



AIA[®] Document Comparison

B201TM – 2007 Compared to B141TM – 1997 Part 2

B201–2007 is reproduced in sequential order in the right hand column. The corresponding B141–1997 Part 2 text is shown in the opposing left hand column. Where no corresponding text exists, the opposing left or right column is empty. B141–1997 Part 2 text may not appear in sequential order, and may be subdivided to appear opposite the corresponding B201–2007 text. Some B141–1997 Part 1 text is not reflected in B201–2007, but in B102–2007. Notes explain text relocations. B201–2007 includes some text derived from B141TM–1997 Part 1. This is also noted in the left hand column when appropriate.

B141 TM – 1997 Part 2	B201 TM – 2007
TITLE	TITLE
<i>Standard Form of Architect's Services: Design and Contract Administration</i>	<i>Standard Form of Architect's Services: Design and Construction Contract Administration</i>
	COVER PAGE
	for the following PROJECT: (Name and location or address) THE OWNER: (Name and address) THE ARCHITECT: (Name and address) THE AGREEMENT This Standard Form of Architect's Services is part of or modifies the accompanying Owner-Architect Agreement (hereinafter, the Agreement) dated the day of in the year (In words, indicate day, month, and year.)
TABLE OF ARTICLES	TABLE OF ARTICLES
2.1 PROJECT ADMINISTRATION SERVICES 2.2 SUPPORTING SERVICES 2.3 EVALUATION AND PLANNING SERVICES 2.4 DESIGN SERVICES 2.5 CONSTRUCTION PROCUREMENT SERVICES 2.6 CONTRACT ADMINISTRATION SERVICES 2.7 FACILITY OPERATION SERVICES 2.8 SCHEDULE OF SERVICES 2.9 MODIFICATIONS	1 INITIAL INFORMATION 2 SCOPE OF ARCHITECT'S BASIC SERVICES 3 ADDITIONAL SERVICES 4 OWNER'S RESPONSIBILITIES 5 COST OF THE WORK 6 COMPENSATION 7 ATTACHMENTS AND EXHIBITS
	ARTICLE 1 INITIAL INFORMATION
	§ 1.1 This Agreement is based on the Initial Information set forth in Article 1 and in optional Exhibit A, Initial Information: (Complete Exhibit A, Initial Information and incorporate

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	<i>it into this services document at Section 7.1, or state below Initial Information such as details of the Project’s site and program, Owner’s contractors and consultants, Architect’s consultants, Owner’s budget for the Cost of the Work, authorized representatives, anticipated procurement method, and other information relevant to the Project.)</i>
	<p>§ 1.2 The Owner’s anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:</p> <ol style="list-style-type: none"> .1 Commencement of construction date: .2 Substantial Completion date:
	<p>§ 1.3 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect’s services and the Architect’s compensation.</p>
	ARTICLE 2 SCOPE OF ARCHITECT’S BASIC SERVICES
ARTICLE 2.4 DESIGN SERVICES	
<p>§ 2.4.1 The Architect’s design services shall include normal structural, mechanical and electrical engineering services.</p>	<p>§ 2.1 The Architect’s Basic Services consist of those described in Article 2 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in Article 2 are Additional Services.</p>
ARTICLE 2.1 PROJECT ADMINISTRATION SERVICES	
<p>§ 2.1.1 The Architect shall manage the Architect’s services and administer the Project. The Architect shall consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and issue progress reports. . .</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Note: For the remainder of Section 2.1.1, refer to B201 Section 2.1.2.</i></p> </div>	<p>§ 2.1.1 The Architect shall manage the Architect’s services, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner.</p>
<p>§ 2.1.1 . . . The Architect shall coordinate the services provided by the Architect and the Architect’s consultants with those services provided by the Owner and the Owner’s consultants.</p> <p>B141–1997 Part 1</p> <p>§ 1.2.3.7 The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any errors, omissions or inconsistencies in such services or information.</p>	<p>§ 2.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner’s consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Owner’s consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.</p>
<p>§ 2.1.2 When Project requirements have been sufficiently identified, the Architect shall prepare, and periodically update, a Project schedule that shall identify milestone</p>	<p>§ 2.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner’s approval a schedule for the performance of the</p>

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<p>dates for decisions required of the Owner, design services furnished by the Architect, completion of documentation provided by the Architect, commencement of construction and Substantial Completion of the Work.</p> <p>B141–1997 Part 1 § 1.2.3.2 . . . The Architect shall submit for the Owner’s approval a schedule for the performance of the Architect’s services which initially shall be consistent with the time periods established in Section 1.1.2.6 and which shall be adjusted, if necessary, as the Project proceeds. This schedule shall include allowances for periods of time required for the Owner’s review, for the performance of the Owner’s consultants, and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause, be exceeded by the Architect or Owner.</p>	<p>Architect’s services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner’s review, for the performance of the Owner’s consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner’s approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.</p>
<p>Note: For Section 2.1.3, refer to B201 Section 2.2.5.2.</p>	
<p>§ 2.1.4 Upon request of the Owner, the Architect shall make a presentation to explain the design of the Project to representatives of the Owner.</p>	
<p>§ 2.1.5 The Architect shall submit design documents to the Owner at intervals appropriate to the design process for purposes of evaluation and approval by the Owner. The Architect shall be entitled to rely on approvals received from the Owner in the further development of the design.</p>	
	<p>§ 2.1.4 The Architect shall not be responsible for an Owner’s directive or substitution made without the Architect’s approval.</p>
<p>B141–1997 Part 1 § 1.2.3.6 The Architect shall review laws, codes, and regulations applicable to the Architect’s services. The Architect shall respond in the design of the Project to requirements imposed by governmental authorities having jurisdiction over the Project.</p>	<p>§ 2.1.5 The Architect shall, at appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.</p>
<p>§ 2.1.6 The Architect shall assist the Owner in connection with the Owner’s responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.</p>	<p>§ 2.1.6 The Architect shall assist the Owner in connection with the Owner’s responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.</p>
<p>§ 2.1.7 EVALUATION OF BUDGET AND COST OF THE WORK</p> <p>Note: For Section 2.1.7, refer to B201 Sections 5.2 through 5.7, except as follows. For the first and third sentences of Section 2.1.7.1, refer to B201 Section 2.2.6. For the second sentence, refer to Section 5.3. For the fourth sentence, refer to Section 2.4.5.</p>	

