



RETAINAGE

RECOMMENDATION:

1. Retained percentage should be at the rate of 10% until 50% of the project is completed, after which there would be no additional retainage, provided the work has proceeded to the satisfaction of the architect and/or owner, provided the contractor's surety agrees in writing to this procedure.
2. When the project is substantially completed, all retainage should be released except for amounts negotiated for incomplete work.

COMMENTS:

- A. The above recommendations generally result in reducing the cost of the project.
- B. AIA Document A201 General Conditions of the Contract for Construction does not stipulate the amount or method of retainage. Therefore, Architects should incorporate the above retainage recommendation into all supplementary conditions and Owner /Contractor agreements.



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.