Index

ABANDONMENT
   Damages, abandonment following start of construction, § 15:32
   Delay, § 7:39

ABNORMALLY DANGEROUS ACTIVITIES
   Generally, § 1:25

ABSENCE OF FUNDS
   Mechanics’ liens, absence of funds to which lien can attach, § 9:50

ACCELERATION
   Delay (this index)

ACCEPTANCE OF BIDS
   Generally, § 2:10

ACCESS
   Delay, denial of access, § 7:24

ACCIDENT INSURANCE
   Generally, § 10:9

ACCORD AND SATISFACTION
   Changes and extra work, § 6:33

ACCOUNTING
   Generally, § 15:9

ACCOUNT STATED
   Generally, § 15:38

ACQUIESCENCE
   Changes and extra work, waiver of writing requirement, § 6:11

ACTS OF GOD
   Delay, § 7:8

ACTUAL AND APPARENT AUTHORITY
   Contract formation, § 2:30

ADJOINING LANDOWNERS
   Duties to, § 1:26

ADVERTISING
   Bidding, § 2:7

AFFIRMATIVE DEFENSES
   Safety, affirmative defenses to statutory liability, § 13:14

ALLOCATION OF RISK
   Contract Formation (this index)

ALTERATION
   Change (this index)

ALTERNATIVE DISPUTE RESOLUTION
   Dispute Resolution (this index)

AMENDMENT OF LIENS
   Mechanics’ liens, § 9:33

AMOUNT OF JUDGMENT
   Mechanics’ liens, § 9:62

ANSWERS
   Mechanics’ liens, answers of defendant lienors, § 9:46

APPARENT AUTHORITY
   Contract formation, § 2:30

APPORTIONMENT OF RESPONSIBILITY
   Delay, § 7:50

ARBITRATION
   Dispute resolution, § 16:15 to 16:19
   Mechanics’ liens, § 9:41

ARCHITECTS
   Generally, § 1:4
   Bonds, § 8:36, 8:51
   Damages, architects’ breach, § 15:34
   Default and termination generally, § 4:5, 4:19
   architects’ and engineers’ approval, § 4:5
   Professional liability, § 11:4-11:14
ARCHITECTS—Cont’d
Safety, § 13:11, 13:15

ARTICLE 78 REMEDIES
Damages and Other Remedies (this index)

ASBESTOS ABATEMENT
Generally, § 14:29-14:32
Federal law, § 14:30
Local law, § 14:32
State law, § 14:31

ASSIGNING AND ASSUMING RISK
Environmental issues, § 14:10

ATTACHMENT OF LIEN
Mechanics’ Liens (this index)

ATTORNEYS
Contract formation, risk allocation, § 2:44

ATTORNEY’S FEES
Bonds, § 8:21, 8:41
Damages and other remedies, § 15:14

AUTHORITY
Changes, authority to make, § 6:7
Contract formation, § 2:29, 2:30

AUTOMOBILES
Insurance, § 10:30

AWARD OF BIDS
Generally, § 2:2-2:22
Accepting, § 2:10
Advertising, § 2:7
Awarding, § 2:13, 2:15
Bid bonds. Bonds (this index)
Challenging awards and rejections, § 2:15
Compliance with bid documents, § 2:5
Environmental issues, § 14:12
Exceptions to bidding rules, § 2:14
Excusable mistakes, § 2:19
Exempt agencies, from competitive bidding requirements, § 2:16
Illegal bids and contracts, § 2:11
Lowest responsible bidder, § 2:4
Mistakes
generally, § 2:18-2:20
excusable and nonexcusable unilateral mistakes, § 2:19
mutual mistake, § 2:20
Mutual mistake, § 2:20
Nonexcusable mistakes, § 2:19
Prequalification of bidders, § 2:6
Private contracts, § 2:17
Public contracts
generally, § 2:3-2:16
accepting bids, § 2:10
advertising bids, § 2:7
agencies exempt from competitive bidding requirements, § 2:16
awarding bid, § 2:13
challenging an award or rejection of bid, § 2:15
compliance with bid documents; responsiveness, § 2:5
exceptions to bidding rules, § 2:14

BEGINNING WORK
“Call before you dig,” § 1:27
Damages, failure to commence work, § 15:25, 15:31

BENEFITS
Mechanics’ liens, employee benefits as items covered, § 9:21

BEST INTEREST OF PROJECT
Contract Formation (this index)

BIDS AND BIDDING
Generally, § 2:2-2:22
Accepting, § 2:10
Advertising, § 2:7
Awarding, § 2:13, 2:15
Bid bonds. Bonds (this index)
Challenging awards and rejections, § 2:15
Compliance with bid documents, § 2:5
Environmental issues, § 14:12
Exceptions to bidding rules, § 2:14
Excusable mistakes, § 2:19
Exempt agencies, from competitive bidding requirements, § 2:16
Illegal bids and contracts, § 2:11
Lowest responsible bidder, § 2:4
Mistakes
generally, § 2:18-2:20
excusable and nonexcusable unilateral mistakes, § 2:19
mutual mistake, § 2:20
Mutual mistake, § 2:20
Nonexcusable mistakes, § 2:19
Prequalification of bidders, § 2:6
Private contracts, § 2:17
Public contracts
generally, § 2:3-2:16
accepting bids, § 2:10
advertising bids, § 2:7
agencies exempt from competitive bidding requirements, § 2:16
awarding bid, § 2:13
challenging an award or rejection of bid, § 2:15
compliance with bid documents; responsiveness, § 2:5
exceptions to bidding rules, § 2:14

BANKRUPTCY
Default and termination, insolvency of contractor, § 4:11

BANKS
Bonds, lending institutions’ claims, § 8:52

BASIC CLAUSE COVERAGE
Changes and Extra Work (this index)
INDEX

BIDS AND BIDDING—Cont’d
Public contracts—Cont’d
illegal bids and contracts, § 2:11
lowest responsible bidder, § 2:4
prequalification of bidders, § 2:6
public agencies exempt from competitive bidding requirements, § 2:16
separate specifications for certain types of work, § 2:9
specifications, § 2:8, 2:9
Wicks Law, § 2:9
withdrawal of bid, § 2:12
Rejection of bids, § 2:22
Responsiveness, § 2:5
Specifications, § 2:8, 2:9
Subcontractor bids, § 2:21
Unilateral mistakes, § 2:19
Wicks Law, § 2:9
Withdrawal of bid, § 2:12

BILLING
Prompt Payment Act (this index)

BOILERPLATE CONTRACTS
Subcontractors, § 3:5

BONDS
Generally, § 8:1-8:53
Allowing completion of work, § 8:13 to 8:15
Architects, § 8:36, 8:51
Attorney’s fees, § 8:21, 8:41
Bid bonds
generally, § 8:5-8:7
releasing surety, § 8:7
surety’s liability, § 8:6
Breath of contract, discharge by, § 8:26
Claims
architects’ and engineers’ claims, § 8:51
attorney’s fees, § 8:21
cost of completion, § 8:18
incidental and consequential damages, § 8:20
interest, § 8:23
items claimable, § 8:46
lending institutions’ claims, § 8:52

BONDS—Cont’d
Claims—Cont’d
liquidated and delay damages, § 8:19
obligees
claims by, § 8:17-8:23
sureties’ claims against obligees, § 8:50
punitive damages, § 8:22
subcontractors’ claims against, § 8:53
sureties’ claims, § 8:49-8:53
Combination bonds, § 8:10
Completion bonds, § 8:9
Completion of work, § 8:13 to 8:15
Consequential damages, § 8:20
Cost of completion, § 8:18
Defenses available to surety, § 8:48
Defenses of sureties
generally, § 8:24-8:31
excessive liability, § 8:29
fraud, discharge by, § 8:27
modification or breach of contract, discharge by, § 8:26
notice, lack of or untimely, § 8:25
party not protected by bond, § 8:31
principals’ defenses and claims, § 8:30
untimely claim or notice, § 8:25, 8:28
Delay damages, § 8:19
Discharge by breach or modification of contract, § 8:26
Engineers, § 8:36, 8:51
Environmental issues, § 14:26
Excessive liability, § 8:29
Fraud, discharge by, § 8:27
Guaranty and completion bonds, § 8:9
Guaranty bonds, § 8:9
Incidental damages, § 8:20
Insurance
distinguished, § 8:1
subcontractors’ insurers, § 8:53
Interest, § 8:23, 8:42
Interpretation, § 8:2
Items covered
generally, § 8:37-8:39

