

Instructions for the Calculation of Designer Fees

Division of Capital Asset Management & Maintenance

September 3, 2015 - This issue updates the most recent issue (January 2007)

The attached fee schedule, as shown in *Table I: Designers Base Fee as a Percentage of the FLCC by Building Type*, is to be used for the calculation of all designer fees, designer fee revisions, and lump sum fees negotiated with DCAMM House Doctors.

If, during design a change in fee is required (either an increase or decrease), the change should be based on a change in scope approved by the director, *not* a change in the FLCC.

The following are guidelines for establishing design fees for publicly funded building projects.

1. Project FLCC:

The Fixed Limit Construction Cost (FLCC) is:

- (a) listed in the DSB ad for the project, or
- (b) if a House Doctor is used, is based on the FLCC listed in the certified study, or
- (c) as revised from a) or b) above and approved by the Director.

2. Basic Design Fee:

The basic design fee is calculated as a percentage of the Fixed Limit Construction Cost (FLCC) of the project. The appropriate percentage can be found in Table I by cross referencing the project complexity (Class I-V) and the FLCC. The exact amount of the fee may be adjusted by extrapolation between the FLCC's as listed.

If all or a major portion of the project involves major renovation of a building add 0.5% to the designer's fee. Building repairs should not be considered as renovation work. The Design Contract (DCAMM C-2) defines the responsibilities of the designer.

Special conditions may require an increase or decrease in the designer fee.

15% of the total fee for the approval of schematics.

30% of the total fee for approval of design development documents.

70% of the total fee for the approval of construction documents.

100% of the total fee upon final acceptance of the project.

The last 30% of the fee is distributed proportionately throughout the construction phase.

3. Additions to the Basic Design Fee

- a.) Extra Compensation (defined by Article 11 of DCAMM C-2 contract). These services are negotiated as needed and may include:
 - design fee for design and selection of Furniture and Equipment not included in the general construction contract. The Furniture and Equipment (F&E) amount should be based upon actual anticipated expenditures and not on a % of the FLCC.
 - preparation of measured drawings of existing facilities; additional analyses, etc.
 - designer services related to owner initiated change orders. This fee should be a percentage of the actual change order cost.
- b.) Reimbursable Costs (defined by Article 12). These include payments to the designer for the actual cost of special consultants (testing, environmental, etc.) not included in the design contract and for other actual costs not included under the designer's basic services and as approved by DCAMM.

Table I: Designers Base Fee as a Percentage of the Fixed Limit Construction Cost (FLCC) by building type for New Construction. (See note below for instructions on calculating adjustment for Renovation projects)

FLCC*	Building Types					
	I	II	III	IV	V	
<i>From</i>	<i>to</i>					
	\$149,999	14.0%	11.7%	10.0%	8.0%	10.6%
\$150,000	\$374,999	12.8%	10.8%	9.2%	7.5%	9.3%
\$375,000	\$749,999	11.9%	10.1%	8.5%	7.0%	7.7%
\$750,000	\$1,499,999	11.3%	9.5%	8.0%	6.6%	7.2%
\$1,500,000	\$3,749,999	11.0%	9.2%	7.7%	6.3%	6.7%
\$3,750,000	\$7,499,999	9.5%	8.0%	6.6%	5.3%	6.2%
\$7,500,000	\$14,999,999	8.5%	7.2%	5.9%	4.7%	5.9%
\$15,000,000	\$37,499,999	8.0%	6.7%	5.7%	4.5%	5.6%
\$37,500,000	\$149,999,999	7.5%	6.5%	5.5%	4.5%	5.3%
\$150,000,000	or more	7.0%	6.0%	5.0%	4.0%	

* Note: The Fixed Limit Construction Cost (FLCC) is the Estimated Construction Cost (ECC) as established in the project study adjusted to the projected mid point of construction.

Add to Fee:

- for Fixtures & Equipment (F&E) design and selection costs. (additional service)
- 0.5% for renovation projects

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- GROUP I** Projects of above average complexity as for example: courthouses, college building with special facilities, extended care facilities, hospitals, laboratories, specialized portions of correction facilities, and mental institutions.
 - GROUP II** Projects of average complexity for example: college classroom facilities, repetitive elements of correctional and detention facilities, dining halls (institutional), fire stations, gymnasiums, laundries and cleaning facilities, office buildings (for single occupancy), park, playgrounds and recreational facilities.
 - GROUP III** Projects of less than average complexity as for example: armories, apartments, dormitories, exhibition halls, skating rinks, and service garages.
 - GROUP IV** Utilitarian buildings as for example: parking structures and repetitive garages, simple loft-type structures (without special equipment), and warehouses.
 - GROUP V** Repairs/renovations of limited complexity involving primarily a single discipline (engineering or architecture), i.e. roofs, masonry repairs, window replacement, mechanical/electrical plumbing work, etc.