

EJCDC®

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Construction Family of Documents

The EJCDC® Construction Family Documents (C-Series) is intended for engineered construction projects. The current edition (2013) is endorsed by both the Construction Specifications Institute (CSI) and the National Utility Contractors Association (NUCA). The series comprises 24 integrated documents coordinated with Engineering Family Documents (E-Series). The C-Series documents assume the design Engineer is involved during construction. Document number C-700, General Conditions, is the keystone of C-Series and other EJCDC® document families. The document includes provisions for payment alternatives such as Lump Sum and Cost-Plus, and considers risk allocation consistent with industry norms. The current edition was written in 2013.

Document Title & Price	Document Description
C-990 Construction Documents Full Set (2013) \$1,840	Includes all documents in Construction Family
C-001 Narrative Guide to the EJCDC Construction Documents \$130	
C-700 Standard General Conditions of the Construction Contract (2013) \$254.00	For use between the owner and the contractor, the document details the contractor's basic duties and responsibilities, including bonds and insurance; progress and final payments; substantial completion; status of the engineer during construction; owner's responsibilities; subsurface and hidden site conditions; changes in the work, contract price, or contract time; contractor warranties and guarantees; correction or rejection of defective work; work suspension or termination; and dispute resolution.
C-050 Owner's Instructions Regarding Bidding Procedures & Construction Contract Documents (2013) \$46	Helps owners optimize the construction bidding process, including bidder selection, advertising, bid openings, pre-bid inquiries, site investigation requirements, bid modifications, and more.
C-051 Engineer's Request for Instructions on Bonds & Insurance (2013) \$46	A prototype letter to the owner, requests instructions as to types of coverage and amount of insurance to be stated in the contract documents. Includes form if the customary arrangements for liability or property coverage are to apply.
C-052 Owner's Instructions Concerning Bonds & Insurance for Construction (2013) \$46	Designed to provide the engineer with sufficient information to prepare the Supplementary Conditions that set the terms and conditions of performance, labor, material bonds, and insurance coverage.
C-111 Advertisement for Bids (2013) \$70	This document gives owners a platform for informing potential bidders about the project and inviting them to obtain the bidding documents for review.

C-200 Guide to the Preparation of Instructions to Bidders (2013) \$132	Discusses the rules prior to the award of the contract and stipulates requirements as bidder qualifications, subsurface tests, site examination, bid security, bid forms, date and place of bid submission, bid modification and withdrawal, bid opening procedures, special legal requirements, and award considerations and procedure.
C-410 Suggested Bid Form for Construction Contracts (2013) \$132	Lists items to consider in bid documents for construction contracts; includes additional information that local laws and practice may require; follows Uniform Location of Subject Matter.
C-430 Bid Bond, Penal Sum Form (2013) \$138	Binds the bidder and surety to a commitment to pay the owner, upon default of the bidder, the penal sum set forth on the face of the bond.
C-435 Bid Bond, Damages Form (2007) \$120	Binds the bidder and surety to pay the owner, upon default of the bidder, any difference between the total amount of the bidder's bid and the total amount of the next lowest, bid determined by the owner, for contracted work.
C-451 Qualification Statement (2013) \$70	This document is for use in obtaining information regarding experience and capabilities from contractors, whether in a prequalification or bidding phase context.
C-510 Notice of Award (2013) \$70	Notifies the successful bidder contract award. A key document, since many scheduled events and parties' rights are keyed to the award.
C-520 Suggested Form of Agreement Between Owner & Contractor, Stipulated Price (2013) \$138	Sets basic terms between the owner and the contractor. Details contractor's basic duties and responsibilities, including bonds and insurance; progress and final payments; substantial completion; status of the engineer during construction; owner's responsibilities; subsurface and hidden site conditions; changes in the work, contract price, or contract time; contractor warranties and guarantees; correction or rejection of defective work; work suspension or termination; and dispute resolution.
C-522 2016 Contract for Construction of a Small Project (2016) \$160	<i>EJCDC® C-522, Contract for Construction of a Small Project</i> , a new contract document for use on smaller, less complex projects, such as water and wastewater utility work, roads and paving, drainage improvements, and site development. EJCDC® recommends that C-522 be used only where the construction cost is \$500,000 or less, and the scheduled duration is less than 12 months.
C-523 Construction Subcontract (2013) \$140	This document is a standard subcontract that meshes with the EJCDC owner-contractor documents.
C-525 Standard Form of Agreement Between Owner & Contractor, Cost-Plus (2013) \$132	Applies to agreements between owners and contractors based on the cost of work plus a fee, with a guaranteed maximum price.
C-550 Notice to Proceed (2013) \$70	Fixes the date when the contract time starts and the contractor may begin work.
C-610 Construction Performance Bond (2013) \$120	Assures the availability of funds to complete construction. Prepared through the joint efforts of EJCDC, the Surety Association of America, and the American Institute of Architects.
C-615 Construction Payment Bond (2013) \$138	Assures the availability of sufficient funds to pay for labor, materials, and equipment. For public work, provides rights of recovery for workers and suppliers similar to their rights under the mechanics lien laws, which apply to private work.
C-620 Contractor's Application for Payment (2013) \$70	Provides agreed schedule of values for work categories; the quantity and amount of work completed per category; the gross amount due, less retainer; amount due to date, less previous payments; amount due on application.