Index-3
BONDS—Cont’d
Items covered—Cont’d
materials, § 8:38
rental equipment, § 8:39
Lending institutions’ claims, § 8:52
Letters of credit, § 8:47
Limitation of actions, § 8:45
Liquidated damages, § 8:19
Materialmen, § 8:35
Materials, § 8:38
Miller Act Bonds (this index)
Modification of contract, discharge by, § 8:26
Notice
generally, § 8:40, Appx 8A
lack of or untimely, § 8:25
limitation of actions, § 8:45
Obligations and options of sureties
generally, § 8:12-8:16
completion of work, § 8:13 to 8:15
original contractors, completion of work, § 8:13
payment of penal sum to obligees, § 8:16
substitute contractors, completion of work, § 8:14
Obligees’ claims, § 8:17-8:23, 8:50
Oblige’s obligations, § 8:11
Original contractors’ completion of work, § 8:13
Parties
generally, § 8:3
unprotected parties, § 8:31
Payment bonds
generally, § 8:32
notice provisions, § Appx 8A
Payment of penal sum to obligees, § 8:16
Penal sum, § 8:16, 8:29
Performance bonds, § 8:8
Persons protected
generally, § 8:33-8:36, 8:44
architects and engineers, § 8:36
subcontractors, § 8:34
suppliers and materialmen, § 8:35
third-party beneficiaries and combination bonds, § 8:10

BONDS—Cont’d
Principals’ defenses and claims, § 8:30
Punitive damages, § 8:16, 8:22, 8:29
Release of sureties, § 8:7
Rental equipment, § 8:39
Subcontractors, § 8:34, 8:53
Substitute contractors, § 8:14
Suppliers, § 8:35
Surety’s liability, § 8:6
Terms of bonds, § 8:4
Third-party beneficiaries and combination bonds, § 8:10
Time
delay damages, § 8:19
untimely claim or notice, § 8:25, 8:28

BUILDING LOAN CONTRACTS
Mechanics’ liens, priorities and preferences among lienors, § 9:53

BURDEN OF PROOF
Delay, § 7:49

CALL BEFORE YOU DIG
Generally, § 1:27

CAPACITY TO CONTRACT
Contract formation, § 2:29

CARDINAL CHANGE DOCTRINE
Generally, § 6:4

CARE, CUSTODY, AND CONTROL
Insurance, care, custody, or control exclusions, § 10:26

CERTAINTY
Contract formation, certainty of terms, § 2:26
Limitations on damages, § 15:19

CERTIFICATION
Professional liability, certifying progress payments, § 11:10, 11:20

CHANGE
Bonds, discharge by modification of contract, § 8:26
Change orders, § 3:12, 6:6
Delay, changed conditions, § 7:29
INDEX

CHANGE—Cont’d
Scope of Work. Changes and Extra Work (this index)

CHANGES AND EXTRA WORK
Generally, § 5:1-5:20, 6:1-6:34
Accord and satisfaction, § 6:33
Acquiescence, waiver of writing requirement, § 6:11
Authority to make changes, § 6:7
Basic clause coverage
generally, § 6:2-6:5
cardinal change doctrine, § 6:4
contract’s scope of work, § 6:3
deductive changes vs. convenience terminations, § 6:5
Cardinal change doctrine, § 6:4
Change orders, § 3:12, 6:6
Claims
generally, § 5:17-5:18
notice and documentation, § 5:18
Clarification, contractor’s duty to seek, § 6:16
Concealment, § 5:12
Conditions changed, § 5:1-5:20
Constructive changes
generally, § 6:15-6:21
contractor’s duty to seek clarification, § 6:16
defective specifications, § 6:18
dictating performance methods, § 6:21
interference with work by owner, § 6:17
nondisclosure of technical information, § 6:19
overmeticulous inspection, § 6:20
Contract clauses
generally, § 5:6-5:9
changed conditions clauses, § 5:7
disclaimer clauses, § 5:8
exculpatory clauses, § 5:9
Contract interpretation rules applicable to scope of work disputes, § 6:23
Contractors’ duty to perform, § 5:15
Convenience terminations, § 6:5
Costs
impact costs, § 5:20

CHANGES AND EXTRA WORK—Cont’d
Costs—Cont’d
price adjustments, below
reimbursement contracts, § 6:28
Damages
generally, § 5:19-5:20
impact costs, § 5:20
Deductive changes, § 6:5
Defective specifications, § 6:18
Defenses, § 6:32, 6:33
Definitions of changed conditions, § 5:2-5:5
Delay, § 7:28
Dictating performance methods, § 6:21
Disclaimer clauses, § 5:8
Disputed work, contractor’s duty to proceed, § 6:13, 6:14
Dispute resolution, § 16:4
Documentation. Records, below
Exculpatory clauses, § 5:9, 6:31
Fraud, § 5:12
Impact costs, § 5:20, 6:29
Innocent misrepresentations, § 5:11
Inquiries and investigations, § 5:13
Interference with work by owner, § 6:17
Issuing change orders, § 6:6
Latent above-ground conditions, § 5:4
Mechanics’ liens, extras as covered items, § 9:23
Misrepresentations by owner generally, § 5:10-5:12
fraud, concealment, and reckless representation, § 5:12
innocent misrepresentations, § 5:11
Nondisclosure of technical information, § 6:19
Notice, § 5:18, 6:24
Oral order waiving, § 6:10
Origin of changes, § 6:1
Overmeticulous inspection, § 6:20
Performance contractors’ duties, § 5:15
CHANGES AND EXTRA WORK—Cont’d
Performance—Cont’d
detailed specifications vs. performance specifications, § 6:22
Preservation of claims, § 6:32, 6:33
Price adjustments for changed work generally, § 6:25-6:30
impact costs, § 6:29
pricing of costs related to change, § 6:26
proving costs, § 6:30
reimbursement contracts, § 6:28
unit pricing, § 6:27
Protest requirements, § 6:24
Proving costs, § 6:30
Reckless representation, § 5:12
Records
claims, § 5:18
recordkeeping requirements, § 6:24
Reliance on owners’ data, § 5:14
Remedies, § 5:16, 6:34
Rules of interpretation applicable to scope of work disputes, § 6:23
Site investigations, § 5:13
Specifications, § 6:18, 6:22
Subsurface conditions, § 5:3
Unit pricing, § 6:27
Waiver, § 6:9-6:12
Writing requirement generally, § 6:8-6:12
acquiescence, § 6:11
oral order waiving, § 6:10
waiver, § 6:9-6:12

CLAIMS
Bonds (this index)
Changes and Extra Work (this index)
Defects and failures, claims against bond, § 12:9
Environmental issues, claims made vs. occurrence policies, § 14:23

CLARIFICATION
Changes and extra work, contractor’s duty to seek clarification, § 6:16

CODES
Licenses and Codes (this index)

COLLAPSE
Insurance, § 10:24

COLLATERAL SOURCE RULE
Generally, § 15:18

COMBINATION BONDS
Generally, § 8:10

COMMENCEMENT
Mechanics’ liens, commencement of actions, § 9:39
Work. Beginning Work (this index)

COMMERCIAL PRACTICE
Delay, § 7:16

COMPENSATION
Compensable delay. Delay (this index)
Payment. Payment (this index)
Retainage (this index)

COMPLAINTS
Mechanics’ liens, form of complaint, § 9:45

COMPLETION BONDS
Generally, § 8:9, 8:13 to 8:15

COMPLIANCE
Bid documents, compliance with, § 2:5
Zoning ordinances, § 1:39

COMPREHENSIVE INSURANCE
Environmental issues, comprehensive general liability insurance exclusions, § 14:22

