

# Index

## **ABANDONMENT**

Contract law, **1:39**

## **ACCELERATION**

Construction contract disputes, **9:24, 9:25**

## **ACCEPTANCE**

Contract law, **1:7**

## **ACCIDENTS**

Construction contract disputes, **9:21**

## **ACTS OF GOD**

Construction contract disputes, delays, **9:20**

## **ADR**

See index heading **ALTERNATIVE DISPUTE RESOLUTION (ADR)**

## **AIA**

See index heading **NEGOTIATION AND FORM OF CONTRACT**

## **ALTERNATIVE DISPUTE RESOLUTION (ADR)**

Generally, **14:1-14:19**

Arbitration. See index heading **ARBITRATION**

Awards, **14:13, 14:14**

Confirmation, **14:15**

Hearings, **14:12**

Judgments, **14:18**

Jurisdiction, **14:8**

Mediation, **14:3**

Modification, **14:16**

Negotiation and form of contract. See index heading **NEGOTIATION AND FORM OF CONTRACT**

Private construction contracting, **2:39**

Representation, **14:11**

Review of the award, **14:14**

Rule 31 alternative dispute resolution proceedings, **14:4**

## **ALTERNATIVE DISPUTE**

### **RESOLUTION (ADR)—Cont'd**

Tennessee Uniform Arbitration Act, **14:7**

Vacation, **14:17**

Venue, **14:19**

## **ALTERNATIVE THEORIES FOR RECOVERY**

See index heading **CONSTRUCTION CONTRACT DISPUTES**

## **AMBIGUITY**

Contract law, **1:23**

## **AMENDED PLEADINGS**

Litigation, **15:11**

## **AMERICAN INSTITUTE OF ARCHITECTS (AIA)**

See index heading **NEGOTIATION AND FORM OF CONTRACT**

## **APPEAL AND REVIEW**

Alternative dispute resolution, review of the award, **14:14**

Litigation, **15:21**

## **APPOINTMENT**

Alternative dispute resolution, appointment of arbitrator, **14:10**

## **APPORTIONMENT OF DELAY**

Construction contract disputes, **9:28**

## **ARBITRATION**

Generally, **14:5**

Agreement to arbitrate, **14:9**

Appointment of arbitrator, **14:10**

Federal Arbitration Act, applicability, **14:6**

Negotiation and form of contract, **4:27**

Tennessee Uniform Arbitration Act, **14:7**

**ARCHITECTS**

Negotiation and form of contract. See index heading NEGOTIATION AND FORM OF CONTRACT

Registration and licensing, 7:22

**ATTORNEYS' FEES**

Construction surety bonds, payment bonds, 5:52

Damages and remedies, 16:19

Performance bonds, 5:34

**AWARDS**

Alternative dispute resolution, 14:13, 14:14

Public construction contracting, 3:23, 3:29

**BAD CHECKS**

Damages and remedies, 16:18

**BID BONDS**

Construction surety bonds, 5:12

Public construction contracting, bond statutes, 3:32

**BID DOCUMENTS**

Public construction contracting, 3:19

**BIDS AND BIDDING**

See index heading PUBLIC CONSTRUCTION CONTRACTING

**BOARD OF EXAMINERS**

See index heading REGISTRATION AND LICENSING

**BOND STATUTES**

See index heading PUBLIC CONSTRUCTION CONTRACTING

**BREACH OF CONTRACT**

See index heading CONTRACT LAW

**BUILDER'S RISK**

Insurance, 6:20

**BURDEN OF PROOF**

Construction contract disputes, 9:27

**CAPACITY TO CONTRACT**

Defenses, contract enforcement, 1:11

**CARE, CUSTODY, AND CONTROL**

Insurance, exclusion to commercial general liability, 6:11

**CAUSE IN FACT**

Negligence, 12:6

**CHALLENGES**

Public construction contracting, challenging a public contract bid award, 3:29

**CHANGE OR MODIFICATION**

Alternative dispute resolution, 14:16

Construction contract disputes. See index heading CONSTRUCTION CONTRACT DISPUTES

Contract law, 1:43

Performance bonds, modification of breach of contract, defenses, 5:40

**CHANGE ORDERS**

Construction contract disputes. See index heading CONSTRUCTION CONTRACT DISPUTES

Negotiation and form of contract. See index heading NEGOTIATION AND FORM OF CONTRACT

**CHANGED CONDITIONS**

Construction contract disputes, 9:8

**CHOICE OF LAW**

Statutes affecting construction, 13:8

**CITY COUNCILS**

Public construction contracting, 3:3

**CIVIL PROCEDURE RULES**

Litigation, motions, 15:13

**CLASSIFICATIONS**

Contractors, registration and licensing, 7:9

**CLOSE OUT**

Private construction contracting, 2:33

**COLLECTION**

See index heading DAMAGES AND REMEDIES

## INDEX

**COMMERCIAL GENERAL LIABILITY**  
See index heading INSURANCE

**COMMON LAW CAUSES OF ACTION**  
Generally, 12:1-12:19  
Defenses, 12:13  
Gross negligence, 12:10  
Intentional torts. See index heading INTENTIONAL TORTS  
Negligence. See index heading NEGLIGENCE  
Negligence per se, 12:8  
Negligent misrepresentation, 12:14  
Professional negligence, 12:11  
Quantum meruit, 12:19  
Res ipsa loquitur, 12:9  
Strict liability, 12:12

**COMPENSABLE DELAYS**  
Construction contract disputes, 9:17

**COMPENSATORY DAMAGES**  
Damages and remedies, 16:2

**COMPETITIVE BIDDING**  
See index heading PUBLIC CONSTRUCTION CONTRACTING

**COMPLETED OPERATIONS**  
Insurance, completed operations as exclusion to commercial general liability, 6:12

**COMPLETION**  
Contract interpretation, incompleteness, 1:26  
Insurance. See index heading INSURANCE  
Mechanics' and materialmen's liens, completion notice, 10:11  
Performance bonds. See index heading PERFORMANCE BONDS

**CONCURRENT DELAYS**  
Construction contract disputes, 9:19

**CONFIRMATION**  
Alternative dispute resolution, 14:15

**CONFLICTS OF INTEREST**  
Public construction contracting, 3:15

**ConsensusDOCS**  
Negotiation and form of contract, 4:3

**CONSEQUENTIAL DAMAGES**  
See index heading INCIDENTAL AND CONSEQUENTIAL DAMAGES

**CONSIDERATION**  
Contract law, 1:4

**CONSTRUCTION CHANGE DIRECTIVE**  
Construction contract disputes, 9:4  
Negotiation and form of contract, 4:10

**CONSTRUCTION CONTRACT DISPUTES**  
Generally, 9:1-9:39  
Acceleration, 9:24, 9:25  
Acts of God, delays, 9:20  
Alternative theories for recovery generally, 9:10-9:13  
promissory estoppel, 9:12  
waiver of written change order requirement, 9:11  
Apportionment of delay, 9:28  
Authority, changes, 9:5  
Burden of proof, 9:27  
Change orders  
generally, 9:3  
waiver of written change order requirement, 9:11  
Changed conditions/differing site conditions, 9:8  
Changes  
generally, 9:2-9:13  
alternative theories for recovery, above  
authority, 9:5  
change orders, 9:3, 9:11  
changed conditions/differing site conditions, 9:8  
construction change directive, 9:4  
constructive change, 9:7  
proceeding with disputed work, 9:9  
written changes requirement, 9:6  
Compensable delays, 9:17  
Concurrent delays, 9:19

