

Proposed JCR-64

Design of Steel Stud Support for Exterior Cladding
October 2011

Recommendation:

In order to provide the benefits of competitive bidding to the Owner while maintaining fairness to the specialty contractor and subcontractor community, streamlining governmental approval processes, minimizing confusion on bid day, expediting shop drawing review, and minimizing the potential for Change Orders, it is recommended that steel stud depth, gauge, and bracing (Stud Design) be clearly shown in the Bid Documents.

Comments:

1. While it is common for Bid Documents to place the responsibility of determining Stud Design on the specialty contractor/subcontractor (known as “delegated design”), this approach routinely causes problems for Owner, AE and Constructor, especially in coastal and seismic zones.
2. The additional effort required by the AE to clarify Stud Design in the Bid Documents provides benefit to the Owner by establishing the minimum requirements for the project by creating a basis of design that meets those requirements and allows pricing to proceed using a common scope.
3. Designers and Constructors should cooperate in educating the Owner that:
 - a. Steel Stud Design is a specific engineering service that should be addressed in the design contract.
 - b. The benefit is received by the Owner by including Stud Design in the Bid Documents is typically greater than the cost of the “Additional Service” paid to the AE.
4. Since every project is unique the scope of AE Stud Design should be clarified in the Owner/Architect Agreement.

End of JCR-64