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Riba practical completion certificate template

What is a practical completion certificate. When to issue practical completion certificate. What is riba certification. How do i get riba certified.

You are here: A comfort letter expresses the intention of one of the parties to act in a particular way (for example, to enter into a contract), but does not create any legal obligation on that party actually to act in that way. The author of the letter will only be liable for deviating from the stated intended course of action if the expressed intention was not actually held at the time that the letter was signed. A sample consent to spend letter. Instructions to proceed with consent to spend are sometimes referred to as 'if' contracts, and usually take the following form: if you commence works pending preparation of the contract documents, then we will reimburse you your reasonable costs should the contract not be entered into.' These agreements are legally binding contracts which pre-date and are superseded by the principal contract when it is executed. They must be entered into by a duly authorised representative of the party procuring the works. Consultants often make the mistake of issuing such letters on behalf of their clients. Unless the practitioner has authority to enter into contracts as the agent of his client, he or she should not sign such letters, but should leave it to the client to do so. Completion of works is an important milestone. It is a date that has a significant impact on payment, risk and damages. For example, and depending on the contractual terms, the employer will take possession and responsibility for loss or damage, the right to deduct damages for delay, will come to an end; payments for retention or performance bonuses will be payable; the defects liability period will commence; the time during which the final account should be prepared will commence. This checklist lists the things that should be done in order to achieve practical completion. developer options android 8.1.0

NFPA 1000 - 2011

Accreditation and Certification

Scope: Establishes minimum criteria for organizations providing accreditation to entities certifying fire and related emergency response personnel and institutions of higher education granting degrees for non-engineering, fire-related academic programs

- Added language designed to strengthen the ethical expectations of accrediting bodies
- Editorial changes to help ensure delineation between training, education, and certification
- Next Revision Cycle: Fall 2016

January 2014



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Practical completion checklist Practical completion checklist Letters recognising the existence of a binding contract between the parties may be used to execute the contract before the formalities of copying, binding and signing the contract have been completed. A letter recognising the existence of a binding contract has similar effects to the execution of the contract itself. If the contract is repudiated after such a letter is in place, but before the contract itself has been signed, the employer will be liable for loss of profit by the contractor on the outstanding works. This is a sample form of letter recognising the existence of a binding contract. lesexeveku.pdf This document has been archived and is available on isurv for information purposes only. Any questions relating to its status and application should be addressed to the RICS QS and construction professional group. ARCHIVE: The problems of practical completion This document has been archived and is available on isurv for information purposes only. Any questions relating to its status and application should be addressed to the RICS QS and construction professional group. ARCHIVE: Valuations for interim certificates This document has been archived and is available on isurv for information purposes only. Any questions relating to its status and application should be addressed to the RICS QS and construction professional group. ARCHIVE: Extension of time if the employer fails to afford possession of the site on the agreed date (or within a reasonable time), the contract may expressly provide for the consequences of such failure. For example, clause 2.5 of the JCT 2005 Standard Form of Building Contract (if stated to apply), permits the employer to defer giving possession of the site for a period not exceeding 6 weeks calculated from the relevant 'Date of Possession' provided for in the contract. This is a template for a notice to defer commencement of works. Notice to defer commencement of works Notice to defer commencement of works A sample template for confirmation of verbal instruction. Under the JCT 2005 Standard Building Contract there is the facility for instructions to be issued orally by the architect/contract administrator as well as in writing. In this situation the contractor is to confirm the oral instruction (more commonly referred to as a verbal instruction) to the architect/contract administrator within seven days of receiving the verbal instruction.

If the architect/contract administrator does not dissent from that confirmation within seven days from receipt of the written confirmation, the instruction then takes effect (as confirmed under clause 3.12.2). Oral confirmation sheets (also referred to as confirmation of verbal instruction, or CVI sheets) are frequently used by contractors operating under this (and similar forms of contract). Confirmation of verbal instruction Confirmation of verbal instruction Construction information is vital to all projects and virtually impossible to construct a project without. An information release schedule is a two column document detailing what information needs to be provided, along with a corresponding date indicating when that information is to be provided.

