

# BID CLARIFICATIONS

**Nightingale Eye – Newton, MA**



**1/12/2024**

## CLARIFICATIONS AND ASSUMPTIONS

1. New England Construction will deduct <\$20,000.00> from the proposal if owner and contractor enter into a lump sum contract.
2. Our proposal includes builders' risk insurance.
3. All work to occur during normal working hours (7:00 AM – 3:30 PM)
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. If the project contract format becomes a GMP we suggest that a 3% to 5% contingency be carried with in the contract for the project.
7. The owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
8. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change.
9. 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.
10. 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.
11. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
12. All miscellaneous debris, office furniture, shelving in the space to be removed by owner.
13. Adequate staging and laydown areas will be provided to the contractor for use during construction.
14. No Geotech report was provided. We assume all on site soils are suitable for reuse.
15. 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.
16. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
17. Demolition assumes removal of only one layer gypsum wallboard and hard wood flooring.
18. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
19. 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.
20. Surgical lights to be supplied by owner and installed by GC. Lighting to be supported by Unistrut hung from the ceiling with bolted connections. Welding of the support has not been included.

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21. Our proposal includes an allowance of \$200.00 to install a 18" wide x'9'-6" high drywall chase in the second floor room above the TP2 electrical panel for the condensate lines and electrical to the roof condensers.
22. Our proposal assumes the Scavenger unit location is per the plumbing plans and not the architectural.
23. Our proposal includes handicapped rails as per the attached picture.
24. Our proposal includes an allowance of \$1,840 to attempt to remove the remove of the H.C. ramp concrete by scrubbing with liquid rust remover and power washing and patching the concrete spalled areas of the existing H C. ramp.
25. Our proposal includes CWT-2 on the staff bathroom walls, CWT-3 on the client bathroom walls and CWT-1 on the breakroom backsplash.
26. Our proposal includes grinding the adhesive off the concrete slab after the hardwood floor is removed.
27. Our proposal includes plain sliced White Maple doors for door numbers 001A and 002A with clear factory finish.
28. Our proposal includes (12) HDF wood prime painted.
29. Our proposal includes frame type 1 for 003A, and hardware set 1 for 007A.
30. Our proposal includes (1) 3/8" clear tempered sliding glass door pocket door.
31. (2) Eliason doors.
32. Our proposal includes (1) plastic laminated door.
33. Our proposal includes an allowance of \$446.00 for (2) electric strikes for doors 001-E and 017-E. Wiring is assumed to be existing to re-use.
34. Our proposal includes Armstrong Lyra Vector #8494PB in 2'x 2' with 15/16" grid. The finish call for #8433PB but describes a real, 2' x4' tile and the reflected ceiling plans show 2'x 2
35. Our proposal includes (1) weekend of touch -up painting after owner moves in.
36. TP2 panel is assumed to be already installed in the location shown on the plans with 200 amp disconnect and feeder.
37. Our proposal includes standard grout. See add alternates below for epoxy grout.
38. Our proposal includes roofing by our roofing contractor. The landlord's roofer refused to bid on the project.
39. Our proposal includes an allowance of \$500.00 for a time clock, power wiring and power wiring to the motorized damper for Med Gas room 018 shown on the M.100 and not shown on the electrical plans.
40. Our proposal understands the \$50,000 change order holiday. We will accept this regarding the fee but will not accept GC's and GR's as part of this holiday.
41. Weather Barrier under slab carried as 15mil Vapor barrier.
42. Fire Extinguishers quantity is included as per Plan G0-01.
43. MC Cable carried where allowed by code.

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## Add/Alternate Allowance – Not Included in Bid

1. To furnish and install epoxy grout for the ceramic floor tile please add the lump sum amount of \$893.00 to our proposal.
2. To furnish and install epoxy grout for the ceramic wall tile please add the lump sum amount of \$316.00 to our proposal.
3. Our specifications for OFOI cabinets alternate specified below. No specifications have been provided.
  - a) White melamine interiors and drawer boxes on standard particle board cores.
  - b) Door and drawer faces are carried as flush over lay plastic laminate with 3mm PVC edge band to match plastic laminate color.
  - c) Shelves inside of cabinets will be adjustable on standards and shelf clips per cabinet sections.
  - d) Pulls have been carried as DM DP129-sss per note on A6-01.
  - e) Hinges are carried per standard Blum European type hinge.
  - f) Slides are carried per standard side mounted full extension slides.
  - g) Cabinet boxes are carried as frameless with PVC edge band.
  - h) Base cabinets will be set per standard leg levelers with unfinished toe kicks for Vinyl base by GC.
  - i) Camlock scope was not clearly indicated. We have carried standard cam lock on all cabinet doors and drawers with pairs of doors have a lock on one door and an elbow catch on the other. Master keying is NOT included.

## BID DOCUMENTS

1. Construction set – Dated 12/14/2023
2. RFI's 1 dated 1/8/2024

## EXCLUSIONS

1. FM Global requirements.
2. Full scale mock-ups.
3. Liquidated and consequential damages.
4. LEED administration.
5. Municipal / utility company connection fees or back charges.
6. Power, water, and heating/cooling consumption charges.
7. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
8. Security, police details and fire watch.
9. Misc. building charges or fees including building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
10. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.

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11. Duct cleaning or equipment cleaning of existing systems.
12. Third party commissioning
13. Seismic restraints on existing conditions.
14. Exterior and interior signage.
15. Ex-raying of the slabs.
16. Level 5 finish.
17. Dumpsters for owner vendor supplied and installed material.
18. Offloading or loading of owner vender materials.
19. Window blinds.
20. Final Keying of existing or new door hardware.
21. Line 22 of the request for proposal.
22. Existing CAD files, as-builts, flow information that may be required if hydraulic calculations are required for the sprinkler modification.
23. Supply and install electric meter.
24. Exclude annunciator in break room.
25. Cost for any expediting of material or equipment deliveries.
26. Furniture, FF&E or relocation costs.
27. Payment and Performance Bond, & Sub Bonding including fees, deductibles, and premiums.
28. Owner to provide all permanent utility services required.
29. Coordination of 3<sup>rd</sup> party utilities.
30. Third party testing.
31. Arc Fault Study.
32. Duct smokes, (Assumed to be existing)
33. Import of Structural Fill.
34. Fuel Surcharges.
35. Phasing or phased turnovers of spaces.
36. Offsite parking.
37. Building survey and control points.
38. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization by the owner.
39. Moisture mitigation & mold remediation.
40. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
41. Hospital grade wiring or devices.
42. BDA/First Responders System.
43. Post construction fire protection pressure testing.
44. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
45. Building Department Permit Fees & Fire Department Permit Fees.
46. ADA code consultant, ADA code review.

# BID CLARIFICATIONS

## Nightingale Eye – Newton, MA



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- 47. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
- 48. Fire watch.
- 49. Supplying and installing the EMS system.
- 50. Weather Conditions (temperature, wind & precipitation).
- 51. Weather days are not included in our project duration / schedule.
- 52. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
- 53. Security, Equipment and Service.
- 54. Access Control, Equipment and Service.
- 55. Tele/data Cabling, Equipment and Service.
- 56. 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



**Boston Iron Works**

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