

CCDC Contracts

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Construction Law

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1. THE CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE (CCDC)

CCDC is a national joint committee responsible for the development, production and review of standard construction contracts, forms and guides. CCDC includes two owner representatives from each of the public sectors, as well as two members of the Association of Consulting Engineering Companies-Canada (ACEC), four members of the Canadian Construction Association (CCA), two members from the Construction Specifications Canada (CSC) and three members from the Royal Architectural Institute of Canada (RAIC). CCDC also has one non-voting member from the legal profession.

2. THE PURPOSE OF CCDC CONTRACTS

CCDC has created a number of standard form contracts for use in projects, large and small. The contracts are intended to be used across Canada, with some modifications required for each jurisdiction. Each contract is intended to address different potential project delivery models. Some of the more commonly used CCDC contract are:

CCDC 2 -2008 Stipulated Price Contract

CCDC 3 – 1998 Cost Plus Contract

CCDC 4 – 2011 Unit Price Contract

CCDC 5A – 2010 Construction Management Contract – For Services

CCDC 5B – 2010 Construction Management Contract – For Services and Construction

CCDC 14 – 2013 Design-Build Stipulated Price Contract

Each of these forms of CCDC contracts will be discussed in more detail later in this paper.

There are many benefits to having the standard form CCDC contracts available to parties who are constructing a project.

The CCDC contracts enable parties to enter into a form of contract that is drafted by a cross-section of industry representatives with a goal of creating a balanced contract. While not everyone agrees that the contracts are entirely neutral, there is no doubt that they are more balanced than many contracts that are drafted on behalf of any particular stakeholder. While the CCDC contracts don't necessarily work in every case (for example design-build on a cost plus basis), and there are