

**GENERAL**

**CONDITIONS OF THE**

**CONTRACT FOR**

**CONSTRUCTION**



## WHAT ARE THE GENERAL CONDITIONS?

The GENERAL CONDITIONS OF THE CONTRACT or General Conditions is a contract document which, together with the agreement, the drawings, the specifications, and any approved changes, forms the **contract for construction**. The General Conditions are always included in the Specifications, either in their entirety or by reference.

- The General Conditions set forth the responsibilities of the Owner, the Contractor, and the Architect during construction; they are very important because they describe our services, obligations and rights as the architect for the project during construction.



## WHAT ARE THE GENERAL CONDITIONS?

The AIA Document A101 “*General Conditions of the Contract for Construction*” as modified by our lawyers, is the template document that RMW uses for negotiating the conditions of the Contract. When the Owner or the CM provide this document, we use RMW’s modified AIA A201 as guide to review the Owner’s or the CM’s document.

- Our specifications state that, if the Owner provides the General Conditions, what is not covered in the Owner’s Conditions shall be as described in RMW’s modified AIA A201. A copy this document is in Rspace under CONTRACTS.



## WHAT ARE THE GENERAL CONDITIONS?

Before starting the contract administration process in your project, ask for a copy of the project's General Conditions.

- Do a quick read and review the description of the services and deliverables we need to provide. If necessary, remind the Contractor about key issues, such as turn-around time for submittals, number of visits to the site by us during construction, contract procedures, etc.
- By doing this you will better understand the scope of our CA services, as well as the obligations and other requirements assigned to the Owner and to the Contractor.



**T H E E N D**