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ARTICLE 2.2 SUPPORTING SERVICES	
<p>§ 2.2.1 Unless specifically designated in Section 2.8.3, the services in this Article 2.2 shall be provided by the Owner or the Owner’s consultants and contractors.</p>	<p>§ 2.2 SCHEMATIC DESIGN PHASE SERVICES</p>
<p>§ 2.2.1.1 The Owner shall furnish a program setting forth the Owner’s objectives, schedule, constraints and criteria, including space requirements and relationships, special equipment, systems and site requirements.</p> <p><i>Note: For Section 2.2.1.1, refer to B102–2007 Section 2.2.1.</i></p>	
<p><i>Note: For Sections 2.2.1.2 and 2.2.1.3, refer to B201 Sections 4.2 and 4.3.</i></p>	
	<p>§ 2.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect’s services.</p>
ARTICLE 2.3 EVALUATION AND PLANNING SERVICES	
<p>§ 2.3.1 The Architect shall provide a preliminary evaluation of the information furnished by the Owner under this Agreement, including the Owner’s program and schedule requirements and budget for the Cost of the Work, each in terms of the other. The Architect shall review such information to ascertain that it is consistent with the requirements of the Project and shall notify the Owner of any other information or consultant services that may be reasonably needed for the Project.</p> <p>§ 2.3.2 The Architect shall provide a preliminary evaluation of the Owner’s site for the Project based on the information provided by the Owner of site conditions, and the Owner’s program, schedule and budget for the Cost of the Work.</p> <p>§ 2.3.3 The Architect shall review the Owner’s proposed method of contracting for construction services and shall notify the Owner of anticipated impacts that such method may have on the Owner’s program, financial and time requirements, and the scope of the Project.</p>	<p>§ 2.2.2 The Architect shall prepare a preliminary evaluation of the Owner’s program, schedule, budget for the Cost of the Work, Project site, and the proposed procurement or delivery method and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.</p>
ARTICLE 2.4 DESIGN SERVICES	
<p><i>Note: For Section 2.4.1, refer to B201 Section 2.1.</i></p>	
	<p>§ 2.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project, including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.</p>

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<p>§ 2.4.2 SCHEMATIC DESIGN DOCUMENTS</p> <p>§ 2.4.2.1 The Architect shall provide Schematic Design Documents based on the mutually agreed-upon program, schedule, and budget for the Cost of the Work. The documents shall establish the conceptual design of the Project illustrating the scale and relationship of the Project components. . . .</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Note: For the remainder of Section 2.4.2.1, refer to B201 Section 2.2.5.</i></p> </div>	<p>§ 2.2.4 Based on the Project’s requirements agreed upon with the Owner, the Architect shall prepare and present for the Owner’s approval a preliminary design illustrating the scale and relationship of the Project components.</p>
<p>§ 2.4.2.1 . . . The Schematic Design Documents shall include a conceptual site plan, if appropriate, and preliminary building plans, sections and elevations. At the Architect’s option, the Schematic Design Documents may include study models, perspective sketches, electronic modeling or combinations</p>	<p>§ 2.2.5 Based on the Owner’s approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner’s approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital modeling. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.</p>
	<p>§ 2.2.5.1 The Architect shall consider environmentally responsible design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner’s program, schedule and budget for the Cost of the Work. The Owner may obtain other environmentally responsible design services under Article 3.</p>
<p>§ 2.1.3 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program, budget and aesthetics in developing the design for the Project.</p>	<p>§ 2.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics in developing a design for the Project that is consistent with the Owner’s program, schedule and budget for the Cost of the Work.</p>
<p>§ 2.1.7.1 When the Project requirements have been sufficiently identified, the Architect shall prepare a preliminary estimate of the Cost of the Work. . . . As the design process progresses through the end of the preparation of the Construction Documents, the Architect shall update and refine the preliminary estimate of the Cost of the Work. . . .</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Note: For the remainder of Section 2.1.7.1, refer to B201 Sections 5.3, 2.4.5 and 5.5.</i></p> </div>	<p>§ 2.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 5.3.</p>
	<p>§ 2.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner’s approval.</p>
<p>§ 2.4.3 DESIGN DEVELOPMENT DOCUMENTS</p>	<p>§ 2.3 DESIGN DEVELOPMENT PHASE SERVICES</p>
<p>§ 2.4.3.1 The Architect shall provide Design Development Documents based on the approved Schematic Design Documents and updated budget for the Cost of the Work. The Design Development Documents shall illustrate and describe the refinement of the design of the Project,</p>	<p>§ 2.3.1 Based on the Owner’s approval of the Schematic Design Documents, and on the Owner’s authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner’s</p>

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<p>establishing the scope, relationships, forms, size and appearance of the Project by means of plans, sections and elevations, typical construction details, and equipment layouts. The Design Development Documents shall include specifications that identify major materials and systems and establish in general their quality levels.</p>	<p>approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.</p>
	<p>§ 2.3.2 The Architect shall update the estimate of the Cost of the Work.</p>
	<p>§ 2.3.3 The Architect shall submit the Design Development documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner’s approval.</p>
<p>§ 2.4.4 CONSTRUCTION DOCUMENTS</p>	<p>§ 2.4 CONSTRUCTION DOCUMENTS PHASE SERVICES</p>
<p>§ 2.4.4.1 The Architect shall provide Construction Documents based on the approved Design Development Documents and updated budget for the Cost of the Work. The Construction Documents shall set forth in detail the requirements for construction of the Project. The Construction Documents shall include Drawings and Specifications that establish in detail the quality levels of materials and systems required for the Project.</p>	<p>§ 2.4.1 Based on the Owner’s approval of the Design Development Documents, and on the Owner’s authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner’s approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 2.6.4.</p>
	<p>§ 2.4.2 The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.</p>
<p>§ 2.4.4.2 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of: (1) bidding and procurement information which describes the time, place and conditions of bidding; bidding or proposal forms; and the form of agreement between the Owner and the Contractor; and (2) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect also shall compile the Project Manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.</p>	<p>§ 2.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) bidding and procurement information that describes the time, place and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.</p>
	<p>§ 2.4.4 The Architect shall update the estimate for the Cost of the Work.</p>