C-625 Certificate of Substantial Completion (2013) \$70	Identifies project and indicates acceptance of work to the extent stated. Accompanies punch list of items for completion or correction. Records respective responsibilities of owner and contractor for security, operation, safety, maintenance, heat, utilities, and insurance from substantial completion to final payment.
C-626 Notice of Acceptability of Work (2013) \$70	Serves as the Engineer's written notice to the Owner and Contractor that all the Contractor's Work is fully completed and is in accordance with the construction Contract Documents. C-626 fulfills the provisions on final payment to the Contractor, required by EJCDC® C-700, Standard General Conditions of the Construction Contract.
C-940 Work Change Directive (2013) \$60	Used for changes in work that may delay the project, affect the contract price or contract time. Serves as a field directive to proceed with the work expected to be included in a subsequent change order.
C-941 Change Order (2013) \$70	Initiate a work change, including price and/or time changes and describes the authorized change.
C-942 Field Order (2013) \$46	Initiate minor changes in accordance with the General Conditions without changes in the contract price or time.
Engineering Family of Documents	
The Engineering Family Documents (E-Series) include Owner-Engineer Agreements and Agreements between Engineers and Consultants, such as geotech, architect and others. E-Series documents are available in both full and short-forms, structured as basic terms, plus contract-specific exhibits with a detailed scope of services. The documents' exhibits provide options such as compensation methods. The E-Series also includes Joint Venture Agreement, Peer Review Agreement, and Program Management Agreement.	
Document Title & Price	Document Description
E-990 Owner Engineer Documents, Full Set \$600	Includes all documents in Owner-Engineer Family
E-500 Standard Form of Agreement Between Owner & Engineer for Professional Services (2014) \$230	Covers services provided by the engineer to the owner: study and report, preliminary design, final design, bidding and negotiating, construction, and operation. It includes owners' responsibilities, additional services, schedule, payments and reimbursable expenses, opinion of costs, and general considerations. Plus nine optional exhibits and guide sheets: basic engineering services; payment and reimbursable expenses; duties, responsibilities, and limitations of authority; notice of acceptability; construction cost limit; insurance; dispute resolution; and risk allocation.
E-505 Standard Form of Agreement Between Owner and Engineer for Professional Services, Task Order Edition (2014) \$230	For owners and engineers wishing to contract for work on as yet unspecified projects. Defines responsibilities, allocates risks, term, hazardous environment, controlling law. Includes Task Order, plus eleven exhibits.
E-520 Short Form of Agreement Between Owner & Engineer for Professional Services (2015) \$230	This concise document contains basic agreement; payment procedures; additional services; termination; controlling law; successors, assigns, and beneficiaries; general considerations; and four payment options.
E-525 Standard Form of Agreement Between Owner and Engineer for Study and Report Phase (2009) \$130	Between engineer and owner, provides advice on analysis of the owner's requirements. Use this for utility rate analyses or plant operation studies that do not include consideration of improvements requiring engineering design services. Includes main document and exhibits.

