## Construction Playbook delivered through the use of JCT Contracts

Our handy graphic shows the key policy areas and activities of the Construction Playbook for which JCT provides options – in terms of contracts, services, guidance, and other products... For a detailed breakdown, we recommend you read our article 'JCT Contracts Meeting the Objectives of the Construction Playbook'

## **Construction Playbook** policy/activity

## JCT solutions √



- <u>JCT Pre-Construction Services Agreement (General Contractor)</u>
- JCT Pre-Construction Services Agreement (Specialist)
- JCT Constructing Excellence Contract

Used in conjunction with any JCT main contract

**Outcome-based** 



· ALL building contracts within the JCT suite and the JCT Framework Agreement can facilitate outcome-based specification, except the JCT Standard Building Contract With Quantities (because of its detailed requirement for quantification of work prior to tender).



Longer term contracting



- <u>JCT Framework Agreement</u> } Used in conjunction with any JCT main contract except Measured Term Contract
- <u>JCT Measured Term Contract</u> (for maintenance/minor building works)

**Digital** technologies



- JCT Digital includes the JCT On Demand and JCT Construct services
- BIM and JCT Contracts

**Delivery model** 



- JCT Constructing Excellence Contract
- JCT Design and Build Contract
- JCT Management Building Contract
- JCT Construction Management Contract
- JCT Prime Cost Contract



 ALL JCT main contracts include a performance indicator provision, including the <u>JCT Framework</u> Agreement which is relevant to support benchmarking in relation to longer term contracting.

Standardise designs,



• JCT contracts do not in any way inhibit the use of any standardised services.



- The JCT suite enables risk to be dealt with in ways that meet a diverse range of needs, and additionally, provides optional provisions for the appropriate allocation of risk in certain areas, including inflation.
- Regardless as to whether risk is prescribed pre-tender, or as part of the tender process. there is JCT contract that can be used. Refer to individual main contracts for details

**Payment** mechanisms



- Payment mechanisms are provided throughout the JCT contract suite to meet different procurement routes
- ALL provisions are fully compliant with the amended Housing Grants, Construction & Regeneration Act 1996
- Fixed and variable price provisions and optional fluctuation mechanisms are provided for use where appropriate

**Tendering** 



JCT Tendering Practice Note



- JCT Dispute Adjudication Board Documentation
- JCT Project Bank Account Documentation
- JCT provides for a performance or guarantee bond, advance payment bond, retention bond and off-site materials bond
- Detailed provisions across the suite for insolvency, mitigation of insolvency risk, and termination.

**Contract completion** 

and transition

to operation



- · All main JCT contracts include a section on the control of the project/works and a provision on performance indicators and monitoring.
- The <u>JCT Constructing Excellence Contract</u> includes a section on working together, and primary obligations, including detail on the project programme.

Manage change/variation



- JCT provides comprehensive detail for change and variations across its contract suite. Refer to individual contracts for details
- The <u>JCT Constructing Excellence Contract</u> differs as it relies on a collaborative approach and the default option of Target Cost and associated provisions.
- JCT Construct provides for amending the contract and identifying changes.
- · Completion of the works, including stages, is generally provided by reference in JCT contracts to practical completion.
- <u>JCT Major Project Construction Contract</u> makes specific reference to commissioning or completion
- tests referred to in the documentation. JCT Constructing Excellence Contract – refers to 'certifying completion'.
- · Other requirements are to be specified in the other contract documentation. Similarly, maintenance

(as separate from rectification), operational manuals and after care, are to be specified in the contract documentation.

**Project** 



- JCT Framework Agreement (clause 21)
- Used in conjunction with any JCT main contract except Measured Term Contract
- JCT Constructing Excellence Contract (Section 6)
- <u>JCT Construction Excellence</u> Project Team Agreement (clause 2.3)



- Extensive collaboration and supply chain management is supported specifically using the <u>JCT Constructing Excellence Contract</u>, or the JCT Framework Agreement in conjunction with a JCT main contract.
- JCT contracts also contain provisions for collaborative working, cost and value improvements, value engineering and enabling conditions to be passed through the supply chain.
- Guide to selecting the appropriate JCT main contract
- Guide to selecting the appropriate JCT sub-contract
- JCT Contracts Discovery • Deciding on the appropriate JCT Contract 2016