

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

AIA Document B101™-2007 is a one-part standard form of agreement between owner and architect for building design and construction contract administration. AIA Document 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 or 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 AIA Document A201™-2007, General Conditions of the Contract for Construction, which it incorporates by reference. NOTE: B101-2007 replaces AIA Document B151-1997 (expired May 31, 2009).

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

AIA Document B103™-2007 is a standard form of agreement between owner and architect intended for use on large or complex projects. AIA Document B103-2007 was developed to replace B141-1997 Parts 1 and 2, and B151-1997 (expired 2009) 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 or 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 AIA Document 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

AIA Document B104™-2007 is a standard form of agreement between owner and architect intended for use on medium-sized projects. AIA Document B104-2007 is an abbreviated version of B101™-2007. AIA Document B104-2007 contains a compressed form of basic services with three phases: design development, 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 AIA Document 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

AIA Document 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. AIA Documents B105-2007 and 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 is extremely abbreviated and is formatted more informally than other AIA agreements. Although AIA Documents A105 and B105 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. NOTE: B105-2007 replaces AIA Document B155™-1993 (expired May 31, 2009).

B107-2010 (formerly B188-1996), Standard Form of Agreement Between Developer-Builder and Architect for Prototype(s) for Single Family Residential Project.

AIA Document B107™-2010 is a standard form of agreement between developer-builder and architect for design of one or more prototype(s) for a single family residential project. AIA Document B107-2010 is intended for use in situations where the architect will provide limited architectural services in connection with a single family residential project. Under B107-2010, the architect's services consist of development of Permit Set Documents and limited construction phase services for the first residence of each prototype design constructed by the developer-builder in the development. This document anticipates that the developer-builder will have extensive control over the management of the project, acting in a capacity similar to that of a developer or speculative builder of a housing project, and that the developer-builder is an entity that has experience with applicable residential building codes, selection of materials and systems, and methods of installation and construction. NOTE: B107-2010 replaces AIA Document B188™-1996, which expires April 30, 2012.

B108-2009 (formerly B181-1994), Standard Form of Agreement Between Owner and Architect for a Federally Funded or Federally Insured Project

AIA Document B108™-2009 is a standard form of agreement between Owner and Architect for building design and construction contract administration that is intended for use on federally funded or federally insured projects. AIA Document B108-2009 was developed with the assistance of several federal agencies and contains terms and conditions that are unique to federally funded or federally insured projects. B108 sets forth five traditional phases of basic services: schematic design, design development, construction documents, bidding or negotiation, and construction. Two other types of services are delineated in the document: optional services and additional services. B108 is structured so that either the owner or the architect may be the entity providing cost estimates. NOTE: B108-2009 replaces AIA Document B181™-1994, which expires on May 31, 2011.

B109-2010, Standard Form of Agreement Between Owner and Architect for a Multi-Family Residential or Mixed Use Residential Project

AIA Document B109™-2010 is a standard form of agreement between owner and architect for building design and construction contract administration for a multi-family residential or mixed use residential project. B109-2010 contains terms and conditions that are unique to these types of projects. B109-2010 is based on AIA Document B103™-2007, Standard Form of Agreement Between Owner and Architect for a Large or Complex Project. AIA Document B109-2010 uses the traditional division of services into Basic and Additional Services but adds a new Pre-Design Services article that includes items such as assessment of project feasibility, layout, and regulatory requirements.

B109-2010 is not intended for use on residential projects that will include a residential condominium unless specifically set forth in the initial information. If B109-2010 is used for residential condominium projects, users should review and consider modifying B109-2010. AIA Document B509™-2010, Guide for Supplementary Conditions to AIA Document B109™-2010, includes a discussion of potential risks that may be inherent in residential condominium construction and offers model language for inclusion in B109-2010 to better allocate these risks.

B132-2009 (formerly B141CMA-1992), Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition

AIA Document B132™-2009 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 AIA Document C132™-2009, an owner/construction manager as adviser agreement, where the construction manager is an independent adviser to the owner throughout the course of the project. Both AIA Documents B132-2009 and C132-2009 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 AIA Document A232™-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition. NOTE: B141CMA-1992 expired in 2010.

C141-2014 (formerly B142-2004), Standard Form of Agreement Between Owner and Consultant for a Design-Build Project

AIA Document C141™-2014, 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, development of bridging documents, conducting construction, and administration services. AIA Document C141-2014 consists of the agreement portion and one exhibit, Exhibit A, Consultant's Services. Exhibit A provides a menu of briefly described services that the parties can select and augment to suit the needs of the project. NOTE: AIA Document B142-2004 expires on December 31, 2015.