E-530 Standard Form of Agreement Between Owner & Geotechnical Engineer (2010) \$130	Used when the owner employs the geotechnical engineer for continuous services during design and construction of a project. It is endorsed by the Association of Engineering Firms Practicing in the Geosciences.
E-562 Agreement Between Engineer and Engineer's Subcontractor (2011) \$80	New for 2011. This document is intended to be used by engineering firms to subcontract a broad spectrum of general services, such as laboratory work, data management, site support, drafting/CAD technical services, incidental fabrication and construction.
E-581 Agreement Between Owner, Design Engineer, and Peer Reviewers for Peer Review of Design (2011) \$230	This document is used to conduct an independent "peer review" of an engineer's design work. The 2011 document has been revised to reflect current business and professional practices, but remains consistent with the original EJCDC version, created in the 1990s to support Peer Review standards and guidelines developed by the American Society of Civil Engineers (ASCE) and the American Council of Engineering Companies (ACEC).
E-582 Agreement Between Owner and Program Manager (2004) \$230	This document is used when the owner engages a Program Manager to assist owner with the management of the program as set forth in this Agreement. This Agreement sets forth the general terms and conditions that shall govern the relationships and performance of owner and Program Manager with respect to the program.
Engineer Sub-consultant Family of Documents	
Document Title & Price	Document Description
E-560 Agreement Between Engineer & Land Surveyor for Professional Services, (2015) \$138	This document is used when land survey services are provided to the engineer by specialists who are not necessarily engineers. E-560 features a comprehensive scope of services section that includes boundary surveys, topographic surveys, construction staking, and post-construction survey services. This Agreement was drafted with the participation of representatives of the National Society of Professional Surveyors. EJCDC gratefully acknowledges NSPS's contributions to the content of the document.
E-562 Agreement Between Engineer and Engineer's Subcontractor, (2017) \$80	This documents is intended to be used to subcontract a broad spectrum of general services, such as laboratory work, data management, site support, drafting/CAD technical services, incidental fabrication and construction, cost reviews, and recordkeeping. EJCDC® E-562 can be used as a stand-alone contract for contracting work not associated with a specific prime agreement. EJCDC E-562 addresses payment, insurance, schedule, warranty, safety, flow-down of prime agreement terms, and termination.
E-564 Standard Form of Agreement Between Engineer & Geotechnical Engineer for Professional Services (2015) \$138	An engineer would use this document when contracting with a geotechnical engineer for continuous services during design and construction of a project. It is endorsed by the Association of Engineering Firms Practicing in the Geosciences.

<p>E-570 Standard Form of Agreement Between Engineer & Consultant for Professional Services (2014) \$138</p>	<p>This document is used when consultant services are provided to the engineer by specialists who are not necessarily engineers. Those services might include such disciplines as archaeologists, surveyors, acoustical consultants, librarians, landscape architects, and accountants. It defines the relationship, the services to be provided by the consultant, the engineer's responsibilities, and the period of service. It is intended to be accompanied by an exhibit defining the scope of services to be provided by the consultant.</p>
<p>E-580 Teaming Agreement to Pursue Joint Business Opportunity and Joint Venture Agreement Between Engineers (2017) \$180</p>	<p>EJCDC's Teaming Agreement document provides the basic structure for combining forces to prepare and submit proposals to provide professional services. There are two components of E-580 to serve the following purposes:</p> <ul style="list-style-type: none"> • First, the E-580—TA component may be used as a Teaming Agreement between two professional services firms that wish to join together to pursue an opportunity to obtain work. • Second, the E-580—JV component may be used as a joint venture agreement after a successful team effort to obtain work.
<p>N-122 Uniform Location of Subject Matter (2012) Published jointly with AIA and CSI. FREE DOWNLOAD</p>	<p>The ULSM provides a comprehensive list of the subjects covered in typical construction documents, and recommends where each subject should be addressed. Construction contracts typically include several components. Key business terms are found in the Agreement form, and further developed, refined, or modified by the General Conditions and Supplementary Conditions, and the Drawings and Specifications. In addition, key contract-related information is sometimes included in bidding documents, such as instructions to bidders and bid forms. Through the years the publishers of standard construction contracts (such as EJCDC and AIA) and CSI have worked to establish standard approaches to the structure and organization of construction contract documents, for the benefit and guidance of the drafters and users of the documents. The ULSM is the result of these efforts.</p>
<p>Procurement Family of Documents</p> <p>The Procurement Family of Documents (P-Series) are specific for engineer-designed or specified equipment, usually procured with a long lead time. The eight documents include ITB, bid form, agreement, performance bond, payment bond, GCs, SCs, narrative guide documents use UCC terminology. The current edition was updated in 2010.</p>	
<p>Document Title & Price</p>	<p>Document Description</p>
<p>P-990 Procurement Agreement Documents (2010) Full Set \$750</p>	<p>To purchase construction materials or equipment. Gives public works professionals efficient risk allocation, successful competitive bidding, and consistent contract administration.</p>
<p>P-200 Suggested Instructions to Bidders, Procurement Contracts (2010) \$130</p>	<p>Prepared for use with Standard General Conditions for Procurement Contracts (P-700) & Suggested Form of Agreement Between Buyer and Seller for Procurement Contracts (P-520).</p>
<p>P-400 Suggested Bid Form for Procurement Contracts (2010) \$130</p>	<p>This document contains a suggested format and language that will be applicable in most situations. It is to be used with other procurement documents.</p>
<p>P-520 Agreement Between Buyer & Seller for Procurement Contracts (2010) \$130</p>	<p>This document provides an explanation of the intended applications and highlights of key provisions of the Procurement Documents. It also contains discussion of pertinent provisions of Article 2 of the Uniform Commercial Code.</p>
<p>P-610 Suggested Performance Bond for Procurement Contracts (2010) \$130</p>	<p>This single-sheet document provides the performance bond form on the front with detailed instructions on the back.</p>

