

AIA Contract Documents[®]
THE INDUSTRY STANDARD.

AIA Contract Documents

Contract Relationship Diagrams

April 2017

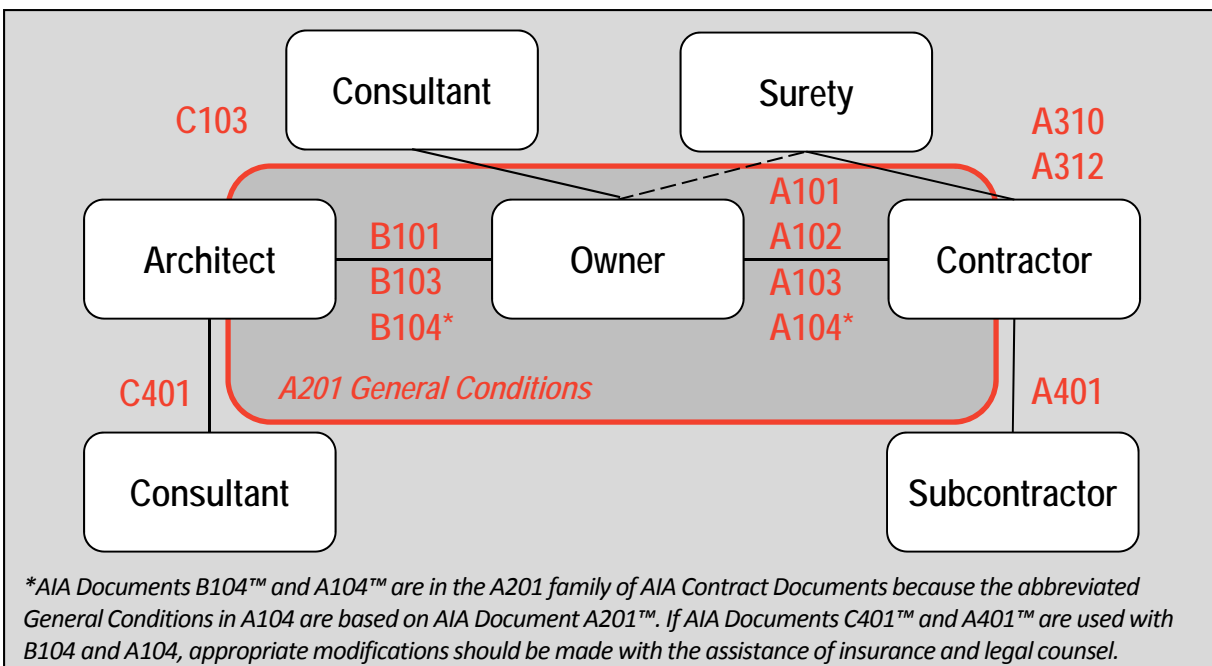
AIA Contract Documents
THE INDUSTRY STANDARD.

Conventional (A201) Design-Bid-Build

Key Attributes

- For use when the Owner’s project is divided into separate contracts for design (Architect) and construction (Contractor).
- Suitable for conventional project delivery (design-bid-build).
- Owner retains Architect.
- Architect and his/her Consultants prepare drawings and specifications.
- Architect assists Owner in obtaining bids/proposals, and then Owner awards contract(s) for construction.
- Contractor(s) and Surety(ies) obligate to Owner for bid, performance and payment bonds.
- Contractor and Subcontractors build the work.
- AIA Documents A101™, A102™, and A103™ each include a separate Exhibit A, Insurance and Bonds, that is used to establish key insurance terms for the Project.

