ConsensusDocs

CONTRACTS CATALOG



Updated Docs Inside

ConsensusDocs®

Keeping You Ahead of the Curve



ConsensusDocs...
BUILDING A BETTER WAY!

Whether working at the office, from the road or even at home, the ConsensusDocs platform provides instant access to your contract documents from any computer through a secure, web-based portal. Simply log-in and your personalized dashboard makes it easy to locate recent projects, edit contracts, review changes made by your collaborators or start a new contract using any of our 100+ contracts.

Editing, Collaboration, Conversions and Comparisons Made Easy

The Microsoft Word®-based technology allows you to take any ConsensusDocs contract and quickly customize it to meet your specific project requirements. Our new collaboration platform allows you to grant review or editing access to other parties and finalize agreements, while maintaining an easy and efficient version-control system. With our new conversion and comparison tools, you can quickly convert from Word to PDF and PDF to Word... all at the click of a button.

Construction Practices Have Evolved, So Should Your Contracts

ConsensusDocs contracts are regularly updated to keep pace with the latest changes in best practices and legal updates. From agreements specifically addressing issues such as building information modeling (BIM), green construction, integrated project delivery (IPD) or design-build, our standard contracts, developed by a coalition of leading industry experts, mean you are assured your projects have the best contractual foundation possible.

Building a Better Way... Through Consensus

ConsensusDocs contracts are written by 40 leading associations with members from all stakeholders in the design and construction industry. By fairly allocating risk and incorporating best practices, ConsensusDocs help you reduce costly claims and contingencies, and lessen adversarial negotiations, saving you time and money. Our 100+ contracts address all project delivery methods. ConsensusDocs' easy-to-use online application facilitates contract collaboration and customization to reach consensus with ease.

Better Contracts Make for Better Projects

ConsensusDocs are written by industry experts representing owners, general and specialty contractors, design professionals, attorneys, sureties and a broad range of stakeholders to craft the strongest and most balanced agreements in the industry. Since the major risks and responsibilities have already been fairly allocated, ConsensusDocs users save considerable time and money, and projects benefit from reduced risk contingencies that increase bid prices.

See What's New at ConsensusDocs.org

ConsensusDocs

CONTRACTS

200 SERIES General Contracting

200 Owner and Constructor Agreement (Lump Sum)
Agreement for competitive bid or negotiated lump sum contracts.

200.1 Time and Price Impacted Materials
Establishes market price and price adjustments for extraordinary cost changes.
- Schedule A: Materials

200.2 Electronic Communications Protocol Addendum
Sets acceptable formats and technologies, including BIM, for management and consistency throughout the project.

200.4 Dispute Review Board Addendum Specification
Establishes a DRB and forms the dispute resolution process.

200.5 Three-Party Agreement for a Dispute Review Board
Assigns party responsibilities, sets the DRB scope, duration, payment and more.

202 Change Order
Formalize changes in the work and adjustments to contract time and price.

203 Interim Directed Change
Unilateral order by the Owner in the absence of agreement on price and time for changes.

204 Request for Information
Used by Contractors or Subcontractors to request information or instructions.

205 Owner and Constructor Agreement (Short Form—Lump Sum)
A convenient, short-form contract.

210 Owner and Constructor Agreement for Public Works
Based on ConsensusDocs 200, but modified to reflect provisions needed for public works projects.

220 Constructor's Qualification Statement for Engineered Construction
Helps Owners assess qualifications.
- Schedule A: Past Projects
- Schedule B: Current Projects
- Schedule C: Personnel

221 Constructor's Statement of Qualifications
Helps Owners assess qualifications.
- Schedule A: Key Personnel
- Schedule B: Past Projects
- Schedule C: Current Projects

222 Design Professional's Statement of Qualifications
Helps Owners assess A-E qualifications.
- Schedule A: Key Personnel
- Schedule B: Past Projects
- Schedule C: Current Projects

235 Owner and Constructor Agreement (Cost of Work—Short Form)
A convenient, short form agreement premised on the ConsensusDocs 510.
- Exhibit A: Description of Work
- Exhibit B: Existing Contract Docs

240 Owner and Design Professional Agreement
Design Professional performing a full range of design and administrative services.

