



EFLAND CHEEKS ELEMENTARY SCHOOL

GENERAL RENOVATIONS

**ORANGE COUNTY SCHOOLS
HILLSBOROUGH, NORTH CAROLINA**

**PRE-BID CONFERENCE
ADDENDUM NUMBER 1**

March 5, 2024

1. A Pre-Bid Conference for the project was held on March 5, 2024. A list of attendees is attached.
2. Drawings and specifications are available from Sud Associates, P.A. in the Durham office.

Sud Associates, P.A.
1813 Chapel Hill Road
Durham, NC 27707
Telephone 919/493-5277

3. To receive a complimentary electronic copy of contract documents and to be placed on the distribution list, please send the following information to Maria Spittler, e-mail: maria@sudassociates.com. Name and e-mail of individual, Company Name, Address, Web Site, Telephone Number and Fax Number. Hard copies require a deposit of \$50.00.
4. Michael Szigeti thanked the contractors for taking the time to attend. The OCS staff, design team members and attendees introduced themselves.
5. The engineers provided the background and an overview of the project. The drawings, and the Scope of Work were reviewed and discussed. The Scope of Work and Construction Schedule and Phasing are shown on Sheet G-002 of the drawings.

Paul Young summarized the GC scope of work and the Phasing Plan. He brought the contractors' attention to Sheet PH-100 of the drawings. And suggested they become very familiar with the phasing.

Dixie Davis summarized the Plumbing and Mechanical scopes of work.

Don Burdette summarized the Electrical and Fire Alarm scope of work.

6. A walk-through of the of the work areas was conducted to familiarize the contractors with the project site.

A second site visit walk-through for prime contractors and subcontractors is scheduled for Thursday, March 14th at 3:00 PM. The walk-through will commence at the main office.

7. Bids are due on March 26, 2024, at 3:00 P.M. To ensure a fair bidding process, questions and/or clarifications requested by contractors will not be accepted after an established cut-off date. A cut-off date of March 19, 2024, at 5:00 P.M. was established. Contractors are encouraged to e-mail their questions as they have them, and not hold them until later. The questions should be emailed to:

Project Manager: Michael J. Szigeti
Phone: (984) 260-7838
E-mail: michael@sudassociates.com

8. The Owner Preferred Alternates OP-G1 and OP-P1 were reviewed. Refer to Specification Section 012300 Alternates. There were no questions or concerns raised.
9. The project will be performed under a single prime contract.
10. Contractors shall familiarize themselves with the General Conditions and Supplemental General Conditions.
11. Supplementary General Conditions; Article 8 – Time was discussed.
12. The School System reserves the right to specify four (4) days (per construction phase) when work will not be allowed. These are included in the completion time and will not be a cause for an extension in the completion dates.
13. Contractors are responsible for compliance with Orange County Schools Board of Education – Policy Number 9125 “Minority Business Enterprise Participation in Construction and Purchase Contracts”, which is included in the project specifications. Affidavit A – Listing of Good Faith Efforts is required. Documentation demonstrating compliance must be available for review and submission immediately following the bid opening. A contract award recommendation cannot be made by the engineer until compliance is verified. Each contractor must submit either Affidavit B or Affidavit C with the bid. The contractor must identify on its bid, the minority businesses that will be utilized on the project with the corresponding total dollar value of the bid, and the Identification of HUB Certified / Minority Business Participation form. Attach appropriate forms to the bid.
14. The contractors are responsible for site verification of existing conditions and distances. Locations and distances should not be scaled from the drawings. Any costs resulting from their failure to verify will be the contractor’s responsibility. No change order requests will be considered for items that can be verified by site observations and measurements, even if these are not consistent with drawings.
15. All addenda and project correspondence will be by E-mail only. Contractors should send an acknowledgment when they receive any correspondence.
16. Questions/Clarifications from the contractors were addressed during the meeting. The site was visited to familiarize the contractors with the facility. Responses to some of the questions/clarifications discussed during the meeting or subsequently asked by contractors are attached. Remaining questions will be provided in subsequent Addenda.
17. All contractors submitting proposals shall incorporate the items in this Addendum and all other addenda into their proposals and acknowledge receipt of the Addenda on their bid proposal forms. This Addendum shall be incorporated in the Drawings and Specifications which are a part of the Contract Documents and shall supersede anything contained therein with which it may conflict.