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<p>§ 2.1.7.1 . . . The Architect shall advise the Owner of any adjustments to previous estimates of the Cost of the Work indicated by changes in Project requirements or general market conditions. . . .</p>	<p>§ 2.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 5.5, and request the Owner’s approval.</p>
<p>§ 2.5 CONSTRUCTION PROCUREMENT SERVICES</p>	<p>§ 2.5 BIDDING OR NEGOTIATION PHASE SERVICES</p>
<p>§ 2.5.1 The Architect shall assist the Owner in obtaining either competitive bids or negotiated proposals and shall assist the Owner in awarding and preparing contracts for construction.</p> <p>§ 2.5.2 The Architect shall assist the Owner in establishing a list of prospective bidders or contractors.</p> <p>§ 2.5.3 The Architect shall assist the Owner in bid validation or proposal evaluation and determination of the successful bid or proposal, if any. If requested by the Owner, the Architect shall notify all prospective bidders or contractors of the bid or proposal results.</p>	<p>The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner’s approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.</p>
<p>§ 2.5.4 COMPETITIVE BIDDING</p>	<p>§ 2.5.2 COMPETITIVE BIDDING</p>
<p>§ 2.5.4.1 Bidding Documents shall consist of bidding requirements, proposed contract forms, General Conditions and Supplementary Conditions, Specifications and Drawings.</p>	<p>§ 2.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.</p>
<p>§ 2.5.4.2 If requested by the Owner, the Architect shall arrange for procuring the reproduction of Bidding Documents for distribution to prospective bidders. The Owner shall pay directly for the cost of reproduction or shall reimburse the Architect for such expenses.</p> <p>§ 2.5.4.3 If requested by the Owner, the Architect shall distribute the Bidding Documents to prospective bidders and request their return upon completion of the bidding process. The Architect shall maintain a log of distribution and retrieval, and the amounts of deposits, if any, received from and returned to prospective bidders.</p> <div data-bbox="207 1367 813 1461" style="border: 1px solid black; padding: 5px;"> <p><i>Note: For Section 2.5.4.4, refer to B201 Section 2.5.2.3.</i></p> </div> <p>§ 2.5.4.5 The Architect shall participate in or, at the Owner’s direction, shall organize and conduct a pre-bid conference for prospective bidders.</p> <p>§ 2.5.4.6 The Architect shall prepare responses to questions from prospective bidders and provide clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda.</p> <p>§ 2.5.4.7 The Architect shall participate in or, at the Owner’s direction, shall organize and conduct the opening of the bids. The Architect shall subsequently document and distribute the bidding results, as directed by the Owner.</p>	<p>§ 2.5.2.2 The Architect shall assist the Owner in bidding the Project by</p> <ol style="list-style-type: none"> .1 procuring the reproduction of Bidding Documents for distribution to prospective bidders; .2 distributing the Bidding Documents to prospective bidders requesting their return upon completion of the bidding process, and maintaining a log of distribution and retrieval and of the amounts of deposits, if any, received from and returned to prospective bidders; .3 organizing and conducting a pre-bid conference for prospective bidders; .4 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda; and .5 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

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<p>§ 2.5.4.4 The Architect shall consider requests for substitutions, if permitted by the Bidding Documents, and shall prepare and distribute addenda identifying approved substitutions to all prospective bidders.</p>	<p>§ 2.5.2.3 The Architect shall consider requests for substitutions, if the Bidding Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective bidders.</p>
<p>§ 2.5.5 NEGOTIATED PROPOSALS</p>	<p>§ 2.5.3 NEGOTIATED PROPOSALS</p>
<p>§ 2.5.5.1 Proposal Documents shall consist of proposal requirements, proposed contract forms, General Conditions and Supplementary Conditions, Specifications and Drawings.</p>	<p>§ 2.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents.</p>
<p>§ 2.5.5.2 If requested by the Owner, the Architect shall arrange for procuring the reproduction of Proposal Documents for distribution to prospective contractors. The Owner shall pay directly for the cost of reproduction or shall reimburse the Architect for such expenses.</p> <p>§ 2.5.5.3 If requested by the Owner, the Architect shall organize and participate in selection interviews with prospective contractors.</p> <div data-bbox="207 800 813 894" style="border: 1px solid black; padding: 5px;"> <p><i>Note: For Section 2.5.5.4, refer to B201 Section 2.5.3.3.</i></p> </div> <p>§ 2.5.5.5 If requested by the Owner, the Architect shall assist the Owner during negotiations with prospective contractors. The Architect shall subsequently prepare a summary report of the negotiation results, as directed by the Owner.</p>	<p>§ 2.5.3.2 The Architect shall assist the Owner in obtaining proposals by</p> <ol style="list-style-type: none"> .1 procuring the reproduction of Proposal Documents for distribution to prospective contractors, and requesting their return upon completion of the negotiation process; .2 organizing and participating in selection interviews with prospective contractors; and .3 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.
<p>§ 2.5.5.4 The Architect shall consider requests for substitutions, if permitted by the Proposal Documents, and shall prepare and distribute addenda identifying approved substitutions to all prospective contractors.</p>	<p>§ 2.5.3.3 The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective contractors.</p>
<p>§ 2.6 CONTRACT ADMINISTRATION SERVICES</p>	<p>§ 2.6 CONSTRUCTION PHASE SERVICES</p>
<p>§ 2.6.1 GENERAL ADMINISTRATION</p>	<p>§ 2.6.1 GENERAL</p>
<p>§ 2.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement. Modifications made to the General Conditions, when adopted as part of the Contract Documents, shall be enforceable under this Agreement only to the extent that they are consistent with this Agreement or approved in writing by the Architect.</p> <div data-bbox="207 1619 813 1713" style="border: 1px solid black; padding: 5px;"> <p><i>Note: For Section 2.6.1.2, refer to B201 Section 2.6.1.3.</i></p> </div>	<p>§ 2.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201–2007, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2007, those modifications shall not affect the Architect’s services under this Agreement unless the Owner and the Architect amend this Agreement.</p>
<p>§ 2.6.1.3 The Architect shall be a representative of and shall advise and consult with the Owner during the provision of the Contract Administration Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement unless otherwise modified by written amendment.</p> <p>§ 2.6.2.1 . . . The Architect shall neither have control over</p>	<p>§ 2.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety</p>

