

Common Course Outline
CONT 255
Construction Procurement and Contracting
3 Semester Hours

The Community College of Baltimore County

Description

Construction Subcontracting and Purchasing

Introduces subcontracting and purchasing the various elements of a construction project; begins with review of plans and specifications and then develops skills in prebid procedures including competitive and comparative techniques leading to the work package values to be included in the review of bid prices, buying techniques, and ethical practices. Standard contracting, purchase order forms and other documents and effective negotiating strategies are studied.

3 credits: 3 lecture hours per week. Offered fall semester only

Overall Course Objectives

Upon completion of this course the student will be able to:

Identify the rules for construction contracting and good project management.

Identify the advantages and disadvantages of several basic types of construction contracts.

Explain the roles and responsibilities of the Owner, Architect, General Contractor, Subcontractor, Bonding company, and Insurance company in several types of construction contracts.

Identify the checks and balances in the flow of money and the performance of work in a construction contract.

Identify and compare the obligations of both the Owner and the Contractor in a construction contract.

Define the basic terms used in construction contracting and procurement.

Identify the tools a good project manager uses to plan, estimate, and control the five resources entrusted to him to manage, (labor, materials, money, time, and information).

Analyze the pitfalls of working as a subcontractor.

Major Topics

What is a contract?
Plans and schedules
Types of contracts
Determining the work scope
Project management tips and cycle
Tools to manage uncertainty
Subcontract agreements
Subcontracting
Insurance contracts, surety bonds, and joint venture agreements
Procurement issues
Bids and proposals, mistakes in bids
Breach of contract
Contract changes, site conditions
Delays and liquidated damages
Acceleration, interpretation
99 rules to managing faster, cheaper better projects
Documentation and claims

Course Requirements

Grading/exams: Grading procedures will be determined by the individual faculty member but will include at least 4 out of the 7 categories that follow:

Homework
Projects
Mid term
Term paper/oral report
Classwork
Team project
Quizzes
Final exam

There will be a minimum of 8 graded assignments.

Writing: The individual faculty member will determine specific writing assignments.

Other Course Information

This course is a _____ core course and a X elective.

This course is taught in a computerized environment.

This course is the first course in a required two-course sequence.

Date Revised: 08/29/00