



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)

Contract Components (2 of 3)



- 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

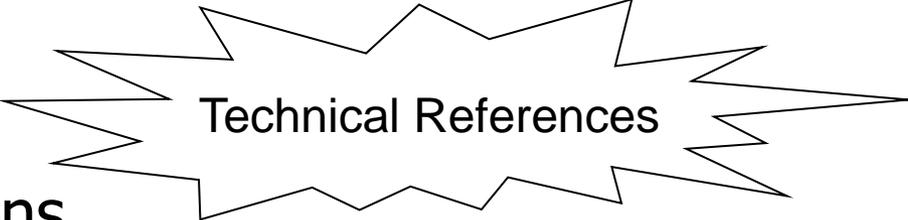
- 1 – General description of project
 - Period of performance, CQM training, liquidated damages, site security
- 2 – Location of site
- 3 – Unexploded Ordnance (UXO)
- 4 – Summary of Work
 - Describes all requirements of the project

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)



Technical References

A starburst graphic with a jagged, multi-pointed outline, containing the text "Technical References".

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

Section 01451



Contractors Quality Control

QUESTIONS?