

Renderings

Renderings fall into two categories: boards and digital.

Boards: Renderings are based on the *parti* for a construction project. Generally, these drawings are of an exterior of a building or notable interior elements. The level of detail included in the rendering will depend on how the model is to be used. If it is for purpose of securing funding or sales, the rendering may be highly detailed. If it is used for regulatory purposes the level of detail may not be as great and the drawing may only depict the scope of the building and mass in relation to the context. A small number of clients may wish to have a rendering executed of an existing building for commemorative purposes.

Digital: May illustrate the *parti* for an architectural project or represent the sequence of changes to a building during the construction process. These renderings can be either for ground-up construction, or retrofitting. Illustrators may be commissioned to produce additional interpretive images illustrating the building at particular stages of construction to more fully explain the significance of certain stages in the building process, e.g. placing a large piece of pre-assembled HVAC equipment. This may also involve Measured Drawings.

Why a Client May Need This Service

To depict a planned building project for one of several possible reasons:

- To secure funding for construction
- To sell a project to potential buyers
- To obtain regulatory/public approval of a project

Knowledge and Skills Required

Services are evaluated on the following three skills:

1. The ability to make the rendering as realistic as possible.
2. Proficient use of materials; either on boards or rendered accurately in cyberspace.
3. Precision hand and/or computer-aided model ability

Representative Deliverables

Renderings/Drawings. Deliverables need to be determined based upon the owner's needs. The deliverables usually include elevations, floor plans, sections, and process depictions. The drawings typically also include select signature details. When agreed upon in the contract, the client may receive the digital files.

The AIA provides a contract document designed especially for alternative architectural services.

B102–2007, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect’s Services.

AIA Document 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. Special terms and conditions that modify the agreement may be included in Article 8.

The separation of the scope of services from the owner/architect agreement allows users the freedom to append alternative scopes of services.

AIA Document B102–2007 replaces and serves the same purpose as AIA Document B141–1997 Part 1.

For more information about AIA Contract Documents, visit www.aia.org/contractdocs/about

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