

BID CLARIFICATIONS

Starbucks Shell Construction
4 Broadway
Methuen MA 01844

4/28/2023

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (7 AM – 3 PM)
2. Due to the current material escalations the construction industry is currently experiencing, our proposal is valid until 5/12/2023. 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 reflex 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 are based on current lead times provided by our subcontractor based on today's material availability. Lead time are subject to change based on material and fabrication availability.
6. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of there scope of work prior to 50% of the project completion. IE: Concrete, Steel, Rough Carpentry.
7. Due to the volatility of the markets and 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 extremely volatile at this time and 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 staging and laydown areas will be provided to the contractor for use during construction.
10. Subcontractors working directly for the owner shall comply with the project schedule.
11. Patio fence was included as an Ameristar Echelon Plus m3 flush bottom 4' high ornamental fence
12. There were no specification/details on the drive thru pad. We included it as 6" colored concrete with W1.6 x W1.6 WWM.
13. The air barrier was included as Dryvit Backstop NTX in lieu of STO Gold coat.
14. A Ready Access 275 single slide window was included as per bid documents. This may not meet energy code, as it is only ¼" glass, not insulated.
15. Irrigation is not included.
16. Asphalt paving costs are based on the current cost of liquid asphalt, which is \$660.00/ton.
17. Water meter and backflow preventor by local utility and not included.
18. If the Electric Meter is not in stock lead time is 40-52 weeks.
19. Electrical Panels lead time is 20-26 weeks.
20. Breakers are included for shell work only as shown on drawings.
21. We have not included the BDA for Fire or Police.
22. Current RTU's lead time is 36 weeks. If SBUX allows substitution this may improve to 18 weeks.
(This has been approved on other SBUX's)
23. Air Curtain Lead is 3 weeks.

BID CLARIFICATIONS

Starbucks Shell Construction

4 Broadway

Methuen MA 01844

4/28/2023

24. Due to GeoTech Report showing brick and debris, material will need to be tested by a licensed LSP before removal. Material testing is by owner. All soil is included as clean soil for export.

ALLOWANCES (INCLUDED IN BID)

1. \$1,500 - Furnish and Install the peperstone obsidian stone countertop at the drive thru window.
2. \$1,500 - Furnish and Install the GWB, insulation and wood at the storefront base per detail 6/A108
3. \$3,200 - Electrical Temp Service Allowance for Maintaining Service throughout SBUX fit out.

VE Suggestions

1. TBD – Install Scuppers and Downspouts ILO Roof Drains
2. TBD – Remove Concrete Drive Pad / Gray Colored Concrete

BID DOCUMENTS

1. Starbucks Permit and Construction Drawings via Scott Griffin Architects
 - a. Starbucks Methuen Arch Set dated 2/17/2023
 - b. Starbucks Methuen Structural Set dated 2/17/2023
 - c. Electrical dated 2/17/2023
 - d. HVAC dated 2/17/2023
 - e. Plumbing dated 2/17/2023
2. Specifications – Dated – 01/10/2023
3. Geotechnical Report dated 11/4/2022
4. Addendum 1 dated February 28 2023
5. Clarification of Geotech report dated 4/13/2023
6. RFI's from Republic Building, undated

EXCLUSIONS

1. Utility screening in LL work letter section 107000
2. Walk-up window in LL work letter section 107300A
3. Temporary heating/cooling in LL work letter section 237000
4. Temporary power costs as outlined in LL work letter section 260923
5. Hose bib at dumpster enclosure (it is closer than 75' form tenant's rear access door)
6. Air distribution/ductwork
7. Fire sprinkler system
8. Integral snow & rain guard @ canopy roof – no specification or details were provided.
9. FM Global insurance requirements.
10. Full scale mock-ups.
11. Liquidated and consequential damages.
12. LEED administration.
13. Schedule delays and material escalations per standard AIA language.
14. Municipal / utility company connection fees or backcharges.

BID CLARIFICATIONS

Starbucks Shell Construction

4 Broadway

Methuen MA 01844

4/28/2023

15. Power, water, and heating/cooling consumption charges.
16. Unforeseen conditions.
17. Security, police details and fire watch.
18. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
19. Third party commissioning
20. Keying of new door hardware.
21. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding.
22. Utility company back charges or fees. Owner to provide all permanent utility services required.
23. Third party testing.
24. Arc Fault Study.
25. Fuel Surcharges.
26. Phasing or phased turnovers of spaces.
27. Offsite parking.
28. Builder's Risk Insurance, fees, deductibles, and premiums.
29. Testing & removal of asbestos or hazardous/contaminated materials. Testing to be conducted prior to mobilization.
30. Moisture mitigation & mold remediation.
31. Rock/ledge removal over 1 CY.
32. General Conditions and General Requirements on added scope & change orders resulting in a schedule increase to the overall project.
33. Building Department Permit Fees & Fire Department Permit Fees.
34. ADA code consultant, ADA code review.
35. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
36. Weather Conditions (temperature & precipitation).
37. Weather days are not included in our project duration / schedule.
38. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
39. Security, Access Control, Tele/data Cabling and Service.

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