



JCR-1

Estimating Time

December 1973

October 1999

Recommendations:

The following is the period of time, in calendar days, that should be allowed between the date the construction documents are made available to the bidders until the date bids are due for various types of buildings.

Building Type	Cost of Project	Calendar Days Recommended Minimum
Structure of individual or complex requirements, such as apartments, auditoriums of theatrical or concert type, banks, cafeterias, church buildings, hotels and museums, scientific laboratories, stores and shops, student unions, YMCA and YWCA buildings and recreational centers.	Up to \$300,000	21
	\$300,000 - \$1,000,000	28
	\$1,000,000 and over	35
Structures of usual character, such as dormitories, gymnasiums, buildings for custodial care, laundries, libraries, office buildings, and industrial buildings.	Up to \$300,000	21
	\$300,000 - \$1,000,000	24
	\$1,000,000 and over	30
Structures of simple character such as storage garage, warehouses, loft buildings, and similar structures requiring only basic heating and lighting design.	Any amount	21

Comments:

Prior notice of bid call on larger projects will allow contractors to plan further ahead and avoid bidding conflicts.

End of JCR-1

This recommendation is the result of considerable discussion and deliberation by the Architect and General Contractor members of the Joint Cooperative Committee of AIA North Carolina and the Carolinas AGC. While its provisions are not binding on individual Architects or General Contractors, the committee believes that adherence to the recommendations will benefit the Owner and the Construction Industry in general.