

## **The General Contractor's Roles and Responsibilities**

The contractor's duty is to construct the project according to the designer's plans and specifications, within the time and price specified in the contract. This should be done without sacrificing either the quality of the work or the safety of the workers. The contractor has complete responsibility for achieving the quality level required in the documents, and for safety. The contractor may also be involved in the training of the owner's personnel in the operation of the building systems and may provide some maintenance after construction is complete.

It is important to note that the contractor's obligation is to satisfy the minimum requirements of the drawings and specifications. In the bidding process, the owner asks for the lowest possible price to perform only those things that are absolutely required by the drawings and specifications. Thus, the contractor is obligated to satisfy those minimum requirements and no more. Of course, the owner is always free to require additional performance by change order.

In the design / bid / build method, the general contractor has a contract only with the owner. The contractor has no contract with the designer. The general contractor's responsibility is to comply with the requirements of the contract with the owner.