Conventional (A201) Design-Bid-Build Contract Relationships



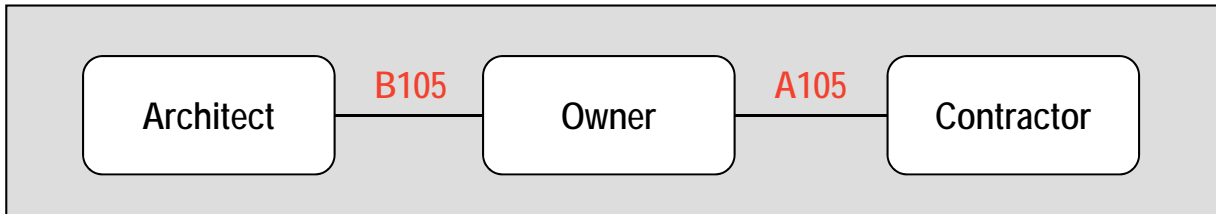
DOCUMENTS: AIA Documents **A101™**, Owner/Contractor Agreement—Stipulated Sum; **A102™**, O/C Agreement—Cost of the Work Plus a Fee, with GMP; **A103™**, O/C Agreement—Cost of the Work Plus a Fee, No GMP; **A104™**, Abbreviated O/C Agreement; **A201™**, General Conditions of the Contract for Construction; **A310™**, Bid Bond; **A312™**, Performance Bond/Payment Bond; **A401™**, Contractor/Subcontractor Agreement; **B101™**, Owner/Architect Agreement; **B103™**, O/A Agreement—Complex Project; **B104™**, Abbreviated O/A Agreement; **C103™**, Owner/Consultant Agreement; and **C401™**, Architect/Consultant Agreement.

Small Projects

Key Attributes

- Suitable for projects of relatively low cost and brief duration.
- These documents—AIA Documents B105™ and A105™—are, in effect, conventional Design-Bid-Build documents (i.e., AIA Documents B101™ and A101™ /A201™) “stripped down” to the essentials.
- These documents feature the use of Stipulated Sum and Integrated General Conditions.

Small Projects Contract Relationships



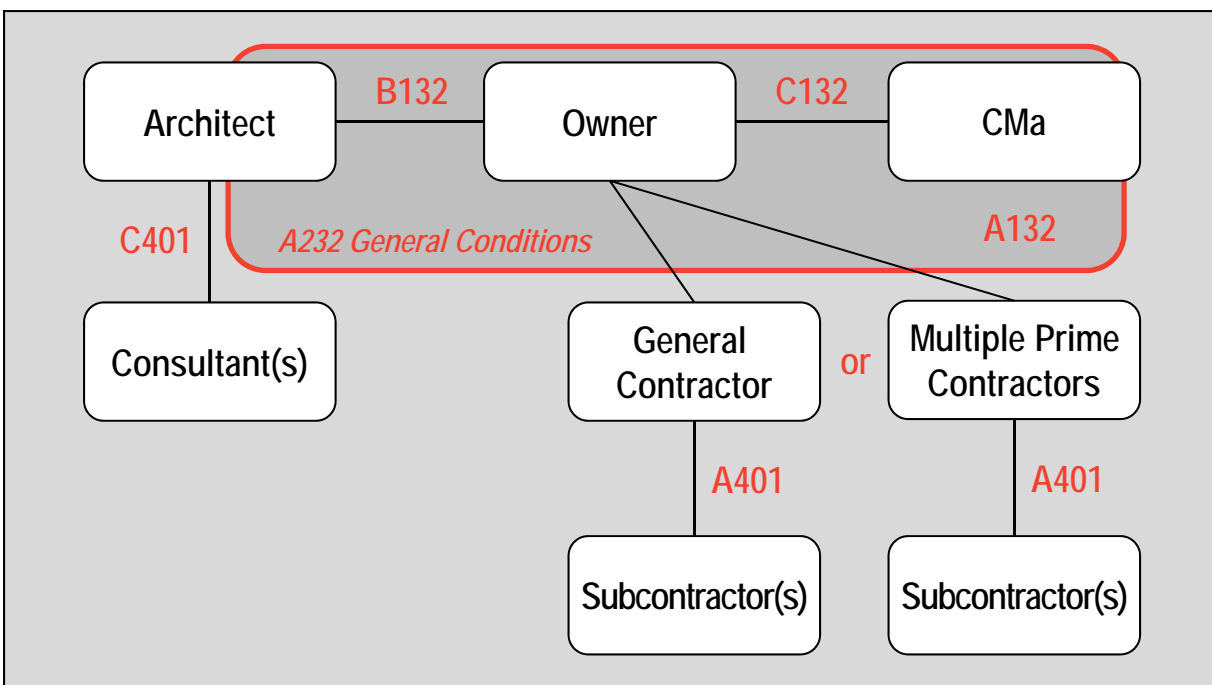
DOCUMENTS: AIA Documents **A105™**, Short Form Owner/Contractor Agreement; and **B105™**, Short Form Owner/Architect Agreement.