Source: NFPA 1000-2011

Information to Council or address those matters within 10 Business Days of receiving the notice or within a reasonable period of time and make a further request under clause 8.1(a) of this Schedule 2 for written confirmation that the Road Works have been completed.

(d) Practical completion will be achieved in relation to the Road Works or any part of the Road Works when a Certificate of Practical Completion has been issued by Council for those Road Works.

8.2 Delivery of documents

(a) The Developer must as soon as practicable, and no later than 20 Business Days after the date on which the Certificate of Practical Completion is issued in respect of the Road Works or any part of the Road Works, deliver to the Council complete and legible copies of:

(i) all 'as built' full-sized drawings, specifications and relevant operation and service manuals in Hard Copy, PDF format and DWG (AutoCAD 2016) format. The 'as built' drawings must be delivered in a format that is easy to read and understand and clearly marked with the contractor's name;

(ii) all necessary certificates including the certificates of any permissions of the Developer that the Council may reasonably require, and Appendices of any public utility authority (where relevant); and

(iii) copies of all Appendices required to take the land subject to the Road Works;

(iv) Copies of all independent testing carried out (e.g. including but not limited to materials testing, no compliance, CCTV inspection of any drainage lines installed, and porportion testing);

(v) Photos showing compliance of works with the standards where a Council inspection was not required;

(b) Council may withhold the final payment to the Developer in accordance with clause 8.2(e) until the documents referred to in clause 8.2(d) have been provided to Council;

(c) The Developer must as soon as practicable, and no later than 20 Business Days after the date on which the Certificate of Practical Completion is issued in respect of the Road Works or any part of the Works, provide the Council with a tour of the land subject to the Road Works in accordance with reasonable instructions on the use and care and use of the Services on the part of the Council.

8.3 Assignment of Warranties and Causes of Action

(a) The Developer must assign (as beneficial owner) or cause to be assigned to Council the benefit of any warranties and guarantees obtained by the Developer and the Builder (and capable of assignment) with respect to any material or goods supplied by the Contractor in respect of the Road Works;

(b) To the extent that any such warranty or guarantee cannot be assigned, the Developer must at the request of Council do anything reasonably required by Council to entitle such warranties or guarantees for the benefit of Council.

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Information release schedule Information release schedule Construction information is vital to all projects and virtually impossible to construct a project without. An information request schedule is a two column document detailing the information required by the contractor, along with a corresponding date indicating when that information is to be provided. Information request schedule Information request schedule Due to the regular need to seek further information/instructions, contractors will normally operate a system of request for information sheets in conjunction with an information request schedule.

MASTER THESIS

VOB - JCT - FIDIC

Analysis and evaluation of civil work contracts

in international projects

FH Joanneum GmbH - University of Applied Sciences

Construction Management and Engineering

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Graz, February 9th, 2009

Johannes Auer

Request for information sheets (commonly referred to as RFI sheets) will normally detail a particular and precise piece of information needed (e.g. the thickness of door D101) and will state the latest date when that information is to be provided. When raised, the request for information sheets are recorded on and added to the information request schedule. This is a sample request for information sheet.

Insert appropriate wording depending upon which form of contract is utilized. Modify in
accordingly when the certificate issued in respect of a portion of the works. (Delete options
that are not required)

Note: In case of the short form of contract, where no employer's representative has been appointed, the employer
as an addressee needs to be reworded.

