



JCR-CD-23

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ORDERING OF OWNER FURNISHED EQUIPMENT

RECOMMENDATION:

1. When owner furnished equipment is to be incorporated in the construction, the basis of design and connection requirements should be noted in the Contract Documents.
2. The Contractor should advise the Owner of the scheduled date by which the equipment should be on site.
3. The equipment vendor, through the Owner, should submit shop drawings and cut sheets to the Contractor and Architect for review of rough-in, size and other construction related requirements.
4. The Contractor and Architect should be compensated by the Owner for their review and coordination as a part of their Contracts.

DISCUSSION:

1. It is recommended that direct purchase of equipment by the Owner be limited to rare, unique fast track projects or projects of a highly technical nature, such as those involving medical equipment, where the Owner is clearly the most qualified to place the order.
2. The Contractor and Design Team members are generally the most qualified parties to coordinate scheduling, interface with the surrounding building construction, and conformance with rough-in requirements. Failure to properly coordinate these requirements often results in delays and additional cost to the Project.
3. Owners often assume that they are saving on fees and mark-up costs by direct purchase of equipment. However, fees are generally determined by the Contractor's anticipated exposure and their return on personnel costs.



This recommendation, while not mandatory, is the diligent work of a committee which is drawn from a cross section of the construction industry represented by architects and general contractors. The committee presents this recommendation with the expectation that it will be adhered to voluntarily.