Construction Manager as Adviser (CMa)

Key Attributes

- Owner retains an Architect and a Construction Manager, who acts as an additional adviser to the Owner.
- Prime Contractor(s) and Subcontractor(s) are responsible for construction.
- Construction Manager gives Owner construction management advice through design and construction phases — increased expertise in managing a project from start to finish.
- Versions of AIA Documents A132™, A232™, B132™ and C132™ developed specifically for use on sustainable projects are also available (e.g., designated as AIA Document A132™–2009 SP).

CMa (2009) Contract Relationships



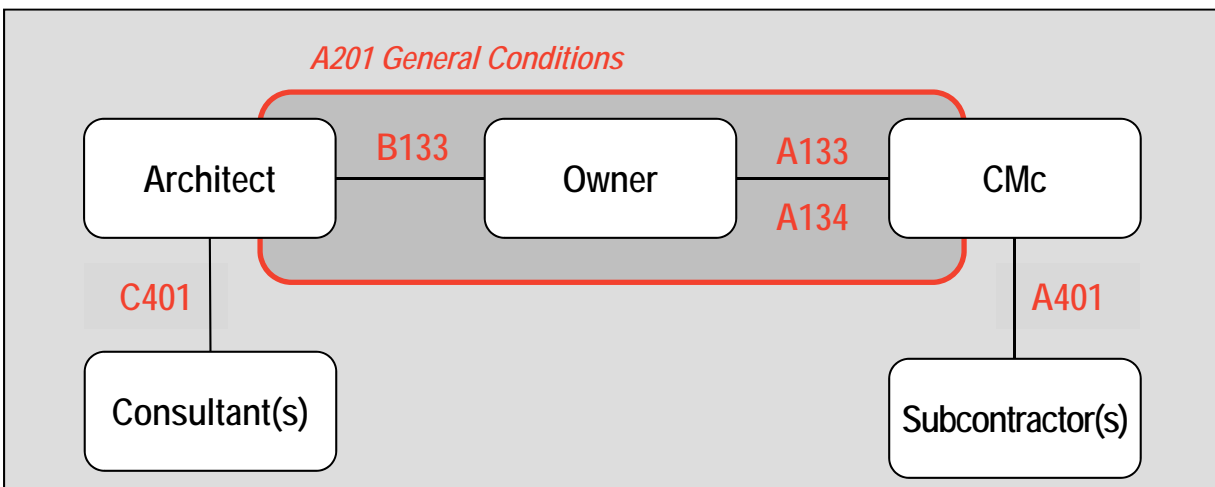
DOCUMENTS: AIA Documents **A132™**, Owner/Contractor Agreement, CMa Edition; **A232™**, General Conditions of the Contract for Construction, CMa Edition; **A401™**, Contractor/Subcontractor Agreement; **B132™**, Owner/Architect Agreement, CMa Edition; **C132™**, Owner/Construction Manager as Advisor Agreement; and **C401™**, Architect/Consultant Agreement.

Construction Manager as Constructor (CMc)

Key Attributes

- Single party (Construction Manager) provides construction management services in pre-construction phase AND then completes construction (Constructor).
- Gives Construction Manager (Constructor) responsibility and control over construction work via direct contract(s) with Subcontractor(s).
- Construction phase services are paid on the basis of cost of work plus a fee either with (AIA Document A133™) or without (AIA Document A134™) a Guaranteed Maximum Price.
- Versions of AIA Documents A133™ and A134™ developed specifically for use on sustainable projects are also available (e.g., designated as AIA Document A133™–2009 SP).