DISTRIBUTION:

Patrick Florence	Orange County Schools
Hank McKee	Orange County Schools
Ish Sud	Sud Associates, PA
Dixie Davis	Sud Associates, PA
Paul Young	DTW Architects & Planners, LTD
Don Burdette	Burdette Engineering, Inc.
Christian Berg	NV5 Engineers and Consultants, Inc.
Steven Boyet	Sud Associates, PA
Michael Szigeti	Sud Associates
Attendees of the Pre-Bid Meeting	

EFLAND CHEEKS ELEMENTARY SCHOOL

GENERAL RENOVATIONS

**ORANGE COUNTY SCHOOLS
HILLSBOROUGH, NORTH CAROLINA**

**PRE-BID CONFERENCE
ADDENDUM NUMBER 1**

**March 5, 2024
1:30 P.M.**

**CLARIFICATIONS/ RESPONSES
FROM PRE-BID CONFERENCE AND CONTRACTORS' QUESTIONS**

General and Contractual:

1. All bidders shall submit bids in accordance with the instructions in Section 004393 Bid Packet Requirements.
2. Weekend and holiday work will be allowed. OCS requires 48-hours' notice when the contractor plans to work on weekends and holidays during the construction period.
3. Toilets: Toilet facilities in the building WILL NOT be available to the contractor. The contractor shall provide temporary toilet facilities for their workers. Coordinate the placement with the owner.
4. Parking: Reasonable parking will be available for essential work-related contractor vehicles. Parking will be confined to owner specified locations. Planning will be required for traffic during school start and end periods when bus and parent drop off and pick up is occurring.
5. Water: The contractor will be allowed to use the existing water services in the building without charge.
6. Electricity: The contractor will be allowed to use the existing electrical power services in the building without charge.
7. Asbestos and lead surveys have been conducted for the building, and updated reports are being produced. The updated report will be provided as soon as the Owner acquires it. There will be an allowance in the contract for the removal of environmental contaminants. The GC is responsible for hiring the abatement subcontractor and shall pay for the third party testing and verification out of the allowance.
8. Hot Work Permits are required on the project. Permitting is done through the Orange County Fire Marshall.
9. The contractor will be required to clean the work areas. During work in the spaces, i.e., classrooms, the furniture will be removed by the Owner during construction. The objective is for the contractor to thoroughly clean the space, so that the Owner can move the furniture back into position and return the room back to regular use without any further cleaning.
10. OCS has a zero-tolerance policy regarding contractor employee interaction with students and staff. There shall be no communication between contractor employees and students/staff.
11. Orange County Building Inspections and the Orange County Fire Marshall will be the authorities having jurisdiction for all permits relating to the building. All permit fees shall be paid by the contractor and subcontractors as part of the base bid cost.
12. OCS has a third-party inspector. His name and e-mail are Mark Mitchell, markmitchell45@gmail.com. Contractors will be required to include his services to review any fire door changes and installations that are

part of the project.

13. Specification Section 00 41 13 – Bid Form Single Prime Contract: Unit prices for sanitary sewer replacement have been added. Replace section with attached revised section.
14. Specification Section 01 21 00 – Allowances: The amount of Allowance No.1 General Renovation Allowance has been changed and Allowance No.5 Environmental Contaminate Removal Allowance has been added. Replace section with attached revised section.
15. Specification Section 01 22 00 – Unit Prices: Unit prices for sanitary sewer replacement have been added. Replace section with attached revised section.

Architectural:

1. Question: How hard is the existing Florbo VCT flooring in the classrooms and hallways to remove?

Answer: It is very, very hard to remove. The GC should plan accordingly in their schedule for the removal of the floor taking longer than traditional VCT. Delay and whining due to flooring removal taking longer than expected will not be acceptable.

2. There will be architectural drawing revisions issued in the next addendum.

Plumbing:

1. There will be plumbing drawing revisions issued in the next addendum.

Electrical Clarifications and Changes:

1. All existing LED lamps removed as part of this project shall be turned over to the owner.
2. There will be electrical drawing revisions issued in the next addendum.

EFLAND CHEEKS ELEMENTARY SCHOOL
GENERAL RENOVATIONS

ORANGE COUNTY SCHOOLS

PRE-BID CONFERENCE

March 5, 2024

1:30 P.M.

