



AIA North Carolina

A Chapter of The American Institute of Architects



CarolinasAGC
Building Your Business

JCR-36A

Temporary Job Site Utility Energy Cost

April 1998

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Recommendations:

Architect should advise both public and private owners of the option to allow the architect to structure the General and Supplementary Conditions so that the owner pays the actual cost of the temporary utilities and fuel.

Temporary Electricity Cost:

1. The owner would be responsible for the temporary electricity cost from the date the temporary electrical service is installed through the completion of the project.
2. Electricity for tower cranes, material hoist, personnel hoist, etc., would be provided and paid for by the trade requiring the facility unless the specifications required that such facilities be furnished by a particular trade for use by all trades on the project, then the owner would pay for the electricity.
3. The owner would not pay for electricity required for job site offices and storage facilities of the contractors.

Temporary Heating, Cooling and Ventilating Fuel Cost:

1. The owner would be responsible for paying for fuel required for the temporary heating, cooling and ventilating beginning at the time the prime HVAC contractor is required to furnish these services. This would also apply if the HVAC prime contractor uses a heating, cooling or ventilating source other than the building permanent system so long as the method of calculating the fuel used is accurate.

Temporary Water And Sewage Disposal Cost:

1. The owner would be responsible for the cost of temporary water and sewage disposal charges from the date the services are connected until the completion of the project including when the permanent meters are installed and sewer connections are made.
2. The owner would not be responsible for any chemical toilet costs.

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General:

1. All temporary and permanent meters will be listed in the project expediter's name.
2. The project expediter will bill the owner monthly for the temporary utility fuel and energy cost.
3. If the project completion date is extended past the contract completion date through no fault of the owner, the fuel and energy cost for the temporary utilities for the extended period will be a consideration of the liquidated damages.
4. The project expediter will have an additional responsibility of monitoring the project to ensure that the temporary utility fuels (electricity, water, steam, gas, etc.) are not misused or wasted such as unnecessary lights on, doors and windows open to heated or cooled spaces, water running in temporary toilets, etc.
5. The architect and owner shall consider extending the specified warranty period for permanent equipment and materials that are used in providing temporary utilities.
6. One possible structure that can be utilized is the establishment of an allowance.

End of JCR-36A

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.