

Base Percentage Fee by Building Category (in millions) – *New Construction*  
**WITH Basic Engineering (structural, mechanical and electrical ONLY)**

CONSTRUCTION COST:			< \$500,000	\$500,000 to < \$1M	\$1M to < \$2M	\$2M to < \$5M	\$5M to < \$10M	\$10M to < \$25M	\$25M to < \$50M	\$50M to < \$100M	\$100M to < \$250M	\$250M to < \$400M	\$400M to < \$500M
BUILDING CATEGORY	COMPLEXITY	To be negotiated with minimum base fee of											
1	simple	8.80	6.90	6.45	6.51	6.37	6.18	5.90	5.60	5.37	5.08	4.97	
	average		7.80	7.50	7.40	7.20	7.00	6.80	6.60	6.40	6.10	6.00	
	complex		8.70	8.55	8.29	8.03	7.82	7.70	7.60	7.43	7.12	7.03	
2	simple	9.80	8.67	7.67	7.14	6.95	6.99	6.69	5.94	5.75	5.90	5.89	
	average		8.80	8.50	8.40	8.20	8.00	7.80	7.60	7.40	7.10	7.00	
	complex		10.28	9.33	9.66	9.45	9.01	8.91	7.84	9.05	8.30	8.11	
3	simple	10.80	8.89	8.60	8.18	8.23	7.94	7.75	7.51	7.34	7.06	6.95	
	average		9.80	9.50	9.40	9.20	9.00	8.80	8.60	8.40	8.10	8.00	
	complex		10.71	10.40	10.62	10.17	10.06	9.85	9.69	9.46	9.14	9.05	
4	simple	11.80	9.45	9.21	8.82	8.56	8.39	8.11	7.90	7.69	7.41	7.29	
	average		10.80	10.50	10.40	10.20	10.00	9.80	9.60	9.40	9.10	9.00	
	complex		12.15	11.79	11.98	11.84	11.61	11.49	11.30	11.11	10.79	10.71	
5	simple	12.80	10.11	9.65	10.01	9.37	9.28	9.11	8.87	8.72	8.52	8.40	
	average		11.80	11.50	11.40	11.20	11.00	10.80	10.60	10.40	10.10	10.00	
	complex		13.49	13.35	12.79	13.03	12.72	12.49	12.33	12.08	11.68	11.60	
6	simple	13.80	10.81	10.31	10.25	9.75	9.50	9.25	9.00	8.85	8.75	8.50	
	average		12.80	12.50	12.40	12.20	12.00	11.80	11.60	11.40	11.10	11.00	
	complex		14.79	14.69	14.29	13.65	13.58	13.43	13.33	13.26	12.90	12.80	
7	simple	14.8	15.50	15.00	14.50	13.50	13.25	12.75	12.00	11.25	10.50	9.75	
	average		16.80	16.50	16.20	15.40	14.75	14.25	13.50	13.00	12.25	12.00	
	complex		19.50	18.75	18.25	17.50	17.00	16.75	16.15	15.65	15.20	15.00	

NOTES: Average Fees for each category are in the range between the simple and complex percentages

Fee includes coordination of basic engineering services only

Fees must be adjusted based on fee adjustment factors listed on page 13

**Simple** means utilitarian character without complication of design, a minimum of finishes and very basic structural mechanical and electrical design

**Average** means conventional character requiring normal coordination, detailing, structural mechanical and electrical designs and systems

**Complex** means exceptional character and complexity of design requiring more advanced systems and coordination of structural, mechanical and electrical design.

Elementary schools

Secondary schools