



# FACILITIES MANAGEMENT

## ACCS FORM 1-A

### AGREEMENT BETWEEN OWNER & ARCHITECT

- To be completed using ACCS Form 1-C, "Checklist for Preparation of Agreement Between Owner and Architect." Do not staple this form and/or attachments; use clips. Print single-sided; do not submit double-side printed documents.
- Supplemented by ACCS Form 1-B, Standard Articles of the Agreement Between Owner and Architect

1	<b>ACCS PROJECT#:</b>			
2	Preparation date of <b>AGREEMENT</b> by Architect/Engineer:			
3	The <b>OWNER</b> , the Alabama Community College System on behalf of:			
	Address:			
	Email:		Phone:	
4	The <b>ARCHITECT</b> <b>ENGINEER</b> (Substitute ' <b>ENGINEER</b> ' for ' <b>ARCHITECT</b> ' hereinafter)			
	Firm Name:		<b>FEIN:</b>	
	Address:			
	Email:		Phone:	
5	The <b>PROJECT</b> (Project Name, Architect Project #, Phase/Bid #, Address/Location and brief Scope):			
6	<b>BUDGET:</b> The <b>TENTATIVE</b> <b>FIXED</b> Amount budgeted by the Owner for the Cost of the Work is:			
	Dollars \$			
<b>BASIC SERVICES:</b>				
Unless otherwise provided in the Special Provisions, the Architect shall render Basic Services <b>A, B, C, D,</b> and <b>E</b> for the above described Project in accordance with the "Standard Articles of the Agreement Between Owner and Architect."				

**7 BASIC FEE:** The Basic Fee to be paid the Architect shall be:

the Fixed Fee of \_\_\_\_\_ Dollars \$ \_\_\_\_\_  
determined as a percentage of the Cost of the Work, at the Basic Fee Rate of \_\_\_\_\_ %.  
(If two or more rates are applicable, insert "multiple fee rates" and provide an explanation in Special Provisions.)

**8 PROJECT CLASSIFICATION:** As defined in the current edition of the Manual of Procedures, this Project is classified as follows:

The Project is classified in Building Group \_\_\_\_\_  
The Project is divided into Building Groups as stated in the Special Provisions of this Agreement  
The Project does not fall within a Building Group; see the Special Provisions of this Agreement

**9 DETERMINATION OF THE BASIC FEE:**

The Basic Fee has been determined in accordance with the current edition of the ACCS Manual of Procedures.  
The Project is also classified as Major Renovation and the Basic Fee includes a \_\_\_\_\_ % increase of the "Schedule of Basic Fee Rates" for Major Renovation per the Manual of Procedures.  
The Basic Fee has been negotiated on the basis stated in the Special Provisions of this Agreement.

**10 TIME PERIODS OF THE AGREEMENT:**

- a. Pursuant to Standard Article 9, the Architect may terminate the Agreement if the Project is postponed or delayed by the Owner for more than \_\_\_\_\_ months.
- b. The Design Schedule of Standard Article 11:  
\_\_\_\_\_  
calendar days for Schematic Drawings  
\_\_\_\_\_  
calendar days for Preliminary Drawings  
\_\_\_\_\_  
calendar days for Final Drawings

**11 TERM:** The term of the Agreement shall be for a period of \_\_\_\_\_ commencing upon receipt of all requisite signatures and ending on (specific date required) \_\_\_\_\_.

**STANDARD ARTICLES:** By reference, the current edition of "Standard Articles of the Agreement Between Owner and Architect" (ACCS Form 1-B) is incorporated herein as the terms, conditions, and requirements of this Agreement, subject only to such modifications or supplementation of the "Standard Articles" as may be stated as Special Provisions below.

**12 SPECIAL PROVISIONS:** (includes Special Services and Reimbursable Expenses. Special Services can be a lump sum if negotiated, or a Not-To-Exceed [NTE] amount. If Special Services have an NTE, the NTE and hourly rates must be stated in Special Provisions. Reimbursable Expenses must include an NTE amount in Special Provisions. If Special Provisions are continued in an attachment, identify the attachment below.)

**13 CONSULTANTS:** Pursuant to Standard Article 10, the consultants to be employed by the Architect are:  
(Insert Firm Name, Alabama Registration Number, Address, Phone Number and Email Address)

**CIVIL ENGINEER**

**STRUCTURAL ENGINEER**

**OTHER**

**ELECTRICAL ENGINEER**

**MECHANICAL ENGINEER**

**OTHER**

The Owner does hereby certify that the terms and commitments of this Agreement do not constitute a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment Number 26.

**APPROVALS****ALABAMA COMMUNITY COLLEGE SYSTEM (ACCS)**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHIEF FACILITIES OFFICER

**LOCAL COLLEGE OR TRADE SCHOOL**

BY: \_\_\_\_\_  
AS PRESIDENT OF

**CONTRACTING PARTIES**

\_\_\_\_\_  
ARCHITECTURAL/ENGINEERING FIRM

BY: \_\_\_\_\_  
SIGNATURE OF OFFICER OF FIRM

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ALABAMA COMMUNITY COLLEGE SYSTEM  
(AS OWNER)**

BY: \_\_\_\_\_  
CHANCELLOR