P-615 Payment Bond for Procurement Contracts (2010) \$130	This single-sheet document provides the performance bond form on the front with detailed instructions on the back.
P-700 Standard General Conditions for Procurement Contracts (2010) \$230	Presents a detailed description of what is expected of both the buyer and seller, including: definitions and terminology, preliminary matters, intent of the documents, bonds and insurance, seller's responsibilities, delivery, changes, buyer's rights, role of the engineer, payment, cancellation, suspension and termination, licenses and fees, and dispute resolution. This comprehensive document covers everything you will need to know on any procurement issue.
P-800 Guide to the Preparation of Procurement Supplementary Conditions (2010) \$130	Provides guidelines for use in preparing procurement supplementary conditions for procurement contracts.
Design-Build Family of Documents	
The Design-Build Family of Documents (D-Series) includes 17 documents addressing agreements (lump sum and cost-plus), general conditions, performance bond, payment bond, Owner-DB, DB-Engineer, DB-Subcontractor. The current edition was updated in 2016.	
Document Title & Price	Document Description
D-990 Design-Build Documents (2016) Full Set \$1,140	Includes 17 documents in the Design-Build Family of Documents.
D-110 Guide to Request for Qualifications (2016)\$104	A completely new, industry-first document, including model language, for the preparation of requests for qualifications (RFQ) for procuring the services of a design-builder. EJCDC D-110 may be used for both procuring a design-builder on the basis of qualifications only (such as is normally done for “progressive” design-build) or as the first (prequalifications) of a two-step procurement process.
D-111 Guide to Request for Proposals (2016) \$104	A completely new, industry-first document, including model language, for the preparation of requests for proposals (RFP) for procuring the services of a design-builder. EJCDC D-111 may be used for both procuring a design-builder via a one-step process (in which the submitted proposal is typically required to include qualifications, a technical proposal, and a price proposal) or as the second (following prequalifications) of a two-step procurement process (typically involving submittal of a technical proposal and a price proposal).
D-425 Price Proposal Form (2016) \$104	an all-new, industry-first document that presents model language for price proposals, to be transmitted to prospective proposers for use in submitting uniformly-formatted price proposals.
D-500 Agreement Between Owner & Owner's Consultant for Design Project (2016) \$161	Used by the Owner to retain the services of a design professional consultant that will assist the Owner in preparing the design-build procurement documents (RFQ, RFP, price proposal form); the design-build conceptual documents; and the project's other contract documents. May also assist the Owner in selecting the design-builder. The scope of the Owner's Consultant's services in the Agreement may be expanded to include additional services. The Owner's Consultant is not the project's design professional of record. EJCDC D-500 was revised in 2016 to better reflect the typical services of an Owner's Consultant in design-build project delivery.

