

# SP architect's sustainability services

## AIA B101 2007SP Owner-Architect Agreement - Sustainable Project

### SUMMARY OF TASKS AND DELIVERABLES

#### SCHEMATIC DESIGN

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 of the Project that is consistent with the Owner's program, schedule, and budget of the Cost of the Work.

•DELIVERABLES: Schematic Design documents and the **Sustainability Plan** submitted to the Owner for Owner's approval.

#### DESIGN DEVELOPMENT

Based on Owners approval of the Schematic Design documents and **Sustainability Plan**, the Architect call prepare Design Development Documents for Owner's approval.

•DELIVERABLES: Design Development Documents, and any changes to the estimate of the Cost of the Work and to the **Sustainability Plan**.

#### CONSTRUCTION DOCUMENTS

Based on Owners approval of the Design Development documents and **Sustainability Plan**, the Architect call prepare Construction Documents for Owner's approval.

•DELIVERABLES: Construction Documents, and any changes to the estimate of the Cost of the Work and to the **Sustainability Plan**.

### SUSTAINABILITY SERVICES UNDER THE AIA B101SP

The Architect shall:

- Provide the Owner with copies the agreements required by the United States Green Building Council to register the project and pursue LEED certification.
- Review and confirm that the items of these agreements are acceptable to the Owner.

Before the Architect proceeds with the SP services, the Owner shall execute these agreements, including the documentation required to establish the Architect as the Owner's agent to pursue certification. If so, the Architect shall proceed with the SP services.

### SUSTAINABILITY WORKSHOP

The Architect shall:

- BEFORE DESIGN DEVELOPMENT: Conduct a Sustainability Workshop with the Owner and the consultants for the following:
  - Review and discuss the certification target.
  - Establish the **Sustainable Objective**.
  - Identify targeted **Sustainable Measures**.
  - Examine strategies for implementation.
  - Discuss potential impacts on the Project Schedule and Owner's program and budget.
- FOLLOWING THE WORKSHOP:
  - Prepare a **Sustainability Plan** based on the **Sustainable Objective** and the targeted **Sustainable Measures**.
  - Make adjustments to the **Sustainability Plan** as the design and construction of the Project progresses to incorporate approved changes.

### DESIGN PHASES

- The Architect shall identify the materials and equipment in accordance with the targeted Sustainable Measures and explain to the Owner that the characteristics of these materials and equipment are as described by the manufacturers, and that the Architect has to rely on this information which might or not be accurate.
  - The Owner shall approve the use of these materials and equipments in writing and acknowledge that the Architect is not responsible for the accuracy of the manufacturers provided information.

## RISK MANAGEMENT

- Certifications, declarations or affirmations that RMW makes to the USGBC do not constitute a warranty or guarantee to the Owner or the Owner's contractor or consultants.
- RMW does not warranty or guarantee to the Owner that the targeted certification will be achieved.
- The Sustainability Plan and its impact to the cost and schedule of the Project should be explained to, and understood and approved by the Owner in writing.
- RMW is not responsible for



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## CONSTRUCTION PHASE

• The Architect shall advise the Owner of the progress of the Project towards the achievement of the Sustainable Measures. ADDITIONAL SERVICES RELATED TO SUSTAINABILITY

- Record Drawings
- Post-occupancy Evaluation
- Coordination with Owner's consultants
- Commissioning.
- FF&E

For other additional services, see the AIA B101 2007 SP. Advise the Owner of any known deviations or defects in the Work that will impact sustainability measures or objectives, inform the Owner, and meet with the Contractor and Owner to discuss alternatives to remedy the condition.

- Process authorized changes.
- Provide responses to Contractor's RFIs regarding Sustainable Measures requirements or contributions to Sustainable Objectives.

## PROJECT REGISTRATION AND SUBMISSION OF DOCUMENTATION

If these services are included in the Contract, the Architect, as agent of the Owner, shall:

- Register the project with the USGBC. Registration fees will be a reimbursable expense.
- Collect Sustainability Documentation from the Owner and the Contractor.
- Organize and manage the Sustainability Documentation.
- Submit the Sustainability Documentation to the USGBC as required.
- Prepare and file necessary documentation with the USGBC to appeal a ruling or interpretation denying a credit necessary to achieve the certification.
- Prepare and submit the application for certification including any required supporting documentation according to the Sustainability Plan.
- Prepare responses and submit additional documentation required by the USGBC.

The services in this module are a **summary**; for complete descriptions of the AIA standard for architectural sustainability services download the free preview samples of the **AIA E204 2017 Sustainable Projects Exhibit** [http://aiad8.prod.acquia-sites.com/sites/default/files/2017-04/E204\\_2017%20sample.pdf](http://aiad8.prod.acquia-sites.com/sites/default/files/2017-04/E204_2017%20sample.pdf) or the **AIA B214 2012 Standard Form of Architect Services: LEED Certification** <http://aiad8.prod.acquia-sites.com/sites/default/files/2016-09/AIA-B214-2012-Free-Sample-Preview.pdf>.