# SECTION 01275 - UNIT PRICES AND QUANTITY ALLOWANCES

## PART 1 - GENERAL

### 1.1 SUMMARY

A. This Section includes:

1. Administrative and procedural requirements governing unit prices and quantity allowances.
2. Schedule(s) of Unit Prices and Quantity Allowances. Specification Sections that may be referenced in unit price and quantity allowance schedules contain requirements for products necessary to achieve the unit price work. **No unit prices or quantity allowances are required for Contracts not listed in Part 3.**

### 1.2 DEFINITIONS

A. A unit price is an amount proposed by bidders, stated on the Form of Proposal, as a price per unit of measurement for materials or services added to, or, in some instances, deducted from, the Contract Sum by appropriate modification, if quantities of Work required by the Contract Documents are increased or decreased, or, if additional Work not included in the Base Bid, but for which unit prices are required, is added. Additional Work based on unit prices will occur only within the Contract limits for the Project.

1. Unit prices may be used only as elected and authorized by Owner. Having an established unit price does not mean the work will be authorized. For each type of unit price work, the Owner reserves the right to perform the work with its own forces or to seek pricing from and award such work to other contractors or sources.

B. A quantity allowance is, unless otherwise specified herein, a stipulated quantity of work to be included in the Base Bid, or, if so stated, in an Alternate Bid, for areas or locations not indicated to receive such work. All quantity allowances have a corresponding unit price.

### 1.3 ADMINISTRATIVE REQUIREMENTS AND PROCEDURES

A. Unit prices and quantity allowances shall include all costs for the specified Work, including, as applicable, cost of materials, delivery, installation, demolition, cutting and patching, equipment rental, insurance, taxes, overhead and profit, etc.

B. Unit price descriptions include requirements for each type of Work. Additional requirements and related information for materials and/or assemblies described under each unit price are included by reference to Specification Sections of Divisions 2 through 16, and, in some instances, to Drawings.

C. Quantity allowances are, unless otherwise specified, established for unidentified or undesignated areas or locations of certain types of Work where conditions or scope are not fully known at the time of bid and to defer locating the actual performance of such Work to a later date when additional information is available for evaluation. Use each quantity allowance only as directed and for Owner's purposes.

1. Be advised, identical or similar Work to the type(s) included in each quantity allowance may be required if and where indicated in the Contract Documents for specific locations or areas of construction. Such specifically identified or designated areas of Work are included in the scope of work, but NOT as part of the quantity allowances unless so specified in the schedule(s) of unit prices and quantity allowances in this Section 01275.

D. No cash allowances are included in this Project.

E. Measurement and Payment: Methods of measurement and payment for unit prices are specified in referenced Specification Sections if such methods need clarification or vary from the following:

1. Measurement: Unless otherwise indicated, the Contractor is responsible for making accurate measurement of the actual unit price-based work-in-place by means acceptable to the Architect and Construction Manager.
2. Basis for Payment: Unless otherwise indicated, payment will be made on actual net quantity of authorized unit price-based work in place and approved. Adjustments will be made based on net variation of total installed quantity from the estimated or allowed quantity, if any, required by the Contract Documents.

   a. No additional compensation will be made for costs due to unauthorized work.
   b. No payment will be made for rejected work.

F. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

G. After actual, installed quantity of Work covered by each allowance and unit price is measured and verified, a Change Order will be issued, based on the unit price established in the Form of Proposal, to adjust the Contract Sum (add or credit) for the difference between the allowance quantity and the installed quantity.

H. List each quantity allowance on the Schedule of Values as its own line item to enable tracking of the used and unused allowance amounts.

1. At Project closeout, if a quantity allowance has not been used or is only partially used, the remaining unused value shall be deducted from the Contract Sum by Change Order.

