

AIA® Contract Document Families

AIA documents are grouped into "families" according to project type or delivery method. The documents within each family provide a consistent structure and text base to support the major relationships on a design and construction project. Understanding these family groupings will help you select the most appropriate standard forms to use on your project.

DOCUMENT FAMILY	TYPE OF PROJECT	DESCRIPTION	SIZE
Conventional (A201™) Family A101™, A107™, A111™, A114™, A201™, A201™SC, A401™, A701™, B141™, B144™ARCH-CM, B151™, B163™, B181™, B188™, B352™, B727™, C141™, C142™, C727™, C801™	When the owner's project is divided into separate contracts for design (with the architect) and for construction (with one or more contractors), it may be appropriate to use the A201 family.	This is the most commonly used family of documents since it is suitable for the conventional delivery approach of sequential design-award-build.	Small to large projects
Small Projects Family A105™, A205™, B155™	The Small Project family may be appropriate when a project is small, straightforward in design, of short duration (less than one year from start of design to completion of construction), without delivery complications such as competitive bidding, and project team members already have working relationships.	This family is suitable for small projects such as residential and other projects of relatively low cost and brief duration.	Small projects
Construction Manager-Adviser (CMa) Family A101™CMa, A201™CMa, A511™CMa, B141™CMa, B801™CMa, G701/CMa™, G702/CMa™, G704/CMa™, G714/CMa™, G722™CMa, G723™CMa	When the owner's project incorporates a fourth prime player on the construction team (other than the owner, architect, and contractor) to act as an independent adviser on construction management (CM) matters through the course of both design and construction, use of the CM-Adviser family may be appropriate.	The Construction Manager-adviser (CMa) approach, in theory, enhances the level of expertise applied to managing a project from start to finish. In its purest form this approach preserves the CMa's independent judgment, keeping that individual from being influenced by any monetary interest in the actual labor and materials incorporated in the construction work.	Small to large public and private sector projects
Construction Manager-Constructor (CMc) Family A121™CMc, A131™CMc	When the owner's project employs a construction manager who will complete the construction and also provide construction management services, use of the CM-Constructor family may be appropriate.	Under the CM-constructor arrangement, the functions of contractor and construction manager are merged and assigned to one entity that may or may not give a guaranteed maximum price, but who typically assumes control over the construction work by direct contracts with the subcontractors.	Small to large private sector projects
Interiors Family A175™, A275™, A771™, B171™, B175™	Documents in the Interiors family are appropriate for Furniture, Furnishings and Equipment (FF&E) procurement services and for FF&E procurement combined with interior design and construction services.	The interiors documents procure FF&E under a contract separate from design services, preserving the architect's independence from any monetary interest in the sale of those goods. These documents are not suitable for construction work, such as major tenant improvements, except that B171™ may be used as the owner-architect agreement for the design of both FF&E and architectural interiors.	Small to large tenant projects
International Family B611™, B621™	These documents are for use by U.S. architects working on projects located in foreign countries.	Because U.S. architects usually are not licensed in the foreign country where a project is located, these agreements identify the U.S. architect as a consultant, rather than an architect.	Small to large projects
Design/Build Family A141™, A142™, B142™, B143™, G704™DB	The Design/Build Family of documents are used for projects where the project delivery method is design/build.	In design/build project delivery, the owner enters into a contract with a design/builder who is obligated to design and construct the project. The design/builder then enters into contracts with architects and construction contractors as needed.	Small to large projects