

AIA 2019 Documents: Understanding the Changing Roles of the Construction Manager

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Speakers



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- Fellow of the American College of Construction Lawyers
- Co-Chair of the BIMForum's Legal Subforum

Speakers

ALLIANCE

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Architect

- Principal at Alliance in Minneapolis
- Licensed architect in 12 states with 30+ years in practice
- Projects include
 - Spokane International Airport
 - Target Center Renovation
 - TCF Bank Stadium
 - Minneapolis Central Library
- 2014 President of AIA Minnesota
- Member of the AIA Documents Committee 2017-

Learning objectives

Upon completion of this session, participants will be able to:

1. Discuss the relationships between the Owner, Construction Manager as Constructor (CMc), Construction Manager as Adviser (CMa), Architect, and Contractors, in both preconstruction and construction phase services.
2. Discover how project agreements can help achieve a successful project, ensure the health and safety of inhabitants, and provide protection to the public at large by defining the responsibilities, authority, scope of services, liability and expectations of all parties, particularly when the construction manager is an additional participant in the preconstruction phase.

Learning objectives

Upon completion of this session, participants will be able to:

3. Explore the expanded scope of services for the construction manager and the new Insurance and Bonds Exhibit.
4. Describe the new Sustainable Projects Exhibit, which incorporates the role of the construction manager into a sustainable design and construction project, to promote the health, safety and welfare of the building inhabitants.

AIA Contract Documents

Overview

History

- Standard form documents **since 1888**
(131 years)
- Evolved to reflect practices in the construction industry
- Substantial volume of interpretive case law
(AIA Legal Citator)
- Now, nearly 200 agreements and forms

First AIA Contract Document 1888

FORM OF CONTRACT
ADOPTED BY THE JOINT COMMITTEE OF THE
AMERICAN INSTITUTE OF ARCHITECTS,
THE
WESTERN ASSOCIATION OF ARCHITECTS
AND THE
NATIONAL ASSOCIATION OF BUILDERS.

This Agreement, made the _____
in the year one thousand _____

by and between _____

(hereinafter designated the Contractor)

(hereinafter designated the
Witnesseth that the
covenants and agree-
second part, do cov

1st. The Contr

and to the satisfac

said Owner

Objectives

- The industry standard
- Fair & balanced
- Balancing competing interests
- Put risk where it is best managed



Drafting process

Always seeking improvement!

The process begins with collecting, and analyzing input from a wide array of sources.

An iterative process of drafting, reviewing and revising leads to the final version that is approved by the Committee.



The Documents Committee

- The Committee was chaired by Bernard B. Rothschild, FAIA, FCSI from 1969 to 1971 (a.k.a. Rocky).
- He also chaired committees for CSI that developed the *CSI Format for Building Specifications*, now *MasterFormat™*, and the *Supplementary General Conditions* that ultimately became AIA Document A511, now A503.



Participants

- Market Research
- Industry Stakeholders
- AIA/Member Resources
- Liaisons/Subject Matter Experts
- Documents Committee



AIA Contract Documents

2019

Construction Manager Documents

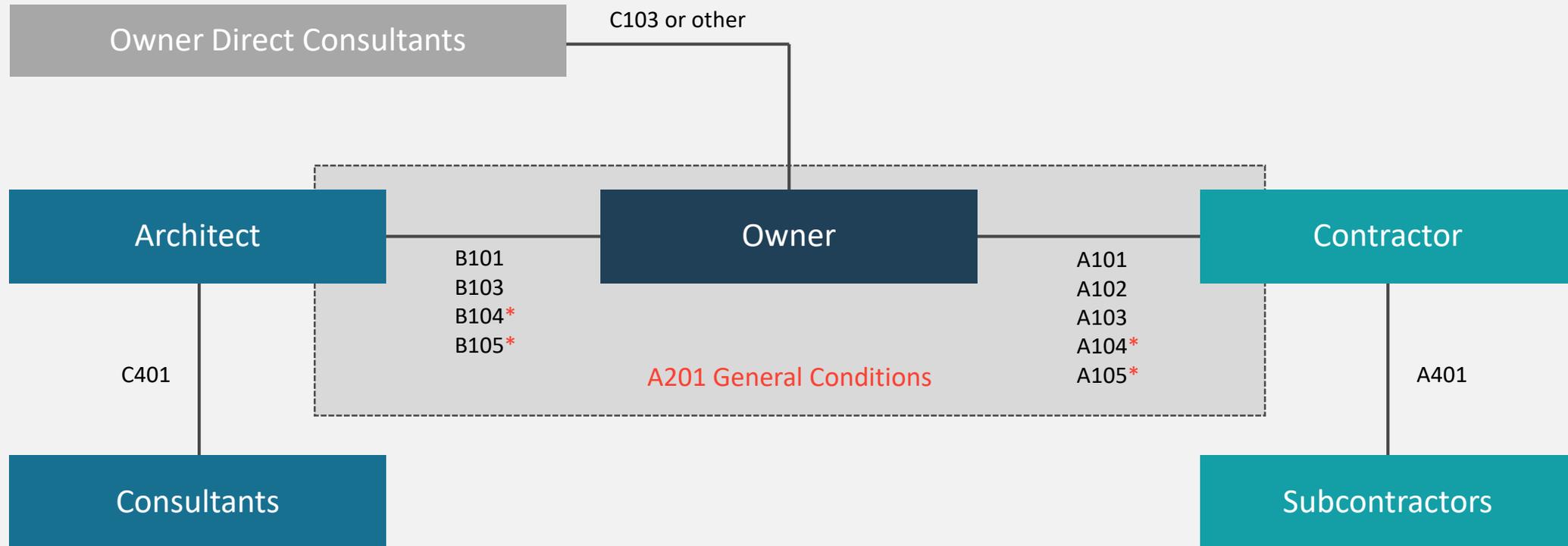
Construction Manager (CM) delivery options:

- Construction Manager as Adviser (CMa)
- Construction Manager as Constructor (CMc)



A201

Conventional Design-Bid-Build



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; A105[™], Standard Short Form of Agreement Between Owner and Contractor; B101[™], Owner/Architect Agreement; B103[™], O/A Agreement-Complex Project; B104[™], Abbreviated O/A Agreement; B105[™], Standard Short Form of Agreement Between Owner and Architect; C103[™], Owner/Consultant Agreement; and C401[™], Architect/Consultant Agreement.

*A104/A105 and B104/B105 are intended to be used for smaller projects or projects of limited scope. A104 and A105 combine the Owner-Contractor agreement with abbreviated General Conditions.

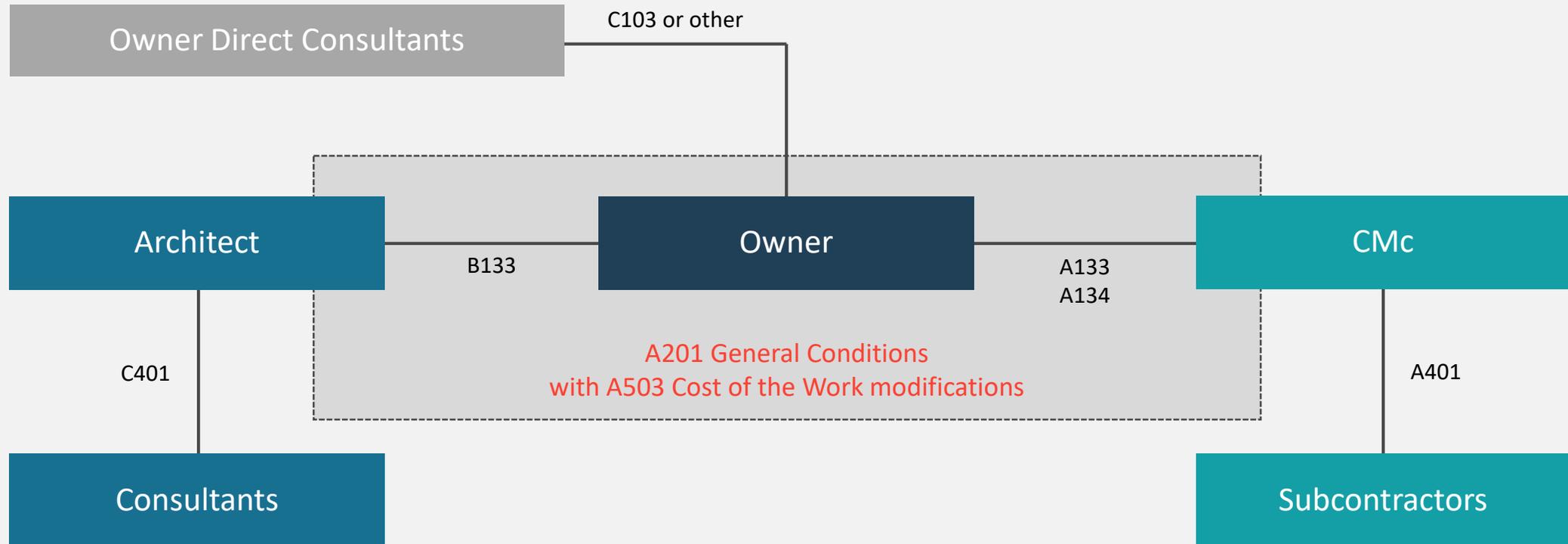
Key Attributes:

- For use when the Owner's project is divided into separate phases of, and with separate contracts for, design (Architect) and construction (Contractor).
- Suitable for conventional project delivery (design-bid-build/stipulated sum).
- Owner retains Architect.
- Architect and his/her Consultants prepare drawings and specifications.
- Architect assists Owner in obtaining bids/cost proposals, and then Owner awards contract for construction.
- Contractor and Surety obligated to Owner for bid and, if required, performance and payment bonds.
- Contractor and subcontractors provide the Work.



CMc

Construction Manager as Constructor



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.

CMc

Key Attributes:

- Single party (CMc) provides construction management advice in preconstruction phase and then completes construction. CMc has 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 (A133) or without (A134) a Guaranteed Maximum Price. Both are based upon the Cost of the Work (“...costs necessarily incurred by the Construction Manager in the proper performance of the Work.”) as defined in Article 7, Compensation.



CMa

Key Attributes:

- CMa provides the same coordination, management, and information flow between multiple direct-to-Owner contractors that the general contractor normally provides between the subcontractors in traditional delivery and CMc.
- Owner retains an Architect and a CMa who acts as an adviser to the Owner during the pre-construction phase and Construction Manager of the Contractors during the construction phase.
- Contractor(s) and Subcontractors are responsible for construction.
- CMa gives Owner construction management advice throughout the preconstruction and construction phases, providing expertise in planning, managing, and coordinating the project from start to finish.



CM

Other terminology

CM_c – Construction Manager as Constructor

- CM at Risk - also CM@R or CMAR or CMR
- CM/GC – Construction Manager/General Contractor
- GC/CM – General Contractor/Construction Manager

CM_a – Construction Manager as Adviser

- CM Agent
- Agency CM

Drafting Goals

- Updated every ten years
- Based on same drafting principles already discussed
- Conform to A201[®]–2017 concepts



CM

Industry Feedback

- Major construction management firms and construction companies
- CMAA and CSI
- Attorneys representing owners, lenders, contractors, and design professionals; members of ABA Forum on Construction Law

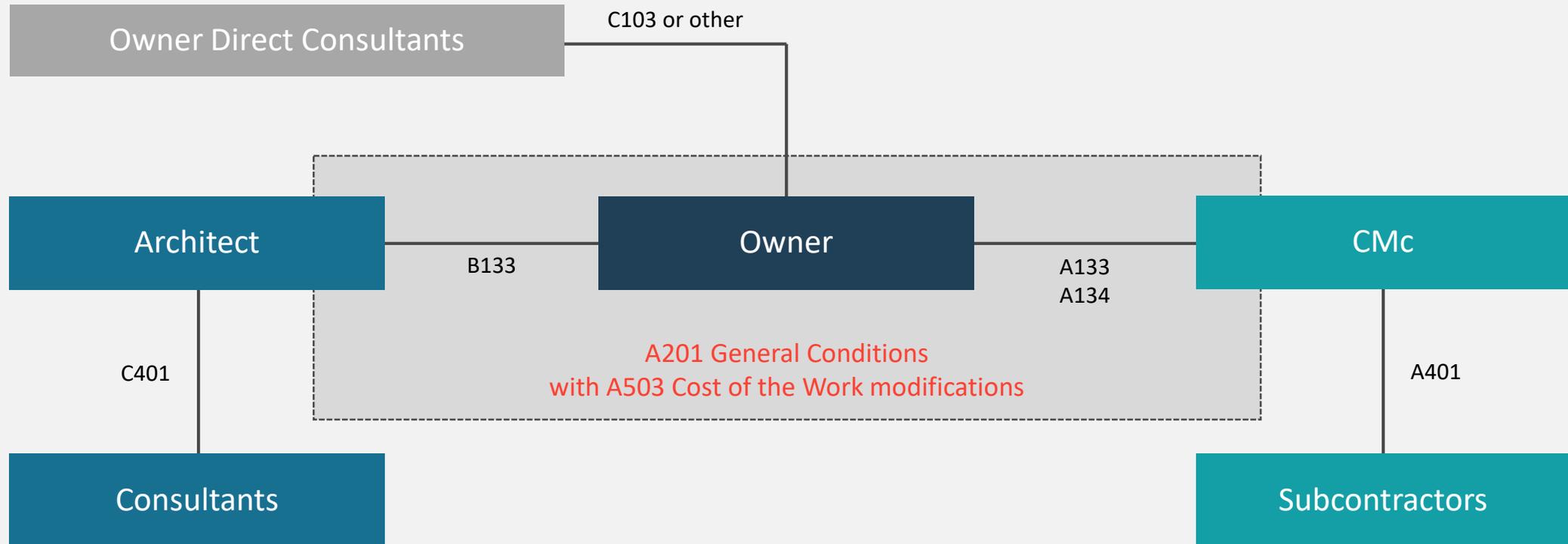


CMc Documents

Construction Manager as Constructor

CMc

Construction Manager as Constructor



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CMc

2019 Documents

- A133–2019 O/CMc, Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- A134–2019, O/CMc, Cost of the Work Plus a Fee without a Guaranteed Maximum Price
- B133-2019, O/A Agreement for CMc
- E234-2019, Sustainable Projects Exhibit for CMc
- A503-2017/2019, Guide for Supplementary Conditions ...



CMc

Advantages

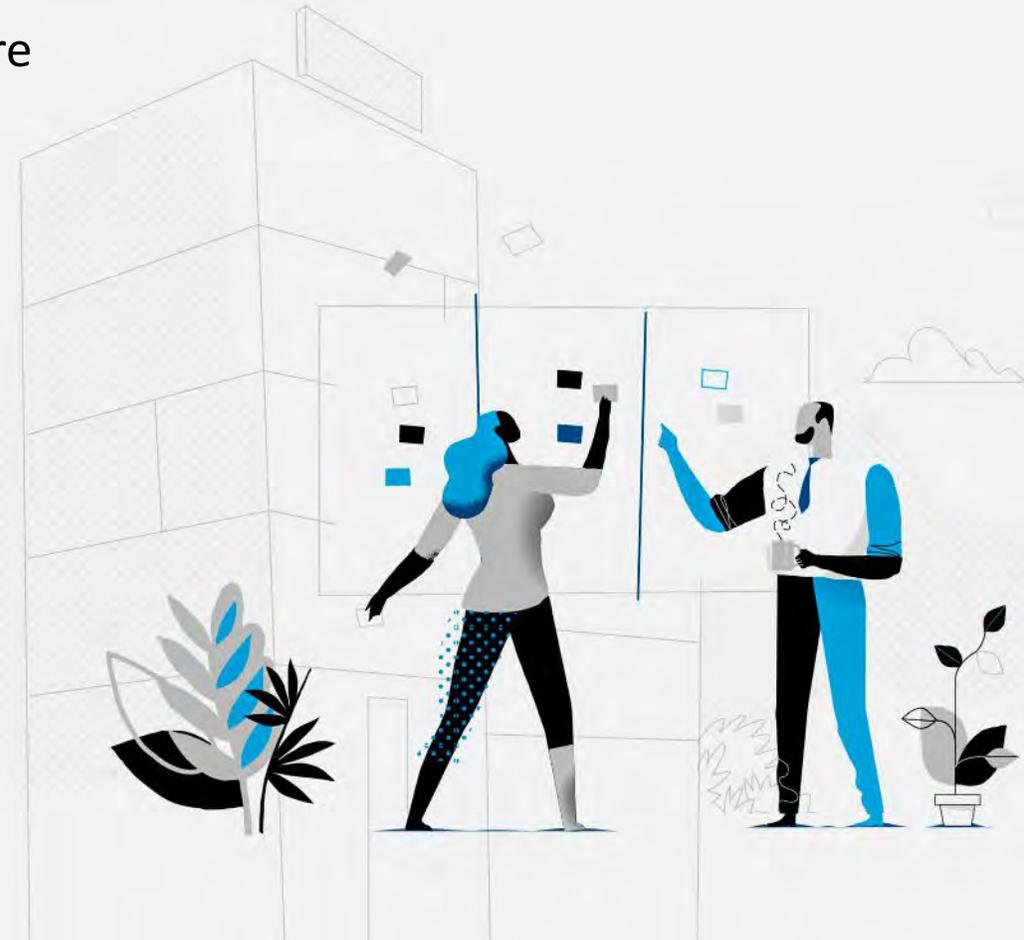
- Early collaboration during preconstruction phase
- Selection of Contractor - may be based on qualifications and price (best value)
- Faster project delivery is possible
- Provides flexibility to handle changes during design phase
- Good for large or complex schedule-driven projects
- More control selecting subcontractors (prequalification)