**CONSTRUCTION CONTRACT DISPUTES—Cont'd**

Construction change directive, **9:4**  
 Constructive change, **9:7**  
 Costs of acceleration, **9:25**  
 Damages  
     generally, **9:31-9:39**  
     disruption and resequencing, **9:35**  
     increased labor cost, **9:32**  
     increased material cost, **9:34**  
     interest, **9:38**  
     loss of productivity, **9:33**  
     loss of use, **9:39**  
     lost profits, **9:37**  
     overhead, **9:36**  
 Delays  
     generally, **9:14-9:21**  
     acts of God, **9:20**  
     apportionment of delay as remedy, **9:28**  
     compensable delays, **9:17**  
     concurrent delays, **9:19**  
     excusable delays, **9:16**  
     no damage for delay, **9:18**  
     non-exclusive delays, **9:15**  
     strikes, labor disputes, accidents and delays beyond the contractor's control, **9:21**  
 Differing site conditions, **9:8**  
 Disputed work, proceeding with, **9:9**  
 Disruption and resequencing, damages, **9:35**  
 Errors, inconsistencies and omissions, **9:23**  
 Estoppel and waiver  
     promissory estoppel, **9:12**  
     written change order requirement, waiver, **9:11**  
 Excusable delays, **9:16**  
 Failure to pay  
     generally, **9:29, 9:30**  
     right to stop work, **9:30**  
 Inconsistencies, **9:23**  
 Increased  
     labor cost, damages, **9:32**  
     material cost, damages, **9:34**  
 Interest, damages, **9:38**  
 Limitation of liability, **9:22**

**CONSTRUCTION CONTRACT DISPUTES—Cont'd**

Loss of  
     productivity, damages, **9:33**  
     use, damages, **9:39**  
 Lost profits, damages, **9:37**  
 Modification. Changes, above  
 No damage for delay, **9:18**  
 Non-exclusive delays, **9:15**  
 Omissions, **9:23**  
 Overhead, damages, **9:36**  
 Productivity loss, damages, **9:33**  
 Promissory estoppel, **9:12**  
 Quantum meruit, **9:13**  
 Remedies  
     generally, **9:26-9:28**  
     alternative theories for recovery, above  
     apportionment of delay, **9:28**  
     burden of proof, **9:27**  
 Right to stop work and failure to pay, **9:30**  
 Strikes, labor disputes, accidents and delays beyond the contractor's control, **9:21**  
 Waiver. Estoppel and waiver, above  
 Writing  
     waiver of written change order requirement, **9:11**  
     written changes requirement, **9:6**

**CONSTRUCTION DEFECTS**

Generally, **11:1-11:13**  
 Construction defects, generally, **11:8-11:10**  
 Cost of repair v. diminution in value, **11:13**  
 Damages and remedies, **11:13**  
 Defective workmanship, **11:10**  
 Design defects, **11:7**  
 Diminution in value v. cost of repair, **11:13**  
 Express warranties, **11:5**  
 Faulty materials for construction defects, **11:9**  
 Implied warranties, **11:6**  
 Latent defects, **11:3**  
 Patent defects, **11:2**  
 Right to cure, **11:11**

## INDEX

### CONSTRUCTION DEFECTS

#### —Cont'd

- Statutes of limitations and repose, **11:12**
- Warranties
  - generally, **11:4-11:6**
  - express warranties, **11:5**
  - implied warranties, **11:6**

### CONSTRUCTION MANAGERS

- Private construction contracting
  - generally, **2:6**
  - project delivery methods, **2:15**
- Public construction contracting, construction managers for construction project delivery systems, **3:12**

### CONSTRUCTION PROJECT DELIVERY SYSTEMS

See index heading PUBLIC CONSTRUCTION CONTRACTING

### CONSTRUCTION SURETY BONDS

#### Generally, **5:1-5:67**

- Attorney fees, payment bonds, **5:52**
- Bid bonds, **5:12**
- Bonding limit, **5:11**
- Contractor evaluation in obtaining a bond, **5:4**
- Contractual payment provisions, payment bonds, **5:56**
- Defenses. Payment bonds, below
- Deposit of collateral in obtaining a bond, **5:7**
- Evaluation of contractor in obtaining a bond, **5:4**
- Filing requirements, payment bonds, **5:54**
- Indemnification
  - generally, **5:6**
  - agreements, **5:5**
- Interest, payment bonds, **5:53**
- Limitations
  - actions, payment bonds, **5:58**
  - bonding limit, **5:11**
- Miller Act. See index heading MILLER ACT
- Misrepresentation, payment bonds, **5:57**

### CONSTRUCTION SURETY BONDS

#### —Cont'd

- Notice and filing requirements, payment bonds, **5:54**
- Obtaining a bond
  - generally, **5:2-5:11**
  - additional provisions, **5:10**
  - bonding limit, **5:11**
  - deposit of collateral, **5:7**
  - evaluation of contractor, **5:4**
  - indemnification, **5:6**
  - indemnification agreements, **5:5**
  - right to take over, **5:8**
  - selection of surety, **5:3**
  - trust fund, contract proceeds as, **5:9**
- Payment bonds
  - generally, **5:44-5:58**
  - attorney fees, **5:52**
  - contractual payment provisions, **5:56**
  - defenses
    - generally, **5:55-5:58**
    - contractual payment provisions, **5:56**
    - misrepresentation, **5:57**
    - statute of limitations, **5:58**
    - interest, **5:53**
    - misrepresentation, **5:57**
    - notice and filing requirements, **5:54**
  - parties covered
    - generally, **5:47-5:49**
    - subcontractors, **5:48**
    - suppliers, **5:49**
  - rental equipment, **5:51**
  - statute of limitations, **5:58**
  - statutory provisions, **5:45**
  - subcontractors, **5:48**
  - suppliers, **5:49**
  - what is covered, **5:50-5:53**
  - who is protected on a public bond, **5:46**
- Performance bonds. See index heading PERFORMANCE BONDS
- Rental equipment, payment bonds, **5:51**
- Right to take over, **5:8**

**CONSTRUCTION SURETY BONDS****—Cont'd**

- Selection of surety in obtaining a bond, **5:3**
- Statute of limitations, payment bonds, **5:58**
- Statutory provisions, payment bonds, **5:45**
- Subcontractors, payment bonds, **5:48**
- Suppliers, payment bonds, **5:49**
- Trust fund, contract proceeds as, **5:9**

**CONSTRUCTIVE CHANGE**

- Construction contract disputes, **9:7**
- Negotiation and form of contract, **4:12**

**CONSUMER PROTECTION ACT**

- Damages and remedies, **16:17**
- Statutes affecting construction, **13:6**

**CONTRACT ADMINISTRATION SERVICES**

- Negotiation and form of contract, owner/architect agreements, **4:40**

**CONTRACT LAW**

- Generally, **1:1-1:46**
- Abandonment, **1:39**
- Acceptance, **1:7**
- Alternative dispute resolution, agreement to arbitrate, **14:9**
- Ambiguity, **1:23**
- Authority as defense to contract enforcement, **1:12**
- Breach of contract
  - damages and remedies, **16:11**
  - intentional interference with a business relationship, **12:17**
  - negligence, **12:4**
  - performance and breach, below
  - performance bonds, breach of contract modification, **5:40**
- Capacity to contract as defense to contract enforcement, **1:11**
- Consideration, **1:4**
- Construction surety bonds, payment bonds, contractual payment provisions, **5:56**
- Controlling law, **1:5**

**CONTRACT LAW—Cont'd**

- Counteroffer, **1:9**
- Course of dealing, **1:30**
- Course of performance, **1:30**
- Custom, interpretation of contracts, **1:30**
- Defenses to contract enforcement
  - generally, **1:10-1:21**
  - authority, **1:12**
  - capacity to contract, **1:11**
  - duress, **1:17**
  - failure to execute, **1:21**
  - fraud, **1:15**
  - misrepresentation, **1:16**
  - mutual mistake, **1:14**
  - statute of frauds, **1:20**
  - unconscionability, **1:19**
  - undue influence, **1:18**
  - unilateral mistake, **1:13**
- Disputes. See index heading **CONSTRUCTION CONTRACT DISPUTES**
- Duress as defense to contract enforcement, **1:17**
- Errors, inconsistencies and omissions. Interpretation of contracts, below
- Estoppel, **1:46**
- Failure to execute as defense to contract enforcement, **1:21**
- Forfeiture, construction to avoid, **1:31**
- Form of contract. See index heading **NEGOTIATION AND FORM OF CONTRACT**
- Formation, **1:2**
- Fraud as defense to contract enforcement, **1:15**
- Implied contracts, **1:40**
- Impossibility, performance and breach, **1:38**
- Incompleteness, interpretation of contract, **1:26**
- Inconsistent terms. Interpretation of contracts, below
- Interpretation of contracts
  - generally, **1:22-1:31**
  - ambiguity, **1:23**
  - course of dealing, **1:30**
  - course of performance, **1:30**

