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CONSTRUCTION TIME FOR PROJECTS

RECOMMENDATION:

1. The bidding documents should specify the number of calendar days allowed for construction, particularly on projects utilizing separate contracts.
2. The total number of calendar days stipulated for construction should include, and so designate, the number of working days allowed in the construction time for normal bad weather.
3. Normal bad weather days should be those days on which precipitation is 0.10 of an inch, or greater, or any day the temperature fails to exceed an average of 40 degree F.
4. If the total accumulated number of working days lost due to bad weather, from the start of work until the project is completed, exceeds the total number of days allowed in the construction time for normal bad weather, the time for completion should be extended by the difference.
5. The normal bad weather days and any time extension should be based on the Local Climatological Data Sheets compiled and published by National Climatic Center, Asheville, North Carolina, and on daily weather logs kept on the job by the Contractor reflecting the effect of the weather on progress of the work as initialed by the Architect's representative.



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CONSTRUCTION TIME FOR PROJECTS (Continued)

COMMENTS:

- A. Specifying the number of calendar days for construction in the bid documents allows for competitive bidding on an equal basis.
- B. When time is of the essence on any private project, Contractors should be notified that the project will be awarded on a price and/or time basis.
- C. Additional time for each of the above items would be allowed, if the work at the time of the occurrence, is on the critical path. For example, if the roof work was on the critical path and high winds, snow or ice, precluded the roofers from working on the roofs, then additional time (in addition to rain days) would be allowed. Likewise, if the footings have just been dug and a weekend of excessive rain impacted the pouring of the footings for a week so the footing could be dried and recompacted, then additional time should be considered (not just the two rain days).
- D. We believe that time extensions for climatological reasons should be considered on a case-by-case basis, based on the stage of construction at the time of the climatological event, if the work is on the critical path of the schedule, and the "affect" exceeds the normally allowed days in the contract for bad weather. Some contractors negotiate these items on a monthly basis with owners and reach a mutually agreeable time extension above that allowed if the situation warrants.

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