CONCEALMENT
Changes and extra work, § 5:12

CONCURRENT DELAY
Generally, § 7:31, Appx 7C-7E

CONDITIONS CHANGED
Generally, § 5:1-5:20

CONDOMINIUMS
Lienable property, § 9:12
<table>
<thead>
<tr>
<th>INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSENT DECREES</td>
</tr>
<tr>
<td>Environmental issues, § 14:43</td>
</tr>
<tr>
<td>CONSENT OF OWNERS</td>
</tr>
<tr>
<td>Mechanics’ liens, § 9:5</td>
</tr>
<tr>
<td>CONSEQUENTIAL DAMAGES</td>
</tr>
<tr>
<td>Bonds, § 8:20</td>
</tr>
<tr>
<td>CONSTRUCTION DEFECTS</td>
</tr>
<tr>
<td>Generally, § 12:3</td>
</tr>
<tr>
<td>CONSTRUCTION MANAGERS</td>
</tr>
<tr>
<td>Generally, § 1:13</td>
</tr>
<tr>
<td>Professional liability, § 11:15-11:22</td>
</tr>
<tr>
<td>Safety, § 13:12, 13:16</td>
</tr>
<tr>
<td>CONSTRUCTIVE ACCELERATION</td>
</tr>
<tr>
<td>Delay, § 7:46</td>
</tr>
<tr>
<td>CONSTRUCTIVE CHANGES</td>
</tr>
<tr>
<td>Changes and Extra Work (this index)</td>
</tr>
<tr>
<td>CONTINGENT PAYMENT CLAUSES</td>
</tr>
<tr>
<td>Subcontracts, § 3:18</td>
</tr>
<tr>
<td>CONTINUOUS TREATMENT DOCTRINE</td>
</tr>
<tr>
<td>Professional liability, § 11:25</td>
</tr>
<tr>
<td>CONTRACTORS</td>
</tr>
<tr>
<td>Generally, § 1:10-1:12</td>
</tr>
<tr>
<td>Changes and extra work, contractors’ duty to perform, § 5:15</td>
</tr>
<tr>
<td>Contractors’ Liens, Mechanics’ Liens (this index)</td>
</tr>
<tr>
<td>Default, § 4:7-4:11</td>
</tr>
<tr>
<td>General contractors, § 1:11</td>
</tr>
<tr>
<td>Independent prime or trade contractors, § 1:12</td>
</tr>
<tr>
<td>Insurance, contractors’ own work exclusions, § 10:22</td>
</tr>
<tr>
<td>Prompt Payment Act, § 1:33</td>
</tr>
<tr>
<td>Safety, contractors’ obligations, § 13:4, 13:7</td>
</tr>
<tr>
<td>Subcontracts and Subcontractors (this index)</td>
</tr>
<tr>
<td>CONTRACTS</td>
</tr>
<tr>
<td>Generally, § 1:18-1:22</td>
</tr>
<tr>
<td>CONTRACTS—Cont’d</td>
</tr>
<tr>
<td>Actual and apparent authority, § 2:30</td>
</tr>
<tr>
<td>Allocation of risk. Risk allocation in best interest of project, below</td>
</tr>
<tr>
<td>Analysis of boilerplate, § 2:34</td>
</tr>
<tr>
<td>Attorneys, risk allocation, § 2:44</td>
</tr>
<tr>
<td>Authority to contract, § 2:29</td>
</tr>
<tr>
<td>Best interest of project. Risk allocation in best interest of project, below</td>
</tr>
<tr>
<td>Capacity to contract, § 2:29</td>
</tr>
<tr>
<td>Certainty of terms, § 2:26</td>
</tr>
<tr>
<td>Changes and Extra Work (this index)</td>
</tr>
<tr>
<td>Cost reimbursable contracts, § 1:21</td>
</tr>
<tr>
<td>Defects and failures, contractual indemnification and contribution, § 12:11</td>
</tr>
<tr>
<td>Evaluating risks and responsibilities, § 2:36, 2:37</td>
</tr>
<tr>
<td>Evaluating special terms, § 2:35</td>
</tr>
<tr>
<td>Execution of contracts, § 2:32</td>
</tr>
<tr>
<td>Extrinsic evidence, § 2:48</td>
</tr>
<tr>
<td>Formation of contracts, § 2:23 et seq.</td>
</tr>
<tr>
<td>Guaranteed maximum price contracts, § 1:22</td>
</tr>
<tr>
<td>Illegal contracts, § 2:28</td>
</tr>
<tr>
<td>Incorporation by reference, § 2:51</td>
</tr>
<tr>
<td>Insurance, contractual liability, § 10:25</td>
</tr>
<tr>
<td>Intent to be bound, § 2:25</td>
</tr>
<tr>
<td>Interpretation of contracts generally, § 2:47-2:50</td>
</tr>
<tr>
<td>changes and extra work, contract interpretation rules applicable to scope of work disputes, § 6:23</td>
</tr>
<tr>
<td>conflict between contract and other documents, § 2:49</td>
</tr>
<tr>
<td>conflict between plans and specifications, § 2:50</td>
</tr>
<tr>
<td>extrinsic evidence, parol evidence rule, § 2:48</td>
</tr>
<tr>
<td>Language of contracts, risk allocation, § 2:42</td>
</tr>
<tr>
<td>Letter of intent, § 2:31</td>
</tr>
<tr>
<td>Lump sum contracts, § 1:19</td>
</tr>
<tr>
<td>Minority business enterprises, § 2:35</td>
</tr>
<tr>
<td>Mutual assent, § 2:25</td>
</tr>
</tbody>
</table>
CONTRACTS—Cont’d
Negotiating terms and conditions, § 2:33
Offer and acceptance, § 2:24
Parol evidence rule, § 2:48
Plans and specifications, conflict between, § 2:50
Prevailing wage, § 2:35
Pricing risks, § 2:37
Procurement policy rules, § 17:10, 17:11
Risk allocation in best interest of project generally, § 2:38-2:44
counsel advocates and counselors, § 2:44
language of contracts, § 2:42
options for allocating risk, § 2:41
philosophies for dealing with risk, § 2:40
types of risk, § 2:39
Risks and responsibilities, § 2:36, 2:37
Scope of work disputes, contract interpretation rules applicable to, § 6:23
Standard contract forms, § 2:46
Statute of frauds, § 2:27
Subcontracts and Subcontractors (this index)
Unit price contracts, § 1:20

CONTRIBUTION
Professional liability, § 11:23
Safety, § 13:18

CONVENIENCE
Termination for, § 4:4

COOPERATIVES
Lienable property, § 9:12

COORDINATION
Professional liability, § 11:9, 11:19

CORRECTION OF DEFECTIVE WORK
Generally, § 4:10

COST CAP INSURANCE
Environmental issues, § 14:25

COST ESTIMATES
Professional liability, § 11:7, 11:17

COST OF COMPLETION
Bonds, § 8:18
Damages, § 15:29

COST REIMBURSABLE CONTRACTS
Generally, § 1:21

CRITICAL PATH METHOD (CPM) SCHEDULES
Generally, § Appx 7A

DAMAGES AND OTHER REMEDIES
Generally, § 15:1-15:41
Abandonment following start of construction, § 15:32
Accounting, § 15:9
Account stated, § 15:38
Architects’ breach, § 15:34
Article 78 generally, § 15:1-15:4
procedure, § 15:2
standard of review, § 15:4
Attorney’s fees, § 15:14
Breach of contract versus quantum meruit, § 15:10
Certainty, limitations on damages, § 15:19
Changes and extra work, § 5:16, 6:34
Changes and Extra Work (this index)
Collateral source rule, § 15:18
Commencement, failure, § 15:25, 15:31
Cost of completion, § 15:29
Declaratory judgment, § 15:8
Defective performance, § 15:28
Delay, § 7:48, 7:65
Delay (this index)
Diminution in value, § 15:29
Economic loss rule, § 15:20
Engineers’ breach, § 15:34
Fraud, § 15:11
Injunctions (this index)
Interest, § 15:15
DEFECTS AND FAILURES —Cont’d
Default and termination, failure to prosecute work, § 4:8
Delay, defective design, § 7:27
Design defects, § 12:2
Divided responsibility, § 12:6
Faulty or improper materials, § 12:4
Guarantee. Warranty (guarantee) Clauses (this index)
Improper installation, § 12:5
Indemnification and contribution, § 12:10, 12:11
Mechanics’ liens defective, foreclosure, § 9:48
Statutes of limitations, § 12:8
Waiver of defects, § 12:7
Warranty (guarantee) clauses generally, § 12:13-12:16
exclusive remedy, § 12:16
express warranties, § 12:15
implied warranties, § 12:13
implied warranties in sale of new homes, § 12:14

DEFENSES
Bonds (this index)
Changes and extra work, § 6:32, 6:33
Environmental issues, § 14:42
Mechanics’ liens, defenses to foreclosure, § 9:47-9:50

DEFICIENCY JUDGMENTS
Mechanics’ liens, sale upon execution, § 9:66

DEFINITIONS
Changed conditions, § 5:2-5:5

DELAY
Generally, § 7:1-7:73
Abandonment, § 7:39
Acceleration
generally, § 7:44-7:47
actual acceleration, § 7:45
constructive acceleration, § 7:46
Access, denial of, § 7:24
Active interference, § 7:38
Acts of God, § 7:8

