

**AIA Contract Documents<sup>®</sup>**  
THE INDUSTRY STANDARD.

# **AIA Contract Documents**

## **Contract Relationship Diagrams**

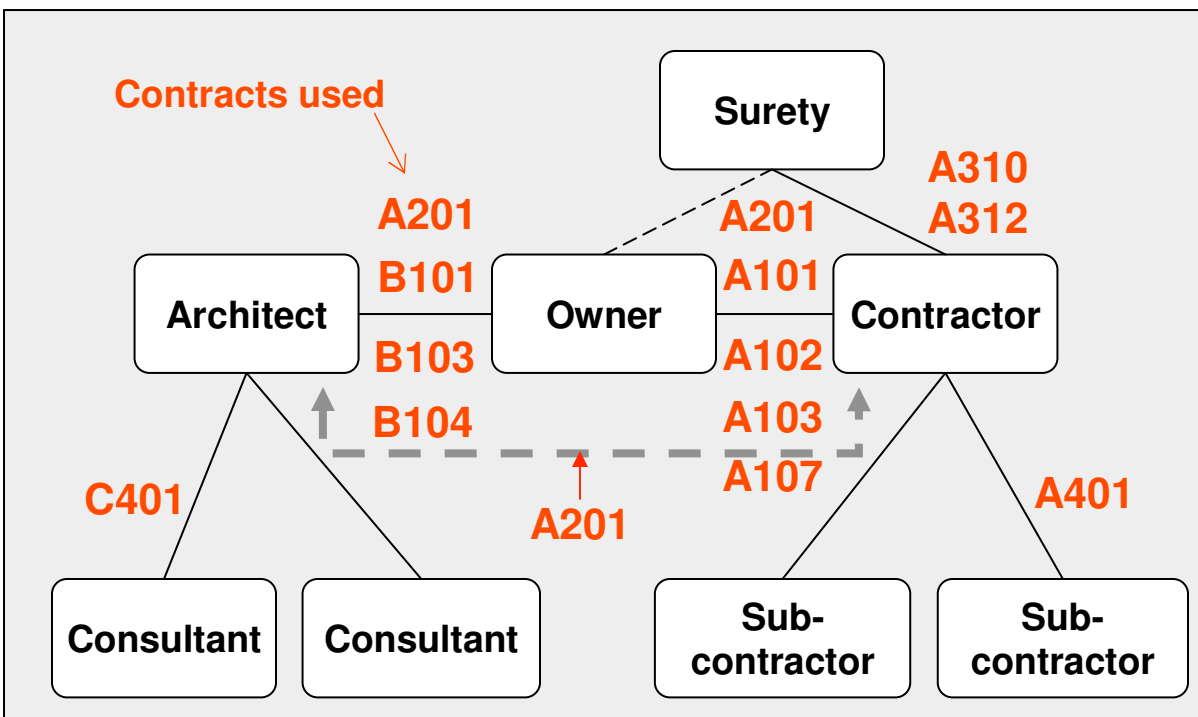
May 2009

# 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 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

## Conventional (A201) Design-Bid-Build Contract Relationship Diagram:

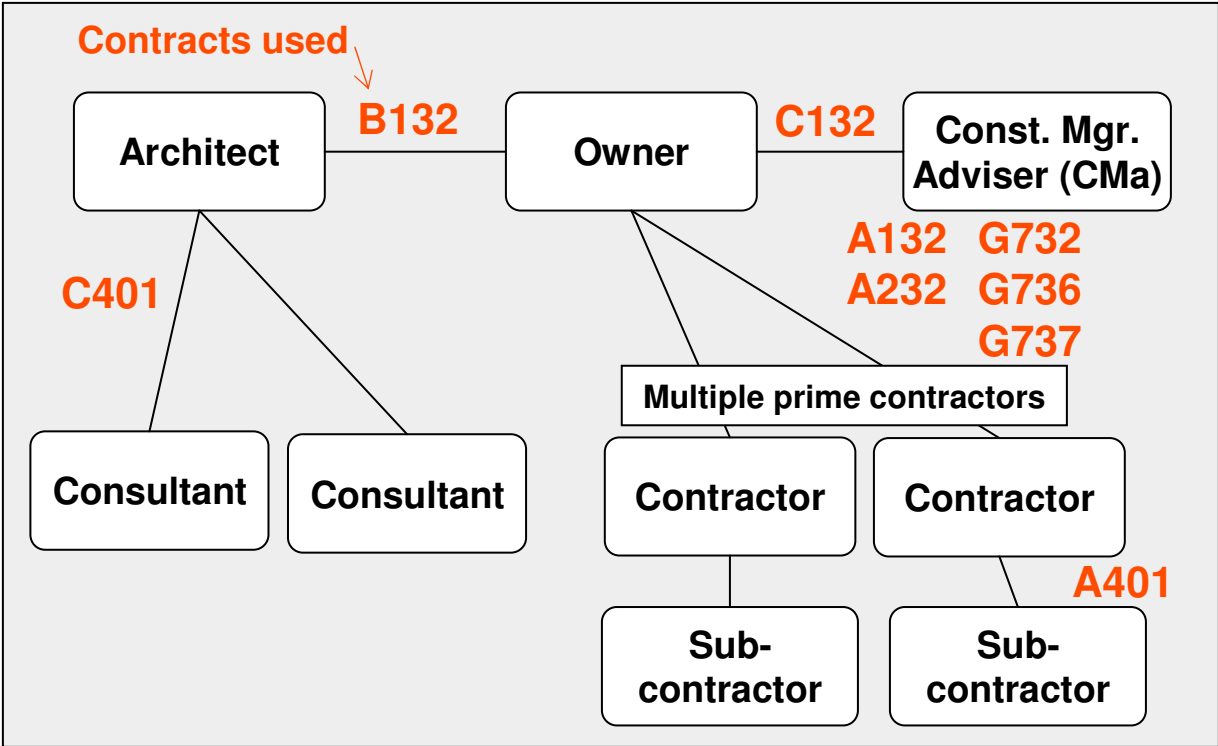


# Construction Manager as Adviser (CMA)

## Key Attributes:

- Owner retains an Architect and a Construction Manager who acts as an independent adviser to the owner
- Prime contractor(s) responsible for construction, labor and materials
- Construction Manager gives owner construction management advice through design and construction phases. Increases expertise in managing a project from start to finish

