CONSTRUCTION DOCUMENTS FOR MULTIPLE-PRIME CONTRACTS
To alleviate confusion, parties need to be clearly identified.

For multiple-prime contract projects to succeed, the contract documents must define the Contractor roles and the division of responsibility. This approach can sometimes be used for phased projects.

- When Owners use multiple prime contractors on a project, the use of the term “Contractor” (without further definition) often results in confusion as to responsibility and authority.
- Refer to separate prime contractors by specific name (e.g. “electrical contractor”) relying on clear scope delineation in Division 1 of the specification.
- Provide definitions in the contract documents to differentiate parties to the contract. For example,
  - A “Contractor” has a direct contract with the Owner. A Contractor could be a general contractor, mechanical contractor, plumbing, electrical, or trade contractor, etc.
  - A “subcontractor” provides services and/or materials under contract to a Contractor.
- Where more than one contractor has a direct contract with the Owner, ensure that Division 1 - General Requirements use the term “Contractor” in any given section of the specifications to refer to the Contractor or subcontractor responsible for that specific division or phase.
- Thoroughly review and coordinate these requirements before bidding each project.

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