



# CONTROLLING MEP ENGINEERING FEES

**The cornerstone of our business is owner satisfaction.** Although we strive to work as efficiently as possible to reach this goal, there are many factors beyond our control that can easily derail us.

Believe it or not, the owner controls so many of the decisions necessary for a project's success including cost control. Here are some ways the owner can help.



**David Wojcieszak, P.E.**  
President/Owner  
David@dwojo.com



**Darcee McAninley, P.E.**  
Senior Engineer  
Darcee@dwojo.com

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## TIPS FOR CONTROLLING FEES

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### 1. *Realistic Budget*

Start with a realistic budget. Projects whose budgets are not in line with the owners' expectations are set up for failure.

### 2. *Early Planning for MEP*

Get us involved early so we can help with space planning for all the equipment.

### 3. *Late MEP Design*

With the space planning complete, hold off on developing the MEP design until the architectural and structural designs are well underway. The result: less re-designing.

### 4. *Design First – then Build*

The further along the design is before construction starts, the better. Ask for a comprehensive list of owner decisions necessary to meet design schedule milestones. Check the design schedule and make sure it allows enough time for owners' approvals.

### 5. *Minimize Changes*

Ask the design team to provide furniture, interior and lighting plans that are close to being finalized. Multiple changes are often made to the air conditioning, electrical and plumbing drawings on paper. By just finalizing these plans before asking for MEP updates can save a lot of time and engineering fees.

### 6. *Early Contractor Involvement*

Get contractors and subcontractors involved in the initial design to work with the design team to vet value engineering ideas so they may be incorporated into the design. This reduces the need for re-design.

### 7. *Realistic Construction Schedule*

Compressing the construction schedule without much wiggle room could lead to disappointment later on. Allow for the unexpected.

### 8. *Pick up the Phone*

Picking up the phone is worth a thousand group emails. Use email more for transmitting information than for a means of communication.