244 Owner and Land Surveyor Agreement
An agreement with contract terms specific to land surveying services.

245 Owner and Design Professional Agreement (Short Form)
A convenient, short form contract premised on the ConsensusDocs 510.

246 Owner and Geotechnical Consultant Agreement
Addresses the unique nature of services provided by a geotechnical consultant.

247 Owner and Consultant Agreement
Owners use to contract with a consultant to perform specific services.

250 Design Professional and Consultant Agreement
An agreement between a Design Professional and its Consultant to perform A/E services.
- Exhibit D: Insurance Requirements

260 Performance Bond
Coordinated for use with the ConsensusDocs 200 and 500 series.

261 Payment Bond
Coordinated for use with the ConsensusDocs 200 and 500 series.

262 Bid Bond
Coordinated for use with the ConsensusDocs 200 and 500 series.

263 Warranty Bond
Used for defect correction during the Correction of Work period.

270 Bidder Instructions
Used for bid submission and award, including pre-bid procedures.

271 Instruction to Bidders on Public Works
To be used with the 210.
- Exhibit A: Certifications

280 Certificate of Substantial Completion
Establishes the date of substantial completion.

281 Certificate of Final Completion
Establishes the date of final completion.

290 Guidelines for Obtaining Owner Financial Information
Helps Contractors and Subcontractors identify Owner information to request.

290.1 Owner Financial Questionnaire
Contractors and Subcontractors use to request information about the Owner's legal structure, insurance, financing and more.

291 Payment Application (GMP)
Facilitates the calculation and documentation of progress payments.

292 Payment Application (Lump Sum)
Facilitates the calculation and documentation of progress payments.

293 Schedule of Values
Provides a breakdown of costs; should be used with ConsensusDocs 291 or 292.

296 Teaming Agreement
Form a team for the purpose of submitting a bid to an Owner. Flexible for those team members to include a design professional, constructors or others.

297 Joint Venture Line Item Agreement
A contract for parties who want to include line items in the body of the contract.

298 Joint Venture Agreement
An agreement between two or more parties to form a joint venture.
- Exhibit A: Subcontracts
- Exhibit B: Payments

299 Joint Venture LLC Operating Agreement
An agreement between two or more to form an LLC version of a joint venture.
- Exhibit A: Members' Subcontracts
- Exhibit B: Company Payments
- Exhibit D: Profits & Losses Allocation

UPDATED

300 SERIES Integrated Project Delivery (IPD)

300 Multi-Party Agreement for Integrated Project Delivery (IPD)
This standard collaborative agreement, in which an Owner, Designer and Constructor all sign the same agreement, is the first of its kind. This Lean construction approach is also known as alliancing or relational contracting. A core team is created to make project decisions in this innovative agreement.

301 Building Information Modeling (BIM) Addendum
The first standard contract to globally address legal and administrative issues associated with BIM has been updated. It should be used by anyone inputting information into the Model, and includes a BIM Execution Plan, which allows the parties to determine the levels of model reliance.

310 Green Building Addendum
Another industry first created for projects with green building elements and rating certifications such as LEED. A Green Building Facilitator (GBF) is designated to coordinate and implement the green goals.

396 IPD Joining Agreement
This Joining Agreement is intended for use with the ConsensusDocs 300 IPD Agreement.

400 SERIES Design-Build

400 Owner and Design-Builder Preliminary Agreement
Used in conjunction with ConsensusDocs 410 or 415 to take the project through schematic design only.

410 Owner and Design-Builder Agreement (Cost of Work Plus Fee with GMP)
Used as a follow-up to the ConsensusDocs 400 or as a stand-alone contract that addresses the entire D-B process.

