

Contract Documents

Standard Forms

The Contract Documents for every building construction contract should consist of the AIA Standard Forms of Agreement Between Owner and Contractor and the General Conditions of the Contract for Construction, current edition; the Supplementary Conditions or other conditions, the Drawings, the Contract Documents, the Addenda and all Modifications.

Use of standard documents promotes greater efficiency of bid preparation and contract administration, thereby resulting in the lowest possible bid to the benefit of the purchasing public. These Standard Forms of Agreement and the General Conditions are drafted with careful regard to the rights and responsibilities of both Owner or Owner's Agent and Contractor, and outline the duties and functions of the Architect, or Engineer, or Construction Manager.

On certain types of projects the standard documents of the Associated General Contractors of America, Inc., the National Society of Professional Engineers, the American Society of Civil Engineers, the Associated Specialty Contractors, and the American Consulting Engineers Council are available.

General Conditions

The General Conditions of the Contract for Construction, current edition, should be used without change.

The formulation and adoption of the standard General Conditions has been one of the most important contributions to modern construction practice. But the whole purpose of standardizing general conditions is lost when Architects or Engineers alter or change portions of the standard documents to suit individual convenience. Any additional articles, if required, should be added in properly numbered sequence under a general heading, "Supplementary Conditions," so that Contractors will instantly recognize particular requirements of the Project and will not be required to recheck the basic General Conditions for changes or alterations in the standard provisions.

Supplementary Conditions

The Supplementary Conditions should include such modifications of the standard provisions only as may be required by local physical, legal, climatic or other conditions.

Special Conditions

Under this heading the Contractor should be informed of conditions not covered elsewhere which are applicable to the specific project.

Special Form of Contract

If a special form of contract is to be used, a copy should be included in the document furnished to the bidders.