



# AIA® Document A105™ – 2007

## Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project

AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
(In words, indicate day, month and year)

BETWEEN the Owner:  
(Name, address and other information)

The Board of Regents of the  
Nevada System of Higher Education  
on behalf of the University of Nevada, Las Vegas  
4500 South Maryland Parkway  
Box \_\_\_\_\_  
Las Vegas, Nevada 89154-\_\_\_\_\_

and the Contractor:  
(Name, address and other information)

Name:  
Address:  
Contract Information:  
PTIN:

For the following Project:  
(Name, location and detailed description)

AIA Form Docs  
no.  
N/A

The Architect:  
(Name, address and other information)

Name:  
Address:  
Contract Information:  
PTIN:

The Owner and Contractor agree as follows:

**ADDITIONS AND DELETIONS:**  
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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# Aia A105 Document

**Joseph A. Demkin, The American  
Institute of Architects**



## **Aia A105 Document:**

*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 Architect's Handbook of Professional Practice* American Institute of Architects, 2011-09-26 Architects must be proficient in a variety of business practices to contribute to manage or launch a successful firm They are responsible for the same kind of legal financial marketing management and administrative activities as any other professional Within these broad categories however there are many details including professional standards and documents that are unique to the profession of architecture **The Architecture Student's Handbook of Professional Practice** American Institute of Architects, 2017-01-12 The essential guide to beginning your career in architecture *The Architecture Student's Handbook of Professional Practice* opens the door to the vast body of knowledge required to effectively manage architectural projects and practice A professional architect is responsible for much more than design this book is specifically designed to help prepare you for the business and administrative challenges of working in the real world whether you are a student or are just starting out in practice It provides clear insight into the legal financial marketing management and administrative tasks and issues that are integral to keeping a firm running This new edition has been restructured to be a companion textbook for students undertaking architectural practice classes while also fulfilling the specific knowledge needs of interns and emerging professionals It supplements information from the professional handbook with new content aimed at those setting out in the architectural profession and starting to navigate their careers New topics covered in this new edition include path to

licensure firm identity professional development strategic planning and integrated project delivery Whether you want to work at a top firm strike out on your own or start the next up and coming team the business of architecture is a critical factor in your success This book brings the fundamentals together to give you a one stop resource for learning the reality of architectural practice Learn the architect s legal and ethical responsibilities Understand the processes of starting and running your own firm Develop manage and deliver projects on time and on budget Become familiar with standard industry agreements and contracts Few architects were drawn to the profession by dreams of writing agreements and negotiating contracts but those who excel at these everyday essential tasks impact their practice in innumerable ways The Architecture Student s Handbook of Professional Practice provides access to the nuts and bolts that keep a firm alive stable and financially sound

*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

**The Architect's Handbook of Professional Practice Update 2004** The American Institute of Architects,2004-03-30 The Architect s Handbook of Professional Practice Update 2004 offers the latest critical information to supplement the Thirteenth Edition Updated sample contracts Includes an overview and new sample documents on CD ROM Expanded practice topics Features seven new topics including proven techniques for improving client communications and four new services such as building security assessment that architects can provide Practice profiles Contains seven practice profiles that illustrate how firms of all sizes can increase business and profits by adding new practice methods and services

**Sweet on Construction Industry Contracts** Justin Sweet,Jonathan J. Sweet,1996 Now get the definitive guide to AIA contract preparation interpretation and litigation A critical tool it contains everything you need to know You get the most recent information on indemnity payment and job site safety AIA small project documents A105 B155 and A205 New AGC FIDIC and EJCDC contracts New Guide for Amendments to B141 analysis of more than 500 cases Copyright Act revisions and international transactions In addition the 1998 supplement covers the new 1997 AIA family of documents