CMc

Preconstruction Phase

- Owner retains Architect
 - Architect and its consultants develop design and prepare drawings and specifications
- Owner retains CMc
 - CMc advises and provides cost estimating and other preconstruction services, including scheduling, constructability review, and selection of subcontractors and suppliers



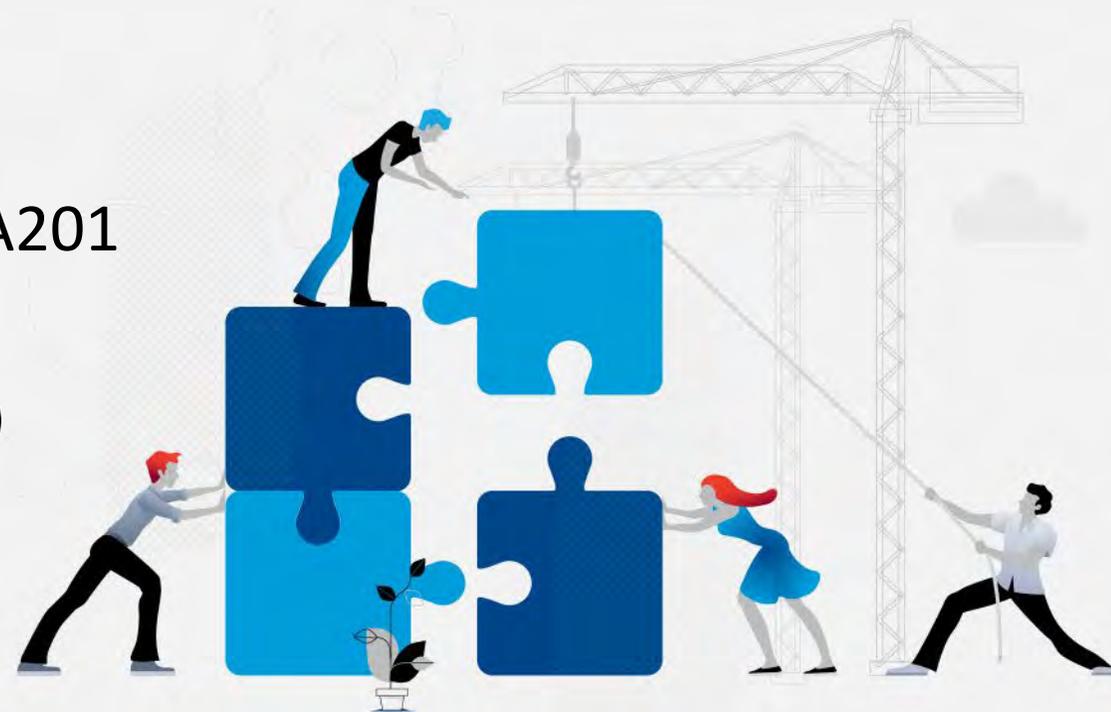
CMc

Construction Phase

- CMc awards the work to subcontractors and suppliers
- CMc enters into contracts with subcontractors
- CMc issues purchase orders to suppliers
- CMc assumes role of Contractor under A201

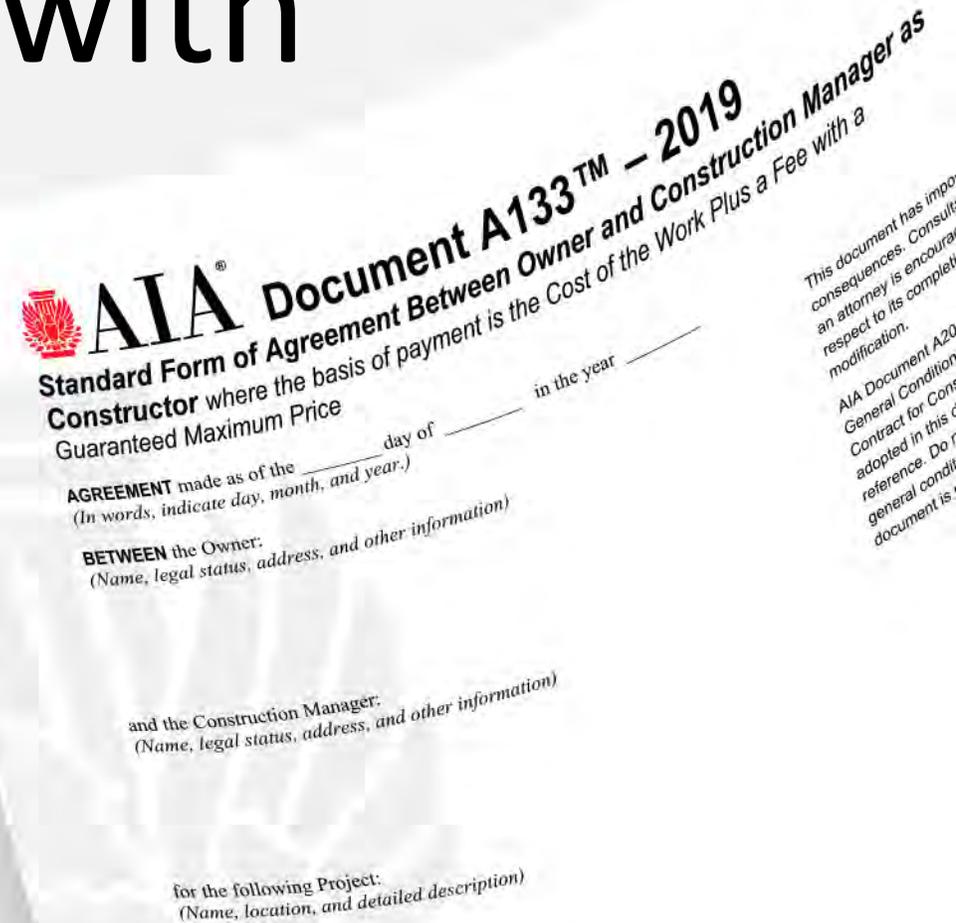
Cost of the work plus fee with GMP (A133)

Cost of the work plus fee without GMP (A134)



A133-2019 Updates

O/CMc Agreement with a GMP

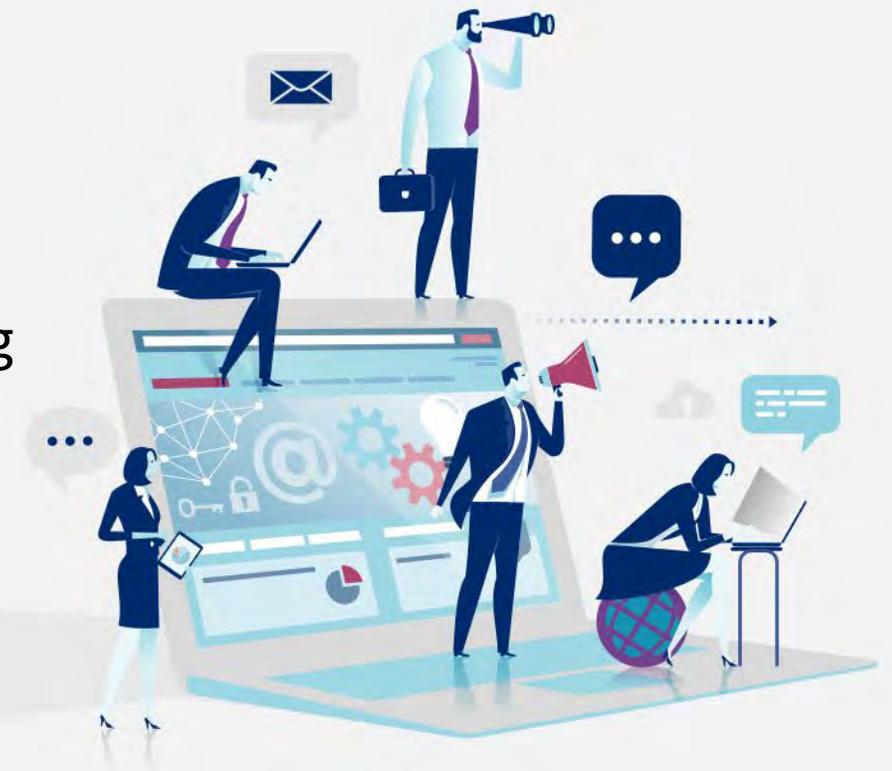


Structural Revisions

- Addition of Article 1, Initial Information
Provides information needed by CMc to perform services and Work, particularly Preconstruction Phase services.
- Some articles moved and titles changed to better parallel other O/C Agreements, e.g., A102 and A103.

