

**AIA Contract Documents
Construction Manager as Constructor (CMc) Family**

- The Construction Manager as Constructor (CMc) family is comprised of two owner-construction manager agreements, A133™–2009 and A134™–2009.
- Both CMc agreements are based on a delivery model in which the construction manager provides preconstruction services and ultimately takes on the role of a construction contractor, including subcontracting and purchasing materials for incorporation into the project.
- In both CMc agreements, the construction manager's compensation is divided between preconstruction phase services and construction phase services.
- In A133™–2009 the construction manager provides a guaranteed maximum price for the cost of the work to be done in the construction phase.
- In A134™–2009 the owner and construction manager agree upon a control estimate that is used as a baseline against which the actual cost of construction is compared.
- The 2009 CMc documents incorporate concepts found in many of the AIA Contract Documents released in 2007, including the following:
 - Dispute resolution check box enables parties to select the method of binding dispute resolution from three choices: arbitration, litigation or another method that is identified by the parties.
 - Initial Decision Maker (IDM) fill point where the owner and contractor may identify a neutral third-party IDM other than the architect.
 - Digital Data provisions encourage project participants to establish protocols governing the transmission and use of digital data.
- The 2009 CMc documents include:
 - A133™–2009 (formerly A121™CMc–2003), Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of Work Plus a Fee with a Guaranteed Maximum Price
 - A134™–2009 (formerly A131™CMc–2003), Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of Work Plus a Fee without a Guaranteed Maximum Price
- To avoid confusion and ambiguity, these new documents should not be used with any other AIA construction management document.