DELAY—Cont’d
Apportionment of responsibility for delay, § 7:50
Bad faith, § 7:41
Bar chart for swimming pool construction, § Appx 7B
Bonds, § 8:19
Breach of contract, § 7:42
Burden of proof, § 7:49
Changed conditions, § 7:29
Changes and extras, § 7:28
Commercial practice, § 7:16
Compensable delay generally, § 7:22-7:29
contract changes and extras, § 7:28
defective design, § 7:27
denial of access, § 7:24
inspections and approvals, § 7:26
notice to proceed, § 7:25
owner interference, § 7:23
Concurrent delay, § 7:31, Appx 7C-7E
Constructive acceleration, § 7:46
CPM schedule, § Appx 7A
Damages generally, § 7:52-7:74, 7:65
exceptions to enforcement of no damage for delay clauses, below
field overhead, § 7:58
financing costs, § 7:61
home office overhead, § 7:60
idle equipment, § 7:59
impact costs, § 7:57
inability to take on other work, § 7:62
interest, § 7:64
labor escalation, § 7:53
loss of productivity, § 7:55
material escalation, § 7:54
no damage for delay clauses
Generally, § 7:33
exceptions to enforcement of no damage for delay clauses, below
procurement costs, § 7:56
profit, § 7:63
INDEX

DELAY—Cont’d

Defective design, § 7:27
Disruptions, § 7:5, 7:43
Escalation, § 7:53, 7:54
Exceptions to enforcement of no damage for delay clauses
  generally, § 7:36-7:42
  active interference, § 7:38
  breach of contract, § 7:42
  fraud or bad faith, § 7:41
  uncontemplated delay, § 7:37
  unreasonable delay and abandonment, § 7:39
  willful or gross negligence, § 7:40
Excusable delay
  generally, § 7:7-7:12
  acts of God and force majeure, § 7:8
  owner-caused, § 7:10
  sovereign and other interfering acts, § 7:11
  strikes and labor disputes, § 7:9
  subcontractors’ and suppliers’ delays, § 7:12
Excuse, § 7:20
Federal contracts, § 7:14
Field overhead, § 7:58
Financing costs, § 7:61
Force majeure, § 7:8
Fraud, § 7:41
General vs. specific no damage for delay clauses, § 7:34
Gross negligence, § 7:40
Home office overhead, § 7:60
Idle equipment, § 7:59
Impact costs, § 7:57
Inspections and approvals, § 7:26
Interest, § 7:64
Interference, § 7:43
Labor
  disputes, § 7:9
  escalation, § 7:53
Liquidated damages, § 7:72
Material escalation, § 7:54
No damage for delay
  generally, § 7:32, 7:33

DELAY—Cont’d

No damage for delay—Cont’d
  exceptions to enforcement of no damage for delay clauses, above
  Noncompensable excusable delays, § 7:21
  Nonexcusable delay, § 7:30
Notice
  generally, § 7:17-7:19
  content, § 7:19
  proceed, notice to, § 7:25
  time of notice, § 7:18
Other work, availability for, § 7:62
Owners
  actual damages, § 7:68
  damages for delay, § 7:67-7:71
  interest, § 7:70
  interference by owners, § 7:23
  loss of use, § 7:69
  owner-caused delay, § 7:10
  professional fees, § 7:71
Payments. Prompt Payment Act (this index)
  Procurement costs, § 7:56
  Productivity, loss of, § 7:55
  Profit, § 7:63
  Progress schedules, § 7:4
  Public contracts, § 7:14, 7:15
  Relevant contract clauses, § 7:13-7:16
Remedies, § 7:48
Scheduling procedures, § 7:4
Sovereign and other interfering acts, § 7:11
State and local contracts, § 7:15
Strikes, § 7:9
Subcontracts and subcontractors, § 3:22, 7:12
Swimming pool construction, § Appx 7B
Time-money relationship, § 7:3
Uncontemplated delay, § 7:37
Unreasonable delay, § 7:39
Waiver, § 7:51
Willful negligence, § 7:40

DESIGN

Architects (this index)
DESIGN—Cont’d
Defects and failures, § 12:2
Design professionals
generally, § 1:2-1:6
Architects (this index)
designer fees, § 1:3
Engineers (this index)
subconsultants, § 1:6
Engineers (this index)
Fees, § 1:3
Insurance, design-build contracts,
§ 10:37
Professional liability, § 11:5, 11:16

DESIGN BUILD PROJECTS
Generally, § 1:23

DIMINUTION IN VALUE
Generally, § 15:29

DIRECTORS’ LIABILITY
Insurance, § 10:29

DISCHARGE
Bonds, discharge by breach or
modification of contract, § 8:26
Mechanics’ liens, § 9:36

DISCLAIMERS
Changes and extra work, § 5:8
Insurance, § 10:34

DISCLOSURE
Changes and extra work,
nondisclosure of technical infor-
mation, § 6:19

DISPUTED WORK
Change. Changes and Extra Work
(this index)

DISPUTE RESOLUTION—Cont’d
Limitations regarding procurement
policy, § 17:16
Notice of claim requirements, § 16:2
Procurement, § 17:12 to 17:17
Professional liability, § 11:11

DISRUPTIONS
Delay, § 7:5, 7:43

DISTRIBUTION OF PROCEEDS
Mechanics’ liens, distribution of sale
proceeds, § 9:65

DIVERSION OF TRUST FUNDS
Mechanics’ liens, § 9:78

DIVIDED RESPONSIBILITY
Defects and failures, § 12:6

DOCUMENTATION
Records (this index)

ECONOMIC LOSS RULE
Generally, § 15:20

EMERGENCY PURCHASES
Procurement policy rules, § 17:8

EMPLOYEES
Mechanics’ liens, employee benefits
as items covered, § 9:21
Workers’ Compensation (this
index)

ENFORCEMENT OF LIENS
Mechanics’ liens, § 9:38-9:45, 9:81-
9:85

ENGINEERS
Bonds, § 8:36, 8:51
Breach, damages and other remedies,
§ 15:34
Default and termination, § 4:5, 4:19
Design professionals, § 1:5
Professional liability, § 11:4-11:14
Safety, § 13:11, 13:15

ENVIRONMENTAL ISSUES
Generally, § 14:1-14:47
Alternative dispute resolution,
§ 14:44, 14:46
Asbestos Abatement (this index)
Assigning and assuming risk, § 14:10
ENVIRONMENTAL ISSUES
—Cont’d
Bids, § 14:12
Bonds, § 14:26
Claims made vs. occurrence policies,
§ 14:23
Comprehensive general liability
insurance exclusions, § 14:22
Consent decrees, § 14:43
Cost cap insurance, § 14:25
Defenses, § 14:42
Environmental Protection Agency
(EPA), § 14:45
Errors and omissions liability insur-
ance, § 14:21
Federal legislation
generally, § 14:5, 14:30
asbestos abatement, § 14:30
Environmental Protection Agency
(EPA), § 14:45
Hazardous waste insurance coverage,
§ 14:24
Indoor pollution, § 14:34
Industry standard forms, § 14:16,
14:19
Insurance
generally, § 10:23, 14:20-14:24
claims made v. occurrence poli-
cies, § 14:23
comprehensive general liability
insurance exclusions, § 14:22
errors and omissions liability insur-
ance, § 14:21
hazardous waste insurance cover-
age, § 14:24
Lead, § 14:33
Local laws
generally, § 14:7, 14:32
asbestos abatement, § 14:32
Managing environmental risks,
§ 14:8
Occurrence policies, § 14:23
Owner-contractor agreements
generally, § 14:11-14:16
bid, § 14:12
industry standard forms, § 14:16
Owner-design professional agree-
ments, § 14:17-14:19
Potential risks, § 14:9

ENVIRONMENTAL ISSUES
—Cont’d
Reducing superfund risk, § 14:28
Sources of environmental law,
§ 14:4-14:7
State legislation
generally, § 14:6, 14:31
asbestos abatement, § 14:31
Storage tanks, § 14:35
Storm water, § 14:37
Superfund
generally, § 14:27, 14:28, 14:41-
14:43
consent decrees, § 14:43
defenses, § 14:42
Trial preparation, § 14:38 to 14:40
Underground storage tanks, § 14:35
Wetlands, § 14:36

ERRORS
Mistakes (this index)

ESCALATION
Delay, § 7:53, 7:54

EVIDENCE
Changes and extra work, proving
costs, § 6:30

EXAGGERATION
Mechanics’ liens, § 9:49

EXCEPTIONS
Bidding rules, § 2:14
Delay (this index)

