SECTION 01 22 00 – UNIT PRICES AND MATERIAL ALLOWANCES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

A. This Section specifies administrative and procedural requirements for unit prices and allowances.

1. In the space indicated on the Bid Form, submit unit prices as required by this section and listed in the Unit Price Schedule. Only one value for each unit price will be allowed.
2. A unit price is a price per unit of measurement for materials or services that will be added to or deducted from the Contract Sum by Change Order in the event the quantities of Work required by the Contract Documents are increased, decreased, or exceeds the allowance.
3. Unit prices include all but not limited to necessary delivery, materials, labor, overhead, profit, insurance and applicable taxes.
4. Refer to individual Specification Sections for construction activities requiring the establishment of unit prices.

B. While unit prices are not to be used in the selection of the successful Bidder, they must be submitted and approved prior to execution of the Contract.

1. The Owner reserves the right to reject a unit price they deem unsatisfactory and to require a resubmittal.
2. The Owner reserves the right to reject the Contractor's measurement of quantities, and to have this Work measured by an independent surveyor or third party before accepting contract amount.

C. The Owner reserves the right to reject any bid that does not include a unit price or assign a unit price based on other bidders' unit prices.

D. Prior to utilizing any allowances, the Contractor will review the proposed utilization with the Construction Manager. If the utilization is approved of in writing, then the Contractor must coordinate all work for which it plans to utilize the allowance with the Construction Manager to ensure that the Construction Manager can observe and confirm the quantities utilized. Allowances include cost of all labor, equipment, material, receiving, handling, and installation as well as Contractor overhead and profit.

E. Certain materials and equipment including installation are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order. Allowances are considered part of the base bid contract and are in addition to amounts otherwise specified or stated in the Contract Documents or that are otherwise reasonably necessary to complete the Work.

F. Upon Substantial Completion, or earlier if it becomes clear than an allowance will not be utilized, the Contractor will execute a Change Order reducing the Contract Sum by the unused quantity allowance, multiplied by the applicable Unit Price.

G. NO CASH allowances for any purpose are included in the Project.

PART 2 - PRODUCTS – (Not Applicable).

PART 3 - EXECUTION – SCHEDULE OF QUANTITY / MATERIAL ALLOWANCES

3.01 WORK SCOPE 1: GENERAL CONTRACTOR – SCHEDULE OF UNIT PRICES AND CORRESPONDING QUANTITY ALLOWANCES

A. Unit Price No. WS-1A: Rock Removal

1. Description: Provide Unit Price per CY to remove rock as defined by the Contract Specifications, geotechnical report, and verified by the 3rd party inspector at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Cubic Yard**
3. Quantity Allowances: **One Hundred (100) CY**

B. Unit Price No. WS-1B: Import Structural Fill

1. Description: Provide Unit Price per CY to import structural fill 2A stone, including spreading and compacting to 98% of its maximum dry density as established by ASTM D 698 in 8” lifts at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Cubic Yard**
3. Quantity Allowances: **Five Hundred (500) CY**

C. Unit Price No. WS-1C: Acoustical Ceiling Tile

1. Description: Provide Unit Price per SF to install ceiling grid and acoustical ceiling tile at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Square Foot**
3. Quantity Allowances: **Two Hundred (200) SF**

D. Unit Price No. WS-1D: VCT

1. Description: Provide Unit Price per SF to install VCT at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Square Foot**
3. Quantity Allowances: **Two Hundred (200) SF**

E. Unit Price No. WS-1E: Painter Hours

1. Description: Provide a fully burdened painter for the Owner's use for work as directed by the Construction Manager and at his discretion
2. Unit of Measurement: **Per Hour**
3. Quantity Allowances: **Forty (40) Hours**

F. Unit Price No. WS-1F: General Laborer Hours

1. Description: Provide a fully burdened general laborer for the Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Hour**
3. Quantity Allowances: **Forty (40) Hours**

G. Unit Price No. WS-1G: Carpenter Hours

1. Description: Provide a fully burdened carpenter for the Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Hour**
3. Quantity Allowances: **Not Applicable**

H. Unit Price No. WS-1H: Mason Hours

1. Description: Provide a fully burdened mason for the Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Hour**
3. Quantity Allowances: **Not Applicable**

