

## Construction Contract Documents – Common Parts to a Contract

### The Agreement

The agreement is the most fundamental document in a construction contract bundle. This is basically “*the contract*,” a foundation that the rest of the project details are built upon. This document will set out what the general purpose of the contract is and the contract price.

The agreement can be a standard document, like those provided by AIA or ConsensusDocs, or customized to fit a particular project’s need. The form will vary depending on how the contract payment is set up.

The most common types of construction contracts include:

- Time and Materials
- Lump-Sum
- Unit-Price
- Cost-Plus
- Guaranteed Maximum Price

The agreement itself is just the beginning. Construction contracts need as much detail as possible to avoid mistakes, conflicts and delays; which ultimately cost everyone on the project time and money.



### General Conditions

General conditions are essentially the framework of the construction contract documents. They provide the “*how*” of the project.

Most importantly, general conditions establish all the rights and obligations of the contracting parties. Additionally, it will lay out the roles of every party and the responsibilities of each.

Any time an issue arises on the project, the game plan on how to proceed is usually found here, amongst a litany of detailed clauses. This includes how change orders are processed, how payment apps are approved and any and all notice requirements that may arise on a job site.

The general conditions will also include all the suspension, termination and alternative dispute resolution procedures.

### Special Conditions

This is typically an addition or amendment to the general conditions section. This document will detail the specific clauses and conditions for each task or project. For instance, if there are specific instructions that only apply to one job or portion of the build, they will be included in this document.

### Scope of Work

A clearly defined scope of work, also known as a statement of work, is a crucial element of a construction contract. This document will describe, in detail, the precise tasks and objectives of each contractor.

# Standard Construction Contract Documents

**SJ Ball**



## **Standard Construction Contract Documents:**

*Agc Contract Documents Handbook*, **Standard Construction Contract Documents** Newfoundland. Department of Public Works and Services,1980 [Construction Specifications Writing](#) Harold J. Rosen,John R. Regener,Morton Dan Morris,2005 Publisher Description **Standard Form Construction Contract Documents**,2008 **Alternative Clauses to Standard Construction Contracts** Nick Jones,S. Gregory Joy,Eugene J. Heady,2009-01-01 In recent years there have been many changes to the construction industry s standard form contracts including the American Institute of Architects AIA and Engineer Joint Contract Documents Committee EJCDC documents Additionally a new family of contract documents known as Consensus DOCS was created by agreement among various construction contractor subcontractor owner and surety trade associations Alternative Clauses to Standard Construction Contracts Third Edition provides instant access to amendments to AIA AGC EJCDC and Consensus DOCS for owners architects and contractors This unique resource covers all major documents in use throughout the construction industry and enables you to compare between the different documents It delivers practice proven amendments clause by clause It tells you specifically what to insert and delete in order to reach the ends your client desires And it goes so deep it even covers contractors amendments for agreements with subcontractors While it is absolutely essential to stay current with these standard agreements it is imperative that everyone involved in negotiating and drafting construction contracts also have access to practice proven modifications that strengthen the language on behalf of clients If the other parties to your agreement have access to this book and you don t you re placed at a significant disadvantage every step of the way Let the experts from Smith Currie Hancock provide you with invaluable support when negotiating or drafting construction contracts **Alternative Clauses to Standard Construction Contracts** James E. Stephenson,1990 This valuable reference edited by one of the most respected names in construction law presents the modifications and alternative clauses used by experienced attorneys in changing the most frequently discussed and controversial sections of the standard forms In presenting selected alternative contract clauses to the AIA contracts this book addresses the concerns of owners developers contractors subcontractors and others who wish to supplement or modify the standard forms and provides a complete rationale for each suggested modification Attorneys for the various parties on a variety of construction projects can now easily shift project risks and liabilities to better project client interests by employing proven alternative clauses for contracts between owners and architects and owners and contractors are included and certain improvements to AIA s cost plus construction contract forms are presented the outstanding contributors to this work also address payment disputes that delay damage issues and other frequently contested and amended hot spots the most comprehensive sourcebook of its kind Alternative Clauses to Standard Construction Contracts points up the benefits and limitations of each clause as seen from the standpoint of each party involved *Building Contracts for Design & Construction* Harold Dana Hauf,1968 **Construction Specifications Writing** Mark Kalin,Robert S. Weygant,Harold J.

Rosen, John R. Regener, 2010-04-26 Updated edition of the comprehensive rulebook to the specifier's craft With this latest update *Construction Specifications Writing Sixth Edition* continues to claim distinction as the foremost text on construction specifications This mainstay in the field offers comprehensive practical and professional guidance to understanding the purposes and processes for preparation of construction specifications This new edition uses real world document examples that reflect current writing practices shaped by the well established principles and requirements of major professional associations including the American Institute of Architects AIA the Engineers Joint Contract Documents Committee EJCDC and the Construction Specifications Institute CSI Also included are guidelines for correct terminology product selection organization of specifications according to recognized CSI formats and practical techniques for document production Fully revised throughout this Sixth Edition includes Updates to MasterFormat 2004 as well as SectionFormat PageFormat 2007 and Uniformat End of chapter questions and specification writing exercises Samples of the newly updated construction documents from the AIA New chapter on sustainable design and specifications for LEED projects Updated information on the role of specifications in Building Information Modeling BIM *Recent Developments in Standard Form Construction Contract Documents*, 2008 **Contract Documentation for Contractors** Vincent Powell-Smith, John H. M.

