



UNIT PRICES

RECOMMENDATIONS:

All unit prices, except for piling, caissons, rock, and unsuitable materials (See JCR-CD-19) should be eliminated from the contract documents. If unit prices are required, they should be received within 24 hours after the bid opening.

COMMENTS:

- A. Cost of extra work, if it is to be covered by unit price, should be negotiated after the type, quantity and character of the work is determined, since all these factors have a bearing on the unit cost.
- B. Article 4.3.9 of the 1997 Edition of AIA Document A-201 provides for change in unit prices should they create a hardship on either the Owner or the Contractor.
- C. Unit prices for piling and caissons is still the best system and we recommend that a qualified consultant be retained to specify these requirements.
- D. Unit prices for rock excavation should be listed on the bid proposal for each classification of rock, distinguishing between rock in trenches, footing, mass and all other conditions of removal.
- E. Recommend the Architect encourage Owners to obtain adequate sub-surface data (test boring, soil analysis, etc.) as required to pre-design the foundation systems and eliminate the need for Unit Prices other than piling, caissons and rock.
- F. Unit prices may be requested if absolutely necessary and only for those items that can be clearly and specifically defined.



This recommendation, while not mandatory, is the diligent work of a committee which is drawn from a cross section of the construction industry represented by architects and general contractors. The committee presents this recommendation with the expectation that it will be adhered to voluntarily.