410.1 GMP & Completion Dates
Additional terms and conditions for use with the ConsensusDocs 410.

415 Owner and Design-Builder Agreement (Lump Sum—Owner's Program Includes Schematic Designs)
Requires use of the 400 so Design-Builder can provide a lump sum.

420 Design-Builder and Design Professional Agreement
Delineates the rights and responsibilities of Design-Builder and Design Professional.

421 Statement of Qualifications
Provides information to Owners to assess the qualifications of a Design-Builder.
- Schedule A: Design Personnel
- Schedule B: Construction Personnel
- Schedule C: Past Projects
- Schedule D: Current Projects

422 Design-Builder and Design Professional Agreement for Federal Projects
Design-Builder contracting for Design Professional services (lead architect/engineer) for federal projects

450 Design-Builder and Subcontractor Agreement
Use when the Subcontractor is not retained to provide substantial design.

460 Design-Builder and Subcontractor Agreement (Cost of Work Plus Fee with GMP)
Use when Subcontractor is retained by Design-Builder early in design phase.

460.1 GMP & Appendices
Additional terms and conditions for use with the ConsensusDocs 460.

470 Performance Bond
Surety is liable for design costs.

471 Performance Bond
Surety is not liable for design costs.

472 Payment Bond
Surety is liable for design costs.

473 Payment Bond
Surety is not liable for design costs.

481 Certificate of Substantial Completion
Establishes date of substantial completion.

482 Certificate of Final Completion
Establishes date of final completion.

491 Payment Application (Cost of Work With GMP)
Use with the ConsensusDocs 410 and provides for notarization.

492 Payment Application (Lump Sum)
Use with the ConsensusDocs 415 and provides for notarization.

495 Change Order (Cost Plus With GMP)
Use with the ConsensusDocs 410 and requires party signatures.

496 Change Order (Lump Sum)
Use with the ConsensusDocs 415 and requires party signatures.

498 Teaming Agreement
Form a team for the purpose of submitting a bid to an Owner. Flexible for those team members to include a design professional, constructors or others.

499 Joint Venture Agreement
An agreement between two or more parties to form a joint venture.
- Exhibit A: Subcontracts
- Exhibit B: Payments

> ***"MSU decided to use ConsensusDocs standard contracts for replacing the Spartan Stadium scoreboards. Starting with a ConsensusDocs form agreement made procurement and contract negotiation much more efficient on the project. The ConsensusDocs Design-Builder agreement is our standard for future design-build delivery projects."***
>
> **—John J. (Jack) Mumma**
> Construction Contract Administrator, Michigan State University

See What's New at ConsensusDocs.org

NEW UPDATED

500 SERIES Construction Manager At-Risk

500 Owner and Construction Manager Agreement (GMP with Preconstruction Services Option)
This integrated agreement and general conditions document includes an option for preconstruction services. This is a CM-at-Risk agreement.

500.1 GMP & Completion Dates
Additional terms and conditions for use with the ConsensusDocs 500.

510 Owner and Construction Manager Agreement (Cost of Work with Preconstruction Services Option)
Forms an integrated agreement and general conditions contract between the Owner and the Construction Manager performing work on a cost of the work plus a fee basis without a GMP.

525 Change Order/Construction Manager Fee Adjustment
A convenient, standard change order or construction manager fee adjustment to be used for projects built under the Construction Management method of contracting.

700 SERIES Subcontracting

702 Purchase Order for Commodity Goods
Assigns risks and liabilities where each party has control.

702.1 Additional Terms and Conditions to Purchase Order for Commodity Goods
Additional terms and conditions for use with the ConsensusDocs 702.

703 Purchase Agreement for Noncommodity Goods
An agreement for purchasing complex goods that coordinates the Constructor, Distributor and Factory, and assigns risk and liability where each party has control.

704 Equipment Lease
Offered as either a one-page agreement or two-page general conditions. Replaces the previously-published ConsensusDocs 907 contract.

