

**OWNER/ARCHITECT AGREEMENT
FULL SERVICE GUIDE
COMMUNITY FACILITIES**

AIA Document **B101-2007 Standard Form of Agreement Between Owner and Architect**, with **RD Guide 27 Attachment 1 (2007)**, Attachment to AIA Document **B101-2007**, must be used in connection with CF Architectural Projects funded by the USDA/Rural Development. AIA forms are to be provided by the Project Architect.

Notes To The Architect. The Agreement shall contain the following provisions:

1. **Article 11.1:** Include the following.

“Basic Compensation shall be a FIXED FEE of _____ Dollars (\$ _____) being approximately _____% of the estimated construction cost.”

2. **Article 4.3.3:** Modify as follows.

- .1 Shop Drawings, Product Data, etc. will be reviewed as needed for acceptance.
- .2 Visits to the site by the Project Architect during construction will be weekly.

3. **Article 4.3.4:** The Agreement should be for 24 months or more, depending upon the scope of the Project.

4. **Article 8.2.4:** Arbitration is the preferred method of binding dispute resolution.

5. **Article 11.8.1:** Items .1, .2, .4, .5, & .9 shall be considered part of Basic Services. Document.

6. **Article 12:** Include the following.

“**12.1** This Agreement is modified and supplemented by RD Instruction 1942-A, Guide 27, Attachment 1 (2007), Attachment to AIA Document B101-2007.”

7. Attach **RD Guide 27 Attachment 1 (2007)**, Attachment to AIA Document **B101-2007** to the Owner/Architect Agreement AIA Document B101-2007. **Do not otherwise modify the body of the Agreement.**

Note: A minimum of four (4) fully executed copies of the Agreement (one of which is an **original** as required by copyright law) must be submitted to the USDA/RD Area Office for concurrence. All four (4) copies should have **original** signatures.

Note: Where appropriate, a copy of the resolution authorizing the individual to act on behalf of the firm or entity should be attached.

Note: This instruction sheet shall **not** become part of the Agreement.