EXCESSIVE LIABILITY
Bonds, § 8:29

EXCLUSIONS
Insurance (this index)

EXCULPATORY CLAUSES
Changes and extra work, § 5:9, 6:31

EXCUSE
Bidding, excusable mistakes, § 2:19
Delay (this index)

EXECUTION
Mechanics’ Liens (this index)
<table>
<thead>
<tr>
<th>EXECUTION OF CONTRACTS</th>
<th>FORECLOSURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally, § 2:32</td>
<td>Mechanics’ Liens (this index)</td>
</tr>
<tr>
<td></td>
<td>FORMAL DISPUTE RESOLUTION</td>
</tr>
<tr>
<td></td>
<td>Dispute Resolution (this index)</td>
</tr>
<tr>
<td></td>
<td>FORMATION OF CONTRACTS</td>
</tr>
<tr>
<td></td>
<td>Contract Formation (this index)</td>
</tr>
<tr>
<td></td>
<td>FORMS</td>
</tr>
<tr>
<td></td>
<td>Environmental issues, industry standard forms, § 14:16, 14:19</td>
</tr>
<tr>
<td></td>
<td>Mechanics’ liens, form for notice of lien, § 9:85</td>
</tr>
<tr>
<td></td>
<td>FRAUD</td>
</tr>
<tr>
<td></td>
<td>Bonds, discharge, § 8:27</td>
</tr>
<tr>
<td></td>
<td>Changes and extra work, § 5:12</td>
</tr>
<tr>
<td></td>
<td>Damages and other remedies, § 15:11</td>
</tr>
<tr>
<td></td>
<td>Delay, § 7:41</td>
</tr>
<tr>
<td></td>
<td>FREEDOM OF INFORMATION LAWS</td>
</tr>
<tr>
<td></td>
<td>Dispute resolution, § 16:3</td>
</tr>
<tr>
<td></td>
<td>GENERAL CONTRACTORS</td>
</tr>
<tr>
<td></td>
<td>Generally, § 1:11</td>
</tr>
<tr>
<td></td>
<td>GLOSSARY</td>
</tr>
<tr>
<td></td>
<td>Common construction insurance terms, § Appx 10A</td>
</tr>
<tr>
<td></td>
<td>GROSS NEGLIGENCE</td>
</tr>
<tr>
<td></td>
<td>Delay, § 7:40</td>
</tr>
<tr>
<td></td>
<td>GUARANTEE</td>
</tr>
<tr>
<td></td>
<td>Defects and Failures (this index)</td>
</tr>
<tr>
<td></td>
<td>Guaranteed maximum price contracts, § 1:22</td>
</tr>
<tr>
<td></td>
<td>Wrap-up insurance, § 10:11</td>
</tr>
<tr>
<td></td>
<td>GUARANTY</td>
</tr>
<tr>
<td></td>
<td>Bonds, § 8:9</td>
</tr>
<tr>
<td></td>
<td>HAZARDOUS WASTE</td>
</tr>
<tr>
<td></td>
<td>Insurance coverage, § 14:24</td>
</tr>
<tr>
<td></td>
<td>HOLD HARMLESS CLAUSES</td>
</tr>
<tr>
<td></td>
<td>Subcontracts, § 3:13</td>
</tr>
<tr>
<td></td>
<td>IDLE EQUIPMENT</td>
</tr>
<tr>
<td></td>
<td>Delay, § 7:59</td>
</tr>
<tr>
<td></td>
<td>ILLEGAL BIDS</td>
</tr>
<tr>
<td></td>
<td>Generally, § 2:11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXECUTION SALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ Liens (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXEMPT AGENCIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>From competitive bidding requirements, § 2:16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPIRED LIENS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreclosure, § 9:48</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPLOSIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insurance, § 10:24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTENSION OF LIENS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ liens, § 9:32</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTRA WORK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes and Extra Work (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTRINSIC EVIDENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract formation, § 2:48</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FAILURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Defects and Failures (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FAULTY MATERIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Defects and failures, § 12:4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FEDERAL CONTRACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay, § 7:14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FEDERAL LEGISLATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Issues (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIDELITY INSURANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally, § 10:28</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIDUCIARY RELATIONSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ liens, trust funds, § 9:72</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIELD OVERHEAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay, § 7:58</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINAL PAYMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subcontracts, § 3:19</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINANCING COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay, § 7:61</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FORCE MAJEURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay, § 7:8</td>
</tr>
</tbody>
</table>

Index-14
## INDEX

### ILLEGAL CONTRACTS
- Formation, § 2:28

### IMPACT COSTS
- Changes and extra work, § 5:20, 6:29
- Delay, § 7:57

### IMPROPER WORK AND MATERIALS
- Generally, § 12:4
- Defects and failures, § 12:5

### IMPROVEMENTS
- Mechanics’ liens, improvement requirement, § 9:4, 9:9

### INCIDENTAL DAMAGES
- Bonds, § 8:20

### INCORPORATION BY REFERENCE
- Formation of contracts, § 2:51
- Subcontracts, § 3:6

### INDEMNIFICATION
- Defects and failures, § 12:10, 12:11
- Professional liability, § 11:23
- Safety, § 13:18
- Subcontracts, § 3:13

### INDEPENDENT PRIME OR TRADE CONTRACTORS
- Generally, § 1:12

### INDOOR POLLUTION
- Generally, § 14:34

### INFORMAL DISPUTE RESOLUTION
- Dispute Resolution (this index)

### INJUNCTIONS
- Generally, § 15:5-15:7
- Permanent injunctions, § 15:7
- Preliminary injunctions, § 15:6

### INNOCENT MISREPRESENTATIONS
- Changes and extra work, § 5:11

### INSOLVENCY
- Default and termination, insolvency of contractor, § 4:11

### INSPECTION
- Delay, inspections and approvals, § 7:26
- Professional liability, § 11:6, 11:8

### INSURANCE
- Generally, § 1:17, 10:1-10:38
- Accident coverage, § 10:9
- Bonds (this index)
- Care, custody, or control exclusions, § 10:26
- Contractual liability, § 10:25
- Coverage generally, § 10:6-10:9
- liability coverage, § 10:7
- occurrence or accident, § 10:9
- property coverage, § 10:8
- Design-build contracts, § 10:37
- Disclaimers, § 10:34
- Duty of cooperation, § 10:33
- Duty of defense, § 10:31
- Environmental Issues (this index)
- Exclusions generally, § 10:21-10:26
- care, custody, or control, § 10:26
- contractor’s own work, § 10:22
- contractual liability, § 10:25
- explosion, collapse, and underground damage, § 10:24
- pollution, § 10:23
- Explosion, collapse, and underground damage, § 10:24
- Fidelity insurance, § 10:28
- Glossary of common construction insurance terms, § Appx 10A
- Joint ventures, § 10:38
- Liability coverage, § 10:7
- Limitation of actions, § 10:32
- Motor vehicles and equipment, § 10:30
- Notice to insurers, § 10:18
- Obtaining necessary insurance generally, § 10:3-10:5
- claims made v. occurrence policies, § 10:4
- duplicative coverage, § 10:5
- Occurrence Coverage (this index)
- Officers’ and directors’ liability, § 10:29
<table>
<thead>
<tr>
<th>INSURANCE—Cont’d</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy limits, § 10:15</td>
</tr>
<tr>
<td>Policy requirements generally, § 10:16-10:18</td>
</tr>
<tr>
<td>notice to insurers, § 10:18</td>
</tr>
<tr>
<td>premiums, § 10:17</td>
</tr>
<tr>
<td>Pollution, § 10:23</td>
</tr>
<tr>
<td>Premiums, § 10:17</td>
</tr>
<tr>
<td>Professional liability, § 10:12 to 10:13, 11:26</td>
</tr>
<tr>
<td>Project-specific professional liability insurance, § 10:13</td>
</tr>
<tr>
<td>Property coverage, § 10:8</td>
</tr>
<tr>
<td>Special coverages, § 10:14</td>
</tr>
<tr>
<td>Special insurance problems, § 10:36-10:38</td>
</tr>
<tr>
<td>Termination, § 10:20</td>
</tr>
<tr>
<td>Terrorism insurance, § 10:27</td>
</tr>
<tr>
<td>Worker’s compensation, § 10:10</td>
</tr>
<tr>
<td>Wrap-up insurance, § 10:11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract formation, intent to be bound, § 2:25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTEREST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds, § 8:23, 8:42</td>
</tr>
<tr>
<td>Damages and other remedies, § 15:15</td>
</tr>
<tr>
<td>Delay, § 7:64</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes and extra work, interference with work by owner, § 6:17</td>
</tr>
<tr>
<td>Delay, § 7:11, 7:38, 7:43</td>
</tr>
<tr>
<td>Utility interference work, § 1:29</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERPRETATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds, § 8:2</td>
</tr>
<tr>
<td>Contracts (this index)</td>
</tr>
<tr>
<td>Scope of work disputes, applicable rules of contract interpretation, § 6:23</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INVOICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prompt Payment Act, § 1:31</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JOB SITES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subcontractors, § 3:10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JOINT VENTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insurance, § 10:38</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JUDGMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ Liens (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JURISDICTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ liens, § 9:42, 9:43</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LABOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay (this index)</td>
</tr>
<tr>
<td>Mechanics’ liens, labor as covered item, § 9:17</td>
</tr>
<tr>
<td>Safety (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LANGUAGE OF CONTRACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk allocation, formation of contracts, § 2:42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LATENT ABOVE-GROUND CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes and extra work, § 5:4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LATE SCHEDULES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delay (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LEAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental issues, § 14:33</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LEASEHOLDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lienable property, § 9:13</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LENDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds, lending institutions’ claims, § 8:52</td>
</tr>
<tr>
<td>Mechanics’ liens, notice, § 9:76</td>
</tr>
<tr>
<td>Prompt Payment Act, § 1:37</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LETTERS OF CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds, § 8:47</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LETTERS OF INTENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract formation, § 2:31</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIABILITY COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally, § 10:7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LICENSES AND CODES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally, § 1:24</td>
</tr>
<tr>
<td>Professional liability, § 11:2, 11:3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIENS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics’ Liens (this index)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIMITATION OF ACTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statutes of Limitations (this index)</td>
</tr>
</tbody>
</table>
LIMITATIONS ON DAMAGES
Damages and Other Remedies (this index)

