

SECTION 012200

UNIT PRICES

PART 1 - GENERAL

1.01 DEFINITIONS

- A. Unit Price: An amount proposed by a bidder as a price per unit of measurement for a material or service.
- B. Estimated Quantity: The anticipated amount of work in the units of measurement for a material or service.
- C. Extended Price: The arithmetic product of the Unit Price and the Estimated Quantity.
- D. Unit Price Schedule: A portion of the Bid Form that includes Unit Prices for Estimated Quantities of work for materials or services, and Extended Prices.

1.02 PROCEDURES

- A. The purpose of unit prices is to establish prices for work for which the specific quantity is not known at the time of bid.
- B. A unit price shall include all costs for material, labor, equipment, overhead, insurance, taxes, delivery fees, and any other costs associated with the work, as well as profit.
- C. There are two types of unit prices.
 - 1. A unit price may be for work fully-anticipated to be part of the contract, but for which the actual quantity is not known at the time of bid. This type of unit price has an estimated quantity of one (1) or more. The estimated quantity represents the University's best estimate of the amount of that particular work to be required. The Extended Price will be included as part of bid evaluation, and the Extended Price will be part of the contract price at time of contract award. This type of unit price also establishes a basis for payment, and a basis for equitable adjustment to the contract price in the event that the actual quantity of work is different than the estimated quantity of work.
 - 2. A unit price may be for work not necessarily anticipated to be part of the contract, but which may be required during the contract. This type of unit price is based on a quantity of one (1), or a quantity that represents a commonly-accepted base quantity used in purchasing or installing that item if a quantity of one (1) is very small, and this type of unit price will not have an Extended Price. This unit price will not be included as part of bid evaluation, and this unit price will not be a part of the contract price at time of award. This type of unit price establishes a basis for equitable adjustment to the contract price in the event that the work is required. Unit prices of this type will be individually or wholly accepted or rejected at time of award.
- D. For Unit Prices identified in paragraph 1.02 C. 1. above, the following apply.
 - 1. If on the bid form submitted by the Contractor there is a discrepancy in correlation between a unit price and an extended price, the unit price shall govern.
 - 2. If the actual quantity required during the contract is different from the estimated quantity, a change in the contract price shall be executed. The change to the contract may include an

increase or decrease in the contract time, if appropriate. If the difference between the actual and estimated quantities is significant enough such that the unit price no longer represents a fair and reasonable price for the actual quantity, an adjustment to the unit price may be negotiated upon request of either party.

3. The Contractor will be paid for unit price work on the basis of actual measured quantities of work satisfactorily performed. Quantities of work different than the estimated quantity shall be ordered in writing by the University.

E. For Unit Prices identified in paragraph 1.02 C. 2.. above, the following apply.

1. Although the unit price is based on an estimated quantity of one (1), or on a commonly-accepted base quantity, the actual work may involve significantly more units.
2. If the work is required, a change to the contract price shall be executed. The change to the contract price shall be established by the unit price, if accepted, and the actual quantity. For any unit price work for which there is not an accepted unit price, that unit price shall be negotiated prior to or at the time of the change order. The change to the contract may include an increase or decrease in the contract time, if appropriate.
3. The Contractor will be paid for unit price work on the basis of actual measured quantities of work ordered in writing by the University and satisfactorily performed.

F. In all cases, the following apply.

1. The University reserves the right to reject the Contractor's measurement of work associated with unit priced work, and may have the work measured by an independent agent acceptable to the Contractor at the University's expense.
2. Refer to Technical Specification sections for methods of measurement and payment for unit priced work, if applicable.

1.03 A Unit Price Schedule for this Contract is included as an attachment to this Section.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

(Not Used)

END OF SECTION 012200

Attachment:
Unit Price Schedule

[---the Unit Price Schedule for the Contract shall be inserted; more detail on what work is included under each unit price should be inserted here; the Unit Price Schedule shown is for example only, and should be deleted in the final Contract---]

Unit Price Schedule

For the following, the Contractor proposes to furnish all labor, material, and equipment to perform the work, complete as described in the Contract documents, at the unit prices quoted in the bid proposal. The Contractor understands that the quantities are estimates and approximate, and are presented for the purpose of determining the total base bid and evaluating bids. The Contractor will be paid for unit price work on the basis of actual measured quantities of work satisfactorily performed. Quantities of work different than the estimated quantity shall be ordered in writing by the University.

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Units</u>
1	Fire Alarm Wiring in Conduit	2,000	LF
	Detailed Description: Price shall include the complete installation of wall or ceiling surface-mounted conduit and wiring, and the conduit components and connections required at any ends. Price shall include the painting of conduit and components to match the existing wall or ceiling. See Specification Section 280500.		
2	Fire Alarm Wiring in Raceway	1,000	LF
	Detailed Description: Price shall include the complete installation of raceway and wiring above acoustical ceiling, and any required wiring and connections at any ends. Price shall include the cost to gain access to the above-ceiling space and to return the acoustical ceiling to existing condition. See Specification Section 280500.		

For the following, if accepted by the University at time of Contract award, the Contractor proposes to furnish all labor, material, and equipment to perform the work, complete as described in the Contract documents, at the unit prices quoted in the bid proposal. The Contractor understands that the requirement for and possible quantities of these items are not known at time of bid. The Contractor also understands that these unit prices will not be used in determination of the total base bid. The Contractor will be paid for unit price work on the basis of actual measured quantities of work ordered in writing by the University and satisfactorily performed.

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Units</u>
3	Removal/Replacement of Unsuitable Soil	na	CY
	Detailed Description: Price shall include the removal of unsuitable soil or material and the replacement with suitable compacted fill. Price shall include the procurement and delivering suitable material, and the removal and disposal of the unsuitable soil or material off site. See Specification Section 312000.		
4	15MVA Transformer	na	EA
	Detailed description: Price shall include procurement, delivery, installation, complete connection, and testing of transformer. Price shall also include required pad or other mounting, and any other		

ancillary infrastructure required. See Specification Section 261200.