**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

**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

**PPI ARE 5.0 Practice Questions All Six Divisions, 2nd Edition eText - 1 Year** David Kent Ballast, Rima Taher, Holly Williams Leppo, 2020-07-15 A must have book in preparation for each of the six divisions of ARE 5.0 ARE 5.0 Practice Questions PPI s best selling ARE practice book prepares you for each of the six divisions of the exam with a variety of practice questions and case studies This new edition builds on the previous edition with new questions and updates to cover content feedback received from NCARB for the ARE 5.0 Exam Review The questions that were found to be appropriate during the review were kept in the new edition Key Features Over 550 challenging practice questions for each subtopic that break down the information in the six exam divisions allowing you to focus on specific areas 2 case studies at the end of each division designed to test your ability to examine and use multiple pieces of information to make decisions about scenarios that could be encountered in the practice of architecture Clearly written solutions that are thorough and easy to follow with units that are meticulously identified and carried through in all calculations to support theory and application of key concepts Questions include alternative item types including multiple choice case study check all that apply quantitative fill in the blank drag and place and hotspot to familiarize you with the types of questions you ll encounter in the exam Pages tabbed in six different colors one for each division for easy lookup of a particular exam division Chapters correspond to David Ballast s ARE 5.0 Exam Review so you can read a chapter of ARE 5.0 Exam Review and then practice from the same chapter of ARE 5.0 Practice Questions Binding Paperback Publisher PPI a Kaplan Company All Six ARE 5.0 Exam Divisions Covered Practice Management 78 questions 2 case studies Project Management 61 questions 2 case studies Programming Analysis 99 questions 2 case studies Project Planning Design 138 questions 2 case studies Project Development Documentation 117 questions 2 case studies Construction Evaluation 71

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**International Construction Contract Law** Lukas Klee,2018-07-17 The updated second edition of the practical guide to international construction contract law The revised second edition of International Construction Contract Law is a comprehensive book that offers an understanding of the legal and managerial aspects of large international construction projects This practical resource presents an introduction to the global construction industry reviews the basics of construction projects and examines the common risks inherent in construction projects The author an expert in international construction contracts puts the focus on FIDIC standard forms and describes their use within various legal systems This important text contains also a comparison of other common standard forms such as NEC AIA and VOB and explains how they are used in a global context The revised edition of International Construction Contract Law offers additional vignettes on current subjects written by international panel of numerous contributors Designed to be an accessible resource the book includes a basic dictionary of construction contract terminology many sample letters for Claim Management and a wealth of examples and case studies that offer helpful aids for construction practitioners The second edition of the text includes Updated material in terms of new FIDIC and NEC Forms published in 2017 Many additional vignettes that clearly exemplify the concepts presented within the text Information that is appropriate for a global market rather than oriented to any particular legal system The essential tools that were highlighted the first edition such as sample letters dictionary and more A practical approach to the principles of International Construction Contract Law and construction contract management Does not get bogged down with detailed legal jargon Written for consulting engineers lawyers clients developers contractors and construction managers worldwide the second edition of International Construction Contract Law offers an essential guide to the legal and managerial aspects of large international construction projects

Standards of Practice in Construction Specifying Dennis J. Hall,Nina M. Giglio,2013-05-22 Construction Specifications provide critical information necessary to convey the design intent of the Architect and the legally enforceable contract requirements Many factors must be considered by the Architect in the development of written construction documents including project delivery method project ownership sustainability and code requirements This companion guide to the 2013 AIA National Convention Presentation Architect s Guide to Construction Specifications provides excerpts from important industry publications regarding the preparation of construction documents Material was carefully selected from the following books CSI Construction Specifications Practice Guide Architect s Guide to the US National CAD Standard CSI Construction Contract Administration Practice Guide Architect s Handbook of Professional Practice 14e Additional excerpts have been provided from CSI Formats to provide an overview of organizational standards for Specifications including MasterFormat SectionFormat PageFormat PPDFormat Added material includes examples for comment document types which can also be used as templates Outline Specification Short Form Specification Certification and Seals Page and Addendum

This e only book is an essential companion to the presentation or can stand alone as a necessary reference providing users ready access to key understanding of the methods of specifying organizing structures for building information and other components that should be considered in the preparation of a project manual *Pre-Construction Issues 2009 Edition* ,

