

B Series

B101™-2007 (formerly B151™-1997) Standard Form of Agreement Between Owner and Architect

B101™-2007 is a one-part standard form of agreement between owner and architect for building design and construction contract administration. B101-2007 was developed to replace AIA Documents B141™-1997, Parts 1 and 2, and B151™-1997, but it more closely follows the format of B151-1997. Services are divided traditionally into Basic and Additional Services. Basic Services are performed in five phases: Schematic Design, Design Development, Construction Documents, Bidding and Negotiation, and Construction. This agreement may be used with a variety of compensation methods, including percentage of construction cost and stipulated sum.

B101-2007 is intended to be used in conjunction with A201™-2007, General Conditions of the Contract for Construction, which it incorporates by reference.

B102™-2007 (formerly B141™-1997 Part 1) Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

B102-2007 replaces and serves the same purpose as B141-1997 Part 1. B102-2007 is a standard form of agreement between owner and architect that contains terms and conditions and compensation details. B102-2007 does not include a scope of Architect's services, which must be inserted in Article 1 or attached as an exhibit. The separation of the scope of services from the owner-architect agreement allows users the freedom to append alternative scopes of services. AIA standard form scopes of services documents that may be paired with B102-2007 include B203™-2007, Site Evaluation and Planning; B204™-2007, Value Analysis; B205™-2007, Historic Preservation; B206™-2007, Security Evaluation and Planning; B209™-2007, Construction Contract Administration; B210™-2007, Facility Support Services; B211™-2007, Commissioning; B214™-2007, Leed® Certification; B252™-2007, Architectural Interior Design; and B253™-2007, Furniture, Furnishings and Equipment Design.

B103™-2007 Standard Form of Agreement Between Owner and Architect for a Large or Complex Project

B103-2007 is a standard form of agreement between owner and architect intended for use on large or complex projects. B103-2007 was developed to replace AIA Documents B141™-1997, Parts 1 and 2, and B151™-2007 specifically with respect to large or complex projects. B103-2007 assumes that the owner will retain third parties to provide cost estimates and project schedules, and may implement fast-track, phased or accelerated scheduling. Services are divided along the traditional lines of Basic and Additional Services. Basic Services are based on five phases: Schematic Design, Design Development, Construction Documents, Bidding and Negotiation, and Construction. The architect does not prepare cost estimates, but designs the project to meet the owner's budget for the cost of the work at the conclusion of the Design Development Phase Services. This document may be used with a variety of compensation methods. B103-2007 is intended to be used in conjunction with A201™-2007, General Conditions of the Contract for Construction, which it incorporates by reference.

B104™–2007 Standard Form of Agreement Between Owner and Architect for a Project of Limited Scope

B104–2007 is a standard form of agreement between owner and architect intended for use on medium-sized projects. B104–2007 is an abbreviated version of B101™–2007. B104–2007 contains a compressed form of Basic Services with three phases: Design, Construction Documents, and Construction. This document may be used with a variety of compensation methods. B104–2007 is intended to be used in conjunction with A107™–2007, Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope, which it incorporates by reference.

B105™–2007 (formerly B155™–1993) Standard Form of Agreement Between Owner and Architect for a Residential or Small Commercial Project

B105–2007 is a standard form of agreement between owner and architect intended for use on a residential or small commercial project that is modest in size and brief in duration. B105–2007 and AIA Document A105™–2007, Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project, comprise the Small Projects family of documents. B105–2007 is intended for use with A105–2007, which it incorporates by reference. B105–2007 is extremely abbreviated and is formatted more informally than other AIA agreements. Although A105–2007 and B105–2007 share some similarities with other AIA agreements, the Small Projects family should NOT be used with other AIA document families without careful side-by-side comparison of contents.

B141™CMA–1992 Standard Form of Agreement Between Owner and Architect, Construction Manager-Adviser Edition

B141CMA–1992 is a standard form of agreement between owner and architect for use on building projects where construction management services are to be provided under a separate contract with the owner. It is coordinated with B801™CMA–1992, an owner-construction manager-adviser agreement where the construction manager is an independent, professional adviser to the owner throughout the course of the project. Both B141CMA–1992 and B801CMA–1992 are based on the premise that one or more separate construction contractors will also contract with the owner. The owner-contractor agreement is jointly administered by the architect and the construction manager under A201™CMA–1992, General Conditions of the Contract for Construction, Construction Manager-Adviser Edition.

