

AIA DOCUMENT A107-1997

Abbreviated Standard Form of Agreement Between Owner and Contractor for Construction Projects of Limited Scope where the basis of payment is a STIPULATED SUM

GENERAL INFORMATION

PURPOSE. AIA Document A107-1997, an abbreviated form, is intended for use on construction projects of limited scope where the basis of payment is a stipulated sum (fixed fee) and where the complexity and length of AIA Documents A107-1997, Owner-Contractor Agreement, and A201-1997, General Conditions of the Contract for Construction, are not required.

RELATED DOCUMENTS. This document contains abbreviated general conditions, and is not intended to be used with a separate general conditions document. A107-1997 is used as one part of the Contract Documents that record the Contract for Construction between the Owner and Contractor. The other Contract Documents are:

- Supplementary Conditions
- Drawings
- Specifications
- Modifications

Although the AIA does not produce standard documents for Supplementary Conditions, Drawings or Specifications, a variety of model and guide documents are available, including AIA's MASTERSPEC and AIA Document A901, Guide for Supplementary Conditions.

If AIA Document A107-1997 is to be used on a project with AIA Document A901-1997, B101-1997, B102-1997, B103, B104, B107, B107.1, C101-1997 or C102-1997, appropriate modifications should be made with the assistance of legal and insurance counsel. Such modifications will be needed because each of these documents reference AIA Document A201, General Conditions of the Contract for Construction, while A107-1997 contains its own general conditions.

DISPUTE RESOLUTION—MEDIATION AND ARBITRATION. This document contains provisions for mediation and arbitration of claims and disputes. Mediation is a non-binding process, but is mandatory under the terms of this agreement. Arbitration is mandatory under the terms of this agreement and binding in most states and under the Federal Arbitration Act. In a minority of states, arbitration provisions relating to future disputes are not enforceable but the parties may agree to arbitrate after the dispute arises. Even in those states, under certain circumstances (for example, in a transaction involving interstate commerce), arbitration provisions may be enforceable under the Federal Arbitration Act.

The AIA does not administer dispute resolution processes. To submit disputes to mediation or arbitration or to obtain copies of the applicable mediation or arbitration rules, write to the American Arbitration Association or call (800) 778-7879. The American Arbitration Association may also be contacted at <http://www.adr.org>.

WHY USE AIA CONTRACT DOCUMENTS? AIA contract documents are the product of a consensus-building process aimed at balancing the interests of all parties on the construction project. The documents reflect actual industry practices, not theory. They are state-of-the-art legal documents, regularly revised to keep up with changes in law and the industry—but they are written, as far as possible, in everyday language. Finally, AIA contract documents are flexible: they are intended to be modified to fit individual projects, but in such a way that modifications are easily distinguished from the original, printed language.

For further information on the AIA's approach to drafting contract documents, see AIA Document A191, Document Drafting Principles.



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INSTRUCTIONS

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of Architects
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The Architect's Handbook of Professional Practice Joseph A. Demkin, The American Institute of Architects, 2001 CD ROM contains Samples of all AIA contract documents **Legal Guide to AIA Documents** Werner Sabo, 2008-01-01 Legal Guide to AIA Documents Fifth Edition is a current comprehensive and practical resource to help you master and use the construction industry contract terms set forth by the various agreements between owners contractors and architects This new Fifth Edition delivers complete coverage of the following key AIA Documents AIA Document A101 Standard Form of Agreement between Owner and Contractor and Stipulated AIA Document A201 General Conditions of the Contract for Construction AIA Document B101 Owner Architect Agreement for Basic Services and Large Projects AIA Document B103 Owner Architect Agreement for Basic Services and X Large Projects AIA Document B104 Standard Form of Agreement between Owner and Architect and Project of Limited Scope Medium Projects Designed to help you draft agreements that best protect your clients and interests in every situation Legal Guide to AIA Documents Fifth Edition provides Accurate and practical clause by clause analysis and enabling you to gain greater understanding of every AIA document provision Invaluable alternate language and allowing you to customize agreements to meet the requirements of specific circumstances Guidance you need to negotiate language clauses and terms in contracts between architects and owners and owners and contractors Legal Guide to AIA Documents Fifth Edition also includes in depth cross references to every other important document throughout The author highlights all the changes from the 1997 forms to the 2007 forms and identifies where issues are most likely to arise as a result of these recent changes [The American Institute of Architects Official Guide to the 2007 AIA Contract Documents](#) American Institute of Architects, 2009-03-23 No other contracts are more widely used in the construction industry than the American Institute of Architects standard forms The American Institute of Architects Official Guide to the 2007 AIA Contract Documents offers unparalleled insight into the AIA's extensive portfolio of contract documents helping the reader understand the forms and how to implement them This guide is divided into two parts Part One The AIA Standard Documents examines the role of AIA Contract Documents their history and how the documents are written and updated It also reviews the educational and supporting resources that are part of the AIA's contract documents program Part Two The AIA Documents Companion describes agreements in detail including the purpose and rationale for provisions Separate chapters cover the owner contractor contractor subcontractor owner architect and architect consultant agreements The guide concludes with a chapter describing pivotal legal cases that have helped shape and interpret AIA contracts Samples of the most commonly used contracts are in print in the appendix and an accompanying CD ROM has samples of all AIA Contract Documents in PDF format for Mac and PC computers that released in 2007 as well as the Integrated Project Delivery Family of documents that released in 2008 This book is invaluable for construction project owners attorneys contractors subcontractors design professionals and others involved in the procurement management and

delivery of building projects It is also recommended for students and young professionals seeking a degree certification or licensure Construction Law ,1986 **Construction & the Law** James Acret,2001 **Construction Process Planning and Management** Sidney M Levy,2009-09-24 By their very nature construction projects can create seemingly endless opportunities for conflict Written by a best selling author with over 40 years of experiences in the construction and general contracting business Construction Process Planning and Management provides you with the necessary tools to save time and money on your construction project In this book Sid Levy provides valuable advice for avoiding or working through the common problems that are a result of the long term nature of construction projects failure to select a project delivery system appropriate to the project incomplete drawing and specifications unrealistic scheduling poor communication and coordination among participants and inadequate contract administration From project genesis through design development to contractor and contract selection on to construction oversight punch list and successful project close out this book will point out those pitfalls to avoid and offer practical advice at every step along the way Administer the general construction process including solicitation of contractor s qualifications pre qualify bidders comparative analysis of bid packages recommendation for contract award contract document negotiation and documentation of job change orders Provide Project Planning and on site management and coordination of all construction projects Ensure compliance of building construction rules and regulations and collaborate with chief engineers to monitor quality of construction Conduct technical plan review of construction documents and submit written responses identifying required corrections or changes Design implement and oversee Company standards for construction policies practices and processes **The Fleecing of the American Subcontractor** Maurice F. Ellison Jr. LLC,2009-07 Renovate to Riches Mike Dulworth,Teresa Goodwin,2003-12-19 Turn weekend home improvement projects into big money Did you know you and your spouse can sell your home every two years and pay no taxes on profits up to 500 000 It s true In fact you should think of your home as an investment as much as a place to live Simple renovations can dramatically increase the value of your home and you can undertake most of them on your own and in your spare time Renovate to Riches shows you how to turn your sweat into equity and your home into a moneymaker Millions of people across America are making their do it yourself weekend projects pay off and you can too This straightforward guide will show you how to secure financing for your home accomplish the renovations that add the most value and get the highest price when you sell It shows you how to design your own custom plan for creating wealth over five ten or even twenty years and includes detailed case studies that help you avoid common mistakes Renovate to Riches also includes An explanation of complicated federal tax codes Tips on finding great homes at bargain prices Advice on financing options Which renovations add the most value Professional guidance on interior design landscaping and other home improvement projects Which projects you should be able to handle yourself and which will require a professional contractor How to work with contractors and keep it cheap Practical advice from the experts real estate agents brokers and bankers tax

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Construction Contracts Jimmie Hinze,2001 Written in layman s terms this all you need to know text focuses on the most important aspect of contract administration Covers many legal issues related to construction law and provides essential background material about fundamentals Examples of filled out documents help clarify the key points

Handbook of Green Building Design and Construction Sam Kubba,2016-10-15 Handbook of Green Building Design and Construction LEED BREEAM and Green Globes Second Edition directly addresses the needs of building professionals interested in the evolving principles strategies and concepts of green sustainable design Written in an easy to understand style the book is updated to reflect new standards to LEED In addition readers will find sections that cover the new standards to BREEAM that involve new construction Infrastructure data centers warehouses and existing buildings Provides vital information and penetrating insights into three of the top Green Building Codes and Standards applied Internationally Includes the latest updates for complying with LEED v4 Practices and BREEAM Presents case studies that draws on over 35 years of personal experience from across the world

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