BIM and Other Digital Data

- Following 2017 Agreements, requires the parties to agree on protocols governing the use and transmission of digital data, using E203, G201, and G202 to establish those protocols.
- With respect to BIM, agreements further provide that any use of, or reliance on, information contained in a Model, without first having established the protocols, is at the using or relying party's own risk and without liability to any other project participant.



Preconstruction Phase

- Construction managers described wide variety of potential services.
- Updated to allow parties more flexibility in crafting scope for preconstruction services.
 - New fill-point added to describe additional preconstruction services or to attach an exhibit.
- Greater role for CMc in providing advice and recommendations to Owner and Architect – e.g., on proposed site use and improvements, constructability, schedules, selection of materials, building systems, and equipment.



Scope Revisions

Preconstruction Phase

- CMc assists in establishment of BIM and digital data protocols.
- CMc consults with the Architect regarding design delegation services to be provided by CMc in Construction Phase.
- CMc provides a preconstruction services staffing plan.



Other revisions

Preconstruction Phase

- Added a standard of care for preconstruction services:
“The Construction Manager shall exercise reasonable care in performing its Preconstruction Services.”
- Added insurance requirements for CMc during Preconstruction Phase.



Construction Phase

Considered feedback on Work starting before execution of GMP:

- Added new provision that Construction Phase commences upon execution of GMP Amendment or “prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties.”
- Not prescriptive about contents of the written agreement, except scope and insurance/bond requirements. Parties can craft other provisions, such as compensation, retention, etc.

Other revisions

Construction Phase

Key 2017 revisions:

- New termination fee provision
- New fill points for liquidated damages and incentives
- More streamlined project communications
- New retainage section

Generally conform with A102-2017 and A201-2017 revisions:

- For detailed look at 2017 revisions, please visit www.aiacontracts.org/learn

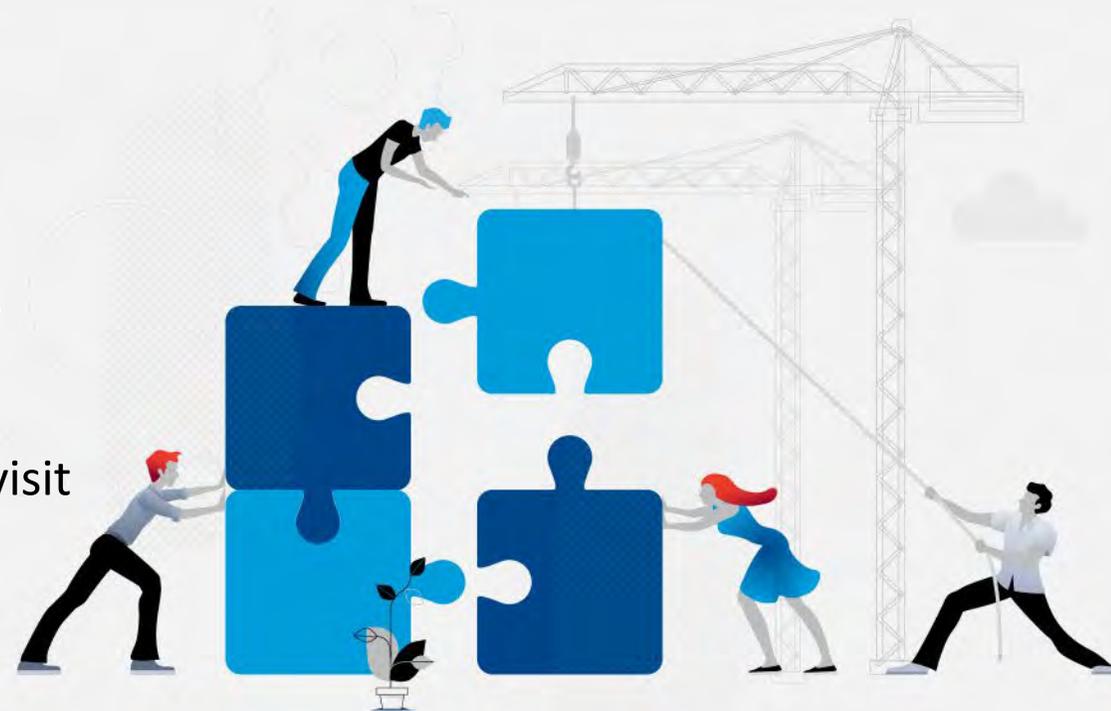


Exhibit A

GMP Amendment

Expanded section on establishing date of Substantial Completion:

- Follows A102-2017 revisions
- Fill-points for Substantial Completion of entire Work or portions of the Work

Insurance and Bonds Exhibit

- Follows exhibit developed for 2017 O/C agreements
- Provides Construction Phase insurance requirements
- Most, but not all, of the A201-2007 Insurance and Bonds requirements (Article 11) are moved to the Exhibit:
 - Owner's Required Insurance: Property
 - CMC's Required Insurance: Commercial General Liability, Automobile liability, Worker's compensation, Employer's liability
 - Optional Coverage check boxes
 - Additional Insureds
 - Performance & Payment Bonds



A201

What insurance requirements remain in the General Conditions?

- Obligation to purchase insurance
- Required Notice of cancellation or failure to obtain insurance
- Waiver of Subrogation
- Settlement of an insured loss



A134-2019 Updates

O/CMc Agreement without GMP



CMc

A133 vs. A134

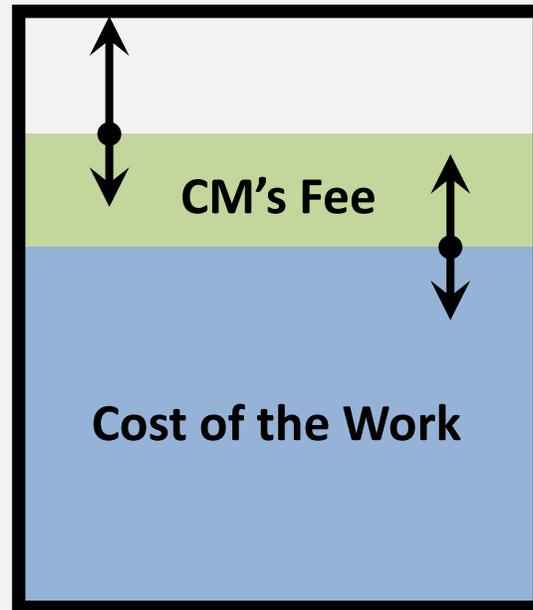
- No cap on payment to CMc
- Use of Control Estimate to track and control costs
 - Approved by Owner before first Application for Payment
 - Updated monthly
- Why use A134?

