DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES

EFFECTIVE DATE: April 18, 2016

I. Purpose

To provide a standard for a reasonable A/E fee structure on State of Utah Projects

II. Background

The State Procurement Code requires that professional services for architects, engineers and surveyors be selected by one of the process in the Procurement Code, but that the initial selection be based on qualifications and not the fee. Once the selection is made by a lawful process, the fee can be considered. A standard is required to ensure that reasonable fees are negotiated for awarded work, for which this is the definitive guide. This policy updates earlier standards with additional clarity.

III. Policy

DFCM Project Managers shall employ this standard for the negotiation of Architectural/Engineering Fees. Any exception to this standard can only be obtained by written approval of the DFCM Director or the Director's designee.

IV. Procedures

a. The fee should be established with the individual project size and complexities in mind.
b. An individual project may have complexities due to the inherent nature of the project type, by complexity of consultants services required and/or by complexities of the scope of the project.
c. The fee schedules represent the maximum allowable fee for basic services on a typical project type. Complexity of consultant is negotiated on a case by case basis and requires a separate fee proposal for each consultant. Complexity of scope is a reasonable fee negotiated on a case by case basis.
d. Basic Services is the design work that is customary on a typical project to take an established building program, site, and budget, and then develop the architectural design, engineer the building systems, produce construction documents, and perform construction administration for a single phase project. Basic Services include the design services customary on every project such as architectural, structural, civil, mechanical, and electrical engineering services.
e. Basic Services for Civil Engineering on an Architectural Project shall be limited to the following: site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.
f. Not included in the Basic Services are amounts to cover Direct and Reimbursable costs such as travel and printing. These costs are reimbursed at 1.05% of cost and travel will be determined as per State Travel Guidelines.

g. Instructions for determining fee: determine if the project is Architectural or Engineering; by use of building type determine which schedule to use; using the proper budget range and schedule type find the basic fee percentage. The basic fee is then determined by multiplying the construction budget by the scheduled percentage. The total fee is then determined by combing the basic services fee, with the complexity of consultant fee and complexity of scope fee.

h. Basic Services will vary from project to project. The following is an example of a typical project distribution as a percentage of the fee. The distribution will be determined on a project by project basis by the Prime Firm:

Architectural 60%
Mechanical 15%
Structural 12%
Electrical 10%
Civil 3%

SCHEDULE OF ARCHITECTURAL PROJECT COMPLEXITY

Schedule -A	Schedule - B	Schedule - C	Schedule -D	Schedule - E
Considerably less than average Complexity	Less than Average Complexity	Average Complexity	More than average Complexity	Considerably more than average Complexity
Warehouses Parking Structures Garages Farm Structures Residential Housing	Student Housing Office Buildings Complex Parking Structures Liquor Stores Visitor Centers Shop & Maintenance facility	Classroom Buildings General Teaching Spaces Medical Offices Clinics Gymnasia Armories Nursing Homes Care Facilities Strength/Fitness Ctr. Mixed-Use Housing Public Safety Admin. Laundry	Complex Classroom Bldgs. Libraries Dinning Facilities Theaters - no stage Arena's Auditoriums - no stage Medical Schools Specialty Schools Physically Disadvantaged Adult or Youth Detention Court Facilities Performing Arts Medical Clinics Skilled Nursing Computer Facilities Recreation Facilities	Scientific Research Medical Research Engineering Research Teaching Labs Hospitals Museums Mental Health Facilities Prison Facilities Stadiums Emergency Opps Center Vivarium's Fish Hatcheries Veterinarian Facilities Auditorium - w/Stage Theater - w/Stage
Complexity of Scope	**Complexity of Consultant**			
Multiple Bid Packages Schedule Acceleration Seismic Upgrade LEED Certification Complex Site Conditions Photo-realistic Rendering Additional Energy Measures Historical Renovation Complex Engineering	Commissioning Envelope Commissioning Envelope Testing Energy Modeling Scheduling Consultant	Programming Master Planning Feasibility Studies Site Surveys Geotechnical Surveys Cost Consultant	Specialty Consultants Lab Consultants Landscape Kitchen Acoustical Traffic Consultant	FF&E Design Haz Mat Branding AV/IT Security Elevator

