

## Liverpool John Moores University

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Title: CONTRACTUAL PROCEDURES  
Status: Definitive  
Code: **5011BEFD** (108474)  
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment  
Teaching School/Faculty: Liverpool Community College

Team	Leader
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**Academic Level:** FHEQ5  
**Credit Value:** 12.00  
**Total Delivered Hours:** 57.00  
**Total Learning Hours:** 120  
**Private Study:** 63

### Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	42.000
Tutorial	12.000

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	Formal	60.0	3.00
Report	AS2	Assignments	40.0	

### Aims

*To provide the student with a sound understanding of the characteristics of the legal framework and procurement arrangements that are used in the construction industry in general and the Building Services Engineering sector in particular.*

### Learning Outcomes

After completing the module the student should be able to:

- 1 Discuss issues and developments associated with the procurement of building services projects.
- 2 Examine the roles, responsibilities and activities of the parties and organisations involved in a building services project.
- 3 Analyse the forms of contract with particular reference to time, cost, quality and supply chain management.

## Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

EXAM	1	2	3
ASSIGNMENT	1	2	3

## Outline Syllabus

*Procurement and contractual arrangements: client's requirements and priorities, methods of procurement, relationship between and procurement arrangements and variable factors including time, cost, performance and risk, trends of current use of procurement methods used for construction and the building services sector including partnering arrangements.*

*Selection of forms of building contracts and procurement arrangements: distinctions between contract and non-contract documents, articles of agreement, conditions and appendices to the different forms of contract.*

*Issues and developments associated with the procurement of projects: investigation of current issues associated with procurement and contractual arrangements, case studies, issues and recommendations raised from government and industry bodies, developments and trends.*

*Roles and activities of the parties and organisations involved in:; different project phases and the plan of work.*

*Roles and responsibilities: Roles, contractual responsibilities and activities of all the different parties and organisations involved or associated in a project from pre-contract to post contract activities including professional bodies, trade associations, statutory bodies etc.*

*Forms of contract with reference to time: commencement, completion, delays, extensions of time, postponement, phased completions, early commencement, optimum time scales, fast-tracking.*

*Forms of contract with reference to cost: fixed-price arrangements, price certainty, price forecasting, contract sum, interim certificates, payments, cash flows, retention, cost penalties, variations, dayworks, provisional and prime cost sums, subcontractors and suppliers, claims, final costs, final certificate.*

*Forms of contract with reference to quality: standards of workmanship, specification, statutory obligations, CDM Regulations, methods of working, testing, removal of defective work, quality assurance, other clauses from the forms of contract.*

*Forms of contract with reference to supply chain management: Nominated and named subcontractors: contract conditions, tendering arrangements, information*

*requirements, main contract implications, forms and agreements.*  
*Other subcontractors: contract conditions, domestic, directly employed, tendering, criteria, information requirements, main contract implications, forms and agreements.*  
*Suppliers: identify and compare contract conditions, nominated, named, direct, specialist.*

## Learning Activities

Formal lectures and tutorials are supplemented with case studies.

## References

<b>Course Material</b>	Book
<b>Author</b>	Ashworth, A.
<b>Publishing Year</b>	2005
<b>Title</b>	Contractual Procedures in the Construction Industry
<b>Subtitle</b>	
<b>Edition</b>	5th Edition
<b>Publisher</b>	Prentice Hall
<b>ISBN</b>	0131298275

<b>Course Material</b>	Book
<b>Author</b>	Chappell
<b>Publishing Year</b>	2006
<b>Title</b>	The JCT Intermediate Building Contracts
<b>Subtitle</b>	
<b>Edition</b>	3rd Edition
<b>Publisher</b>	Blackwell Publishing
<b>ISBN</b>	1405140496

## Notes

This module is a key component for those students wishing to complete the programme following a 'commercial' building services pathway. It develops the students' depth of understanding of legal framework and procurement arrangements for contracts. Whilst there are many similarities and commonalities between the contractual arrangements for construction projects and those for major building services projects, the perspective of this module is to concentrate on those contractual procedures most applicable to the building services engineering sector.