

AIA DOCUMENTS

(Needed Deletions to Various Construction Contracts)

When parishes enter into a contract for a major renovation or remodeling project of parish facilities or for the construction of a new building, a contract is signed with the general contractor. In most instances, the contract required is a standard contract prepared by the American Institute of Architects. Two of the most common standard contracts are the AIA Document A201 and AIA Document A107. There are also many other AIA contracts.

From an insurance and indemnification standpoint, the standard documents are written in favor of the contractor and/or sub-contractor. Fortunately, the contracts can be altered to make them more equitable for parishes.

Attached is a contract which allows for changes to be made to various AIA contracts. Please note the changes are only intended to address insurance and indemnification concerns. Other areas of the contract should be reviewed on behalf of the parish by a qualified attorney, and the Arch/Diocesan Building Office.

Please check the box next to the AIA document which is being utilized. Checked boxes will denote the deletion and/or modification of the corresponding AIA contract as shown below.

ADDENDUM/CHANGES TO AIA CONTRACT

Owner and Contractor agree that changes outlined will be binding and alter the corresponding AIA contracts. Both Owner and Contractor agree the Addendum will supersede any other contractual language.

- AIA Document A201 – 1987 edition
General Conditions of the Contract for Construction
Delete:
 - 10.1.4 Second from last sentence (beginning with “regardless of whether or not...”)
 - 11.3.1 Second half of first sentence (beginning after semicolon with “This insurance shall...”)
 - 11.3.2 Entire paragraph
 - 11.3.3 Entire paragraph
 - 11.3.5 Entire paragraph
 - 11.3.7 Entire paragraph

- AIA Document A201 – 1997 edition
General Conditions of the Contract for Construction
Delete:
 - 10.3.3 The word “sole” from the last sentence
 - 11.3.3 Entire paragraph
 - 11.4.1 Last sentence only (beginning with “This insurance shall...”)
 - 11.4.2 Second half of first sentence (beginning after semicolon with “This insurance shall...”)
 - 11.4.3 Entire paragraph
 - 11.4.5 Entire paragraph
 - 11.4.7 Entire paragraph

- AIA DOCUMENT A107 – 1987 edition
Abbreviated Form of Agreement Between Owner and Contractor
for Construction Projects of Limited Scope
Delete:
 - 17.2 Last sentence only (beginning with “The Contractor shall...”)
 - 17.3 Last sentence only (beginning with “This insurance shall...”)
 - 17.6 Entire paragraph

- ☐ AIA Document A107 – 1997 edition
Abbreviated Standard Form of Agreement Between Owner and Contractor for Construction Projects of Limited Scope
Delete:
 - 16.3.3 Entire paragraph
 - 16.4.1 Last sentence only (beginning with “this insurance shall...”)
 - 16.5.1 Entire paragraph

- ☐ AGC Document 410 – 1993 edition
Standard Form of Design – Build Agreement and General Conditions Between Owner and Contractor
Delete:
 - 11.5.1 Second sentence only (beginning with “This insurance shall...”)
 - 11.5.3 Entire paragraph
 - 11.5.4 Entire paragraph
 - 11.6.1 Entire paragraph
 - 11.7.1 Entire paragraph
 - 11.7.2 Entire paragraph

- ☐ AGC Document 415 – 1993 edition
Standard Form of Design – Build Agreement and General Conditions Between Owner and Contractor
Delete:
 - 10.1.2 Entire paragraph
 - 10.5.1 Contractor, Architect/Engineer, Subcontractors and Sub subcontractors from the second sentence in lines two and three
 - 10.5.4 Contractor, Architect/Engineer, Subcontractors and Sub subcontractors from the first sentence in lines one and two and the entire last sentence (beginning with “Exposures of the...”)
 - 10.5.5 Last sentence only (beginning with “If the Contractor...”)
 - 10.7.1 Entire paragraph
 - 10.7.2 Entire paragraph

- ☐ AIA Document A191 – Electronic Format – 1996 edition
Standard Form of Agreements Between Owner and Design/Builder
Delete:
 - 7.2.1 Last sentence only (beginning with “The Design/Builder shall...”)
 - 7.3.1 Last sentence only (beginning with “This insurance shall...”)
 - 7.3.3 Entire paragraph
 - 7.3.4 Last sentence only (beginning with “This insurance shall...”)
 - 7.3.8 Entire paragraph
 - 7.4.1 Entire paragraph

- ☐ AIA Document B141 – 1987 edition
Standard Form of Agreement Between Owner and Architect
Delete:
 - 9.4 Entire paragraph

- AIA Document B141 — 1997 edition
Standard Form of Agreement Between Owner and Architect with
Standard Form of Architects Services
Delete:
1.3.6 Entire paragraph
1.3.7.4 Entire paragraph

- AIA Document B151-1997 edition
Abbreviated Standard Form of Agreement Between Owner and Architect
Delete:
9.4 Entire paragraph

CONTRACTOR:

PARISH:

(PARISH is understood to include the Arch/Diocese of _____)

BY:

BY:

NAME

NAME

DATE

DATE

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