B143-2014, Standard Form of Agreement Between Design-Builder and Architect

AIA Document B143™-2014 replaces B143-2004, Standard Form of Agreement Between Design-Builder and Architect. B143-2014 establishes the contractual arrangement between the Design-Builder and the Architect. B143 does not provide a fixed scope of architect's services, but instead includes an extensive menu of services from which the Owner and Architect may select.

AIA Document B143 can be used for a number of different contractual scenarios that may arise on a design-build project. If the design-build entity lacks the internal capacity to provide architectural services, or is required to separately contract for architectural services by virtue of local license regulations or other legal requirements, the design-build entity can use B143 to enter into an agreement with an Architect to perform all of the architectural services on the Project. B143 can also be used, however, where the Design-Builder directly performs some of the architectural services under its agreement with the Owner. In this instance, B143 can be used to contract with additional architects that will provide portions of the architectural services. For example, the design-build entity may retain an Architect to only provide a Preliminary Design, while the Design-Builder will use either a separate Architect or its own forces to develop the Construction Documents and perform Contract Administration services.

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

AIA Document B144™ARCH-CM-1993 is an amendment to AIA Document 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 AIA Document B141-1997.

B152-2007 (formerly B171ID-2003), Standard Form of Agreement Between Owner and Architect for Architectural Interior Design Services

AIA Document 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. AIA Document 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 contract administration, and FF&E contract administration. B152 was renumbered in 2007 and modified to align, as applicable, with AIA Documents B101™-2007 and A201™-2007. AIA Document B152-2007 is intended for use with AIA Documents 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. NOTE: B152-2007 replaces B171ID-2003 (expired 2009).

B153-2007 (formerly B175ID-2003), Standard Form of Agreement Between Owner and Architect for Furniture, Furnishings and Equipment Design Services

AIA Document 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). AIA Document B153-2007 divides the architect's services into six phases: programming, schematic design, design development, contract documents, quotation, and FF&E contract administration. B153 was renumbered in 2007 and modified to align, as applicable, with AIA Documents B101™-2007. AIA Document B153-2007 is intended for use with AIA Document A251™-2007, General Conditions of the Contract for Furniture, Furnishings and Equipment, which it incorporates by reference. NOTE: B153-2007 replaces B175ID-2003 (expired 2009).

B161-2002 (formerly B611INT-2002), Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States

AIA Document 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. NOTE: B161 was renumbered only in 2007 (same content as B611INT-2002, expired 2009).

B162™-2002 (formerly B621INT-2002), Abbreviated Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States

AIA Document B162™-2002 is an abbreviated version of AIA Document 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. NOTE: B162 was renumbered only in 2007 (same content as B621INT-2002, expired 2009).

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

AIA Document B201™–2007 replaces AIA Document B141™–1997 Part 2. AIA Document 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 AIA Document 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. NOTE: B201–2007 replaces AIA Document B141–1997 (expired May 31, 2009).

B202™–2009, Standard Form of Architect’s Services: Programming

AIA Document B202™–2009 establishes duties and responsibilities where the architect provides the owner with programming services. The architect’s programming services are set forth in a series of iterative steps, from a broad identification of priorities, values and goals of the programming participants to working with the owner to confirm the owner’s objectives for the project. The programming services also include information gathering to develop performance and design criteria, and developing a final program of project requirements. AIA Document B202–2009 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 AIA Document G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. B202–2009 is a scope of services document only and may not be used as a stand-alone owner/architect agreement.

B203™–2007, Standard Form of Architect’s Services: Site Evaluation and Planning

AIA Document 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. AIA Document 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 AIA Document 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 was

revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B203-2007 replaces AIA Document B203™-2005 (expired May 31, 2009).

B204™-2007, Standard Form of Architect's Services: Value Analysis, for use where the Owner employs a Value Analysis Consultant

AIA Document 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, workshop and post-workshop. 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. AIA Document 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 AIA Document 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 was revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B204-2007 replaces AIA Document B204™-2004 (expired on May 31, 2009).

B205™-2007, Standard Form of Architect's Services: Historic Preservation

AIA Document 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. AIA Document 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 AIA Document 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 was revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B207-2007 replaces AIA Document B205™-2004 (expired May 31, 2009).

B206™-2007, Standard Form of Architect's Services: Security Evaluation and Planning

AIA Document 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. AIA Document 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 AIA Document 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 was revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B206-2007 replaces AIA Document B206™-2004 (expired May 31, 2009).