## INDEX

### CONTRACT LAW—Cont'd

Interpretation of contracts—Cont'd  
custom, 1:30  
errors and inconsistencies. Inconsistent terms, below in this group  
forfeiture, construction to avoid, 1:31  
incompleteness, 1:26  
inconsistent terms  
generally, 1:27-1:29  
specific over general, 1:28  
written over printed, 1:29  
interpretation against the drafter, 1:24  
parol evidence rule, 1:25  
specific over general, 1:28  
usage of trade, 1:30  
written over printed, 1:29  
Meeting of the minds, 1:3  
Misrepresentation as defense to contract enforcement, 1:16  
Modification, 1:43  
Mutual  
assent, 1:3  
mistake as defense to contract enforcement, 1:14  
Negotiation and form of contract. See index heading NEGOTIATION AND FORM OF CONTRACT  
Notice and opportunity to cure, 1:42  
Offer  
generally, 1:6  
counteroffer, 1:9  
revocation, 1:8  
Omissions. Interpretation of contracts, above  
Parol evidence rule, interpretation of contracts, 1:25  
Partial performance, 1:36  
Performance and breach  
generally, 1:34-1:39  
abandonment, 1:39  
impossibility, 1:38  
partial performance, 1:36  
substantial performance, 1:37  
time of performance, 1:35

### CONTRACT LAW—Cont'd

Private construction contracting. See index heading PRIVATE CONSTRUCTION CONTRACTING  
Priority of contract, 1:32  
Public construction contracting. See index heading PUBLIC CONSTRUCTION CONTRACTING  
Quantum meruit, 1:41  
Rescission, 1:45  
Residential contracting, registration and licensing, 7:12  
Revocation of offer, 1:8  
Specific over general, inconsistent terms, 1:28  
Statute of frauds as defense to contract enforcement, 1:20  
Subcontractors. See index heading SUBCONTRACTORS  
Substantial performance, 1:37  
Third-party beneficiary, 1:33  
Time of performance, 1:35  
Unconscionability as defense to contract enforcement, 1:19  
Undue influence as defense to contract enforcement, 1:18  
Unilateral mistake as defense to contract enforcement, 1:13  
Unlicensed contractors, damages and remedies, 16:20  
Usage of trade, interpretation of contracts, 1:30  
Waiver, 1:44  
Written over printed, inconsistent terms, 1:29

### CONTRACTORS

Construction surety bonds, contractor evaluation in obtaining a bond, 5:4  
Negotiation and form of contract, contractor duties and responsibilities under AIA A201, 4:5  
Private construction contracting, 2:5  
Registration and licensing. See index heading REGISTRATION AND LICENSING  
Subcontractors. See index heading SUBCONTRACTORS

**CONVENIENCE**

Private construction contracting, termination for convenience, **2:36**

**COSTS AND EXPENSES**

Attorneys' fees. See index heading ATTORNEYS' FEES  
 Construction contract disputes, costs of acceleration, **9:25**  
 Construction defects, cost of repair v. diminution in value, **11:13**  
 Damages and remedies. See index heading DAMAGES AND REMEDIES  
 Performance bonds, cost of completion, **5:29**

**COUNTEROFFER**

Contract law, **1:9**

**COUNTY COMMISSION**

Public construction contracting, **3:3**

**COURSE OF DEALING**

Contract law, **1:30**

**COURSE OF PERFORMANCE**

Contract law, **1:30**

**DAMAGES AND REMEDIES**

Generally, **16:1-16:26**  
 Attorneys' fees, **16:19**  
 Bad checks, **16:18**  
 Breach of contract, **16:11**  
 Collection generally, **16:21-16:26**  
 costs, **16:26**  
 execution, **16:22**  
 garnishment, **16:24**  
 judgment liens, **16:23**  
 statutory interest, **16:25**  
 Compensatory damages, **16:2**  
 Construction contract disputes. See index heading CONSTRUCTION CONTRACT DISPUTES  
 Construction defects, **11:13**  
 Costs and expenses collection, **16:26**  
 cost of repair v. diminution in value, **16:5**  
 Duty to mitigate damages, **16:9**

**DAMAGES AND REMEDIES****—Cont'd**

Economic loss doctrine, **16:13**  
 Execution of collection, **16:22**  
 Garnishment, **16:24**  
 General v. special damages, **16:3**  
 Incidental damages, **16:6**  
 Injunctions, **16:10**  
 Judgment liens, **16:23**  
 Liquidated damages. See index heading LIQUIDATED DAMAGES  
 Lost profits, **16:4**  
 Mechanics' and materialmen's liens, remedies of the owner, **10:16**  
 Mitigation of damages, **16:9**  
 Negligence, **16:12**  
 Negligent misrepresentation and negligent supervision, **16:14**  
 Performance bonds. See index heading PERFORMANCE BONDS  
 Public construction contracting, **3:30**  
 Punitive damages, **16:8**  
 Quantum meruit, **16:16**  
 Statutory interest, collection, **16:25**  
 Strict liability, **16:15**  
 Tennessee Consumer Protection Act, **16:17**  
 Unlicensed contractors, **16:20**

**DEFAULT**

Performance bonds, **5:17**  
 Private construction contracting, termination premised upon default, **2:35**

**DEFECTS AND IRREGULARITIES**

See index heading CONSTRUCTION DEFECTS  
 Performance bonds, defective work, **5:30**

**DEFENSES**

Common law causes of action, **12:13**  
 Construction surety bonds. See index heading CONSTRUCTION SURETY BONDS  
 Contract law. See index heading CONTRACT LAW  
 Insurance, estoppel and waiver of insurer's defenses, **6:22**

## INDEX

### **DEFENSES—Cont'd**

Performance bonds. See index heading PERFORMANCE BONDS

### **DEFINITIONS**

See index heading REGISTRATION AND LICENSING

### **DELAYS**

Construction contract disputes. See index heading CONSTRUCTION CONTRACT DISPUTES

Insurance, delayed completion and force majeure as exclusion to commercial general liability, **6:16**

Performance bonds, liquidated and delay damages, **5:31**

Private construction contracting, no damage for delay, **2:25**

### **DEPARTMENT OF TRANSPORTATION**

Public construction contracting, bonds on DOT projects, **3:35**

### **DEPOSITS**

Construction surety bonds, deposit of collateral in obtaining a bond, **5:7**

### **DESIGN PROFESSIONALS**

Architects. See index heading ARCHITECTS

Private construction contracting, **2:4**

Registration and licensing. See index heading REGISTRATION AND LICENSING

Surveyors. See index heading REGISTRATION AND LICENSING

### **DESIGN/BID/BUILD (TRADITIONAL PDM)**

Private construction contracting, project delivery methods, **2:12**

### **DESIGN/BUILD**

Private construction contracting, project delivery methods, **2:13**

### **DIFFERING SITE CONDITIONS**

Construction contract disputes, **9:8**

### **DIFFERING SITE CONDITIONS**

#### **—Cont'd**

Negotiation and form of contract, **4:15, 4:19**

Private construction contracting, **2:38**

### **DISCIPLINARY ACTIONS**

Registration and licensing, surveyors, **7:30**

### **DISCOVERY**

Litigation, **15:17, 15:18**

### **DISPUTE RESOLUTION**

Alternative dispute resolution (ADR). See index heading ALTERNATIVE DISPUTE RESOLUTION (ADR)