STATE OF UTAH

ARCHITECTURAL PROJECT DESIGN FEE SCHEDULE

Remodel/Improvement Budget	Schedule A	Schedule B	Schedule C	Schedule D	Schedule E
$50,000 and below	10.0	10.6	11.2	11.8	12.5
$50,000 to $99,999	9.5	10.1	10.7	11.3	12.0
$100,000 to $149,999	9.2	9.8	10.4	11.0	11.7
$150,000 to $199,999	8.9	9.5	10.1	10.7	11.4
$200,000 to $299,999	8.6	9.2	9.8	10.4	11.1
$300,000 to $,500,000	8.3	8.9	9.5	10.1	10.8
$500,000 to $750,000	8.0	8.6	9.2	9.8	10.5
$750,000 to $1,000,000	7.7	8.3	8.9	9.5	10.2
$1,000,000 to $1,499,999	7.4	8.0	8.6	9.2	9.9
$1,500,000 to $1,999,999	7.1	7.7	8.3	8.9	9.6
$2,000,000 to $2,999,999	6.8	7.4	8.0	8.6	9.3
$3,000,000 to $3,999,999	6.6	7.2	7.8	8.4	9.1
$4,000,000 to $4,999,999	6.4	7.0	7.6	8.2	8.9
$5,000,000 to $7,999,999	6.2	6.8	7.4	8.0	8.7
$8,000,000 to $11,999,999	6.0	6.6	7.2	7.8	8.5
$12,000,000 to $14,999,999	5.7	6.2	6.7	7.2	7.7
$15,000,000 to $19,999,999	5.5	6.0	6.5	7.0	7.5
$20,000,000 to $24,999,999	5.3	5.8	6.3	6.8	7.3
$25,000,000 to $29,999,999	5.2	5.7	6.2	6.7	7.2
$30,000,000 to $34,999,999	5.1	5.6	6.1	6.6	7.1
$35,000,000 to $39,999,999	5.0	5.5	6.0	6.5	7.0
$40,000,000 to $49,999,999	4.9	5.4	5.9	6.4	6.9
$50,000,000 and above	4.8	5.3	5.8	6.3	6.8
For renovation projects add to percentage above for the portion that is renovation	0.50	0.65	0.75	0.85	1.00

SCHEDULE OF ENGINEERING PROJECT COMPLEXITY

Schedule -A	Schedule - B	Schedule - C
Average Complexity	Complex	Unusuall Complexity
Average Retaining Walls and Foundations	Complex Retaining Walls and Foundations	Unusual Foundations with Complex Soils
Average Parks, Marinas and Rec Area's	Complex Parks, Marinas and Rec Area's	Complex Acoustical Design
Average Roads and Streets	Complex Roads and Streets	Complex Mechanical and Electrical Controls
Average Storm Drain & Sewage Collection	Complex Storm Drain & Sewage Collection	Storm Drain & Sewers - Heavily Urbanized Area
Small Dams	Large or Complex Small Dams	Complex Large Dams
Small Bridges	Asymmetric Bridges	Extremely Complex Bridges
Airport with simple terminal Facilities	Airport with Complex terminal Facilities	Complex Sewage & Water Treatment Facilities
Average Roofs	Complex Roofs	Complex Telecom Facilities
Water Wells	Sewage & Water Treatment Facilities	Complex Utility Tunnels
Water Tanks	Average Telecom Facilities	
Pump Station	Electrical & Data Transmission	
Lift Station	Solid Waste Disposal	
	Average Acoustical Design	
	Air Pollution Abatement, Control and Testing	
	Water Reservoirs	
	Utility Tunnel	

Complexity of Scope	Complexity of Consultant	
Commissioning	Programming	Site Surveys
Multiple Bid Packages	Master Planning	Geotechnical Surveys
Schedule Acceleration	Feasibility Studies	Arc/Fault Current Study
Complex Site Conditions	Specialty Consultants	
Observation and Inspection		
Seismic Upgrade		

These are examples of additional services that are not included in the complexity of schedules A-C. These services will be negotiated singularly and shall require a separate fee proposal.

STATE OF UTAH

ENGINEERING PROJECT DESIGN FEE SCHEDULE

New Construction Budget	Schedule A		Schedule B		Schedule C
$50,000 and below	12.0		13.0		14.0
$50,000 to $99,999	11.0		12.0		13.0
$100,000 to $149,999	10.5		11.5		12.5
$150,000 to $199,999	10.0		11.0		12.0
$200,000 to $299,999	9.5		10.5		11.5
$300,000 to $499,999	9.0		10.0		11.0
$500,000 to $749,999	8.5		9.0		9.7
$750,000 to $ 1,000,000	8.0		8.5		9.2
$1,000,000 to $1,499,999	7.6		8.1		8.8
$1,500,000 to $1,999,999	7.2		7.7		8.4
$2,000,000 to $2,999,999	7.0		7.5		8.2
$3,000,000 to $3,999,999	6.8		7.3		8.0
$4,000,000 to $4,999,999	6.6		7.1		7.8
$5,000,000 to $7,999,999	6.4		6.9		7.6
$7,000,000 to $11,999,999	6.2		6.7		7.4
$12,000,000 to $19,999,999	6.0		6.5		7.2
$20,000,000 to $29,999,999	5.9		6.4		7.1
$30,000,000 to $50,000,000	5.8		6.3		7.0
$50,000,000 and above	5.7		6.2		6.9
For renovation projects add to percentage above for the portion that is renovation	0.50		0.75		1.00