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<p>or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.</p> <p><i>Note: For the first two sentences of Section 2.6.2.1, refer to B201 Section 2.6.2.1.</i></p> <p>§ 2.6.2.2 . . . However, the Architect shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.</p> <p><i>Note: For the first sentence of Section 2.6.2.2, refer to B201 Section 2.6.2.1.</i></p>	<p>precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.</p>
<p>§ 2.6.1.2 The Architect's responsibility to provide the Contract Administration Services under this Agreement commences with the award of the initial Contract for Construction and terminates at the issuance to the Owner of the final Certificate for Payment. . . .</p> <p><i>Note: For the remainder of Section 2.6.1.2, refer to B101 Section 3.3.2.</i></p>	<p>§ 2.6.1.3 Subject to Section 3.3, the Architect's responsibility to provide Construction Phase services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.</p>
<p>§ 2.6.1.4 Duties, responsibilities and limitations of authority of the Architect under this Article 2.6 shall not be restricted, modified or extended without written agreement of the Owner and Architect with consent of the Contractor, which consent will not be unreasonably withheld.</p> <p><i>Note: For Sections 2.6.1.5 and 2.6.1.6, refer to B201 Section 2.6.4.4. For Sections 2.6.1.7, 2.6.1.8, and 2.6.1.9, refer to B201 Sections 2.6.2.3, 2.6.2.4, and 2.6.2.5.</i></p>	
<p>§ 2.6.2 EVALUATIONS OF THE WORK</p>	<p>§ 2.6.2 EVALUATIONS OF THE WORK</p>
<p>§ 2.6.2.1 The Architect, as a representative of the Owner, shall visit the site at intervals appropriate to the stage of the Contractor's operations, or as otherwise agreed by the Owner and the Architect in Article 2.8, (1) to become generally familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed, (2) to endeavor to guard the Owner against defects and deficiencies in the Work, and (3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. . . .</p> <p><i>Note: For the remainder of Section 2.6.2.1, refer to B201 Section 2.6.1.2</i></p>	<p>§ 2.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 3.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent</p>

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<p>§ 2.6.2.2 The Architect shall report to the Owner known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor. . . .</p> <p><i>Note: For the remainder of Section 2.6.2.2, refer to B201 Section 2.6.1.2</i></p>	<p>construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work.</p>
<p><i>Note: For Section 2.6.2.3, refer to B201 Section 4.7. For Section 2.6.2.4, refer to B201 Section 4.5.</i></p>	
<p>§ 2.6.2.5 The Architect shall have authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.</p>	<p>§ 2.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.</p>
<p>§ 2.6.1.7 The Architect shall interpret and decide matters concerning performance of the Owner and Contractor under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect’s response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.</p>	<p>§ 2.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect’s response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.</p>
<p>§ 2.6.1.8 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for the results of interpretations or decisions so rendered in good faith.</p> <p>§ 2.6.1.9 . . . However, the Architect’s decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.</p> <p><i>Note: For the first sentence of Section 2.6.1.9, refer to B201 Section 2.6.2.5.</i></p>	<p>§ 2.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect’s decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.</p>
<p>§ 2.6.1.9 The Architect shall render initial decisions on claims, disputes or other matters in question between the Owner and Contractor as provided in the Contract Documents. . . .</p> <p><i>Note: For the last sentence of Section 2.6.1.9, refer to B201 Section 2.6.2.4.</i></p>	<p>§ 2.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2007, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.</p>

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§ 2.6.3 CERTIFICATION OF PAYMENTS TO CONTRACTOR	§ 2.6.3 CERTIFICATES FOR PAYMENT TO CONTRACTOR
<p>§ 2.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue Certificates for Payment in such amounts. The Architect’s certification for payment shall constitute a representation to the Owner, based on the Architect’s evaluation of the Work as provided in Section 2.6.2 and on the data comprising the Contractor’s Application for Payment, that the Work has progressed to the point indicated and that, to the best of the Architect’s knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.</p>	<p>§ 2.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect’s certification for payment shall constitute a representation to the Owner, based on the Architect’s evaluation of the Work as provided in Section 2.6.2 and on the data comprising the Contractor’s Application for Payment, that, to the best of the Architect’s knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.</p>
<p>§ 2.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor’s right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.</p>	<p>§ 2.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor’s right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.</p>
<p>§ 2.6.3.3 The Architect shall maintain a record of the Contractor’s Applications for Payment.</p>	<p>§ 2.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.</p>
§ 2.6.4 SUBMITTALS	§ 2.6.4 SUBMITTALS
<p>§ 2.6.4.1 The Architect shall review and approve or take other appropriate action upon the Contractor’s submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect’s action shall be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Owner, Contractor or separate contractors, while allowing sufficient time in the Architect’s professional judgment to permit adequate review. . . .</p> <div data-bbox="217 1625 821 1717" style="border: 1px solid black; padding: 5px;"> <p><i>Note: For the remainder of Section 2.6.4.1, refer to B201 Section 2.6.4.2.</i></p> </div>	<p>§ 2.6.4.1 The Architect shall review the Contractor’s submittal schedule and shall not unreasonably delay or withhold approval. The Architect’s action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect’s professional judgment to permit adequate review.</p>
<p>§ 2.6.4.1 . . . Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect’s review shall not constitute approval of safety precautions</p>	<p>§ 2.6.4.2 In accordance with the Architect-approved submittal schedule, the Architect shall review and approve or take other appropriate action upon the Contractor’s submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the</p>

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<p>or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect’s approval of a specific item shall not indicate approval of an assembly of which the item is a component.</p>	<p>accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor’s responsibility. The Architect’s review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect’s approval of a specific item shall not indicate approval of an assembly of which the item is a component.</p>
<p>Note: For Section 2.6.4.2, refer to B201 Section 2.6.4.5.</p>	
<p>§ 2.6.4.3 If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Architect shall specify appropriate performance and design criteria that such services must satisfy. Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor shall bear such professional’s written approval when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.</p>	<p>§ 2.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional’s seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.</p>
<p>§ 2.6.1.5 The Architect shall review properly prepared, timely requests by the Contractor for additional information about the Contract Documents. A properly prepared request for additional information about the Contract Documents shall be in a form prepared or approved by the Architect and shall include a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested.</p> <p>§ 2.6.1.6 If deemed appropriate by the Architect, the Architect shall on the Owner’s behalf prepare, reproduce and distribute supplemental Drawings and Specifications in response to requests for information by the Contractor.</p>	<p>§ 2.6.4.4 Subject to the provisions of Section 3.3, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect’s response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.</p>
<p>§ 2.6.4.2 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.</p>	<p>§ 2.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.</p>
<p>§ 2.6.5 CHANGES IN THE WORK</p>	<p>§ 2.6.5 CHANGES IN THE WORK</p>
<p>§ 2.6.5.1 The Architect shall prepare Change Orders and Construction Change Directives for the Owner’s approval and execution in accordance with the Contract Documents. The Architect may authorize minor changes in the Work not involving an adjustment in Contract Sum or an extension of the Contract Time which are consistent with the intent of the Contract Documents. If necessary, the Architect shall prepare, reproduce and distribute Drawings and Specifications to describe Work to be added, deleted or modified, as provided in Section 2.8.2.</p>	<p>§ 2.6.5.1 The Architect may authorize minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to the provisions of Section 3.3, the Architect shall prepare Change Orders and Construction Change Directives for the Owner’s approval and execution in accordance with the Contract Documents.</p>