CMc (2009) Contract Relationships



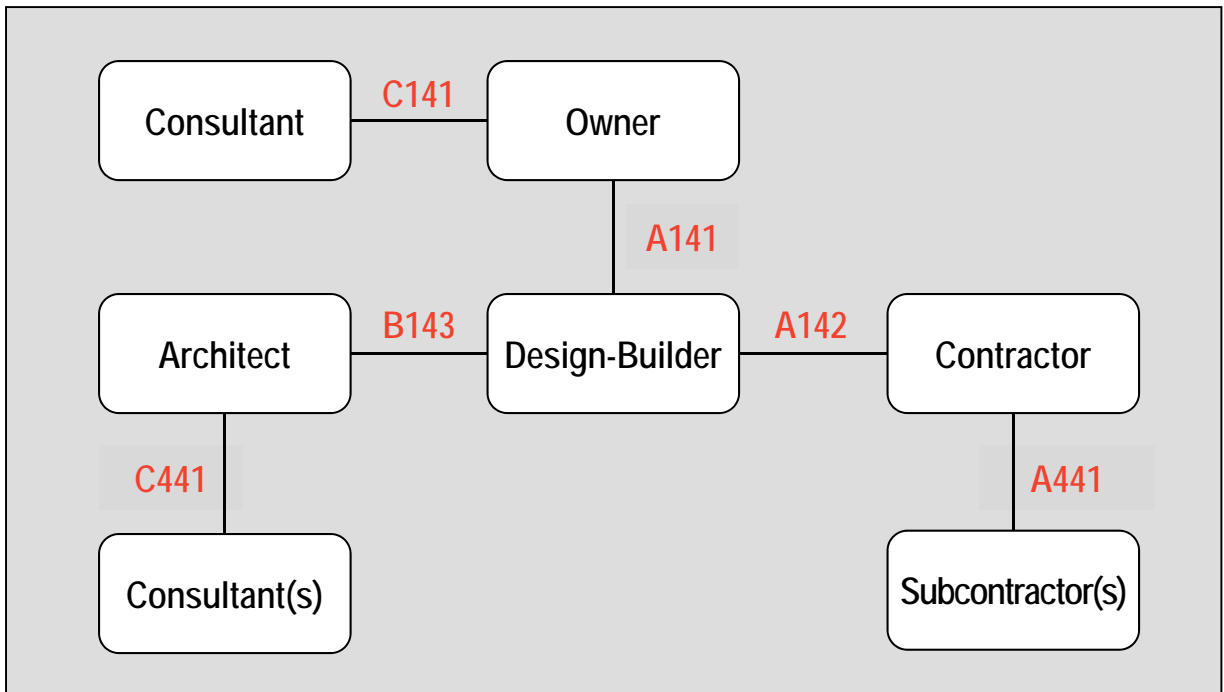
DOCUMENTS: AIA Documents **A133™**, Owner/Construction Manager as Constructor Agreement, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; **A134™**, Owner/Construction Manager as Constructor Agreement, where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price; **A201™**, General Conditions of the Contract for Construction; **A401™**, Contractor/Subcontractor Agreement; **B133™**, Owner/Architect Agreement, Construction Manager as Constructor Edition; and **C401™**, Architect/Consultant Agreement.

Design-Build

Key Attributes

- Owner enters into a contract with a single entity Design-Builder.
- Design-Builder is then obligated to both design and construct the project.
- Owner may also hire a Consultant to assist Owner in working with Design-Builder.
- Design-Builder then enters into contracts with Architect and/or Construction Contractor(s), if necessary.
- Design-Builder may be
 - a Developer or Single Purpose Entity (design and construction in one shop).
 - an Architect-led organization.
 - a Contractor-led organization (most often the case).
- For a one or two family residential project, see AIA Document A145™—2015, Owner Design/Builder Agreement for a One or Two Family Residential Project