I. Unit Price No. WS-1I: Furnish and Install Structural Steel

1. Description: Provide a Unit Price per Ton to furnish and install structural steel as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Ton**
3. Quantity Allowances: **Not Applicable**

J. Unit Price No. WS-1J: Excavate & Export Unsuitable Soils and Replace with 2A Modified

1. Description: Provide Unit Price per CY to excavate, export, and replace unsuitable soils with 2A modified fill as directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Cubic Yard**
3. Quantity Allowances: **Not Applicable**

3.02 WORK SCOPE 2: ELECTRICAL – SCHEDULE OF UNIT PRICES AND CORRESPONDING QUANTITY ALLOWANCES

A. Unit Price No. WS-2A: Rock Removal

1. Description: Provide Unit Price per CY to remove rock as defined by the Contract Specifications, geotechnical report, and verified by the 3rd party inspector at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Cubic Yard**
3. Quantity Allowances: **One Hundred (100) CY**

B. Unit Price No. WS-2B: Duplex Receptacle & Wiring

1. Description: Provide additional duplex receptacle and 20A circuit, including 20A/1P circuit breaker, backbox, faceplate, and 100’ one-way circuit distance.
2. Unit of Measurement: **Per Each**
3. Quantity Allowances: **Not Applicable**

C. Unit Price No. WS-2C: Data Outlets

1. Description: Provide additional computer data outlet in masonry or stud wall that includes up to 100' of armored plenum cable and all termination and accessories as specified in the project drawings and specifications.
2. Unit of Measurement: **Per Each**
3. Quantity Allowances: **Six Locations (6)**

D. Unit Price No. WS-2D: Telephone Outlets

1. Description: Provide additional telephone outlet in masonry or stud wall that includes up to 100’ of armored plenum cable and all termination and accessories. Perform in accordance with applicable Division 26 Sections and Drawing requirements for similar work.
2. Unit of Measurement: **Per Each**
3. Quantity Allowances: **Not Applicable**

E. Unit Price No. WS-2E: Exit Device and Wiring

1. Description: Provide additional exit sign type ‘X’ including mounting equipment, up to 100’ of wiring with appropriate terminations and connections. Perform in accordance with applicable Specifications and Drawing requirements for similar work.
2. Unit of Measurement: **Per Each**
3. Quantity Allowances: **Not Applicable**

F. Unit Price No. WS-2F: Fire Alarm Smoke Detector Device and Wiring

1. Description: Provide additional mounted fire alarm smoke detector device assembly that includes backbox, cabling, conduit, terminations, connections to fire alarm system, required programming, and 100’ of wiring. Perform in accordance with applicable Specifications and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Not Applicable**

G. Unit Price No. WS-2G: Fire Alarm Audio/Visual Device and Wiring

1. Description: Provide additional mounted audio/visual fire alarm device assembly that includes backbox, cabling, conduit, terminations, connections to fire alarm system, required programming, and 100’ of wiring. Perform in accordance with applicable Specifications and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Not Applicable**

H. Unit Price No. WS-2H: Fire Alarm Pull Station Device and Wiring

1. Description: Provide additional mounted fire alarm pull station device assembly that includes backbox, cabling, conduit, terminations, connections to fire alarm system, required programming, and 100’ of wiring. Perform in accordance with applicable Specifications and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Not Applicable**

I. Unit Price No. WS-2I: Card Reader Cabling

1. Description: Provide a Unit Price per assembly to furnish and install an additional Card Reader cabling, up to 100' of wiring with appropriate terminations, connections, and programming. Perform in accordance with applicable Specifications and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Two Locations (2)**

J. Unit Price No. WS-2J: Wireless Access Point Cabling

1. Description: Provide a Unit Price per assembly to furnish and install an additional wireless access point cabling. Install 300’ of wireless access point cabling plus two data drops per access point in accordance with the applicable Division 27 Sections and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Four Locations (4)**

K. Unit Price No. WS-2K: Video Surveillance Camera Location

1. Description: Provide a Unit Price per assembly to furnish and install an additional video surveillance camera location consisting of backbox/junction box, (2) data drops, and 200' of cabling, conduit and all terminations per drop and connections and programming to the video surveillance system. Perform in accordance with applicable Division 27 Sections and Drawing requirements for similar work.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Four Locations (4)**

