

BDP Contract Selection Guide

Berkley DP's Contract Selection Guide presents a list and summary of selected features of the most popular standard design and construction agreement forms, organized by project delivery method and sorted by contracting parties.

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Selecting the right contract form for a project is critical. The design services agreement is the basis for defining the parameters of the project, quantifying the services to be provided by the design

professional and establishing the roles and responsibilities for all project participants. A fair and balanced agreement that is part of a coordinated family of contract documents facilitates a positive relationship amongst the design professional, owner (client), subconsultants and general contractor/construction manager throughout the entire project process.

There are a myriad of standard form contract documents available from these industry organizations:

- The American Institute of Architects (AIA)
- Engineers Joint Contract Documents Committee (EJCDC)
- ConsensusDocs Coalition (ConsensusDOCS)
- Design-Build Institute of America (DBIA)




The project delivery method will be a key influence on the selection of the appropriate contract family. However, there are a number of other factors that need to be considered including:

- Type of project (building, interior, infrastructure, new, renovation)
- Size and scale of project
- Scope of services (full services, limited services, study)
- Complexity
- Risk allocation



Berkley DP's Contract Selection Guide (CSG) is comprehensive but not all-encompassing. It is based on information available as of the publication date. The CSG does not include all possible standard form

contract documents, nor does it endorse any particular organization or set of forms. It is intended to serve as a broad reference from which the design professional and owner (client) can begin the selection of the appropriate set of contract documents for a particular project. The selected agreements should be reviewed with your attorney and insurance counsel with edits applied appropriate for your practice and the type and location of the project.

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Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / ARCHITECT							
AIA	AIA B101™-2007	Standard Form of Agreement, Owner and Architect	General contractor Medium to large projects	A201™-2007 Family	Architect	One-part agreement, 19 pp. Exhibit A for initial information Exhibit E203™-2013 for BIM and Digital Data Protocol	Sustainable project version: B101™-2007 SP Prior version: B141™-1997 and B151™-1997
AIA	AIA B102™-2007	Standard Form of Agreement, Owner and Architect without a Predefined Scope of Architect's Services	General contractor Medium to large projects	A201™-2007 Family	Architect	Two-part agreement, 8 pp. Scope of services inserted in Article 1 or attached as an exhibit Exhibit E203™-2013 for BIM and Digital Data Protocol	B102™-2007 contains terms and conditions and compensation details but does not include a scope of services, which must be inserted in Article 1 or attached as an exhibit Sustainable project version: B102™-2007 SP Prior version: B141™-1997
AIA	AIA B103™-2007	Standard Form of Agreement, Owner and Architect for a Large or Complex Project	General contractor Medium to large and more complex projects	A201™-2007 Family	Third-party (Owner's) cost consultant, such as general contractor, selected for pre-construction services	One-part agreement, 21 pp. including initial information Exhibit E203™-2013 for BIM and Digital Data Protocol	Sustainable project version: B103™-2007 SP Prior version: B151™-1997
AIA	AIA B104™-2007	Standard Form of Agreement, Owner and Architect for a Project of Limited Scope	General contractor Limited scope projects	A107™-2007	Architect	One-part agreement, 13 pp. Streamlined terms and conditions Exhibit E203™-2013 for BIM and Digital Data Protocol Additional exhibits not defined	Consolidates Schematic Design and Design Development phases into a single design phase Works with A107™-2007 Agreement Between Owner and Contractor
AIA	AIA B105™-2007	Standard Form of Agreement, Owner and Architect for a Residential/Small Commercial Project	General contractor Residential or small commercial projects	A105™-2007	Not defined	One-part agreement, 3 pp. Limited terms and conditions Works with A105™-2007, Agreement Between Owner and Contractor	Architect can attach B105™ to proposal letter to more fully describe the project and scope of services Prior version: B155™-1993
AIA	AIA B106™-2010	Standard Form of Agreement, Owner and Architect for Pro Bono Services	General contractor Pro bono services as specifically designated	A201™-2007 Family	Architect	One-part agreement, 14 pp. including initial information Exhibit E203™-2013 for BIM and Digital Data Protocol	Services are specifically designated in a matrix in section 3.2 and defined in section 3.3 (fill point) Services are pro bono; expenses are reimbursable Meet and Confer is initial step in dispute resolution
AIA	AIA B107™-2010	Standard Form of Agreement, Developer-Builder and Architect for a Prototypical Residential Project	Developer-Builder Residential projects	None - May be used by itself	Developer/Builder	One-part agreement, 15 pp. including initial information Exhibit E202™-2013 for Digital Data Protocol	Limited construction administration phase services Prior version: B188™-1996
AIA	AIA B108™-2009	Standard Form of Agreement, Owner and Architect for a Federally-Funded/Insured Project	General contractor Federally-Funded or Federally-Insured Projects	A201™-2007 Family	Owner or Architect	One-part agreement, 19 pp. including initial information Exhibit E203™-2013 for BIM and Digital Data Protocol	Similar to B101™-2007, however B108™-2009 is tailored specifically for federal projects. Contains terms and conditions unique to federally-funded or federally-insured projects Prior version: B181™-1994

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / ARCHITECT (continued)							
AIA	AIA B109™-2010	Standard Form of Agreement, Owner and Architect for a Multi-Family or Mixed Use Residential Project	General contractor Multi-Family or Mixed-Use Residential Project	A201™-2007 Family	Owner or Architect (check box in Article 1)	One-part agreement, 22 pp. including initial information Exhibit E203™-2013 for BIM and Digital Data Protocol	Adds an additional phase for Pre-Design Services Refer to AIA Document B509™-2011 for Guide for Supplementary Conditions to Document B109™ for Condominium Projects
AIA	AIA B161™-2002	Standard Form of Agreement, Client and Consultant for projects outside the United States	General contractor or construction management	Not defined	Client	One-part agreement, 10 pp. plus Exhibits: A. Evaluation and Planning Services B. Schematic Design/Design Development Services C. Construction Documents Services D. Construction Procurement/Construction Services E. Consultant's Services Matrix F. Projected Travel Costs G. Table of Hourly Rates	For projects based in foreign countries where the U.S. architect is hired on a consulting basis for design services and the owner retains a local architect in the foreign country Prior version: B611INT™-2002
AIA	AIA B162™-2002	Abbreviated Standard Form of Agreement, Client and Consultant for projects outside the United States	General contractor or construction management	Not defined	Not defined	One-part agreement, 3 pp.	An abbreviated version of Document B161™-2002, Standard Form of Agreement between Client and Consultant Prior version: B621INT™-2002
AIA	AIA B201™-2007	Standard Form of Architect's Services, Design and Construction Contract Administration	General contractor	A201™-2007 Family	Architect	Part Two of two-part agreement, 11 pp. plus Exhibits: A. Initial Project Information Exhibit E203™-2013 for BIM and Digital Data Protocol Serves as Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, to be attached to B102™-2007 to form a two-part Owner/Architect agreement Parallels the five phases of Basic Services set forth in B101™-2007 Prior version: B141™-1997 Part Two
AIA	AIA B202™-2009	Standard Form of Architect's Services: Programming	General contractor or other	A201™-2007 Family	Architect (as additional service)	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B203™-2007	Standard Form of Architect's Services: Site Evaluation and Planning	General contractor or other	A201™-2007 Family	Architect (preliminary estimate)	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B204™-2007	Standard Form of Architect's Services: Value Analysis Services (when a Value Analysis Consultant is separately retained)	General contractor or other	A201™-2007 Family	Architect (based on accepted Value Analysis Proposal)	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B205™-2007	Standard Form of Architect's Services: Historic Preservation	General contractor or other	A201™-2007 Family	Architect (preliminary estimate)	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / ARCHITECT (continued)							
AIA	AIA B206™-2007	Standard Form of Architect's Services: Security Evaluation and Planning	General contractor or other	A201™-2007 Family	Architect (as additional service)	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B207™-2008	Standard Form of Architect's Service: On-Site Project Representation	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B209™-2007	Standard Form of Architect's Services: Construction Contract Administration (when Owner has retained another Architect for Design Services)	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B210™-2007	Standard Form of Architect's Services: Facility Support	General contractor or other	A201™-2007 Family	Operating cost evaluations as designated	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B211™-2007	Standard Form of Architect's Services: Commissioning	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B212™-2010	Standard Form of Architect's Services: Regional or Urban Planning	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents.
AIA	AIA B214™-2012	Standard Form of Architect's Services: LEED Certification	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope of services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents. Prior version: B214™-2007
AIA	AIA B252™-2007	Standard Form of Architect's Services: Architectural Interior Design	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope is substantially similar to B152™-2007, however B252™-2007 is a Scope of Services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents
AIA	AIA B253™-3007	Standard Form of Architect's Services: Furniture, Fixtures and Equipment	General contractor or other	A201™-2007 Family	Not defined	Exhibit to B100™-series Owner/Architect agreements	Scope is substantially similar to B153™-2007, however B252™-2007 is a Scope of Services document only, incorporated into the Owner/Architect agreement as the architect's sole scope of services, or in conjunction with other scopes of services documents

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / ARCHITECT (continued)							
AIA	AIA B152™-2007	Standard Form of Agreement, Owner and Architect for Architectural Interior Design Services	General contractor or other	A251™-2007, General Conditions of the Contract for Furniture, Furnishings and Equipment A201™-2007, General Conditions of the Contract for Construction	Architect	One-part agreement, 18 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Design services related to furniture, furnishings and equipment (FF&E) as well as to architectural interior design Prior version: B171ID™-2003
AIA	AIA B153™-2007	Standard Form of Agreement, Owner and Architect for Furniture, Furnishings and Equipment Design Services	General contractor or other	A251™-2007, General Conditions of the Contract for Furniture, Furnishings and Equipment A201™-2007, General Conditions of the Contract for Construction	Architect	One-part agreement, 12 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Design services related solely to furniture, furnishings and equipment (FF&E) Prior version: B175ID™-2003
OWNER / ENGINEER							
EJCDC	EJCDC® E-500 2014	Standard Form Agreement Between Owner & Engineer for Professional Services	General contractor Single specific project	EJCDC® C-700 2013, Standard General Conditions of the Construction Contract	Engineer	Multi-part agreement Part One, terms and conditions, 19 pp. plus Exhibits: A. Engineer's Services B. Owner's Responsibilities C. Payments for Services and Reimbursable Expenses D. Resident Project Representative E. Notice of Acceptability of Work F. Construction Cost Limit G. Insurance H. Dispute Resolution I. Limit of Liability J. Special Provisions K. Amendment to Owner-Engineer Agreement	Covers services provided by the engineer to the owner including study and report, preliminary design, final design, bidding and negotiating, construction, and operation Optional provisions included for furnishing Resident Project Representative (RPR) services
EJCDC	EJCDC® E-520 2015	Short Form of Agreement Between Owner and Engineer for Professional Services	General contractor Projects of limited scope and complexity	EJCDC® C-700 2013, Standard General Conditions of the Construction Contract	Engineer	One-part agreement, 8 pp. Appendix 1 Standard Hourly Rates Schedule	Intended for use on projects of limited scope and complexity Contains core contractual elements and a standard limitation of liability provision

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / ENGINEER (continued)							
EJCDC	EJCDC® E525-2015	Agreement Between Owner and Engineer for Study and Report Professional Services	Evaluation of project's feasibility	EJCDC® C-700 2013, Standard General Conditions of the Construction Contract	Engineer	One-part agreement, 15 pp. plus Exhibits: A. Engineer's Services Appendix 1. Standard Hourly Rates and Reimbursable Expenses	Study and report preparation services Does not include design phase or construction phase engineering services
EJCDC	EJCDC® E-530 2010	Agreement Between Owner and Geotechnical Engineer for Professional Services	Prime agreement for direct engagement for investigative and report services	EJCDC® C-700 2013, Standard General Conditions of the Construction Contract	Engineer	One-part agreement, 20 pp. plus Exhibits: A. Description of Services B. Owner's Responsibilities C. Payments D. Resident Representative Duties, Responsibilities and Limitations of Authority E. Notice of Acceptability of Work F. Omitted G. Insurance H. Dispute Resolution I. Omitted J. Special Provisions K. Amendment to Owner-Engineer Agreement	For Owners' direct engagement of a geotechnical engineer to investigate subsurface site conditions and to prepare a report for use during design and construction
EJCDC	EJCDC® E581-2011	Agreement Between Owner, Design Engineer, and Peer Reviewers for Peer Review of Design	Not defined	Not defined	Design engineer, supplemented by peer reviewer	One-part agreement, 19 pp. plus Exhibits: A. Description of Basic Services of Design Engineer and Peer Reviewers in Connection with Peer Review of Design B. Authorization of Technical Support Personnel to Assist Peer Reviewers C. Compensation of Design Engineer and Peer Reviewers D. Disclosure and Acceptance of Potentially Conflicting Relationships of Design Engineer and Peer Reviewers E. Insurance F. Amendment for Additional Services of Design Engineer and Peer Reviewers	Document used to conduct an independent "peer review" of an engineer's design work

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER – DESIGN PROFESSIONAL							
ConsensusDocs	ConsensusDocs® 240-2011	Standard Agreement Between Owner and Design Professional	General contractor	Not defined	Design Professional, except when general contractor is retained for preconstruction services	One-part agreement, 21 pp. plus Exhibits: A. Owner's Program B. Direct Personnel Experience C. Key Project Personnel D. Reimbursable Expenses E. Schedule of Worksite Visits F. Services Related to Basic Services G. Other Additional Services	Used between Owner and Design Professional performing a full range of design and administrative services
ConsensusDocs	ConsensusDocs® 244-2014	Standard Agreement Between Owner and Land Surveyor Agreement	Not defined	Not defined	Not defined	One-part agreement, 17 pp. plus Exhibits: A: Description of Services to be provided B: Listing of reports and other documents C: Listing of Project information D: Insurance E: Fee schedule	Standard contract terms specific to land surveying services
ConsensusDocs	ConsensusDocs® 245-2011	Standard Short Form Agreement Between Owner and Design Professional	General contractor	Not defined	Design Professional	One-part agreement, 8 pp. plus Exhibits: A: Owner's Program and other Project Data and Information B: Reimbursable Expenses C: Architect/Engineer's Insurance D: Schedule of Worksite Visits	Places most transaction-specific information at the front and addresses services from schematic design through construction contract administration
ConsensusDocs	ConsensusDocs® 246-2012	Standard Agreement Between Owner and Geotechnical Consultant	Not defined	Not defined	Geotechnical Consultant	One-part agreement, 15 pp. plus Exhibits: A. Description of services to be provided B. Listing of reports and other documents C. Listing of project information D. Insurance E. Fee schedule	Agreement addressing the unique nature of services provided by a geotechnical consultant.
ConsensusDocs	ConsensusDocs® 247-2013	Standard Agreement Between Owner and Consultant	Not defined	Not defined	Consultant	One-part agreement, 15 pp. plus Exhibits: A. Description of services B. Listing of deliverables C. Listing of project information D. Insurance E. Fee schedule ConsensusDocs® 200.2-2007 Electronic Communications Protocol Addendum	Used to contract with a consultant to perform specific services

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
ARCHITECT / ENGINEER – CONSULTANT							
AIA	AIA C401™-2007	Standard Form of Agreement, Architect and Consultant	General contractor or other	A201™-2007 Family	Consultant	One-part agreement, 8 pp. plus Exhibits: E203™-2013 for BIM and Digital Data Protocol	Standard form of agreement between the architect and the consultant Suitable for use with all types of consultants, including consulting architects May be used with a variety of compensation methods Sustainable project version: C401™-2007 SP
EJCDC	EJCDC® E-570 2014	Standard Form of Agreement Between Engineer & Consultant for Professional Services	General contractor or other	EJCDC® C-700 2013, Standard General Conditions of the Construction Contract	Consultant	One-part agreement, 20 pp. plus Exhibits: A. Consultant's Services B. Engineer's Responsibilities C. Payments to Consultant for Services D. Duties, Responsibilities and Limitations of Authority of Consultant's Resident Representative E. Consultant's Notice of Acceptability of Work F. Construction Cost Limit G. Insurance H. Dispute Resolution I. Limit of Liability J. Special Provisions K. Amendment to Engineer-Consultant Agreement	For use when consultant services are provided to the engineer by specialists who may be specialty engineers such as structural, mechanical or electrical as well as those who are not necessarily engineers such as archaeologists, surveyors, acoustical consultants, librarians, landscape architects and accountants
EJCDC	EJCDC® E-560 2010	Standard Form of Agreement Between Engineer & Land Surveyor for Professional Services	General contractor or other	Not defined	Not defined	One-part agreement, 18 pp. plus Exhibits: A. Land Surveyor's Services B. Engineer's Responsibilities C. Payments to Land Surveyor for Services including Attachments C-1 Summary of Compensation, C-2 Reimbursable Expenses Schedule and C-3 Standard Hourly Rates Schedule D. Not Used, Reserved E. Not Used, Reserved F. Not Used, Reserved G. Insurance H. Dispute Resolution I. Limitations of Liability J. Special Provisions K. Amendment to Agreement including Attachment K-1 Description of Modifications	Used when land survey services are provided to the engineer by specialists who are not necessarily engineers
EJCDC	EJCDC® E-562 2011	Agreement Between Engineer and Engineer's Subcontractor	General contractor or other	Not defined	Not defined	One-part agreement, 11 pp. plus Exhibits: A. Scope of Services B. Engineer's Responsibilities C. Engineer's Subcontractor's Hourly Rates	Used by engineering firms to subcontract a broad spectrum of general (non-professional) services, such as laboratory work, data management, site support, drafting/CAD technical services, incidental fabrication and construction

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
ARCHITECT / ENGINEER – CONSULTANT (continued)							
EJDCD	EJDCD® E564 2010	Standard Form of Agreement Between Engineer & Geotechnical Engineer for Professional Services	General contractor or other	Not defined	Geotechnical Engineer, with no guarantee	One-part agreement, 22 pp. plus Exhibits: A. Scope of Geotechnical Engineer's Services B. Engineer's Responsibilities C. Payments to Geotechnical Engineer for Services D. Duties, Responsibilities, and Limitations of Authority of Geotechnical Resident Representative E. Geotechnical Engineer's Notice of Acceptability of Work F. Omitted Purposely G. Insurance H. Dispute Resolution I. Limitations of Liability J. Special Provisions K. Amendment to Engineer-Geotechnical Engineer Agreement	Used when contracting with a geotechnical engineer for continuous services during design and construction of a project
EJDCD	EJDCD E568-2010	Agreement Between Engineer & Architect for Professional Services	General contractor or other	Not defined	Architect, with no guarantee	One-part agreement, 19 pp. plus Exhibits: A. Scope of Architect's Services B. Engineer's Responsibilities C. Payments to Architect for Services D. Duties, Responsibilities, and Limitations of Authority of Architect's Resident Representative E. Architect's Notice of Acceptability of Work F. Construction Cost Limit G. Insurance H. Dispute Resolution I. Limitations of Liability J. Special Provisions K. Amendment to Engineer-Architect Agreement	The provisions of this agreement are closely coordinated with those of the owner-engineer agreement, under which the engineer who employs the architect will have been employed by the owner
ConsensusDocs	ConsensusDocs® 250-2011	Standard Agreement between Design Professional and Consultant	General contractor or other	Not defined	Design Professional or Consultant	One-part agreement, 10 pp. plus Exhibits: A. Owner's Program and other Project Data B. Consultant's Proposal C. Reimbursable Expenses D. Consultant's Insurance E. Schedule of Worksite Visits	An agreement between a Design Professional and a Consultant to perform architectural and/or engineering services

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
DIGITAL DATA PROTOCOLS							
AIA	AIA E203™-2013	Building Information Modeling and Digital Data Exhibit	General contractor or other	Not defined	Not defined	7 pp. exhibit attached to an existing agreement References AIA Documents G201™ and G202™	Establishes expectations for use of digital data and building information modeling (BIM) on a project and provides a process for developing the detailed digital data and BIM protocols and procedures
AIA	AIA G201™-2013	Project Digital Data Protocol Form	General contractor or other	Not defined	Not defined	3 pp., coordinates with AIA Document E203™ Not designed to address Building Information Modeling protocols and procedures, which is the purpose of AIA Document G202™	Documents the agreed-upon protocols and procedures that govern the transmission, use and exchange of digital data on a project, such as electronic project communications, submittals, contract documents and payment documents Coordinates with AIA Document E203™-2013, Building Information Modeling and Digital Data Protocol Exhibit.
AIA	AIA G202™-2013	Project Building Information Modeling Protocol Form	General contractor or other	Not defined	Not defined	5 pp., coordinates with AIA Document E203™	Documents the agreed-upon protocols and procedures that will govern the development, transmission, use and exchange of building information models on a project Establishes the requirements for model content at five levels of development, and the authorized uses of the model content at each level of development Coordinates with AIA Document E203™-2013, Building Information Modeling and Digital Data Protocol Exhibit.
ConsensusDocs	ConsensusDocs® 200.2-2007	Electronic Communications Protocol Addendum	General contractor or other	Not defined	Not defined	13 pp.	Documents the agreed-upon protocols and procedures that will govern the development, transmission, use and exchange of building information models on a project

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DESIGN-BID-BUILD OR NEGOTIATED PROFESSIONAL SERVICES (DESIGN) AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
TEAMING AGREEMENTS							Agreements between design, engineering and consultant entities to pursue and perform work together
AIA	AIA C101™-1993	Joint Venture Agreement for Professional Services	Not defined	Not defined	Not defined	One-part agreement, 13 pp.	For two or more parties forming a joint venture Once established, the JV will enter into an agreement with the owner to provide professional services The parties may be combination of architects and engineers, or other professionals The document may be used alone or in conjunction with any of AIA's Owner/Architect or Architect-Consultant agreements
AIA	AIA C102™-2015	Standard Form of Teaming Agreement Between Team Manager and Team Member for the Purpose of Responding to a Solicitation and Pursuing a Project	Not defined	Not defined	Not defined	One-part agreement, 11 pp. plus Exhibits: A. Agreement including scope, compensation and terms and conditions B. Solicitation E203™-2013 for BIM and Digital Data Protocol	Allows multiple or cross-disciplinary parties to form a team to provide services necessary to submit a proposal, in response to a solicitation, for a shared opportunity project
EJCDC	EJCDC® E-580 2011	Teaming Agreement to Pursue Joint Business Opportunity and Joint Venture Agreement Between Engineers	Not defined	Not defined	Not defined	Two-part agreement, 17 pp EJCDC® E-580—TA component may be used as a Teaming Agreement between two professional services firms that wish to join together to pursue an opportunity to obtain work. EJCDC® E-580—JV component may be used as a joint venture agreement after a successful team effort to obtain work. Exhibits include: A1. First Partner's Services A2. Second Partner's Services B. Property of Individual Partners C. Reimbursable Costs and Expenses D. Insurance E. Dispute Resolution F. Professional Services Agreement	Provides the basic structure for combining forces to prepare and submit proposals to provide professional services and perform the work Intended for joint efforts with respect to professional services Not intended for use in collaborations between engineers and contractors (such as in the design-build project delivery system), or for providing construction or design-build services
ConsensusDocs	ConsensusDocs® 296-2013	Teaming Agreement	General contractor or other	Not defined	Not defined	One-part agreement, 5 pp. plus Exhibits: A. Proposal Responsibilities or Scope of Services	Document used to form a team for the purpose of submitting a bid to an Owner Flexible team may include a design professional, designer's consultants, constructors or others

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OWNER / CONTRACTOR							
AIA	AIA A101™-2007	Standard Form of Agreement, Owner and Contractor, Stipulated Sum	General contractor	A201-2007, General Conditions of the Contract for Construction	General Contractor	One-part agreement, 8 pp. E203-2013 for BIM and Digital Data Protocol	Used where the basis of payment is a stipulated sum (fixed price) Suitable for multiple project sizes including large or complex projects
AIA	AIA A102™-2007	Standard Form of Agreement, Owner and Contractor, Cost of Work Plus Fee with a Guaranteed Maximum Price	General contractor	A201™-2007, General Conditions of the Contract for Construction	General Contractor	One-part agreement, 13 pp. plus Exhibits: E203™-2013 for BIM and Digital Data Protocol	Used for large projects requiring a negotiated GMP, when the basis of payment is cost of work plus a fee Prior version: A111™-1997
AIA	AIA A103™-2007	Standard Form of Agreement, Owner and Contractor, Cost of Work Plus a Fee without a Guaranteed Maximum Price	General contractor	A201™-2007, General Conditions of the Contract for Construction	General Contractor	One-part agreement, 13 pp. E203-2013 for BIM and Digital Data Protocol	Used for large projects when the basis of payment is cost of work plus a fee, and the cost is not fully known at construction start Prior version: A114™-2001
AIA	AIA A105™-2007	Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project	General contractor	Contained within the A105™ document	General Contractor	One-part agreement, 10 pp.	Used on projects that are modest in size and brief in duration, and where payment to the Contractor is based on a stipulated sum (fixed price) Works with AIA B105™-2007 Owner/Architect Agreement Prior version: A105™-1993 and A205™-1993
AIA	AIA A107™-2007	Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope	General contractor	Contained within the A107™ document	General Contractor	One-part agreement, 20 pp. A107™ Exhibit A, if cost-plus payment method	Used on medium-to-large sized projects of limited scope Payment is based on either a stipulated sum or the cost of the work plus a fee, with or without a guaranteed maximum price Coordinates with AIA B104™-2007, Standard Form of Agreement Between Owner and Architect for a Project of Limited Scope
EJCDC	EJCDC® C-520 2013	Suggested Form of Agreement Between Owner & Contractor, Stipulated Price	General contractor	EJCDC® C700-2013, Standard General Conditions of the Construction Contract	General Contractor	One-part agreement, 11 pp.	Sets basic terms between the owner and the contractor for design-bid-build work
EJCDC	EJCDC® C-525 2013	Suggested Form of Agreement Between Owner & Contractor, Cost Plus	General contractor	EJCDC® C700-2013, Standard General Conditions of the Construction Contract	General Contractor	One-part agreement, 13 pp.	Applies to agreements between owners and contractors based on the cost of work plus a fee, with a guaranteed maximum price

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BID-BUILD OR NEGOTIATED CONSTRUCTION AGREEMENTS (continued)							Owner has direct contracts with the Design Professional and the General Contractor. Also commonly used for Construction Manager at Risk (CMAR).
OWNER / CONTRACTOR (continued)							
ConsensusDocs	ConsensusDocs® 200-2011	Standard Agreement and General Conditions between Owner and Constructor (Lump Sum Price)	General contractor	Included	General Contractor	One-part agreement, 36 pp. plus Exhibits: ConsensusDocs® 200.2 Electronic Communications Protocol Addendum Exhibits: A. Schedule of the Work B. Labor Relations	Integrated agreement and general conditions contract for use in competitive bid environments or for a negotiated lump sum contract
ConsensusDocs	ConsensusDocs® 205-2011	Standard Short Form Agreement between Owner and Contractor (Lump Sum Price)	General contractor	Included	General Contractor	One-part agreement, 16 pp. plus Exhibits: ConsensusDocs® 200.2 Electronic Communications Protocol Addendum A. The Work B. Contract Documents C. Progress Schedule D. Alternates and Unit Prices	Integrated agreement and general conditions Lump sum agreement
ConsensusDocs	ConsensusDocs® 210-2014	Standard Agreement and General Conditions between Owner and Constructor for a Public Works Project (Optional Unit Price)	General contractor	Included	General Contractor	One-part agreement, 37 pp. plus Exhibits: A. Schedule of the Work B. Labor Relations, if applicable C. Certification of Compliance with Equal Opportunity Requirements	Based on ConsensusDocs® 200-2011, but modified to reflect provisions needed for public works projects
ConsensusDocs	ConsensusDocs® 500-2011	Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk)	General contractor	Included	Construction Manager	One-part agreement, 42 pp. ConsensusDocs® 200.2 Electronic Communications Protocol Addendum	Integrated agreement and general conditions document includes an option for preconstruction services
ConsensusDocs	ConsensusDocs® 510-2007	Standard Agreement and General Conditions between Owner and Construction Manager (Where the Basis of Payment is the Cost of the Work)	General contractor	Included	Construction Manager	One-part agreement, 33 pp. ConsensusDocs® 200.2 Electronic Communications Protocol Addendum	Integrated agreement and general conditions document between Owner and Construction Manager performing work on a cost of the work plus a fee basis without a GMP Includes an option for preconstruction services

