



# Legal Lens

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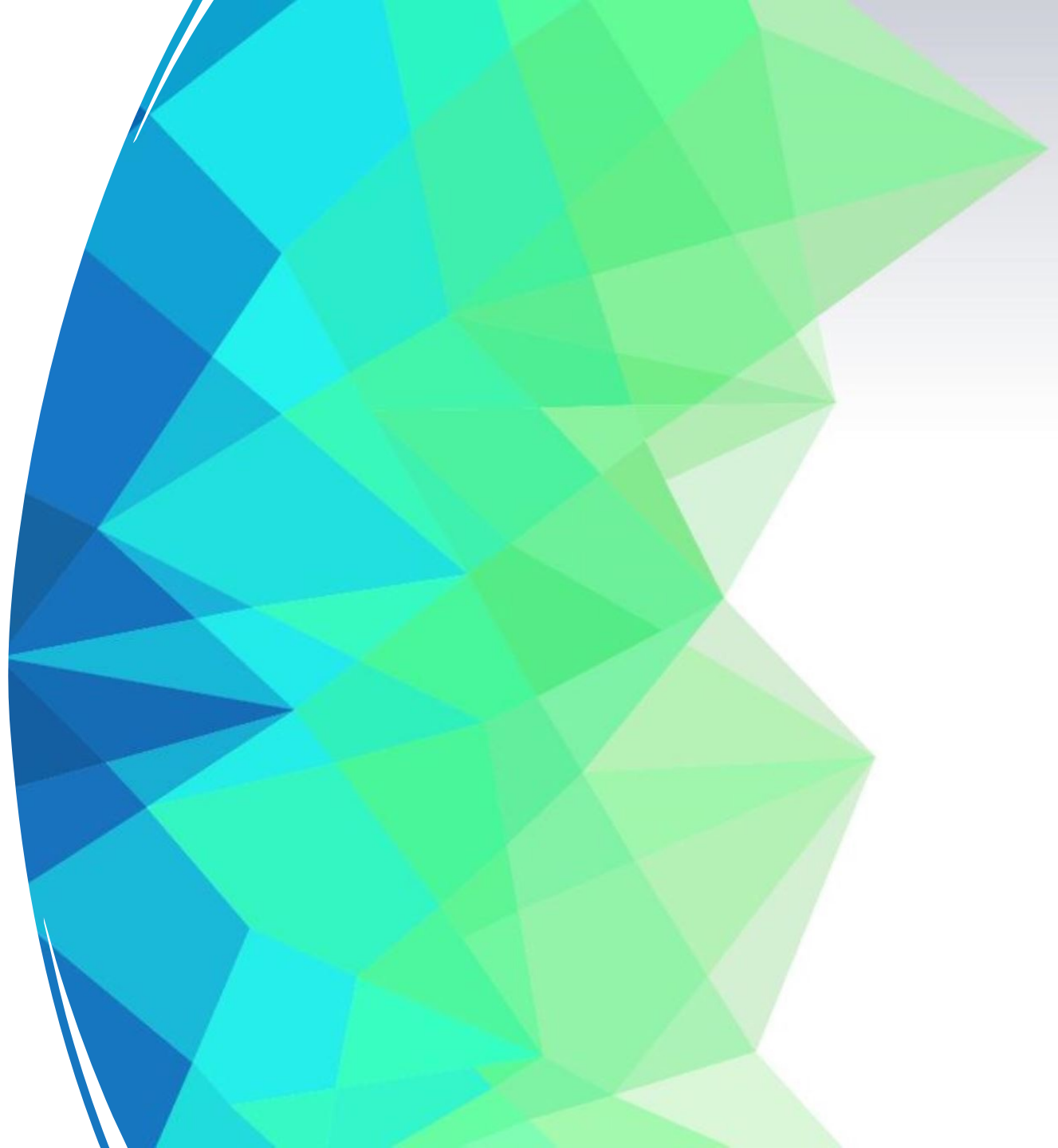
Simplifying Complex Legal Contracts with AI

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# Overview & Objectives

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- In this project I designed an AI-powered software capable of simplifying complex legal contract documents for non-legal professionals.
- This software uses OpenAI's ChatGPT model combined with Google Collab to interpret and summarize the complexities of legal contracts.





# Literature Review

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- Existing solutions, like "Document Crunch", have successfully incorporated AI to assist in document review.
- My approach is unique by emphasizing user-friendly interface design and providing an entirely new method of presenting analyzed data.



# Methodology Part 1

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- My approach was to train a specific GPT model capable of filtering through legal documents.
- The model was trained using an array of contract-related text documents, providing necessary definitions, terms, and examples.



