

CAMPUS PROJECTS FEE STRUCTURE

	PROJECTS WITH MINIMAL/NO DESIGN	PROJECTS WITH DESIGN
UNIT OF RESPONSIBILITY	Campus Projects Construction (Construction Specialist)	Project Management (Project Manager)
STANDARD ESTIMATE TYPE (Project Budget Projection)	Comprehensive Total Cost Number Based Upon Cost Per Square Foot (Project Budget Projection), inclusive of design and construction cost, construction administration, inspection costs and fees	Comprehensive Total Cost Number Based Upon Cost Per Square Foot (Project Budget Projection), inclusive of construction and design cost, construction administration, inspection costs and fees
ESTIMATE COST	Free, Unless Design Staff Time is Needed	Free, Unless Design Staff Time is Needed
DETAILED ESTIMATE	Not Applicable	Will be completed if requested, at the end of a pre-determined design phase. No cost if project goes forward. However, costs will be prorated if cancelled.
COST OF DESIGN	Hourly Charge for Design Staff if Needed	Outside Consultant – Negotiated
		In-House Design – 7% of Total Construction Cost (Note: Total Construction Cost includes Construction, Construction Administration and Inspections)
COST OF CANCELLED DESIGN	Not Applicable	Outside Consultant - Negotiated
		In-House Design – Prorated per progress set stage
COST OF DESIGN REVIEW	Not Applicable	One time fee of \$500 will be applied to project for reviews performed by DES, O&M and Campus Projects staff. If ADSB review is required, \$500 will be charged.
COST OF SCOPE CHANGE	Cost for additional construction work will be added, plus the management fee.	After design is initiated, scope change work will be billed on an hourly basis. This is in addition to the 7% for the base design. Cost for additional construction will also be added as well as the project management fee.
COST FOR CONSULTING SERVICES (projects where there is no construction such as furniture, finishes, studies)	Not Applicable.	Design staff time will be invoiced on an hourly basis plus the project management fee.
COST OF CONSTRUCTION	Most often work will be executed by campus projects construction/FM shop tradesmen and will be invoiced on an hourly basis for labor plus costs of materials. May also include other charges such as inspection, outages, IT and Building Security.	Most often will be contractor bid cost unless campus projects construction/FM shop tradesmen are used. Other charges include other charges such as costs for inspection, outages, IT and Building Security costs.
COST OF CONSTRUCTION ADMINISTRATION (by design staff)	Does not typically apply but if required will be billed hourly.	This is required and will be executed by either the outside A/E (if they performed the design) or in-house design staff. Will be billed hourly in either case.
COST OF INSPECTION	Included in Project Management Fee.	The cost of inspection is \$75 for each visit by O&M or DES inspector.
TOTAL CONSTRUCTION COST	Total Construction Cost is the sum of the costs of construction, construction administration and inspection.	Total Construction Cost is the sum of the costs of construction, construction administration and inspection.
PROJECT MANAGEMENT FEE	10% applied to Total Project Costs. Total project cost is the cost of construction plus any miscellaneous design staff time that is required.	4% applied to Total Project Costs. Total project cost is design cost plus total construction cost.