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<p>§ 2.6.5.2 The Architect shall review properly prepared, timely requests by the Owner or Contractor for changes in the Work, including adjustments to the Contract Sum or Contract Time. A properly prepared request for a change in the Work shall be accompanied by sufficient supporting data and information to permit the Architect to make a reasonable determination without extensive investigation or preparation of additional drawings or specifications. If the Architect determines that requested changes in the Work are not materially different from the requirements of the Contract Documents, the Architect may issue an order for a minor change in the Work or recommend to the Owner that the requested change be denied.</p> <p>§ 2.6.5.3 If the Architect determines that implementation of the requested changes would result in a material change to the Contract that may cause an adjustment in the Contract Time or Contract Sum, the Architect shall make a recommendation to the Owner, who may authorize further investigation of such change. Upon such authorization, and based upon information furnished by the Contractor, if any, the Architect shall estimate the additional cost and time that might result from such change, including any additional costs attributable to a Change in Services of the Architect. With the Owner’s approval, the Architect shall incorporate those estimates into a Change Order or other appropriate documentation for the Owner’s execution or negotiation with the Contractor.</p>	
<p>§ 2.6.5.4 The Architect shall maintain records relative to changes in the Work.</p>	<p>§ 2.6.5.2 The Architect shall maintain records relative to changes in the Work</p>
<p>§ 2.6.6 PROJECT COMPLETION</p>	<p>§ 2.6.6 PROJECT COMPLETION</p>
<p>§ 2.6.6.1 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion, shall receive from the Contractor and forward to the Owner, for the Owner’s review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor, and shall issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.</p>	<p>§ 2.6.6.1 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; receive from the Contractor and forward to the Owner, for the Owner’s review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.</p>
<p>§ 2.6.6.2 The Architect’s inspection shall be conducted with the Owner’s Designated Representative to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.</p>	<p>§ 2.6.6.2 The Architect’s inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.</p>
<p>§ 2.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including any amounts needed to pay for final completion or correction of the Work.</p>	<p>§ 2.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.</p>

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<p>§ 2.6.6.4 The Architect shall receive from the Contractor and forward to the Owner: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment and (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens.</p>			<p>§ 2.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.</p>		
ARTICLE 2.7 FACILITY OPERATION SERVICES					
<p>§ 2.7.1 The Architect shall meet with the Owner or the Owner's Designated Representative promptly after Substantial Completion to review the need for facility operation services.</p>					
<p>§ 2.7.2 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall conduct a meeting with the Owner and the Owner's Designated Representative to review the facility operations and performance and to make appropriate recommendations to the Owner.</p>			<p>§ 2.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.</p>		
ARTICLE 2.8 SCHEDULE OF SERVICES			ARTICLE 3 ADDITIONAL SERVICES		
<p><i>Note: For Section 2.8.1, refer to B201 Section 3.3.3. For Section 2.8.2, refer to B201 Section 3.3.2.</i></p>					
<p>§ 2.8.3 The Architect shall furnish or provide the following services only if specifically designated:</p> <p><i>Note: Section 2.8.3 is listed to align with corresponding sections in B201, if any.</i></p>			<p>§ 3.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Additional Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 6.2. (Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 3.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)</p>		
Additional Services	Responsibility	Location of Service Description	Additional Services	Responsibility	Location of Service Description
§ 2.8.3.1 Programming			§ 3.1.1 Programming		
			§ 3.1.2 Multiple preliminary designs		
			§ 3.1.3 Measured drawings		
§ 2.8.3.5 Existing Facilities Surveys			§ 3.1.4 Existing facilities surveys		
§ 2.8.3.7 Site Analysis and Selection			§ 3.1.5 Site Evaluation and Planning (B203™–2007)		
			§ 3.1.6 Building information modeling		
§ 2.8.3.11 Civil Design			§ 3.1.7 Civil engineering		
§ 2.8.3.12 Landscape Design			§ 3.1.8 Landscape design		
§ 2.8.3.13 Interior Design			§ 3.1.9 Architectural Interior Design (B252™–2007)		
§ 2.8.3.15 Value Analysis			§ 3.1.10 Value Analysis (B204™–2007)		

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Additional Services	Responsibility	Location of Service Description	Additional Services	Responsibility	Location of Service Description
§ 2.8.3.16 Detailed Cost Estimating			§ 3.1.11 Detailed cost estimating		
§ 2.8.3.17 On-Site Project Representation			§ 3.1.12 On-site project representation		
			§ 3.1.13 Conformed construction documents		
§ 2.8.3.20 Record Drawings			§ 3.1.14 As-designed record drawings		
			§ 3.1.15 As-constructed record drawings		
§ 2.8.3.21 Post-Contract Evaluation			§ 3.1.16 Post-occupancy evaluation		
			§ 3.1.17 Facility Support Services (B210™-2007)		
§ 2.8.3.22 Tenant-Related Services			§ 3.1.18 Tenant-related services		
			§ 3.1.19 Coordination of Owner's consultants		
			§ 3.1.20 Telecommunications/data design		
			§ 3.1.21 Security Evaluation and Planning (B206™-2007)		
			§ 3.1.22 Commissioning (B211™-2007)		
§ 2.8.3.8 Environmental Studies and Reports			§ 3.1.23 Extensive environmentally responsible design		
			§ 3.1.24 LEED® Certification (B214™-2007)		
			§ 3.1.25 Fast-track design services		
			§ 3.1.26 Historic Preservation (B205™-2007)		
			§ 3.1.27 Furniture, Finishings, and Equipment Design (B253™-2007)		
§ 2.8.3.2 Land Survey Services			§ 3.1.28 Other		
§ 2.8.3.3 Geotechnical Services					
§ 2.8.3.4 Space Schematics/Flow Diagrams					
§ 2.8.3.6 Economic Feasibility Studies					
§ 2.8.3.9 Owner-Supplied Data Coordination					
§ 2.8.3.10 Schedule Development and Monitoring					
§ 2.8.3.14 Special Bidding or Negotiation					
§ 2.8.3.18 Construction Management					
§ 2.8.3.19 Start-up Assistance					
			§ 3.2 Insert a description of each Additional Service designated above as the Architect's responsibility, if not further described in an exhibit attached to this document.		
B141-1997 Part 1 § 1.3.3.1 Change in Services of the Architect, including services required of the Architect's consultants, may be			§ 3.3 Additional Services may be provided after execution of this Agreement, without invalidating the Agreement. Except for services required due to the fault of the		