CMc

A133 vs. A134

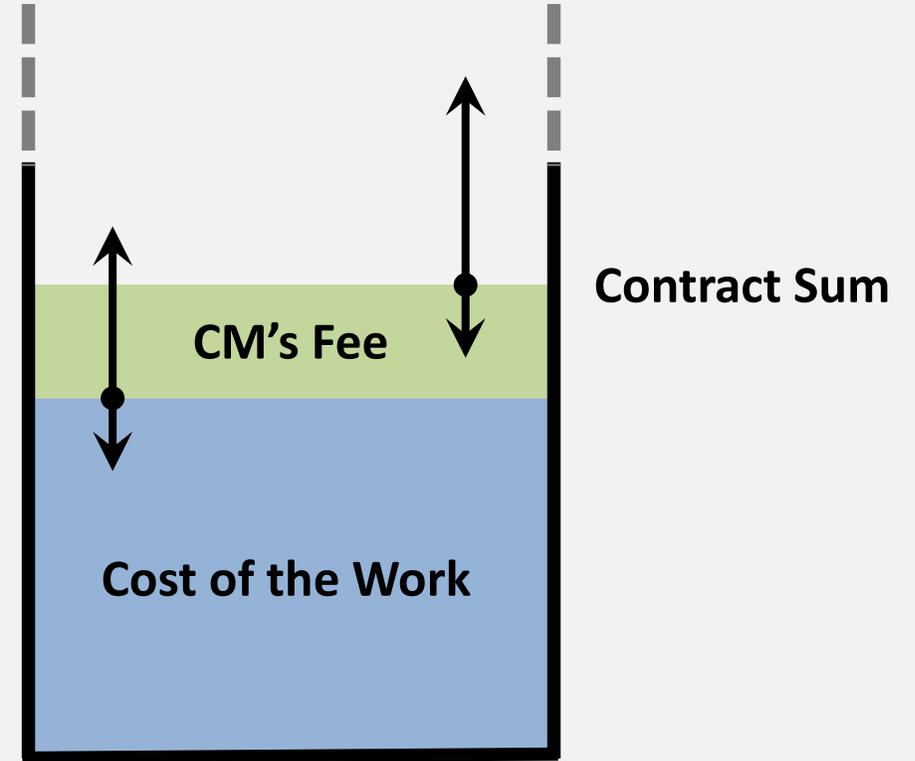
Guaranteed Maximum Price

Contract Sum



A133-2019

Contract Sum = Cost of the Work + CM's Fee
subject to the Guaranteed Maximum Price



A134-2019

Contract Sum = Cost of the Work + CM's Fee

A134

2019 Revisions

- A134-2019 = A103-2017 + A133-2019
- Includes Insurance and Bonds Exhibit



A134

Substantial Completion

A134-2009:

No Substantial
Completion date



A134-2019:

New check-box to establish date of
Substantial Completion



B133-2019 Updates

O/A Agreement for CMc

 **AIA** Document B133™ – 2019
Standard Form of Agreement Between Owner and Architect, Construction
Manager as Constructor Edition

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month, and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address, and other information)

and the Architect:
(Name, legal status, address, and other information)

for the following Project:
(Name, location, and detailed description)

This document has important consequences. Consult an attorney if you are not an attorney to its completion and modification.
This document is intended to be used in conjunction with the AIA Documents A201 General Conditions of the Contract for Construction, 2019™ Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, plus a Fee Schedule, 2019™. This Agreement is subject to the terms and conditions of the AIA ConsensusDocs 310 Payment and Disbursement Agreement, 2019™. M

B133

2019 Revisions

Generally, same as 2017 O/A agreements

Key 2017 edits:

- Digital Practice and BIM addressed
- Owner's Sustainable Objective included in Initial Information
- Supplemental and Additional Services
- Option for negotiated termination fee and licensing fees



CM 2019 Updates

Supplementary Conditions for Cost of the Work Contracts

Cost of the Work Agreements

- Looked at A201[®]-2017 to see if edits could be made to clarify certain provisions in the context of Cost of the Work Agreements (A133/A134)
- Developed model language and guidance text to include in A503 Supplementary Conditions.

Cost of the Work Example

Section	Modifications to A201-2017 for use with A102-2017/A133-2019	Modifications to A201-2017 for use with A103-2017/A134-2019
7.2.1	<p>A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:</p> <ul style="list-style-type: none">.1 The change in the Work;.2 The amount of the adjustment, if any, in the <u>Contract Sum</u> <u>Guaranteed Maximum Price</u>; and.3 The extent of the adjustment, if any, in the Contract Time.	<p>A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:</p> <ul style="list-style-type: none">.1 The change in the Work; and.2 The amount of the adjustment, if any, in the Contract Sum; and3 The extent of the adjustment, if any, in the Contract Time.

E234-2019

Sustainable Projects Exhibit for CMc

AIA Contract Documents

 **AIA® Document E234™ – 2019**
Sustainable Projects Exhibit, Construction Manager as Constructor Edition

This Exhibit dated the ____ day of ____ in the year ____ is incorporated into the agreement (the "Agreement") between the Parties for the following Project:
(Name and location or address of the Project)

This document has important consequences. Consult an attorney in respect to its completion and modification.

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 ARCHITECT
- 3 CONSTRUCTION MANAGER
- 4 OWNER
- 5 CLAIMS AND DISPUTES
- 6 MISCELLANEOUS PROVISIONS
- 7 SPECIAL TERMS AND CONDITIONS

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 This Exhibit provides for the establishment of the services of the Architect, the Work of the Architect, and the Work of the Construction Manager as Constructor of the Owner, where the Project includes achievement of a Sustainable Project.

E234 Exhibit

Sustainable Projects

- Based on new Sustainable Projects Exhibit for A201 family (E204-2017)
- Revised to include role of CMc, particularly in Preconstruction Phase



Sustainable Projects

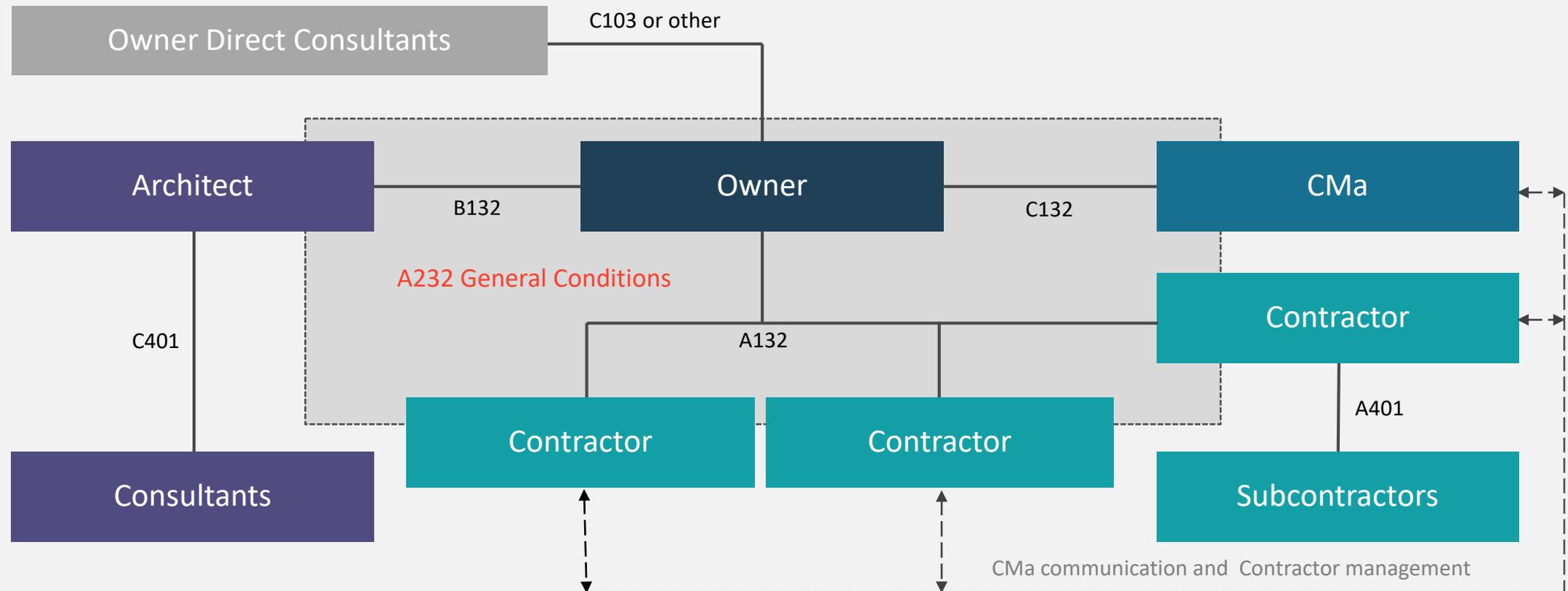
- Establishes a clear and detailed process to achieve the Sustainable Objective.
- Provides a clear and detailed description of the various roles and responsibilities of the parties.
- Addresses key risk factors the parties might encounter (like product substitution, delayed or failed certification, and consequential damages).
- Provision in all agreements that parties will use E234 if the Owner identifies a Sustainable Objective in the agreement.

CMa Documents

Construction Manager as Adviser

CMa

Construction Manager as Adviser



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. While less likely, agreements with Contractors also could be GMP, pure cost of the work, limited design/build, or any other delivery option.

