

Index

AGC

Associated General Contractors of America (AGC) (this index)

AGENTS

Construction management agreement where construction manager is owner's, **3:2**

AIA FORMS

Generally, **4:10, 5:5, 12:1 et seq.**

Agreement between owner and contractor, standard form of, Document A101-2017, **1:10**

Architect and owner, agreement between

Architect of record services, Document B112-2022, **12:37**

Architect's services: design and construction contract administration

Document B201-2007, **12:41**

Construction manager as adviser, Document B132-2019, **12:38**

Construction manager as constructor, Document B133-2019, **12:39**

Cost of the work, determining, **12:19**

Custom residential project, Document B110-2021, **12:35**

Design architect services, Document B111-2022, **12:36**

Document B101-2007

Standard form of agreement between architect and owner, **12:32**

Document B103-2017, standard form of agreement between owner and architect, **12:33**

Owner's instructions to architect, Document G612-2017, **12:47**

Work provided under multiple work orders, A121-2018, **12:18**

AIA FORMS—Cont'd

Associated general contractors of america (agc) commentary on AIA, **15:2**

ConsensusDocs 200, comparison with AIA 101 and 201, **16:78**

Construction change directive, Document G714-2017, **12:48**

Construction management contracts
Construction manager as adviser family, **3:22**

Construction manager as constructor family, **3:23**

Contract documents, **3:22, 3:23**

Updated construction management documents, **3:21**

Construction manager as adviser family, construction management contract, **3:22**

Construction manager as constructor family, construction management contracts, **3:23**

Contractor and subcontractor

Master agreement, work order for use with, **12:30**

Qualification statement and exhibits, contractors, Document A305-2020, **12:27**

Standard form of agreement between, Document A401-2007, **6:12**

Standard form of agreement between, Document A401-2017, **6:13, 6:14**

Contract relationship diagrams, **12:4**

Cost of the work, determining, **12:19**

Design-builder and contractor, standard form of agreement, **12:42**

Document E205-2020

Scope and responsibility matrix exhibit, **12:49**

Document G731-2019

Change order, construction manager as adviser, **12:44**

AIA FORMS—Cont'd

- Document G732-2019
 - Application and certificate for payment, **12:45**
- Document G735-2021
 - Authorization to proceed with early release work, **12:46**
- EJCDC documents and
 - Teaming agreement to pursue joint professional services opportunity, **14:17**
- General conditions of contract, **12:26**
- General conditions of contract for construction
 - Commentary regarding, **12:8**
 - Document A201-2017, **12:7**
- Guide to contracts for small projects, **12:3**
- Joint venture for professional services, Document C101, **8:16**
- Maximum price
 - Document A102-2007
 - Standard form of agreement between owner and contractor where basis of payment is cost of work plus fee with guaranteed maximum price, **12:11**
 - Document A102-2017
 - Insurance and bonds, Exhibit A, **12:13**
 - Standard form of agreement between owner and contractor where basis of payment is cost of work plus fee with guaranteed maximum price, **12:12**
- Mixed use residential project, standard form of agreement between owner and architect for multi-family residential or, Document B109-2020, **12:34**
- Modifications
 - Standard forms, **12:2**
- Multi-family residential or mixed use residential project, standard form of agreement between owner and architect for, Document B109-2020, **12:34**

AIA FORMS—Cont'd

- Owner and construction manager, agreement between
 - Document A133-2019
 - Basis of payment is the cost of the work plus a fee with a guaranteed maximum price, **12:21**
 - Document A134-2019
 - Basis of payment is cost of the work plus a fee without a guaranteed maximum price, **12:22**
- Owner and contractor, agreement between
 - Document A110-2021
 - Custom residential project, **12:14**
 - Determination of the cost of the work, **12:14**
 - Document A110-2022
 - Remodel of a single family home, **12:17**
 - Document A132-2019
 - Determination of the cost of the work, **12:20**
 - Insurance and bonds, **12:20**
 - Stipulated sum, basis of payment is, Document A101-2017
 - Commentary on, **12:10**
 - Standard form, **12:9**
- Owner and designer-builder
 - Master agreement, work order for use with, **12:25**
 - Multiple work orders, work provided under, **12:29**
 - Standard form of agreement between
 - Document A141-2014, **12:23**
 - Document A142-2014, **12:24**
 - Document A401-2017, **12:28**
 - Supplementary conditions, guide for, **12:31**
- Owner and home builder, agreement between
 - Document A110-2021
 - Construction phase amendment, **12:16**

INDEX

AIA FORMS—Cont'd

- Owner and home builder, agreement between—Cont'd
 - Document A110-2021—Cont'd
 - Design and construction of a single family home, **12:16**
 - Single family home, **12:15**
- Owner's instructions to architect regarding construction contract, **12:47**
- Professional services, joint venture for, Document C101, **8:16**
- Programming, standard form of architect's services, **12:40**
- Revisions to contract documents, **12:5, 12:6**
- Small projects, guide to contracts for, **12:3**
- State Lien Waivers and Release Forms, **12:50**
- Suites of forms, **12:1**
- Sustainable projects
 - Consultant's services, standard form of, sustainable project services, **12:42**
 - Document C204-2020, **12:42**
 - Document D503-2013, **12:43**
 - Work provided under multiple work orders, A121-2018, **12:18**

AMERICAN INSTITUTE OF ARCHITECTS FORMS

AIA Forms (this index)

APARTMENTS

- Joint venture agreement for construction and sale of
 - Apartment building, **8:10**
 - Condominium units, **8:11**