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BID-BUILD OR CM/GC MASTER AGREEMENTS FOR PROFESSIONAL (DESIGN) SERVICES							For providing services on a number of projects over a period of time
OWNER – ARCHITECT							
AIA	AIA B121™-2014	Standard Form of Master Agreement, Owner and Architect for Services Provided Under Multiple Service Orders	General contractor Multiple service order projects	To be determined in Service Orders	To be determined in Service Orders	Part One of two-part agreement, 10 pp., terms and conditions Exhibit E203™-2013 for BIM and Digital Data Protocol	Facilitates multiple projects for an owner/ongoing client Service Orders defined in AIA B221™-2014
AIA	AIA B221™-2014	Service Order for Use with Master Agreement Between Owner and Architect	General contractor Multiple service order projects	To be determined in Service Orders	To be determined in Service Orders	Part Two of two-part agreement, 4 pp. Defines project definition, project delivery method, scope of services and compensation	Provides the Architect's scope of services and other terms pertinent to the specific Service Order when the Owner and Architect have entered into a Master Agreement through AIA B121™-2014
ARCHITECT – CONSULTANT							
AIA	AIA C421™-2014	Standard Form of Master Agreement, Architect and Consultant for Services provided under Multiple Service Orders	General contractor Multiple service order projects	To be determined in Service Orders	To be determined in Service Orders	Part One of two-part agreement, 9 pp., terms and conditions	Intended for use when the Consultant's scope of services will subsequently be specified through the use of one or more Service Orders defined in AIA C422™-2014
AIA	AIA C422™-2014	Service Order for Use with Master Agreement Between Architect and Consultant	General contractor Multiple service order projects	To be determined in Service Orders	To be determined in Service Orders	Part Two of two-part agreement, 4 pp. Defines project definition, project delivery method, scope of services and compensation	Intended for use when the Architect and Consultant have entered into a Master Agreement through AIA C421™-2014
OWNER – ENGINEER							
EJCDC	EJCDC® E-505 2014	Standard Form of Agreement Between Owner & Engineer for Professional Services, Task Order Edition	General contractor Multiple engineering tasks or projects	EJCDC® C700-2013, Standard General Conditions of the Construction Contract	Engineer	Part One of multi-part agreement, 18 pp., terms and conditions, plus Exhibits: A. Engineer's Services B. Owner's Responsibilities C. Payments for Services and Reimbursable Expenses D. Resident Project Representative E. Notice of Acceptability of Work F. Construction Cost Limit G. Insurance H. Dispute Resolution I. Limitations of Liability J. Amendment to Task Order K. Attachment 1 Task Order Form	Master services agreement Both parties must agree to specific assignment terms for scope, schedule and compensation
ENGINEER – CONSULTANT							
EJCDC	EJCDC® E-570 2014	Standard Form of Agreement Between Engineer & Consultant for Professional Services	General contractor	EJCDC® C700-2013, Standard General Conditions of the Construction Contract	Consultant	Part One of multi-part agreement, 20 pp., terms and conditions, plus Exhibits: A. Consultant's Services B. Engineer's Responsibilities C. Payments to Consultant for Services D. Duties, Responsibilities and Limitations of Authority of Consultant's Resident Representative E. Consultant's Notice of Acceptability of Work F. Construction Cost Limit G. Insurance H. Dispute Resolution I. Limit of Liability J. Special Provisions K. Amendment to Engineer-Consultant Agreement	For use when consultant services are provided to the engineer by specialists who may be specialty engineers such as structural, mechanical or electrical as well as those who are not necessarily engineer such as archaeologists, surveyors, acoustical consultants, librarians, landscape architects, and accountants. <i>EJCDC does not offer a master services agreement between Engineer and Consultant, so we have repeated the standard Engineer-Consultant Agreement information here for reference</i>

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BID-BUILD OR CM/GC MASTER AGREEMENTS FOR CONSTRUCTION SERVICES							For providing services on a number of projects over a period of time
OWNER-CONTRACTOR							
AIA	AIA A121-2014	Standard Form of Master Agreement Between Owner and Contractor for Work Provided Under Multiple Work Orders	General contractor Multiple work order projects	To be determined in Work Orders	General Contractor	Part One of two-part agreement, 18 pp., terms and conditions plus Exhibit: A. Determination of Cost of Work E203-2013 for BIM and Digital Data Protocol	Intended for use when the Contractor's scope of Work will subsequently be specified through the use of one or more Work Orders
AIA	AIA A221-2014	Work Order for Use with Master Agreement between Owner and Contractor	General contractor Multiple work order projects	To be determined in Work Orders	General Contractor	Part Two of two-part agreement, 6 pp. Defines contractor's scope of work, contract time, contract sum, and other terms pertinent to the specific Work Order	Intended for use when the Owner and Contractor have entered into a Master Agreement

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
CONSTRUCTION MANAGEMENT – CM AS ADVISOR (CMa)							The construction manager acts as an independent adviser to the Owner
PROFESSIONAL SERVICES DESIGN AGREEMENTS							
AIA	AIA B132™-2009	Standard Form of Agreement, Between Owner and Architect, Construction Manager as Adviser Edition	Construction Management	A232™-2009 General Conditions for Construction Manager as Adviser	Construction Manager	One-part agreement, 23 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Construction management services are provided under a separate contract with the owner (C132™-2009) Also coordinates with A132™-2009 Owner/General Contractor Agreement Prior version: B141CMa™-1992
CONSTRUCTION MANAGER AGREEMENTS							
AIA	AIA C132™-2009	Standard Form of Agreement Between Owner and Construction Manager as Adviser	Construction Management	A232™-2009 General Conditions for Construction Manager as Adviser	Construction Manager	One-part agreement, 20 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Construction Manager is a single entity, separate and independent from the architect and the contractor, and acts solely as an adviser (CMa) to the owner Coordinates with Owner/Architect Agreement B132™-2009 and A132™-2009 Owner/General Contractor Agreement Prior version: B801CMa™-1992
AIA	AIA A132™-2009	Standard Form of Agreement, Between Owner and Contractor, Construction Manager as Adviser Edition	Construction Management	A232™-2009 General Conditions for Construction Manager as Adviser	Construction Manager	One-part agreement, 11 pp. plus Exhibit: A. Determination of Cost of Work Exhibit E203™-2013 for BIM and Digital Data Protocol	Basis of payment is either a stipulated sum or cost of work plus fee, with or without a guaranteed maximum price. In addition to the contractor and the architect, a construction manager assists the owner in an advisory capacity Coordinates with Owner/Architect Agreement B132™-2009 and Owner/CM-A Agreement C132™-2009 Prior version: A101CMa™-1992

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
CONSTRUCTION MANAGEMENT – CM AS CONSTRUCTOR (CMc)							General contractor and construction manager functions are merged and assigned to one entity. Also known as CMaR (Construction Management at Risk).
PROFESSIONAL SERVICES DESIGN AGREEMENTS							
AIA	AIA B133™-2014	Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition	Construction Management	A201™-2007 A133™-2009 A134™-2009	Construction Manager	One-part agreement, 22 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Construction Manager acts as adviser during preconstruction phase and then constructs the project on a Cost of Work Plus a Fee basis, either with or without a Guaranteed Maximum Price Architect provides contract administration services during construction phase.
ConsensusDocs	ConsensusDocs® 803-2007	Agreement Between Owner and Design Professional (Where a Construction Manager is acting as Owner's Agent)	Construction Management	Not defined	Coordinated with Owner and Construction Manager	One-part agreement, 22 pp. plus Exhibits: A. Owner's Program and other relevant data B. Direct Personnel Expense Rates C. Key Project Personnel D. Reimbursable Expenses E. Dispute Resolution Menu F. Schedule of Worksite Visits	Agreement Between Owner and Construction Manager (Construction Manager is Owner's Agent and Owner Enters Into All Trade Contractor Agreements) Developed to coordinate with ConsensusDocs' other Construction Manager agency forms, which outline indemnity provisions for the Construction Manager and trades
CONSTRUCTION MANAGER AGREEMENTS							
AIA	AIA A133™-2009	Standard Form of Agreement Between Owner and Construction Manager as Constructor, Cost of Work Plus Fee with a Guaranteed Maximum Price	Construction Management	A201™-2007	Construction Manager	One-part agreement, 28 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Construction Manager, in addition to serving as adviser to the owner, assumes financial responsibility for construction of the project Coordinates with B103™-2007, Owner-Architect Agreement for a Large or Complex Project Prior version: A121CMc™-2003
AIA	AIA A134™-2009	Standard Form of Agreement Between Owner and Construction Manager as Constructor, Cost of Work Plus Fee without a Guarantee Maximum Price	Construction Management/General Contractor	A201™-2007	Construction Manager	One-part agreement, 24 pp. Exhibit E203™-2013 for BIM and Digital Data Protocol	Construction Manager takes on responsibility for providing the means and methods of construction for a cost-plus-a-fee Coordinates with B133™-2014, Owner-Architect Agreement, Construction Manager as Constructor Edition Prior version: A131CMc™-2003
ConsensusDocs	ConsensusDocs® 830-2014	Standard Owner and Construction Manager as Agent Agreement (CM Provides General Condition Items)	Construction Management	Included	Construction Manager	One-part agreement, 29 pp. plus Exhibits: A. Construction Schedule B. Scope of Services C. Owner's Program D. Schedule of Salaries or Wages E. General Conditions	Construction Management agreement when the Owner awards all trade contracts
ConsensusDocs	ConsensusDocs® 831-2014	Standard Owner and Construction Manager (CM Agent does not provide General Conditions Items)	Construction Management	Not defined	Construction Manager	One-part agreement, 28 pp. plus Exhibits: A. Construction Schedule B. Scope of Services C. Owner's Program D. Reimbursable Items	An alternate form of Construction Management contracting where the Construction Manager does not provide the General Condition Items

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
PROGRAM MANAGEMENT PROFESSIONAL SERVICES AGREEMENTS							Program Manager acts as advisor, managing resources and relationships necessary for a building or a number of buildings
AIA	AIA C171™-2013	Standard Form of Agreement Between Owner and Program Manager for use in a Multiple Project Program	General contractor or other	Not defined	Owner and Program Manager	One-part agreement, 17 pp. E203–2013™ for BIM and Digital Data Protocol	Agreement between owner and program manager who oversees the development and implementation of the owner's program Creates a program management plan to describe the scope of the program and related requirements Manages program related information across the multiple projects in the program Develops a program-wide budget and schedule Establishes quality control guidelines May be used for single projects as well Prepared for use with AIA-B171™ Owner/Design Manager Agreement and AIA-B172™ Owner/Architect of Record Agreement
AIA	AIA C172™-2014	Standard Form of Agreement Between Owner and Program Manager for use on a Single Project	General contractor or other	A201™-2007	Owner and Program Manager	One-part agreement, 19 pp. E203–2013, for BIM and Digital Data Protocol	Agreement between owner and program manager for use on a single project Program manager creates a program management plan to describe the project scope and related requirements, manages project-related information, develops a budget and schedule, and establishes quality control guidelines Cost estimating and construction administration services may be selected as additional services
AIA	AIA B171™-2013	Standard Form of Agreement Between Owner and Design Manager for use in a Multiple Project Program	General contractor or other	A201™-2007	Owner and Program Manager	One-part agreement, 17 pp. E203™–2013, for BIM and Digital Data Protocol	Agreement between owner and design manager where design management services are provided under a separate contract with the owner The design manager assists the owner and the program manager in developing and establishing the owner's program and provides limited architectural services for each project in the program The design manager develops design standards and then performs schematic design and design development architectural services for each project in the program in order to develop a transfer package to be provided to the architect(s) of record Coordinates with C171™-2013, Owner/Program Manager Agreement
AIA	AIA B172™-2013	Standard Form of Agreement Between Owner and Architect for Architect of Record Services	General contractor or other	A201™-2007	Not defined	One-part agreement, 20 pp. E203™–2013, for BIM and Digital Data Protocol	Agreement between the owner and an architect who is separate and independent from the program manager and design manager, and who has a role and responsibilities as architect-of-record

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
PROGRAM MANAGEMENT PROFESSIONAL SERVICES AGREEMENTS (continued)							Program Manager acts as advisor, managing resources and relationships necessary for a building or a number of buildings
EJDC	EJDC® E-582 2004	Agreement Between Owner and Program Manager	General contractor or other	Not defined	Per scope agreement in Exhibit A	One-part agreement; 15 pp. plus Exhibits: A. Engineer's Services B. Reserved C. Payments to Program Manager for Services and Reimbursable Expenses D. Reserved E. Reserved F. Reserved G. Insurance H. Dispute Resolution I. Reserved J. Special Provisions K. Amendment to Owner-Program Manager Agreement	Used when owner engages a Program Manager to assist with management of a program comprised of multiple projects
ConsensusDocs	ConsensusDocs® 800-2011	Standard Form of Program Management Agreement and General Conditions Between Owner and Program Manager	General contractor or other	Not defined	Coordinated with Owner and Design Consultant	One-part agreement , 43 pp.	Agent program manager, not at risk, who can take the place of Owner's facilities staff, and may oversee a project delivery accomplished under a variety of methods Provides a scope of services presented in a matrix to be used as a menu for the parties to assign duties
ConsensusDocs	ConsensusDocs® 810-2007	Standard Form of Agreement Between Owner and Owner's Representative	General contractor or other	Not defined	Owner's Rep or others	One-part agreement, 13 pp.	Agreement between an Owner and a person/ entity acting as an Independent Contractor, who shall serve as the Owner's authorized representative for a specific project Assumes that the Owner will retain both an Design Professional and a Contractor

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BUILD DELIVERY							Owner contracts with single entity for both design and construction services.
OWNER – DESIGN BUILDER							
AIA	AIA A141™-2014	Agreement Between Owner and Design-Builder	Design-Build	Included	General Contractor	Two-part agreement between Owner and Design-Builder, 34 pp. plus Exhibits: A. Design-Build Amendment that is executed when the Owner and Design-Builder have agreed on the Contract Sum B. Insurance and Bonds C. Sustainable Projects E203™-2013 for BIM and Digital Data Protocol	Design-Builder develops a Preliminary Design and then provides a Contract Sum proposal to Owner Owner and Design-Builder execute the Design-Build Amendment to establish the Contract Sum AIA G742™-2015, Application and Certificate for Payment for a Design-Build Project AIA G743™-2015, Continuation Sheet for a Design-Build Project, to break the contract sum into portions of the work in accordance with a schedule of values
AIA	AIA A145™-2015	Agreement Between Owner and Design-Builder for a One or Two Family Residential Project	Design-Build	Included	Design-Builder	One-part agreement, 15 pp. plus Exhibit: A. Design-Build Amendment executed when the Owner and Design-Builder have agreed on the Contract Sum	Intended to be used for a one- or two-family residential project and is a streamlined document developed to meet the needs of residential owners and design-builders
EJCDC	EJCDC® D-510 2009	Standard Form of Agreement Between Owner & Design/Builder for Preliminary Services	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 12 pp. plus Exhibits: A. Design-Builder's Services B. Owner's Responsibilities C. Payments to D-B for Services and Reimbursable Expenses D. Insurance E. Proposal Form F. Reserved G. Insurance H. Dispute Resolution I. Resolution of Risk J. Special Provisions	Sets the basic duties and responsibilities between owner and design/builder for preliminary services Covers standards of performance, use of documents, electronic media, study and design phase insurance, and dispute resolution
EJCDC	EJCDC® D-520 2009	Standard Form of Agreement Between Owner & Design/Builder, Stipulated Price	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 7 pp.	Use when compensation is based on lump sum payment, unit price, or both
EJCDC	EJCDC® D-525 2009	Suggested Form of Agreement Between Owner & Design/Builder on Cost-Plus Basis	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 13 pp.	Similar in format and outline to EJCDC® D-520, this document applies to agreements between owners and design/builders based on the cost of the work plus a fee, with a provision for a guaranteed maximum price
ConsensusDocs	ConsensusDocs® 400-2011	Preliminary Agreement Between Owner and Design-Builder	Design-Build	ConsensusDocs® 410 (GMP) or ConsensusDocs® 415 (Lump Sum)	Design-Builder	One-part agreement, 7 pp.	Intended to be used to take the project through schematic design only

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BUILD DELIVERY (continued)							Owner contracts with single entity for both design and construction services.
OWNER – DESIGN BUILDER (continued)							
ConsensusDocs	ConsensusDocs® 410-2011	Agreement and General Conditions Between Owner and Design-Builder (Cost of Work Plus Fee with GMP)	Design-Build	Included	Design-Builder	One or two-part agreement, 37 pp. plus Exhibits: 1. Agreement establishing fast track approach and schedule 2. Labor relations	May be used as a follow-up document to ConsensusDocs® 400 or as a stand-alone document that addresses the entire design-build process
ConsensusDocs	ConsensusDocs® 415-2011	Agreement and General Conditions Between an Owner and Design-Builder (Lump Sum)	Design-Build	Included	Design-Builder	Two part agreement (use with ConsensusDocs® 400), 30 pp. plus Exhibits: 1. Labor relations	Intended as a follow-up document to ConsensusDocs® 400, assuming the Owner's program or other project information includes schematic design documents
DBIA	DBIA 525-2010	Standard Form of Agreement Between Owner and Design-Builder - Lump Sum	Design-Build	DBIA 535, Standard Form of General Conditions of Contract Between Owner and Design-Builder	Design-Builder	One part agreement, 13 pp. plus: Insurance Exhibit	Used when the parties intend that Owner pay Design-Builder a lump sum fixed price for the completion of all design and construction services
DBIA	DBIA 520-2010	Standard Form of Preliminary Agreement Between Owner and Design-Builder	Design-Build	Included	Design-Builder	One part agreement, 8 pp. plus Exhibits: A. Additional Services B. Interim milestone dates C. GMP or if Lump Sum, Deviation List	For preliminary services only, not for construction services, and used when Owner decides not to contract for the complete design and construction at one time
DBIA	DBIA 530-2010	Standard Form of Agreement Between Owner and Design-Builder - Cost Plus Fee with an Option for a Guaranteed Maximum Price	Design-Build	DBIA 535, Standard Form of General Conditions of Contract Between Owner and Design-Builder	Design-Builder	One part exhibit, 19 pp. plus Exhibits: GMP Insurance Other Exhibits may include: Performance standard requirements Performance incentive arrangements Markup exhibits Allowances Unit prices Offsite reimbursable personnel	Used when Owner will pay Design-Builder the Cost of the Work plus a Fee, with or without a Guaranteed Maximum Price ("GMP")

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BUILD DELIVERY (continued)							Owner contracts with single entity for both design and construction services.
DESIGN BUILDER – CONTRACTOR/SUBCONTRACTOR							
AIA	AIA A142™-2014	Standard Form of Agreement Between Design-Builder and Contractor	Design-Build	Included	General Contractor	One-part agreement, 12 pp and four Exhibits: A. Terms and Conditions B. Insurance and Bonds C. Preconstruction Services D. Determination of the Cost of the Work E203-2013 for BIM and Digital Data Protocol	Obligates contractor to perform work in accordance with the contract documents and requires the parties to select the payment type from three choices: (1) Stipulated Sum, (2) Cost of the Work Plus Design-Builder's Fee, and (3) Cost of the Work Plus Design-Builder's Fee with a Guaranteed Maximum Price
EJCDC	EJCDC® D521-2009	Suggested Form of Sub-agreement Between Design/Builder & Subcontractor, Stipulated Price	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 13 pp. plus Exhibits: A. Subcontractor's Proposal B. Performance Bond C. Payment Bond	Provides for compensation on basis of lump sum payment, unit price, or both, for sub-agreements between design/builders and subcontractors
DESIGN BUILDER – ARCHITECT OR ENGINEER OR SUBCONTRACTOR							
AIA	AIA B143™-2014	Agreement Between Design-Builder and Architect	Design-Build	A142™-2014	Architect	One-part agreement, 26 pp E203™-2013 for BIM and Digital Data Protocol	Does not provide a fixed scope of architect's services, but instead includes an extensive menu of services from which Owner and Architect may select Prior version: B901™-1996
EJCDC	EJCDC® D-505 2009	Standard Form of Sub-agreement Between Design/Builder & Engineer for Design Professional Services	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 16 pp. plus Exhibits: A. Engineer's Services B. Design-Builder's Responsibilities C. Payments to Engineer for Services and Reimbursable Expenses D. Insurance E. Dispute Resolution F. Allocations of Risk G. Special Provisions	For retention of an engineer to provide design professional services
EJCDC	EJCDC® D-526 2009	Suggested Form of Sub-agreement Between Design/Builder & Subcontractor, Cost Plus	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 11 pp. plus Exhibits: A. Subcontractor's Proposal B. Performance Bond C. Payment Bond	Similar in format and outline EJCDC® D-521, this document provides for compensation based on the cost of the work plus a fee, with a provision for a guaranteed maximum price
ConsensusDocs	ConsensusDocs® 420-2011	Standard Agreement Between Design-Builder and Design Professional	Design-Build	ConsensusDocs® 410 (GMP) or ConsensusDocs® 415 (Lump Sum)	Design-Builder	One-part agreement, 20 pp. plus Exhibits: A. Standard Form of Design-Build Agreement and General Conditions Between Owner and Design-Builder B. Owner's Program, Design-Builders Schedule and Estimate and other relevant information C. Direct Personnel Expense Rates D. Key Project Personnel E. Reimbursable Expenses	Delineates the respective rights and responsibilities of the Design-Builder and Design Professional.