## Construction Manager as Adviser (2009-CMa) Contract Relationship Diagram:

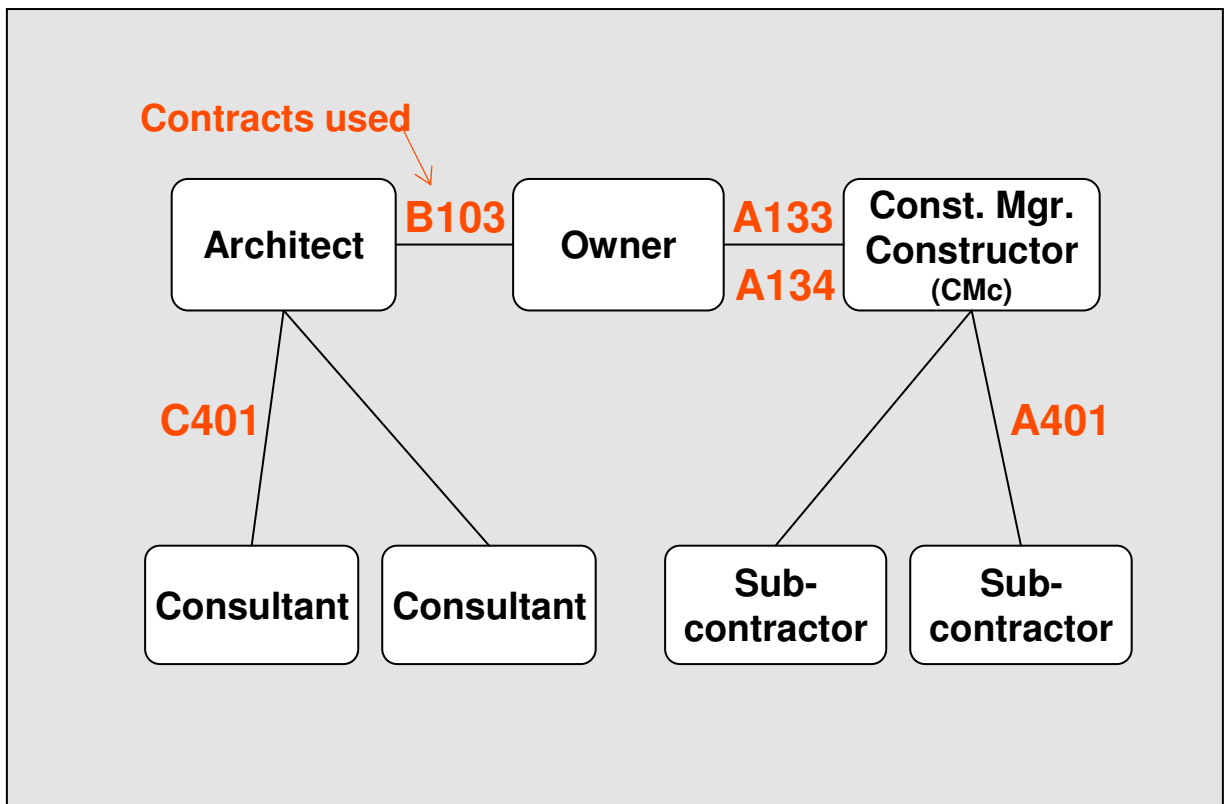


# Construction Manager as Constructor (CMc)

## 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 contracts with sub-contractors
- Construction phase services paid on the basis of cost of work plus a fee either with (A133) or without (A134) a Guaranteed Maximum Price