ARCHITECTS

- AIA Document B201-2007 (formerly B141-1997 Part 2), **12:41**
- Associated production architect, owner's agreement with, **4:5**
- Consultant for professional services, agreement between owner and, **4:6**
- Contractor/architect agreements
 - Fraught relationships, **5:1**
 - General form, **5:3**

ARCHITECTS—Cont'd

- Contractor/architect agreements—Cont'd
 - Master builder defined, **5:2**
- Design architect and owner, agreement between, **4:4**
- Design-builder and design professional agreement,
 - ConsensusDocs 420, **5:4**
- Master builder defined, **5:2**
- Owner/architect agreements
 - AIA Document B103-2017 standard form of agreement, **12:33**
 - American Institute of Architecture forms, **4:10, 5:5**
 - Associated production architect, agreement with, **4:5**
 - Consultant for professional services, agreement between owner and, **4:6**
 - General form, **4:7**
 - Project delivery system, selection of, **4:1**
 - Residential remodel contract, **4:3**
 - Services, provision of architectural, **4:2**
 - Standard agreement between design professional and owner, **4:8**
 - Standard short form agreement between design professional and owner, **4:9**
 - Residential remodel contract, **4:3**

ASSOCIATED GENERAL CONTRACTORS OF AMERICA (AGC)

- Generally, **15:1 to 15:3**
- AIA, commentary on, **15:2**
- ConsensusDocs collaboration, **15:1**

BIDS AND BIDDING

- Bonds, **1:32**
- Confirmation, **11:1, 11:2**
- ConsensusDocs 262, **16:21**
- CSI Forms** (this index)
- Engineers** (this index)
- Invitation to bid and bid form, **1:29**

BIDS AND BIDDING—Cont'd

Joint venture agreements for submission of bid and performance of work under agreement, **8:12**

**BNi BUILDING NEWS
CONSTRUCTION
CONTRACTS AND FORMS**

Generally, **13:1 et seq.**

Bid confirmation (Form 113), **13:23**
California

Installation certification (Form 116), **13:24**

Residential contracts—required attachments and checklists (Form 101AC), **13:3**

Cessation, notice of recording of notice of (Form 105N), **13:10**

Completion (Form 288), **13:29**

Completion, notice of recording of notice of (Form 105N), **13:10**

Construction subcontract (Form 102), **13:6**

Contractor's license law, notice to owner regarding (Form 104A), **13:8**

Conversion confirmer (Form 112), **13:22**

Declaration to procure payment, contractor's (Form 110), **13:16**

Declaration to procure payment and release (Form 150), **13:28**

Design professional's lien (Form 120), **13:25**

Extra work

Confirmation (Form 111), **13:21**

Order (Form 103), **13:7**

Final payment

Conditional waiver and release upon (Form 110CF), **13:19**

Unconditional waiver and release upon (Form 110UF), **13:20**

Home improvement change (Form 101HI-C), **13:5**

Installation certification, California (Form 116), **13:24**

Lien, design professional's (Form 120), **13:25**

Mechanic's lien

Generally (Form 106), **13:12**

**BNi BUILDING NEWS
CONSTRUCTION
CONTRACTS AND FORMS
—Cont'd**

Mechanic's lien—Cont'd

Notice to owner regarding mechanics' lien law (Form 104A), **13:8**

Release of claim of (Form 109), **13:15**

Notice

Cessation, notice of recording of notice of (Form 105N), **13:10**

Completion (Form 288), **13:29**

Completion, notice of recording of notice of (Form 105N), **13:10**

Contractor's license law, notice to owner regarding (Form 104A), **13:8**

Mechanics' lien law, notice to owner regarding (Form 104A), **13:8**

Preliminary (Form 105C), **13:9**

Stop notice (Form 107), **13:13**

Stop notice bond (Form 108), **13:13**

Payment

Declaration to procure, contractor's (Form 110), **13:16**

Declaration to procure payment and release (Form 150), **13:28**

Final payment, conditional waiver and release upon (Form 110CF), **13:19**

Final payment, unconditional waiver and release upon (Form 110UF), **13:20**

Progress payment, conditional waiver and release upon (Form 110CP), **13:17**

Progress payment, unconditional waiver and release upon (Form 110UP), **13:18**

Preliminary (Form 105C), **13:9**

Prime construction contract

Generally (Form 101), **13:1**

Continued (Form 101A), **13:2**

Prime home improvement contract (Form 101HI), **13:4**

INDEX

BNi BUILDING NEWS

CONSTRUCTION CONTRACTS AND FORMS —Cont'd

- Progress payment
 - Conditional waiver and release upon (Form 110CP), **13:17**
 - Unconditional waiver and release upon (Form 110UP), **13:18**
- Releases and waivers
 - Declaration to procure payment and release (Form 150), **13:28**
 - Final payment, conditional waiver and release upon (Form 110CF), **13:19**
 - Final payment, unconditional waiver and release upon (Form 110UF), **13:20**
 - Mechanic's lien, release of claim of (Form 109), **13:15**
 - Progress payment, conditional waiver and release upon (Form 110CP), **13:17**
 - Stop notice, partial release of (Form 140), **13:27**
- Stop notice
 - Generally (Form 107), **13:13**
 - Bond (Form 108), **13:14**
 - Partial release of (Form 140), **13:27**
- Stop work order, ten day (Form 130), **13:26**
- Subcontract, construction (Form 102), **13:6**
- Waivers. Releases and Waivers, above

BONDS

- Bid bonds, **1:32**
- ConsensusDocs
 - Design-build payment bond (surety liable for design costs of work), ConsensusDocs 472, **16:40**
 - Design-build performance bond, ConsensusDocs 471, **16:39**
 - Design-build performance bond (surety liable for design costs of work), ConsensusDocs 470, **16:38**

BONDS—Cont'd

- ConsensusDocs—Cont'd
 - Subcontractor bid bond, ConsensusDocs 760, **16:65**
 - Subcontract payment bond, ConsensusDocs 707, **16:53**
 - Subcontract performance bond, ConsensusDocs 706, **16:52**
- Engineers** (this index)
 - Payment bonds, **1:31**
 - Performance bonds, **1:30**
 - Stop notice bond, BNi forms (Form 108), **13:13**

CALIFORNIA

- BNi forms (Form 101AC)
 - Installation certification (Form 116), **13:24**
 - Residential contracts—required attachments and checklists, **13:3**
- California Department of Transportation, **1:25**
- Home improvement contract, **1:17**

CALIFORNIA DEPARTMENT OF TRANSPORTATION

- Standard specifications, **1:25**

CHANGE ORDERS

- ConsensusDocs 525
 - Construction manager fee adjustment, **16:47**
 - General form, **3:11**
- ConsensusDocs 813
 - Trade contract change order (where construction manager acting as agent retained by owner), **16:70**

CSI Forms (this index)

- Design-build contracts; change order pricing schedule, **2:17**
- EJCDC documents, **14:62**

CHECKS

- Joint check agreements, **11:7 to 11:9**

CONDOMINIUMS

- Joint venture agreement for construction and sale of, **8:11**

CONSENSUS DOCS

- Generally, **16:1 et seq.**
- Addendum to agreements between owner and construction manager and between owner and design professional for design-assist services, ConsensusDocs 541, **16:48**
- AIA 101 and 201, comparison with ConsensusDocs 200, **16:78**
- Application for payment (GMP), ConsensusDocs 291, **16:23**
- Application for payment (lump sum), ConsensusDocs 292, **16:24**
- Associated general contractors of america (agc) collaboration, **15:1**
- Bid bond, ConsensusDocs 262, **16:21**
- Bidders on public works, instructions, ConsensusDocs 271, **16:22**
- Certificate of final completion for design-build project, ConsensusDocs 482, **16:44**
- Certificate of substantial completion for design-build project, ConsensusDocs 481, **16:42**
- Change order, ConsensusDocs 202, **16:9**
- Commodity goods, additional terms and conditions to purchase order for, ConsensusDocs 702.1, **16:50**
- Commodity goods, ConsensusDocs 702, **7:11**
- ConsensusDocs 200
 - Owner/contractor standard agreement and general conditions (lump sum), **16:6**
 - Revision of, **16:5**
- Consensus Docs 247
 - Standard agreement between owner and consultant, **16:6**
- ConsensusDocs 472
 - Design-build payment bond (surety liable for design costs of work), **16:40**
 - Design-build payment bond (surety not liable for design costs of work), **16:41**

CONSENSUS DOCS—Cont'd

- ConsensusDocs 481, certificate of substantial completion for design-build project, **16:42**
- ConsensusDocs 500
 - Construction management contracts, standard agreement and general conditions between owner and construction manager (basis of payment is guaranteed maximum price with option for preconstruction services), **3:9**
- ConsensusDocs 510
 - Construction management contracts, standard agreement and general conditions between owner and construction manager (basis of payment is cost of work), **3:10**
- ConsensusDocs 525
 - Change order (construction manager fee adjustment), **16:47**
 - Change order, general form, **3:11**
- Construction manager and owner agreements
 - Agent, construction manager as, ConsensusDocs 830, **16:71**
 - General conditions items, construction manager agent does not provide, ConsensusDocs 831, **16:72**
- Consultant and constructor, agreement between, ConsensusDocs 747, **16:56**
- Contract formation, other articles regarding, **16:79**
- Design-build agreement and general conditions, **16:31**
- Design-builder and design professional agreement
 - ConsensusDocs 420, **5:4, 16:33**
 - Federal projects, ConsensusDocs 422, **16:34**
- Design-builder and subcontractor agreement (subcontractor provides design elements and GMP), ConsensusDocs 460, **16:37**

INDEX

CONSENSUS DOCS—Cont'd

- Design-builder/subcontractor agreement, ConsensusDocs 450, **16:36**
- Design-build lean addendum, ConsensusDocs 431, **16:35**
- Design-build payment bond
 - Surety liable for design costs of work, ConsensusDocs 472, **16:40**
 - Surety not liable for design costs of work, ConsensusDocs 472, **16:41**
- Design-build performance bond
 - ConsensusDocs 471, **16:39**
 - Surety liable for design costs of work, ConsensusDocs 470, **16:38**
- Document comparison matrix, **16:4**
- Federal construction, subcontract for use on, ConsensusDocs 752, **16:61**
- Federal projects, standard agreement between design-builder and design professional, **16:34**
- Geotechnical consultant and constructor, agreement between, ConsensusDocs 746, **16:55**
- Guidebook, **16:3**
- Hazardous waste testing, agreement between contractor and laboratory, ConsensusDocs 749, **16:58**
- Interim Directive, ConsensusDocs 203, **16:10**
- Joint venture between constructors, ConsensusDocs 298, **8:15**
- Joint ventures, ConsensusDocs 298, **16:26**
- Lean construction addendum, ConsensusDocs 305, **16:28**
- List and Summaries of ConsensusDocs, **16:2**
- Master subcontract agreement between contractor and subcontractor, ConsensusDocs 755, **16:63**
- Multi-party for integrated project delivery, **16:27**
- Noncommodity goods, ConsensusDocs 703, **7:12**

CONSENSUS DOCS—Cont'd

- Noncommodity goods by contractor, standard purchase agreement for, ConsensusDocs 703, **16:51**
- Operation and maintenance, ConsensusDocs 910, standard agreement, **16:77**
- Owner and Constructor Agreement (Cost of Work Plus a Fee with GMP), ConsensusDocs 230, **16:13**
- Owner and design professional agreement (owner acts as construction manager), ConsensusDocs 840, **16:73**
- Owner and energy consultant agreement, ConsensusDocs 842, **16:74**
- Owner and owner's representative, standard form of agreement between, ConsensusDocs 810, **16:68**
- Owner/construction manager agreement/general conditions
 - At-risk, construction manager, ConsensusDocs 500, **16:45**
 - Cost of work, ConsensusDocs 510, **16:46**
 - GMP, ConsensusDocs 500.1, **16:45**
 - Lump sum, ConsensusDocs 200, **16:6**
- Owner/contractor agreement, short form (lump sum), ConsensusDocs 205, **16:11**
- Owner/design-builder agreement and general conditions (cost plus w/GMP), ConsensusDocs 410, **16:30**
- Owner/design-builder agreement and general conditions (lump sum), ConsensusDocs 415, **16:32**
- Owner/design professional agreement, ConsensusDocs 240, **16:15**
- Owner's program including schematic design documents, **16:32**
- Payment bond, ConsensusDocs 261, **16:20**

CONSENSUS DOCS—Cont'd

- Performance bond, ConsensusDocs 260, **16:19**
- Potentially time and price-impacted material (use with ConsensusDocs 200), ConsensusDocs 200.1, **16:8**
- Prefabricator, standard agreement between constructor and, ConsensusDocs 753, **16:62**
- Public-private partnership (P3) standard agreement and general conditions, ConsensusDocs 900, **16:76**
- Public works project, standard agreement and general conditions between owner and constructor, ConsensusDocs 210, **16:12**
- Revisions to standard contracts construction industry, **16:5**
- Schedule of values, ConsensusDocs 293, **16:25**
- Short form agreement between constructor and subcontractor, ConsensusDocs 751, **16:60**
- Standard Agreement And General Conditions Between Owner And Prefabricator (lump sum), ConsensusDocs 253, **16:18**
- Standard agreement between constructor and subcontractor, ConsensusDocs 750, **16:59**
- Standard contracts construction industry, revisions to, **16:5**
- Standard form of program management agreement and general conditions between owner and program manager, **16:67**
- Standard form purchase order, ConsensusDocs 702, **16:49**
- Standard project work order pursuant to master agreement, ConsensusDocs 756, **16:64**
- Standard short form agreement between owner and design professional, ConsensusDocs 245, **16:17**
- Standard short form owner/contractor agreement where basis of payment is cost of work,

CONSENSUS DOCS—Cont'd

- ConsensusDocs 235, **16:14**
- Subcontract interim directive (construction change directive), ConsensusDocs 796, **16:65**
- Subcontractor and subcontractor standard agreement, ConsensusDocs 725, **16:53**
- Subcontractor bid bond, ConsensusDocs 760, **16:65**
- Subcontract performance bond, ConsensusDocs 706, **16:52**
- Testing laboratory, agreement between constructor, ConsensusDocs 748, **16:57**
- Trade contract change order (where construction manager acting as agent retained by owner), ConsensusDocs 813, **16:70, 16:72**
- Trade contract interim change (where construction manager acting as agent retained by owner), ConsensusDocs 812, **16:69**
- Trade contractor, agreement between owner and, ConsensusDocs 850, **16:75**
- Tri-party agreement for integrated project delivery, ConsensusDocs 396, **16:29**
- Waiver of consequential damages, other ConsensusDocs, **16:7**

CONSTRUCTION MANAGEMENT CONTRACTS

- Generally, **1:9, 3:1 et seq.**
- Agent, agreement where construction manager is owner's, **3:2**
- AIA forms
 - Construction manager as adviser family, **3:22**
 - Construction manager as constructor family, **3:23**
 - Contract documents, **3:22, 3:23**
- Amendment to; AGC document no. 501, **3:2**
- At-risk construction management, **3:7**
- CMAA contract administration guidelines, **3:20**

INDEX

CONSTRUCTION MANAGEMENT CONTRACTS—Cont'd

- ConsensusDocs 500, standard agreement and general conditions between owner and construction manager (basis of payment is guaranteed maximum price with option for preconstruction services), **3:9**
- ConsensusDocs 510, standard agreement and general conditions between owner and construction manager (basis of payment is cost of work), **3:10**
- EJCDC forms, **3:24**
 - Construction Manager At Risk Series, **3:25**
- Expertise, owner's lack of construction, **3:1**
- High-rise office building, **3:3**
- Owner and designer, standard form of agreement between, **3:15, 3:19**
- Power plant, agency contract for, **3:4**
- Trade contractors, general conditions for
 - At-risk construction management, **3:7**
 - General form, **3:5**
 - Owner and tract contractor, contract between, **3:6**
 - Power plant, agency contract for, **3:4**
- Updated construction management documents, AIA, **3:21**

CORONAVIRUS

COVID-19 Pandemic (this index)

COST PLUS CONTRACT

- Generally, **1:3**
- Fee with guaranteed maximum, **1:5**
- Guaranteed maximum price, with, **1:4, 1:14**

CSI FORMS

- Allowance
 - Authorization, **17:7**
 - Disbursement Log, **17:8**
- Allowance Authorization, **17:7**
- Allowance Disbursement Log, **17:8**
- Bid Checklist, **17:41**