Design-Build Contract Relationships



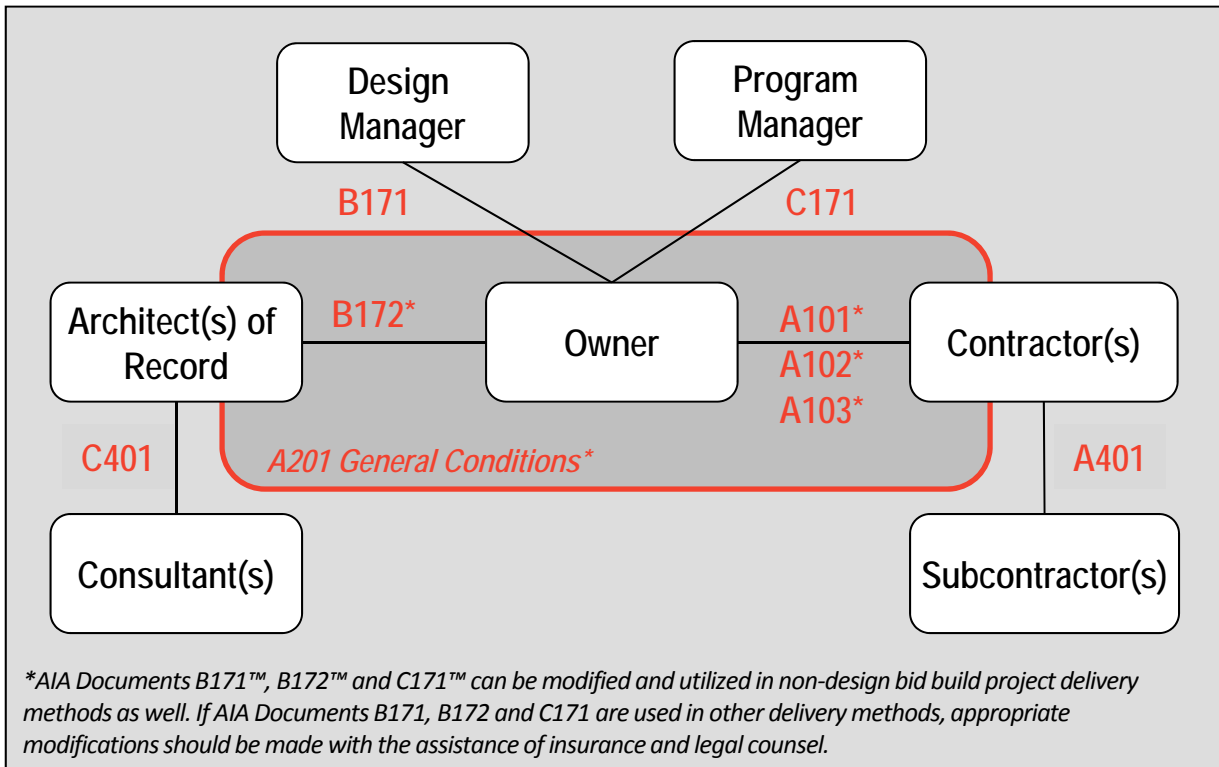
DOCUMENTS: AIA Documents **A141™**, Owner/Design-Builder Agreement; **A145™**, Owner/Design-Builder Agreement for a One or Two Family Residential Project; **A142™**, Design-Builder/Contractor Agreement; **A441™**, Contractor/Subcontractor Agreement for a Design-Build Project; **B143™**, Design-Builder/Architect Agreement; **C141™**, Owner/Consultant Agreement for a Design-Build Project; and **C441™**, Architect/Consultant Agreement for a Design-Build Project.

Program Management – Multiple Projects

Key Attributes

- For use in a program with more than one project. Suitable for conventional project delivery (design-bid-build).
- Owner retains a Program Manager to assist the owner in an advisory capacity, on matters that impact the entire program, during design and construction.
- Owner retains a Design Manager to assist the owner and the program manager in developing and establishing program. Design Manager develops the program's Design Standards and performs schematic design and design development services for each project to develop a Transfer Package for the architect of record for each project in the program.
- Owner retains Architect(s) of Record to complete the design and perform construction administration services for each Project.
- Contractor(s) and Subcontractors build the work.