Construction contract disputes. See index heading CONSTRUCTION CONTRACT DISPUTES

Negotiation and form of contract. See index heading NEGOTIATION AND FORM OF CONTRACT

### **DISRUPTION**

Construction contract disputes, **9:35**

### **DURESS**

Contract law, duress as defense to contract enforcement, **1:17**

### **DUTY TO DEFEND**

Insurance, **6:3**

### **DUTY TO INDEMNIFY**

Insurance, **6:4**

### **ECONOMIC LOSS DOCTRINE**

Damages and remedies, **16:13**

### **EMERGENCY PURCHASES**

Public construction contracting, **3:28**

### **ENGINEERS**

Registration and licensing, **7:21**

### **ERRORS, INCONSISTENCIES AND OMISSIONS**

Construction contract disputes, **9:23**

Contract law. See index heading CONTRACT LAW

### **ESTOPPEL AND WAIVER**

Construction contract disputes. See index heading CONSTRUCTION

**ESTOPPEL AND WAIVER—Cont'd**

CONTRACT DISPUTES

- Contract law, **1:44, 1:46**
- Insurance, estoppel and waiver of insurer's defenses, **6:22**
- Mechanics' and materialmen's liens, **10:14**
- Private construction contracting, subrogation waivers, **2:30**

**EVIDENCE**

- Construction contract disputes, burden of proof, **9:27**
- Insurance, **6:2**
- Litigation, **15:20**
- Parol evidence rule, interpretation of contracts, **1:25**

**EXAMINERS, BOARD OF**

- See index heading REGISTRATION AND LICENSING

**EXCLUSIONS**

- Express warranty, cumulation and conflict of warranties, **8:10**
- Implied warranty. See index heading IMPLIED WARRANTY
- Insurance. See index heading INSURANCE

**EXCULPATORY CLAUSES**

- Private construction contracting, **2:29**

**EXCUSABLE DELAYS**

- Construction contract disputes, **9:16**

**EXEMPTIONS**

- Public construction contracting, exemption from competitive bidding, **3:25**
- Registration and licensing, exemptions from licensing, design professionals, **7:17**

**EXPECTED OR INTENDED INJURY**

- Insurance, exclusion to commercial general liability, **6:18**

**EXPERTS**

- Litigation, **15:19**

**EXPRESS WARRANTY**

- Generally, **8:2**
- Construction defects, **11:5**
- Limitations and exclusions
- cumulation and conflict of warranties, express or implied, **8:10**

**FAILURE TO PAY**

- See index heading CONSTRUCTION CONTRACT DISPUTES

**FAST TRACKING**

- Public construction project delivery systems, **3:13**

**FAULTY MATERIALS**

- Construction defects, **11:9**

**FEDERAL ARBITRATION ACT**

- Alternative dispute resolution, **14:6**

**FEDERAL CONSTRUCTION**

- See index heading MILLER ACT

**FILING**

- Construction surety bonds, payment bonds, **5:54**
- Litigation, **15:4-15:9**
- Mechanics' and materialmen's liens, filing requirements, **10:12**
- Performance bonds, **5:18**

**FLOW DOWN PROVISIONS**

- Private construction contracting, **2:19**

**FORFEITURE**

- Contract law, construction to avoid, **1:31**

**FORM OF CONTRACT**

- See index heading NEGOTIATION AND FORM OF CONTRACT

**FORUM NON CONVENIENS**

- Litigation, **15:9**

**FRAUD**

- Contract enforcement, fraud as defense to, **1:15**
- Intentional torts, **12:16**
- Performance bonds, defenses, **5:42**
- Statute of frauds, defense to contract enforcement, **1:20**

## INDEX

### **GARNISHMENT**

Damages and remedies, **16:24**

### **GENERAL V. SPECIAL DAMAGES**

Generally, **16:3**

### **GOVERNMENTAL ENTITIES**

Public construction contracting, **3:2**

### **GROSS NEGLIGENCE**

Common law causes of action, **12:10**

### **HAZARDOUS MATERIALS**

Negotiation and form of contract, **4:20**

### **HEARINGS**

Alternative dispute resolution, **14:12**

### **HOME INSPECTIONS**

Registration and licensing, **7:14**

### **IMPAIRED PROPERTY**

Insurance, exclusion to commercial general liability, **6:13**

### **IMPLIED CONTRACTS**

Contract law, **1:40**

### **IMPLIED WARRANTY**

Generally, **8:3-8:8**

Construction defects, **11:6**

Construction in a good and workman-like manner, warranty of, **8:4**

Exclusions. Limitations and exclusions, below

Fitness

    particular purpose, **8:6**

    plans and specifications,

    constructability warranty, **8:7**

Habitability warranty, **8:4**

Limitations and exclusions

    generally, **8:9-8:11**

    cumulation and conflict of warranties, express or implied, **8:10**

    third-party beneficiary of warranty, **8:11**

Merchantability, **8:5**

Warranty

    constructability, fitness of plans and specifications, **8:7**

    title, **8:8**

### **IMPROPER PAYMENT**

Performance bonds, defenses, **5:41**

### **INCIDENTAL AND CONSEQUENTIAL DAMAGES**

Generally, **16:6**

Performance bonds, **5:32**

### **INCONSISTENCIES**

Construction contract disputes, **9:23**

Contract law. See index heading CONTRACT LAW

### **INCORPORATION BY REFERENCE**

Performance bonds, **5:15**

Private construction contracting, **2:18**

### **INDEMNIFICATION**

Construction surety bonds. See index heading CONSTRUCTION SURETY BONDS

Insurance, duty to indemnify, **6:4**

Negotiation and form of contract, **4:23**

### **INDUSTRIAL DEVELOPMENT CORPORATIONS**

Public construction contracting, **3:4**

### **INITIAL DECISION MAKER**

Negotiation and form of contract, **4:25**

### **INJUNCTIONS**

Damages and remedies, **16:10**

### **INJURY**

Expected or intended injury, exclusion to commercial general liability, **6:18**

Negligence, **12:5**

### **INSPECTIONS**

Registration and licensing, home inspections, **7:14**

### **INSURANCE**

Generally, **6:1-6:23**

Builder's risk, **6:20**

Care, custody and control as exclusion to commercial general liability, **6:11**

**INSURANCE—Cont'd**

Commercial general liability  
generally, **6:5-6:18**  
care, custody and control as exclusion, **6:11**  
completed operations, exclusions, **6:12**  
contractual liability, exclusions, **6:17**  
delayed completion and force majeure, exclusions, **6:16**  
exclusions  
generally, **6:10-6:18**  
care, custody and control, **6:11**  
completed operations, **6:12**  
contractual liability, **6:17**  
delayed completion and force majeure, **6:16**  
expected or intended injury, **6:18**  
impaired property, **6:13**  
own work, **6:14**  
pollution, **6:15**  
expected or intended injury, exclusions, **6:18**  
impaired property, exclusions, **6:13**  
occurrence  
defined, **6:9**  
v. claims made, **6:6**  
own work, exclusions, **6:14**  
policy limitations, **6:8**  
pollution, exclusions, **6:15**  
who is insured, **6:7**  
Completion  
commercial general liability, exclusions to completed operations, **6:12**  
delayed completion and force majeure, exclusions, **6:16**  
Contractual liability as exclusion to commercial general liability, **6:17**  
Delayed completion and force majeure as exclusion to commercial general liability, **6:16**  
Duty to defend, **6:3**  
Duty to indemnify, **6:4**  
Estoppel and waiver of insurer's defenses, **6:22**

**INSURANCE—Cont'd**

Evidence of insurance, **6:2**  
Exclusions. Commercial general liability, above  
Expected or intended injury as exclusion to commercial general liability, **6:18**  
Impaired property as exclusion to commercial general liability, **6:13**  
Negotiation and form of contract, insurance of architect under owner/architect agreements, **4:46**  
Own work, exclusions to commercial general liability, **6:14**  
Pollution, exclusion to commercial general liability, **6:15**  
Professional liability, **6:21**  
Project specific insurance, **6:23**  
Workers' compensation, **6:19**

