

## ConsensusDOCS:

### GENERAL CONTRACTING DOCUMENTS

200: Owner/Contractor Agrmt and General Conditions (Lump Sum)  
200.1: Time & Price Impacted Materials Amendment 1  
200.2: Electronic Communication Protocol Addendum  
202: Change Order  
203: Interim Directed Change  
205: Owner/Contractor Agrmt, Short Form (Lump Sum)  
220: Contractor Qualification Statement for Engineered Constructn  
221: Contractor Statement of Qualifications, Specific Project  
222: A/E Statement of Qualifications for a Specific Project  
240: Owner/A-E Agrmt  
245: Standard Short Form Agrmt Between Owner and A/E  
260: Performance Bond  
261: Payment Bond  
262: Bid Bond  
263: Warranty Bond  
270: Instructions to Bidders on Private Work  
280: Certificate of Substantial Completion  
281: Certificate of Final Completion  
291: Application for Payment (GMP)  
292: Application for Payment (Lump Sum)  
293: Schedule of Values  
907: Equipment Lease

### COLLABORATIVE DOCUMENT

300: Tri-Party Collaborative Agreement

### CONSTRUCTION MANAGEMENT DOCUMENTS

500: Owner/Contractor Agrmt/Gen Cond (GMP)  
510: Owner/CM Agrmt/Gen Cond (Cost of Work)  
525: Change Order/CM Fee Adjustment

### DESIGN-BUILD DOCUMENTS

400: Preliminary Owner/Design-Builder Agrmt  
410: Owner/Design-Builder Agrmt & Gen Cond (Cost Plus w/GMP)  
415: Owner/Design-Builder Agrmt & Gen Cond (Lump Sum)  
420: Design-Builder & Architect/Engineer Agrmt  
421: Design-Builder Statement of Qualifications for a Specific Project  
450: Design-Builder/Subcontractor Agrmt  
460: Design-Builder/Subcontractor Agrmt (Sub GMP)  
470: Design-Builder Performance Bond (Surety Liable for Design Costs)  
471: Design-Builder Performance Bond (Surety Not Liable for Design Costs)  
472: Design-Builder Payment Bond (Surety Liable for Design Costs)  
473: Design-Builder Payment Bond (Surety Not Liable for Design Costs)  
491: Design-Builder Application for Payment (Cost Plus, w/GMP)  
492: Design-Builder Application for Payment (Lump Sum Contract)  
495: Design-Builder Change Order (Cost Plus, w/GMP)  
496: Design-Builder Change Order (Lump Sum)

### SUBCONTRACTING DOCUMENTS

702: Standard Form Purchase Order  
705: Invitation to Bid/Sub-bid  
706: Subcontract Performance Bond  
707: Subcontract Payment Bond  
710: Subcontractor Application for Payment  
721: Subcontractor Statemt of Qual, Specific Project  
750 : Contractor/Subcontractor Agrmt  
750.1: Contractor/Subcontractor Rider for Material Storage at Site  
751: Contractor/Subcontractor Agreement (Short Form)  
760 Subcontract Bid Bond  
795: Subcontract Change Order  
796: Subcontract Interim Direct Change

### PROGRAM MANAGEMENT DOCUMENTS

800: Owner/Program Manager Agrmt and Gen Cond  
801: Owner/Construction Mgmt Agency Agrmt  
802: Owner -Trade Contractor Agrmt (CM is Owner's Agent)  
803: Owner- A/E (CM is Owner's Agent)  
810: Std Agrmt Btw Owner and Owner's Representative

Learn more: [www.ConsensusDOCS.org](http://www.ConsensusDOCS.org).

## A NEW AGE OF CONSENSUS

by Donald W. Gregory, Kegler, Brown, Hill & Ritter Co.

### “Can’t we all just get along?” - Rodney King

These frustrated words, issued as a result of riots in L.A., may also have some application to the construction industry. For too long, the industry has been driven by conflict that begins when the owner puts one-sided contract documents out for bid, the contractor sends a subcontract that is one-sided to the subcontractor, and so forth, all the way down the “construction food chain.” It has been a lot easier to draft unfair, risk-shifting contract language, than it has been to seek cooperation and fair terms from the construction team to ensure a timely project, on budget, and with a fair profit for those doing the work.

While trade association forms have traditionally been less onerous than proprietary contract forms, each group publishing the form has had its own member’s best interests in mind, and often little else.

This was the situation in the industry when many of the major construction trade associations, including groups as diverse as AGC and ASA, got together with other associations (representing owner, contractor, surety, and subcontractor interests) in a collaborative process that has culminated in the ConsensusDOCS.

The ConsensusDOCS offer an alternative to unfair risk shifting and reflect “best practices” and appropriate risk allocation. The ConsensusDOCS family of documents offers more than 70 documents dealing with:

- General Contracting (200 Series)
- Collaborative Documents (300 Series)
- Design-Build (400 Series)
- Construction Manager at Risk (500 Series)
- Subcontracting (700 Series)
- Project Management (800 Series)

They have been endorsed by more than two dozen of the leading construction associations in this country including: ASA (American Subcontractors Association); ABC (Associated Builders & Contractors); AGC (Associated General Contractors); ASC (Associated Specialty Contractors); COAA (Construction Owners Association of America); CIRT (Construction Industry Roundtable); NASFA (National Association of State Facilities Administrators); NASBP (National Association of Surety Bond Producers); and SFAA (Surety and Fidelity Association of America).

This historic alignment has not gone unnoticed by the industry. *Engineering News Record*, in its September 24, 2007 cover story, said that the “New Standard Forms Seek Unity on Fairness” and in its editorial that the “New Consensus Standard Documents Should Be Exciting.” It is indeed exciting to have so many diverse groups agreeing to fair documents reflecting best practices, not the lowest common denominator or simply a form that protects its own members at the expense of others.

Hopefully, the ConsensusDOCS issue in a new era of collaboration and consensus to a challenging industry, by encouraging all to manage the risk they control in a cooperative way with all members of the construction team. The ConsensusDOCS are an important tool available to advance the cause.

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