LIQUIDATED DAMAGES
Bonds, § 8:19
Delay, § 7:72

LIQUIDATING AGREEMENTS
Subcontracts, § 3:23

LOCAL CONTRACTS
Delay, § 7:15

LOCAL LAW
Environmental issues, § 14:32
Environmental Issues (this index)

LOST PROFITS
Mechanics’ liens, § 9:22

LOWEST RESPONSIBLE BIDDER
Generally, § 2:4

LUMP SUM CONTRACTS
Generally, § 1:19

MANAGERS
Construction Managers (this index)

MATERIAL ESCALATION
Generally, § 7:54

MATERIALMEN
Generally, § 1:15
Bonds, § 8:35
Damages and Other Remedies (this index)
Liens. Mechanics’ Liens (this index)

MATERIALS
Bonds, § 8:38
Mechanics’ liens, materials covered, § 9:18

MECHANICS’ LIENS
Generally, § 9:1-9:85
Absence of funds to which lien can attach, foreclosure, § 9:50
Amendment of liens, § 9:33
Amount of judgment, § 9:62
Answers of defendant liensors, § 9:46
Arbitration, § 9:41
Assignment, notice of, § 9:77

MECHANICS’ LIENS—Cont’d
Attachment of lien to real property generally, § 9:6
Absence of funds to which lien can attach, § 9:50
Benefits as items covered, § 9:21
Building loan contracts, priorities and preferences among liensors, § 9:53
Commencement of actions, § 9:39
Complaint, form of, § 9:45
Condominiums and cooperatives as lienable property, § 9:12
Consent of owners, § 9:5
Courts of record and courts not of record, § 9:43
Damages, § 9:22
Deadlines for commencement of actions, § 9:39
Defective liens, foreclosure, § 9:48
Defenses to foreclosure, § 9:47-9:50
Deficiency judgments, sale upon execution, § 9:66
Discharge of liens, notice, § 9:36
Distribution of sale proceeds, § 9:65
Diversion of trust funds, § 9:78
Duration generally, § 9:32
Trust funds, § 9:69
Employee benefits as items covered, § 9:21
Exaggeration, § 9:49
Execution. Judgment and execution, below
Expired liens, foreclosure, § 9:48
Extension of liens, § 9:32
Extras as covered items, § 9:23
Fiduciary relationship, trust funds, § 9:72
Filing notice generally, § 9:25
time, § 9:28-9:30
Foreclosure generally, § 9:41, 9:47-9:50
Absence of funds to which lien can attach, § 9:50
Defective and expired liens, § 9:48
MECHANICS’ LIENS—Cont’d
Foreclosure—Cont’d
defenses, § 9:47-9:50
notice of demand for foreclosure, § 9:37
sale upon execution, below trial, § 9:51
willful exaggeration, § 9:49
Form for notice of lien, § 9:85
Improvement requirement, § 9:4, 9:9
Interest in funds, securing, § 9:10
Items covered
generally, § 9:16-9:23
extras, § 9:23
labor, § 9:17
lost profits and contract damages, § 9:22
materials, § 9:18
overhead and employee benefits, § 9:21
property liable, below
rental equipment, § 9:19
temporary works, § 9:20
Judgment and execution
generally, § 9:63
Foreclosure (this index)
obtaining judgments, § 9:61, 9:62
sale upon execution, below
trust funds, § 9:84
Jurisdiction, § 9:42, 9:43
Labor as covered item, § 9:17
Leaseholds as property liable, § 9:13
Lending, notice, § 9:76
Lost profits, § 9:22
Materials covered, § 9:18
Mortgages, priorities and preferences among lienors, § 9:53, 9:54
Notice
assignment, notice of, § 9:77
discharge liens, § 9:36
filing, § 9:25, 9:28-9:30, 9:40
foreclosure demand, § 9:37
form for notice of lien, § 9:85
lending, § 9:76
pendency, filing notice, § 9:40
private improvements, proper lien notice for, § 9:26

MECHANICS’ LIENS—Cont’d
Notice—Cont’d
public improvements, proper lien notice for, § 9:27
response by owner, § 9:34-9:37
service of notice of lien, § 9:31
statement, demand for, § 9:35
time and place for filing, § 9:28-9:30
trust funds, § 9:76 to 9:77
Oil and gas, property liable, § 9:14
Overhead as covered item, § 9:21
Parity among lienors, § 9:60
Parties
generally, § 9:8, 9:44
necessary parties, § 9:44
private sector liens, § 9:3
trust funds, § 9:71
Pendency, filing notice, § 9:40
Priorities and preferences among lienors
generally, § 9:52-9:60
agreements to subordinate, § 9:58
assignment of moneys due under contract for improvement of real property, § 9:55
building loan contracts, § 9:53
miscellaneous liens, § 9:56
mortgages, § 9:53, 9:54
public improvement liens, § 9:59
subsequent purchasers, § 9:57
trust funds, § 9:83
Profits lost, § 9:22
Property liable
generally, § 9:11-9:14
condominiums and cooperatives, § 9:12
leasehold, § 9:13
lienable items, § Appx 9B
oil and gas, § 9:14
Public property
generally, § 9:15, Appx 9A
priorities and preferences among lienors, § 9:59
proper lien notice for public improvements, § 9:27
time and place for filing notice, § 9:30
INDEX

MECHANICS’ LIENS—Cont’d
Records of trust funds, § 9:73, 9:74
Rental equipment as covered item, § 9:19
Response to notice of lien, § 9:34-9:37
Restoration of trust after diversion, § 9:80
Sale upon execution
deficiency judgments, § 9:66
distribution of proceeds, § 9:65
setting aside a sale, § 9:67
Service of notice of lien, § 9:31
Setting aside sale upon execution, § 9:67
Statement, demand for, § 9:35
Subcontracts, lien waivers, § 3:26
Subordination of liens. Priorities and preferences among lienors, above
Subsequent purchasers, § 9:57
Temporary work as covered item, § 9:20
Time
deadlines for commencement of actions, § 9:39
duration of lien, § 9:32
expired liens, foreclosure, § 9:48
filing notice, § 9:28-9:30
trust funds, duration, § 9:69
Trial on foreclosure, § 9:51
Trust funds
generally, § 9:68-9:85
claims for relief, § 9:82
diversion, § 9:78 to 9:80
duration, § 9:69
fiduciary relationship, § 9:72
judgment, § 9:84
notice, § 9:76
notice of assignment, § 9:77
notice of lending, § 9:76
parties involved, § 9:71
priorities and preferences, § 9:83
records
availability to claimants, § 9:74
recordkeeping requirements, § 9:73