LIST OF ATTENDEES

Name	Company	Telephone	E-Mail
Denis Place	MUB construction serv	833419250	dplace@mlbind.com S Raymond 2 mlbind.com
Alexis Riccio	BAR construction	336-274-2477	BidSeBAR construction.com
Alan Kaiser	CT WILSON	336-8778-6393	alan.kaiser@ctwilson.com
Patrick Haramija	RVE / Sud	856-261-3073	Patrick.Haramija@RVE.com
Dixie Davis	Sud Associates	336-552-5175	ddavis@sudassociates.com
MICHAEL SZIGETI	SUD ASSOCIATES, PA	984-260-7838	michael@sudassociates.com

EFLAND CHEEKS ELEMENTARY SCHOOL
GENERAL RENOVATIONS

Name	Company	Telephone	E-Mail
Charles Keller	Harred & Assoc.	919-828-7782	estimating@harredandassoc.com
Parin Bodiwala	CMC BUILDING	(919) 295-2163	parin@cmcbuildinginc.com
Randy Blackwood	HM Kern	(336) 668-3213	JKepley@hmkern.com
DON BURDETTE	BURDETTE ENGR	(919) 297-8717	DBurdette@BurdetteEngr.com
KYLE PIPER	"	"	k.piper@burdetteengr.com
STEVEN BOYET	SUO ASSOCIATES	(984) 335-0730	SBOYET@SUOASSOCIATES.COM

EFLAND CHEEKS ELEMENTARY SCHOOL
GENERAL RENOVATIONS

Name	Company	Telephone	E-Mail
JASON MARSHALL	WIGGS HARD BUILDERS	919.687.0111	jms@kellerjsheroes.com
Declan Perkins	Central Builders, Inc.	336.227-4551	Declan@centralbuildersinc.com
Paul Young	DTW		
HANK MCKEE	OCSS		
PATRICK FLOREYE	OCSS		

BID FORM – SINGLE PRIME CONTRACT

TO: Orange County Schools – Construction & Facilities
200 East King Street
Hillsborough, North Carolina, 27278

FROM: BIDDER _____

ADDRESS

CITY _____ STATE _____ ZIP _____

The undersigned Bidder agrees, if this Bid is accepted, to enter into an agreement with Owner, in the form included in the Bidding Documents, to perform and furnish the work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Times indicated in this Bid in accordance with the other terms and conditions of the Contract Documents.

1. BASE BID PROPOSAL:

Having become completely familiar with the local conditions affecting the cost of work at the place where work is to be executed, and having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by

Name: Sud Associates, P.A.
Address: 1813 Chapel Hill Road
City / State / Zip: Durham, NC 27707

and titled:

Name of Project: Efland-Cheeks Elementary School – General Renovations
Address: 4401 Fuller Road
City / State / Zip: Efland, NC 27243

Dated 2/26/2024 together with any addenda to such Bidding Documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant, equipment, transportation, and other facilities as necessary and/or required to execute all of the work described by the aforesaid Bidding Documents for the lump sum consideration of:

Base Bid: _____

Dollars (\$ _____),

Said amount being hereinafter referred to as the Base Bid or Base Bid Proposal.

Base Bid Breakdown:

General Dollars (\$ _____)

Plumbing Dollars (\$ _____)

Mechanical Dollars (\$ _____)

Electrical Dollars (\$ _____)

Fire Alarm Dollars (\$ _____)

2. ALTERNATES:

The Bidder proposes to perform the work indicated as alternates for the amounts entered below, which amounts shall be added to or deducted from the Base Bid as indicated in the space below. (**Bidders must enter an amount for each alternate.** If acceptance of the alternate will not change the contract amount, enter “**No Change**”. Insert the words “**Add**” or “**Deduct**” in the space provided before the amount.)

<u>List of Owner Preferred Alternates:</u>	<u>Add/Deduct</u>	<u>Amount</u>
Owner Preferred Alternate OP-G1: Under Section 087000 Hardware, provide cylinders and cores by Corbin Russwin.		
Owner Preferred Alternate OP-P1: Provide Elkay Model LZSTL8WSSK dual height filtered bottle filler refrigerated drinking fountains where called for in the drawings and Plumbing Schedule.		
Alternate: G1: Provide all work associated with new aluminum canopies in Phase 2 & Phase 3. See drawings for details and locations.		
Alternate: G2: ADD alternate for all work associated with Phase 6 of the project		