Program Management Contract Relationships



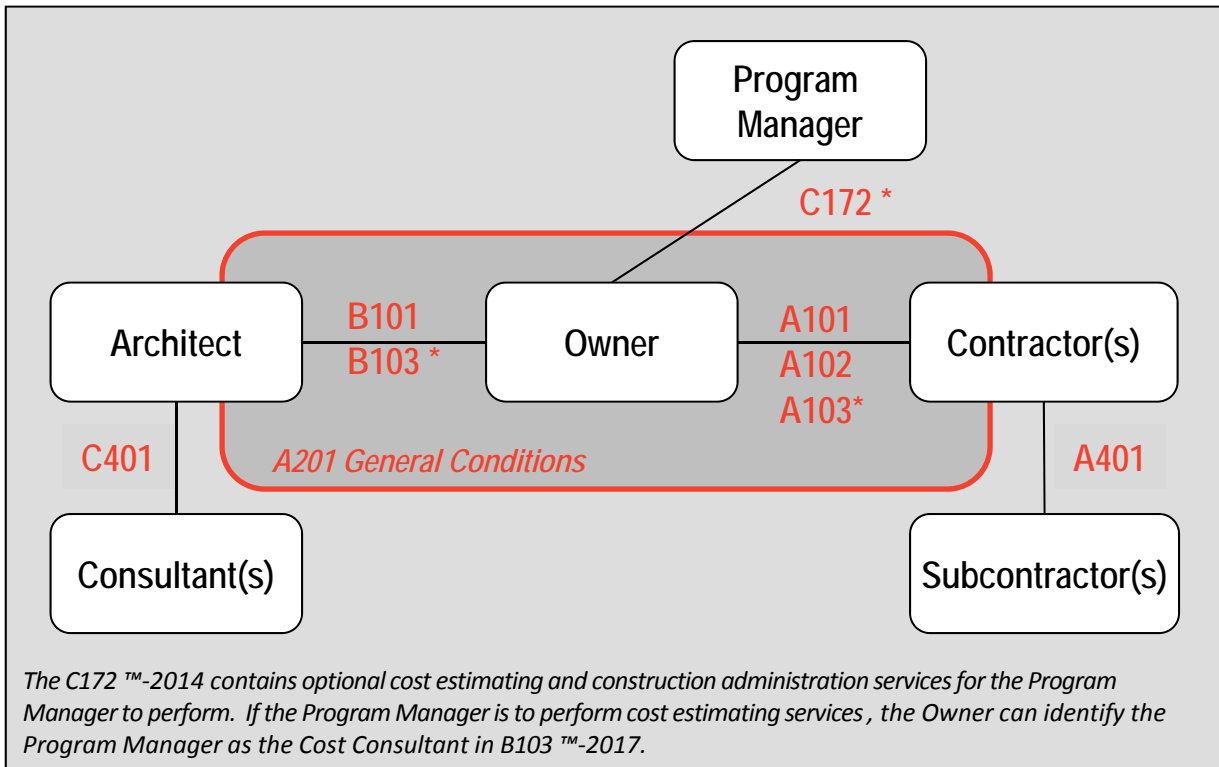
DOCUMENTS: AIA Documents **B171™**, Owner/Design Manager Agreement, for use in a Multiple Project Program; **B172™**, Owner/Architect Agreement, for Architect of Record Services; and **C171™**, Owner/Program Manager Agreement, for use in a Multiple Project Program.

Program Management – Single Project

Key Attributes

- For use on a single project. Suitable for conventional project delivery (design-bid-build).
- Owner retains a program manager to assist the owner in an advisory capacity on matters that impact the project during design and construction.
- Owner retains an architect to design the project and perform construction administration services.
- Contractor(s) and subcontractors build the work.

Program Management – Single Project



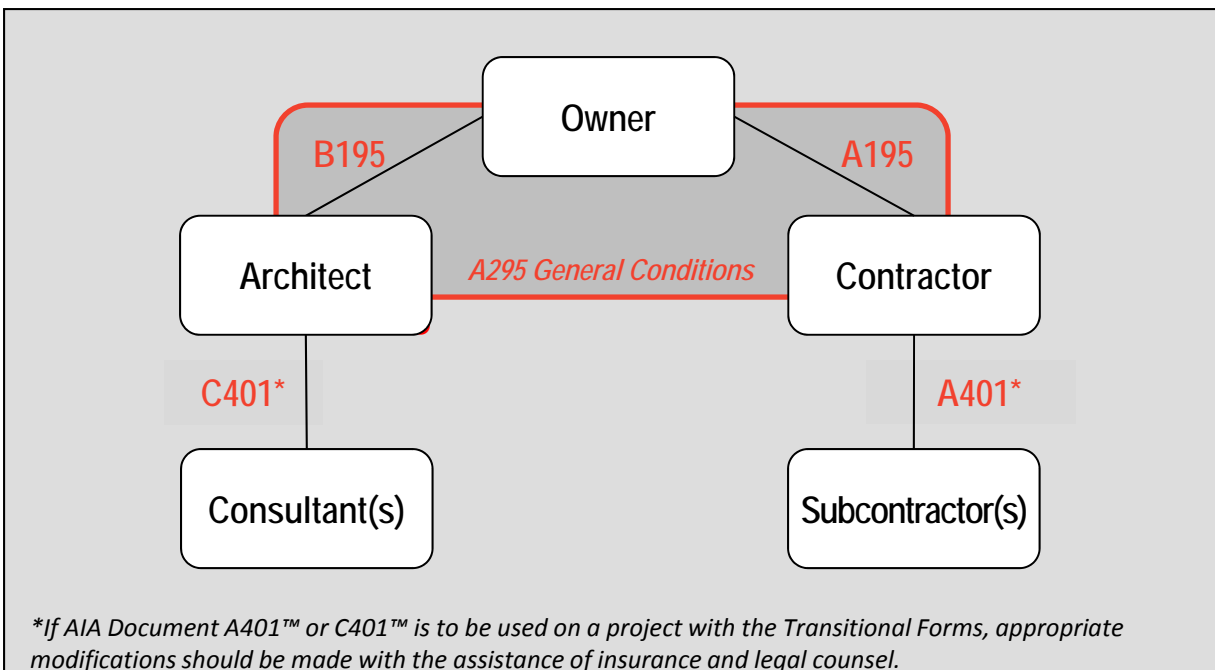
DOCUMENTS: AIA Documents **C172™**, Owner/Program Manager Agreement, for use on a Single Project