CSI FORMS—Cont'd

- Change Order, **17:37**
 - Change Order Request, **17:33**
 - Change Order Request Log, **17:34**
- Change Order Request, **17:33**
 - Log, **17:34**
- Change Order Request Log, **17:34**
- Checklist
 - Bid, **17:41**
 - Product Knowledge Presentation, **17:40**
 - Product Substitution, **17:42**
 - Purchase Order, **17:43**
 - Submittal, **17:23**
- Clarification Notice, **17:28**
 - Log, **17:29**
- Clarification Notice Log, **17:29**
- Communication
 - Log, **17:12**
 - Record, **17:11**
- Communication Log, **17:12**
- Communication Record, **17:11**
- CSI documents, **17:1**
- Daily Field Observation Report, **17:15**
- Feedback, **17:39**
- Field Order, **17:30**
 - Minor Change, **17:31**
- Information Tracking List, **17:44**
- Meeting Minutes, **17:13**
- Memorandum, **17:10**
- Minor Change-Field Order, **17:31**
- Nonconforming Work Notice, **17:19**
- Notice to Proceed, **17:2**
- Observation Report
 - Daily Field, **17:15**
 - Periodic Field, **17:14**
- Payment Request Log, **17:6**
- Periodic Field Observation Report, **17:14**
- Product Knowledge Presentation Checklist, **17:40**
- Product Substitution Checklist, **17:42**
- Project
 - Photo Log, **17:17**
 - Video Log, **17:18**
- Project Photo Log, **17:17**
- Project Video Log, **17:18**

CSI FORMS—Cont'd

- Proposal Worksheet
 - Detail, **17:35**
 - Summary, **17:36**
- Proposal Worksheet Detail, **17:35**
- Proposal Worksheet Summary, **17:36**
- Punch List, **17:38**
- Purchase Order Checklist, **17:43**
- Request for Interpretation, **17:26**
 - Log, **17:27**
- Request for Interpretation Log, **17:27**
- Request for Proposal Log, **17:32**
- Stored Material Summary, **17:9**
- Subcontractors
 - Major Material Suppliers, **17:3**
 - Supplier Bid Form, **17:4**
- Subcontractors and Major Material Suppliers, **17:3**
- Subcontractor Supplier Bid Form, **17:4**
- Submittal
 - Checklist, **17:23**
 - Log (A-E), **17:21**
 - Log (Contractor), **17:22**
 - Transmittal, **17:20**
- Submittal Checklist, **17:23**
- Submittal Log (A-E), **17:21**
- Submittal Log (Contractor), **17:22**
- Submittal Transmittal, **17:20**
- Substitution Request (After the Bidding/Negotiation phase), **17:25**
- Substitution Request During, **17:5**
- Supplemental Drawing Log, **17:24**
- Weekly/Monthly Progress Report, **17:16**

DESIGN-BUILD CONTRACTS

- Generally, **1:7, 2:1, 2:6**
- Advantages from owner's point of view, **2:4**
- Affidavit of final release, design builder's, DBIA document 500-D3, **2:50**
- AIA documents, **2:15, 2:16**
- Amendment to contract, DBIA Document 500-D11, **2:62**
- Building information modeling exhibit, DBIA document

DESIGN-BUILD CONTRACTS

—Cont'd

- E-BIMWD, **2:46**
- Certificate of substantial completion, DBIA Document 500-D4, **2:51**
- Change order form, DBIA document 500-D2, **2:49**
- Change order pricing schedule, **2:17**
- ConsensusDocs** (this Index)
- Consent of surety to final payment, DBIA Document 500-D7, **2:56**
- Consent of surety to final payment to general contractor, DBIA Document 500-D7GC, **2:57**
- Consent of surety to final payment to subcontractor, DBIA Document 500-D7S, **2:58**
- Consent of surety to reduction in or partial release of retainage
 - Generally, DBIA document 500-D6, **2:53**
 - General contractor, DBIA document 500-D6GC, **2:54**
 - Subcontractor, DBIA document 500-D6S, **2:55**
- Construction systems, methods and costs consultant, **2:10 to 2:12**
- Consultant services, **2:10 to 2:12, 2:22**
- Contract for design-build services, DBIA Document 550, **2:30**
- Contractor and designer-builder, standard form of agreement, AIA Document A142-2014, **2:16**
- Cost plus fee with option for guaranteed maximum price
 - Owner and design-builder, DBIA Document 530, **2:25**
 - Subcontractor and design-builder, DBIA Document 560, **2:32**
- Costs consultant, **2:10 to 2:12**
- DBIA (Design-Build Institute of America), **2:18**
 - Documents, **2:19 et seq.**
- Design-build operate & maintain exhibit, DBIA Document DBOM Exhibit, **2:63**
- Design consultant and design-builder, standard form of agreement, DBIA Document 540, **2:27**

INDEX

DESIGN-BUILD CONTRACTS

—Cont'd

- Disadvantages from owner's point of view, **2:3**
- Diversity, Equity & Inclusion
 - Example Provisions, **2:64**
- Evolution of, **2:2**
- Final completion, certificate of, DBIA Document 500-D9, **2:59**
- General conditions of contract, DBIA Document 535, **2:26**
- General contractor and design-builder, standard form of agreement, DBIA Document 555, **2:31**
- Guaranteed maximum; AGC documents
 - Change order pricing schedule, **2:17**
 - Construction systems, methods and costs consultant, **2:10 to 2:12**
 - Costs consultant, **2:10 to 2:12**
- Letter of intent
 - Generally, **2:7**
 - Award contract, intent to, **2:8**
 - Residence, design-build, **2:9**
 - Power plant construction, **2:13**
 - Request for proposal construction systems, methods and costs consultant, **2:12**
- Guide to form request for qualifications and request for proposals, DBIA Document 400, **2:19**
- Historical background, **2:2**
- Industry standard form design-build contracts, comparison of, **2:70**
- Insurance exhibit
 - DBIA document E-INSWD, **2:45**
 - Design-builder contracts, insurance requirements, E-INS-I, **2:65**
 - Design consultant insurance requirements, E-INS-III, **2:67**
 - General contractors' insurance requirements, E-INS-V, **2:69**
 - Owners' insurance requirements, E-INS-II, **2:66**
 - Owners' insurance requirements, E-INS-IV, **2:68**

