THE AMERICAN INSTITUTE
OF ARCHITECTS

Frequently Asked Questions

AIA Contract Documents® Retiring Documents (May 31st, 2009) & General Document Questions

Documents being retired on May 31, 2009

Q1. Which AIA Contract Documents® are scheduled to be retired on May 31, 2009?

A. The following documents will be retired on May 31, 2009:

AIA Contract Documents Retired on May 31, 2009		
Retired Document	Replacement	Title
A101™–1997	A101™–2007	Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum
A105™–1993	A105™–2007	Standard Form of Agreement Between Owner and Contractor for a Small Project where the basis of payment is a Stipulated Sum
A107™–1997	A107™–2007	Abbreviated Standard Form of Agreement Between Owner and Contractor for Construction Projects of Limited Scope where the basis of payment is a Stipulated Sum
A111™–1997	A102™–2007	Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a negotiated Guaranteed Maximum Price
A114™–2001	A103™–2007	Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price
A175™ID–2003	A151™–2007	Standard Form of Agreement Between Owner and Vendor for Furniture, Furnishings and Equipment where the basis of payment is a Stipulated Sum
A201™–1997	A201™–2007	General Conditions of the Contract for Construction
A201™SC–1999	Discontinued	Federal Supplementary Conditions of the Contract for Construction
A205™–1993	A105™–2007	General Conditions of the Contract for Construction of a Small Project
A275ID™–2003	A251™–2007	General Conditions of the Contract for Furniture, Furnishings and Equipment
A401™–1997	A401™–2007	Standard Form of Agreement Between Contractor and Subcontractor
A511™–1999	A503™–2007	Guide for Supplementary Conditions
A775™ID–2003	A751™–2007	Invitation and Instructions for Quotation for Furniture, Furnishings and Equipment
B141™–1997	—	Standard Form of Agreement Between Owner and Architect with Standard Form of Architect's Services
– B141 Part 1	B102™–2007	B141–1997 Part 1, Standard Form of Architect's Services

– B141 Part 2	B201™–2007	B141–1997 Part 2, Standard Form of Architect's Services: Design and Contract Administration
B151™–1997 [1]	B101™–2007 [1]	Abbreviated Standard Form of Agreement Between Owner and Architect [1]
B155™–1993	B105™–2007	Standard Form of Agreement Between Owner and Architect for a Small Project
B163™–1993	Discontinued	Standard Form of Agreement Between Owner and Architect with descriptions of Designated Services and Terms and Conditions
B171™ID–2003	B152™–2007	Standard Form of Agreement Between Owner and Architect for Architectural Interior Design Services
B175™ID–2003	B153™–2007	Standard Form of Agreement Between Owner and Architect for Furniture, Furnishings and Equipment Design Services
B203™–2005	B203™–2007	Standard Form of Architect's Services: Site Evaluation and Planning
B204™–2004	B204™–2007	Standard Form of Architect's Services: Value Analysis, for use where the Owner has employed a Value Analysis Consultant
B205™–2004	B205™–2007	Standard Form of Architect's Services: Historic Preservation
B206™–2004	B206™–2007	Standard Form of Architect's Services: Security Evaluation and Planning
B209™–2005	B209™–2007	Standard Form of Architect's Services: Construction Contract Administration, for use where the Owner has retained another Architect for Design Services
B210™–2004	B210™–2007	Standard Form of Architect's Services: Facility Support
B211™–2004	B211™–2007	Standard Form of Architect's Services: Commissioning
B214™–2004	B214™–2007	Standard Form of Architect's Services: LEED® Certification
B252™–2005	B252™–2007	Standard Form of Architect's Services: Architectural Interior Design
B253™–2005	B253™–2007	Standard Form of Architect's Services: Furniture, Furnishings and Equipment Design
B431™–1993 [3]	B305™–1993 [3]	Architect's Qualification Statement
B511™–2001	B503™–2007	Guide for Amendments to AIA Owner-Architect Agreements
B611™INT–2002 [3]	B161™–2002 [3]	Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States
B621™INT–2002 [3]	B162™–2002 [3]	Abbreviated Standard Form of Agreement Between Client and Consultant for use where the Project is located outside the United States
C105™–2005 [2]	Discontinued	Standard Form of Agreement Between Architect and Consulting Architect to be used in conjunction with a Standard Form of Agreement Between Owner and Architect
C141™–1997	C401™–2007 [2]	Standard Form of Agreement Between Architect and Consultant
C142™–1997	Discontinued	Abbreviated Standard Form of Agreement Between Architect and Consultant

C801™–1993 [3]	C101™–1993 [3]	Joint Venture Agreement for Professional Services
G605™–2000	G801™–2007	Notification of Amendment to the Professional Services Agreement
G606™–2000	G802™–2007	Amendment to the Professional Services Agreement
G607™–2000	G803™–2007	Amendment to the Consultant Services Agreement
G714™–2001	G714™–2007	Construction Change Directive
G805™–2001 [3]	G705™–2001 [3]	List of Subcontractors

NOTES: [1]Although AIA Document B151–1997 is replaced by B101–2007, former users of B151–1997 may also want to consider AIA Documents B103™–2007, Standard Form of Agreement Between Owner and Architect for a Large or Complex Project, or B104™–2007, Standard Form of Agreement Between Owner and Architect for a Project of Limited Scope.

