



JCR-22

Award of Contract

October 1974

October 1975, April 1988, October 1999, April 2004, October 2004

Recommendations:

Architects should encourage earliest possible award of contract after receipt of bids. The maximum interval between bid and award should be clearly noted in "Instruction to Bidders" and should be held to thirty (30) days or less.

Comments:

- A. Contractors should take special care to insure that sub-bidders' quotations will be effective for the specified interval.
- B. "Time for Completion" should be computed from the date of signing the contract, or receipt of applicable permits, or "Notice to Proceed," whichever is later.
- C. Extended delay in award of contract ties up bidders' staff, bonding, etc., which adversely affects construction costs (and bids).
- D. Architects should UNOFFICIALLY keep bidders posted as to progress of owners toward award of contract. (Architect should not place himself/herself in the position of being responsible for the premature ordering of materials, etc., by the contractor.)
- E. Contractors should return signed contracts within seven (7) days of receipt thereof.
- F. A general contractor should respond, in a timely manner, to an inquiry from a subcontractor or supplier as to the status of their proposal.

End of JCR-22

This recommendation is the result of considerable discussion and deliberation by the Architect and General Contractor members of the Joint Cooperative Committee of AIA North Carolina and the Carolinas AGC. While its provisions are not binding on individual Architects or General Contractors, the committee believes that adherence to the recommendations will benefit the Owner and the Construction Industry in general.