AIA Contract Documents

CMa

Documents Family

- A132–2019, O/C Agreement
- A232–2019, General Conditions
- A533–2019, Supplementary Conditions
- B132–2019, O/A Agreement
- C132–2019, O/CMa Agreement
- G731-2019, Change Order (was G701 CMa)
- G732–2019, Application and Certificate for Payment
- G733-2019, Construction Change Directive (was G714 CMa)
- G734-2019, Cert. of Substantial Completion (was G704 CMa)
- G736–2009, Project Application and Project Certificate for Payment
- G737–2009, Summary of Contractors' Applications for Payment

CMa

Advantages

- Complex projects where multiple contractors will be utilized
- Early CMa involvement in cost estimating and constructability
- Owner selects CMa, Architect, and Contractors
- Supplements Owner's staff with independent professional services and expertise for Owner
- Enables fast track delivery



CMa

Preconstruction Phase

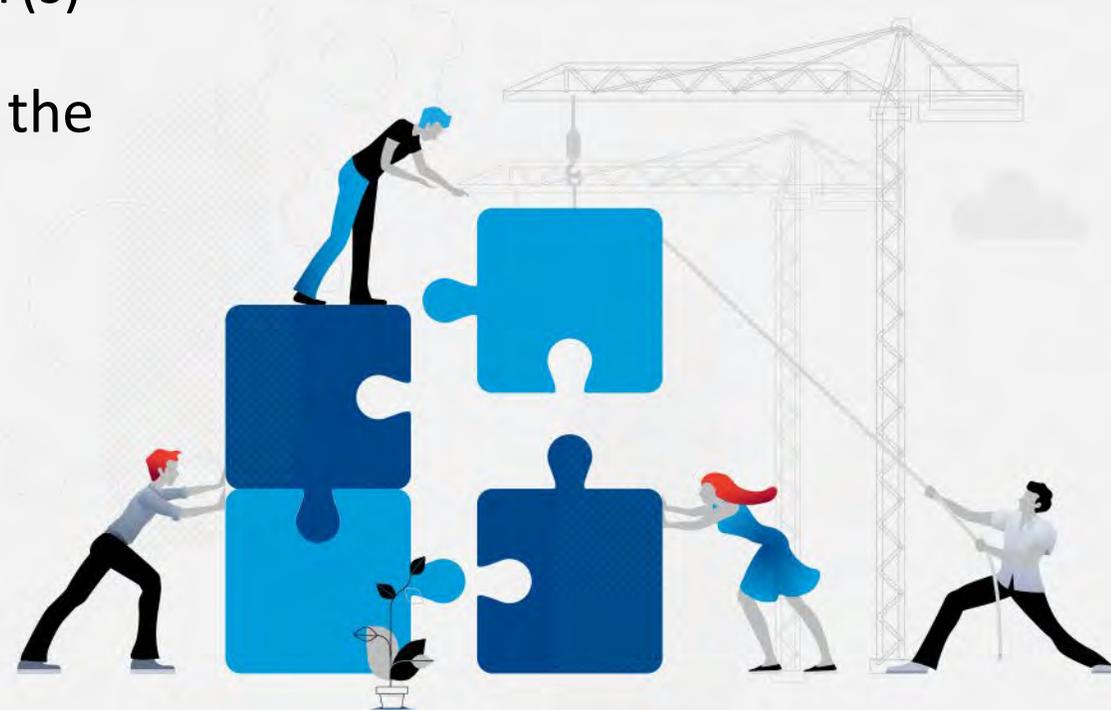
- Owner retains Architect
 - Architect and its consultants develop design and prepare drawings and specifications
- Owner retains Construction Manager as its adviser
 - CMa provides cost estimating, scheduling, and constructability review, and prepares bid packages



CMa

Construction Phase

- CMa assists the Owner in pricing the drawings and specifications
- Owner enters into contracts with Contractor(s)
- CMa administers contracts and coordinates the Contractor(s) on behalf of the Owner
- Contractor(s) and subcontractors perform construction



A232 – Article 4

Architect / CMa Shared Construction Phase Services

Architect/CMA

Shared Administration

Construction Manager	Architect and CMA	Architect
	Owner's representatives	
Receive and review submittals	Approve submittal schedule	Approve submittals
	Object to subcontractors or superintendent	
Maintain project documents on site		
Collect and deliver final documents to Owner		
Make recommendations regarding RFI		Interpret construction documents

Shared Administration

Construction Manager	Architect and CMA	Architect
Prepare Change Orders and CCDs	Approve Change Orders and CCDs	Authorize minor changes in the work
	Notify Owner of defects	
	Reject work with notice to each other	
	Order testing with notice to Owner	
	Request uncovering of work	
Certify Contractor applications for payment	Certify Project application for payment	Make final decision on disputed application for payment

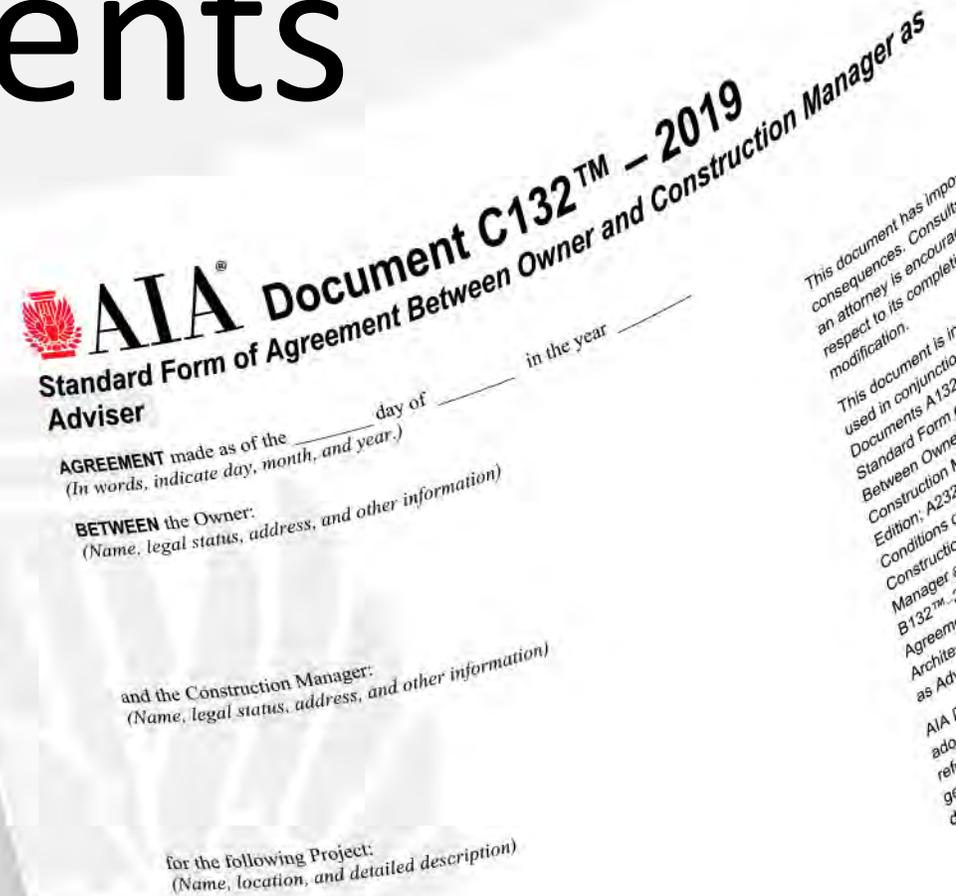
Architect/CMA

Shared Administration

Construction Manager	Architect and CMA	Architect
Prepare punch list with Contractor	Conduct substantial completion inspection	
	Issue certificate of substantial completion	
	Conduct final completion inspection	
	Issue final certificate for payment	

C132-2019

O/CMa Agreements



C132-2019

Overview

CMA provides:

- Cost estimates, project scheduling, and constructability review
- Bid packages and establishes bidder interest
- A Construction Management Plan
- On-site project administration
- Monthly report contains specific listed information
- One year walk-through in basic services

Fill-points for CMA's insurance coverages

General Changes

- Updated to conform to 2017 O/A agreement revisions
 - New distinction between Supplemental and Additional Services
 - Negotiated termination fee for Owner's termination for convenience
- Expanded scope of CMa responsibilities while preserving Architect's traditional role
- Clarification of overall framework
 - CMa provides coordination, management, and information flow between Contractors, Owner, and Architect

Contractors

- Eliminates term “Multiple Prime Contractors” and uses defined term “Contractors”
 - § 1.4 The term “Contractors” refers to persons or entities who perform Work under contracts with the Owner that are administered by the Construction Manager. The term “Contractors” is used to refer to such persons or entities, whether singular or plural.
- Intended to be used when there is more than one prime contractor, but can be edited for use with a single contractor

BIM and Digital Data

- CMA assists in establishing BIM and digital data protocols for the Project jointly with Owner, Architect, and other Project participants.
- CMA designated as “Responsible Project Participant” - (E203-2013, section 3.5)

Responsible for managing and maintaining the centralized electronic document management system.