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
DESIGN-BUILD DELIVERY (continued)							Owner contracts with single entity for both design and construction services.
DESIGN BUILDER – ARCHITECT OR ENGINEER OR SUBCONTRACTOR (continued)							
ConsensusDocs	ConsensusDocs® 422-2014	Standard Agreement Between Design-Builder And Design Professional For Federal Projects	Design-Build	ConsensusDocs® 410 (GMP) or ConsensusDocs® 415 (Lump Sum)	Design-Builder	One-part agreement 21 pp. plus Exhibits: A. The Prime Contract Between Government and Design-Builder B. Government's Program, if separate from the Prime Contract, Design-Builder's schedule and estimate, and any other relevant information C. Existing Contract Documents D. Direct Personnel Expense Rates E. Key Project Personnel F. Reimbursable Expenses G. Other Additional Services H. Flow-down of FAR Clauses I. Small Business Size and Status Certification	Agreement and terms and conditions for a Design-Builder to contract for the services of a design professional for projects where the owner is the federal government
DBIA	DBIA 540-2010	Standard Form of Agreement Between Design-Builder and Designer	Design-Build	DBIA 535, Standard Form of General Conditions of Contract Between Owner and Design-Builder	Design-Builder	One-part agreement, 27 pp. plus Exhibits: Insurance Government approvals and permits Site visit frequency Additional services Basis for compensation through all phases	Sets forth the terms and conditions under which the design for the Project and other design services during the construction phase of the Project will be performed
OWNER – OWNER'S CONSULTANT							
EJCDC	EJCDC® D-500 2009	Standard Form of Agreement Between Owner & Owner's Consultant for Design Professional Services on Design-Build Projects	Design-Build	EJCDC® D-700 EJCDC® D-520 EJCDC® D-500	General Contractor	One-part agreement, 19 pp. plus Exhibits: a. Owner's Consultant Services B. Owner's Responsibilities C. Payments to Owner's Consultant for Services and Reimbursable Expenses D. Duties, Responsibilities and Limitations of Authority of Resident Project Representative E. Insurance F. Dispute Resolution	Sets the duties and responsibilities of an engineer who provides services directly to the owner, such as study and report phase services, preparation of RFP, review of design/builder's drawings and specifications, and construction administration services
DBIA	DBIA 501-2010	Standard Form of Contract for Design-Build Consultant Services	Design-Build	Not defined	Not defined	One-part agreement, 12 pp.	Designed for use by an Owner who engages a criteria professional/owner's consultant to assist in the selection of a design builder using the competitive selection process Also provides for the retention of the consultant after selection and award of a design build contract, to assist during the design and construction phase

Organization	Document ID Number	Title	Delivery Method and Project Type	General Conditions and Construction Contracts	Cost Estimating Responsibility	Format and Exhibits	Notes
INTEGRATED PROJECT DELIVERY (IPD)							A multi-party, team-based approach where the entire project team is equally (or similarly) incentivized to collaborate and achieve common goals
AIA	AIA A195™-2008	Standard Form of Agreement Between Owner and Contractor for Integrated Project Delivery	Integrated Project Delivery	A295™-2008 (Gen. Cond. Of the Contract for IPD)	General Contractor	One-part agreement, 11 pp. Plus Exhibits: A. Guaranteed Maximum Price Amendment E203™-2013 for BIM and Digital Data Protocol	A195™-2008 provides the business terms and conditions unique to the agreement between the owner and contractor, such as compensation details and licensing of instruments of service Contractor provides a Guaranteed Maximum Price
AIA	AIA B195™-2008	Owner/Architect Agreement for Integrated Project Delivery	Integrated Project Delivery	A295™-2008 (Gen. Cond. Of the Contract for IPD)	General Contractor	One-part agreement, 8 pp. Architect's Scope of Service Document E203™-2013 for BIM and Digital Data Protocol	B195™-2008 primarily provides only the business terms unique to the agreement between the owner and architect, such as compensation details and licensing of instruments of service B195™ does not include the specific scope of the architect's service
AIA	AIA A295™-2008	General Conditions of the Contract for Integrated Project Delivery	Integrated Project Delivery	Included	General Contractor	One-part agreement, 45 pp. E203™-2013 for BIM and Digital Data Protocol	A295™-2008 establishes the duties of the owner, architect and contractor, and sets forth in detail how they will work together through each phase of the project. A295™ requires building information modeling
AIA	AIA C191™-2009	Standard Form Multi-Party Agreement for Integrated Project Delivery	Integrated Project Delivery	A295™-2008 (Gen. Cond. Of the Contract for IPD)	General Contractor	One-part agreement, 18 pp. plus Exhibits: A. General Conditions B. Legal Description C. Owner's Criteria D. Target Criteria Amendment	C191™-2009 provides framework for a collaborative environment, in which all the parties jointly establish cost and performance goals. The compensation model is goal-oriented, and provides financial incentives. The non-owner parties are compensated on a cost-of-the-work basis.
AIA	AIA C195™-2008	Standard Form Single Purpose Entity Agreement for Integrated Project Delivery	Integrated Project Delivery	A295™-2008 General Conditions Of the Contract for Integrated Project Delivery C197™-2008, Standard Form of Agreement Between Single Purpose Entity and Non-Owner Member for Integrated Project Delivery C199™-2010, Standard Form of Agreement Between Single Purpose Entity and Contractor for Integrated Project Delivery	Single Purpose Entity	One-part agreement, 18 pp, plus Exhibits: A. Legal Description of the Project B. Owner's Criteria C. Member Agreements D. Work plan E. Target Cost Amendment F. E203™-2013 for BIM and Digital Data Protocol	A single purpose entity (SPE) agreement is established through which the key project participants each become members of a limited liability company whose sole purpose is to design and construct a project utilizing IPD in a collaborative environment Separate agreements are established with the owner, the architect, construction manager, other non-owner members, and with non-member consultants and contractors The compensation model in the non-owner member agreements is goal-oriented and provides financial incentives
ConsensusDocs	ConsensusDocs® 300-2007	Tri-Party Agreement for Integrated Project Delivery	Integrated Project Delivery	ConsensusDocs® 410 (GMP) or ConsensusDocs® 415 (Lump Sum)	GC provides cost estimate used to develop target cost estimate further developed by Owner, Constructor and Designer and then submitted for approval by the Management Group	One-part agreement, 47 pp. plus Exhibits: A. Project description B. Key project personnel C. Designer's and designer's consultants scope of services D. Constructor's insurance including limits of liability E. Designer's insurance and limits of liability	A standardized IPD agreement in which the Owner, Designer and Constructor all sign the same agreement

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PUBLIC PRIVATE PARTNERSHIP (P3)							Public entity partners with a private entity for the purpose of delivering public infrastructure or building. The private entity typically will design, build, finance, maintain and/or operate the facility for a set number of years, agree to meet specified performance criteria in exchange for lease payments. At the end of the specified period, ownership and operations of the facility is assumed by the public entity
EJDCD	EJDCD® P3-508	Public-Private Partnership Agreement	Design-Build	EJDCD® D-700 (or modification)	Private Entity	One-part agreement, 30 pp, plus Exhibits tbd	Provides a template that informs the parties of issues for consideration in finalizing a specific agreement for a public-private partnership