DESIGN-BUILD CONTRACTS

—Cont'd

- Insurance exhibit—Cont'd
 - Subcontractors', insurance requirements, E-INS-V, **2:69**
- Letter of intent
 - Generally, **2:7**
 - Award contract, intent to, **2:8**
 - Residence, design-build, **2:9**
- Lump sum
 - General contractor and design-builder, DBIA Document 555, **2:31**
 - Owner and design-builder, DBIA Document 525, **2:24**
- Owner and designer-builder, standard form of agreement, AIA Document A141-2014, **2:15**
- Payment bond for design-build projects
 - DBIA Document 625, **2:40**
 - General contractors, DBIA Document 645, **2:44**
 - Subcontractors, DBIA Document 645, **2:42**
- Performance bond for design-build projects
 - DBIA Document 620, **2:39**
 - General contractor's, DBIA Document 640, **2:43**
 - Subcontractor's, DBIA Document 640, **2:41**
- Power plant construction, **2:13**
- Preliminary agreement between owner and design-builder, DBIA Document 520, **2:23**
- Process, **2:5**
- Progressive design-build agreement, DBIA Document 544, **2:28**
- Progressive design-build agreement for water and wastewater projects, DBIA Document 545, **2:29**
- Project schedule of values, DBIA document 500-D1, **2:48**
- Proposal bond for design-build projects, DBIA Document 610, **2:37**
- Request for proposal construction systems, methods and costs consultant, **2:12**

DESIGN-BUILD CONTRACTS

—Cont'd

- Request for proposals, standard forms, DBIA Document 410, **2:21**
- Request for qualifications, standard forms, DBIA Document 405, **2:20**
- Request from design-builder, DBIA Document 500-D9, **2:60**
- Request log of design-builder, DBIA Document 500-D10, **2:61**
- Standard form of agreement between design-builder and design-build subcontractor, DBIA Document 565, **2:33**
- Substantial completion, certificate of, DBIA Document 500-D4, **2:51**
- Sustainable projects goals exhibit, DBIA document E-SUSWD, **2:47**
- Turnkey design-build construction and related services, **2:14**
- Warranty bond for design-build projects, DBIA Document 615, **2:38**
- Water and wastewater projects, progressive design-build agreement for, DBIA Document 545, **2:29**
- Work change directive, DBIA document 500-D5, **2:52**

DRAWINGS

- Architects** (this index)

EARTHQUAKES

- Damage repair contract, **1:27**

ENGINEERS

- Advertisement of Request for Qualifications, **14:38**
- Agreement between Owner and Owner8217s Advisor, **14:47**
- Application for Payment, **14:54**
- Certificate of Substantial Completion of the Work, **14:57**
- Change order, **14:62**
- CMAR Contract, **14:35**
- CMAR Contract Documents, **14:35**
- Construction contract
 - Agreement between owner and contractor, **14:4, 14:5**

ENGINEERS—Cont'd

- Construction contract—Cont'd
 - Standard general conditions, **14:6**
- Construction Contract
 - Guide to the Preparation of Supplementary, **14:7**
- Contract Amendment, **14:64**
- EJCDC documents
 - Generally, **14:1 et seq.**
 - Agreement between owner, design engineer, and peer reviewers, **14:18**
 - Agreement between owner and construction manager, **14:23**
 - Agreement between owner and construction manager at risk, **14:50**
 - Exhibit B, **14:51**
 - Agreement between owner and engineer for professional services, **14:21, 14:45**
- Bid Form for Construction Contracts, **14:3**
- Change order, **14:62**
- Commentary on construction series documents, **14:2**
- Construction manager as advisor
 - Agreement between owner and contractor for construction contract, **14:24, 14:26**
 - Bidding procedures and construction contract documents, **14:20**
 - Certificate of substantial completion, **14:27**
 - Change order, **14:32**
 - Construction subcontract, **14:25**
 - Field order, **14:33**
 - General conditions of construction contract, **14:29**
 - Notice of acceptability of work, **14:28**
 - Supplementary conditions, **14:30**
 - Work change directive, **14:31**
- Construction manager as advisor series, **3:24**
- Construction Manager At Risk Series, **3:25**

INDEX

ENGINEERS—Cont'd

- EJCDC documents—Cont'd
 - Construction subcontract, **14:49**
 - Design build documents commentary, **14:8**
 - Engineering services document, **14:9**
 - Exhibits to agreement between owner and engineer for professional services, **14:22, 14:105**
 - Field order, **14:63**
 - Joint venture agreement for professional services, **14:19**
 - National Society of Professional Engineers, commentary from, **14:16**
 - Notice of award, **14:48**
 - Procurement contracts
 - Bid form, suggested, **14:62**
 - Instructions to bidders, suggested, **14:19**
 - Public-private partnership agreement, **14:18**
 - Standard general conditions of construction contract, **14:59**
 - Supplementary Conditions of the Construction, **14:60**
 - Teaming agreement to pursue joint professional services opportunity, **14:17**
 - Work change directive, **14:61**
- Exhibit A, **14:55**
- Exhibit B, **14:53, 14:56**
- Joint venture agreements, **8:14**
- Letter from Owner8217s Advisor, **14:36**
 - Owner Requesting Instructions Concerning Bonds, **14:36**
 - Owner Requesting Instructions Concerning Insurance, **14:36**
- License Agreement Construction Manager At Risk Series (2023 edition), **14:34**
- Notice of the Acceptability of the Work, **14:58**
- Owner8217s Instructions, **14:37**
 - Owner8217s Advisor Concerning Bonds, **14:37**

