

G704™–2017 Certificate of Substantial Completion

G704™–2017 was reorganized to allow the Architect to sign the form. It also includes a separate line item identifying the date of substantial completion. The warranties provision now clarifies that warranties commence on the date of substantial completion.

G801™–2017 Notice of Additional Services

G801™–2017 was updated to allow an Architect to satisfy the additional services notice requirements included in B101™–2017, B103™–2017, and B104™–2017.

G802™–2017 Amendment to the Professional Services Agreement

G802™–2017 was revised to simplify the process to amend Owner/Architect agreements when additional services are not contemplated as part of the amendment. For such amendments, the Owner and Architect need only describe the amendment, indicate changes to the Architect's compensation and schedule, and execute G802™–2017 according to the underlying Owner/Architect agreement.

Conclusion

The AIA's 2017 editions of the Owner/Architect agreements and scope of service agreements make changes that may prove significant regarding retainage, progress payments, delay payments, scope of services, and termination fees. Many of these changes appear designed to require more communication and negotiation prior to commencement of the Project. Failure to consider these changes may have significant ramifications should a disagreement arise.

The third article in this series will discuss the Insurance Exhibit, which is to be used in conjunction with many of the standard form agreements, as well as the Sustainable Project Exhibit (E204™–2017).