

MIT Campus Construction, Campus Planning & Facilities - Contract Forms

DRAFT

	<u>AIA Contract Forms</u>	<u>USED FOR ALL PROJECTS MORE THAN \$5.0 Million</u>	<u>Notes</u>
(1)	A101 - Construction Lump Sum	To Bid Hard Money Projects	
(2)	A201 - General Conditions	Terms & Conditions of Construction for Lump Sum & GMP Work	
(3)	A133 - Construction Management GMP	Pre-construction Services + Setting of CM Fee	
(4)	Limited Scope of Work Letter Prior to GMP	To release Early Lead Items before Negotiation of GMP	
(5)	A133 - GMP Exhibit A	To establish the Guaranteed Maximum Amount & Schedule	
(6)	A141 - Design-Builder Construction	Agreement with Design Builder	Used on a single project, completed in 2011 (W1 Rehab)
(7)	A141 - Exhibit A Exhibit A-1 - Terms & Conditions	Plus Sample Agreement Between Design-Builder & Architect (B143)	Used on a single project, completed in 2011 (W1 Rehab)
(8)	A141 - Exhibit B - Determination of GMP	Determination of Cost of the Work as GMP under a Owner/Design Builder Contract	Used on a single project, completed in 2011 (W1 Rehab)
(9)	B101 - Architect Agreement	Used for all Projects with Construction Budget > \$5.0 M.	
	MASTER AGREEMENTS	USED FOR ALL PROJECTS LESS THAN \$5.0 Million	
(10)	Master Design Agreement (MDA)	Established Terms & Conditions + Hourly Rates, No Scope, Schedule or Budget	
(11)	Master Design Agreement - Amendment 1	Office & Classroom Pre-Priced Terms, Conditions + Standard Scope & Pricing	
(12)	Master Design Agreement - Amendment 2	Lab Pre-Priced Terms, Conditions + Standard Scope & Pricing	
(13)	MDA - Standard Release	To Release Scope, Schedule & Budget Under an MDA (& Change Orders Pending eBuilder discussion)	
(14)	MDA - Pre-Priced Release	To Release Scope, Schedule & Budget Under an MDA Pre-Priced Agreement for an Office/Classroom OR a Lab	
(15)	Master Construction Agreement (MCA)	Established Terms & Conditions, No Scope, Schedule or Budget	
(16)	MCA - Construction Release	To release Scope, Schedule & Budget for Preconstruction Services, Limited Scope of Work, Lump Sum or GMP Work	
	A & A Forms	Agreement & Acceptance Forms	
(17)	A & A Construction	Old Form. For simple scope, no design	
(18)	A & A Construction - MIT Supplementary Conditions	Terms & Conditions for Construction under an A & A Construction Form	
(19)	A & A Consultant	All Consultant Work that is not Design or Environmental	
(20)	A & A Consultant - Commissioning Pre-Priced	Terms & Conditions for Pre-Priced Commissioning Services, "CQP" Program	
(21)	A & A Consultant - Commissioning Pre-Priced NTP	Scope, Schedule & Budget for Pre-Priced Commissioning Services, "CQP" Program	
(22)	A & A Consultant - Structural Engineering Pre-Priced	Terms & Conditions for Pre-Priced Structural Eng. Services, "CQP" Program	
(23)	A & A Consultant - Structural Eng. Pre-Priced NTP	Scope, Schedule & Budget for Pre-Priced Structural Eng. Services, "CQP" Program	
(24)	A & A Abatement	All Hazard Waste Field Removal Work	
(25)	A & A Environmental	All Consulting related to Environmental Services	
	Changer Order Forms		
(26)	Professional Service Agreement	Used by eBuilder ONLY, to generate changes to designer agreements (Pending Discussion)	
(27)	General Construction Changer Order Form	Two versions: MIT Manual Form & eBuilder Generated Form - used for all construction projects	
	Shelf	USED TO ESTABLISH INDEFFINATE AMOUNT CONTRACTS	
(28)	Shelf Abatement	Terms & Conditions + Hourly Rates (No Scope, Schedule or Budget)	
(29)	Shelf Construction	Terms & Conditions + Hourly Rates (No Scope, Schedule or Budget)	
(30)	Shelf Consultant	Terms & Conditions + Hourly Rates (No Scope, Schedule or Budget)	
(31)	Shelf Environmental	Terms & Conditions + Hourly Rates (No Scope, Schedule or Budget)	
(32)	Shelf Contract - Notice to Proceed	Scope, Schedule and Budget for Shelf Contracts	
	OPERATIONS		
(33)	Operations Service Agreement	Old Form, No Longer Used on Renewals	
(34)	Facilities Service Agreement (FSA)	Terms & Conditions (No Scope, Schedule or Budget)	
(35)	FSA Statement of Work (SOW)	Scope, Schedule and Budget	

pre-priced - CQP
TJC