## 1.4 SCHEDULING

A. At the earliest practical date after award of the Contract, notify Owner, Construction Manager and Architect of the date when specific areas of work described by each quantity allowance must be completed to avoid delaying the Work.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Obtain new materials in the quantity needed for the specific areas of work which are identified and for which authorization is given to proceed. Purchase of more materials than the quantity necessary for the actual work is at the Contractor's own risk.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance and unit price with related materials and installations to ensure that each item is completely integrated and interfaced with related work.

3.3 **GENERAL CONSTRUCTION** SCHEDULE OF UNIT PRICES AND QUANTITY ALLOWANCES

A. **Unit Price G.1 – Paint Existing Door Frame:**

1. Description: Where authorized, sand, prep, prime and apply 2 finish coats to an existing 3' x 7' existing hollow metal door frame per specification section 09912.
2. Unit of Measurement: **Per 1 door frame**.

B. **Unit Price G.2 – Paint Existing Wall:**

1. Description: Where authorized, prep, prime and apply 2 finish coats to an existing wall surface.
2. Unit of Measurement: **Per 100 square feet**.

C. **Unit Price G.3 – Replace Existing Cove Base:**

1. Description: Where authorized, remove existing cove base, prepare substrate to receive new cove base per specification section 09653. Cove base to be B4, as identified in the finish schedule.
2. Unit of Measurement: **Per 100 lineal feet**.

D. **Unit Price G.4 – Window Kit in Existing Door:**

1. Description: Where authorized, provide a window kit for an existing wood door. Window kit size and type as identified in specification section 08710.
2. Unit of Measurement: **Per 1 window kit**.

E. **Unit Price G.5 – Borrowed Lite in Existing Gypsum Board Wall**

1. Description: Where authorized, provide a borrowed lite frame per detail 3/CL-A-600 in an existing wall with metal stud and gypsum board construction. The unit price is to include temporary protection, demolition required to create the rough-opening, head, jamb and sill details per CL-A-600, painting, caulking, glass, restoration of adjacent surfaces and a final cleaning.
2. Unit of Measurement: **Per 1 borrowed lite frame**.

F. **Unit Price G.5.1 – Borrowed Lite in Existing Masonry Wall**

1. Description: Where authorized, provide a borrowed lite frame per detail 3/CL-A-600 in an existing wall with masonry construction. The unit price is to include temporary protection, demolition required to create the rough-opening, precast CMU lintel, painting, caulking, glass, restoration of adjacent surfaces and a final cleaning.
2. Unit of Measurement: **Per 1 borrowed lite frame**.

G. **Unit Price G.6 – Carpet Tile:**

1. Description: Where authorized, provide carpet tile per specification section 09681.
2. Unit of Measurement: **Per 100 square feet**.

H. **Unit Price G.7 – Linoleum:**

1. Description: Where authorized, provide linoleum per specification section 09654.
2. Unit of Measurement: **Per 75 square yards**.

I. **Unit Price G.8 – Ceiling Grid & Tile Removal & Replacement**:

1. Description: Where authorized, remove and dispose of existing suspended ceiling grid and tile and replace with new grid and tile per specification section 09511.
2. Unit of Measurement: **Per 100 square feet**.

J. **Unit Price G.9: Refurbish Existing Science Room Base Cabinet**:

1. Description: Where authorized, refurbish an existing base cabinet similar to 4/A550, per specification section 12363. Unit price to include removal and reinstallation of the existing unit.
2. Unit of Measurement: **Per base cabinet**.

K. **Unit Price G.10 – General Laborer:**

1. Description: Provide a general laborer for the Owner's use for work as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

**L. Unit Price G.11 –Carpenter Journeyman Labor:**

1. Description: Provide a journeyman carpenter for replacing damaged ceiling tile as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

3.4 **PLUMBING/FIRE PROTECTION CONSTRUCTION** SCHEDULE OF UNIT PRICES AND QUANTITY ALLOWANCES

A. **Unit Price PFP.1 – Journeyman Plumber Labor:**

1. Description: Provide a journeyman Plumber for Owner's use for work as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

