

*OSE Tip of the Day*  
AIA Documents (SCOSE Editions)  
February 10, 2020

Dang it! It's going to be another long email from Phil!

As most of you know the Office of State Engineer (OSE) and AIA have worked together to create contract documents that use the AIA documents as the main template and incorporate all of the clauses and conditions that the laws of South Carolina require. In 2017 and 2018 AIA revised their A101, A201, A701 and B101. In accordance with the agreement that OSE had established with AIA, OSE had three years from the AIA implementation to create the South Carolina Office of State Engineer (SCOSE) editions. Last week, after reviewing the documents for several months with our legal counsel and project managers, we posted Sample and Comparative copies of the future SCOSE editions of the A101, A201, A701 and B101 on our website. We also sent out a blast email announcing the post, and placed a notice in SCBO. The posting is to fulfill the requirement to promulgate for 60 days and allow for comments. Once those obligations are fulfilled, AIA will post them on their website for purchase.

I will try to give you the Reader's Digest version of the differences between the old editions and what we will be using. First, one major difference is we will be able to purchase all of the documents to be inserted into the Project Manual. In the past, we couldn't purchase the A101 until after the bid opening because we needed to know the contractor's name in order to purchase. Now, a purchaser will be able to obtain and download the fillable field pdf's by using the Owner information, State Project Name, State Project Number, and the Architect (design professional) information.

A101: The A101 is the agreement between the Owner and the Contractor for Design-Bid-Build. The biggest difference is the A101 has an Exhibit A. AIA took the insurance and bond information out of the A201 and placed it in the A101 Exhibit A. Another difference is that the option for the contractor to provide a more detailed construction schedule was moved from the A201 to the A101.

A201: The A201 is the General Conditions to the contract for construction. Besides the information that was transferred to the A101 as noted above, the A201 remained basically the same. One item that you may notice is that we removed, or relocated, the sections in Article 16 that requested information concerning inspections and other project specific items that were typically found in the project specifications.

A701: The A701 is the Instructions to Bidders for Design-Bid-Build. There was little change in this document other than the number of days for protest rights to conform with the law passed last June.

B101: The B101 is the agreement between the Owner and the Architect (Design professional). The biggest difference you will find is AIA divided the services into Basic Services, Supplemental Services and Additional Services. Basic Services are similar to previous definitions, Supplemental services are in line with the old Additional services table, and Additional Services are best defined as changes in the A/E services following contract implementation.

I apologize, again, for the long email. In future TOD's, I will focus on items of interest and specific requirements in each SCOSE document.