

Critical dates in A201-1997

Paragraph	Issue	Date of action			
		Owner	Contractor	Subcontractor	Architect
3.2.1	Contractor shall carefully study and compare Contract Documents, surveys, etc. and report any errors or omissions to Architect		Promptly		
3.10.1	Contractor shall prepare and submit for Owner and Architect's information a construction schedule		Promptly after being awarded the contract		
3.12.5	Contractor shall review, approve and submit to the Architect shop drawings, product data, and samples		With reasonable promptness as to cause no delay in the work		
4.2.7	Architect will take action on shop drawings, product data and samples				With reasonable promptness as to cause no delay in the work
4.2.11	Make decision on performance of Contractor on written request of Owner				With reasonable promptness, but within 15 days from date written request is made
4.2.11	Make interpretation of requirements of Contract Documents on written request of Owner or Contractor				With reasonable promptness, but within 15 days from date written request is made
4.3.2	Make written claim for adjustment of contract terms	Within 21 days after the occurrence of the event giving rise to the claim or within 21 days after first recognizing the condition giving rise to the claim	Within 21 days after the occurrence of the event giving rise to the claim or within 21 days after first recognizing the condition giving rise to the claim		
4.3.4	Claim based on subsurface or concealed physical conditions which differ materially from those shown on the Contract Documents		No later than 21 days after conditions are first observed		
4.3.4, 4.4.1	Architect will investigate claims and notify the Owner and Contractor in writing of his decision or request for additional supporting material				Promptly; within 10 days after receipt of the claim
4.4.4	Furnish additional supporting material for claim, or provide a date to Architect as to when supporting material can be furnished, or tell Architect that no additional supporting material will be provided	Within 10 days after receipt of request for additional supporting material by Architect	Within 10 days after receipt of request for additional supporting material by Architect		
4.3.4	Claim in opposition to Architect's written decision on claim	Within 21 days after Architect has given notice of the decision	Within 21 days after Architect has given notice of the decision		
4.4.1	Demand mediation, arbitration, or litigation of claim	If Architect has not acted on claim within 30 days after claim is made	If Architect has not acted on claim within 30 days after claim is made		

4.4.6	Demand arbitration of claim	Within 30 days after receipt of decision by Architect, if Architect states that a demand for arbitration must be made within 30 days	Within 30 days after receipt of decision by Architect, if Architect states that a demand for arbitration must be made within 30 days		
5.2.1	Provide the names of subcontractors		As soon as practicable after award of the contract		
9.2.1	Submit a schedule of values		Before the first application for payment		
9.3.1	Submit application for payment		At least 10 days before the date established for each progress payment		
9.4.1	Issue a certificate for payment or notice of reasons for withholding certification in whole or part				Within 7 days after receipt of Contractor's Application for Payment
9.6.1	Payment made to Contractor	Within 7 days from time limit provided in the Contract Documents			
9.6.2	Contractor pay subcontractors and material suppliers		Promptly upon receipt of payment from the Owner		
9.7.1	Contractor may stop work if pay request is not certified within 7 days after receipt or if Contractor is not paid by Owner after certification by Architect within 7 days after date established in Contract Documents		After 7 days written notice		
9.8.4	Warranty date starts		On date of substantial completion of work as established by Architect		
9.10.1	Final inspection				Promptly upon written notice that the work is ready for final inspection and upon receipt of a final Application for Payment
9.10.2	Final payment due	Upon receipt of affidavit that all bills have been paid, insurance certificate, written statement from Contractor that insurance will be renewable, consent of surety, waivers of lien			