

WHAT'S NEW WITH AIA CONTRACT DOCUMENTS?

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INTRODUCTIONS

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TODAY'S AGENDA

- ✓ AIA/ABC partnership
- ✓ How to purchase AIA Contract Documents
- Brief software demonstration
- ✓ Contractor-specific agreements and forms
- ✓ Newly released documents
- Resources for continued learning
- ✓ Contact information





PARTNERSHIP DETAILS

- Partnership launched in November of 2011
- Over 2400 licenses sold to ABC members since the start of the program
- ABC members get a 10% discount* off AIA Contract Documents software licenses and AIA Documents-on-Demand Plus.
- ABC members will have access to all the tools and education available for AIA Contract Documents at the same rate as AIA members.
- Offer ABC members and ABC leadership the opportunity to add input to help shape the direction of future AIA Contract Documents programs.

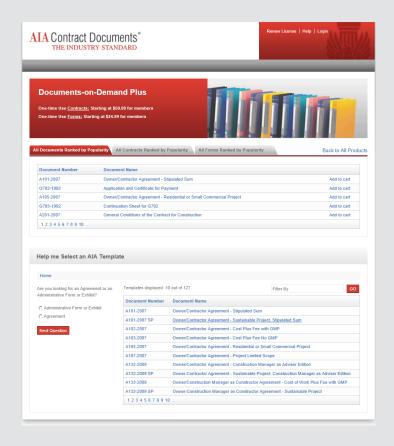
*The discount does not apply for paper documents or Documents-on-Demand®.

Learn More at www.abc.org/aia





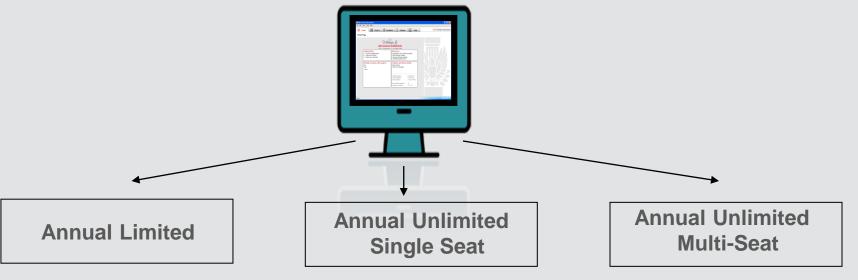
AIA DOCUMENTS-ON-DEMAND PLUS



http://www.aia.org/contractdocs/single-documents/



AIA SOFTWARE ANNUAL SUBSCRIPTIONS



- ✓ Access to all AIA documents
- ✓ Documents assigned DU value
- ✓ Docs100 and Docs300 license limit how many documents finalized
- ✓ License expires once DUs are used or year elapses

- √ Access to all AIA documents
- √ Finalize unlimited number of documents
- ✓ Software can be installed on one PC only
- ✓ Subscription expires after one calendar year

- ✓ All benefits of single seat license
- ✓ Come in 5, 10, 20, 30, 40, 50 seat increments



AIA CONTRACT DOCUMENTS SOFTWARE DEMONSTRATION





AIA CONTRACT DOCUMENTS USED BY CONTRACTORS





FAMILIES AND SERIES

Family:

- Conventional (A201)
- Design-Build
- Small Project
- CM-Adviser
- CM-Constructor
- Interiors
- International
- Integrated Project Delivery
- Digital Practice
- Forms

Series:

- A Owner/Contractor (A101)
- B Owner/Architect (B101)
- C Other Agreements
- D Miscellaneous
- E Exhibits
- G Contract Administration forms



AIA CONTRACT DOCUMENTS-AGREEMENTS

- A105-2007, Agreement Between Owner and Contractor for Residential or Small Commercial Project
 - A stand-alone agreement between the owner and contractor, with its own general conditions.
 - Use on projects modest in size, brief in duration, and where payment to the contractor is based on stipulated sum (fixed price).
- A107-2007, Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope
 - Intended for use on medium-to-large sized projects where payment is based on either a stipulated sum or the cost of the work plus a fee, with or without a guaranteed maximum price
- A401–2007, Standard Form of Agreement Between Contractor and Subcontractor
 - Establishes the contractual relationship between the contractor and subcontractor and sets forth the responsibilities of both parties and lists their respective obligations.
 - Parallel to AIA Document A201™–2007, General Conditions of the Contract for Construction, which A401–2007 incorporates by reference.



MASTER AGREEMENTS AND TASK ORDERS

CONVENTIONAL (A201) FAMILY

- A121[™]–2014, Standard Form of Master Agreement Between Owner and Contractor, where work is provided under Multiple Work Orders
- A121[™]-2014, Exhibit A: Determination of the Cost of the Work
- A221[™]–2014, Work Order for use with Master Agreement Between Owner and Contractor
- Explore Master Agreements, Task Orders and Other Small Firms Agreements



WHAT IS A MASTER AGREEMENT?

- Intended for use when the Contractor's scope of Work will subsequently be specified through the use of one or more Work Orders.
- Establishes common terms and conditions that will be applicable to all services or work performed under the master agreement like
 - How will payments be made
 - How will disputes be resolved
- Does not establish the scope of services or work, or compensation



WHAT IS A TASK ORDER?

- An integral part of the Master Agreement/Task Order contractual arrangement
- A contract is not formed until a task order is executed by the parties
- Details, in general, the scope of services and work, Contract Time and the compensation



WHY USE MASTER AGREEMENTS?

- The Master Agreement plus Work Order contracting method allows multiple scopes of Work to be issued quickly without the necessity to renegotiate the terms and conditions of the Contract.
- Avoid unnecessary contract negotiations
- Establish repeat business
- Work under a set of terms you are comfortable with for each scope of services or work



AIA CONTRACT DOCUMENTS- FORMS

- Change Orders (G701)
- Applications for Payment (G702/G703)
- Informational Webinar Completing Payment Applications and Change Orders Efficiently





4.12 RELEASE

- G741[™]-2015, Change Order for a Design-Build Project
- G742S[™]-2015, Application and Certificate for Payment for a Design-Build Project, Subcontractor Variation
- G742C[™]-2015, Application and Certificate for Payment for a Design-Build Project, Contractor Variation
- G743S[™]-2015, Continuation Sheet for a Design-Build Project,
 Subcontractor Variation
- G743C[™]-2015, Continuation Sheet for a Design-Build Project, Contractor Variation
- G745[™]-2015, Change Directive for a Design-Build Project
- For more information, please visit www.aia.org/newdocs



AIA CONTRACT DOCUMENTS EDUCATION PORTAL

On-Demand Courses:

- ✓ Payment Application and Change Order Forms: What You Should Know...
- Owner/Contractor Agreements and Choosing the Right One for Your Project
- Managing Responsibilities and Risks using AIA Subcontract Agreements
- ✓ Sustainable Projects Contract Documents: What You Should Know

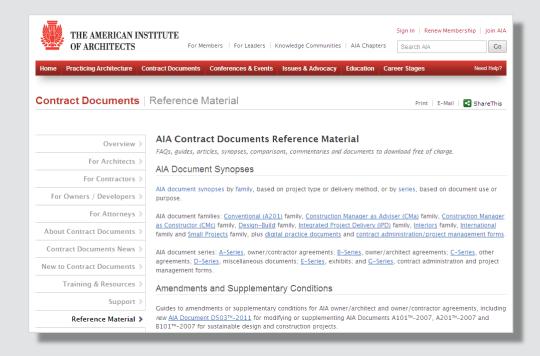
To start learning, please visit <u>aia.org/docucation</u>.



CONTACT/RESOURCE INFORMATION

Questions about AIA document content:

- Email: docinfo@aia.org
- Tel.: (202) 626-7526
- Web: www.aia.org/ contractdocs/reference





THANK YOU!

For follow-up questions:

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