1 NEC Engineering and Construction Contract (NEC ECC2)

COMPLETION CERTIFICATE

Completion achieved on:	day	month	year
The Completion Date is:			
The defects date is:			
The Defects on the attached schedule are to be corrected within the defects correction period which ends on:			

Works checked by the Supervisor:

Signature: Name: Date:

Certified by the Project Manager:

Signature: Name: Date:

The risk register is a means of recording the results of the earlier phases of the risk management process in a structured form and provides a document for monitoring changes in later stages of the project life cycle. The register assesses risk severity before and after initial mitigation responses are applied. This is a sample form with an example that can be used for recording risks. It is worth setting out the parameters or expectations for a design depending on the project need. This could be from an architectural or technical perspective. For example, the scheme may be a landmark project making design quality paramount. Alternatively a hospital could be more functional in appearance but would have its own very specific technical requirements. If known, the scope should be identified, which may be a simple point list as demonstrated in this form. A sample letter of instruction to proceed for construction contracts. The contractor's obligation with regard to the commencement of the works to be undertaken and the employer's obligation with regard to affording possession of the site to allow such on-site commencement is usually governed by the express terms of the (usually written) contract. Contracts instruction to proceed Contracts instruction to proceed This document has been archived and is available on isurv for information purposes only. The purpose of this guidance note is to provide practical guidance to RICS members in England and Wales who undertake the role of 'contract administrator' (CA).

According to the Payment Reduction Act of 1996, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0770-0407. The time required to complete this information collection is estimated to average 1 minute per response, including the time for reviewing instructions, searching existing data sources, gathering necessary data, calculating and entering the data into the system, and completing and reviewing the collection of information.

U.S. Department of Agriculture
Rural Utilities Service

CERTIFICATE OF COMPLETION - CONTRACT CONSTRUCTION

I, the undersigned Architect or Engineer of the following Rural Utilities Service project, do hereby certify that:

1. The construction provided for pursuant to Construction Contract No. _____, dated _____, 20_____, including all approved amendments, between _____, RUS designation _____ ("Owner")

and _____ ("Contractor")

has been completed as of _____, 20_____, and is in compliance with provisions of the Construction Contract, including all plans, specifications, maps, and drawings and all modifications thereof.

2. Payment in full has been made to all persons who have furnished labor for the project.

3. The Contractor has obtained valid releases of lien from all manufacturers, material suppliers, and subcontractors furnishing services or materials which were employed by the Contractor in the performance of the Construction Contract, and that such releases have been delivered by the Contractor to the Owner.

4. If applicable, the Final Inventory attached hereto and made a part hereof is a complete and accurate summary of all units of construction in the project and of all work performed in accordance with the Construction Contract.

5. If applicable, the staking sheets and tabulation of staking sheets upon which the Final Inventory is based show the accurate location, number, and kind of all units of construction of the project and show all work performed in accordance with the Construction Contract.

6. All defects in workmanship and materials reported during the period of construction of the project have been corrected.

7. The total cost of the project as completed is _____ dollars
(\$ _____).

Dated this _____ day of _____, 20_____.

Name of Architect or Engineer

By:

Date

Title

RUS FORM 187 (Rev. 2-04)

The role of the CA covers a wide range of possible services and projects from the smallest residential scheme through to larger commercial projects. The responsibilities of the CA will be defined by the form of building contract and the professional appointment under which the CA is appointed. As the majority of surveyors only deal with small to medium sized contracts, this guidance note will concentrate on the role of CA at this level; and in particular within the provisions of contracts issued by the Joint Contracts Tribunal (JCT - minor works, intermediate and standard building contracts). In addition, many of the principles set out in this guidance note will also apply where no standard form of contract has been entered into, particularly for smaller works. [nonprofit_social_media_calendar_template.pdf](#) While the guidance note does not deal with full 'design and build' contracts, the issue of the employer's responsibility for design is considered. On this basis it should be noted that this guidance note does not cover other forms of JCT contract, GC works, BPF/NEC or ICE forms, other than to distinguish the role of the CA.

It also does not deal with the responsibilities of employers' representatives under design and build arrangements, where the responsibility is to act exclusively in the interests of the employer, albeit honestly and with integrity. [kodidofugorezesunug.pdf](#) ARCHIVED: Contract administration (April 2011-May 2022) This document has been archived and is available on isurv for information purposes only.