B142™–2004 Agreement Between Owner and Consultant where the Owner Contemplates using the Design-Build Method of Project Delivery

B142–2004 provides a standard form for the upfront services an owner may require when considering design-build delivery. The consultant, who may or may not be an architect or other design professional, may perform a wide ranging array of services for the owner, including programming and planning, budgeting and cost estimating, project criteria development services, and many others, commencing with initial data gathering and continuing through to post occupancy. B142–2004 consists of the Agreement portion and two exhibits, Exhibit A, Initial Information, and Exhibit B, Standard Form of Consultant's Services. Exhibit B provides a menu of briefly described services that the parties can select and augment to suit the needs of the project.

B143™–2004 Agreement Between Design-Builder and Architect

B143–2004 replaces B901™–1996 and establishes the contractual relationship between the design-builder and its architect. B143–2004 consists of the Agreement, Exhibit A, Initial Information and Exhibit B, Standard Form of Architect’s Services. Exhibit B provides a menu of briefly described services that the parties can select and augment to suit the needs of the project.

B144™ARCH-CM–1993 Standard Form of Amendment to the Agreement Between Owner and Architect Where the Architect Provides Construction Management Services as an Adviser to the Owner

B144ARCH-CM–1993 is an amendment to B141™–1997 for use in circumstances where the architect, already under contract to perform architectural services for the owner, agrees to provide the owner with a package of construction management services to expand upon, blend with, and supplement the architect's design and construction contract administration services described in B141– 1997.

B152™–2007 (formerly B171™ID–2003) Standard Form of Agreement Between Owner and Architect for Architectural Interior Design Services

B152–2007 is a standard form of agreement between the owner and architect for design services related to Furniture, Furnishings and Equipment (FF&E) as well as to architectural interior design. B152–2007 divides the architect's services into eight phases: Programming, Pre-lease Analysis and Feasibility, Schematic Design, Design Development, Contract Documents, Bidding and Quotation, Construction Phase Services, and FF&E Contract Administration. B152-2007 was re-numbered in 2007 and modified to align, as applicable, with B101–2007 and A201–2007. B152–2007 is intended for use in conjunction with A251™–2007, General Conditions of the Contract for Furniture, Furnishings and Equipment, and A201™–2007, General Conditions of the Contract for Construction, both of which it incorporates by reference.

B153™–2007 (formerly B175™ID–2003) Standard Form of Agreement Between Owner and Architect for Furniture, Furnishings and Equipment Design Services

B153–2007 is a standard form of agreement between the owner and architect for design services related solely to Furniture, Furnishings and Equipment (FF&E). B153–2007 divides the architect's services into six phases: Programming, Schematic Design, Design Development, Contract Documents, Quotation, and FF&E Contract Administration. B153–2007 was renumbered in 2007 and modified to align, as applicable, with B101–2007. B153–2007 is intended for use in conjunction with A251™–2007, General Conditions of the Contract for Furniture, Furnishings and Equipment, which it incorporates by reference.

B161™–2002 (formerly B611™INT–2002) Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States

B161–2002 is designed to assist U.S. architects involved in projects based in foreign countries, where the U.S. architect is hired on a consulting basis for design services and the owner will retain a local architect in the foreign country. The document is intended to clarify the assumptions, roles, responsibilities, and obligations of the parties; to provide a clear, narrative description of services; and to facilitate, strengthen, and maintain the working and contractual relationship between the parties. Because of foreign practices, the term Owner has been replaced with Client throughout the document. Also, since it is assumed that the U.S. architect is not licensed to practice architecture in the foreign country where the project is located, the term Consultant is used throughout the document to refer to the U.S. architect. B161–2002 was re-numbered only in 2007; its content remains the same as in B611™INT–2002.

B162™–2002 (formerly B621™INT–2002) Abbreviated Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States

B162–2002 is an abbreviated version of B161™–2002, Standard Form of Agreement between Client and Consultant.

The document is designed to assist U.S. architects involved in projects based in foreign countries where the U.S. architect is hired on a consulting basis for design services and a local architect will be retained. The document is intended to clarify the assumptions, roles, responsibilities, and obligations of the parties; to provide a clear, narrative description of services; and to facilitate, strengthen, and maintain the working and contractual relationship between the parties. Because of foreign practices, the term Owner has been replaced with Client throughout the document. Also, since it is assumed that the U.S. architect is not licensed to practice architecture in the foreign country where the project is located, the term Consultant is used throughout the document to refer to the U.S. architect. B162–2002 was renumbered only in 2007; its content remains the same as in B621™INT–2002.

B163™–1993 Standard Form of Agreement Between Owner and Architect for Designated Services

B163–1993 is discontinued and will be available only until May 31, 2009. This three-part document contains a thorough list of 83 possible services divided among nine phases, covering pre-design through supplemental services. This detailed classification allows the architect to estimate more accurately the time and personnel costs required for a particular project. Owner and architect benefit from the ability to establish clearly the scope of services required for the project as responsibilities and compensation issues are negotiated and defined. The architect's compensation may be calculated on a time/cost basis through use of the worksheet provided in the instructions to B163–1993.