**INSURERS**

Private construction contracting, **2:9**

**INTENTIONAL TORTS**

Generally, **12:15-12:17**  
Inducement of breach of contract/intentional interference with a business relationship, **12:17**  
Insurance, exclusion to commercial general liability, **6:18**  
Intentional misrepresentation/fraud, **12:16**

**INTEREST**

Construction contract disputes, damages, **9:38**  
Construction surety bonds, payment bonds, **5:53**  
Performance bonds, **5:33**  
Statutory interest, damages and remedies, **16:25**

**INTERPLEADER**

Litigation, **15:16**

**INTERPRETATION OF CONTRACTS**

See index heading CONTRACT LAW

## INDEX

### **INTERVENTION**

Litigation, **15:15**

### **INVESTIGATION**

Negotiation and form of contract, site investigation, **4:14**  
Registration and licensing, investigation of potential violations by design professionals, **7:25**

### **IRREGULARITIES**

See index heading **DEFECTS AND IRREGULARITIES**

### **JUDGMENT LIENS**

Damages and remedies, **16:23**

### **JUDGMENTS**

Alternative dispute resolution, **14:18**

### **JURISDICTION**

Alternative dispute resolution, **14:8**  
Litigation, **15:5**  
Personal jurisdiction, **15:6**  
Subject matter jurisdiction, **15:7**

### **LABOR DISPUTES**

Construction contract disputes, **9:21**

### **LATENT DEFECTS**

Construction defects, **11:3**

### **LEGISLATION**

Public construction contracting, **3:2**

### **LICENSING**

See index heading **REGISTRATION AND LICENSING**

### **LIENS**

See index heading **MECHANICS' AND MATERIALMEN'S LIENS**

### **LIMITATION OF ACTIONS**

See index heading **STATUTE OF LIMITATIONS**

### **LIMITATION OF LIABILITY**

Registration and licensing, surveyors, **7:32**  
Statutes affecting construction, **13:5-13:7**

### **LIMITATIONS**

Construction contract disputes, limitation of liability, **9:22**  
Construction surety bonds, bonding limit, **5:11**  
Performance bonds, limitation of damages, **5:28**

### **LIQUIDATED DAMAGES**

Generally, **16:7**  
Performance bonds, **5:31**  
Private construction contracting, **2:31**

### **LITIGATION**

Generally, **15:1-15:21**  
Amended pleadings and relation back, **15:11**  
Appeals, **15:21**  
Basic rules for pleading, **15:10**  
Discovery, **15:17, 15:18**  
Evidence, **15:20**  
Experts, **15:19**  
Filing suit, **15:4-15:9**  
Forum non conveniens, **15:9**  
Interpleader, **15:16**  
Intervention, **15:15**  
Jurisdiction, **15:5**  
Motions under Tennessee Rules of Civil Procedure, **15:13**  
Personal jurisdiction, **15:6**  
Prelitigation, **15:2, 15:3**  
Project documents, prelitigation, **15:3**  
Relation back, **15:11**  
Sanctions under Tenn. R. Civ. P. 11, **15:14**  
Spoliation, discovery, **15:18**  
Subject matter jurisdiction, **15:7**  
Tenn. R. Civ. P. 11, representations to court, sanctions, **15:14**  
Tennessee Rules of Civil Procedure, motions under, **15:13**  
Third-party pleadings, **15:12**  
Venue, **15:8**

### **LOSS OF PRODUCTIVITY**

Construction contract disputes, damages, **9:33**

**LOSS OF USE**

Construction contract disputes, damages, **9:39**

**LOST PROFITS**

Construction contract disputes, damages, **9:37**

Damages and remedies, **16:4**

**LOWEST RESPONSIBLE BID/LOWEST AND BEST BID**

Public construction contracting, **3:18**

**MANAGERS**

See index heading **CONSTRUCTION MANAGERS**

**MATERIALMEN'S LIENS**

See index heading **MECHANICS' AND MATERIALMEN'S LIENS**

**MECHANICS' AND MATERIALMEN'S LIENS**

Generally, **10:1-10:17**

Completion notice, **10:11**

Enforcement of lien, **10:13**

Filing requirements, **10:12**

Nonpayment, notice of, **10:9**

Notice requirements

generally, **10:7-10:11**

completion notice, **10:11**

lien notice, **10:10**

nonpayment, notice of, **10:9**

residential project, notice of lien rights on a, **10:8**

Other remedies, **10:17**

Parties entitled to statutory protection, **10:3**

Priority, **10:15**

Property subject to lien, **10:5**

Public property not subject to lien, **10:4**

Remedies of the owner, **10:16**

Residential

project, notice of lien rights on a, **10:8**

property, **10:6**

Statutory basics, **10:2**

Waiver, **10:14**

**MEDIATION**

Alternative dispute resolution, **14:3**

Negotiation and form of contract, **4:26**

**MEETING OF THE MINDS**

Contract law, **1:3**

**MILLER ACT**

Generally, **5:59-5:67**

Contents and form of notice, **5:64**

Enforcing a claim under the Act, **5:62-5:67**

Filing suit, **5:67**

Notice

generally, **5:63**

content and form, **5:64**

timing, **5:65**

Service requirements, **5:66**

Timing of notice, **5:65**

What is covered, **5:61**

Who is protected, **5:60**

**MISINTERPRETATION**

Contract enforcement, misrepresentation as defense to, **1:16**

**MISREPRESENTATION**

Construction surety bonds, payment bonds, **5:57**

Negligent misrepresentation. See index heading **NEGLIGENCE MISREPRESENTATION**

Performance bonds, defenses, **5:39**

**MITIGATION OF DAMAGES**

Generally, **16:9**

**MODIFICATION**

See index heading **CHANGE OR MODIFICATION**

**MULTIPLE PRIMES**

Private construction contracting, project delivery methods, **2:14**

Public construction contracting, construction project delivery systems, **3:11**

**MUTUAL ASSENT**

Contract law, **1:3**

## INDEX

### **MUTUAL MISTAKE**

Contract enforcement, mutual mistake as defense to, **1:14**

### **NEGLIGENCE**

Generally, **12:2-12:7**

Breach, **12:4**

Cause in fact, **12:6**

Damages and remedies, **16:12**

Duty, **12:3**

Injury, **12:5**

Proximate cause, **12:7**

### **NEGLIGENCE PER SE**

Common law causes of action, **12:8**

### **NEGLIGENT MISREPRESENTATION**

Common law causes of action, **12:14**

Damages and remedies, **16:14**

### **NEGLIGENT SUPERVISION**

Damages and remedies, **16:14**

### **NEGOTIATION AND FORM OF CONTRACT**

Generally, **4:1-4:46**

AIA. American Institute of Architects (AIA), below

Alternative dispute resolution generally, **14:2**

arbitration, **4:27**

American Institute of Architects (AIA)

A201

duties and responsibilities of contractor, **4:5**

general conditions of contractor for construction, **4:4**

document system, **4:2**

Arbitration, **4:27**

Architects

American Institute of Architects (AIA), above

duties and responsibilities

generally, **4:6**

owner/architect agreements, **4:32**

owner/architect agreements, below

Change orders

generally, **4:11**

### **NEGOTIATION AND FORM OF CONTRACT—Cont'd**

Change orders—Cont'd

failure to follow change order process, **4:13**

Change provisions, **4:8**

ConsensusDOCS, **4:3**

Construction change directive, **4:10**

Constructive change, **4:12**

Contract administration services, owner/architect agreements, **4:40**

Contractor duties and responsibilities under AIA A201, **4:5**

Design to budget, owner/architect agreements, **4:42**

Differing site conditions, **4:15, 4:19**

Dispute resolution

generally, **4:24**

differing site condition disputes, **4:19**

owner/architect agreements, **4:43**

Failure to follow change order process, **4:13**

Hazardous materials, **4:20**

Indemnification, **4:23**

Initial decision maker, **4:25**

Insurance of architect, owner/architect agreements, **4:46**

Mediation, **4:26**

Minor changes, **4:9**

Owner/architect agreements

generally, **4:30-4:46**

architect

additional services, **4:34-4:40**

duties, **4:32**

insurance, **4:46**

contract administration services, **4:40**

design to budget, **4:42**

dispute resolution, **4:43**

insurance of architect, **4:46**

owner's duties, **4:33**

ownership of documents, **4:41**

programming, **4:35**

project administration services, **4:39**

project representation, **4:38**

**NEGOTIATION AND FORM OF CONTRACT—Cont'd**

Owner/architect agreements—Cont'd  
schedule development monitoring,  
**4:36**  
standard form, **4:31**  
standard of care, **4:45**  
termination, **4:44**  
value analysis, **4:37**  
Owner/contractor agreements, **4:28**  
Owner's duties and responsibilities  
generally, **4:7**  
owner/architect agreements, **4:33**  
Ownership of documents under  
owner/architect agreements,  
**4:41**  
Payment clauses, **4:21**  
Pricing of differing site condition  
claim, **4:18**  
Programming under owner/architect  
agreements, **4:35**  
Project  
administration services under  
owner/architect agreements,  
**4:39**  
representation under owner/  
architect agreements, **4:38**  
Resolving differing site condition  
disputes, **4:19**  
Schedule development monitoring  
under owner/architect agree-  
ments, **4:36**  
Site investigation, **4:14**  
Standard form of owner/architect  
agreements, **4:31**  
Standard of care under owner/  
architect agreements, **4:45**  
Subcontractors, **4:29**  
Termination  
generally, **4:22**  
owner/architect agreements, **4:44**  
Type I claim, basis, **4:16**  
Type II claim, basis, **4:17**  
Value analysis under owner/architect  
agreements, **4:37**

**NON-EXCLUSIVE DELAYS**

Construction contract disputes, **9:15**

**NONPAYMENT**

Mechanics' and materialmen's liens,  
notice, **10:9**

**NOTICE**

Construction surety bonds, payment  
bonds, **5:54**  
Contract law, **1:42**  
Mechanics' and materialmen's liens.  
See index heading **MECHANICS'**  
AND **MATERIALMEN'S LIENS**  
Miller Act. See index heading **MILLER**  
ACT  
Performance bonds, **5:18**  
Statutes affecting construction,  
limitation of liability, **13:7**

**OFFENSES**

See index heading **REGISTRATION AND**  
**LICENSING**

**OFFER**

See index heading **CONTRACT LAW**

**OMISSIONS**

Construction contract disputes, **9:23**

**OPPORTUNITY TO CURE**

Contract law, **1:42**

**OVERHEAD**

Construction contract disputes, dam-  
ages, **9:36**

**OWN WORK**

Insurance, exclusions to commercial  
general liability, **6:14**

**OWNER/ARCHITECT  
AGREEMENTS**

See index heading **NEGOTIATION AND**  
**FORM OF CONTRACT**

**OWNER/CONTRACTOR  
AGREEMENTS**

Negotiation and form of contract,  
**4:28**

**PAROL EVIDENCE RULE**

Contract law, interpretation of  
contracts, **1:25**

**PARTIAL PERFORMANCE**

Contract law, **1:36**

## INDEX

### **PATENT DEFECTS**

Construction defects, **11:2**

### **PAY IF PAID**

Private construction contracting, **2:24**

### **PAY WHEN PAID**

Private construction contracting, **2:23**

### **PAYMENT BONDS**

Construction surety bonds. See index heading **CONSTRUCTION SURETY BONDS**

Public construction contracting, bond statutes, **3:34**

### **PAYMENT CLAUSES**

Negotiation and form of contract, **4:21**

### **PENALTIES**

Performance bonds, penalties for refusal to pay claims, **5:35**

### **PER SE NEGLIGENCE**

Common law causes of action, **12:8**

### **PERFORMANCE**

See index heading **CONTRACT LAW**

### **PERFORMANCE BONDS**

Generally, **5:13-5:43**

Attorney fees, **5:34**

Breach of contract modification, defenses, **5:40**

Claims

generally, **5:25-5:35**

attorney fees, **5:34**

cost of completion, **5:29**

damages, below

defective work, **5:30**

incidental and consequential damages, **5:32**

interest, **5:33**

limitation of damages, **5:28**

liquidated and delay damages, **5:31**

penalties for refusal to pay claims, **5:35**

Completion

cost of completion, **5:29**

surety's obligations, **5:22, 5:23**

Cost of completion, **5:29**

### **PERFORMANCE BONDS—Cont'd**

Damages

generally, **5:27**

incidental and consequential damages, **5:32**

limitation of damages, **5:28**

liquidated and delay damages, **5:31**

Default, **5:17**

Defective work, **5:30**

Defenses

generally, **5:36-5:43**

effect of changes, **5:38**

fraud, **5:42**

improper payment, **5:41**

misrepresentation, **5:39**

modification of breach of contract, **5:40**

setoff, **5:37**

statute of limitations, **5:43**

Fraud, defenses, **5:42**

Improper payment, defenses, **5:41**

Incidental and consequential damages, **5:32**

Incorporation by reference, **5:15**

Interest, **5:33**

Limitation of damages, **5:28**

Liquidated and delay damages, **5:31**

Misrepresentation, defenses, **5:39**

Modification of breach of contract, defenses, **5:40**

Notice and filing requirements, **5:18**

Obligee's obligations, **5:19**

Parties covered, **5:16**

Penalties for refusal to pay claims, **5:35**

Public construction contracting, bond statutes, **3:33**

Setoff, defenses, **5:37**

Statute of limitations, defenses, **5:43**

Statutory provisions for public bonds, **5:14**

Surety's obligations

generally, **5:20-5:25**

complete the work with another contractor, **5:23**

complete the work with the principal, **5:22**

presenting a new contractor, **5:24**

**PERFORMANCE BONDS—Cont'd**  
 Surety's obligations—Cont'd  
   taking no action, **5:25**  
   tender the penal sum, **5:21**

**PERSONAL JURISDICTION**  
 Litigation, **15:6**

**POLLUTION**  
 Insurance, exclusion to commercial  
   general liability, **6:15**

**PRELITIGATION**  
 Litigation, **15:2, 15:3**

**PREQUALIFICATION**  
 Public construction contracting, **3:20**

**PRICING**  
 Negotiation and form of contract,  
   pricing of differing site condition  
   claim, **4:18**

**PRIORITY**  
 Mechanics' and materialmen's liens,  
**10:15**

**PRIVATE CONSTRUCTION CONTRACTING**  
 Generally, **2:1-2:40**  
 ADR, **2:39**  
 Changes, **2:27**  
 Close out, **2:33**  
 Construction managers  
   generally, **2:6**  
   project delivery methods, **2:15**  
 Contract types, **2:10**  
 Contractors, **2:5**  
 Convenience, termination for, **2:36**  
 Default, termination premised upon,  
**2:35**  
 Delay, no damage for, **2:25**  
 Design  
   bid/build (traditional PDM), proj-  
   ect delivery methods, **2:12**  
   build, project delivery methods,  
**2:13**  
   professionals, **2:4**  
 Differing site condition clauses, **2:38**  
 Exculpatory clauses, **2:29**  
 Fast tracking, project delivery  
   methods, **2:16**

**PRIVATE CONSTRUCTION CONTRACTING—Cont'd**  
 Flow down provisions, **2:19**  
 Incorporation by reference, **2:18**  
 Insurers, **2:9**  
 Liquidated damages clauses, **2:31**  
 Managers. Construction managers,  
   above  
 Multiple primes, project delivery  
   methods, **2:14**  
 No damage for delay, **2:25**  
 Owners, private and public, **2:3**  
 Parties, **2:2-2:9**  
 Pay if paid, **2:24**  
 Pay when paid, **2:23**  
 Payment, **2:21**  
 Project delivery methods  
   generally, **2:11-2:16**  
   design/bid/build (traditional PDM),  
**2:12**  
   design/build, **2:13**  
   fast tracking, **2:16**  
   multiple primes, **2:14**  
 Prompt Pay Act of 1985, **2:40**  
 Prompt Pay Act of 1991, **2:40**  
 Retainage, **2:26**  
 Right to stop work, **2:28**  
 Scheduling, **2:32**  
 Scope of work, **2:20**  
 Suppliers and materialmen, **2:7**  
 Sureties, **2:8**  
 Suspension, **2:37**  
 Termination clauses  
   generally, **2:34-2:36**  
   convenience, termination for, **2:36**  
   default, termination premised  
   upon, **2:35**  
 Terms, **2:17-2:39**  
 Time requirements and scheduling,  
**2:32**  
 Waiver, subrogation waivers, **2:30**  
 Withholding payment provision, **2:22**

#### **PRIVITY OF CONTRACT**

Contract law, **1:32**

#### **PRODUCTIVITY LOSS**

Construction contract disputes, dam-  
   ages, **9:33**

## INDEX

### **PROFESSIONAL LIABILITY**

Insurance, **6:21**

### **PROFESSIONAL NEGLIGENCE**

Common law causes of action, **12:11**

### **PROFESSIONAL SERVICE CONTRACTS**

Public construction contracting, **3:27**

### **PROFIT LOSS**

See index heading **LOST PROFITS**

### **PROGRAMMING**

Negotiation and form of contract, programming under owner/architect agreements, **4:35**

### **PROJECT ADMINISTRATION SERVICES**

Negotiation and form of contract, project administration services under owner/architect agreements, **4:39**

### **PROJECT DELIVERY METHODS**

See index heading **PRIVATE CONSTRUCTION CONTRACTING**

### **PROJECT DOCUMENTS**

Prelitigation, **15:3**

### **PROJECT SPECIFIC INSURANCE**

Insurance, **6:23**

### **PROMISSORY ESTOPPEL**

Construction contract disputes, **9:12**

### **PROMPT PAY ACT OF 1985**

Private construction contracting, **2:40**  
Public construction contracting, **3:36**  
Statutes affecting construction, **13:2**

### **PROMPT PAY ACT OF 1991**

Private construction contracting, **2:40**  
Statutes affecting construction, **13:3**

### **PROXIMATE CAUSE**

Negligence, **12:7**

### **PUBLIC BID STATUTES**

Public construction contracting, **3:14**

### **PUBLIC BUILDING AUTHORITY**

Public construction contracting, **3:5**

### **PUBLIC CONSTRUCTION CONTRACTING**

Generally, **3:1-3:37**

Awarding the public contract, **3:23**

Bid bonds, bond statutes, **3:32**

Bid documents, compliance with, **3:19**

Bond statutes

generally, **3:31-3:35**

bid bonds, **3:32**

Department of Transportation projects, bonds on, **3:35**

payment bonds, **3:34**

performance bonds, **3:33**

Challenging a public contract bid award, **3:29**

City councils, **3:3**

Competitive bidding

exemptions, **3:25**

public contracting, **3:17**

Conflicts of interest, **3:15**

Construction

managers for construction project delivery systems, **3:12**

project delivery systems

generally, **3:8-3:13**

design/build, **3:10**

fast tracking, **3:13**

multiple primes, **3:11**

traditional, **3:9**

Contracting authority, **3:2**

Contracts below requisite sum, **3:26**

County commission, **3:3**

Department of Transportation projects, bonds on, **3:35**

Design/build for construction project delivery systems, **3:10**

Emergency purchases, public contracting, **3:28**

Enabling legislation, **3:2**

Exemption from competitive bidding, public contracting, **3:25**

Fast tracking for construction project delivery systems, **3:13**

Governmental entities, **3:2**

Industrial development corporations, **3:4**

**PUBLIC CONSTRUCTION CONTRACTING—Cont'd**  
Lowest responsible bid/lowest and best bid, public contracting, **3:18**  
Multiple primes for construction project delivery systems, **3:11**  
Payment bonds, bond statutes, **3:34**  
Performance bonds, bond statutes, **3:33**  
Prequalification, public contracting, **3:20**  
Professional service contracts, public contracting, **3:27**  
Prompt Payment Act of 1985, **3:36**  
Public  
    bid statutes, **3:14**  
    Building Authority, **3:5**  
    contracting  
        generally, **3:16-3:30**  
        awarding the contract, **3:23**  
        bid documents, compliance with, **3:19**  
        challenging a bid award, **3:29**  
        competitive bidding, **3:17**  
        contracts below requisite sum, **3:26**  
        emergency purchases, **3:28**  
        exemption from competitive bidding, **3:25**  
        lowest responsible bid/lowest and best bid, **3:18**  
        prequalification, **3:20**  
        professional service contracts, **3:27**  
        rejection of bid, **3:24**  
        remedies, **3:30**  
        solicitation, **3:21**  
        specification, **3:22**  
Quasi-public corporations, **3:6**  
Rejection of bid, public contracting, **3:24**  
Remedies, public contracting, **3:30**  
School boards, **3:7**  
Solicitation, public contracting, **3:21**  
Specification, public contracting, **3:22**  
Statutes  
    bond statutes, above

**PUBLIC CONSTRUCTION CONTRACTING—Cont'd**  
Statutes—Cont'd  
    public bid statutes, **3:14**  
    Tennessee retainage statutes, **3:37**  
    Tennessee retainage statutes, **3:37**  
**PUBLIC CONTRACTING**  
See index heading PUBLIC CONSTRUCTION CONTRACTING  
**PUBLIC PROPERTY**  
Mechanics' and materialmen's liens, public property not subject to lien, **10:4**  
**PUNITIVE DAMAGES**  
Generally, **16:8**  
**QUALIFICATIONS**  
See index heading REGISTRATION AND LICENSING  
**QUANTUM MERUIT**  
Common law causes of action, **12:19**  
Construction contract disputes, **9:13**  
Contract law, **1:41**  
Damages and remedies, **16:16**  
**QUASI-PUBLIC CORPORATIONS**  
Public construction contracting, **3:6**  
**REGISTRATION AND LICENSING**  
Generally, **7:1-7:32**  
Architects, qualification and registration, **7:22**  
Board of Examiners  
    design professionals, **7:19**  
    surveyors, **7:27**  
Classifications, contractors, **7:9**  
Contractors  
    generally, **7:2-7:11**  
    classifications, **7:9**  
    definitions  
        contracting, **7:6**  
        contractor, **7:4**  
    failure to obtain a license, **7:10**  
    necessity of obtaining a license, **7:8**  
    obtaining a license, **7:7-7:10**  
    offenses, **7:11**  
    state licensing board, **7:3**

## INDEX

**REGISTRATION AND LICENSING**  
—Cont'd  
Contractors—Cont'd  
    who is not a contractor, 7:5  
Definitions  
    contracting, 7:6  
    contractor, 7:4  
Design professionals  
    generally, 7:15-7:25  
    architects, qualification and  
        registration, 7:22  
    Board of Examiners, 7:19  
    engineers, qualification and  
        registration, 7:21  
    exemptions from licensing, 7:17  
    firms, qualification and registration, 7:23  
    grounds for disciplinary action,  
        7:24  
    investigation of potential violations, 7:25  
    offenses, 7:18  
    purpose of licensing, 7:16  
    qualification and registration, 7:20-  
        7:23  
Disciplinary actions  
    grounds, 7:24  
    surveyors, 7:30  
Enforcement, 7:13  
Engineers, qualification and registration, 7:21  
Exemptions from licensing, design professionals, 7:17  
Failure of contractor to obtain a license, 7:10  
Firms, qualification and registration, 7:23  
Grounds for disciplinary action of design professionals, 7:24  
Home inspections, 7:14  
Investigation of potential violations, design professionals, 7:25  
Limitations of liability, surveyors, 7:32  
Necessity of contractor to obtain a license, 7:8  
Offenses  
    contractors, 7:11  
    design professionals, 7:18