705 Invitation to Bid/Subbid Proposal
Used for Subcontractors to describe the scope of work covered in their bids.

706 Performance Bond
Bond requested by a Constructor from a Subcontractor to guarantee performance.

707 Payment Bond
Bond requested by a Constructor from a Subcontractor to guarantee Subcontractor pays laborers and suppliers.

710 Payment Application
Subcontractor's request for payment.

721 Statement of Qualifications
Used by Subcontractor to provide information such as qualifications, references, performance history and safety record.
- Schedule A: Key Personnel
- Schedule B: Past Projects
- Schedule C: Current Projects

725 Subcontractor and Subsubcontractor Agreement
The first and only standard agreement of its kind, which is well-suited to this generally less complex relationship.
- Exhibit E: Insurance Requirements

746 Constructor & Geotechnical Consultant Agreement
Addresses the unique nature of services provided by a geotechnical consultant.

747 Constructor & Consultant Agreement
Constructors use to contract with a consultant to perform specific services.

748 Constructor & Testing Lab Agreement
Addresses the unique nature of services provided by a testing lab.

749 Constructor and Testing Lab Agreement (Hazardous Waste)
Similar to the 748, but tailored for the testing of hazardous waste.

750 Constructor and Subcontractor Agreement
Compatible with the ConsensusDocs 200 and other agreements, and includes an indemnity provision.

750.1 Rider for Storage at Subcontractor's Site
Governs storage of materials and equipment, and sets minimum precautions and coverages. May be attached as a rider to the 750.

751 Constructor and Subcontractor Agreement (Short Form)
Short form subcontract with essential terms and conditions including indemnity.

752 Subcontract for Use on Federal Construction
The only standard subcontract compliant with the 2012 Federal Acquisition Regulations (FAR).
- Exhibit H: FAR Provisions
- Exhibit I: Subcontractor Certification

760 Bid or Proposal Bond
Use when a bid or proposal bond is required.

781 Certificate of Substantial Completion
Establishes date of substantial completion.

782 Certificate of Final Completion
Establishes date of final completion.

790 Request for Information (RFI)
Subcontractors use to request information or instructions.

795 Change Order
Formalizes changes and adjustments to subcontract time and price.

796 Interim Directed Change
Unilateral order by the Constructor in absence of agreement on price and time for changes.

> ***"Heart of Ohio Family Health Centers employed the industry standard ConsensusDocs contracts to efficiently assemble and lead a design and construction team that delivered a cutting-edge, dispute-free project for us and for the community. We are proud of how the whole construction team used these documents to deliver this extraordinary project."***
>
> **—Joy Parker, RN, CEO**
> Capital Park Family Health Center

UPDATED

800 SERIES Program Management

800 Owner and Program Manager Agreement
A "pure agent/PM," not at risk agreement, with design and construction contracts signed by Owner or PM acting as Owner's agent. PM may replace Owner's facilities staff to oversee a project.

810 Owner and Owner's Representative Agreement
Agreement between an Owner and a person/entity acting as an independent contractor, who serves as the Owner's authorized representative, assuming the Owner retains an Architect-Engineer and a Constructor.

812 Interim Directed Change
Issued by Owner to Trade Contractor in the absence of agreement on price and time for changes in the trade contract work.

813 Change Order
Formalizes changes and make adjustments to time and price.

814 Certificate of Substantial Completion
Used to establish the date of substantial completion.

815 Certificate of Final Completion
Used to establish the date of final completion.

820 Owner and Commissioning Authority Agreement
Contract terms specific to commissioning authority services.

830 Owner And Construction Manager As Agent Agreement (CM Provides General Condition Items)
This agreement may be used with the construction management process when the Owner awards all trade contracts. Replaces the previously-published ConsensusDocs 801 contract.

831 Owner and Construction Manager as Agent Agreement (No General Conditions Provided)
The CM does not provide the General Condition Items. Replaces the previously-published ConsensusDocs 801 contract.

