CONS 105 Course Outline as of Fall 2022

CATALOG INFORMATION

Dept and Nbr: CONS 105 Title: CONTRACT DOCS

Full Title: Construction Contract Documents

Last Reviewed: 9/25/2023

Units		Course Hours per Week	,	Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	2.00	17.5	Lecture Scheduled	35.00
Minimum	3.00	Lab Scheduled	3.00	6	Lab Scheduled	52.50
		Contact DHR	0		Contact DHR	0
		Contact Total	5.00		Contact Total	87.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 70.00 Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade Only

Repeatability: 00 - Two Repeats if Grade was D, F, NC, or NP

Also Listed As:

Formerly:

Catalog Description:

In this course, students will gain experience working with and understanding the relationship between all the components that constitute typical contract documents for a construction project. Such components include the working drawings, project manual, specifications, contracting requirements, procurement requirements, modifications and addenda, and resource drawings.

Prerequisites/Corequisites:

Course Completion of CONS 103

Recommended Preparation:

Limits on Enrollment:

Schedule of Classes Information:

Description: In this course, students will gain experience working with and understanding the relationship between all the components that constitute typical contract documents for a construction project. Such components include the working drawings, project manual, specifications, contracting requirements, procurement requirements, modifications and addenda, and resource drawings. (Grade Only)

Prerequisites/Corequisites: Course Completion of CONS 103

Recommended:

Limits on Enrollment:

Transfer Credit:

Repeatability: Two Repeats if Grade was D, F, NC, or NP

ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:

AS Degree: Area Effective: Inactive: CSU GE: Transfer Area Effective: Inactive:

IGETC: Transfer Area Effective: Inactive:

CSU Transfer: Effective: Inactive:

UC Transfer: Effective: Inactive:

CID:

Certificate/Major Applicable:

Certificate Applicable Course

COURSE CONTENT

Student Learning Outcomes:

At the conclusion of this course, the student should be able to:

- 1. Describe the component requirements needed to compile a complete set of contract documents.
- 2. Place a material or method specification under its proper place in the proper division.
- 3. Write a complete specification section for simple operation and material selection.
- 4. Describe General Conditions of the contract, contractual relationships, public agency, and corporate General Conditions.

Objectives:

At the conclusion of this course, the student should be able to:

- 1. Assemble and modify specifications including descriptive and performance types.
- 2. Research the organization of specifications according to the MasterFormat system.
- 3. Relate specification requirements to relevant code requirements.
- 4. Research, write, and modify existing contract components as typically used in construction.

Topics and Scope:

- I. The Contract Document Process Overview
- II. Working Drawings
 - A. Quantity unit survey review
 - B. Drawing graphics, symbols, annotation, and drawing/detail scales
 - C. Drawing types, organization, and outline specifications
- III. Specifications
 - A. General specification references (e.g. Cal-Trans or jurisdictional)
 - B. Construction Specifications Institute (CSI) MasterFormat standard
 - 1. CSI divisions

C. Specification types

- 1. The typical parts of a specification
- 2. Descriptive specifications
- 3. Performance specifications

D. The project manual

- 1. Project manual overview
- 2. Invitation and instructions to bidders
- 3. Template of agreement and contracts
- 4. General requirements
- 5. Scheduling
- 6. Submittals
- 7. Quality control
- 8. Close-out process
- 9. Field office requirements
- 10. Temporary construction requirements
- 11. Project close-out
- 12. Record documents
- 13. Warranties

IV. Contracts

- A. The typical parts of a contract
 - 1. Full names, addresses, and signatures of both parties
 - 2. Scope and schedule of work
 - 3. Project costs, retention, and payment terms
 - 4. Authority
- B. Types of contracts
 - 1. Lump sum contract
 - 2. Not-to-exceed
 - 3. Industry accepted contract documents
 - a. American Institute of Architects (AIA)
 - b. Associated General Contractors (AGC)
 - 4. Time and materials contract
 - 5. Unit costs contract

C. Significant contract clauses

- 1. Liquidated damages
- 2. Stop project
- 3. Withhold payment
- 4. Insurance requirements
- 5. Requirements for proper licensure, bonding, permitting and insurance
- 6. Unforeseen circumstances and acts-of-God
- 7. Change orders
- 8. Warranties and guarantees
- 9. Mechanic's lien laws
- 10. Testing and inspections
- 11. Dispute resolution: mediation, arbitration, and litigation
- 12. Subcontract documents list
- 13. Exhibits
- 14. Right to cancel

V. Construction Industry Laws

- A. Construction contract law fundamentals
- B. Contractor licensing laws
- C. Mechanic's lien laws
- D. Labor laws

E. Technical specifications

All topics will be covered in the lecture and lab portions of the course.

Assignment:

Lecture:

- 1. Reading assignments (20-50 pages per week)
- 2. Study question sets (6-12)
- 3. Quiz(zes) (1-4)
- 4. Midterm exam
- 5. Final exam

Lab:

- 1. Specification assignments (2-10)
- 2. Contract assignments (2-10)

Methods of Evaluation/Basis of Grade:

Writing: Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Specifications and contracts

Writing 5 - 10%

Problem Solving: Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Study question sets

Problem solving 30 - 60%

Skill Demonstrations: All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

None

Skill Demonstrations 0 - 0%

Exams: All forms of formal testing, other than skill performance exams.

Quiz(zes) and exams

Exams 30 - 50%

Other: Includes any assessment tools that do not logically fit into the above categories.

Class participation

Other Category 5 - 10%

Representative Textbooks and Materials:

Instructor prepared materials