



AIA Document B111™ – 2022 Exhibit A

Design Architect Services

This B111™–2022, Exhibit A, Design Architect Services is part of the Agreement, between the Owner and the Design Architect, dated the _____ day of _____ in the year _____
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and location or address)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

THE OWNER:
(Name, legal status, and address)

THE DESIGN ARCHITECT:
(Name, legal status, and address)

ARTICLE A.1 SCOPE OF THE DESIGN ARCHITECT'S SERVICES

§ A.1.1 Schematic Design Phase Services

§ A.1.1.1 The Design Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Design 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.

§ A.1.1.2 The Design Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Design Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ A.1.1.3 Based on the Project requirements agreed upon with the Owner, the Design Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ A.1.1.4 Based on the Owner's approval of the preliminary design, the Design 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 representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ A.1.1.4.1 The Design Architect shall consider sustainable 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 more advanced sustainable design services as a Supplemental Service under the Agreement.

§ A.1.1.4.2 The Design 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.

§ A.1.1.5 The Design Architect shall submit the Schematic Design Documents to the Owner and the Cost Consultant. The Design Architect shall meet with the Cost Consultant to review the Schematic Design Documents.

§ A.1.1.6 Upon receipt of the Cost Consultant's estimate at the conclusion of the Schematic Design Phase, the Design Architect shall take action as required under Section 6.4 of the Agreement and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Design Architect shall incorporate the required revisions in the Design Development Phase.

§ A.1.2 Design Development Phase Services

§ A.1.2.1 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 Design Architect shall prepare Design Development Documents for the Owner's 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 other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ A.1.2.2 Prior to the conclusion of the Design Development Phase, the Design Architect shall submit the Design Development Documents to the Owner and the Cost Consultant. The Design Architect shall meet with the Cost Consultant to review the Design Development Documents.

§ A.1.2.3 Upon receipt of the Cost Consultant's estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Section 1.2.4 and 1.2.5 and request the Owner's approval of the Design Development Documents.

§ A.1.2.4 If the estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 terminate in accordance with the Agreement;
- .3 in consultation with the Design Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .4 implement any other mutually acceptable alternative.

§ A.1.2.5 If the Owner chooses to proceed under Section 1.2.4.3, the Design Architect, without additional compensation, shall incorporate the revisions in the Transfer Package as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 1.2.4.1. The Design Architect's revisions in the Transfer Package shall be the limit of the Architect's responsibility under this Section.

§ A.1.3 Transfer Package Services

Based on the Owner's approval of the Design Development Documents, the Design Architect shall compile a Transfer Package for the Owner's use consistent with Article 7 of the Agreement. The Transfer Package shall consist of the Design Development Documents, a detailed estimate of the Cost of the Work prepared by the Owner's Cost Consultant, the Owner's schedule for the Project, and other Owner-provided documentation as appropriate to communicate the scope, quality, budget, and intent of the Project.

§ A.1.3.1 Following the Owner's receipt of the Transfer Package and upon the Owner's request, the Design Architect shall participate in a meeting to review and discuss the Transfer Package with the Owner and the Owner's consultants and contractors for the purpose of assisting the Owner in the transfer of information.

§ A.1.3.2 If, after the meeting held pursuant to Section 1.3.1, additional response to questions or coordination is necessary for the transfer of design responsibility from the Design Architect, the Design Architect shall provide such services as Additional Services in accordance with the Agreement.