



AIA[®] Document B206[™] – 2007

Standard Form of Architect's Services: Security Evaluation and Planning

for the following PROJECT:
(Name and location or address)

THE OWNER:
(Name, legal status and address)

THE ARCHITECT:
(Name, legal status and address)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services only and must be used with an owner-architect agreement. It may be used with AIA Document G802[™]-2007, Amendment to the Professional Services Agreement, to create a modification to any owner-architect agreement.

THE AGREEMENT

This Standard Form of Architect's Services is part of or modifies the accompanying Owner-Architect Agreement (hereinafter, the Agreement) dated the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

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ARTICLE 1 INITIAL INFORMATION

The Architect's performance of the services set forth in this document is based upon the following information. Material changes to this information may entitle the Architect to Additional Services.

(List below information, including conditions or assumptions, that will affect the Architect's performance.)

ARTICLE 2 SECURITY EVALUATION AND PLANNING SERVICES

§ 2.1 The Architect shall consult with the Owner, research applicable criteria, attend Project meetings, communicate with members of the Project team and issue progress reports. The Architect shall coordinate the services provided by the Architect and the Architect's consultants with those services provided by the Owner and the Owner's consultants.

§ 2.2 The Architect shall consult with the Owner and review applicable security criteria, based on the standards identified in Section 4.3 and data provided in Section 4.4.

§ 2.3 The Architect shall make a presentation to explain the proposed Security Evaluation and Planning Services, including identification of the Architect's consultants, to representatives of the Owner.

§ 2.4 The Architect shall prepare, and periodically update, a schedule of Security Evaluation and Planning Services that identifies milestone dates for decisions required of the Owner, services furnished by the Architect, and completion of the documentation to be provided by the Architect. The Architect shall coordinate the Security Evaluation and Planning Services schedule with the Owner's Project schedule.

§ 2.5 The Architect shall submit security evaluation and planning documentation to the Owner at intervals appropriate to the process for purposes of evaluation and approval by the Owner. The Architect shall be entitled to rely on approvals received from the Owner to complete the Security Evaluation and Planning Services.

§ 2.6 Security Assessment

§ 2.6.1 **Asset Analysis.** The Architect shall assist the Owner in identifying and prioritizing the assets to be protected, which may include people, operations, information, and tangible and real property. The analysis will address the nature of the asset needing protection, the value of the asset, including current and replacement value, where the asset is located, and how, when, and by whom the asset is accessed and utilized.

§ 2.6.2 **Vulnerability Analysis.** The Architect shall identify and analyze the vulnerability of the assets relative to design and construction, technological systems, and operations. The analysis may include surrounding terrain and adjacent structures, site layout and elements, location and access to utilities, degree of resistance to explosive blast, building circulation patterns and spatial arrangements, and location of higher risk assets within the facility. The Architect shall provide the Vulnerability Analysis for the concurrence of the Owner.

§ 2.6.3 **Threat Analysis.** The Architect shall assist the Owner in identifying the sources and types of potential threats that could interrupt, damage or otherwise compromise the stability, function, physical condition or operation of the facility. The Architect shall provide an analysis of the identified threats for the concurrence of the Owner, which may include factors that invite potential hostility, building visibility, symbolic value, political influences, and threat experience.

§ 2.7 Facility Survey

§ 2.7.1 The Architect shall review the Owner's program and perform a survey of the physical conditions of the portions of the existing facility designated in the Asset Analysis. The Facility Survey may include the elements listed below:

- .1 **Project Site.** The site survey may include property, surrounding terrain and adjacent structures, as well as accessibility, building circulation patterns and spatial arrangements.
- .2 **Building Exterior.** The building exterior survey may include the roof, areaways, foundation, windows, entrances and exits.
- .3 **Building Interior.** The building interior survey may include the ceilings, walls, floors, stairways, elevators and doors.
- .4 **Mechanical and Electrical Systems.** The mechanical and electrical systems survey may include the condition of equipment, distribution systems, devices, fixtures, finishes and controls.
- .5 **Data and Communications.** The data and communications systems survey may include the condition and use of equipment, equipment rooms and closets, distribution systems, devices, hardware, software and licenses.

§ 2.7.2 **Assets Inventory.** The Architect shall inventory the assets to be protected, as identified in the Asset Analysis, designating their physical relationship to specific areas of the facility.

§ 2.8 Facility Analysis

§ 2.8.1 Based on the Security Assessment and the Facility Survey, the Architect shall evaluate the existing or proposed building structure and asset locations to determine the detrimental effects of the specific threats designated in the Threat Analysis.

§ 2.8.2 The analysis may include computer modeling to simulate the forces of explosive blasts, forced entry or ballistic attack, structural redundancy, behavior of ductile framing systems, strength of exterior cladding and its effect on the structural system, and the tendency of systems to progressively collapse. The analysis may also include an evaluation of the effects on building occupants of a release of hazardous airborne substances both inside and outside the building.

