

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 CONSTRUC-
TION CONTRACTING

BOARD OF EXAMINERS

See index heading REGISTRATION AND
LICENSING

BOND STATUTES

See index heading PUBLIC CONSTRUC-
TION 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, chal-
lenging 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 licens-
ing, **7:9**

CLOSE OUT

Private construction contracting, **2:33**

COLLECTION

See index heading DAMAGES AND REM-
EDIES

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, dam-
ages, **9:35**
Errors, inconsistencies and omis-
sions, **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, pay-
ment 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, pay-
ment 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 head-
ing 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
- Privity 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 comple-
tion, **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 head-
ing 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 head-
ing 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 exclu-
sions, 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 warran-
ties, 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, exclu-
sion 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 exclu-
sion 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 **NEGLIGENT MIS-
REPRESENTATION**

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 condi-
tion 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 agree-
ments, **4:39**

PROJECT DELIVERY METHODS

See index heading **PRIVATE CONSTRUC-
TION 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 proj-
ects, 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 proj-
ects, 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 resi-
dential 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

REVOCACTION

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 monitor-
ing under owner/architect agree-
ments, **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, contrac-
tors, **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 CONSTRUC-
TION 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 head-
ing 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**