**Running a Successful Construction Company** David Gerstel,2002-11-01 Are you a builder looking to transition your hands on skills into a successful construction company Running a Successful Construction Company by David Gerstel is your essential guide to navigating the complexities of running a construction business Drawing on decades of experience in both remodeling and new construction Gerstel demystifies the everyday challenges contractors face making it easier for you to thrive in the industry Whether you re just starting or looking to enhance your existing operations Running a Successful Construction Company is acknowledged as the leading resource in its field Equip yourself with the knowledge and skills necessary to take your construction business to the next level Key Features Comprehensive Insights Gain a deep understanding of the essential elements of running a construction business from finance and legal considerations to managing projects and client relationships Real World Solutions Written by a builder for builders this book addresses the unique challenges you ll encounter providing practical strategies and tips that you can implement immediately Visual Guidance Featuring 50 color photos and drawings the book offers visual aids to reinforce key concepts and inspire your business practices Proven Techniques Learn from the experiences of a highly respected and successful construction operator who has built a thriving business Gerstel shares his best practices for effective project management cost control and customer satisfaction

**Building Design and Construction** Sam Andras,2025-09-24 Offers experience driven guidance on navigating the full building design and construction process Building Design and Construction An Architect s Perspective provides the foundational knowledge necessary to lead complex projects with confidence Drawing on over 40 years of combined experience in both construction and architectural practice author Sam Andras delivers a comprehensive understanding of how building projects succeed beginning with a clear grasp of the roles responsibilities and collaboration required among all stakeholders This highly practical resource fills a crucial gap between academic instruction and real world application connecting professional principles to actual project experiences through detailed case studies and lessons learned Rather than simply explaining processes the author provides a roadmap for decision making at every stage from concept to completion Readers will gain insight into key delivery methodologies contract structures and design phases while learning how to evaluate and select the best approaches for each unique project Throughout the book practical examples underscore how missteps were corrected or could have been avoided through cooperation collaboration and shared goals helping students and professionals alike avoid common pitfalls With a clear step by step structure and emphasis on collaborative success Building Design and Construction An Architect s Perspective Features a dedicated Roadmap to Success chapter that integrates key lessons from preceding chapters while setting the foundation for the integration and

understanding of post chapters Explains industry standard terminology tools and documentation to build a shared understanding among project stakeholders Includes clearly defined processes for selecting project teams delivery methods and contractual frameworks Provides strategic approaches to troubleshooting project challenges including key aspects of project planning that directly impact long term project outcomes Addressing both design intent and construction execution to demonstrate how integrated thinking drives project success Building Design and Construction An Architect s Perspective is ideal for architecture engineering and construction management students It is also a valuable reference guide for owners and project managers seeking a working understanding of what drives successful project delivery

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How to Open and Operate a Financially Successful Construction Company Tanya R. Davis,2007 Book worksheets and checklists for planning starting and running day to day operations You will get dozens of other valuable timesaving tools of the trade that every entrepreneur should have While providing detailed instruction and examples the author help you find a location and business name that will bring success take you through the process of drawing up a winning business plan the Companion CD ROM has the actual business plan you can use in MS Word TM and teach you how to start and manage your construction company You will find guidance on obtaining licenses and permits drawing up contracts hiring subcontractors meeting governmental regulations attracting new clients and referrals applying for financing tracking utilities employing basic cost control systems dealing with pricing issues and staying ahead of the competition You will avoid trial by error when setting up equipment layouts meeting legal and IRS requirements and tapping into the best sales and marketing techniques and pricing formulas The book will even help you set up computer systems to save time and money teach you how to hire and keep a qualified professional staff use the best computer software network with publishers and associations do your own sales planning customer service keep your own books compile monthly profit and loss statements and prepare taxes You will become adept at media planning pricing and public relations You will be able to manage and train employees motivate workers generate high profile public relations and publicity and learn low cost marketing ideas and low cost ways to satisfy customers and build sales You will learn how to keep bringing customers back and build referrals the secret of continued success as well as getting thousands of great tips and useful guidelines The manual delivers literally hundreds of innovative demonstrated ways to operate and streamline your business Learn new ways to make your operation run smoother and increase performance shut down waste reduce costs and increase profits The secret of continued success as well as getting thousands of great tips and useful ideas In addition you will appreciate the valuable CD ROM resource in your daily activities as a source of ready to use forms templates worksheets business plan surveys letters web site resources everything you will need to get up and running We also went the extra mile and spent an unprecedented amount of time researching interviewing e mailing and communicating with hundreds of today s most



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