

MEMORANDUM No. 11

TO: Kentucky School Architects

FROM: Greg Dunbar Greg.Dunbar@education.ky.gov
Construction Branch Manager, Division of Facilities Management

DATE: January 25, 2010

RE: Basic Architectural and Engineering Services under 702 KAR 4:160 and AIA B101-2007

The adoption of revised 702 KAR 4:160 which incorporates by reference the new AIA document family for general construction projects appears to have created some confusion regarding the scope of work to be provided by architects under basis services. Article 4 of AIA B101-2007, Standard Form of Agreement Between Owner and Architect, includes a table of additional services. Consistent with established policy, DFM considers civil engineering, landscape, and kitchen design to be basic services. Basic services also include site evaluation and planning and telecommunications/data systems.

The KDE Amendment to AIA B101-2007 specifically addressed these issues as follows:

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

- 2.1 Add the following: "The Architect shall also comply with 702 KAR 4:160, pertaining to services and actions required of the Architect."

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

- 3.1 After the words "usual and customary structural, mechanical and electrical engineering services," add the words ", including civil engineering, landscape, and kitchen design services required for the Project."

ARTICLE 4 ADDITIONAL SERVICES

- 4.1 Delete the following from the list of Additional Services:
- 4.1.5 Site Evaluation and Planning
 - 4.1.7 Civil Engineering
 - 4.1.8 Landscape design
Record drawings (See new paragraph 3.6.6.)
 - 4.1.20 Telecommunications/data systems

Relatively new technologies such as elaborate computer modeling and design may be an additional service, depending on how they are used. If the Design Team uses these programs as their standard method of design (which in many cases is much more efficient than tracing and coloring) then these are to be included as part of the basic services. If on the other hand the Owner wants an elaborate, full 3-D computer model, we would view this in much the same manner at the chipboard model or artist rendering of a few years ago and would be an additional service.

If you have any questions, please do not hesitate to contact me at 502-564-4326 or e-mail me at Greg.Dunbar@education.ky.gov.