ConsensusDOCS are the only standard contract documents written by 34 leading construction associations.
ConsensusDOCS publishes a comprehensive catalog of 90+ standard contract documents that address all project delivery methods. ConsensusDOCS are the only standard contracts written and endorsed by a diverse coalition of 34 leading construction industry associations with members from all stakeholders in the design and construction industry. ConsensusDOCS contracts incorporate best practices and fairly allocate risk to help reduce costly contingencies and adversarial negotiations.

Advantages of ConsensusDOCS Contract Documents
The advantages of using industry-accepted standard form contracts are significant. Only ConsensusDOCS draws upon industry experts representing owners, general contractors, specialty contractors, design professionals, construction law attorneys, sureties and others. When using ConsensusDOCS all parties are assured that some of the best minds in the business have come together to craft and scrutinize each document. Since the major risks and responsibilities have already been efficiently and fairly allocated, ConsensusDOCS users save considerable transaction costs and time. You have an industry-accepted legal foundation to contract. Your project no longer needs to go through a painstaking negotiation process for each transaction risk. Owners benefit by using fair contracts by helping to eliminate unnecessary risk contingencies that increase bid prices. THIS SAVES TIME AND EXPENSE FOR ALL PARTIES!

ConsensusDOCS contracts are cost-effective and are regularly updated to keep pace with changes in the law and in the industry. They address cutting-edge issues such as building information modeling (BIM), integrated project delivery (IPD), green building, federal subcontracting, design-build and more. The documents are available in electronic format that easily allow project-specific changes while showing all changes that deviate from the standard language.

Simply put... ConsensusDOCS are a better way to contract to achieve better project results!

“Contractors and Owners distinguish themselves in today’s market by using ConsensusDOCS contracts because they are focused on achieving better project results. AGC proudly endorses ConsensusDOCS because fair contracts advance our industry.”

– Stephen E. Sandherr
CEO, The Associated General Contractors of America
200 Series

GENERAL CONTRACTING

200 – Agreement and General Conditions Between Owner and Contractor (Lump Sum)
An integrated agreement and general conditions document between Owner and Contractor performing work on a lump sum basis. Appropriate for use in competitive bid environments or in situations requiring a negotiated lump sum contract.

200.1 – Time and Price Impacted Materials
Provides a method for establishing the market price of a construction commodity and for calculating a price adjustment if that commodity has an extraordinary cost increase or decrease.
- Schedule A

200.2 – Electronic Communications Protocol Addendum
Helps the parties determine acceptable formats and technology for electronic communications, including building information modeling (BIM). This groundbreaking document allows for communications management and consistency throughout the project.

202 – Change Order
Used to formalize changes in the work and adjustments to contract time and price.

203 – Interim Directed Change
A unilateral order issued by the Owner in the absence of agreement on price and time for changes in the work.

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

205 – Short Form Agreement Between Owner and Contractor (Lump Sum)
This convenient, short-form agreement and general conditions document is premised on concepts found in ConsensusDOCS 200.

220 – Contractor’s Qualification Statement for Engineered Construction
May be used as a generic pre-qualification statement or a contract-specific qualification statement.
- Schedule A: Construction Completed in the Past Five Years
- Schedule B: Current Projects Under Construction
- Schedule C: Personnel

221 – Contractor’s Statement of Qualifications
Helps Owners assess the qualifications of a Contractor.
- Schedule A: Key Personnel
- Schedule B: Past Projects
- Schedule C: Current Projects

222 – Architect-Engineer’s Statement of Qualifications
Helps Owners assess the qualifications of an Architect-Engineer.
- Schedule A: Key Personnel
- Schedule B: Past Projects
- Schedule C: Current Projects

235 – Short Form Agreement Between Owner and Contractor (Cost of Work)
This convenient, short-form agreement and general conditions document is premised on concepts found in ConsensusDOCS §10.

240 – Agreement Between Owner and Architect-Engineer
Coordinated for use with ConsensusDOCS 200 series, this agreement is used between Owner and Architect-Engineer performing a full range of design and administrative services.

245 – Short Form Agreement Between Owner and Architect-Engineer
Describes the relationship between Owner and Architect-Engineer, places most transaction-specific information at the front, and addresses services from schematic design through construction contract administration.

260 – Performance Bond
Developed with assistance from the surety industry, this standardized performance bond form is coordinated for use with ConsensusDOCS 200 and 500 documents.

261 – Payment Bond
Developed with assistance from the surety industry, this standardized payment bond form is coordinated for use with ConsensusDOCS 200 and 500 documents.

262 – Bid Bond
Developed with assistance from the surety industry, this standardized bid bond form is coordinated for use with ConsensusDOCS 200 and 500 documents.

263 – Warranty Bond
Used for the correction of a defect in the Work during a one-year Correction of Work period. Provisions addressing general conditions and Surety obligations are provided.

270 – Instructions to Bidders on Private Work
Used for bid submission and award, it provides information about pre-bid procedures including obtaining bidding documents and additional information prior to opening of bids, and the examination of bidding documents and worksite.

280 – Certificate of Substantial Completion
Establishes the date of substantial completion of the work or a designated portion thereof.

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

290 – Guidelines for Obtaining Owner Financial Information
Helps the Contractor identify the type of information that should be requested of the Owner.

290.1 – Owner Financial Questionnaire
Contractors and Subcontractors use this form to request specific information about the Owner’s legal structure, land ownership, financing and insurance matters.

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

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

293 – Schedule of Values
Provides a breakdown of the cost of elements of the work and should be used with the ConsensusDOCS application for payment forms 291 and 292.

907 – Equipment Lease
Offered as either a one-page agreement or two-page general conditions.
300 Series
INTEGRATED PROJECT DELIVERY (IPD)

300 – Tri-Party Agreement for Integrated Project Delivery
This standard collaborative agreement, in which an Owner, Designer and Contractor 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 document that globally addresses legal and administration issues associated with using BIM, it is intended to be used as an identical contract addendum for all project participants inputting information into a BIM Model. It also includes a BIM Execution Plan, which allows the parties to determine the level of reliance for the BIM model.

310 – Green Building Addendum
Another industry first – appropriate for use on projects with green building elements, particularly those seeking a third-party green building rating certification such as LEED.

400 Series
DESIGN-BUILD

400 – Preliminary Agreement Between Owner and Design-Builder
Intended to be used in conjunction with ConsensusDOCS 410 or 415 to take the project through schematic design only.

410 – Agreement and General Conditions Between Owner and Design-Builder (Cost of Work Plus Fee with GMP)
May be used as a follow-up document to ConsensusDOCS 400 or as a stand-alone document that addresses the entire design-build process.
• Amendment No. 1: GMP and Completion Dates.

415 – Agreement and General Conditions Between Owner and Design-Builder (Lump Sum Based on the Owner’s Program Including Schematic Design Documents)
Unlike the ConsensusDOCS 410, this document cannot be used as a stand-alone document to address the entire design-build process. It is intended as a follow-up document to ConsensusDOCS 400, assuming the Owner’s program or other project information includes schematic design documents.

420 – Agreement Between Design-Builder and Architect-Engineer
Delineates the respective rights and responsibilities of the Design-Builder and Architect-Engineer.

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

450 – Agreement Between Design-Builder and Subcontractor
Intended for use where the Subcontractor has not been retained to provide substantial portions of the design.

460 – Agreement Between Design-Builder and Design-Build Subcontractor (Subcontractor Provides a GMP)
Intended for use where the Subcontractor is retained by the Design-Builder early in the design phase. Construction is performed based on cost of the work, plus a fee, up to the GMP.
• Amendment No. 1: GMP and Appendices.

470 – Performance Bond (Surety Is Liable for Design Costs of Work)
Bond between Surety and Design-Builder where the Surety is liable for the design costs. Provisions addressing Surety obligations, liability for design, and dispute resolution are included.

471 – Performance Bond (Surety Is Not Liable for Design Services)
Bond between Surety and Design-Builder where the Surety is not liable for the design costs. Provisions addressing Surety obligations, liability for design, and dispute resolution are included.