## Construction Manager as Constructor (2009-CMc) Contract Relationship Diagram:

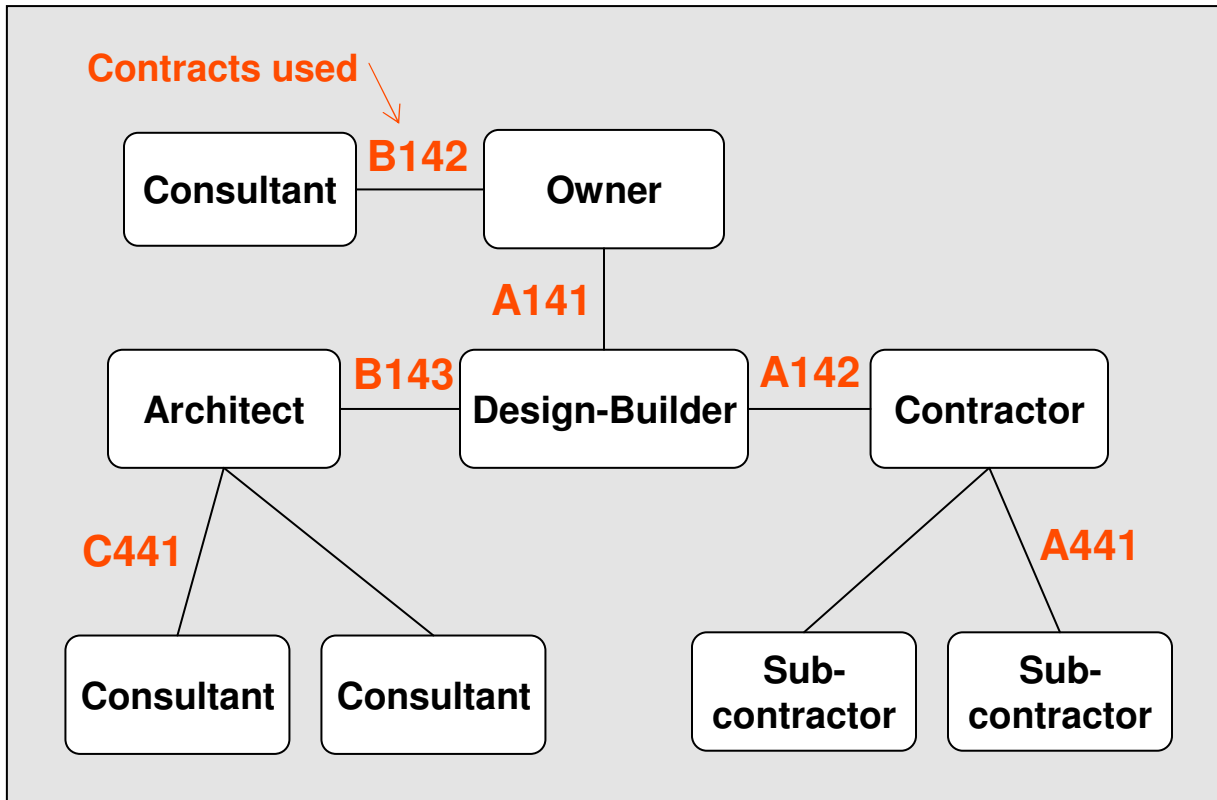


# Design-Build

## 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
- Design-Builder then enters into contracts with architect and 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)

## Design-Build Contract Relationship Diagram:

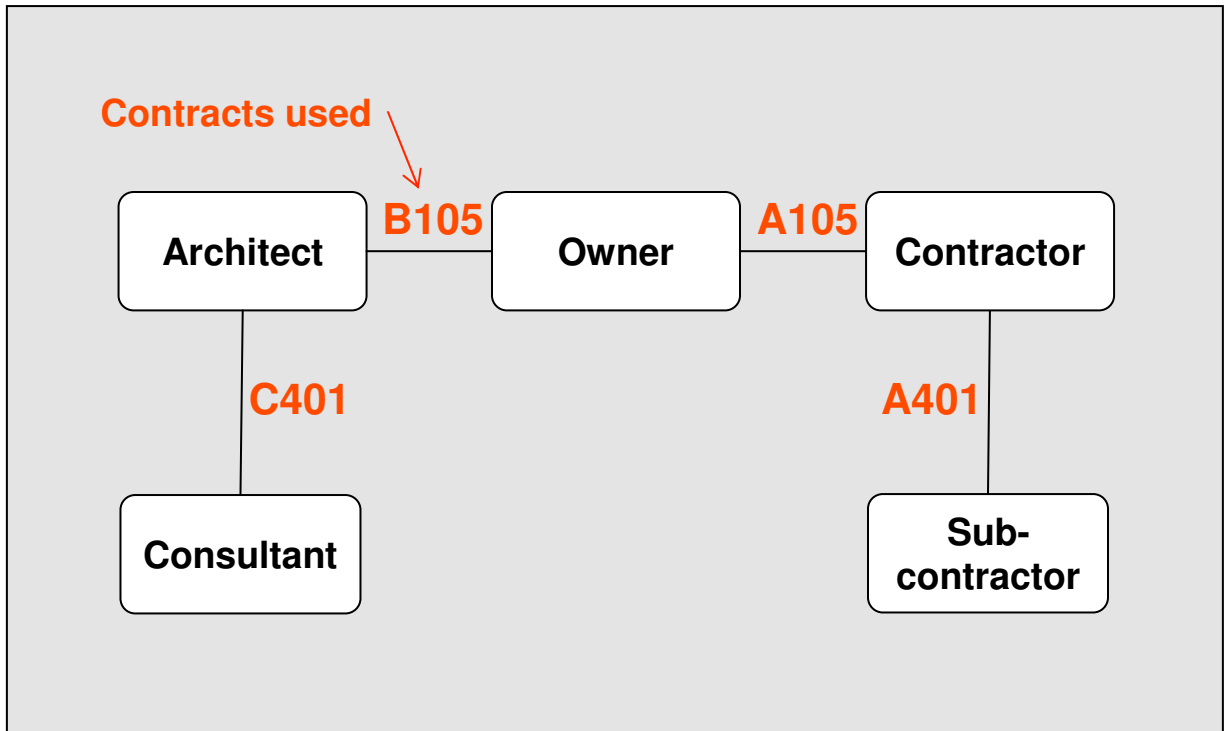


# Small Projects

## Key Attributes:

- Suitable for residential or small commercial projects and other projects of relatively low cost and brief duration.
- These documents (B105 & A105) are in effect conventional Design-Bid-Build documents (B101 & A101/A201) “stripped down” to essentials
- These feature use of Stipulated Sum and Integrated General Conditions

