

SECTION 010250
UNIT PRICES IN LUMP SUM CONTRACTS

PART 1 – GENERAL

1.1 STIPULATIONS

- A. The specifications sections "General Conditions of the Construction Contract", "Special Conditions", and "Division 1 - General Requirements" form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

1.2 DEFINITIONS

- A. Unit Price: An amount bid by the Contractor for a unit quantity of a work item listed in the Schedule of Unit Prices.
- B. Schedule of Unit Prices: The schedule of work items in the Contract for which the Contractor is to provide a price for adjusting the Contract amount for changes in quantity of work required.

1.3 PROCEDURES

- A. Unit Prices will be used as the basis for computing "additions to" or "deductions from" the Lump Sum Contract amount for extra work and for reductions in quantities of work called for by the Contract Documents. The unit price applied for "Adds" to the bid quantity will be equal to the unit price applied for "Deducts" to the bid quantity for each item listed. Unit Prices shall remain binding and irrevocable for the entire period of the Contract.
- B. Unit Prices shall include all costs by the Contractor, his suppliers and subcontractors for the work, including labor, material, tools, equipment, insurance, taxes, field overhead, general overhead and profit and bond. The work shall include all incidental items required to complete the work.
- C. The Department will not be bound by the Unit Prices unless it accepts the same by indication on the Construction Contract. The Department may award the contract without accepting the bidder's Unit Prices. If the Department and the Contractor are unable to agree upon a new Unit Price, the Department may at its discretion, direct the Contractor to perform such work on a force account basis.
- D. Work added to the Contract will be of the same general character as that required by the Contract Documents. Contractors are to assume that changes will be made in a timely manner, not requiring the Contractor to incur additional mobilization or other disproportional expenses in connection with the adjustment in contract quantities.
- E. Each bidder shall carefully check the drawings and specifications for the Base Bid quantities required to be included under the Contract.
- F. Contractors are to comply with requirements of the Instructions to Bidders and instructions for completion of the Bid Form.

1.4 SCHEDULE OF UNIT PRICES

- A. The following Schedules of Unit Prices apply to the Contracts indicated on the Schedules. The Contractor is to provide Unit Prices for all items.

GENERAL CONSTRUCTION AND SITE (.1) CONTRACT – SCHEDULE OF UNIT PRICES				
ITEM NO.	DESCRIPTION	UNIT OF MEASUREMENT	QUANTITY IN LUMP SUM CONTRACT AMOUNT	UNIT PRICE ADD / DECUCT
1	BB#3 Replacement of Damaged Fascia Board	LF	450	\$
2	BB#2 Repair Basement Foundation Walls	SF	300	\$
3	BB#2 Masonry Repointing	LF	1000	\$
4	BB#2 Brick Replacement	SF	1000	\$
5	BB#2 Front Porch Repairs	SF	500	\$
6	BB#2 Concrete Slab Repairs	SF	540	\$

1.5 CHANGES

- A. All changes in the quantity of work for which there is a Unit Price will be authorized using change order procedures provided in the General Conditions. Change Orders shall be written prior to performing the work where possible but may be written after the work is authorized, completed and measured when quantities are not able to be determined in advance.

1.6 MEASUREMENT

- A. Measurement of the work quantities where the work is performed prior to issuance of a Change Order shall be net quantities and not include cutting waste, or other adjustments to the unit of measure of the Unit Price. The Department and Contractor shall arrive at a rational procedure for measurement prior to performing the work. The Contractor shall be responsible for measurement and will submit the calculations and worksheets to the Department for approval.

1.7 DESCRIPTIONS OF UNIT PRICES

- A. General Construction (.1) Contract:
1. Unit Price 1: BB#3-Replacement of damaged fascial board
 - a. Included replacement of all damaged fascial board as shown on drawings matching existing conditions.
 2. Unit Price 2: BB#2- Repair basement foundation walls
 - a. Exterior basement/foundation walls: Repair existing exterior basement concrete wall surfaces that are spalled, have exposed aggregate, and minor cracking. Damaged wall areas to be removed to sound concrete and restored to match the existing wall surfaces.
 - b. Refer to contact drawings and engineers report.

3. Unit Price 3: BB#2-Repainting exterior masonry walls and brick columns.
 - a. Exterior brick walls: Eroded joints should be raked and repointed to match existing mortar. Spalled brick to be removed and replaced to match existing brick. Fungus growth and stains to be removed to restore brick surfaces.
 - b. Front porch brick piers: Eroded joints to be raked and repointed to match existing mortar.
 - c. Refer to contract drawings, applicable specifications, and engineers report.
4. Unit Price 4: BB#2-Replace damaged brick
 - a. Spalled brick to be removed and replaced to match existing brick.
Front porch main entry stairs: Deteriorated concrete surfaces to be removed to sound concrete and restored to a flat plane and/or restored to match formed surfaces.
 - b. Replace damaged brick per engineers recommendation.
 - c. Refer to contract drawings, and engineers report.
 - d. Refer to Masonry specification 04 26 13.
5. Unit Price 5: BB#2- Front Porch Floor:
 - a. Cracks to be routed. Deteriorated concrete floor surfaces to be removed to sound concrete and restored to a flat plane. Deteriorated concrete surfaces of the beam along the leading edge of the porch deck and the underside of the formed deck to be removed to sound concrete and restored to match formed surfaces. Corroded reinforcing in the mean to be cleaned to a bare metal condition.
6. Unit Price 6: BB#2 – Concrete Slab Repairs under Porch
 - a. Concrete slab-on-grade below front porch: Repair and/or replace existing slabs for shrinkage cracks and unsealed joints between slab sections (to prevent water infiltration to the subgrade).

- B. HVAC Construction (.2) Contract: NA
- C. Plumbing Construction (.3) Contract: NA
- D. Electrical Construction (.4) Contract NA

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION