

General Requirements

R0111 Summary of Work

R011110-30 Engineering Fees

Typical **Structural Engineering Fees** based on type of construction and total project size. These fees are included in Architectural Fees.

Type of Construction	Total Project Size (in thousands of dollars)			
	\$500	\$500-\$1,000	\$1,000-\$5,000	Over \$5000
Industrial buildings, factories & warehouses	Technical payroll times 2.0 to 2.5	1.60%	1.25%	1.00%
Hotels, apartments, offices, dormitories, hospitals, public buildings, food stores		2.00%	1.70%	1.20%
Museums, banks, churches and cathedrals		2.00%	1.75%	1.25%
Thin shells, prestressed concrete, earthquake resistive		2.00%	1.75%	1.50%
Parking ramps, auditoriums, stadiums, convention halls, hangars & boiler houses		2.50%	2.00%	1.75%
Special buildings, major alterations, underpinning & future expansion		Add to above 0.5%	Add to above 0.5%	Add to above 0.5%

For complex reinforced concrete or unusually complicated structures, add 20% to 50%.

Typical **Mechanical and Electrical Engineering Fees** are based on the size of the subcontract. The fee structure for both are shown below. These fees are included in Architectural Fees.

Type of Construction	Subcontract Size							
	\$25,000	\$50,000	\$100,000	\$225,000	\$350,000	\$500,000	\$750,000	\$1,000,000
Simple structures	6.4%	5.7%	4.8%	4.5%	4.4%	4.3%	4.2%	4.1%
Intermediate structures	8.0	7.3	6.5	5.6	5.1	5.0	4.9	4.8
Complex structures	10.1	9.0	9.0	8.0	7.5	7.5	7.0	7.0

For renovations, add 15% to 25% to applicable fee.

General Requirements

R0121 Allowances

R012157-20 Construction Time Requirements

Table at left is average construction time in months for different types of building projects. Table at right is the construction time in months for different size projects. Design time runs 25% to 40% of construction time.

Type Building	Construction Time	Project Value	Construction Time
Industrial Buildings	12 Months	Under \$1,400,000	10 Months
Commercial Buildings	15 Months	Up to \$3,800,000	15 Months
Research & Development	18 Months	Up to \$19,000,000	21 Months
Institutional Buildings	20 Months	over \$19,000,000	28 Months