Preconstruction Phase

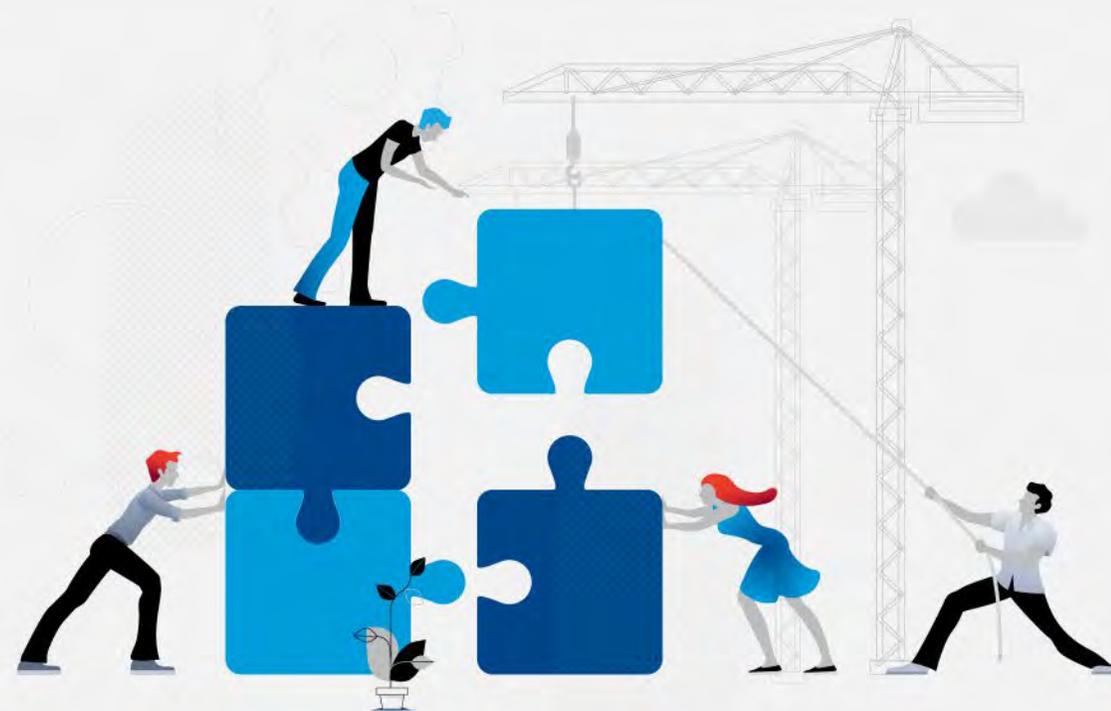
- Expanded CMA scope in review, analysis, and making recommendations
 - Provides review of proposed systems, materials, or equipment for impact upon cost, schedule, sequencing, constructability, and coordination among Contractors.
 - This review includes “design-assist” coordination

Preconstruction Phase

- CMA makes recommendations if CMA determines that design adversely affects cost, scope, schedule, constructability, or quality of the Project.
- CMA has greater role in development of Bidding Documents including packaging and coordination of general conditions items.

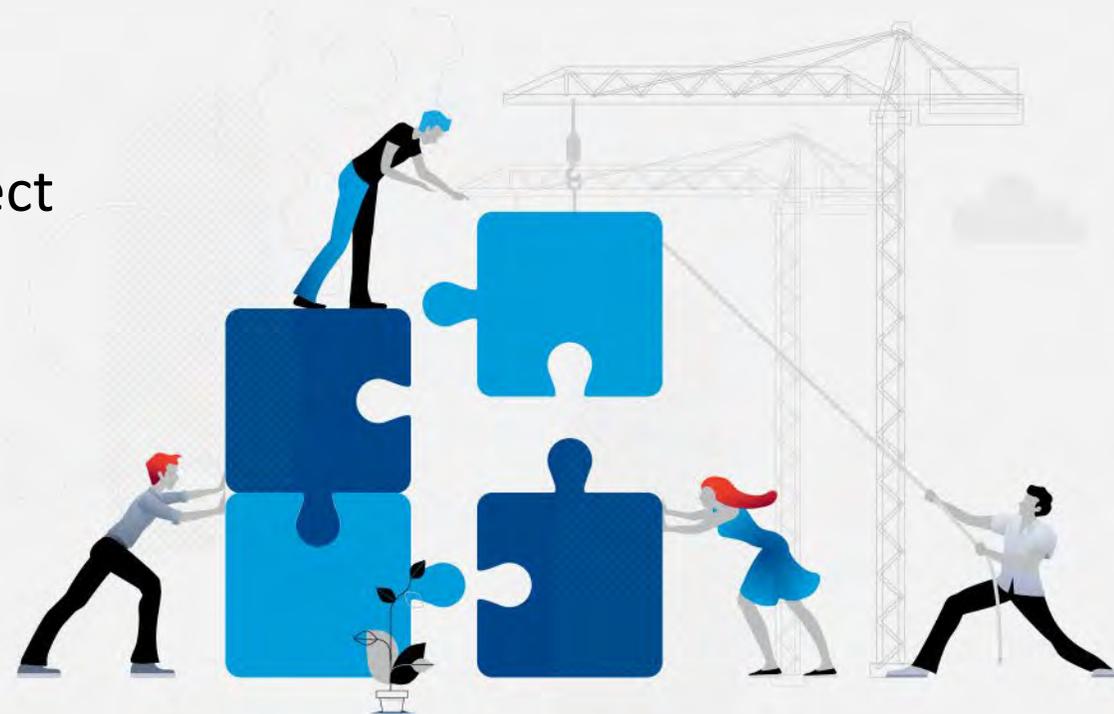
Construction Phase

- As in Preconstruction, CMA provides more review and analysis
 - e.g., review of submittals by Contractors' design professionals for sequencing, constructability, and coordination impacts on the other Contractors.
- CMA coordinates and provides on-site observation of tests and inspections.



Construction Phase

- Communications between Owner and Contractors through CMA
- New items added to list of Supplemental Services, e.g., development of a commissioning plan, stakeholder relationship management.
- New section 6.6 requires CMA to assist with Project revisions, update the cost estimate, and obtain additional bids or proposals, if the bids or proposals received exceed the Owner's budget, without additional compensation.



Substantial Completion

- Revisions made in C132, B132, A132, and A232 to clarify:
 - A single Substantial Completion date for the entire Work of the Project, and a single Certificate of Substantial Completion issued
 - The Work of each of the Contractors may be “substantially complete” on different dates, to be specified in their respective A132.
 - Warranties and other items that traditionally begin to run at Substantial Completion will begin on the single Project Substantial Completion date.

B132-2019

O/A Agreement for CMa

 **AIA**® Document B132™ – 2019
Standard Form of Agreement Between Owner and Architect, Construction
Manager as Adviser Edition

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address, and other information)

and the Architect:
(Name, legal status, address, and other information)

for the following Project:
(Name, location, and detailed description)

This document has important consequences. Consult an attorney for advice and in respect to its completion and modification.
This document is intended to be used in conjunction with the AIA Documents Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition, A232™, Conditions of Contract for Construction Manager as Adviser Edition, C132™, and the AIA Document of Professional Fee Agreement, A310™.

Overview

- CMA will perform the functions provided by cost consultant and scheduling consultant in B103-2017
- Architect designs to the budget
- Assumes that more than one contractor will perform the Work
- Responsibility to design to budget limited to estimate provided at end of DD Phase
- Architect and CMA work closely together so that the CMA can prepare accurate cost estimates
- Architect and CMA share contract administration responsibilities

A132-2019

O/C Agreement for CMa

 **AIA** Document A132™ – 2019
Standard Form of Agreement Between Owner and Contractor, Construction
Manager as Adviser Edition

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

and the Contractor:
(Name, legal status, address, and other information)

for the following Project:
(Name, location, and detailed description)

This document has important consequences. Consult an attorney for advice in respect to its completion and modification.