3. ALLOWANCES:

<u>Description of Allowances:</u>	<u>Quantity / Amount</u>
Allowance No. 1: GENERAL RENOVATION ALLOWANCE Allowance for unforeseen conditions	Base Bid = \$90,000
Allowance No. 2: DOOR HARDWARE ALLOWANCE Allowance for door hardware	Base Bid = \$280,000
Allowance No. 3: UNSUITABLE SOIL REPLACEMENT Allowance for unsuitable soil replacement with ABC stone including compaction and haul off of unsuitable soil	10 cubic yards
Allowance No. 4: SANITARY SEWER ALLOWANCE Allowance for replacement of sanitary sewer piping below floor slab that is determined to be in poor condition	Base Bid = \$200,000
Allowance No. 5: ENVIRONMENTAL CONTAMINATE REMOVAL ALLOWANCE Allowance for the removal of environmental contaminants including asbestos and lead if found during construction. This allowance shall cover the remediation and testing/verification by a third party. The GC shall hire the abatement subcontractor and shall pay for the third part testing and verification out of the allowance. The owner will provide the contractor with a third-party testing and verification firm to contact.	Base Bid = \$150,000

4. BID UNIT PRICES:

General Construction

	<u>Description</u>	<u>Unit</u>	<u>Amount</u>
A.	Unsuitable soil replacement with ABC stone including compaction and haul off of unsuitable soils	Per cubic yard	

Plumbing

	<u>Description</u>	<u>Unit</u>	<u>Amount</u>
A.	Replace 2" sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot	
B.	Replace 3" sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot	
C.	Replace 4" sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot	
D.	Replace 5" sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot	
E.	Replace 6" sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot	

5. BID ACKNOWLEDGEMENTS:

In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

1. This Bid will remain subject to acceptance for sixty (60) days after the day of Bid opening.
2. The Owner has the right to reject this bid.
3. Accompanying this proposal is a certified check (or bid bond) for \$_____, which represents not less than five (5) percent of the aggregate amount of the proposal. Said check, or the full amount of the bond, shall become the property of the Owner and be retained by the Owner in the event of withdrawal of the bid after the public opening or should the undersigned fail to execute a contract with the Owner and give satisfactory surety within ten (10) days after the award. Otherwise, said check or bid bond, to be returned to the undersigned. The undersigned agree, if awarded the contract, to deliver satisfactory surety bond in the amount equal to not less than 100 per cent of the contract within ten (10) days after Notice of Award.
4. Bidder will sign and submit the Agreement with the Bonds and other documents within 10 days after the date of the Owner's Notice of Award.
5. Bidder has examined copies of all the Bidding Documents.

6. Bidder has visited the site and become familiar with the general and local site conditions.
7. Bidder is familiar with federal, state, and local laws and regulations.
8. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examinations, investigations, tests, studies and data with the Bidding Documents;
9. Bidder certifies that this proposal is made in good faith and without collusion or connection with any other person bidding on the same work, or that any official or employee of Orange County, or Orange County Schools will be admitted to any share or part of the contract or any benefits that may arise therefrom if the contract is awarded to this company.

6. ADDENDA ACKNOWLEDGMENT:

The undersigned acknowledges receipt of the following addenda: (List by number and date appearing on addenda.)

Addendum No.	Date	Addendum No.	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

7. SUBCONTRACTOR LISTING:

Pursuant to N.C.G.S. 143-128(d), all bidders shall identify on their bid the contractors they have selected for the subdivisions or branches of work for:

Subcontract Trade	Subcontractor Name	License #
General		
Plumbing		
Mechanical		
Electrical		
Fire Alarm		

8. ACKNOWLEDGEMENTS & AUTHORIZATION:

- A. The undersigned declares that the person or persons signing this Proposal is/are fully authorized to sign on behalf of the firm listed and to fully bind the firm listed to all the Proposal's conditions and provisions thereof.
- B. It is agreed that no person or persons or company other than the firm listed below or as otherwise indicated has any interest whatsoever in this proposal or the contract that may be entered into as a result of the Proposal and that in all respects the proposal is legal and firm, submitted in good faith without collusion or fraud.