[2] AIA Document C401–2007, Standard Form of Agreement Between Owner and Consultant, can be used in place of C105–2005, which is discontinued.

[3] AIA Documents B431–1993, B611INT–2002, B621INT–2002, C801–1993 and G805–2001 were renumbered only in 2007.

Q2. What will change on May 31, 2009 for those documents being retired?

A. If you are using AIA Contract Documents software, you will not be able to convert a draft to a final document, or otherwise generate a final document after May 31, 2009. This applies only to those documents identified as being retired on May 31, 2009. In addition, most AIA Contract Documents distributors will no longer stock paper copies of the retired documents. Distributors in states that continue to mandate the use of AIA Contract Document forms that are scheduled to be retired may continue to stock paper copies for a limited time after May 31, 2009.

Q3. Are there resources available that indicate how the text of the 2007 documents differs from the documents that are being retired?

A. Yes. The AIA has published a number of resources to help understand the changes made to the 2007 documents. The AIA Contract Documents microsite, www.aiacontractdocuments.org, contains a number of articles that highlight new provisions of interest in the 2007 documents. In the Resource Tools section of the microsite you can also find document Comparatives and Comparisons, reflecting the exact changes in the document text between the documents being retired and the 2007 replacement documents.

2007 Owner-Architect Agreements

Q1. Which 2007 Owner-Architect Agreement should I use to replace B141 and B151?

A. AIA Document B101™–2007, Standard Form of Agreement Between Owner and Architect, is the “flagship” 2007 document upon which the other owner-architect

agreements are based. B101–2007 is a one-part document that has been designed to replace B141™–1997 and B151™–1997 in content. B101 returns to the traditional division of services into Basic and Additional Services.

B101–2007 is the core document from which three other owner-architect agreements have been developed, each specifically tailored to the size and complexity of the Project. Those agreements are:

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

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

B105™–2007, Standard Form of Agreement Between Owner and Architect for a Residential or Small Commercial Project.

For those with a need to combine terms and conditions with a specific scope of services, AIA Document B102™–2007, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, was developed to replace AIA Document B141™–1997 Part 1. B102 provides agreement terms only and does not provide a scope of Architect's services. AIA standard form scopes of services that may be paired with B102 include:

B201™–2007: Design and Construction Contract Administration
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
B253™–2007: Furniture, Furnishings and Equipment Design

A summary of each document which will help you select which document is best suited to your purpose is provided in our document synopses which can be viewed either by "families" or "series":

- Synopses by Family: http://www.aia.org/contractdocs/AIAS076693
- Synopses by Series: http://www.aia.org/contractdocs/AIAS076736

Differences between B151™–1997 and B101™–2007

Q1. What are the differences between AIA Document B151™–1997, Abbreviated Standard Form of Agreement Between Owner and Architect, and B101™–-2007, Standard Form of Agreement Between Owner and Architect?

A. All of the changes made between AIA Document B151™–1997 and B101™–2007 are shown in a Comparison document that is available for free download by clicking on http://www.aia.org/contractdocs/AIAS076659. It is also available in the AIA Contract Documents software by clicking on "Document Help."

Differences between B141™–1997 Part 1 and B102™–2007

Q1. What are the differences between AIA Document B141™–1997 Part 1, Standard Form of Agreement Between Owner and Architect with Standard Form of Architect's Services, and B102™–2007, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services?

A. All of the changes made between AIA Document B141™–1997 Part 1 and B102™–2007 are shown in a Comparison document that is available for free download by clicking on **http://www.aia.org/contractdocs/AIAS076659**. It is also available in the AIA Contract Documents software by clicking on "Document Help."

Differences between B141™–1997 Part 2 and B201™–2007

Q1. What are the differences between AIA Document B141™–1997 Part 2, Standard Form of Architect's Services: Design and Contract Administration, and B201™–2007, Standard Form of Architect's Services: Design and Construction Contract Administration?

A. All of the changes made between AIA Document B141™–1997 Part Two and AIA Document B201™–2007 are shown in a Comparison document that is available for free download by clicking on **http://www.aia.org/contractdocs/AIAS076659**. It is also available in the AIA Contract Documents software by clicking on "Document Help."

Use of A201™–2007 in conjunction with B141™–1997 or B-151™–1997

Q1. Can the owner and contractor enter into an agreement using A201™–2007 as the general conditions if the owner and the architect have already entered into B141™–1997 or B151™–1997 as the owner-architect agreement?

A. Yes. A201™–2007 requires some duties of the architect that were not required under A201™–1997. The AIA has developed "Bridging Amendments" to B141™–1997 and B151™–1997 that may be used to conform those documents to the requirements of A201™–2007, and thereby allow the owner and contractor to use one of the 2007 agreements. The Bridging Amendments are available for free download by clicking on **http://www.aia.org/contractdocs/AIAS076659**.