Construction Milestones
&
Contract Components
Contract Milestones

• Contract Award
• Notice to Proceed
• Design Start and Design Finish Dates
• Construction Start Date
• Contract Required Completion Date
• Construction Completion
• Beneficial Occupancy Date
Notice to Proceed (NTP)

- **Contract Award** is the date when the Contracting Officer signs the contract, SF1442.

- After award, the Contracting Officer issues a **Notice to Proceed (NTP)** to the contractor.

- The **“NTP Acknowledged”** is the date that the NTP is received by the Contractor
  - This starts the contract duration
  - This starts the numbering system for QC and QA Reports
Milestone Dates

• **Construction Start Date**
  Date construction is actually started.

• **Contract Required Completion Date**
  NTP acknowledged date plus the original duration of the contract.

• **Current Required Completion Date**
  Contract required completion date plus time extensions due to modifications.
Milestone Dates

• **Construction Completion**
  Date work is accepted by the Corps
  - Liquidated Damages (LDs) will no longer apply
  - Warranty starts the next day

• **Physical Completion**
  Date all work, punch list items and paperwork are completed

• **Beneficial Occupancy Date**
  Date customer acceptances facility and takes ownership of the facility after construction completion
Contract Milestones

**Typical Start Milestones**
- Contract Award
- Notice to Proceed (NTP)
- Design Start
- Cleared for Construction
- Construction Start

**Typical Finish Milestones**
- Contract Completion date (xxx days after NTP)
- Design Completion
- Construction Completion
- Beneficial Occupancy

Milestones are 0 days duration activities on your project schedule and must be shown
Contract Components (1 of 3)

- Award Document (SF FORM 1442)
- The Design/Build Process (Section 00150)
- Design Concept Documents (Sec 00550)
- Representations & Certs (Sec 00600)
- Contract Clauses (Section 00700)
• Special Contract Requirements (Section 00800)
• Scope of Work (Section 01010)
• Technical Requirements (Section 01015)
• Special Clauses (Section 01060)
Contract Components (3 of 3)

- Quality Control System (QCS) (Section 01312)
- Project Schedule (Section 01321)
- Submittal Procedures For Design-Build Projects (Section 01335)
- Metric Measurements (Section 01415)
- Contractor Quality Control (Section 01451)
- Safety And Occupational Health Requirements (Section 01525)
Section 00700

Contract Clauses

- FAR (Federal Acquisition Regulations)
- FAR Clauses incorporated by reference
- FAR Clauses incorporated by full-text
  - Liquidated Damages – Construction
  - Performance of Work by Contractor
  - Central Contractor Registration
Section 01010

Scope of Work

• 1 – General description of project
  o Period of performance, CQM training, liquidated damages, site security

• 2 – Location of site

• 3 – Unexploded Ordnance (UXO)

• 4 – Summary of Work
  o Describes all requirements of the project
Section 01015

Technical Requirements

• General
• Civil site development
• Architectural
• Structural
• Geotechnical Investigations
• Mechanical
• Plumbing
• Fire Protection
• Electrical
• Communication Systems
• Spare parts and consumables
• Attachments (reference drawings, schematics)
Section 01321

Project Schedule

- Scheduling of construction including design activities;
- Contractor management actively participate in the development
- Used to measure the progress of work
- Aids in evaluating time extensions
- Basis of all progress payments
Section 01335

Submittal Procedures For Design-Build Site Adapt Projects

- Design submittals; 65, 90, 100%
- Procedures for submitting design submittals
- Defines the submittal process
Section 01451

Contractors Quality Control

- General Requirements
- CQM training requirements
- Contents of a QC Plan
  - Design and Construction
- Organization
- Changes to the organization
- 3 Phases of Control
- Testing
- Inspections
QUESTIONS?