Integrated Project Delivery (IPD): Transitional Documents

Key Attributes

- Integrated Project Delivery is an emerging process, and these Transitional Agreements are a comfortable first step to IPD .
- A collaborative project delivery approach that utilizes the talents and insights of all project participants through all phases of design and construction.
- Structured similar to existing Construction Manager as Constructor agreements.

IPD Transitional Documents Contract Relationships



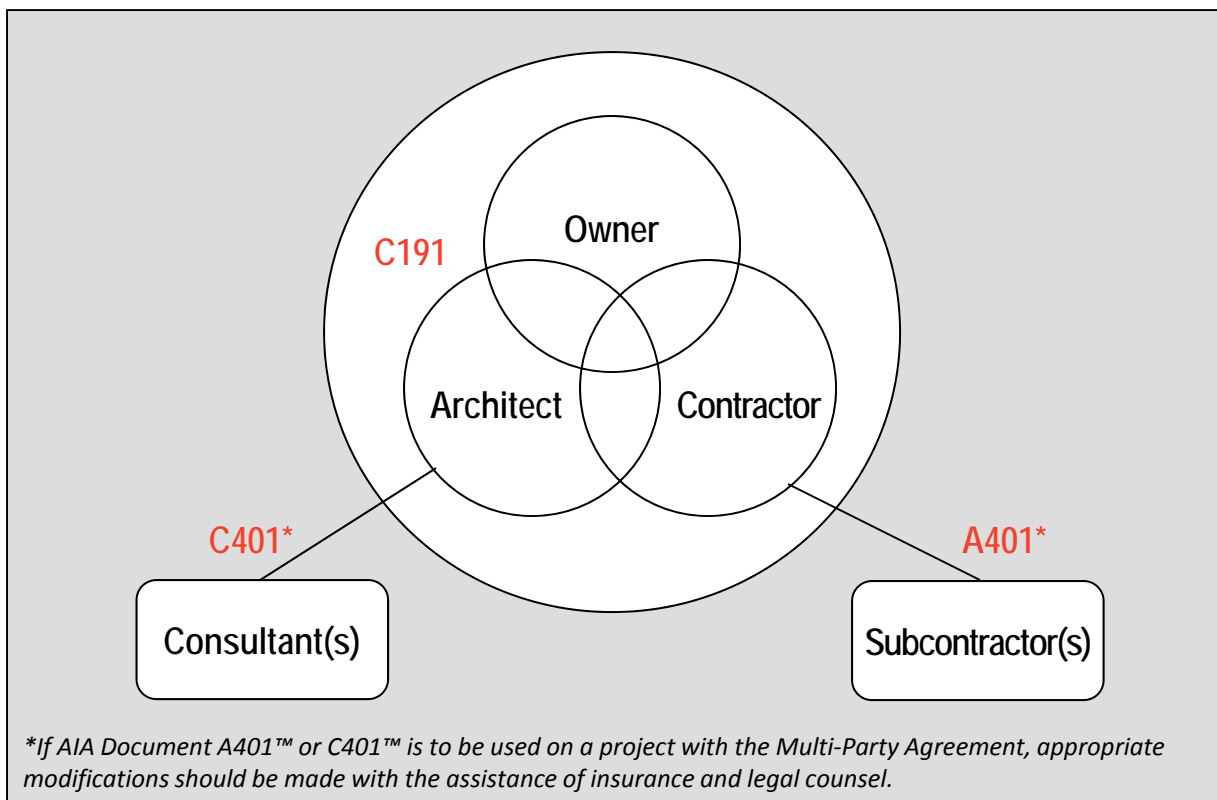
DOCUMENTS: AIA Documents **A401™**, Contractor/Subcontractor Agreement; **A295™**, General Conditions of the Contract for Integrated Project Delivery; and **C401™**, Architect/Consultant Agreement.

