



JCR-7

Listing of Subcontractors

December 1973

October 1975, May 1977, October 1987, October 1999, October 2003

Recommendations:

1. Single prime projects should require the identification of the following subcontractors on the bid form.
 1. Heating, ventilation and air conditioning.
 2. Plumbing.
 3. Electrical.
2. When alternate bids are required to be submitted, the bid form should contain the following:

"If the subcontractor for an alternate bid is different from subcontractor indicated for base bid, the prime contractor shall include the name of the subcontractor and the alternate affected in the space provided below."

Subcontractor _____ Alternate # _____

Subcontractor _____ Alternate # _____

Subcontractor _____ Alternate # _____

3. Listing of the remaining subcontractors (i.e. painter, drywall, etc.) should be omitted from bid forms but provided within 30 days after award.

Comments:

- A. Current North Carolina Statutes require the listing of the mechanical, electrical and plumbing contractors on the bid form.
- B. Alternates may change the listed base bid subcontractor to a different subcontractor and the bid form should have a clause to show this change.
- C. The remaining subcontractors and material supplier cannot be determined until after selection of the alternates and a review of their scope of work. This is a time consuming review and cannot be completed prior to submitting of the bid.
- D. AIA A201 General Conditions 1997 Edition, Article 5, Section 5.2, adequately provides for approval of subcontractors by the owner.

End of JCR-7

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.