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Pre-Contract Construction Scheduling Using System Analysis

Abstract

A pre-contract construction schedule submitted by a contractor during tendering is often not regarded as important as tender price in the award of contract. This could be attributed to most of the contract provisions, which provide escape clauses to Developer and his project team to approve the construction schedule after the award. Unfortunately, the nature of construction contract does not allow Developer the authority to interfere with the logic of construction schedule, e.g. sequence of works, etc. Contractor might insist that certain activities, in the pre-contract construction schedule, were on the critical path and refuse to accept any changes. It is important for Developer and his project team to gain better insight into the exact plan of the contractor before the award to avoid future disputes and to establish the bases for acceptance of a more detailed construction schedule after the award.