840 Agreement Between Owner and Design Professional (Owner Hires or Acts as Its Own CM)
This agreement may be used with the construction management process when the Owner awards all trade contracts. Replaces the previously-published.

842 Owner and Energy Consultant
Contract terms specific to energy consulting services.

850 Owner and Trade Contractor Agreement
Forms legal relationship between Owner and each Trade Contractor, who becomes prime to the Owner.



Construction Practices Have Evolved, So Should Your Contracts

24/7 ACCESS Access your contracts anytime, anywhere via our secure, cloud-based system.

EASY TO EDIT If you know Microsoft Word®, you know how to customize ConsensusDocs contracts.

EASY COLLABORATION Invite anyone to collaborate on your contract for free, and you control editing rights.

CREATE FAVORITES Create "Favorites" from ConsensusDocs contracts modified to meet your unique needs.

CONVERT & COMPARE View changes from one document version to another (Word to PDF, PDF to Word).

FREE GUIDANCE Embedded user instructions reference the free ConsensusDocs Guidebook.

See What's New at ConsensusDocs.org

Purchase Your Subscription Today

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First user license $1099 / $879

*Additional user licenses $699 / $559

OWNER PACKAGE

Unlimited use of Owner contracts and administrative forms for one full year.

First user license $999 / $799

*Additional user licenses $639 / $499

SUBCONTRACTOR PACKAGE

Unlimited use of Subcontractor contracts and administrative forms for one full year.

First user license $679 / $539

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- **Design-Builder & Owner**
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- **Express Package (Pay Per Contract)**
- **Bond & Prequalification Forms—FREE**

•Additional user licenses are for use within the same company and for the same subscription period as the first subscription. For 10+ users, please contact us for volume pricing.

WHY YOU NEED ConsensusDocs for Your Projects

FAIR & BALANCED — Allocate risks and responsibilities fairly and efficiently

ACCEPTED — Written by 40 design and construction industry associations

CURRENT — Updated to remain current with legal and industry developments

CUTTING EDGE — Groundbreaking contracts help you stay current

CLEAR — Avoid unnecessary legalese for clear performance expectations

PROJECT-FOCUSED —Cooperative working relationships for less disputes

EASY TO USE — MS Word®-based for easy editing and collaboration

COMPREHENSIVE — Address all project delivery methods

DETAILED — Cover in detail the key contracting issues

TRUSTED — Developed by seasoned design and construction professionals

COLLABORATION — Exclusive online platform helps you reach consensus faster

SAVE TIME & MONEY — A better contractual base for better project results!

ConsensusDocs COALITION

National Association of State Facilities Administrators

The Construction Users Roundtable

Construction Owners Association of America

Women Construction Owners & Executives, USA

National Association of Women in Construction

Associated General Contractors of America

Associated Specialty Contractors, Inc.

Construction Industry Round Table

American Subcontractors Association, Inc.

Associated Builders and Contractors

American Institute of Constructors

Lean Construction Institute

Retail Contractors Association

United States Hispanic Construction Association

Finishing Contractors Association

Mechanical Contractors Association of America

National Electrical Contractors Association

National Roofing Contractors Association

Painting and Decorating Contractors of America

Plumbing Heating Cooling Contractors of America

National Subcontractors Alliance

Sheet Metal and Air Conditioning Contractors' National Association

Association of the Wall and Ceiling Industry

National Association of Electrical Distributors

Door and Hardware Institute

Independent Electrical Contractors

National Ground Water Association

American Society of Professional Estimators

Water and Wastewater Equipment Manufacturers Association, Inc.

Air Conditioning Contractors of America

Architectural Woodwork Institute

National Utility Contractors Association

National Tile Contractors Association

National Association of Surety Bond Producers

The Surety & Fidelity Association of America

Construction Financial Management Association

National Association of Construction Auditors

Dispute Review Board Foundation

AABC Commissioning Group

Construction Specifications Institute