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<p>accomplished after execution of this Agreement, without invalidating the Agreement, if mutually agreed in writing, if required by circumstances beyond the Architect’s control, or if the Architect’s services are affected as described in Section 1.3.3.2. In the absence of mutual agreement in writing, the Architect shall notify the Owner prior to providing such services. If the Owner deems that all or a part of such Change in Services is not required, the Owner shall give prompt written notice to the Architect, and the Architect shall have no obligation to provide those services. Except for a change due to the fault of the Architect, Change in Services of the Architect shall entitle the Architect to an adjustment in compensation pursuant to Section 1.5.2, and to any Reimbursable Expenses described in Section 1.3.9.2 and Section 1.5.5.</p>	<p>Architect, any Additional Services provided in accordance with this Section 3.3 shall entitle the Architect to compensation pursuant to Section 6.3.</p>
<p>B141–1997 Part 1</p> <p>§ 1.3.3.2 If any of the following circumstances affect the Architect’s services for the Project, the Architect shall be entitled to an appropriate adjustment in the Architect’s schedule and compensation:</p> <ol style="list-style-type: none"> .1 change in the instructions or approvals given by the Owner that necessitate revisions in Instruments of Service; .2 enactment or revision of codes, laws or regulations or official interpretations which necessitate changes to previously prepared Instruments of Service; .3 decisions of the Owner not rendered in a timely manner; .4 significant change in the Project including, but not limited to, size, quality, complexity, the Owner’s schedule or budget, or procurement method; .5 failure of performance on the part of the Owner or the Owner’s consultants or contractors; .6 preparation for and attendance at a public hearing, a dispute resolution proceeding or a legal proceeding except where the Architect is party thereto; .7 change in the information contained in Article 1.1. 	<p>§ 3.3.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services until the Architect receives the Owner’s written authorization:</p> <ol style="list-style-type: none"> .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner’s schedule or budget for Cost of the Work, or procurement or delivery method; .2 Services necessitated by the Owner’s request for extensive environmentally responsible design alternatives, such as unique system designs, in-depth material research, energy modeling, or LEED® certification; .3 Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations; .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner’s consultants or contractors; .5 Preparing digital data for transmission to the Owner’s consultants and contractors, or to other Owner authorized recipients; .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner; .7 Preparation for, and attendance at, a public presentation, meeting or hearing; .8 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto; .9 Evaluation of the qualifications of bidders or persons providing proposals; .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or .11 Assistance to the Initial Decision Maker, if other than the Architect.

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<p>§ 2.8.2 The following Design and Contract Administration Services shall be provided by the Architect as a Change in Services in accordance with Section 1.3.3:</p> <ol style="list-style-type: none"> .1 review of a Contractor’s submittal out of sequence from the submittal schedule agreed to by the Architect; .2 responses to the Contractor’s requests for information where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation; .3 Change Orders and Construction Change Directives requiring evaluation of proposals, including the preparation or revision of Instruments of Service; .4 providing consultation concerning replacement of Work resulting from fire or other cause during construction; .5 evaluation of an extensive number of claims submitted by the Owner’s consultants, the Contractor or others in connection with the Work; .6 evaluation of substitutions proposed by the Owner’s consultants or contractors and making subsequent revisions to Instruments of Service resulting therefrom; .7 preparation of design and documentation for alternate bid or proposal requests proposed by the Owner; or .8 Contract Administration Services provided 60 days after the date of Substantial Completion of the Work. <p>§ 2.6.1.2 However, the Architect shall be entitled to a Change in Services in accordance with Section 2.8.2 when Contract Administration Services extend 60 days after the date of Substantial Completion of the Work.</p>	<p>§ 3.3.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Architect, and the Owner shall have no further obligation to compensate the Architect for those services:</p> <ol style="list-style-type: none"> .1 Reviewing a Contractor’s submittal out of sequence from the submittal schedule agreed to by the Architect; .2 Responding to the Contractor’s requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation; .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor’s proposals and supporting data, or the preparation or revision of Instruments of Service; .4 Evaluating an extensive number of Claims as the Initial Decision Maker; .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom; or .6 To the extent the Architect’s Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion, identified in Initial Information, whichever is earlier.
<p>§ 2.8.1 Design and Contract Administration Services beyond the following limits shall be provided by the Architect as a Change in Services in accordance with Section 1.3.3:</p> <ol style="list-style-type: none"> .1 up to () reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor. .2 up to () visits to the site by the Architect over the duration of the Project during construction. .3 up to () inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents. .4 up to () inspections for any portion of the Work to determine final completion. 	<p>§ 3.3.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:</p> <ol style="list-style-type: none"> .1 () reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor .2 () visits to the site by the Architect over the duration of the Project during construction .3 () inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents .4 () inspections for any portion of the Work to determine final completion
<p>B141–1997 Part 1</p> <p>§ 1.5.9 If the services covered by this Agreement have not been completed within () months of the</p>	<p>§ 3.3.4 If the services covered by this Agreement have not been completed within () months of the date of this Agreement, through no fault of the Architect,</p>

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date hereof, through no fault of the Architect, extension of the Architect’s services beyond that time shall be compensated as provided in Section 1.5.2.	extension of the Architect’s services beyond that time shall be compensated as Additional Services.
	ARTICLE 4 OWNER’S RESPONSIBILITIES
<p>B141–1997 Part 1</p> <p>§ 1.2.2.2 The Owner shall periodically update the budget for the Project, including that portion allocated for the Cost of the Work. The Owner shall not significantly increase or decrease the overall budget, the portion of the budget allocated for the Cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of the Architect to a corresponding change in the Project scope and quality.</p>	<p>§ 4.1 The Owner shall establish and periodically update the Owner’s budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 5.1; (2) the Owner’s other costs; and, (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner’s budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project’s scope and quality.</p>
<p>§ 2.2.1.2 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.</p>	<p>§ 4.2 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.</p>
<p>§ 2.2.1.3 The Owner shall furnish services of geotechnical engineers which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate recommendations.</p>	<p>§ 4.3 The Owner shall furnish services of geotechnical engineers, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.</p>
<p>B141–1997 Part 1</p> <p>§ 1.2.2.5 Unless otherwise provided in this Agreement, the Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.</p>	<p>§ 4.4 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.</p>
<p>§ 2.6.2.4 Except as otherwise provided in this Agreement or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents. Communications by and with the Architect’s consultants shall be through the Architect.</p>	<p>§ 4.5 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect’s consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect of any direct communications that may affect the Architect’s services.</p>

