

Contract Types - ONE PAGER



CCDC - A Simplified Interpretation

The [Canadian Construction Documents Committee \(CCDC\)](#) is a national committee that develops **standardized contracts and documents** for the **Canadian construction industry**. It's made up of **representatives** from key industry groups, including **owners, contractors, architects, and engineers**. The **main goal** of the CCDC is to create **clear, fair, and balanced contract forms** that all parties can **trust**, **reducing misunderstandings and legal disputes in construction projects**.

Types of CCDC Contracts

CCDC 2: Stipulated Price Contract

A set-price contract where the project scope is clear. Used when the owner wants a fixed total cost.

CCDC 3: Cost Plus Contract

Used when the project cost is uncertain. The owner pays the actual cost plus a contractor fee.

CCDC 4: Unit Price Contract

Best for projects where quantities are unknown. Payment is based on the units completed at agreed rates.

CCDC 5A: Construction Management - Services Only

For projects where the construction manager oversees the work but doesn't do construction.

CCDC 5B: Construction Management - Services and Construction

The construction manager both manages and completes parts of the construction work.

CCDC 14: Design-Build Stipulated Price Contract

One party handles both design and construction, ideal for owners who want a single point of contact.

CCDC 15: Design Services between Architect and Consultant

Sets terms between architects and consultants, covering responsibilities and payments.

CCDC 17: Stipulated Price for Owner and Trade Contractor

For owners who work directly with trade contractors without a general contractor involved.