This document is intended to be used in conjunction with the AIA Documents A232™ General Conditions of Contract for Construction, A191™ Edition; B132™ Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; and A132™ Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

AIA Documents are available at www.aiaa.org

A132-2019

Revisions

- Updated to conform to 2017 O/C agreements
- Revisions made to Substantial Completion provisions:
 - Substantial Completion date for the entire Project
 - When the Work of the Contractor will be substantially complete
- New Exhibit A, Insurance and Bonds
- Previous Exhibit A, Determination of Cost of the Work, is now Exhibit B.



A232-2019

General Conditions for CMa



AIA Document A232™ – 2019
General Conditions of the Contract for Construction, Construction Manager as
Adviser Edition

for the following PROJECT:
(Name, and location or address)

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

THE OWNER:
(Name, legal status, and address)

THE ARCHITECT:
(Name, legal status, and address)

This document has important consequences. Consult an attorney to its complete respect to its complete modification.

This document is intended to be used in conjunction with the AIA Documents A132 Standard Form of Agreement Between Owner and Construction Manager, B132 Edition, and the AIA Form of Agreement Between Owner and Construction Manager, C132™.

A232-2019

Revisions

- Updated to conform to A201®-2017

For overview of A201 revisions, please visit www.aiacontracts.org/learn

- Consistent with revisions made in A132, B132, and C132

Communications between Owner and Contractor through CMA

Article 4 edits consistent with CMA scope revisions in C132

Substantial Completion

Article 11, Insurance



E235-2019

Sustainable Projects Exhibit for CMa

 **AIA® Document E235™ – 2019**
Sustainable Projects Exhibit, Construction Manager as Adviser Edition

This Exhibit dated the ____ day of ____ in the year ____ is incorporated into the agreement (the "Agreement") between the Parties for the following Project:
(Name and location or address of the Project)

This document has important consequences. Consult an attorney if you are not an attorney in respect to its completion or modification.

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 ARCHITECT
- 3 CONSTRUCTION MANAGER
- 4 CONTRACTOR
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- 7 MISCELLANEOUS PROVISIONS
- 8 SPECIAL TERMS AND CONDITIONS

AIA Contract Documents

E235-2019

Sustainable Project Exhibit for CMA

- Based on new Sustainable Projects Exhibit for A201 family (E204-2017)
- Revised to include role of CMA throughout Project



CMa

Forms: G Series

CMa

Forms: G Series

- G731-2019, Change Order (was G701 CMa)
- G732 – 2019, Contractor’s Application for Payment
- G733-2019, Construction Change Directive (was G714 CMa)
- G734-2019, Certificate of Substantial Completion (was G704 CMa)
- G736-2009, Project Application for Payment
- G737-2009, Summary of Contractors’ Applications for Payment

Forms: G Series

- CMA's scope includes preparation and signing of forms, in addition to Architect's signature, where required.
- G736, Project Application for Payment, and G737, Summary of Contractors' Applications for Payment, are for use when there is more than one contractor
- Changes in forms are consistent with changes made to agreements
 - Revisions related to Substantial Completion in Agreements are made in the Certificate of Substantial Completion

A503 and A533

Supplementary Conditions

AIA Contract Documents

 **AIA® Document A533™ – 2009**
Guide for Supplementary Conditions, Construction Manager as Adviser Edition

 **AIA® Document A503™ – 2017**
Guide for Supplementary Conditions, including Addenda
to AIA Documents A201 and the Owner-Contractor
Agreements

INTRODUCTION

Purpose of This Guide
Arrangement of This Guide
How to Use This Guide
Choice of Location for Contract Provisions
Modifications to the Contract Documents

LANGUAGE

CONTRACTOR AGREEMENT

A503 and A533

Supplementary Conditions

- A503: For use with CMc agreements and A201
- A533: For use with CMa agreements and A232
- Contain guidance and model language for revisions to Owner/Contractor and general conditions documents,
 - **New section for modifications for use with Cost of the Work Agreements**

CM

Resources

AIA Contract Documents

AIA Contract Documents

Contact and resources

AIA Contract Documents Learn page:

aiacontracts.org/learn

Questions about AIA document content:

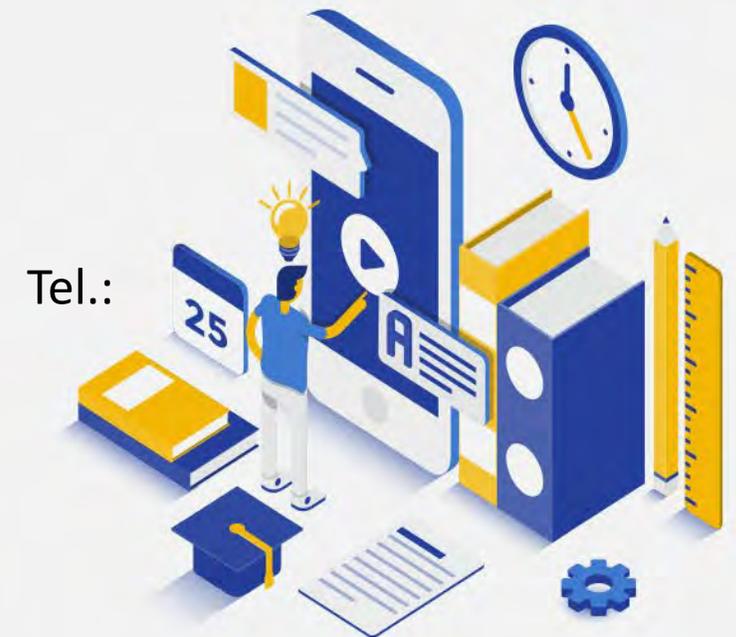
Email: docinfo@aiacontracts.org

Tel.: (202) 626-7526

Questions about ACD Online Service:

Email: docstechsupport@aiacontracts.org

(800) 942-7732



AIA Contract Documents

Fall webinars

AIA 2019 Documents: Construction Manager as Constructor

- November 19, 3:00-4:00pm EST
- Register here: www.aiacontracts.org/CMcwebinar

AIA 2019 Documents: Construction Manager as Adviser

- December 3, 3:00-4:00pm EST
- Register here: www.aiacontracts.org/CMawebinar

Comparisons

The screenshot shows the AIA Contract Documents website interface. At the top, there is a red navigation bar with the text "AIA Contract Documents" and links for "Renew" and "Online Service Login (ACD5)". Below this is a white navigation bar with links for "Documents", "Purchase", "Learn", and "Support". The main content area has a "Learn" section with a paragraph about education and resources, a search bar containing "cmc", and a "Training and Resources" section with a "Filter By" dropdown and a list of document types. A "1 result found" notification is present. The search results show a comparison document titled "A134-2009 vs. A131CMc-2003, Owner/CMc Agreement-Cost of the Work, no GMP".

AIA Contract Documents Renew Online Service Login (ACD5)

[Documents](#) [Purchase](#) [Learn](#) [Support](#)

Learn

For both new customers and long-time AIA Contract Documents users, we offer a variety of high-quality education, essential AIA contract resources and relevant articles to keep you knowledgeable about AIA Contract Documents and how they protect your projects.

cmc >

Training and Resources Filter By ▼ 1 result found

- In Person Training
- Comparison
- Update
- Live Training
- Guide
- Article
- On Demand Training
- List
- News
- Commentary
- Relationship Diagram

COMPARISON

A134-2009 vs. A131CMc-2003, Owner/CMc Agreement-Cost of the Work, no GMP

Side-by-Side comparison of the A134-2009 vs. A131CMc-2003.

www.aiacontracts.org/learn-compare2019CMc

Comparisons

The screenshot shows the AIA Contract Documents website interface. At the top, there is a red navigation bar with the text "AIA Contract Documents" and a search icon followed by "Renew" and "Online Service Login (ACDS)". Below this is a white navigation bar with links for "Documents", "Purchase", "Learn", and "Support". The main content area has a "Learn" section with a paragraph about education resources and a search bar containing "cma". To the right is a red "FEATURED" box for the "October AIA Contract Documents Workshop". Below the search bar is a "Training and Resources" section with a "Filter By" dropdown and a list of filter options: In Person Training, Comparison (checked), Update, Live Training, Guide, Article, On Demand Training, List, News, Commentary, and Relationship Diagram. Three search results are displayed, each with a "COMPARISON" tag and a brief description of the document comparison.

www.aiacontracts.org/learn-compare2019CMa

Thank you!