B181™–1994 Standard Form of Agreement Between Owner and Architect for Housing Services

This document, developed with the assistance of the U.S. Department of Housing and Urban Development and other federal housing agencies, is primarily intended for use in multiunit housing design. B181–1994 requires that the owner (and not the architect) furnish cost-estimating services. B181–1994 is coordinated with and adopts by reference A201™–1997, General Conditions of the Contract for Construction.

B188™–1996 Standard Form of Agreement Between Owner and Architect for Limited Architectural Services for Housing Projects

B188–1996 is intended for use in situations where the architect will provide limited architectural services for a development housing project. It anticipates that the owner will have extensive control over the management of the project, acting in the capacity of a developer or speculative builder of a housing project. As a result, the owner or consultants retained by the owner will likely provide the engineering services, specify the brand names of materials and equipment, and administer payments to contractors, among other project responsibilities. B188–1996 is not coordinated for use with any other AIA standard form documents.

B201™–2007 (formerly B141™–1997 Part 2) Standard Form of Architect’s Services: Design and Construction Contract Administration

B201–2007 replaces AIA Document B141–1997 Part Two. B201–2007 defines the architect’s traditional scope of services for design and construction contract administration in a standard form that the owner and architect can modify to suit the needs of the project. The services set forth in B201–2007 parallel those set forth in AIA Document B101™–2007: the traditional division of services into Basic and Additional Services, with five phases of Basic Services. B201–2007 may be used in two ways:(1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B201–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement.

B203™–2007 (formerly B203™–2005) Standard Form of Architect’s Services: Site Evaluation and Planning

B203–2007 is intended for use where the architect provides the owner with services to assist in site selection for a project. Under this scope, the architect’s services may include analysis of the owner’s program and alternative sites, site utilization studies, and other analysis, such as planning and zoning requirements, site context, historic resources, utilities, environmental impact, and parking and circulation. B203–2007 may be used in two ways:(1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B203–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B203–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B204™–2007 (formerly B204™–2004) Standard Form of Architect’s Services:
Value Analysis**

B204–2007 establishes duties and responsibilities when the owner has employed a Value Analysis Consultant. This document provides the architect’s services in three categories: Pre-Workshop Services, Workshop Services and Post-Workshop Services. The services include presenting the project’s goals and design rationale at the Value Analysis Workshop, reviewing and evaluating each Value Analysis Proposal, and preparing a Value Analysis Report for the owner that, among other things, advises the owner of the estimate of the cost of the work resulting from the implementation of the accepted Value Analysis Proposals. B204–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B204–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B204–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B205™–2007 (formerly B205™–2004) Standard Form of Architect’s Services:
Historic Preservation**

B205–2007 establishes duties and responsibilities where the architect provides services for projects that are historically sensitive. The range of services the architect provides under this scope spans the life of the project and may require the architect to be responsible for preliminary surveys, applications for tax incentives, nominations for landmark status, analysis of historic finishes, and other services specific to historic preservation projects. B205–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B205–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B205–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B206™–2007 (formerly B206™–2004) Standard Form of Architect’s Services:
Security Evaluation and Planning**

B206–2007 establishes duties and responsibilities where the architect provides services for projects that require greater security features and protection than would normally be incorporated into a building design. This scope requires the architect to identify and analyze the threats to a facility, survey the facility with respect to those threats, and prepare a Risk Assessment Report. Following the owner’s approval of the Report, the architect prepares design documents and a Security Report. B206–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B206–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B206–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B209™-2007 (formerly B209™-2005) Standard Form of Architect's Services:
Construction Phase Administration**

B209-2007 establishes duties and responsibilities when an architect provides only Construction Phase services and the owner has retained another architect for design services. This scope requires the architect to perform the traditional contract administration services while design services are provided by another architect. B209-2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect's sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B209-2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B209-2007 was revised in 2007 to align, as applicable, with B101-2007.

**B210™-2007 (formerly B210™-2004) Standard Form of Architect's Services:
Facility Support Services**

B210-2007 focuses attention on providing the owner with means and measures to ensure the proper function and maintenance of the building and site after final completion. This scope provides a menu of choices of services, including initial existing condition surveys of the building and its systems, evaluation of operating costs, and code compliance reviews. B210-2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect's sole scope of services or in conjunction with other scopes of services documents, or (2) attached to G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B210-2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B210-2007 was revised in 2007 to align, as applicable, with B101-2007.