MECHANICS’ LIENS—Cont’d
Trust funds—Cont’d
restoration of trust after diversion, § 9:80
Venue, § 9:42
Waivers, § 9:24
Willful exaggeration, § 9:49

METICULOUS INSPECTION
Changes and extra work, § 6:20

MILLER ACT BONDS
Generally, § 8:43-8:46
Claimable items, § 8:46
Notice of claim and limitation of action, § 8:45
Persons protected, § 8:44

MINORITY BUSINESS ENTERPRISES
Contracts, § 2:35

MISREPRESENTATIONS BY OWNER
Changes and Extra Work (this index)

MISTAKES
Bids and Bidding (this index)

MISTAKES
Bids and Bidding
Environmental issues, errors and omissions liability insurance, § 14:21

MUTUAL ASSENT
Contract formation, § 2:25

MUTUAL ASSENT
Contract formation

MUTUAL MISTAKE
Bids and bidding

MUTUAL MISTAKE
Bids and bidding

MUTUAL MISTAKE
Bids and bidding

MUTUAL MISTAKE
Bids and bidding

MUTUAL MISTAKE
Bids and bidding

INDEX-19
# NEW YORK CONSTRUCTION LAW MANUAL

<table>
<thead>
<tr>
<th>NEGLIGENCE</th>
<th>Professional liability, § 11:21</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW YORK CITY</td>
<td>Special construction problems in, § 1:28</td>
</tr>
<tr>
<td>NO DAMAGE FOR DELAY</td>
<td>Delay (this index)</td>
</tr>
<tr>
<td>NONDISCLOSURE</td>
<td>Changes and extra work, nondisclosure of technical information, § 6:19</td>
</tr>
<tr>
<td>NONEXCUSABLE DELAY</td>
<td>Generally, § 7:30</td>
</tr>
<tr>
<td>NONEXCUSABLE MISTAKE</td>
<td>Bidding, § 2:19</td>
</tr>
<tr>
<td>NONPAYMENT</td>
<td>Damages and other remedies, § 15:33</td>
</tr>
<tr>
<td>NOTICE</td>
<td>Bonds (this index)</td>
</tr>
<tr>
<td></td>
<td>“Call before you dig,” § 1:27</td>
</tr>
<tr>
<td></td>
<td>Changes and extra work, § 5:18, 6:24</td>
</tr>
<tr>
<td></td>
<td>Default and termination, § 4:6</td>
</tr>
<tr>
<td></td>
<td>Delay (this index)</td>
</tr>
<tr>
<td></td>
<td>Dispute resolution, § 16:2</td>
</tr>
<tr>
<td></td>
<td>Insurance, notice to insurers, § 10:18</td>
</tr>
<tr>
<td></td>
<td>Mechanics’ Liens (this index)</td>
</tr>
<tr>
<td></td>
<td>Prompt Payment Act, § 1:34</td>
</tr>
<tr>
<td>OCCUPATIONAL SAFETY AND</td>
<td>Safety, § 13:20</td>
</tr>
<tr>
<td>HEALTH ADMINISTRATION</td>
<td>Generally, § 10:9, 10:19</td>
</tr>
<tr>
<td></td>
<td>Environmental issues, § 14:23</td>
</tr>
<tr>
<td>OCCURRENCE COVERAGE</td>
<td>Contract formation, § 2:24</td>
</tr>
<tr>
<td>OFFER AND ACCEPTANCE</td>
<td>Contract formation, § 2:24</td>
</tr>
<tr>
<td>OFFICERS’ LIABILITY</td>
<td>Insurance, § 10:29</td>
</tr>
<tr>
<td>OFFSETS</td>
<td>Subcontracts, § 3:21</td>
</tr>
<tr>
<td>OIL AND GAS</td>
<td>Mechanics’ liens, property lienable, § 9:14</td>
</tr>
</tbody>
</table>

## ORAL ORDERS
Changes and extra work, oral order waiving, § 6:10

## OSHA
Safety, § 13:20

## OTHER WORK
Delay, availability for other work, § 7:62

## OVERHEAD
Mechanics’ liens, covered item, § 9:21

## OVERMETICULOUS INSPECTION
Changes and extra work, § 6:20

## OWNERS
Generally, § 1:7-1:9
Delay (this index)
Environmental Issues (this index)
Private owners, § 1:9
Prompt Payment Act, § 1:32
Public owners, § 1:8
Safety, § 13:3, 13:8, 13:9

## PARITY
Mechanics’ liens, parity among lienors, § 9:60

## PAROL EVIDENCE
Contract formation, § 2:48

## PARTIAL PERFORMANCE
Damages and other remedies, § 15:26

## PARTIES
Generally, § 1:1
Bonds (this index)
Mechanics’ Liens (this index)

## PAYMENT
Bonds (this index)
Prompt Payment Act (this index)
Retainage (this index)

## PENAL SUM
Bonds, § 8:16, 8:29

## PENDENCY
Mechanics’ liens, filing notice, § 9:40

Index-20
### INDEX

<table>
<thead>
<tr>
<th>Performance</th>
<th>Procurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes and Extra Work (this index)</td>
<td>Alternative dispute resolution, limits, § 17:16</td>
</tr>
<tr>
<td><strong>Performance Bonds</strong></td>
<td>Bidding</td>
</tr>
<tr>
<td>Generally, § 8:8</td>
<td>competitive sealed, § 17:3</td>
</tr>
<tr>
<td><strong>Permanent Injunctions</strong></td>
<td>disputes, resolution, § 17:13</td>
</tr>
<tr>
<td>Generally, § 15:7</td>
<td>Borough president complaints, hearings on, § 17:19</td>
</tr>
<tr>
<td><strong>Plans and Specifications</strong></td>
<td>Clarity and fairness, § 17:20</td>
</tr>
<tr>
<td>Conflict between, § 2:50</td>
<td>Common pitfalls in dispute resolution, § 17:17</td>
</tr>
<tr>
<td><strong>Pollution</strong></td>
<td>Competitive sealed bidding and proposals, § 17:3, 17:4</td>
</tr>
<tr>
<td>Environmental Issues (this index)</td>
<td><strong>Contract</strong></td>
</tr>
<tr>
<td><strong>Potential Risks</strong></td>
<td>administration, § 17:11</td>
</tr>
<tr>
<td>Environmental issues, § 14:9</td>
<td>award, § 17:10</td>
</tr>
<tr>
<td><strong>Preferences Among Liens</strong></td>
<td>dispute resolution, § 17:15</td>
</tr>
<tr>
<td>Mechanics’ Liens (this index)</td>
<td>Costs, delay, § 7:56</td>
</tr>
<tr>
<td><strong>Preindemnification</strong></td>
<td>Debarment and suspension, § 17:18</td>
</tr>
<tr>
<td>Safety, § 13:19</td>
<td>Dispute resolution, § 17:12 et seq.</td>
</tr>
<tr>
<td><strong>Preliminary Injunctions</strong></td>
<td>Emergency purchases, § 17:8</td>
</tr>
<tr>
<td>Generally, § 15:6</td>
<td>Negotiated acquisitions, § 17:6</td>
</tr>
<tr>
<td><strong>Premiums</strong></td>
<td>Policy rules, § 17:1 et seq.</td>
</tr>
<tr>
<td>Insurance, § 10:17</td>
<td>Pre-qualification</td>
</tr>
<tr>
<td><strong>Prequalification</strong></td>
<td>disputes, resolution, § 17:14</td>
</tr>
<tr>
<td>Bidders, § 2:6</td>
<td>selection, § 17:5</td>
</tr>
<tr>
<td><strong>Preservation of Claims</strong></td>
<td>Small purchases, § 17:9</td>
</tr>
<tr>
<td>Changes and extra work, § 6:32, 6:33</td>
<td>Sole source, § 17:7</td>
</tr>
<tr>
<td><strong>Prevailing Wage</strong></td>
<td>Source selection, method, § 17:2</td>
</tr>
<tr>
<td>Contracts, § 2:35</td>
<td><strong>Productivity</strong></td>
</tr>
<tr>
<td><strong>Price</strong></td>
<td>Loss of, § 7:55</td>
</tr>
<tr>
<td>Changes and Extra Work (this index)</td>
<td><strong>Professional Liability</strong></td>
</tr>
<tr>
<td><strong>Unit Pricing</strong> (this index)</td>
<td>Architects, § 11:4-11:14</td>
</tr>
<tr>
<td><strong>Prime Contractors</strong></td>
<td>Certifying progress payments, § 11:10, 11:20</td>
</tr>
<tr>
<td>Generally, § 1:12</td>
<td>Construction manager liability, § 11:15-11:22</td>
</tr>
<tr>
<td><strong>Priorities Among Liens</strong></td>
<td>Continuous treatment doctrine, § 11:25</td>
</tr>
<tr>
<td>Mechanics’ Liens (this index)</td>
<td>Contribution, § 11:23</td>
</tr>
<tr>
<td></td>
<td>Cost estimates, § 11:7, 11:17</td>
</tr>
<tr>
<td></td>
<td>Design, § 11:5, 11:16</td>
</tr>
<tr>
<td></td>
<td>Dispute resolution, § 11:11</td>
</tr>
<tr>
<td></td>
<td>Engineers, § 11:4-11:14</td>
</tr>
<tr>
<td></td>
<td>Indemnification, § 11:23</td>
</tr>
<tr>
<td></td>
<td>Inspection, § 11:6, 11:8</td>
</tr>
</tbody>
</table>

Index-21
NEW YORK CONSTRUCTION LAW MANUAL

PROFESSIONAL LIABILITY
—Cont’d
Insurance, § 10:12, 10:13, 11:26
Licensing, § 11:2, 11:3
Licensing and qualifying to do business, § 11:3
Negligence, liability in, § 11:21
Qualifying to do business, § 11:2, 11:3
Scheduling and coordination, § 11:9, 11:19
Statutes of limitations, § 11:24, 11:25
Supervision and inspection, § 11:8, 11:18
Testing, § 11:6
Third parties, § 11:12 to 11:14, 11:22

PROFITS
Delay, § 7:63
Mechanics’ liens, profits lost, § 9:22

PROGRESS
Delay, progress schedules, § 7:4
Subcontractors, progress payments, § 3:16

PROJECT-SPECIFIC INSURANCE
Professional liability insurance, § 10:13

PROMPT PAYMENT ACT
Generally, § 1:30-1:38
Billing cycles and invoices, § 1:31
Contractors, payments by, § 1:33
Lenders’ disbursements, exceptions to payment provisions for failure of lender to disburse funds, § 1:37
Notice of due dates for payments from owner or contractor, § 1:34
Owners, payments by, § 1:32
Remedies, § 1:35
Retainage, § 1:36
Subcontractors, payments by, § 1:33
Void provisions of construction contracts, § 1:38

PROPERTY COVERAGE
Insurance, § 10:8

PROPERTY LIENABLE
Mechanics’ Liens (this index)

PROTEST REQUIREMENTS
Changes and extra work, § 6:24

PROVING COSTS
Changes and extra work, § 6:30

PUBLIC CONTRACTS
Bids and bidding
Damages and other remedies, § 15:13
Delay, § 7:14, 7:15
Mechanics’ Liens (this index)
Owners, § 1:8

PUBLIC UTILITIES
Utility interference work, § 1:29

PUNITIVE DAMAGES
Generally, § 15:12
Bonds, § 8:16, 8:22, 8:29

PURCHASE ORDERS
Subcontracts, § 3:27

QUALIFICATION
Professional liability, qualifying to do business, § 11:2, 11:3

QUANTUM MERUIT
Generally, § 15:10

RECKLESS REPRESENTATION
Changes and extra work, § 5:12

RECORDS
Changes and Extra Work (this index)
Freedom of information laws, § 16:3
Mechanics’ liens, records of trust funds, § 9:73, 9:74

REFORMATION
Damages and other remedies, § 15:41

REJECTION
Bids, § 2:22

RELEASE OF SURETIES
Generally, § 8:7

RELIANCE
Changes and extra work, reliance on owners’ data, § 5:14

RENTAL EQUIPMENT
Bonds, § 8:39
STATEMENTS
Mechanics’ liens, demand for statement, § 9:35

STATUTE OF FRAUDS
Contract formation, § 2:27

STATUTES OF LIMITATIONS
Bonds, § 8:45
Defects and failures, § 12:8
Insurance, § 10:32
Professional liability, § 11:24, 11:25
UCC, § 3:35

STORAGE TANKS
Environmental issues, § 14:35

STORM WATER
Environmental issues, § 14:37

STRIKES
Delay, § 7:9

SUBCONSULTANTS
Design professionals, § 1:6

SUBCONTRACTS AND SUBCONTRACTORS
Generally, § 1:14, 3:1-3:35
Actions for breach and damages, § 3:35
Applicable law; U.C.C., § 3:28
Back charges, § 3:20
Bidding, subcontractor bids, § 2:21
Boilerplate, § 3:5
Bonds, § 8:34, 8:53
Change orders and extras, § 3:12
Contingent payment clauses, § 3:18
Contractor’s duties, § 3:9

SUBORDINATION OF LIENS
Mechanics’ Liens (this index)

SUBSEQUENT PURCHASERS
Mechanics’ liens, § 9:57

SUBSTANTIAL PERFORMANCE
Damages and other remedies, § 15:27

SUBSTITUTE CONTRACTORS
Bonds, § 8:14

SUB-SUBCONTRACTORS
Generally, § 3:14

SUBSURFACE CONDITIONS
Changes and extra work, § 5:3

SUPERFUND
Environmental Issues (this index)

NEW YORK CONSTRUCTION LAW MANUAL
Index-24
INDEX

SUPERVISION
  Professional liability, § 11:8, 11:18

SUPPLIERS
  Materialmen (this index)

SUPPLY CONTRACTS
  Subcontracts and Subcontractors (this index)

SURETIES
  Bonds (this index)

SWIMMING POOL CONSTRUCTION
  Delay, § Appx 7B

TARDINESS
  Delay (this index)

TELEPHONE CALLS
  “Call before you dig,” § 1:27

TEMPORARY WORK
  Mechanics’ liens, covered item, § 9:20

TERMINATION OF CONSTRUCTION
  Default and Termination (this index)

TERMINATION OF INSURANCE
  Generally, § 10:20

TERRORISM INSURANCE
  Generally, § 10:27

TESTING
  Professional liability, § 11:6

THIRD PARTIES
  Bonds, third-party beneficiaries, § 8:10
  Professional liability, § 11:12 to 11:14, 11:22

TIME
  Bonds (this index)
  Delay (this index)
  Foreclosure, expired liens, § 9:48
  Mechanics’ Liens (this index)
  Subcontractors, time of performance, § 3:8
  Time-money relationship, § 7:3

TRADE CONTRACTORS
  Generally, § 1:12

TRIAL
  Environmental issues, § 14:38 to 14:40
  Mechanics’ liens, trial on foreclosure, § 9:51

TRUST FUNDS
  Mechanics’ Liens (this index)

TURNKEY PROJECTS
  Generally, § 1:23

U.C.C.
  Uniform Commercial Code (this index)

UNCONTEMPLATED DELAY
  Delay, § 7:37

UNDERGROUND DAMAGE
  Insurance, § 10:24

UNDERGROUND STORAGE TANKS
  Environmental issues, § 14:35

UNIFORM COMMERCIAL CODE
  Damages and other remedies, § 15:21
  Statute of limitations, § 3:35
  Subcontracts, § 3:28

UNILATERAL MISTAKES
  Bidding, § 2:19

UNIT PRICING
  Generally, § 1:20
  Changes and extra work, § 6:27

UNREASONABLE DELAY
  Generally, § 7:39

UTILITIES
  Utility interference work, § 1:29

VENUE
  Mechanics’ liens, § 9:42

VOID PROVISIONS
  Prompt Payment Act, void provisions of construction contracts, § 1:38

WAIVER
  Changes and extra work, § 6:9-6:12

Index-25
WAIVER—Cont’d
Defects, § 12:7
Delay, § 7:51
Mechanics’ liens, § 9:24

WARRANTIES
Defects and Failures (this index)
Subcontractors, § 3:11

WATER
Storm water, § 14:37
Wetlands, § 14:36

WETLANDS
Environmental issues, § 14:36

WICKS LAW
Bidding, § 2:9

WILLFUL EXAGGERATION
Mechanics’ liens, § 9:49

WILLFUL NEGLIGENCE
Delay, § 7:40

WITHDRAWAL OF BIDS
Generally, § 2:12

WITHHOLDING FUNDS
Retainage (this index)

WORKERS’ COMPENSATION
Insurance, § 10:10, 10:11
Safety, § 13:2

WRAP-UP INSURANCE
Generally, § 10:11

WRITING REQUIREMENT
Changes and Extra Work (this index)

WRONGFUL TERMINATION
Generally, § 4:21

ZONING ORDINANCES
Compliance, § 1:39