472 – Payment Bond (Surety Is Liable for Design Costs of Work)
Bond between Surety and Design-Builder where the Surety is liable for the design costs. Provisions addressing Surety obligations, liability for design, and dispute resolution are included.

473 – Payment Bond (Surety Is Not Liable for Design Services)
Bond between Surety and Design-Builder where the Surety is not liable for the design costs. Provisions addressing Surety obligations, liability for design, and dispute resolution are included.

481 – Certificate of Substantial Completion
Establishes the date of substantial completion of the work.

482 – Certificate of Final Completion
Establishes the date of final completion of the work.

491 – Application for Payment (Cost of Work and a GMP Has Been Established)
Used with ConsensusDOCS 410 and provides for notarization.

492 – Application for Payment (Lump Sum)
Used with ConsensusDOCS 415 and provides for notarization.

495 – Change Order (Cost Plus With GMP)
Used with ConsensusDOCS 410 and requires signatures of Design-Builder and Owner.

496 – Change Order (Lump Sum)
Used with ConsensusDOCS 415 and requires signatures of Design-Builder and Owner.
All ConsensusDOCS contract documents are available in electronic format through the DocuBuilder® software. You can purchase the documents via a subscription package or meter mode. The best value is the Complete Package subscription which offers you unlimited access to all 90+ documents for one full year. Other package subscriptions are grouped into convenient categories – General Contracting, Design-Build, Subcontracting, and Construction and Program Management. For customers with a limited need for standard construction documents, you can purchase a meter mode account. Simply purchase an account and the value of the individual documents are debited from your account as you use them. All ConsensusDOCS users receive a user manual and access to free training and technical support.

Save time and order your subscription online at www.ConsensusDOCS.org.

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**500 Series**

**CONSTRUCTION MANAGEMENT**

500 – Agreement and General Conditions Between Owner and Construction Manager (GMP with Option for Preconstruction Services)

This integrated agreement and general conditions document includes an option for preconstruction services. This is a CM-at-Risk agreement.

• Amendment No. 1: GMP and Completion Dates.

510 – Agreement and General Conditions Between Owner and Construction Manager (Cost of Work with Option for Preconstruction Services)

Intended to form an integrated agreement and general conditions document between Owner and Construction Manager performing work on a cost of the work plus a fee basis without a GMP, including an option for preconstruction services.

525 – Change Order/Construction Manager Fee Adjustment

This form is for projects built under the Construction Management method of contracting.

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**700 Series**

**SUBCONTRACTING**

703 – Purchase Agreement for Noncommodity Goods

This is a comprehensive agreement for the purchase of complex goods that meet specific project requirements (and may require specific on-site labor for installation). It coordinates between the Contractor, Distributor and Factory, and assigns risk and liability where each party has control.

705 – Invitation to Bid/Subbid Proposal

Used for Subcontractors to describe the scope of work covered in their bids.

706 – Performance Bond

This bond can be requested by a Contractor from a Subcontractor to guarantee the Subcontractor’s performance.

707 – Payment Bond

This bond form can be requested by a Contractor from a Subcontractor to guarantee that the Subcontractor will pay laborers and material suppliers.

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**710 – Application for Payment**

Standard form for Subcontractor’s requests for payment.

**721 – Statement of Qualifications**

Used by the Subcontractor to provide information, such as personnel qualifications, industry references, performance history and safety record, to the Contractor who is assessing the Subcontractor’s qualifications.

• Schedule A: Key Construction Personnel
• Schedule B: Past Projects
• Schedule C: Current Construction Projects

**725 – Agreement Between Subcontractor and Subsubcontractor**

The first and only standard agreement of its kind, this form is for use between a Subcontractor and a Subsubcontractor and is suited to the generally less complex relationship between these two parties.

**Exhibit E Insurance Requirements to 725 Standard Subsubcontract Agreement**

Exhibit E to the ConsensusDOCS 725 regarding subcontractor insurance coverage required for the project.

---

“The level of diverse buy-in for these contracts is unprecedented and reflects a genuine effort to work collaboratively to determine industry best practices for standard form contracts.”

– Teresa Magnus

Vulcan Insulation Co., LLC and CURT Representative
### 700 Series

**Subcontracting (continued)**

<table>
<thead>
<tr>
<th>750 - Agreement Between Contractor and Subcontractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>This subcontract is intended to be generally compatible with ConsensusDOCS 200 or other agreements. An indemnity provision is also included.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>750.1 - Rider Between Contractor and Subcontractor for Material Storage at Subcontractor’s Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Governs storage of specific materials and equipment at a Subcontractor’s yard, and sets a standard agreement for storage that will ensure the minimum precautions and coverages are agreed upon. It may be attached as a rider to ConsensusDOCS 750.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>751 - Short Form Agreement Between Contractor and Subcontractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>This short form subcontract includes essential terms and conditions including an indemnity provision.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>752 - Subcontract for Use on Federal Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>The first and only standard subcontract agreement for federal projects that is compliant with the contracting requirements and practices found in the 2009 Federal Acquisition Regulation (FAR).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>760 - Bid or Proposal Bond</th>
</tr>
</thead>
<tbody>
<tr>
<td>Used when a bid or proposal bond is required.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>781 - Certificate of Substantial Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establishes the date of substantial completion of the work.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>782 - Certificate of Final Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establishes the date of final completion of the work.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>790 - Subcontractor Request for Information (RFI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Used by Subcontractors to request information or instructions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>795 - Change Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formalizes changes in the work and makes adjustments to subcontract time and price.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>796 - Interim Directed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>A unilateral order issued by the Contractor in absence of agreement on price and time for changes in the Subcontractor’s work.</td>
</tr>
</tbody>
</table>

### 800 Series

**Program Management**

<table>
<thead>
<tr>
<th>800 - Program Management Agreement and General Conditions Between Owner and Program Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>The contractual configuration is of a “pure agent/program manager,” not at risk, with all design and construction contracts signed by either the Owner or the Program Manager acting as the agent of the Owner. The Program Manager can be seen as replacing the Owner’s facilities staff and may oversee a project delivery accomplished under a variety of methods (e.g., design-bid-build or design-build) for each discrete project or site. This contract provides a scope of services presented in a matrix to be used as a menu for the parties to assign duties.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>801 - Construction Management Agreement Between Owner and Construction Manager (CM is Owner’s Agent and Owner Enters Into All Trade Contractor Agreements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>May be used with the construction management process when the Owner awards all the trade contracts.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>802 - Agreement Between Owner and Trade Contractor (CM is Owner’s Agent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describes the legal relationship between the Owner and each Trade Contractor, who becomes prime to the Owner. This document is compatible with ConsensusDOCS 801.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>803 - Agreement Between Owner and Architect-Engineer (CM Acting as Agent Has Been Retained by Owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed expressly to coordinate with ConsensusDOCS’ other CM agency forms, specifically ConsensusDOCS 801 and 802.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>810 - Agreement Between Owner and Owner’s Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreement between an Owner and a person/entity acting as an Independent Contractor, who shall serve as the Owner’s authorized representative for a specific project, assuming that the Owner will retain both an Architect-Engineer and a Contractor.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>812 - Interim Directed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issued by the Owner to the Trade Contractor in the absence of agreement on price and time for changes in the trade contract work.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>813 - Change Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>Used to formalize changes in the trade contract work and make adjustments to time and price.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>814 - Certificate of Substantial Completion</th>
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</thead>
<tbody>
<tr>
<td>Establishes the date of substantial completion of the work.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>815 - Certificate of Final Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establishes the date of final completion of the work.</td>
</tr>
</tbody>
</table>

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**Updated**

www.ConsensusDOCS.org • 1-866-925-DOCS (3627) • Sales@ConsensusDOCS.org
ConsensusDOCS is the industry innovator and leader in collaboratively-written contract documents, and you can be assured that all ConsensusDOCS purchasers receive free updates as they become available. This ensures that you always have access to the most current documents. As just one example, ConsensusDOCS was first to publish a comprehensive Building Information Modeling (BIM) Addendum to help parties address the numerous complex and important issues surrounding BIM technology.

ConsensusDOCS are delivered through a free software download that allows easy editing for project-specific information or other desired modification. Subscribers receive free software training and technical support. You also have free access to the ConsensusDOCS Guidebook, which provides additional information about specific provisions within the documents, as well as commentary by individual endorsing organizations for their members.

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**ConsensusDOCS Subscription Catalogs**

<table>
<thead>
<tr>
<th>Series Title</th>
<th>Included Documents</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Complete Package</strong></td>
<td>The Complete Subscription includes the entire ConsensusDOCS catalog of over 90 documents.</td>
</tr>
<tr>
<td>Retail: $999/Member: $799</td>
<td></td>
</tr>
<tr>
<td><strong>BEST DEAL!</strong></td>
<td></td>
</tr>
<tr>
<td>Retail: $549/Member: $449</td>
<td></td>
</tr>
<tr>
<td><strong>Design-Build (400)</strong></td>
<td>400, 410, 415, 420, 421, 450, 460, 470, 471, 472, 473, 481, 482, 491, 492, 495, 496, 200.1, 200.2, 290, 290.1, 301, 310, 907</td>
</tr>
<tr>
<td>Retail: $549/Member: $449</td>
<td></td>
</tr>
<tr>
<td><strong>Construction and Program Management (500 &amp; 800)</strong></td>
<td>500, 510, 525, 800, 801, 802, 803, 810, 812, 813, 814, 815, 200.1, 200.2, 202, 203, 204, 260, 261, 262, 263, 270, 280, 281, 290, 290.1, 301, 310, 907</td>
</tr>
<tr>
<td>Retail: $549/Member: $449</td>
<td></td>
</tr>
<tr>
<td><strong>Subcontracting (700)</strong></td>
<td>703, 705, 706, 707, 710, 712, 725, 750, 750.1, 751, 752, 760, 781, 782, 790, 795, 796, 200.1, 200.2, 290, 290.1, 301, 310, 450, 460, 470, 907</td>
</tr>
<tr>
<td>Retail: $549/Member: $449</td>
<td></td>
</tr>
<tr>
<td><strong>Short Forms</strong></td>
<td>205, 220, 221, 235, 245, 703, 751, 907</td>
</tr>
<tr>
<td>Retail: $349/Member: $249</td>
<td></td>
</tr>
<tr>
<td><strong>Any Two Series</strong></td>
<td>Retail: $799/Member: $649</td>
</tr>
</tbody>
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“Owners from COAA indicate that ConsensusDOCS is a valuable contractual tool meeting their desire to get better project results.”

– Ted Arygle, Esq.

- an Owner who represents COAA and currently serves as Chair of the ConsensusDOCS Drafting Council

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Why You Need ConsensusDOCS for Your Projects

- **FAIR AND BALANCED** – allocate risks and responsibilities efficiently and fairly, providing a balanced and sound foundation for legal relationships
- **ACCEPTED** – endorsed by 34 leading construction industry associations
- **CURRENT** – updated to remain current with legal and industry developments
- **CUTTING EDGE** – exclusive groundbreaking documents to help you stay relevant with today’s design and construction industry needs including BIM, Green, Lean and IPD
- **PROJECT-FOCUSED** – focus on cooperative working relationships by delineating clear communication pathways and proven alternative dispute resolution methods
- **EASY TO USE** – software that allows project-specific changes that are tracked and displayed
- **CLEAR** – written in plain English that avoids unnecessary legalese so the parties can understand the contract that ultimately governs their performance
- **COMPREHENSIVE** – address all project delivery methods including traditional, design-build, CM-at-Risk, Agency CM and IPD
- **DETAILED** – cover in detail key contracting issues in project procurement such as hold harmless provisions, ownership of documents, insurance and bonding requirements, payment and termination
- **TRUSTED** – developed by seasoned construction professionals representing all stakeholders of the design and construction industry
- **SAVE TIME AND MONEY** – provide a better contractual base for better project results while saving you time and money

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Built by a Coalition of 34 Leading Industry Associations