**B211™-2007 (formerly B211™-2004) Standard Form of Architect's Services:
Commissioning**

B211-2007 requires that the architect, based on the owner's identification of systems to be commissioned, develop a Commissioning Plan, a Design Intent Document, and Commissioning Specifications. It also requires that the architect review the contractor's submittals and other documentation related to the systems to be commissioned, observe and document performance tests, train operators, and prepare a Final Commissioning Report. B211-2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect's sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B211-2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B211-2007 was revised in 2007 to align, as applicable, with B101-2007.

**B214™–2007 (formerly B214™–2004) Standard Form of Architect’s Services:
LEED® Certification**

B214–2007 establishes duties and responsibilities when the owner seeks certification from the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®). Among other things, the architect’s services include conducting a pre-design workshop where the LEED rating system will be reviewed and LEED points will be targeted, preparing a LEED Certification Plan, monitoring the LEED Certification process, providing LEED specifications for inclusion in the Contract Documents and preparing a LEED Certification Report detailing the LEED rating the project achieved. B214–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B214–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B214–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B252™–2007 (formerly B252™–2005) Standard Form of Architect’s Services:
Architectural Interior Design**

B252–2007 establishes duties and responsibilities where the architect provides both architectural interior design services and design services for Furniture, Furnishings and Equipment (FF&E). The scope of services in B252–2007 is substantially similar to the services described in B152™–2007. Unlike B152–2007, B252–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B252–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B252–2007 was revised in 2007 to align, as applicable, with B101–2007.

**B253™–2007 (formerly B253™–2005) Standard Form of Architect’s Services:
Furniture, Furnishings and Equipment Design**

B253–2007 establishes duties and responsibilities where the architect provides design services for Furniture, Furnishings and Equipment (FF&E). The scope of services in B253–2007 is substantially similar to the services described in B153™–2007. Unlike B153–2007, B253–2007 is a scope of services document only and may not be used as a stand-alone owner-architect agreement. B253–2007 may be used in two ways: (1) incorporated into the owner-architect agreement as the architect’s sole scope of services or in conjunction with other scope of services documents, or (2) attached to G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner-architect agreement. B253–2007 was revised in 2007 to align, as applicable, with B101–2007.

B305™–1993 (formerly B431™–1993) Architect's Qualification Statement

B305–1993 is a standardized outline form on which the architect may enter information that a client may wish to review before selecting the architect. The owner may use B305–1993 as part of a Request for Proposal or as a final check on the architect's credentials. Under some circumstances, B305–1993 may be attached to the owner-architect agreement to show, as for example, the team of professionals and consultants expected to be employed on the project. B305–1993 was renumbered only in 2007; its content remains the same as in B431–1993.

B352™–2000 Duties, Responsibilities and Limitations of Authority of the Architect's Project Representative

When and if the owner wants additional project representation at the construction site on a full- or part-time basis, B352–2000 establishes the project representative's duties, responsibilities, and limitations of authority. The project representative is employed and supervised by the architect.

B503™–2007(formerly B511™–2001) Guide for Amendments to AIA Owner-Architect Agreements

B503™–2007 is not an agreement, but is a guide containing model provisions for amending owner-architect agreements. Some provisions, such as a limitation of liability clause, further define or limit the scope of services and responsibilities. Other provisions introduce a different approach to a project, such as fast-track construction. In all cases, these provisions are provided because they deal with circumstances that are not typically included in other AIA standard form owner-architect agreements.

B727™–1988 Standard Form of Agreement Between Owner and Architect for Special Services

B727–1988 provides only the terms and conditions of the agreement between the owner and architect--the description of services is left entirely to the parties, and must be inserted in the agreement or attached in an exhibit. Otherwise, the terms and conditions are similar to those found in B151™–1997. B727–1988 is often used for planning, feasibility studies, and other services that do not follow the phasing sequence of services set forth in B151–1997 and other AIA documents. If construction administration services are to be provided using B727–1988, which is not recommended, care must be taken to coordinate it with the appropriate general conditions of the contract for construction.

B801™CMA–1992 Standard Form of Agreement Between Owner and Construction Manager

B801™CMA–1992 provides the agreement between the Owner and the Construction Manager, a single entity who is separate and independent from the architect and the contractor, and who acts solely as an adviser (CMA) to the owner throughout the course of the project. B801CMA–1992 is coordinated for use with B141™CMA–1992, Standard Form of Agreement Between Owner and Architect, Construction Manager-Adviser Edition. Both B801CMA–1992 and B141CMA–1992 are based on the premise that there will be a separate, and possibly multiple, construction contractor(s) whose contracts with the owner will be jointly administered by the architect and the construction manager under A201™CMA–1992. B801CMA–1992 is not coordinated with, and should not be used with, documents where the construction manager acts as the constructor for the project, such as A121™CMc–1991 or A131™CMc–1991