This guidance note is concerned with 'acceleration' in the construction industry, how, in practice, acceleration can be achieved and how it can be valued. 'Acceleration', when used in connection with construction contracts, generally refers to increasing the originally planned or current rate of progress of the works so as to complete the project earlier than would otherwise be the case.

Some of the points made in this guidance note apply equally, whether the acceleration is instigated by the contractor or the employer, but the focus is on acceleration requested by the employer. Guidance is given under the headings of General Principles (Level 1: Knowing), Practical Application (Level 2: Doing) and Practical Considerations (Level 3: Doing/Advising). These headings map to the Assessment of Professional Competence (APC). This is part of the RICS QS and construction standards (the 'Black Book'). Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance document.

ARCHIVE: Acceleration, 1st edition (June 2011-June 2022) This guidance note is intended to summarise the principal features of completion of construction works under a variety of construction contracts. It is intended to be of use to surveyors who are certifying, or providing services in consequence of or in relation to, completion of construction work.

works. This is part of the RICS QS and construction standards (the 'Black Book'). Defining completion of construction works This guidance note introduces the subject by looking at the general principles of retention, including areas such as: law; reasons for introduction within a contract; levels of retention, and how amounts are deducted, certified or released. The guidance note then focuses on how the standard forms of contract deal with the issue. A list of the contracts reviewed is included within the table of contents. The guidance note reviews methods and limits of deduction, inclusion of the retention amount to be included within the contract, release and set off against sums held. This

guidance note concludes with a review of common issues including areas such as commonly occurring problems; financing; insolvency, and defects rectification. Guidance is given for each of the main groups of contracts and the forms in most regular use within those groups, under the following headings, which map to the Assessment of Professional Competence (APC): General principles (Level 1 - Knowing), Practical application (Level 2 - Doing), Practical considerations (Level 3 - Doing/Advising). This part is of the RICS QS and Construction Standards. Published January 2011 Performance-based contracting (PBC) is a method of contracting, which is based on the postconstruction performance of a building or structure rather than the cost of materials and labour that produced it. Payments by the client are therefore spread throughout the contract period (beginning on completion) and not as interim payments during construction. A review of performance-based contracting This document has been archived and is available on isurv for information purposes only. This information paper summarises what is meant by the 'Black Book'.

Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance document. The aim of this publication is to provide practical advice and guidance to individuals and organisations involved in the commissioning or procurement of project management services as well as RICS members in England and Wales undertaking the role of project manager in relation to building works contracts. The role of the project manager covers a wide range of possible services and projects from the smallest residential scheme through to larger infrastructure projects. The responsibilities of the project manager will be defined initially by the professional appointment under which they are employed and then by the form of building contract used for the works. Please note, while the content of this guidance note contains textual material which is still current and able to be used in practice, it is acknowledged that a number of references in the Appendices are now out of date and need to be changed to reflect the subsequent publication of other documents. Appointing a project manager This first edition guidance note reviews security and performance documents normally associated with a construction project, noting the main types of document, the parties to them, their purpose and general terms. This is part of the RICS QS and Construction Standards.

Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance note.

It also deals with the main issues encountered in and associated with a construction project. Generally, the guidance note advises on the issues and also suggests when further specialist assistance may be required either legally or technically. This is part of the RICS QS and construction standards (the 'Black Book'). Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance note.