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	<p>§ 4.6 Before executing the Contract for Construction, the Owner shall coordinate the Architect’s duties and responsibilities set forth in the Contract for Construction with the Architect’s services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.</p>
<p>§ 2.6.2.3 The Architect shall at all times have access to the Work wherever it is in preparation or progress.</p>	<p>§ 4.7 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.</p>
	<p>ARTICLE 5 COST OF THE WORK</p>
<p>B141–1997 Part 1 § 1.3.1 COST OF THE WORK § 1.3.1.1 The Cost of the Work shall be the total cost or, to the extent the Project is not completed, the estimated cost to the Owner of all elements of the Project designed or specified by the Architect. § 1.3.1.2 The Cost of the Work shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Architect, including the costs of management or supervision of construction or installation provided by a separate construction manager or contractor, plus a reasonable allowance for their overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work. § 1.3.1.3 The Cost of the Work does not include the compensation of the Architect and the Architect’s consultants, the costs of the land, rights-of-way and financing or other costs that are the responsibility of the Owner.</p>	<p>§ 5.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors’ general conditions costs, overhead and profit. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs that are the responsibility of the Owner.</p>
<p>§ 2.1.7.2 Evaluations of the Owner’s budget for the Project, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect represent the Architect’s judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor’s methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner’s budget for the Project or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the Architect.</p>	<p>§ 5.2 The Owner’s budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 4.1, 5.4 and 5.5. Evaluations of the Owner’s budget for the Cost of the Work, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect’s judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor’s methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner’s budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the Architect.</p>

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<p>§ 2.1.7.3 In preparing estimates of the Cost of the Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the scope of the Project and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the Owner’s budget for the Cost of the Work. If an increase in the Contract Sum occurring after execution of the Contract between the Owner and the Contractor causes the budget for the Cost of the Work to be exceeded, that budget shall be increased accordingly.</p> <p>§ 2.1.7.1 . . . This estimate may be based on current area, volume or similar conceptual estimating techniques. . . .</p>	<p>§ 5.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the program and scope of the Project; and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the Owner’s budget for the Cost of the Work. The Architect’s estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requests detailed cost estimating services, the Architect shall provide such services as an Additional Service under Article 3.</p>
<p>§ 2.1.7.4 If bidding or negotiation has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the construction industry.</p>	<p>§ 5.4 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, through no fault of the Architect, the Owner’s budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.</p>
<p>§ 2.1.7.1 . . . If at any time the Architect’s estimate of the Cost of the Work exceeds the Owner’s budget, the Architect shall make appropriate recommendations to the Owner to adjust the Project’s size, quality or budget, and the Owner shall cooperate with the Architect in making such adjustments.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Note: For the remainder of Section 2.1.7.1, refer to B201 Section 2.2.6, 2.4.5 and 5.3.</i></p> </div>	<p>§ 5.5 If at any time the Architect’s estimate of the Cost of the Work exceeds the Owner’s budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project’s size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.</p>
<p>§ 2.1.7.5 If the budget for the Cost of the Work is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall:</p> <ol style="list-style-type: none"> .1 give written approval of an increase in the budget for the Cost of the Work; .2 authorize rebidding or renegotiating of the Project within a reasonable time; .3 terminate in accordance with Section 1.3.8.5; or .4 cooperate in revising the Project scope and quality as required to reduce the Cost of the Work. 	<p>§ 5.6 If the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall</p> <ol style="list-style-type: none"> .1 give written approval of an increase in the budget for the Cost of the Work; .2 authorize rebidding or renegotiating of the Project within a reasonable time; .3 terminate in accordance with Section 5.5 of AIA Document B102–2007; .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or .5 implement any other mutually acceptable alternative.
<p>§ 2.1.7.6 If the Owner chooses to proceed under Section 2.1.7.5.4, the Architect, without additional compensation, shall modify the documents for which the Architect is responsible under this Agreement as necessary to comply with the budget for the Cost of the Work. The modification of such documents shall be the limit of the Architect’s responsibility under this Section 2.1.7. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not construction is commenced.</p>	<p>§ 5.7 If the Owner chooses to proceed under Section 5.6.4, the Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. The Architect’s modification of the Construction Documents shall be the limit of the Architect’s responsibility under this Article 5.</p>

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	ARTICLE 6 COMPENSATION												
	<p>§ 6.1 For the Architect’s Basic Services described under Article 2, the Owner shall compensate the Architect as follows: <i>(Insert amount of, or basis for, compensation.)</i></p>												
	<p>§ 6.2 For Additional Services designated in Section 3.1, the Owner shall compensate the Architect as follows: <i>(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)</i></p>												
<p>B141–1997 Part 1 § 1.5.2 If the services of the Architect are changed as described in Section 1.3.3.1, the Architect’s compensation shall be adjusted. Such adjustment shall be calculated as described below or, if no method of adjustment is indicated in this Section 1.5.2, in an equitable manner. <i>(Insert basis of compensation, including rates and multiples of Direct Personnel Expense for Principals and employees, and identify Principals and classify employees, if required. Identify specific services to which particular methods of compensation apply.)</i></p>	<p>§ 6.3 For Additional Services that may arise during the course of the Project, including those under Section 3.3, during the course of the Project, the Owner shall compensate the Architect as follows: <i>(Insert amount of, or basis for, compensation.)</i></p>												
<p>B141–1997 Part 1 § 1.5.3 For a Change in Services of the Architect’s consultants, compensation shall be computed as a multiple of () times the amounts billed to the Architect for such services.</p>	<p>§ 6.4 Compensation for Additional Services of the Architect’s consultants when not included in Section 6.2 or 6.3, shall be the amount invoiced to the Architect plus a fee of percent (%), or as otherwise stated below:</p>												
	<p>§ 6.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:</p> <table border="0" data-bbox="862 1255 1446 1398"> <tr> <td>Schematic Design Phase:</td> <td>percent (%)</td> </tr> <tr> <td>Design Development Phase:</td> <td>percent (%)</td> </tr> <tr> <td>Construction Documents Phase:</td> <td>percent (%)</td> </tr> <tr> <td>Bidding or Negotiation Phase:</td> <td>percent (%)</td> </tr> <tr> <td>Construction Phase:</td> <td>percent (%)</td> </tr> <tr> <td>Total Basic Compensation</td> <td>one hundred percent (100.00%)</td> </tr> </table>	Schematic Design Phase:	percent (%)	Design Development Phase:	percent (%)	Construction Documents Phase:	percent (%)	Bidding or Negotiation Phase:	percent (%)	Construction Phase:	percent (%)	Total Basic Compensation	one hundred percent (100.00%)
Schematic Design Phase:	percent (%)												
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Construction Documents Phase:	percent (%)												
Bidding or Negotiation Phase:	percent (%)												
Construction Phase:	percent (%)												
Total Basic Compensation	one hundred percent (100.00%)												
	<p>§ 6.6 When compensation is based on a percentage of the Cost of the Work and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 6.5 based on (1) the lowest bona fide bid or negotiated proposal, or (2) if no such bid or proposal is received, the most recent estimate of the Cost of the Work for such portions of the Project. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.</p>												

