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.
- Versions of AIA Documents A101™, A201™, A401™, B101™, B103™ and C401™ developed specifically for use on sustainable projects are also available (e.g., designated as AIA Document A101™—2007 SP).

Conventional (A201) Design-Bid-Build Contract Relationships

* *AIA Documents B104™ and A107™ are in the A201 family of AIA Contract Documents because the abbreviated General Conditions in A107 are based on AIA Document A201™. If AIA Documents C401™ and A401™ are used with B104 and A107, appropriate modifications should be made with the assistance of insurance and legal counsel.*

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; A107™, O/C Agreement—Project of Limited Scope; 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—Large or Complex Project; B104™, O/A Agreement—Project of Limited Scope; C103™, Owner/Consultant Agreement; and C401™, Architect/Consultant Agreement.
Small Projects

Key Attributes

• Suitable for residential or small commercial projects and other 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™, Owner/Contractor Agreement, for a Residential or Small Commercial Project; and B105™, Owner/Architect Agreement, for a Residential or Small Commercial Project.
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).


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).


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-Builders.
- Design-Builders are then obligated to both design and construct the project.
- Owner may also hire a Consultant to assist Owner in working with Design-Builders.
- Design-Builders then enter into contracts with Architect and/or Construction Contractor(s), if necessary.
- Design-Builders 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-Build Agreement; A145™, Owner/Design-Build Agreement for a One or Two Family Residential Project; A142™, Design-Build/Contractor Agreement; A441™, Contractor/Subcontractor Agreement for a Design-Build Project; B143™, Design-Build/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

The C172™-2014 contains optional cost estimating and construction administration services for the Program Manager to perform. If the Program Manager is to perform cost estimating services, the Owner can identify the Program Manager as the Cost Consultant in B103™-2014.

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

If AIA Document A401™ or C401™ is to be used on a project with the Transitional Forms, appropriate modifications should be made with the assistance of insurance and legal counsel.

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

*If AIA Document A401™ or C401™ is to be used on a project with the Multi-Party Agreement, appropriate modifications should be made with the assistance of insurance and legal counsel.

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.