Termination of contract, corporate recovery and insolvency (1st edition) This 1st edition guidance note summarises what tendering is and how tendering processes are used to establish a contract price. It also reviews different types of tendering and negotiation strategies and their advantages and disadvantages. It seeks to enhance the knowledge and understanding of the tendering and negotiation processes involved in procurement. This is part of the RICS QS and construction standards (the 'Black Book'). This document has been archived and is available on isurv for information purposes only. Delays occur on most construction projects, and always have done. At some point during a project, particular parts of the works, or the works as a whole, will not progress as quickly as planned, with the risk that the contractual completion date will not be met. [way of retribution awakening class guide](#) This guidance note covers: - costs of delay - background to extension of time clauses - delay assessments using BIM and - strengths and weaknesses of delay analysis methods. This is part of the RICS QS and Construction Standards. Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance document. ARCHIVED: Extensions of time, 1st edition (February 2015-June 2022) This document has been archived and is available on isurv for information purposes only. The ascertainment of loss and expense is a part of that tasks endeavour to calculate as precisely as possible, and in accordance with the contract, the additional costs or losses incurred by one party directly due to the default of the other. This guidance note covers: - what is loss and expense; - standard forms of contracts; - global claims; - methods of analysis of loss and expense; and - strengths and weaknesses of the various methods. This guidance note is part of the RICS QS and Construction Standards. [cbse 8th class maths question paper.pdf](#) ARCHIVE: Ascertaining loss and expense, 1st edition (July 2015) Most construction contracts require interim payments to be paid to the contractor. [relative clauses.pdf](#) This is to relieve the contractor of the burden of financing the whole of the works until completion; works which may take many months or years to complete. This guidance note covers: - conditions of contract; - payment mechanisms; - retention; - valuation process; and - standard forms and covering letters. This guidance note is effective from 12 November 2015. This is part of the RICS QS and Construction Standards. Please be aware that this guidance note contains some material which is in the process of being updated for revisions to the CDM Regulations, RIBA Plan of Work, and updates to the JCT, NEC and FIDIC suites. Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance note.

Members are made aware of these impending revisions in order that they first check the most up to date position before electing to act in accordance with this guidance document. This guidance note summarises what a final account is and how they are used to establish a final adjustment to the contract price. The practical issues of how to prepare a final account in accordance with the contract and the process of cooperation between the parties and negotiation will also be discussed.

This guidance note covers: - contractual definitions of final account; - preparing for final account; - agreeing the final account; and - an example statement of final account. This 1st edition guidance note is effective from 14 March 2016. This is part of the RICS QS and Construction Standards. [free simple rental agreement.pdf](#) Final account procedures, 1st edition (effect from 14 March 2016) The role of a commercial manager, and the commercial management functions performed, play a critical part in the commercial and financial success of a construction project or of any other business. This UK guidance note outlines the role of commercial management in construction, providing a framework of guidance covering the most common tasks that a commercial manager will perform on a construction project. This 1st edition guidance note is effective from 21 June 2016. This is part of the RICS QS and Construction Standards.

Commercial management of construction, 1st edition, effective 21 June 2016 The purpose of this guidance note is to outline the different types of fluctuating price mechanisms available for use within those contracts, selection of the most appropriate mechanism for particular situations, and techniques for calculating adjustments. The guidance note is intended for anyone involved in fluctuating price contracts, particularly quantity surveyors.

Fluctuation, 1st edition (August 2016) Effective from 1 August 2018. Employer's agent design and build, 1st edition, is intended for use in conjunction with the JCT Design and Build Contract where an agent will be appointed by the employer to represent him or her. This guidance note considers the role and responsibilities of the employer's agent and other 'non-site' pre-contract activities. The guidance note includes: - definition of employer's agent; - commencement of the role; - competence, technical ability and experience; and - appointment documents/service agreement. [gk pal physiology book.pdf](#) This guidance note is part of the RICS QS and Construction Standards. Published April 2021 Effective from 1 July 2021 This guidance note covers most issues that can arise as a result of subcontracting on a major project, but some of these issues will not arise on most smaller projects. It is necessarily limited in its content and focuses on subcontracting in the context of building and civil engineering projects in the UK, but not private finance initiative (PFI) projects. It does not cover the management of subcontractors on site, or the role of suppliers of materials or goods. Subcontracting, 1st edition isurv Contract administration RSS feed