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<p>B141-1997 Part 1 § 1.5.6 The rates and multiples for services of the Architect and the Architect’s consultants as set forth in this Agreement shall be adjusted in accordance with their normal salary review practices.</p>	<p>§ 6.7 The hourly billing rates for services of the Architect and the Architect’s consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect’s and Architect’s consultants’ normal review practices. <i>(If applicable, attach an exhibit of hourly billing rates or insert them below.)</i></p>										
	<p>ARTICLE 7 ATTACHMENTS AND EXHIBITS</p>										
	<p>The following attachments and exhibits, if any, are incorporated herein by reference: <i>(List other documents, if any, including Exhibit A, Initial Information, and any exhibits relied on in Section 3.1.)</i></p>										
<p>ARTICLE 2.9 MODIFICATIONS</p>											
<p>§ 2.9.1 Modifications to this Standard Form of Architect’s Services: Design and Contract Administration, if any, are as follows:</p>											
<p>SIGNATURE</p>											
<p>By its execution, this Standard Form of Architect’s Services: Design and Contract Administration and modifications hereto are incorporated into the Standard Form of Agreement Between the Owner and Architect, AIA Document B141–1997, that was entered into by the parties as of the date:</p> <table data-bbox="185 1087 803 1276"> <tr> <td data-bbox="185 1087 511 1115">OWNER</td> <td data-bbox="511 1087 803 1115">CONTRACTOR</td> </tr> <tr> <td data-bbox="185 1150 511 1178">_____</td> <td data-bbox="511 1150 803 1178">_____</td> </tr> <tr> <td data-bbox="185 1157 511 1184"><i>(Signature)</i></td> <td data-bbox="511 1157 803 1184"><i>(Signature)</i></td> </tr> <tr> <td data-bbox="185 1220 511 1247">_____</td> <td data-bbox="511 1220 803 1247">_____</td> </tr> <tr> <td data-bbox="185 1226 511 1253"><i>(Printed name and title)</i></td> <td data-bbox="511 1226 803 1253"><i>(Printed name and title)</i></td> </tr> </table>	OWNER	CONTRACTOR	_____	_____	<i>(Signature)</i>	<i>(Signature)</i>	_____	_____	<i>(Printed name and title)</i>	<i>(Printed name and title)</i>	
OWNER	CONTRACTOR										
_____	_____										
<i>(Signature)</i>	<i>(Signature)</i>										
_____	_____										
<i>(Printed name and title)</i>	<i>(Printed name and title)</i>										

B201 – 2007 Exhibit A, Initial Information

B141™ 1997	B201™ – 2007
	TITLE
	<i>B201™ – 2007 Exhibit A, Initial Information</i>
	COVER PAGE
	<p>for the following PROJECT: <i>(Name and location or address)</i></p> <p>THE OWNER: <i>(Name and address)</i></p> <p>THE ARCHITECT: <i>(Name and address)</i></p> <p>This Agreement is based on the following information. <i>(Note the disposition for the following items by inserting the requested information or a statement such as “not applicable,” “unknown at time of execution” or “to be determined later by mutual agreement.”)</i></p>
	ARTICLE A.1 PROJECT INFORMATION
	§ A.1.1 The Owner’s program for the Project: <i>(Identify documentation or state the manner in which the program will be developed.)</i>
	§ A.1.2 The Project’s physical characteristics: <i>(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)</i>
	§ A.1.3 The Owner’s budget for the Cost of the Work, as defined in Section 6.1: <i>(Provide total, and if known, a line item break down.)</i>
	§ A.1.4 The Owner’s other anticipated scheduling information, if any, not provided in Section 1.2:
	§ A.1.5 The Owner intends the following procurement or delivery method for the Project: <i>(Identify method such as competitive bid, negotiated contract, or construction management.)</i>
	§ A.1.6 Other Project information: <i>(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)</i>
	ARTICLE A.2 PROJECT TEAM
	§ A.2.1 The Owner identifies the following representative in accordance with Section 5.3: <i>(List name, address and other information.)</i>

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	<p>§ A.2.2 The persons or entities, in addition to the Owner’s representative, who are required to review the Architect’s submittals to the Owner are as follows: <i>(List name, address and other information.)</i></p>
	<p>§ A.2.3 The Owner will retain the following consultants and contractors: <i>(List discipline and, if known, identify them by name and address.)</i></p>
	<p>§ A.2.4 The Architect identifies the following representative in accordance with Section 2.3: <i>(List name, address and other information.)</i></p>
	<p>§ A.2.5 The Architect will retain the consultants identified in Sections A.2.5.1 and A.2.5.2. <i>(List discipline and, if known, identify them by name and address.)</i></p>
	<p>§ A.2.5.1 Consultants retained under Basic Services:</p> <ul style="list-style-type: none"> .1 Structural Engineer .2 Mechanical Engineer .3 Electrical Engineer
	<p>§ A.2.5.2 Consultants retained under Additional Services:</p>
	<p>§ A.2.6 Other Initial Information on which the Agreement is based: <i>(Provide other Initial Information.)</i></p>