P.E. stamped plans for the Pergola structure please add the lump sum amount of \$2,798.00 to our proposal.
3. To furnish and install a outdoor control valve for the pool heater and gas fire pit please add the lump sum amount of \$5,810.00 to our proposal.

Add/Alternate Allowance – Included in Bid

1. Our proposal includes an allowance of \$300.00 for the closet 108 shelving and rod.
2. Our proposal includes an allowance of \$13,000.00 for temporary generators.

EXCLUSIONS

1. Building and fire department permit fee's.
2. Builders risk insurance.
3. Payment and performance bond.
4. Survey and layout for project.
5. Parking lot light poles.
6. E&B for gas service..
7. Pipe bollards.
8. Interior furnishing.
9. Exterior metal canopy for Pool Storage and Mail Kiosk.
10. Excavation and backfill of pool installation.
11. Removal of spoils of pool supplier E&B for the pool installation.
12. Water for the pool installation and filling of the pool.
13. Mail Kiosk door. None specified in door schedule.
14. FM Global requirements.
15. Generator load bank testing.
16. Terminations of Cat 6 cable.
17. Means of communication with fire department for the fire alarm. TBD
18. Full scale mock-ups.
19. Liquidated and consequential damages.
20. LEED administration.
21. Municipal / utility company connection fees or back charges.

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22. Power, water, and heating/cooling consumption charges.
23. Security, police details and fire watch.
24. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
25. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
26. Door contacts and wiring.
27. Sprinkler fire protection system.
28. Third party commissioning.
29. Supplying exterior and interior signage including ADA signage.
30. Dumpsters for owner vendor supplied and installed material.
31. Offloading or loading of owner supplied and owner vendor materials.
32. Final Keying of existing or new door hardware.
33. Cost for any expediting of material or equipment deliveries.
34. Furniture, FF&E or relocation costs.
35. Shower curtains.
36. Payment and Performance Bond, & Sub Bonding including fees, deductibles, and premiums.
37. Owner to provide all permanent utility services required.
38. Coordination of 3rd party utilities.
39. Third party testing.
40. Arc Fault Study.
41. Fuel Surcharges.
42. Phasing or phased turnovers of spaces.
43. Offsite parking.
44. Building survey and control points.
45. Moisture mitigation & mold remediation.
46. Strapping for the gypsum ceiling to the trusses.
47. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
48. Dewatering.
49. BDA/First Responders System.
50. Knox box.
51. Transformer.
52. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
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. Fire watch.
56. Supplying and installing the EMS system.
57. Weather Conditions (temperature, wind & precipitation).
58. Weather days are not included in our project duration / schedule.

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- 59. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 60. Security, Equipment and Service.
- 61. Access Control, Equipment and Service.
- 62. Tele/data Cabling, Equipment and Service.
- 63. 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