

SECTION 01 22 13 UNIT PRICES

PART 1 - GENERAL

1.01 SUMMARY

- A.** SECTION INCLUDES administrative and procedural requirements applicable to unit prices either established in these specifications or established in the Agreement based upon Owner's solicitation and Contractor's bid. Solicited unit prices are subject to determination at the time of a change in the Work if the bid unit price was not accepted and not listed in the Agreement. Unit prices may also be established and added to these specifications by appropriate Modification.
- B.** RELATED SECTIONS are referenced in the definition of each unit price item. Unit Price items are listed in Section 01 22 15.
- C.** INVALID UNIT PRICES: If no Base Quantity is stipulated, or if the Base Quantity is zero, then the unit price is invalid.
- D.** INCLUSIONS: Unit Prices include all direct and indirect costs, except overhead and profit, associated with the unit price item, and are treated as direct prices to the Owner by the Contractor, regardless of whether the work of the unit price item is being performed by a subcontractor or a sub-subcontractor.
- E.** ALLOWANCE: Each Unit Price multiplied by its Base Quantity constitutes an allowance included in the Contract Sum.

1.02 ADMINISTRATION

- A.** Represent the allowance for each unit price item as a distinct line item in the Schedule of Values.
- B.** Keep a daily log of actual quantities of specified work units encountered, consumed, or expended. When submitting an application for payment which includes payment for Unit Price items, provide Designer a copy or report of the log which is acceptable to Designer. Actual quantities and the Contractor's log are subject to verification by Designer.
- C.** ADJUSTMENT OF COSTS
 - 1.** Continuously monitor the consumption of each Base Quantity and the associated use of the allowance and the anticipated use to complete the Work. Do not exceed an allowance.
 - 2.** If a Base Quantity and the associated allowance are at risk of being exceeded, request a modification to increase them in a timely manner to avoid delay in the Work.
 - 3.** If all of the Work of an allowance is complete and there is unexpended allowance remaining, request a modification to decrease the allowance to equal the amount that has been used.
- D.** If adjustments exceed, or are expected to exceed, a cumulative twenty five percent (25%) of the initial Base Quantity, either party to the Contract may initiate renegotiation for a new unit price. Such a new unit price shall be made a part of the Contract by appropriate Modification.

END OF SECTION