

Tennessee Board of Regents
AIA A201 - 2007
Conditions of the Contract

Designer’s Agreement - Standard Terms and Conditions for Agreements between Owner and Designer - Construction Phase, Section 2- 1- 29

The Designer's relationships to the General Contractor shall include those set forth in the AIA 201 General Conditions of the Contract between the Owner and Contractor, utilizing such editions as modified and approved by the Owner and included in the Contract Documents.

Purpose of Conditions

Define basic rights, responsibilities and relationships of the parties involved in the construction process

General Conditions

General clauses that establish how the project is to be administered

Supplementary Conditions

Modify or supplement the general conditions as needed to provide for requirements unique to a specific project

GENERAL CONDITIONS	SUPPLEMENTARY CONDITIONS	SECTIONS OF DIVISION 01
Are broad contractual conditions	Modify the contractual conditions	Contain specific administrative and procedural requirements
Contain the constants	Modify the constants for a specific region or project	Contain variables directly applicable for specific project
Relatively static content, thus allowing the use of published standard documents	Take precedence over general conditions Must be written separately for each project	Must be written separately for each project
ARE NOT SPECIFICATIONS		ARE SPECIFICATIONS

Conditions of the Contract – 25 Things to Know

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Articles & Sections to Discuss – as time permits

Section 1.1.3 The Work & Section 1.1.4 The Project

Section 3.1.2 General

Section 2.4 Owner's Right to Carry Out the Work

Section 4.2.1, 4.2.2, 4.2.3 Administration of the Contract

Article 6 Construction by the Owner or by Separate Contractors

Section 8.3 Delays and Extensions of Time and Forced Acceleration

Section 7.3.7.1 Cost

Section 7.3.7.2 – Direct Personnel Expense

Section 9.9.1 Partial Occupancy or Use

Section 9.10.3 Partial Completion

Article 11 Insurance and Bonds

Section 11.1.2 Insurance Limits