B. **Unit Price PFP.2 – Journeyman Pipe Fitter Labor:**

1. Description: Provide a journeyman Pipe Fitter for Owner's use for work as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

3.5 **HVAC CONSTRUCTION** SCHEDULE OF UNIT PRICES AND QUANTITY ALLOWANCES

A. **Unit Price H.1 – Journeyman Sheet Metal Worker Labor:**

1. Description: Provide a journeyman sheet metal worker for Owner's use for work as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

B. **Unit Price H.2 – ATC Technician Labor:**

1. Description: Provide a journeyman sheet metal worker for Owner's use for work as directed by the Construction Manager and at his discretion:
2. Unit of Measure; **Per Man-hour**.

3.6 **ELECTRICAL CONSTRUCTION** SCHEDULE OF UNIT PRICES AND QUANTITY ALLOWANCES

A. Include all allowances in the Base Bid and complete the Unit Cost Area on the Bid Form for each item described below.
   1. The quantities in each item are in addition to the items shown on the drawings. The Owner and/or Architect will locate these items in the field when the Owner feels that they are needed.

B. **Unit Price E.1 – Duplex Receptacle & Wiring:**
   1. Description: Provide an additional duplex receptacle assembly. Include 20A, 120V duplex receptacle, back box, cover plate, ¾" conduit/raceway with 2 #12 conductors and 1 #12 ground wire to a point of authorized connection, necessary wall penetration cutting and patching, terminations and labeling. Perform in accordance with applicable Specification Sections and drawing requirements for similar work.
   2. Unit of Measurement: Per assembly
   3. Maximum Distance: 35 feet

D. **Unit Price E.2 – 2 x 4 Light Fixture & Wiring:**
   1. Description: Provide an additional 2' x 4' light assembly, consisting of luminaire type A1, appropriate mounting equipment, ¾" conduit with 2 #12 conductors and 1 #12 ground wire to a point of authorized connection, necessary wall penetration cutting and patching, terminations and connections. Perform in accordance with applicable Specification Sections and drawing requirements for similar work.
   2. Unit of Measurement: Per assembly
   3. Maximum Distance: 30 feet

E. **Unit Price E.3 – Heat or Smoke Detector & Wiring**
   1. Description: Provide an additional heat or smoke detector assembly, consisting of detector of type required for application, appropriate backbox (as applicable) and mounting equipment, cabling, conduit, necessary wall penetration cutting and patching, terminations, connections to fire alarm system, and programming required. Perform in accordance with applicable Specification Sections and drawing requirements for similar work.
   2. Unit of Measurement: Per assembly
   3. Maximum Distance: 100 feet

G. **Unit Price E.4 – Fire Alarm Audible/Visual Device & Wiring:**
   1. Description: Provide an additional fire alarm A/V device assembly, consisting of A/V device, backbox, cabling, conduit, necessary wall penetration cutting and patching, terminations, connections to fire alarm system, programming, and additional power supplies required. Perform in accordance with applicable Specification Sections and drawing requirements for similar work.
   2. Unit of Measurement: Per assembly
   3. Maximum Distance: 100 feet

H. **Unit Price E.5 – Data Outlet:**
   1. Description: Provide an additional data outlet rough-in and single drop as detailed on the Drawings consisting of backbox and conduit. Perform in accordance with applicable Specification Sections and drawing requirements for similar work.
   2. Unit of Measurement: Per assembly
   3. Maximum Distance: N/A

**I. Unit Price E.6 – Journeyman Electrician Labor:**

   1. Description: Provide a journeyman electrician labor for Owner's use for work as directed by the Construction Manager and at his discretion:
   2. Unit of Measure; **Per Man-hour**.

**II. Unit Price E.7 – Fire Alarm Technician Labor:**

3. Description: Provide a journeyman electrician labor for Owner's use for work as directed by the Construction Manager and at his discretion:
4. Unit of Measure; **Per Man-hour**.

END OF SECTION