TESTING SERVICES DURING CONSTRUCTION
Clearly define engagement, payment, and execution of testing services.

Proper testing services—identified and coordinated with the Design Professional—provide for quality assurance of construction.

- The scope of testing services should be specified and itemized within applicable technical sections of the specifications. Include services for workmanship, material quality, Owner confirmation, and to satisfy code requirements.
- Testing services should be engaged directly by the Owner, with the assistance of the Design Professional, and the testing providers should have proper certification and experience.
- Frequency of testing may be determined by a time interval, by project conditions or by the amount of material installed. Reporting procedures also need to be specified.
- When the Contractor is to include the cost of testing in their bid, it is recommended that it be included as an allowance so that all bidders are on the same basis and so that the Design Professional may have direct input into the testing services performed. In this case, it is recommended that the bidding documents include a paragraph similar to this:
  “The Contractor shall include in their bid a sum of $________ as an allowance to pay for all testing and laboratory work. The Owner, with the assistance of the Design Professional, will have control of testing, sampling, and expenditures. The Contractor shall pay all testing and laboratory costs from the stated allowance, which will be equitably adjusted according to the expenditures made. Contractor’s incidental labor and material expense and overhead and profit associated with the testing are not included in this allowance.”
- The testing agency will perform all necessary services in the field or laboratory as required, including obtaining, processing, and testing samples of all materials and workmanship specified to be tested.
- The testing agency should report all results to the Contractor, Design Professional, and Owner within sufficient time to allow proper reaction and before subsequent construction occurs.
- Governing agencies may require copies of all tests and inspections. The Contractor and Design Professional should coordinate this requirement with the appropriate agencies.
- Remedial work and re-testing costs should be borne by the Contractor responsible for the deficiencies, unless shown to be caused by incorrectly performed testing or misinterpreted results.
- The Contractor should coordinate for safe, reasonable access for the testing services.
- Testing services are different than Inspection services. Refer to the separate Guideline – Inspection of the Construction Project.
REFERENCES:
AIA A201 General Conditions of the Contract
Supplementary General Conditions
Construction Guideline – Inspection of the Construction Project
International Code Council Code Books
ConsensusDOCS form 200 General Conditions

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