**REGISTRATION AND LICENSING**  
—Cont'd  
Offenses—Cont'd  
    surveyors, 7:31  
Qualifications  
    design professionals, above  
    surveyors, 7:28  
Residential contracting, 7:12  
State licensing board, contractors, 7:3  
Surveyors  
    generally, 7:26-7:32  
    Board of Examiners, 7:27  
    disciplinary actions, 7:30  
    limitations of liability, 7:32  
    offenses, 7:31  
    qualifications, 7:28  
    unauthorized practice, 7:29  
Unauthorized practice by surveyors, 7:29  
Who is not a contractor, 7:5  
**REJECTION OF BID**  
Public construction contracting, 3:24  
**RELATION BACK**  
Litigation, 15:11  
**REMEDIES**  
See index heading **DAMAGES AND REMEDIES**  
**RENTAL EQUIPMENT**  
Construction surety bonds, payment bonds, 5:51  
**REPOSE**  
Construction defects, 11:12  
**REPRESENTATION**  
Alternative dispute resolution, 14:11  
**RES IPSA LOQUITUR**  
Common law causes of action, 12:9  
**RESCISSION**  
Contract law, 1:45  
**RESEQUENCING**  
Construction contract disputes, 9:35  
**RESIDENTIAL CONTRACTING**  
Registration and licensing, 7:12

**RESIDENTIAL PROJECTS**

Mechanics' and materialmen's liens, notice of lien rights on a residential project, **10:8**

**RESIDENTIAL PROPERTY**

Mechanics' and materialmen's liens, **10:6**

**RETAINAGE**

Private construction contracting, **2:26**  
Public construction contracting, **3:37**

**REVIEW**

See index heading **APPEAL AND REVIEW**

**REVOCATION**

Contract law, revocation of offer, **1:8**

**RIGHT TO CURE**

Construction defects, **11:11**  
Statutes affecting construction, limitation of liability, **13:7**

**RIGHT TO STOP WORK**

Construction contract disputes, **9:30**  
Private construction contracting, **2:28**

**RULE 31**

Alternative dispute resolution proceedings, **14:4**

**SANCTIONS**

Litigation, sanctions under Tenn. R. Civ. P. 11, **15:14**

**SCHEDULES**

Negotiation and form of contract, schedule development monitoring under owner/architect agreements, **4:36**

Private construction contracting, **2:32**

**SCHOOL BOARDS**

Public construction contracting, **3:7**

**SETOFF**

Performance bonds, defenses, **5:37**

**SITE INVESTIGATION**

Negotiation and form of contract, **4:14**

**SOLICITATION**

Public construction contracting, **3:21**

**SPECIAL DAMAGES**

General damages, compared, **16:3**

**SPECIFICATION**

Implied warranty, fitness of plans and specifications, **8:7**

Public construction contracting, **3:22**

**SPOLIATION**

Litigation, discovery, **15:18**

**STANDARD OF CARE**

Negotiation and form of contract, standard of care under owner/architect agreements, **4:45**

**STATE LICENSING BOARD**

Registration and licensing, contractors, **7:3**

**STATUTE OF FRAUDS**

Contract enforcement, defense to, **1:20**

**STATUTE OF LIMITATIONS**

Construction defects, **11:12**  
surety bonds, payment bonds, **5:58**  
Performance bonds, defenses, **5:43**

**STATUTES**

See index heading **PUBLIC CONSTRUCTION CONTRACTING**

**STATUTES AFFECTING CONSTRUCTION**

Generally, **13:1-13:8**  
Choice of law, **13:8**  
Consumer Protection Act, **13:6**  
Limitation of liability, **13:5-13:7**  
Notice and right to cure, limitation of liability, **13:7**  
Prompt Pay Act of 1985, **13:2**  
Prompt Pay Act of 1991, **13:3**  
Statute of repose for construction, **13:4**

**STATUTORY INTEREST**

Damages and remedies, **16:25**

**STRICT LIABILITY**

Common law causes of action, **12:12**  
Damages and remedies, **16:15**

## INDEX

**STRIKES**  
Construction contract disputes, **9:21**

**SUBCONTRACTORS**  
Construction surety bonds, payment bonds, **5:48**  
Negotiation and form of contract, **4:29**

**SUBJECT MATTER JURISDICTION**  
Litigation, **15:7**

**SUBROGATION WAIVERS**  
Private construction contracting, **2:30**

**SUBSTANTIAL PERFORMANCE**  
Contract law, **1:37**

**SUPERVISION**  
Damages and remedies for negligent supervision, **16:14**

**SUPPLIERS**  
Construction surety bonds, payment bonds, **5:49**  
Private construction contracting, **2:7**

**SURETIES**  
Construction surety bonds. See index heading **CONSTRUCTION SURETY BONDS**  
Performance bonds. See index heading **PERFORMANCE BONDS**  
Private construction contracting, **2:8**

**SURVEYORS**  
See index heading **REGISTRATION AND LICENSING**

**SUSPENSION**  
Private construction contracting, **2:37**

**TENNESSEE CONSUMER PROTECTION ACT**  
Damages and remedies, **16:17**

**TENNESSEE RETAINAGE STATUTES**  
Public construction contracting, **3:37**

**TENNESSEE RULES OF CIVIL PROCEDURE**  
Litigation, motions, **15:13**

**TENNESSEE UNIFORM ARBITRATION ACT**  
Alternative dispute resolution, **14:7**

**TERMINATION**  
See index heading **NEGOTIATION AND FORM OF CONTRACT**

**TERMS**  
Contract law. See index heading **CONTRACT LAW**  
Private construction contracting, **2:17-2:39**

**THIRD-PARTY BENEFICIARY**  
Contract law, **1:33**

**THIRD-PARTY PLEADINGS**  
Litigation, **15:12**

**TIME**  
Contract law, time of performance, **1:35**  
Miller Act, timing of notice, **5:65**  
Private construction contracting, time requirements and scheduling, **2:32**

**TRANSPORTATION DEPARTMENT**  
Public construction contracting, bonds on DOT projects, **3:35**

**TRUST FUNDS**  
Construction surety bonds, contract proceeds as trust fund, **5:9**

**TYPE I CLAIM**  
Negotiation and form of contract, **4:16**

**TYPE II CLAIM**  
Negotiation and form of contract, **4:17**

**UNAUTHORIZED PRACTICE BY SURVEYORS**  
Registration and licensing, **7:29**

**UNCONSCIONABILITY**  
Contract enforcement, unconscionability as defense to, **1:19**

**UNDUE INFLUENCE**

Contract enforcement, defenses, **1:18**

**UNILATERAL MISTAKE**

Contract enforcement, defense to, **1:13**

**UNLICENSED CONTRACTORS**

Damages and remedies, **16:20**

**USAGE OF TRADE**

Contract law, interpretation of contracts, **1:30**

**VACATING OR SETTING ASIDE**

Alternative dispute resolution, **14:17**

**VALUE ANALYSIS**

Negotiation and form of contract, value analysis under owner/architect agreements, **4:37**

**VENUE**

Alternative dispute resolution, **14:19**

Litigation, **15:8**

**WAIVER**

See index heading **ESTOPPEL AND WAIVER**

**WARRANTIES**

Generally, **8:1-8:11**

Construction defects. See index heading **CONSTRUCTION DEFECTS**

Express warranty. See index heading **EXPRESS WARRANTY**

Implied warranty. See index heading **IMPLIED WARRANTY**

**WITHHOLDING PAYMENT PROVISION**

Private construction contracting, **2:22**

**WORKERS' COMPENSATION**

Insurance, **6:19**

**WRITING**

Construction contract disputes. See index heading **CONSTRUCTION CONTRACT DISPUTES**

Contract law, written over printed, inconsistent terms, **1:29**