

ARCHITECTS' FEE

The architects' fees listed on the next page are based on averages of fees actually charged or recommended. Actual fees, since they are based on the size of the project, the technical difficulty, the artistic requirements, the reputation of the architect and his willingness to accept the assignment, vary greatly and the estimate of the fee is a matter for the valuator's judgment.

Architects fees normally will include part or all of the following:

1. Plans and specifications including consultations, estimates and engineering studies.
2. General administration and overall supervision of construction, not including superintending construction.
3. Approving payment vouchers to the contractor.
4. Approval and acceptance of completed construction.

Regardless of the size and type of construction, all of these services must be performed by someone. On some projects the owner or the general contractor may do the supervision. On governmental projects, many services are performed by government employees; however, in replacing the building, the cost of these services, whether performed by the architect or others, must be included.

The architects' fee multipliers given here are only a guide. On a simple pre-engineered structure, stock plans and specifications may be purchased for under \$250, and on a large multi-house development, the architect may get full fees for each individual design and payments as low as \$300 per unit for additional uses of the plans, or he may work as a corporate employee. Also, many shed, farm and utility buildings are commonly built without plans or from standard plans which can be obtained free or at a small price, and to add a full architects' fee would be unsuitable.

In actual practice, architects' fees normally are based, by contract, either on a percentage of the entire cost, on a multiplier of the technical payroll plus incidental expenses, or on a fixed sum plus listed expenses.

In the final analysis, the architect's function, when fully performed, is a proper cost of construction. A well-considered matching of structure to land may enhance the end value by more than the fees involved. However, when poorly performed, the cost of design and drafting work may be wasted and result in functional obsolescence in a brand-new structure. This determination is a matter of judgment.

The average fees listed for buildings do not include fees for design of furniture, built-in equipment or appliances, plant or off-site, utilities or subdivision layout, or other detailed special items designed for a specific trade or personal use.

AVERAGE ARCHITECTS' FEE

SECTION	QUALITY AVERAGE
SEG 1	7.0
SEG 2	7.0
SEG 3	7.0
SEG 4	6.0
SEG 5	7.0
SEG 6	7.0

Architectural fees for most UIP components are commensurate with the general SEG building types.

The following special supplemental cost section items already include architects' fees:

- Manufactured Housing Parks
- Service Stations
- Golf Courses
- Drive-in Theaters
- Ski Lifts
- Recreational Enclosures

ARCHITECTS' FEE

TABLE I

Furnishings and Interiors	Mausoleums and Memorials
Special Lighting	

TABLE II

Airport Terminals	Laboratories & Computer Centers
Convention Centers	Museums, Galleries & Aquariums
Hospitals and Outpatient Centers	Storefronts

TABLE III

Banks and Financial Institutions	Luxury Apartments
Amphitheaters	Medical/Dental Office Buildings
Communications & Broadcasting	Major Post Office Buildings
Convalescent Hospitals	Public Health and Service Centers
Country Clubs and Marinas	Restroom and Shower Buildings
Firing Range Buildings	Specialty Shops
Fieldhouses and Natatoriums	Stadiums and Sports Facilities
Emergency Response Stations	Theaters, Auditoriums & Casinos
Fraternal Buildings	Veterinary Hospitals
Hotels, City Clubs/Resort Lodges	Vocational Schools

TABLE IV

Apartments and Dormitories	Group Care Homes
Bars and Lounges	Health Clubs and Fitness Centers
Branch Post Offices	Homes for the Elderly
Bus Stations and Visitor Centers	Hotels – Limited Service
Clubhouses and Gymnasiums	Laundries and Cleaners
Cold Storage Buildings	Maintenance Hangars
Rooming Houses	Mortuaries
Day Care Centers	Motels, Inns and Cottages
Department Stores	Office Buildings
Relocatable Classrooms	Public Recreation Facilities
Engineering & Research	Racquetball and Tennis Clubs
Industrial Buildings	Regional Shopping Centers
Equestrian Centers	Restaurants and Clubs
Fraternity and Sorority Houses	

TABLE V

Arcade Buildings	Grain Elevators
Armories	Loft and Industrial Flex Buildings
Automotive Centers	Manufacturing Industrial Buildings
Barber and Beauty Shops	Markets and Convenience Stores
Bowling Centers	Multiples/Row Houses, Indiv. Des.
Car Washes	Neighborhood & Mixed Shop. Cent.
Community Shopping Centers	Retail Stores and Florist Shops
Creameries	Senior Citizen Residences
Dairies	Showrooms
Discount and Warehouse Stores	Complete Auto Dealerships
Dispensaries and Kennels	Skating Rinks/Rec. Enclosures
Distribution Warehouses	Stables and Horse Arenas
Docks and Wharfs	Storage Hangars
Fast Food, Truck Stops & Snack Bars	

TABLE VI

Garages, Minilube and Service	Shipping Docks & Transfer Points
Greenhouse Structures	Storage & Emerg. Resp. Garages
Prefab. Booths and Shelters	Storage Warehouses
Recycling, Waste Transfer Struc.	
Roadside Markets	
Service Stations/Pkg. Structures	

EXPLANATION

The tables of architects' fees are based on composite curves for new construction derived from many actual fees charged, recommendations of several architectural committees in various states, and architectural time studies. In cases where superior quality and detail are required, the fee may be higher than the average, while very low quality and standardized buildings may call for a fee which is lower. Renovation or rehab work may require considerably more time, and fees can run 20% to 60% above those listed due to the many variables and complexities involved.

The fee schedules contain approximately 30% (20% to 40%) for contract administration and supervision. In many cases, this function may be performed by the contractor, an employee of the owner or an outside consultant. In any case, this is a proper charge against the building and the total fee should be added to building costs computed from the Unit-in-Place or the Segregated Costs.

PROJECT COST Up To	TABLE					
	I	II	III	IV	V	VI
\$ 50,000	10.7	9.7	8.7	7.9	7.1	6.4
100,000	10.3	9.4	8.4	7.6	6.9	6.2
200,000	10.0	9.1	8.2	7.4	6.7	6.0
500,000	9.5	8.7	7.8	7.1	6.4	5.8
1,000,000	9.2	8.4	7.6	6.9	6.2	5.6
2,000,000	8.9	8.1	7.3	6.6	6.0	5.5
3,000,000	8.7	7.9	7.2	6.5	5.9	5.4
5,000,000	8.4	7.7	7.0	6.4	5.8	5.3
10,000,000	8.1	7.5	6.8	6.2	5.6	5.1
20,000,000	7.9	7.2	6.6	6.0	5.4	5.0
50,000,000	7.5	6.9	6.3	5.7	5.2	4.8
and up	7.3	6.8	6.2	5.6	5.1	4.7

The following are the approximate percentages included in the manual costs for multifamily residences and miscellaneous light commercial structures not listed in the above table.

	LOW COST	FAIR	AVERAGE	GOOD
Multiple-Residential Structures	1.5%	1.9%	2.4%	3.9%
Light Commercial Utility-Shop Structures	1.7%	2.1%	2.5%	3.5%