

Design-Build Stipulated Price Contract

CCDC 14 is a standard prime contract between the Owner and the Design-Builder.

Combining the design and construction functions from the outset provides a single point of responsibility and facilitates collaboration between the design and construction teams from the outset and for the duration of the project.

CCDC standard contract forms are products of a consensus-building process aimed at balancing the interests of all parties involved in construction projects. They reflect recommended industry practices.

They are recognized for clarity and simplicity of language and are drafted in a style intended to be easily understood by the parties, using terms and expression familiar to the industry.

CCDC 14 is a standard prime contract between the Owner and the Design-Builder where the Design-Builder provides the Design Services and performs the Work under one agreement, for a single, pre-determined stipulated or fixed price.

In addition to the common contract terms and conditions for construction projects, CCDC 14 clearly defines the roles and responsibilities of the contracting parties:

Owner

- Provides project information;
- Makes decisions;
- Interprets the Owner's Statement of Requirements;
- Reviews and approves Construction Documents;
- Requires inspection or testing of the Work.

Design-Builder

- Controls the Design Services and the Work;
- Reviews Owner's Statement of Requirements or other project information;
- Develops Construction Documents;
- Engages Consultants, Other Consultants and Subcontractors.

CCDC 14 also identifies and describes the roles of other parties such as the Consultant and Payment Certifier as well as Owner's Advisor, if any.

For more information, please visit

ccdc.org