## Small Projects Contract Relationship Diagram:

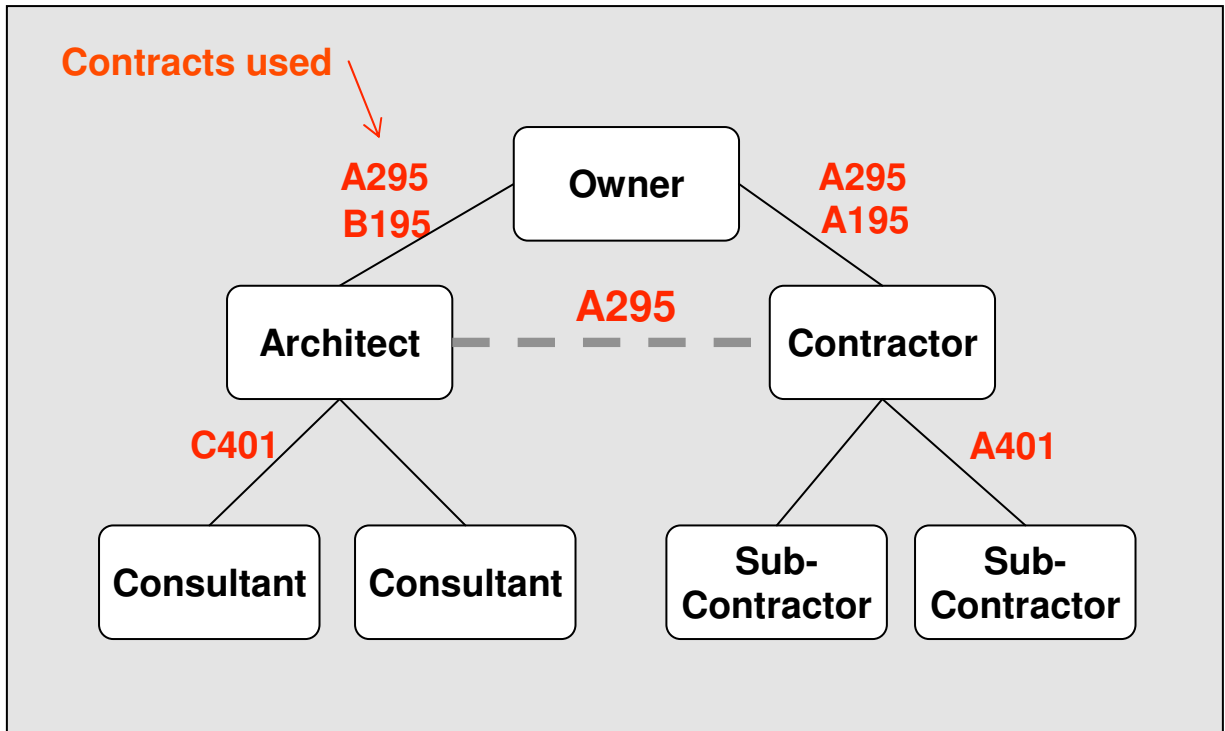


# Integrated Project Delivery: Transitional Documents

## Key Attributes:

- Integrated Project Delivery is an emerging process and these Transitional Agreements are a comfortable first step into 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 agreements.

## Integrated Project Delivery: Transitional Documents Contract Relationship Diagram:



# Integrated Project Delivery: Single Purpose Entity

## Key Attributes:

- These Agreements more fully integrate the project parties into IPD
- Creates a limited liability company for the purpose of planning, designing and constructing the project.
- The Single Purpose Entity (SPE) allows for complete sharing of risk and reward in a fully integrated collaborative process.

## Integrated Project Delivery: Single Purpose Entity Documents Contract Relationship Diagram:

