Aia general contractor agreement pdf forms download

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The American Institute of Architects, or AIA, is an organization for design professionals in the construction industry. They produce and sell a suite of construction contract document templates that are used on many projects. They offer templates for design contracts, construction contracts, change orders, payment applications, notices of completion, and many more. The AIA A201 General Conditions is an important document referenced in all contracts provided by the AIA.Because AIA documents are used on so many projects, their templates have become the “norm” in the industry. Banks often require the use of AIA contracts and forms on projects they are financing. Although they are developed by architects, they have become more friendly to contractors and subs over the years, which is good news for the construction pros who use them.What is the AIA A201?The AIA A201-2017 General Conditions of the Contract for Construction, as it’s officially called, is a document that provides baseline terms that define the rights, responsibilities, and relationships of the parties to the contract. It provides basic rules that govern the relationships between the parties.Essential reading:Everything you need to know about construction contractsThe AIA A201 is important because it is referenced in all AIA-provided contracts: This includes agreements between the owner and the architect/designer, owner and contractor, and contractor and subcontractor. It defines these roles as they are used in the traditional design-bid-build project delivery method.The AIA A201 affects everyoneContracts tie all the parties to the project to the same basic set of documents. These documents include the plans, specifications, reports, and contract terms that the owner and general contractor agree to.When a project uses the AIA suite of contracts, each one ties the parties to the original owner/contractor agreement, and the drawings, specifications, reports, and general conditions that were agreed to. In this way, subcontractors are held to the same rights and responsibilities as the general contractor.The AIA A201 provides an explicit connection between the parties to the contract and the project as a whole. Terms in the document detail how the provisions flow down from one level to the next — from the prime contract to the subcontracts and all others below them.Most of the time subcontractors don’t have a say in the owner/contractor agreement. That’s why it’s important to request a copy of all the contract documents before signing a contract. Subs may feel slightly uncomfortable doing so, but it’s necessary in order to know the complete set of terms for the project.Important A201 provisions for paymentThe AIA A201 is broken up into fifteen articles. They deal with all the contractual relationships, including subcontractors, as well as time, changes to the work, payments, claims, termination, and insurance and bonds.There are a few specific articles that contractors and subcontractors should be aware of when it comes to payment.Providing Notice – Article 1.6This article of the AIA A201 defines the ways that official notices can be delivered on the project. The standard terms state that the notice shall be in writing to the representative of the party, and can be delivered in person, by mail or courier, or by electronic means if a method is defined in the contract. Notice of a claim has to be in writing and can only be delivered by certified or registered mail, or by courier with proof of delivery.It’s important to know how disputes and claims are to be communicated ahead of time in case you need the knowledge later. Noting that notification by email is only acceptable if the contract allows for it is an important point to be aware of. Always follow important electronic communications with written notices through the mail or by courier.Subcontractual Relations – Article 5.3 In this section, the terms state that subcontractors are to be bound by the same general conditions and terms as the general contractor. This flow-down clause subjects subcontractors to the same obligations and responsibilities as the GC under the contract.This part of the AIA A201 also protects the rights of the owner and the architect with respect to the sub’s work to the same extent as they are protected with respect to the GC’s work. These terms also flow down to sub-subcontractors and require that GCs and subs provide copies of the contract documents upon written request.These general conditions are meant to cover all parties to the project, and this article provides the vehicle for those provisions to flow down from the owner/architect/general contractor to the subcontractors and sub-subcontractors. This ensures that all parties working on the project are being governed by the same rights and responsibilities.Progress Payments – Article 9.6.8 As long as the owner has paid the GC, the GC has to protect the owner from liens and other claims against the project. This applies to claims made by any tier of subcontractor or supplier. A GC may elect to bond off the claim or lien if it’s allowed.The GC acts as the last line of defense against liens and claims, as long as the owner has fulfilled their obligation to make timely payments. The GC has to foot any additional expenses, including attorney’s fees, that are incurred as a result of the lien or claim.If a sub is having a payment dispute with the GC, the sub should review the payment terms in the AIA A401 Subcontractor Contract for the process that needs to be followed prior to a lien filing. Note that this provision does not protect the owner if they aren’t current with their payments.Termination by the Owner – Article 14.4.3 According to this AIA A201 article, if the owner terminates the general contractor’s contract for their convenience, the owner shall pay the GC costs for the work completed, and termination costs, including those for terminating subcontracts.If a GC incurs additional costs by terminating a sub’s contract, when the overall contract is terminated by the owner, the GC can pass those costs along to the owner. Subcontractors should consider looking at the costs incurred to stop work and develop a termination fee to help them recover their costs.Know your A201 general conditionsIt’s important to know your responsibilities and obligations before a project begins.The key to understanding any contract document is to read it carefully. If it references documents you don’t have, ask the party providing the document for a copy. This includes the AIA A201.Although the document is considered the standard for the industry, it’s important to know what provisions may affect your role in the project, especially when it comes to payments. Know what you’re going to be responsible for before the project begins, so you don’t lose your payment rights.Check out our Resources page for a virtual library of construction payment laws in all 50 states.Was this article helpful?3 out of 3 people found this helpful AIA Contract Documents are the most widely used standard form contracts in the building industry. These comprehensive contracts have been prepared by the AIA with the input of contractors, attorneys, architects, and engineers. Typically, industry professionals and home and property owners use these documents to support agreements relating to design and construction services. See more information from AIA National about Contract Documents here, or see our Frequently Asked Questions page. The AIA Contract Documents software is based on Microsoft Word and is designed for ease of use. Enter project and document information once and reuse it automatically. Email documents as Word or PDF attachments. Print “clean copy” final documents with all changes captured in a special report. Purchase a license to access, edit, and finalize all available forms and agreements for a full year. AIA.org offers customers 24/7 access to the most popular AIA Contract Documents. You can purchase individual documents and then print them immediately. The legal language is editable and the document can only be finalized once. Go to Contract Documents on AIA.org AIA New York is the only local distributor of AIA Contract Documents in paper format. If you would like to have AIA Documents mailed, sent by FedEx, or messengered to your home or business please see the order form below for a full documents list. Email the completed form to info@aiany.org. Download Order Form Free Paper Documents for Download The AIA provides free PDF copies of its document commentaries, comparisons, and guides to supplementary conditions, as well as the G612, Owner's Instructions to the Architect. Adobe Acrobat Reader is required to view PDF files and is available for download free of charge. Comparisons provide a direct evaluation of how new editions of the A201-1997 and B141-1997 differ from the 1987 editions. B141 and A201 Commentaries provide detailed explanations of the terms and clauses of those documents. Guides for Supplementary Conditions provide information and model language for creating supplementary conditions documents to modify owner-contractor and owner-architect agreements or for editing those documents to address the specific conditions of your project. Use AIA® Document G612-2001 to capture essential information about the owner, contract terms, delivery method, bidding procedures and more. Comparisons [back to top] Comparison of A201™-1987 and A201™-1997 For those who previously used A201™-1987, this document clearly describes the changes between the 1987 and 1997 versions. Comparison of B141™-1987 and B141™-1997 For those who previously used B141™-1987, this document clearly describes the changes between the 1987 and 1997 versions. Commentaries [back to top] A201™-1997 Commentary (PDF/101pgs/321k) A clause by clause explanation of the AIA's oldest contract document in circulation, the A201™, General Conditions of the Contract for Construction, and precise definitions of its terminology. B141™-1997 Commentary (PDF/63pgs/293k) The history of the document, explanations of each clause and definitions of key terminology. Guides for Supplementary Conditions [back to top] A511™, Guide for Supplementary Conditions (PDF/24pgs/302k) A guide for modifying and supplementing AIA Contract Documents (and specifically A201™-1997, General Conditions of the Contract for Construction) with model language. B511™, Guide for Amendments to AIA Owner-Architect Agreements (PDF/19 pgs/140k) A guide of model provisions for circumstances not typical enough to be added as "standard" in AIA Contract Documents, but still requiring special care and special language. For use amending most AIA Owner-Architect agreements. Owner's Instructions to the Architect [back to top] G612™-2001, Owner's Instructions to the Architect (PDF/15pgs/109k) Use this form to capture essential information about the owner, contract terms, delivery method, bidding procedures and more. This three-part document is for preparation by the Architect. Part A relates to contracts, Part B relates to insurance and bonds and Part C relates to bidding procedures.

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