1. Allowances (relative information: All allowances stated in the Contract Documents shall be included in the Contract Price. While Owner may direct the amounts of, and the particular Suppliers or Subcontractors to supply specific allowance items, if Constructor reasonably objects to a Supplier or Subcontractor, it shall not be required to contract with them. Owner shall select allowance items in a timely manner so as not to delay the Work. Allowances shall include the costs of materials, supplies, and equipment delivered to the Worksite, less applicable trade discounts and including requisite taxes, unloading and handling at the Worksite, and labor and installation, unless specifically stated otherwise. Constructor's Overhead and profit for the allowances is included in the Contract Price, not in the allowances. If incurred costs are greater or less than the allowances, a Party may seek an equitable adjustment in the Contract Price or Contract Time under ARTICLE 8.)
2. Attorneys' Fees & Costs - Prevailing Party (relative information: The costs of any binding dispute resolution procedures and reasonable attorneys' fees shall be borne by the non-prevailing Party, as determined by the adjudicator of the dispute.)
3. Audit Rights – Project Financials ((relative information: Constructor shall maintain complete and current records that comply with generally accepted accounting principles and calculate the Cost of Work. Owner shall be afforded access to Constructor's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to requested payment for Cost of the Work. Constructor shall preserve all such records for a period of three years after the final payment or longer where required by Law.)
4. Changes in the Work (relative information: Constructor may request or Owner may order changes in the Work or the timing or sequencing of the Work that impact the Contract Price or the Contract Time. All such changes in the Work that affect Contract Time or Contract Price shall be formalized in a Change Order and processed in accordance with this article. For changes in the Work, the Parties shall negotiate an appropriate adjustment to the Contract Price or the Contract Time in good faith and conclude negotiations as expeditiously as possible. Acceptance of the Change Order and any adjustment in the Contract Price or Contract Time shall not be unreasonably withheld. NO OBLIGATION TO PERFORM. Constructor shall not be obligated to perform changes in the Work without a Change Order or Interim Directive. INTERIM DIRECTIVES. Owner may issue an Interim Directive directing a change in the Work before agreeing on an adjustment to Contract Price or Contract Time, or directing Constructor to perform Work that Owner believes is not a change. If the Parties disagree that the Interim Directed work is within the scope of the Work, Constructor shall perform the disputed Work and furnish Owner with an estimate of the costs to perform the disputed work in accordance with Owner's interpretations. The Parties shall negotiate expeditiously and in good faith for appropriate adjustments, as applicable, to the Contract Price or the Contract Time arising out of an Interim Directive. As the directed Work is performed, Constructor shall submit its costs for such Work with its application for payment beginning with the next application for payment within thirty (30) Days of the issuance of the Interim Directive. If there is a dispute as to the cost to Owner, Owner shall pay Constructor fifty percent (50%) of its actual (incurred or committed) cost to perform such Work.

#### A. Business Terms

Allowances

Attorneys' Fees & Costs - Prevailing Party

Changes in the Work (relative information: )

Choice of Law/Venue (relative information: )

Completion Milestones - Defined (relative information: )

Confidentiality Requirements (relative information: )

Contingency (relative information: )

Contract Price, Contract Sum, GMP (relative information: )

Designated Representatives (relative information: )

Dispute Resolution Mechanism (relative information: )

Duration for Performance/Contract Time (relative information: )

Final Payment (relative information: )

Initial/Technical Scheduling Requirements (relative information: )

Jury Trial Waiver (relative information: )

Lien Rights: Indemnity and Limitations (relative information: )

Mandatory Subcontract Flowdowns (relative information: )

Notice of Claims - when must they be sent (relative information: )

Notices - Where and how to send (relative information: )

Order of Precedence (relative information: )

Owner Directed Acceleration (relative information: )

Parties (relative information: )

Performance/Payment Bonds (relative information: )

Progress Payments (relative information: )

Retainage (relative information: )

Savings (relative information: )

Wage Requirements (Prevailing, Davis-Bacon etc.) (relative information: )

Warranty Obligations (relative information: )

#### B. Risks Allocated

Assurance of Owner Financing (relative information: )

Design Responsibility (relative information: )

Fiduciary Duties (relative information: )

Hazardous Materials - Responsibilities (relative information: )

Indemnification - General Obligations

Insurance Requirements (relative information: )

Material Price Escalation (relative information: )

Pay If/When Paid (relative information: )

Unforeseen Conditions (relative information: )

Waiver of Subrogation (relative information: )

Waivers/Limits of Consequential Damages (relative information: )

#### C. Remedies

Contractor Right to Stop Work (relative information: )

Delays: Compensation, Remedies and/or Limitations (relative information: )

Liquidated Damages (relative information: )

Terminations - by either party (relative information: )

Weather Days Defined/Assumed (relative information: )

# Methodology

## Part 2

- Various tools, including Chat GPT, pytesseract, and Google Collab were utilized in this project.
- The notable challenge was procuring uncensored contract documents due to their sensitive nature, which was overcome due to my enrollment in a contacts course.



ChatGPT-4 Turbo



Tesseract OCR



# Results

## A. Business Terms

1. Allowances: All allowances stated in the Contract Documents shall be included in the Contract Price. While Owner may direct the amounts of, and the particular Suppliers or Subcontractors to supply specific allowance items, if Constructor reasonably objects to a Supplier or Subcontractor, it shall not be required to contract with them. Owner shall select allowance items in a timely manner so as not to delay the Work. Allowances shall include the costs of materials, supplies, and equipment delivered to the Worksite, less applicable trade discounts and including requisite taxes, unloading and handling at the Worksite, and labor and installation, unless specifically stated otherwise. Constructor's Overhead and profit for the allowances is included in the Contract Price, not in the allowances. If incurred costs are greater or less than the allowances, a Party may seek an equitable adjustment in the Contract Price or Contract Time under ARTICLE 8.

2. Attorneys' Fees & Costs - Prevailing Party: The costs of any binding dispute resolution procedures and reasonable attorneys' fees shall be borne by the non-prevailing Party, as determined by the adjudicator of the dispute.

3. Audit Rights - Project Financials: Constructor shall maintain complete and current records that comply with generally accepted accounting principles and calculate the Cost of Work. Owner shall be afforded access to Constructor's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to requested payment for Cost of the Work. Constructor shall preserve all such records for a period of three years after the final payment or longer where required by Law.

4. Changes in the Work: Constructor may request or Owner may order changes in the Work or the timing or sequencing of the Work that impact the Contract Price or the Contract Time. All such changes in the Work that affect Contract Time or Contract Price shall be made in writing as a Change Order or Construction Change Directive. The Contractor shall not proceed with a change or extra work until a Change Order or Construction Change Directive has been issued in writing by the Owner.

## B. Risks Allocated

N/A - No relevant information found for this section.

## C. Remedies

N/A - No relevant information found for this section.