- C. It is agreed that the undersigned has complied or will comply with all requirements of local, state, and national laws, and that no legal requirement has been or will be violated in making or accepting this Proposal, in awarding the contract to him and/or in the prosecution of the work required.
- D. It is agreed that the undersigned shall provide any information deemed necessary by the Owner to establish the responsiveness and responsibility of the bidder.
- E. The Bidder acknowledges that the submission of this bid constitutes the Bidder's certification to the State Treasurer that, as of date of bid, it is not listed on the Final Divestment List created and maintained by the North Carolina Department of State Treasurer (the "Treasurer's Office") pursuant to the Iran Divestment Act of 2015, Chapter 147 Article 6E of the General Statutes of North Carolina (the "Iran Divestment Act") The individual signing this bid form certifies that he or she is authorized by the bidder to make the foregoing statement.
- F. The following information is provided pursuant to the Contract Documents:
Legal Name of Firm:

1. If Firm is a corporation, state that corporation is organized under the laws of the State of _____ . Please affix corporate seal to this Form of Bid.

2. If Firm is a partnership, state names of partners:

3. If Firm is an individual using a trade name, state name of individual:

Contractor Registration Number: _____

Respectfully submitted, this _____ day of _____ 20 _____

 (Signature)

 (Name Typed)

 (Title)

(SEAL IF BIDDER IS A CORPORATION)

END FORM OF PROPOSAL – SINGLE PRIME CONTRACT

ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items 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 direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Contingency allowances.
 - 3. Testing and inspecting allowances.
- C. Related Requirements:
 - 1. Division 01 Section "Unit Prices" for procedures for using unit prices.
 - 2. Division 01 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.
 - 3. Divisions 02 through 33 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 LUMP-SUM ALLOWANCES

A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include **taxes**, freight, and delivery to Project site.

B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials under allowance shall be included as part of the Contract Sum and not part of the allowance.

C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.

1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 CONTINGENCY ALLOWANCES

A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.

B. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.

C. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.9 TESTING AND INSPECTING ALLOWANCES

A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.

B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.

C. Costs of services not required by the Contract Documents are not included in the allowance.

D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

1.10 ADJUSTMENT OF ALLOWANCES

A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.

2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.

3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance 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 with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

Allowance No. 1: GENERAL RENOVATION ALLOWANCE

Allowance for unforeseen conditions
 Allowance Amount Base Bid = \$90,000.00

Allowance No. 2: DOOR HARDWARE ALLOWANCE

Allowance for door hardware
 Allowance Amount Base Bid = \$280,000.00

Allowance No. 3: UNSUITABLE SOIL REPLACEMENT

Allowance for unsuitable soil replacement with ABC stone including compaction and haul off of unsuitable soil
 Allowance Amount Base Bid = 10 cubic yards

Allowance No. 4: SANITARY SEWER ALLOWANCE

Allowance for replacement of sanitary sewer piping below the floor slab that is determined to be in poor condition.
 Allowance Amount Base Bid = \$200,000.00

Allowance No. 5: ENVIRONMENTAL CONTAMINATE REMOVAL ALLOWANCE

Allowance for the removal of environmental contaminants including asbestos and lead if found during construction. This allowance shall cover the remediation and testing/verification by a third party. The GC shall hire the abatement subcontractor and shall pay for the third part testing and verification out of the allowance. The owner will provide the contractor with a third-party testing and verification firm to contact.

Allowance Amount Base Bid = \$150,000.00

END OF SECTION 01 21 00

UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections include the following:
 - 1. Division 1 Section 012100 "Allowances" for procedures for using unit prices to adjust quantity allowances.
 - 2. Division 1 Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 3. Division 1 Section 014000 "Quality Requirements" for general testing and inspecting requirements.

1.3 DEFINITIONS

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 GENERAL

- A. Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the scope of the work, all in accordance with the contract documents. Single Prime Proposals are to include all Unit Prices listed in this Specification Section

1.5 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- C. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- E. 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. List of Unit Prices: A list of unit prices is included at the end of this Section. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 – PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 LIST OF UNIT PRICES

Note: Unit Prices listed below are also listed on the Single Prime Bid Form. Unit Prices of the successful Bidders will become part of the Contract.

General Construction

	<u>Description</u>	<u>Unit</u>
A.	Unsuitable soil replacement with ABC stone including compaction and haul off of unsuitable soils	Per cubic yard

Plumbing

	<u>Description</u>	<u>Unit</u>
A.	Replace 2” sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot
B.	Replace 3” sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot
C.	Replace 4” sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot
D.	Replace 5” sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot
E.	Replace 6” sanitary waste pipe below floor slab. Also include cost of cutting floor, trenching, backfilling, and patching of floor.	Per foot

END OF SECTION 01 22 00