

## [B-Series](#)

### B- S E R I E S

The documents in the B Series relate to various forms of agreement between an owner and an architect for professional services.

#### **B141**

##### ***Standard Form of Agreement Between Owner and Architect with Standard Form of Architect's Services***

Two agreements to be used in sequence: (1) an agreement form that contains initial information, terms and conditions, and compensation; (2) a service form that defines the architect's scope of services.

The separation of the scope of services from the rest of the owner-architect agreement allows users the freedom to choose alternative scopes of services. The AIA intends to publish additional scopes of services that correlate to the terms and conditions of B141.

#### **B141/CMa**

##### ***Standard Form of Agreement Between Owner and Architect, Construction Manager-Adviser Edition***

Construction management services are on separate contract. Construction manager is an independent, professional adviser to the owner throughout the course of the project.

A201/CMa specifies joint administration by architect and construction manager.

Coordinated with AIA Document B801/CMa due to provision of separate construction contractor contracts with the owner.

#### **B144/ARCH-CM**

##### ***Construction Management Services as an Adviser to the Owner***

Amendment for use and supplement to the architect's design and other construction administrative services described in AIA Document B141.

Architect agrees to provide the owner with a package of construction management services to blend with and expand upon.

## **B151**

### ***Abbreviated Standard Form of Agreement Between Owner and Architect***

Abbreviated standard form of B141. Owner and Architect agreement for use under a variety of compensation methods, including percentage of Construction Cost, multiple of Direct Personnel Expense and stipulated sum. Services are based on five phases: Schematic Design, Design Development, Construction Documents, Bidding and negotiation, and Construction.

Intended to be used in conjunction with A201, General Conditions of the Contract for Construction on construction projects of limited scope and low complexity and detail.

## **B155**

### ***Standard Form of Agreement Between Owner and Architect for a Small Project***

Owner and Architect agreement.

One of three documents in the Small Projects family of documents (A105 and A205) coordinated for use as a set. It pertains to the architect's responsibilities in administration of the construction contract between owner and contractor. Enact caution when using with other AIA document families: potential conflicts could arise so be sure to make careful comparison.

## **B163**

### ***Standard Form of Agreement Between Owner and Architect for Designated Services***

The most comprehensive AIA owner-architect agreement, B163's list of services has been expanded beyond any of its predecessor documents through inclusion of construction management and interior services.

It is a three-part document including a thorough list of 83 possible services divided among nine phases. This detailed classification allows the architect to more accurately estimate the time and personnel costs required for a particular project. The architect's compensation may be calculated on a time/cost basis through use of the worksheet provided in the instructions to B163.

Part One (1) designates agreed-upon services and responsibilities (compensation, scope of services, etc.) through use of a matrix. Part Two (2) details descriptions of specific services in the matrix. Part Three (3) contains general AIA Contract Document Synopses descriptions of the parties duties and responsibilities.

**B171*****Standard Form of Agreement for Interior Design Services***

Architect agrees to provide an owner with design and administrative services for the procurement of interior furniture, furnishings, and equipment (FF&E). Programming for interior spaces to provide basic services (differing from B141 for building design). The Uniform Commercial Code (UCC) authorizes the owner (rather than the architect) in rejection of procured goods.

Coordinated with and adopts by reference A271 to form part of the contract between the owner and the contractor for FF&E.

**B177*****Abbreviated Form of Agreement for Interior Design Services***

Abbreviated document similar to B171, but with less complexity and detail.

Intended for projects of simple detail and short duration, where owner and contractor have established a prior working relationship.

**B181*****Standard Form of Agreement Between Owner and Architect for Housing Services***

Primarily intended for use in multiunit housing design, and coordinated with A201.

Requires that the owner (and not the architect) provides cost-estimating services. Developed with the assistance of the U.S. Department of Housing and Urban Development.

**B188*****Standard Form of Agreement Between Owner and Architect For Limited Architectural Services for Housing Projects***

Owner has extensive control over the management of the project, acting in a capacity similar to that of a developer or speculative builder of a housing project. Consultants retained by the owner will provide engineering services, specify the brand names of materials and equipment, and administer payments to contractors, etc.

Not for use with any other AIA standard form contract.

**B352*****Duties, Responsibilities and Limitations of Authority of the Architect's Project Representative***

Provision for additional project representation at the construction site on a full or part-time basis as specified by the owner.

The project representative is employed and supervised by the architect, and representative's duties, responsibilities, and limitations of authority are all specified by the owner.

Coordinated for use with B141 and B163, and A201.

## **B431**

### ***Architect's Qualification Statement***

A standardized outline of information that a client may wish to review before selecting an architect, used as part of an RFP, or as a final check on the architect's credentials.

Attached to the owner-architect agreement to show the team of professionals and consultants expected to be employed on the project.

## **B511**

### ***Guide for Amendments to AIA Owner-Architect Agreements***

Used to amend most of the AIA's owner-architect agreements. Require special care in their application, as provisions deal with circumstances that are not typical for AIA's standard documents.

Some provisions, such as a limitation of liability clause, further define or limit the scope of services and responsibilities. Other provisions introduce a different approach to a project, such as fast-track construction.

## **B727**

### ***Standard Form of Agreement Between Owner and Architect for Special Services***

Most flexible of all owner-architect agreements, used for planning, feasibility studies, and other services (such as construction administration) that do not follow the phasing sequence of services set forth in B141.

Description of services is left entirely to the ingenuity of the parties, or otherwise established by B141.

If construction administration services are to be provided, care must be taken to coordinate B727 with the appropriate general conditions of the contract for construction.

## **B801/CMa**

### ***Standard Form of Agreement Between Owner and Construction Manager Where the Construction Manager Is Not a Constructor***

Construction management services are assumed by a CMa, a single entity who is separate and independent from the architect and the contractor and acts solely as an adviser of the owner throughout the course of the project.

Coordinated for use with AIA Document B141/CMa. Both B801/CMa and B141/CMa are based on the premise that there will be a separate, and possibly multiple, construction contractor(s) whose contracts with the owner are jointly administered by the architect and the construction manager under A201/CMa.

Not to be used with documents where the construction manager acts as the constructor (i.e., contractor) for the project, such as A121/CMc or A131/CMc.

## **B901**

### ***Standard Form of Agreement Between Design/Builder and Architect***

Two agreements to be used in sequence by a design/builder and an architect: (1) preliminary design (2) final design.

A191 specified the design/builder the owner previously contracted with for design and construction services. First contract fulfillment does not guarantee security of the second agreement.

Design/build entities may be architects, contractors, or even businesspersons, so long as they comply with the governing laws, especially those pertaining to licensing and public procurement regulations.

Prior to entering into either agreement contained in this document with any other entity, architects are advised to contact their legal, insurance, and management advisers.