B207™–2008 (formerly B352–2000), Standard Form of Architect’s Services: On-Site Project Representation

AIA Document B207™–2008 establishes the architect’s scope of services when the architect provides an on-site project representative during the construction phase. B207–2008 provides for agreement on the number of architect’s representatives to be stationed at the project site, a schedule for the on-site representation, and the services that the on-site representative will perform. The on-site representative’s services include attending job-site meetings, monitoring the contractor’s construction schedule, observing systems and equipment testing, preparing a log of activities at the site, and maintaining on-site records. The owner will provide an on-site office for the architect’s on-site representative. AIA Document B207–2008 is a scope of services document only and may not be used as a stand-alone owner/architect agreement. NOTE: B207–2008 replaces AIA Document B352™–2000 (expired May 31, 2010).

B209™–2007, Standard Form of Architect’s Services: Construction Contract Administration, for use where the Owner has retained another Architect for Design Services

AIA Document 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 AIA Document G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. AIA Document B209–2007 is a scope of services document only and may not be used as a stand-alone owner/architect agreement. B209 was revised in 2007 to align, as applicable, with AIA Document B101™–2007. NOTE: B209–2007 replaces AIA Document B209™–2005 (expired May 31, 2009).

B209™–2007, Standard Form of Architect’s Services: Construction Contract Administration, for use where the Owner has retained another Architect for Design Services

AIA Document 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 AIA Document G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. AIA Document B209–2007 is a scope of services document only and may not be used as a stand-alone owner/architect agreement. B209 was revised in 2007 to align, as applicable, with AIA Document B101™–2007. NOTE: B209–2007 replaces AIA Document B209™–2005 (expired May 31, 2009).

B211™–2007, Standard Form of Architect’s Services: Commissioning

AIA Document 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. AIA Document 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 AIA Document 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 was revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B211-2007 replaces AIA Document B211™-2004 (expired May 31, 2009).

B212™-2010, Standard Form of Architect's Services: Regional or Urban Planning

AIA Document B212™-2010 establishes duties and responsibilities where the architect provides the owner with regional or urban planning services. This scope provides a menu of choices of regional or urban planning services, grouped under four phases: Inventory and Data Gathering; Analysis and Judgment; Preparation of Design Alternatives; and Finalization of Preferred Plan.

AIA Document B212-2010 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 AIA Document G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. B212-2010 is a scope of services document only and may not be used as a stand-alone owner/architect agreement.

B214™-2012, Standard Form of Architect' Services: LEED® Certification

AIA Document B214™-2012, Scope of Architect's Services: LEED® Certification, establishes duties and responsibilities when the owner seeks certification from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. B214-2012 may be used to provide the scope of services for a prime architect who is providing LEED Certification services as an Additional Service, or, in the alternative, for an architect who is providing only LEED Certification services as a consultant to the owner. Although some of the architect's services vary based on whether the architect is performing its services as the prime architect or as a LEED consultant, in either case the architect's services include conducting a LEED Workshop, preparing a LEED Certification Plan, and Project registration and submission of LEED Documentation. B214-2012 may be (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 AIA Document G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. B214-2012 is a scope of services document only and may not be used as a stand-alone owner/architect agreement. NOTE: AIA Document B214-2012 replaces B214-2007.

B252™-2007, Standard Form of Architect's Services: Architectural Interior Design

AIA Document 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 AIA Document B252-2007 is substantially similar to the services described in AIA Document B152™-2007. Unlike AIA Document B152™-2007, AIA Document 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 AIA Document G802™-2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. B252 was revised in 2007 to align, as applicable, with AIA Document B101™-2007. NOTE: B252-2007 replaces AIA Document B252™-2005 (expired May 31, 2009).

B253™–2007, Standard Form of Architect’s Services: Furniture, Furnishings and Equipment Design

AIA Document B253™–2007 establishes duties and responsibilities where the architect provides design services for furniture, furnishings and equipment (FF&E). The scope of services in AIA Document B253–2007 is substantially similar to the services described in AIA Document B153™–2007. Unlike AIA Document B153™–2007, AIA Document 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 AIA Document G802™–2007, Amendment to the Professional Services Agreement, to create a modification to an existing owner/architect agreement. B253 was revised in 2007 to align, as applicable, with AIA Document B101™–2007. NOTE: B253–2007 replaces AIA Document B253™–2005 (expired May 31, 2009).

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

AIA Document 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 AIA Document 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—for example, the team of professionals and consultants expected to be employed on the project. NOTE: B305–1993 was renumbered in 2007, but its content remains the same as in AIA Document B431™–1993 (expired May 31, 2009).