Guide to selecting the appropriate JCT main contract

Framework Agreement

Management Procurement

- Use Construction Management
- Employer wants contractor to employ 'Works' Contractors
- Use Management Building Contract
- Use Measured Term Contract
- Use Prime Cost Building Contract
- Use Standard Building Contract With Approximate Quantities
- Use Standard Building Contract With Quantities

Traditional Procurement

- Works contain an element of design by the Contractor
- Use Intermediate Building Contract
- Use Standard Building Contract Without Quantities
- Use Building Contract for home owner/occupier with contractor's design
- Use Intermediate Building Contract for home owner/occupier with contractor's design

Design and Build Procurement

- Design of the Works is completed by the Contractor or it is done on his behalf
- Major project where limited contractual procedures required
- Works are of a complex nature or involve a high degree of building services or other specialist works
- Work other than that designed by Contractor is fully designed and detailed documents provided
- Use Major Project Construction Contract

Integrated Procurement

- Use Design and Build Contract
- Use JCT - Constructing Excellence Contract
- Multi party team agreement is required

- Use JCT - Constructing Excellence Contract with Project Team Agreement

1 Not for use with the Framework Agreement; 2 Pre-Construction Services Agreement (General Contractor) (PCSA) can be used with these contracts; 3 Pre-Construction Services Agreement (Specialist) (PCSA/SP) can be used with these contracts;
4 pricing mechanism: cost plus fee; 5 pricing mechanism: principally lump sum

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