L. Unit Price No. WS-2L: Journeyman Electrician Labor

1. Description: Provide a fully burdened journeyman electrician labor for Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Man-hour**
3. Quantity Allowances: **Include Forty (40) Hours**

3.03 WORK SCOPE 3: MECHANICAL – SCHEDULE OF UNIT PRICES AND CORRESPONDING QUANTITY ALLOWANCES

A. Unit Price No. WS-3A: Additional Ductwork

1. Description: Provide insulated galvanized steel ductwork including hangers and accessories in accordance with the applicable Division 23 sections.
2. Unit of Measurement: **Per Pound**
3. Quantity Allowances: **Five Hundred (500) LBS**

B. Unit Price No. WS-3B: Additional temperature/humidity device, include mounting of device, up to 100' of wiring with appropriate terminations, connections, and programming

1. Description: Provide Unit Price per Assembly to furnish and install an additional temperature/humidity device, include mounting of device, up to 100' of wiring with appropriate terminations, connections, and programming.
2. Unit of Measurement: **Per Assembly**
3. Quantity Allowances: **Not Applicable**

C. Unit Price No. WS-3C: Journeyman Pipefitter Labor

1. Description: Provide Unit Price per Hour for a fully burdened journeyman pipefitter worker for Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per man-hour**
3. Quantity Allowances: **Include 40 man hours**

D. Unit Price No. WS-3D: Journeyman Sheetmetal Labor

1. Description: Provide Unit Price per Hour for a fully burdened journeyman Sheetmetal worker for Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per man-hour**
3. Quantity Allowances: **Include 40 man hours**

3.04 WORK SCOPE 4: PLUMBING – SCHEDULE OF UNIT PRICES AND CORRESPONDING QUANTITY ALLOWANCES

A. Unit Price No. WS-4A: Rock Removal

1. Description: Provide Unit Price per CY to remove rock as defined by the Contract Specifications, geotechnical report, and verified by the 3rd party inspector at locations directed by Construction Manager or Architect.
2. Unit of Measurement: **Per Cubic Yard**
3. Quantity Allowances: **Fifty (50) CY**

B. Unit Price No. WS-4B: Additional 1" Domestic Water Piping

1. Description: Provide 3/4" insulated domestic water piping, hangers, accessories and fittings in accordance with the applicable Division 22 sections.
2. Unit of Measurement: **Per Lineal Foot**
3. Quantity Allowances: **One Hundred (100) LF**

C. Unit Price No. WS-4C: Additional 1-1/2" Domestic Water Piping

1. Description: Provide 1" insulated domestic water piping, hangers, accessories and fittings in accordance with the applicable Division 22 sections.
2. Unit of Measurement: **Per Lineal Foot**
3. Quantity Allowances: **One Hundred (100) LF**

D. Unit Price No. WS-4D: Additional Below Grade 4" PVC Sanitary Piping

1. Description: Provide a Unit Price per Linear Foot to furnish and install additional below grade sanitary piping as detailed in Specifications and Drawings including excavation, connections, bedding, backfill, and compaction.
2. Unit of Measurement: **Per Linear Foot**
3. Quantity Allowances: **One Hundred (100) LF**

E. Unit Price No. WS-4E: Additional 1" Ball Valve

1. Description: Provide a Unit Price per Assembly to furnish and install 1" ball valve in 1" domestic water piping in accordance with the applicable Division 22 sections.
2. Unit of Measurement: **Per assembly**
3. Quantity Allowances: **Not Applicable**

F. Unit Price No. WS-4F: Additional 3/4" Ball Valve

1. Description: Provide a Unit Price per Assembly to furnish and install 3/4" ball valve in 3/4" domestic water piping in accordance with the applicable Division 22 sections.
2. Unit of Measurement: **Per assembly**
3. Quantity Allowances: **Not Applicable**

G. Unit Price No. WS-4G: Journeyman Plumber Labor

1. Description: Provide a fully burdened journeyman Plumber for Owner's use for work as directed by the Construction Manager and at his discretion.
2. Unit of Measurement: **Per Man hour**
3. Quantity Allowances: **Include Forty (40) Hours**

END OF SECTION 01 22 00