



AIA North Carolina

A Chapter of The American Institute of Architects



Carolinan AGC
Building Your Business

JCR-59

Recommendation for Receipt of Subbids

October 2001

Recommendations:

Subcontractors' quotes should be provided to contractors early enough that they might be properly evaluated and, once received, held in confidence.

Comments:

- A. Scope sheets showing the work to be included in a proposal should be provided to contractors at least 24 hours prior to bid time.
- B. Scope sheets should include the name, phone and fax numbers of the estimator.
- C. Price submitted by facsimile should be transmitted to the contractor a minimum of two hours prior to the bid time.
- D. Although discouraged, prices submitted by telephone should be received by the contractor a minimum of two hours prior to bid time.

Summary:

Bid forms are becoming more complex due to the request for unit prices, alternate prices, listing of subcontractors, listing of MBEs used, etc. This increases the time necessary for filling out the bid form with information that is not determined until all pricing is in and the final price is arrived upon. The more time a contractor has to evaluate their subcontractor's quotes, the better chance they have of providing the owner with a complete price free from errors.

End of JCR-59

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.