

CM 121: CONSTRUCTION CONTRACT DOCUMENTS, CODES AND SPECIFICATIONS

Citrus College Course Outline of Record

Heading	Value
Effective Term:	Fall 2025
Credits:	2
Total Contact Hours:	36
Lecture Hours :	36
Lab Hours:	0
Hours Arranged:	0
Outside of Class Hours:	72
Total Student Learning Hours:	108
Prerequisite:	CM 110, CM 120.
Strongly Recommended:	ENGL C1000.
Transferable to CSU:	Yes
Transferable to UC:	No
Grading Method:	Standard Letter

Catalog Course Description

This course covers the fundamentals (basic skills and techniques) required to produce construction documents conforming to current building codes and standards as well as interpretation of construction contracts documents (contracts, specifications, addendum, change orders and building codes) used in managing a construction project. 36 lecture hours.

Course Objectives

- Given the basic contract anatomy, identify the key elements of contracts.
- Using actual construction specifications, interpret specifications pertaining to different types of construction elements.
- Understand and apply the basic order of precedence in contraction documents to resolve subject conflicts.
- Demonstrate ability to interpret and extract information from the various project documents, as directed in class assignments.
- Explain the how the baseline contract documents can be changed to meet specific project needs and/or requirements.
- Compare and contrast the difference between compliance with Code versus Contract.
- Analyze and resolve conflicts between contract documents governing the same requirement, given a specified construction requirement.
- Identify and explain the fundamental roles and scopes of authority of the owner, contractor, construction manager and architect/engineer and its grounding on what is prescribed in the construction contract documents.

Major Course Content

1. Basic Anatomy of Construction Contracts

2. Technical Specifications pertaining to residential, commercial and Heavy Civil Construction.
3. Reading and Interpretation of the Construction Project Contract Documents
4. Basic Change Management Process
5. Referenced Construction Industry Standard Documents
6. Process Documents and Tools
7. Fundamental Order of Precedence of Construction Contract Documents
8. Conflict Identification and Resolution

Suggested Reading Other Than Required Textbook

Conduct reading of construction plan documents based on instructor handouts and library research.

Examples of Required Writing Assignments

Given basic sample contractor activity, prepare a basic review to verify conformance with assigned standards.

Examples of Outside Assignments

Conduct review of selected construction submittal documents and review for conformance to prescribed construction documents.

Instruction Type(s)

Lecture, Online Education Lecture