

# NEC3: Option C of the Engineering and Construction Contract

*Iain Suttie, Berwin Leighton Paisner LLP*

The most commonly used of the main payment options in the NEC3 Engineering and Construction Contract (ECC) is Option C: target contract with activity schedule. It encourages transparency, which in turn, and importantly, contributes to more effective management of the works. This article sets out the key features of Option C, provides an overview of how it operates, and identifies some important commercial and drafting issues.

## Key features of Option C

### An overview of Option C and its benefits

Option C promotes, and potentially maximises, many of the perceived benefits of adopting the ECC. For example:

- Closer employer/contractor working relationships.
- A clear and balanced approach to risk management.
- A focus on delivering increased project value.
- Enhanced contractor profit (if savings are achieved).

Option C is one of the ECC's two target price mechanisms. (The other is Option D: target contract with bill of quantities.)

A target price contract is essentially a variant of a cost reimbursable contract, under which a contractor is entitled to be reimbursed for the costs incurred in carrying out work, and paid a percentage fee to cover overheads and profit.

Under Option C, the employer and the contractor agree a target price. In addition, they also agree their respective shares of any savings made if the cost of carrying out the works is less than the target price, or any cost incurred if the target price is exceeded. These agreed percentages are inserted into the ECC's "Contract Data".

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