Integrated Project Delivery (IPD): Multi-Party Agreement

Key Attributes

- These Agreements more fully integrate the project parties into IPD.
- Owner, Architect and Contractor, at a minimum, enter into one contract (Multi-Party Agreement).
- The Multi-Party Agreement allows for sharing of risk and reward in a fully integrated collaborative process.

IPD Multi-Party Agreement Contract Relationships



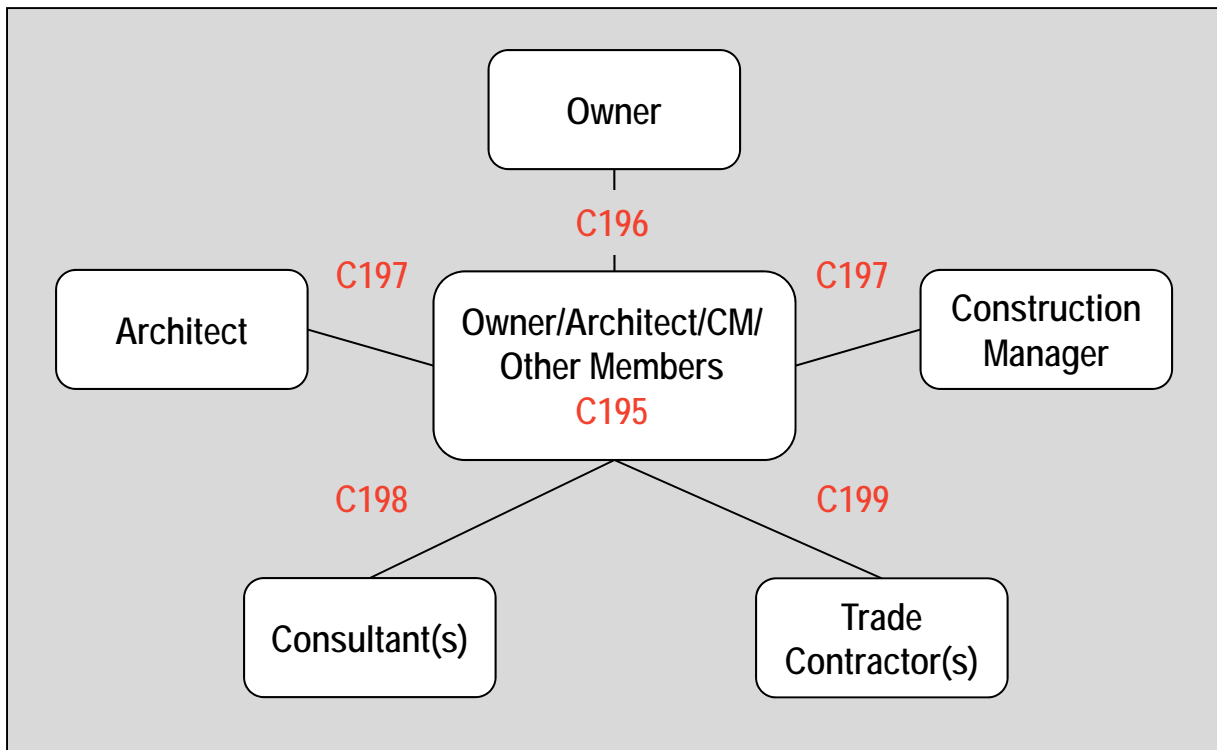
DOCUMENTS: AIA Documents **A401™**, Contractor/Subcontractor Agreement; **C191™**, Multi-Party Agreement for Integrated Project Delivery; and **C401™**, Architect/Consultant Agreement.

Integrated Project Delivery (IPD): Single Purpose Entity (SPE)

Key Attributes

- These Agreements more fully integrate the project parties into IPD.
- Creates a limited liability company (Single Purpose Entity) for the purpose of furnishing the planning, design and construction of the project through separate contracts with appropriate entities.
- The Single Purpose Entity (SPE) allows for complete sharing of risk and reward in a fully integrated collaborative process.

IPD Single Purpose Entity Contract Relationships



DOCUMENTS: AIA Documents **C195**[™], SPE Agreement for Integrated Project Delivery; **C196**[™], SPE/Owner Agreement for IPD; **C197**[™], SPE/Non-Owner Member Agreement for IPD; **C198**[™], SPE/Consultant Agreement for IPD; and **C199**[™], SPE/Contractor Agreement for IPD.