SECTION 01 20 00

PRICE AND PAYMENT PROCEDURES

Display hidden notes to specifier. (Don't know how? [Click Here](https://www.arcat.com/sd/display_hidden_notes.shtml))

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\*\* NOTE TO SPECIFIER \*\* This is a generic ARCAT specification, provided in the style and format of all ARCAT manufacturer's specifications. The Notes to Specifier are intended to provide guidance in editing the text. Delete and add text as required for your individual project.

1. GENERAL
	1. SECTION INCLUDES

\*\* NOTE TO SPECIFIER \*\* Delete items below not required for project.

* + 1. Price and Payment Procedures:
			1. Alternates.
			2. Allowances.
			3. Tenant Allowances.
	1. ALTERNATES
		1. Total Price: Provide total price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead and profit..
		2. Acceptance of Alternates: Owner will determine which alternates are selected for inclusion in the Contract.
		3. Coordination of Alternates: Modify or adjust affected adjacent work as necessary to integrate work of the alternate into Project. Coordinate alternates with related work to ensure that work affected by each selected alternate is properly accomplished.
		4. List of Alternates:
			1. ((Add alternates.))
			2. ((Deduct alternates.))
			3. ((Cost-comparison alternate - change of systems.))
	2. ALLOWANCES
		1. Allowances: Lump sum allowances and unit cost allowances are listed below and as indicated on the Drawings. Amounts shall include all costs including overhead and profit except as specifically noted. Coordinate allowances with requirements for related and adjacent work.
		2. Notification of Owner: Notify Owner of date when final decision on allowance items is required to avoid delays in the work.
		3. Certification of Quantities: Furnish certification that quantities of products purchased are the actual quantities needed with reasonable allowance for cutting or installation losses, tolerances, mixing, waste, and similar margins.
		4. Invoices and Delivery Slips: Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.
		5. Lump Sum Allowances: Include the following amounts in the base bid for materials, installation, overhead, profit and all costs for the following items.
			1. Landscaping: [$ insert amount or delete line item]
			2. Door Hardware: [$ insert amount or delete line item]
			3. Signage: [$ insert amount or delete line item]
			4. Window Treatment: [$ insert amount or delete line item]
			5. Kitchen Appliances: [$ insert amount or delete line item]
			6. Kitchen Casework: [$ insert amount or delete line item]
			7. Elevator Cab: [$ insert amount or delete line item]
			8. Plumbing Fixtures: [$ insert amount or delete line item]
			9. HVAC Modifications: [$ insert amount or delete line item]
			10. Lighting Fixtures: [$ insert amount or delete line item]
		6. Unit Cost Allowances: The following items will be selected at a later date and unit costs below are for materials only. Installation and all other costs are to be included in the base bid. Refer to the Drawings to determine quantities required, multiply by unit cost below, and include total within base bid.
			1. Brick ($/1000): [$ insert amount or delete line item]
			2. Carpet ($/sq. yd.): [$ insert amount or delete line item]
			3. Wall Covering ($/sq. yd.): [$ insert amount or delete line item]
			4. Electrical Outlets (data, telephone, electric): [$ insert amount or delete line item]
	3. TENANT ALLOWANCES
		1. Fit-Out of Tenant Areas: Tenant areas for fit-out have not been designed; however the Owner requires costs for tenant improvements be included in the base bid. Based on the rentable square footage of the building, provide the following items in the base bid.
		2. Scope of Tenant Allowances: The Owner will determine the rentable square footage of the building and number of tenants to be included under tenant allowances and notify the Bidder by addenda.
		3. Schedule of Tenant Allowances:
			1. Tenant Entrance Door: 1-3/4 inch thick natural finish wood door, UL C label, with painted metal frame, hinges, mortise lockset, closer and stop; 1 per tenant.
			2. Tenant Interior Door: 1-3/4 inch thick painted wood door with metal frame, hinges, latchset and stop; 1 per 20 lineal foot of partition.
			3. Demising Partitions: 1-hour rated 5/8 inch gypsum drywall on 2-1/2 inch studs, STC rated construction, painted, with vinyl base; 1 lineal foot per 20 square feet. Terminate at deck above.
			4. Tenant Interior Partitions: 5/8 inch gypsum drywall on 2-1/2 inch metal studs, painted, with vinyl base; 1 lineal foot per 20 square feet. Brace and terminate at 6 inches above ceiling.
			5. Ceilings: 24 inch by 48 inch by 3/4 inch mineral fiber acoustical panel with medium natural fissure and with exposed T-grid and perimeter moldings.
			6. Flooring: Carpet, $30.00 per square yard; 100% of area.
			7. Window Treatment: 1 inchmetal-slat horizontal blinds at all exterior windows.
			8. HVAC: VAV terminals with thermostat and associated insulated ductwork: 1 per 1500 square feet.
			9. Light Fixtures: One 2 by 4 foot 3-tube fluorescent ceiling fixture per 80 square feet; 1 wall switch per 5 fixtures.
			10. Electrical Outlets: One duplex unit with coverplate per 100 square feet.
			11. Telephone and Data Outlets: One empty wall box with conduit to above ceiling per 100 square feet.
			12. Sprinklers: One per 150 square feet.
			13. Exit Signs: 1 per 3000 square feet.
1. PRODUCTS - Not applicable to this Section
2. EXECUTION - Not applicable to this Section

END OF SECTION