

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.