ENGINEERS—Cont'd

- Owner8217s Instructions, **14:37**
 - Cont'd
 - Owner8217s Advisor Concerning Insurance, **14:37**
- Peer review, agreement between owner, design engineer, and peer reviewers, **14:18**
- Procurement contracts
 - Bid form, suggested, **14:62**
 - Instructions to bidders, suggested, **14:19**
- Professional service
 - Agreement between owner and engineer, **14:10-14:15**
 - Owner and geotechnical engineer, agreements between, **14:15**
 - Short form of agreement, **14:13**
 - Study and report, **14:14**
 - Summary of update, **14:12**
 - Task order edition, **14:11, 14:12**
- Proposal, **14:42**
 - Exhibit A, **14:43**
- Proposal Bond, **14:44**
- Public-private partnership agreement, EJCDC documents, **14:18**
- Request for Proposals, **14:41**
- Request for Qualifications, **14:39**
- Selection Procedures, **14:35**
- Statement of Qualifications, **14:40**
- Teaming agreement to pursue joint professional services opportunity, **14:17**
- Work Authorization, **14:52**
- Work change directive, **14:61**

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC)

Engineers (this index)

EXTRA WORK ORDERS

- Generally, **11:3**
- Confirmation
 - Generally, **11:5**
 - BNi forms (Form 111), **11:6, 13:21**
- General form, BNi forms (Form 103), **11:4**
- Order, BNi forms (Form 103), **13:7**

FAST TRACT CONTRACT

Generally, **1:8**

FINANCING

Joint venture agreements, **8:6**

GENERAL CONDITIONS

AIA Document A201-2017 for general conditions of contract for construction, **12:7, 12:8**

Construction agreement, short form, **1:12**

Favoring interest of owner, modification to 2007 general conditions, **1:11**

Favoring interest of owner, supplementary general conditions, **1:19**

Trade contractors. **Construction Management Contracts** (this index)

GUARANTEES

Personal guarantee, **1:28, 11:10, 11:11**

HOME IMPROVEMENT CONTRACT

BNi forms (Form 101HI), **13:4**

California version, **1:17**

INSURANCE

DBIA document E-INSWD, insurance exhibits, **2:45**

Engineers (this index)

Joint venture agreement provisions, **8:7**

Tenders. **Insurance Tenders** (this index)

INSURANCE TENDERS

Letters, **9:3 et seq.**

Liability policies, **9:2**

Property insurance tender letters, **9:8 to 9:10**

Scope of coverage, **9:1**

JOINT CHECK AGREEMENTS

Generally, **11:7**

General form, **11:8, 11:9**

JOINT VENTURE AGREEMENTS

Generally, **8:1**

JOINT VENTURE AGREEMENTS

—Cont'd

Apartments

Condominium units, for construction and sale of, **8:11**

Construction and sale of apartment building, **8:10**

Bid and performance of work under agreement, submission of, **8:12**

Condominium units, for construction and sale of, **8:11**

ConsensusDocs 298, **16:26**

Constructors, agreement between, ConsensusDocs 298, **8:15**

Contributions and financing, **8:5**

Control of operations, **8:4**

Employees, **8:6**

Engineers, **8:14, 14:19**

Financing, **8:5**

General form, **8:8, 8:9**

Insurance, **8:7**

Interests of parties, **8:3**

Performance of work under agreement, submission of bid and, **8:12**

Professional services, joint venture for, AIA Document C101, **8:16**

Rights and responsibilities under, **8:2**

Subcontractors and construction contractors, agreement between, **8:13**

LETTER OF INTENT

Design-build contracts

Generally, **2:7**

Award contract, intent to, **2:8**

Residence, design-build, **2:9**

LIQUIDATING AGREEMENTS

Functions of, **10:1**

General form, **10:2, 10:3**

MANAGEMENT

Construction Management Contracts (this index)

MECHANIC'S LIEN

BNi Building News construction contracts and forms

Generally (Form 106), **13:12**

INDEX

MECHANIC'S LIEN—Cont'd

- BNi Building News construction contracts and forms—Cont'd
- Notice to owner regarding mechanic's lien law (Form 104A), **13:8**
- Release of claim of (Form 109), **13:15**
- Release, **1:18**

MODIFICATIONS

- Standard forms, **12:2**

NOTICE

- Bni building news construction contracts and forms
- Cessation, notice of recording of notice of (Form 105N), **13:10**
- Completion (Form 288), **13:29**
- Completion, notice of recording of notice of (Form 105N), **13:10**
- Contractor's license law, notice to owner regarding (Form 104A), **13:8**
- Preliminary (Form 105C), **13:9**
- Stop notice
- Partial release of (Form 140), **13:27**
- Stop notice (Form 107), **13:13**
- Stop notice bond (Form 108), **13:14**
- CSI Forms
- Clarification Notice, **17:28**
- Log, **17:29**
- Nonconforming Work Notice, **17:19**
- Notice to Proceed, **17:2**
- Engineers
- EJCDC documents
- Construction manager as advisor
- Notice of acceptability of work, **14:28**
- Notice of award, **14:48**
- Notice of the Acceptability of the Work, **14:58**

