

## SECTION 01 22 00

### UNIT PRICES

Revise this Section by deleting and inserting text to meet Project-specific requirements.

#### 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 for unit prices.
- B. Related Requirements:
  - 1. Section 01 21 00 "Allowances" for lump-sum and unit-cost allowances.
  - 2. Section 01 26 00 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

##### 1.3 DEFINITIONS

- A. Unit price is an amount incorporated in the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by Change Order, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

##### 1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: Upon completion of work involving unit prices, submit documentation to establish actual quantity of work provided. A Change Order will be issued in an amount equal to the actual quantity multiplied by the unit price.
- C. University 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 University's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. 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 SCHEDULE OF UNIT PRICES

The sample schedule of unit prices in this article illustrates several types of common occurrences where unit prices allow indeterminate work elements to be bid under lump-sum contracts. Revise paragraphs below to suit Project.

Sample unit prices in "Unit Price 1" paragraph below illustrates one approach to applying unit prices to work that cannot be measured before bidding, but can be reasonably anticipated.

- A. Unit Price 1: Removal of unsatisfactory soil and replacement with satisfactory soil material.
1. Description: Unsatisfactory soil excavation and disposal off site and replacement with satisfactory fill material or engineered fill from off site, as required, according to Section 31 20 00 "Earth Moving."
  2. Unit of Measurement: Cubic yard of soil excavated, based on survey of volume removed.

"Quantity Allowance" Subparagraph below addresses relationship to quantity allowance. Retain below if coordination is required with a corresponding quantity allowance. Revise to suit Project.

3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01 21 00 "Allowances."

Sample unit price in "Unit Price No. 2" Paragraph below illustrates a typical use of unit price in renovation work where work is being bid before extent of some work (in this case, underslab utilities) can be established in the Bidding Documents.

- B. Unit Price No. 2: Cutting and patching of concrete floor slabs.
1. Description: Cutting of new or existing concrete floor slabs up to <Insert dimension> thick, removal and excavation as required, and subsequent backfill, compaction, and patching of concrete according to Section 01 73 00 "Execution." not otherwise indicated in the Contract Documents.
  2. Unit of Measurement: Square feet of concrete removed.

Sample unit price in "Unit Price No. 3" Paragraph below illustrates use of unit price to establish pricing for items that may otherwise become contentious when priced as individual change order units.

- C. Unit Price No. 3: Miscellaneous and structural steel.
1. Description: Miscellaneous lintels and other supports not otherwise indicated in the Contract Documents, according to Section 05 12 00 "Structural Steel Framing" and Section 05 50 00 "Metal Fabrications."
  2. Unit of Measurement: Cost in place of pounds of fabricated steel as indicated on itemized invoice of steel supplier and verified by Architect/Engineer.

Copy and re-edit "Unit Price No. (Insert unit-price number)" Paragraph below for each unit price required for Project. See samples of unit-price descriptions in the Evaluations.

- D. Unit Price No. <Insert unit-price number> - <Insert unit-price item>:

1. Description: **<Insert unit-price item description>** according to Section **<Insert Section number>** "**<Insert Section title>**."
2. Unit of Measurement: **<Insert unit of measurement>**.

"Quantity Allowance" Subparagraph below addresses relationship to quantity allowance. Retain below if coordination is required with a corresponding quantity allowance. Revise to suit Project.

3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01 21 00 "Allowances."

**END OF SECTION 01 22 00**