



Ωmega Church Consultants, Inc.

architectural • financial • consulting
construction management

Architectural Fees

The services provided by architectural firms vary from project to project, as do the fees charged for those services. For instance, the scope of the architects services may vary depending upon whether the church will put the plans out to several general contractors for competitive, lump-sum bids versus working with a pre-determined construction manager. The size and location of the project are variables. Whether the church will require the architect to inspect the project and review contractor billings will also affect the fee.

Many architects quote a percentage fee based upon the estimated construction cost of the project. This may lead the architect to over-design the facility in order to increase the construction cost... and his fee. Even if the architect is willing to fix his fee based upon the estimated project cost, how is that cost determined? For instance, "High Architects, Inc." may charge 8% of the estimated project cost. "High" estimates the cost at \$80 per square foot. "Low Architects, Inc." charges 7% but estimates the project will cost \$100 per square foot. In this case, the cost of working with "High" is lower than working with "Low". Therefore, the church may want to establish a fixed architectural fee based upon a maximum project budget. This also informs the architect up front that he is to design a facility that can be built within their budget. If the project budget must later be increased in order for the church to get everything it needs in the building design, then the architect's fee can be increased accordingly.

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