OFFICE BUILDING

- Construction management contracts, high-rise office building, **3:3**

ORDERS

- Change orders
- ConsensusDocs 525, **3:11, 16:47**
- Design-build contracts; change order pricing schedule, **2:17**
- Extra work orders
- Generally, **11:3**
- Confirmation, **11:5, 11:6**
- General form, **11:4**
- Purchase orders
- Generally, **7:1**
- Alternate provisions, **7:9, 7:10**
- Commercial transactions, special rules for, **7:2**
- Commodity goods,
- ConsensusDocs 702, **7:11**
- Forms, **7:3 et seq.**
- Long form, **7:7, 7:8**
- Noncommodity goods,
- ConsensusDocs 703, **7:12**
- Short form, **7:4 to 7:6**

PAYMENT BONDS

- Generally, **1:31**
- ConsensusDocs 472
- Design-build payment bond (surety liable for design costs of work), **16:40**
- Design-build payment bond (surety not liable for design costs of work), **16:41**

PERFORMANCE BONDS

- Generally, **1:30**
- ConsensusDocs 260, **16:19**

POWER PLANTS

- Construction management agency contract for, **3:4**
- Design-build contracts, **2:13**

PRIME CONTRACTS

- Generally, **1:1 et seq.**
- Alternative provisions, **1:15**
- Bids and bidding
- Bonds, **1:32**
- Invitation to bid and bid form, **1:29**
- BNi Building News construction contracts and forms
- Prime construction contract (Form 101), **13:1**

PRIME CONTRACTS—Cont'd

BNi Building News construction contracts and forms—Cont'd
Prime construction contract (Form 101A), **13:2**

Bonds (this index)

Commercial building, contract between owner and contractor for; favoring interests of owner, **1:19**

Construction Management Contracts (this index)

Cost plus contract

Generally, **1:3**

Guaranteed maximum price, with, **1:4, 1:14**

Defined, **1:1**

Design-Build Contracts (this index)

Earthquake damage repair, **1:27**

Fast track contract, **1:8**

Favoring interest of owner

Limited scope and duration, projects of, **1:21**

Modification to 2007 general conditions, **1:11**

Supplementary general conditions, **1:19**

Home improvement contract, California version, **1:17**

Limited scope and duration, projects of; favoring interests of owner, **1:21**

Personal guarantee, **1:28**

Public works contract, **1:23, 1:24**

Residential construction contract where contractor acts as supervisor, no fixed price, **1:16**

Revised standard specifications dated 4-15-22, **1:26**

Split savings contract, **1:6**

Stipulated Sum Contracts (this index)

PUBLIC WORKS

Prime contracts, **1:24**

PURCHASE ORDERS

Generally, **7:1**

Alternate provisions, **7:9, 7:10**

PURCHASE ORDERS—Cont'd

Commercial transactions, special rules for, **7:2**

Forms, **7:3 et seq.**

Long form, **7:7, 7:8**

Short form, **7:4 to 7:6**

RELEASES AND WAIVERS

Declaration to procure payment and release, BNi forms (Form 150), **13:28**

Final payment, conditional waiver and release upon, BNi forms (Form 110CF), **13:19**

Final payment, unconditional waiver and release upon, BNi forms (Form 110UF), **13:20**

Mechanic's lien, release of claim of, BNi forms (Form 109), **13:15**

Progress payment, conditional waiver and release upon, BNi forms (Form 110CP), **13:17**

Stop notice, partial release of, BNi forms (Form 140), **13:27**

REQUESTS FOR PROPOSALS

Design-build contracts; request for proposal construction systems, methods and costs consultant, **2:12**

RESIDENTIAL CONSTRUCTION CONTRACTS

Contractor acts as supervisor, no fixed price, **1:16**

Design-build contracts; letter of intent, **2:9**

Remodel contract, **4:3**

Subcontracts; release schedule, **6:9**

SMALL PROJECTS

AIA guide to contracts for, **12:3**

Owner-oriented construction contract for, **1:20**

SPLIT SAVINGS CONTRACT

Generally, **1:6**

STIPULATED SUM CONTRACTS

Generally, **1:2**

Documents, **1:22**

INDEX

STIPULATED SUM CONTRACTS

—Cont'd

Favoring interests of contractor; short form, **1:13**

SUBCONTRACTS

Generally, **6:1**

AGCC-03 Long form standard subcontract, **6:16**

AIA Document A401-2007, standard form of agreement between contractor and subcontractor, **6:12**

AIA Document A401-2017, standard form of agreement between contractor and subcontractor, **6:13, 6:14**

Alternate contract provisions, **6:6**

BNi forms (Form 102), **13:6**

Contractor-oriented subcontract agreement, **6:15**

CSI Forms

Subcontractor, Supplier Bid Form, **17:4**

Subcontractors and Major Material Suppliers, **17:3**

General conditions, **6:7, 6:8, 6:11**

General form, **6:2**

Incorporation of general conditions, **6:11**

SUBCONTRACTS—Cont'd

Joint venture agreements between construction contractor and, **8:13**

Long form, **6:3**

Prequalified subcontractor, **6:10**

Proposal and contract, **6:5**

Residential subdivision contract; release schedule, **6:9**

Short form, **6:4**

SUITES OF CONSTRUCTION FORMS

AIA contract documents, **12:1**

SUPERVISORS

Residential construction contract where contractor acts as supervisor, no fixed price, **1:16**

TENDERS

Insurance Tenders (this index)

TRADE CONTRACTORS

Construction Management Contracts (this index)

WAIVERS

Releases and Waivers (this index)

WATER AND WASTEWATER PROJECTS

Progressive design-build agreement for, DBIA Document 545, **2:29**