§ 2.9 Risk Assessment

The Architect shall provide an assessment of the potential effects of identified threats and provide recommendations for the type of security protection required for mitigation. The assessment will include identification of the costs and benefits of potential security measures. The Architect shall provide a Risk Assessment Report for review and approval of the Owner.

§ 2.10 Security Design Concepts

Based on the recommendations in the Risk Assessment Report accepted by the Owner, the Architect shall prepare design documents.

§ 2.10.1 **Existing Facility.** If the Risk Assessment is performed for an existing facility, the design documents may include security concepts for modifications and revisions to building access control and site perimeter security including vehicle barriers, securing vulnerable entrances and building openings, and installing electronic access systems; building structure including exterior hardness or physical location to mitigate threats of explosive blasts, forced entry or ballistic attack; protection of building occupants from the effects of a release of hazardous airborne substances both inside and outside the building; and modifications to enhance building surveillance including installing electronic access and monitoring systems. The Architect shall prepare preliminary cost estimates for construction and installation of the security measures and the anticipated cost of annual operation and maintenance.

§ 2.10.2 **Proposed Construction.** If the Risk Assessment is performed for a proposed facility, the design documents for security concepts shall be developed in conjunction with the Owner's project design activities. The design documents may include security concepts for the site perimeter including vehicle barriers, vulnerable building entrances and openings, and electronic access monitoring systems; and design criteria for the building structure including exterior hardness or physical location to mitigate threats of explosive blasts, forced entry or ballistic attack, and protection of building occupants from the effects of a release of hazardous airborne substances both inside and outside the building. The Architect shall prepare preliminary cost estimates for construction and installation of the security measures and the anticipated cost of annual operation and maintenance.

§ 2.11 Security Evaluation and Planning Report

The Architect shall prepare a Security Evaluation and Planning Report which shall include, if appropriate, the Security Assessment, Facility Survey, Facility Analysis, Risk Assessment and Security Design Concepts.

§ 2.12 Limitations on Services

§ 2.12.1 In providing the Architect’s services, the Architect shall endeavor to advise the Owner of security risks associated with the ownership and use of the Owner’s property and methods to minimize such risks. The Architect can not guarantee or warrant that the recommendations of the Architect will be sufficient to eliminate such risks or that any security measures suggested by the Architect will preclude damage to persons or property caused by the intentional criminal conduct of individuals or terrorist groups.

§ 2.12.2 The Owner acknowledges the limitations on the scope of the Architect’s services. The Owner shall protect the Owner’s interests by maintaining property insurance on the Owner’s property and liability insurance to protect the Owner against the risks of personal injury or death.

ARTICLE 3 ADDITIONAL SERVICES

§ 3.1 In addition to the Security Evaluation and Planning Services described above, the Architect shall provide the following Additional Services only if specifically designated below as the Architect’s responsibility. The Architect shall perform such Additional Services in accordance with a service description provided in Section 3.2 or attached as an exhibit to this services document.

(Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 3.2, or in an exhibit attached to this services document. If in an exhibit, identify the exhibit.)

Services	Responsibility (Architect, Owner or Not Provided)	Location of Service Description (Section 3.2 below or an exhibit attached to this document and identified below)
§ 3.1.1 Data Collection		
§ 3.1.2 Owner Supplied Data Analysis		
§ 3.1.3 Measured Drawings of Existing Facilities		
§ 3.1.4 Programming (B202™–2009)		
§ 3.1.5 Design and Construction Contract Administration (B201™–2007)		
§ 3.1.6 Detailed Cost Estimating		
§ 3.1.7 Value Analysis (B204™–2007)		
§ 3.1.8 Special Bidding or Negotiation		
§ 3.1.9 On-Site Project Representation (B207™–2008)		
§ 3.1.10 Construction Management		
§ 3.1.11 Post Occupancy Evaluations		
§ 3.1.12 Other:		

§ 3.2 Description of Additional Services

(Insert a description of each designated Additional Service the Architect shall provide if not included in an exhibit attached to this document and identified in the table above.)

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 The Owner shall furnish a program setting forth the Owner's objectives, schedule, constraints and criteria.

§ 4.2 The Owner shall provide the Architect with the level of security required for the Project based on standards established by the United States General Services Administration, or other applicable requirements.

§ 4.3 The Owner shall provide to the Architect data necessary for the Security Evaluation and Planning Services which may include record drawings, shop drawings, operation and maintenance manuals, master plans, building automation systems, policy and procedure manuals, pertinent records relative to historical building data, code evaluations, security contracts and security procedures.

§ 4.4 The Owner shall provide full access necessary for the Architect to perform the Architect's services, including, if necessary, a tour of the facility.

ARTICLE 5 COMPENSATION

§ 5.1 For the Architect's Security Evaluation and Planning Services described under Article 2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

§ 5.2 For Additional Services provided under Section 3.1, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 5.3 Compensation for Additional Services of the Architect's consultants when not included in Section 5.2, shall be the amount invoiced to the Architect plus _____ percent
(_____ %), or as otherwise stated below:

ARTICLE 6 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Standard Form of Architect's Services: Security Evaluation and Planning, if any, are as follows: