

University of Houston Master Specification

<Insert Project Name>
<Insert U of H Proj #>

<Insert Issue Name>
<Insert Issue Date>

SECTION 01 2200 - UNIT PRICES

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

This Section uses the term "Architect." Change this term to match that used to identify the design professional as defined in the General and Supplementary Conditions.

Verify that Section titles referenced in this Section are correct for this Project's Specifications; Section titles may have changed.

Delete hidden text after this Section has been edited for the Project.

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.
- B. The Contractor's attention is specifically directed, but not limited, to the following documents for additional requirements:
 - 1. The current version of the *Uniform General Conditions for Construction Contracts*, State of Texas, available on the web site of the Texas Facilities Commission.
 - 2. The University of Houston's Supplemental General Conditions and Special Conditions for Construction.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

1.3 DEFINITIONS

Retain terms below that remain after this Section has been edited for a project.

Definition in this article expands that contained in AIA Document A701 and revises the definition for the Contract.

- 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 appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

University of Houston Master Specification

<Insert Project Name>
<Insert U of H Proj #>

<Insert Issue Name>
<Insert Issue Date>

1.4 PROCEDURES

Retain first paragraph below unless the Supplementary Conditions include similar requirements. EJCDC Document C-700 stipulates that unit prices include overhead and profit; AIA Document A201 does not.

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.

Usually retain "Measurement and Payment" Paragraph below. It will suffice for all but the most complex projects. Revise below if many unit prices are anticipated and if methods for measuring work-in-place are complex. A special article or additional paragraphs outlining procedures for measurement and payment might be needed to define responsibilities for complex situations.

- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

Usually first retain paragraph below with AIA Document A201. It protects Owner in case of dispute. Revise below if using EJCDC Document C-700. EJCDC Document C-700 gives Engineer authority to determine actual quantity of work. Revise to suit Owner's requirements.

- C. Owner 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 Owner's expense, by an independent surveyor acceptable to Contractor.

Retain "List of Unit Prices" Paragraph below and revise to suit Project.

- 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

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.

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

University of Houston Master Specification

<Insert Project Name>
<Insert U of H Proj #>

<Insert Issue Name>
<Insert Issue Date>

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 2200