Sims, Christopher Lancaster, 2008-04-30 The JCT standard forms of building contract require a thorough understanding of their procedural requirements as well as their legal implications They require both the contractor and the architect on behalf of the employer to send a wide range of notices and letters if each party is to protect its legitimate interests The main contract forms are also supported by complex sub contract documentation Therefore it is not surprising that when this book of specimen letters notices and forms was first published it was widely welcomed by the construction industry The book provides examples of documentation likely to be required for a contract under the following JCT forms the Standard Form of Building Contract the Intermediate Form of Building Contract the Agreement for Minor Building Works the Standard Form of Building Contract With Contractor's Design It includes a commentary on the practical implications of the various documents and highlights the points to be watched The new edition takes into account the wide range of amendments to the latest editions of the standard forms following the Housing Grants Construction and Regeneration Act 1996 and in particular the new payment and adjudication provisions For the first time it features documentation for use with the JCT design and build form **Alternative Clauses to Standard Construction Contracts** Eugene J. Heady, 2020-12-04 In recent years there

have been many changes to the construction industry's standard form contracts including the American Institute of Architects AIA and Engineer Joint Contract Documents Committee EJCDC documents Additionally a new family of contract documents known as Consensus DOCS was created by agreement among various construction contractor subcontractor owner and surety trade associations *Alternative Clauses to Standard Construction Contracts Fifth Edition* provides instant access to amendments to AIA AGC EJCDC and Consensus DOCS for owners architects and contractors This unique resource

covers all major documents in use throughout the construction industry and enables you to compare between the different documents It delivers practice proven amendments clause by clause It tells you specifically what to insert and delete in order to reach the ends your client desires And it goes so deep it even covers contractors amendments for agreements with subcontractors While it is absolutely essential to stay current with these standard agreements it is imperative that everyone involved in negotiating and drafting construction contracts also have access to practice proven modifications that strengthen the language on behalf of clients If the other parties to your agreement have access to this book and you don't you're placed at a significant disadvantage every step of the way Let the experts from Smith Currie Hancock provide you with invaluable support when negotiating or drafting construction contracts Previous Edition Alternative Clauses to Standard Construction Contracts Fourth Edition ISBN 9781454845157 **Standard Documents for Construction** Capital Development Board of the State of Illinois,1988 **The American Institute of Architects Official Guide to the 2007 AIA Contract**

**Documents** American Institute of Architects,2009-03-23 No other contracts are more widely used in the construction industry than the American Institute of Architects standard forms The American Institute of Architects Official Guide to the 2007 AIA Contract Documents offers unparalleled insight into the AIA's extensive portfolio of contract documents helping the reader understand the forms and how to implement them This guide is divided into two parts Part One The AIA Standard Documents examines the role of AIA Contract Documents their history and how the documents are written and updated It also reviews the educational and supporting resources that are part of the AIA's contract documents program Part Two The AIA Documents Companion describes agreements in detail including the purpose and rationale for provisions Separate chapters cover the owner contractor contractor subcontractor owner architect and architect consultant agreements The guide concludes with a chapter describing pivotal legal cases that have helped shape and interpret AIA contracts Samples of the most commonly used contracts are in print in the appendix and an accompanying CD ROM has samples of all AIA Contract Documents in PDF format for Mac and PC computers that released in 2007 as well as the Integrated Project Delivery Family of documents that released in 2008 This book is invaluable for construction project owners attorneys contractors subcontractors design professionals and others involved in the procurement management and delivery of building projects It is also recommended for students and young professionals seeking a degree certification or licensure

**The Standard Documents of the American Institute of Architects** American Institute of Architects,1925 **The CSI Construction Contract Administration Practice Guide** Construction Specifications Institute,2011-01-19 Get the must have reference on construction contract administration and the essential study aid for the Certified Construction Contract Administrator CCCA Exam The CSI Construction Contract Administration Practice Guide Takes an in depth look at standard contract documents and their successful use in construction projects Provides expert commentary on various standard forms and their use in documenting design decisions made during project construction and providing for clear

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**Code of Federal Regulations**,2004 Special edition of the Federal Register containing a codification of documents of general applicability and future effect with ancillaries

**Federal Register**,1986-10

**Proceedings** American Society of Civil Engineers,1928

**Standards of Practice in Construction Specifying** Dennis J. Hall,Nina M. Giglio,2013-05-22 Construction Specifications provide critical information necessary to convey the design intent of the Architect and the legally enforceable contract requirements Many factors must be considered by the Architect in the development of written construction documents including project delivery method project ownership sustainability and code requirements This companion guide to the 2013 AIA National Convention Presentation Architect s Guide to Construction Specifications provides excerpts from important industry publications regarding the preparation of construction documents Material was carefully selected from the following books CSI Construction Specifications Practice Guide Architect s Guide to the US National CAD Standard CSI Construction Contract Administration Practice Guide Architect s Handbook of Professional Practice 14e Additional excerpts have been provided from CSI Formats to provide an overview of organizational standards for Specifications including MasterFormat SectionFormat PageFormat PPDFFormat Added material includes examples for comment document types which can also be used as templates Outline Specification Short Form Specification Certification and Seals Page and Addendum This e only book is an essential companion to the presentation or can stand alone as a necessary reference providing users ready access to key understanding of the methods of specifying organizing structures for building information and other components that should be considered in the preparation of a project manual

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