



AIA North Carolina

A Chapter of The American Institute of Architects



Carolinan AGC
Building Your Business

JCR-54

Project Expediter

October 1996

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Recommendations:

State, county, municipal or other public bodies which do not use the state contract forms should be encouraged to use a project expeditor method for assigning responsibility for coordinating the work on multi-prime contracts.

The project expeditor should be the prime contractor with the largest amount of work (contract amount) or the most work on the critical path, or, as an option, may be the design professional.

The project expeditor shall be designated by the Designer in the Supplementary General Conditions. Responsibilities of the project expeditor shall be clearly stated in the Contract Documents.

Where state contract Forms are not used, the Contract Documents should reflect the language consistent with Article I (i) and Article 14 (f-1), Form OC 15 (May 1995), Instructions to Bidders and General Conditions of the Contract, State Construction Office, North Carolina Department of Administration.

Comments:

- A. The project expeditor does not have to be another entity in the construction process. The responsibility assumed, if the project expeditor is not a prime contractor on the project, is tremendous.

You must be certain that all prime contractors approve, in writing, the progress schedule and other key documents.

- B. The designer should designate the type of schedule in the Supplementary General Conditions. Whether you use a bar chart or network diagram type CPM, you must identify the critical path activities. Without that identification, it is impossible to sort out delay claims on multi-prime contracts.

Reference: Article 14 (f-1), Form OC15 (May 1995), Instructions to Bidders and General Conditions of the Contract, State Construction Office, North Carolina Department of Administration.

End of JCR-54

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.