



## THE MANITOBA ASSOCIATION OF ARCHITECTS

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### SCHEDULE OF SUGGESTED PROFESSIONAL CHARGES

PART I INTRODUCTION

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## I. INTRODUCTION

The fee that an architect charges for his services, is directly related to the expenditure of time and effort by the architect himself, his employees, his consultants, and his consultant's employees, and to their responsibility for the work.

The architect's fee is commonly calculated as a percentage of the cost of building the work. Every architectural project is unique, and the architect's responsibility and expenditure of time and effort are different for each project since they are dependent on factors which vary greatly from one project to another (e.g. the size and complexity of the project, the detail of the program, and the contract arrangements for the construction work). Nevertheless, there is a predictable pattern to the most common required services, referred to as basic services in the Canadian Standard Form of Agreement Between Client & Architect (1987). Within each of several categories of buildings, the architect's responsibility and expenditure of time and effort relative to these basic services is in proportion to the cost of building.

The M.A.A. Schedule of Suggested Professional Charges, in showing different rates for different categories of buildings, takes into account the difference in responsibility and effort due to characteristic differences in complexity. In showing lower rates for larger projects, the Schedule takes into account the increased efficiency with which the larger projects can be handled.

The professional services required for small projects are rarely in proportion to the cost of construction, and the additional services listed in paragraph 2.4 of the Canadian Standard Form of Agreement Between Client & Architect are unpredictable, so it is usual to charge by time rate in these cases.

Hourly fees for a project will vary according to the skill and experience of the personnel employed on the project. Hourly fees are typically calculated as 2 1/2 times payroll cost. The hourly fee for a principal of a firm, or executive architect, is \$110.00 per hour. When performing services such as those of an arbitrator, expert witness, including attendance at hearings, or when performing services which require special expertise, the hourly fee is \$185.00 per hour for a principal of the firm or executive architect.

## II. CATEGORIES OF BUILDINGS

- Category 1.** (a) Warehouse (*10% maximum office area but not to exceed 600 sq.m.*)  
(b) Barn, Stable, Storage, Shed, Kennel  
(c) Fuel (gas) Bar
- Category 2.** (a) Multiple Housing, *e.g. Condominium Co-operative and Rental Apartment Building*  
(b) Institutional Residence, *e.g. Dormitory*  
(c) Senior Citizens Apartments (*exclusive of support facilities*)
- Category 3.** (a) Armed Forces Base and Yard, Armoury, Drill Hall Aircraft Hanger  
(b) Customs, Immigration Building  
(c) Summer Camp, Park Building, Resort Building, Marina, Trailer Park  
(d) Maintenance Building, Service Garage, Service Station, Car Dealership  
(e) Free-Standing Parking Facility  
(f) Freight Handling Facility  
(g) Office Building *excluding Tenant Layouts*  
(h) Shopping Centre, Large Mercantile Store, Factory, *excluding Tenant Layouts*  
(i) Elementary and Junior High Schools, Day Care Centre  
(j) Specialized Agricultural Building, *e.g. Dairy Barn, Swine Operation, Poultry Laying House*  
(k) Covered Ice Rink *with minimal support facilities*
- Category 4.** (a) School Buildings other than Category 3(g), University and College Non-Technical Classroom Building  
(b) Office Building, *e.g. Administrative Office Building, Owner Occupied Office Building*  
(c) Bank, Stock Exchange  
(d) Grandstand, Stadium, Arena  
(e) Convention Hall, Exhibition Building  
(f) Manufacturing, Processing or Specialized Storage Plant, Postal Plant, Abattoir  
(g) Medical Facility including Medical and Dental Office, Specialized Accommodation for Senior Citizens, Blood Donor Centre  
(h) Fire Station, Ambulance Station, Post Office  
(i) Store, Market Building, Warehouse Sales Outlet  
(j) Hotel, Apartment Hotel, Motor Hotel  
(k) Restaurant, Bar, Lounge *excluding Tenant Layout*  
(l) Minimum Security Correctional Institution  
(m) Club Building, Country Club, Community Centre
- Category 5.** (a) Passenger Terminal/Station *e.g. bus, rail, ferry*  
(b) Amusement Park Building, Zoo, Botanical Garden  
(c) Swimming Pool

## II. CATEGORY OF BUILDINGS (cont'd)

- (d) Theatre, Cinema, Opera House, Auditorium
- (e) Cemetary Chapel, Mausoleum, Crematorium, Funeral Home, Undertaking Establishment
- (f) Place of Worship, Monastery, Convent
- (g) City Hall, Town Hall, Chancery
- (h) Parliament Building, Mint, Treasury, Courthouse, Archives Building, Library
- (i) Extended Care, Convalescent, Geriatric Nursing Facility
- (j) Observatory, Planetarium, Aquarium, Museum, Art Gallery
- (k) Medium Security and Multi-Level Security Correctional Institution, Police Station
- (l) Sports and Fitness Facility, Recreational Building

- Category 6.**
- (a) Hospital, Chronic Care Facility, Psychiatric Facility, Medical Research Building, Clinic, *e.g. Veterinary Health, Radiology*
  - (b) Communications Building, Radio or TV Facility, Data Centre
  - (c) Science Building, Laboratory Building
  - (d) Maximum Security Correctional Institution
  - (e) Airport Facility

- Category 7.**
- (a) Custom Residence, Rectory, Fraternity House, Official Government Residence
  - (b) Decorative Work, Exhibitions Display, Public Garden, Promenade, Fountain, Commemorative and Funeral Monument
  - (c) Tenant Improvements for Store, Office, Bank, Restaurant, Bar
  - (d) Restoration/Preservation to Building or Monument
  - (e) Custom Swimming Pool

- Note:**
- (1) *It is recommended that the fee for alterations and/or additions to an existing building in any category be 150% of the fee indicated for a new building.*
  - (2) *For fee purposes, each addition over 100 square metres to an existing building shall be deemed to be new work under the appropriate category.*
  - (3) *For vertical additions to buildings not previously prepared for such additions, fees for extra framing, utilities and services required in the existing building shall be deemed to be alterations.*
  - (4) *An additional fee should be negotiated for all alterations and/or additions for historic buildings or monuments.*
  - (5) *An additional fee should be negotiated for services related to demolition work.*
  - (6) *The Category of Buildings is a general guideline only. It is not meant to be used to compute fees for projects which include functional or space planning for factory, research, institutional or major terminal buildings or the design of high technology buildings which have specialized environmental and security requirements.*

**III. PERCENTAGE FEES FOR BASIC ARCHITECTURAL SERVICES**  
(Guideline Only)

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CONSTRUCTION COST	CATEGORY							
	1	2	3	4	5	6	7	
up to \$125,000	Fee to be on time rate or negotiated							
up to \$250,000	(i) For the first \$125,000 (ii) On the remainder	6.76% 5.93%	11.78% 10.05%	9.36% 8.32%	10.40% 9.36%	13.00% 12.48%	13.00% 12.48%	16.12% 15.08%
up to \$500,000	(i) For the first \$250,000 (ii) On the remainder	6.34% 5.93%	10.92% 9.19%	8.84% 8.01%	9.88% 8.84%	12.74% 11.70%	12.74% 11.70%	15.60% 13.52%
up to \$1,000,000	(i) For the first \$500,000 (ii) On the remainder	6.14% 5.72%	10.05% 7.45%	8.42% 7.59%	9.36% 8.32%	12.22% 10.66%	12.22% 10.66%	14.56% 11.96%
up to \$2,000,000	(i) For the first \$1,000,000 (ii) On the remainder	5.93% 5.51%	8.75% 6.15%	8.01% 7.28%	8.84% 7.80%	11.44% 9.57%	11.44% 9.57%	13.26% 10.66%
up to \$4,000,000	(i) For the first \$2,000,000 (ii) On the remainder	5.72% 5.41%	7.45% 4.85%	7.64% 7.12%	8.32% 7.28%	10.50% 8.84%	10.50% 8.84%	11.96% 9.88%
up to \$8,000,000	(i) For the first \$4,000,000 (ii) On the remainder	5.56% 5.36%	6.15% 4.42%	7.38% 6.97%	7.80% 7.07%	9.67% 7.90%	9.88% 8.84%	10.92% 9.36%
up to \$16,000,000	(i) For the first \$8,000,000 (ii) On the remainder	5.46% 5.36%	5.29% 4.07%	7.18% 6.76%	7.44% 6.81%	8.79% 6.92%	8.79% 8.32%	10.14% 8.79%
up to \$32,000,000	(i) For the first \$16,000,000 (ii) On the remainder	5.41% 5.30%	4.68% 3.99%	6.97% 6.55%	7.12% 6.60%	7.85% 6.71%	8.84% 8.32%	9.46% 8.22%
over \$32,000,000	(i) For the first \$32,000,000 (ii) On the remainder	5.36%	4.33%	6.76% Fee to be Negotiated	6.86% 7.28%	7.28% 8.58%	8.58% 8.84%	8.84%
Repeat Work for Same Client								Fee to be Negotiated