D-505 Standard Form of Subagreement Between Design-Builder & Engineer for Design Professional Services (2016) \$161	Design-builders use this document to retain an engineer to provide design professional services. Similar to EJCDC E-500, this newly-revised professional services agreement is specific to design-build project delivery and properly apportions responsibility and scope of professional services between the Design-Builder and its Engineer.
D-512 Agreement Between Owner and Design Builder for Progressive Design-Build (2016) \$161	An all-new, industry-first document that serves as the Agreement between the Owner and Design-Builder for “progressive” design-build. Progressive design-build is a type of project delivery that is becoming increasingly popular. EJCDC D-512 is a larger, more-complex Agreement than either EJCDC D-520 and D-525, and properly reflects the staged approach taken in progressive design-build to defining the project’s scope and its associated costs..
D-520 Standard Form of Agreement Between Owner & Design-Builder, Stipulated Price (2016)\$161	Use when compensation is based on lump sum payment, unit price, or both. This agreement also covers contract times, design-builder’s representations, and other provisions.
D-523 Construction Subcontract for Design-Build Project (2016)\$161	For use when the design-builder is either hiring a general contractor, acting as manager, performing part of the project but also subcontracting other parts.
D-525 Agreement Between Owner & Design-Builder-Cost-Plus Basis (2016) (2016) \$161	Similar in format and outline to D-520, this document applies to agreements between owners and design/builders based on the cost of the work plus a fee, with a provision for a guaranteed maximum price. EJCDC D-525 addresses all elements typically seen in construction contracts, including identifying the parties, the design professional(s), contract price, contract times, basic payment terms, the design-builder’s representations, enumeration of the contract documents, and signatures of the parties. New in this edition of EJCDC D-525 is an exhibit that sets forth in detail the types of services and construction eligible for compensation.
D-580 Design-Build Teaming Agreement to Pursue Joint Business Opportunity for Design-Build Project (2016) \$174	For use by a design-build firm that wishes to work with an independent engineering firm to jointly pursue a design build project.
D-610 Design-Build Contract Performance Bond (2016)\$138	Use this document to assure the availability of funds to complete a design/build project.
D-615 Design-Build Contract Payment Bond (2016) \$138	Use this document to assure the availability of funds to pay for labor, materials, and equipment used in design/build projects.
D-620 Design-Builders Application for Payment (2016) \$104	Provides agreed schedule of values for work categories; the quantity and amount of work completed per category; the gross amount due, less retainer; amount due to date, less previous payments; amount due on application. Also contains a contractor's certificate on previous progress payments and titles to material and equipment.
D-700 Standard General Conditions of the Contract Between Owner & Design-Builder (2016) \$254	The cornerstone of EJCDC’s Design-Build Documents has been fully-revised and updated in 2016. EJCDC D-700 is well-organized, modern, and addresses all major areas for proper, clear allocations of risk and responsibility between the parties to a design-build contract. Use this document to allocate the basic duties and responsibilities between the owner and design/builder
D-800 Supplementary Conditions, Owner-Design-Builder (2016) \$104	EJCDC D-800 includes model language for numerous common and desirable provisions, detailed notes to users, guidance language, and advice on formatting and organizing Supplementary Conditions.

D-940 Work Change Director (2016) \$70	Used for changes in work that may delay the project, affect the contract price or contract time. Serves as a field directive to proceed with the work expected to be included in a subsequent change order.
D-941 Change Order(2016) \$70	Initiate a work change, including price and/or time changes and describes the authorized change.
<p>Public-Private Partnership</p> <p>EJCDC® P3-508 is the first standard P3 contract document in the United States prepared by an impartial, professional, non-profit organization. EJCDC P3-508 was developed following reviews of dozens of P3 agreements already in use, and with the advice of owners, attorneys, financiers, developers, contractors, and design professionals experienced with P3 delivery both in the United States and abroad. EJCDC P3-508 can be used seamlessly with the EJCDC Design-Build (D-series) documents.</p>	
P3-508 Public Private Partnership Agreement 2014) \$276	EJCDC P3-508 presents a framework of contractual conditions typical among P3 agreements, and is flexible enough to meet the needs of most public and private entities. The document provides attachments, additional terms and contract documents as exhibits to address project-specific requirements for design, construction, financing, operation, maintenance, revenue, and management.