

**FEE SCHEDULE
DESIGN AND CONSTRUCTION OFFICE
Facilities Department
Updated October 10, 2011**

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PROJECT DEFINITION

The definition of a project for the purpose of assessing project management fees is based on one major bidding event. For instance, two new residence halls to be bid and constructed at one time would be considered one project. The first phase of a multi-year, renovation of a building would be considered one project. A parking lot construction with one major bid event would be considered one project. A fire alarm upgrade with one major bid event would be considered one project. Demolition of several buildings, although phased demolition, if bid as one bid event would be considered one project.

PROJECTS FUNDED BY STATE APPROPRIATIONS:

Total Project Cost (minus project management fees)	Administrative Fee Percentage	Development Fees Percentage	Total Project Management Fee Percentage
\$50,000 – \$100,000	1.50%	3.50%	5.00%
\$100,001 - \$250,000	1.50%	3.00%	4.50%
\$250,001 - \$1,000,000	1.50%	2.50%	4.00%
\$1,000,001 - \$5,000,000	1.50%	2.00%	3.50%
\$5,000,001 - \$10,000,000	1.50%	1.00%	2.50%
\$10,000,001 - \$20,000,000	1.50%	0.50%	2.00%
\$20,000,001 and up	0.75%	0.75%	1.50%

PROJECTS FUNDED BY STATE APPROPRIATIONS:

The distinction is made between an Administrative Fee and a Project Development Fee in the definitions provided by the Board of Regents and this definition is important as funds are released for the project by the Controlling Board of the State of Ohio. Typically projects are designed and specified by consultants from outside of the University hired by the Design and Construction Office. Occasionally in house staff will design and specify a project for an additional design fee of 7% of construction cost.

**PROJECTS FUNDED LOCALLY BY OHIO UNIVERSITY OR OTHER ENTITIES:
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PROJECTS FUNDED LOCALLY BY OHIO UNIVERSITY OR OTHER ENTITIES:

Total Project Cost (minus project management fees)	Not Applicable	Not Applicable	Total Project Management Fee Percentage
Less than \$1,000			10.00%
\$1,000 - \$10,000			7.50%
\$10,001 - \$50,000			6.50%
\$50,001 - \$100,000			5.00%
\$100,001 - \$250,000			4.50%
\$250,001 - \$1,000,000			4.00%
\$1,000,001 - \$5,000,000			3.50%
\$5,000,001 - \$10,000,000			2.50%
\$10,000,001 - \$20,000,000			2.00%
\$20,000,001 and up			1.50%

PROJECTS FUNDED LOCALLY BY OHIO UNIVERSITY OR OTHER ENTITIES:

There is no distinction made between Administrative Fees and Project Development Fees; the single project management fee applies. Typically projects are designed and specified by consultants from outside of the University hired by the Design and Construction Office. Occasionally in house staff will design and specify a project for an additional design fee of 7% of construction cost.

REDUCED FEE OPTION FOR SMALL PROJECTS THAT ARE IMPLEMENTED AS PART OF A LONG TERM PLAN:

As an incentive to deliberate long term planning, and in recognition that projects that are deliberately planned as a grouping, scoped, and costed months in advance may lead to design and construction processes that are less difficult, less time consuming, and less costly to manage, the following reduction in fee protocol is offered to planning units.

Under the fee protocol, small projects that normally would have a higher percentage fee charged according the fee schedule on the previous page will be reduced to a 3.5% percent fee if all elements noted below are fulfilled at the construction project completion and accounting close out. During the design and construction stages the fee budget will be budgeted to the schedule as shown in the

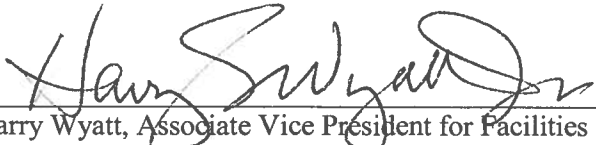
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spreadsheet on the previous pages with no fee reduction calculated; the approval of the reduction in fee is only approved after the final project cost figures are available at project completion and close out.

In order for a particular project to be considered part of a long term plan and considered for a fee reduction from the schedule on the previous page:

- The long term plan must consists of at least three or more distinct projects per year
- An overall annual planned (not actual) expenditure of at least \$3M of projects with total project cost estimates of \$1M or less, must be identified in the plan
- A written outline for the plan must be provided to the Facilities Planning and Space Management Office a full 8 months prior to the design start for the first project considered for a reduced fee to allow time for assistance of Facilities Planning and Space Management to aid in advising on scope definition and aiding in preparing estimates. (Design start is defined by the start date for advertising for an associate consultant architect or engineer.)
- The plan must be finalized for final scope of each project and costing of each project and signed by the Dean or Vice President of the requesting department a full 4 months prior to the design start for the project being considered for a reduced fee. This allows ample time to queue the projects among others already for numerous departments across the University. (Design start is defined by the start date for advertising for an associate consultant architect or engineer.)
- A clearly identifiable, reliable fund source such as pledged gifts with an approved bridge loan, an auxiliary revenue stream, or full funds in hand, must be identified at the time of submission of the Dean or Vice President approved plan---a full 4 months prior to the design start for the project being considered for a reduced fee.
- The project being considered for a reduced fee must be completed and actual costs accounted for which are no more than 75% greater than the budget shown on the approved plan.
- All plans and requests for reduced fee are reviewed by the Director of Design and Construction and approved by the Associate Vice President for Facilities. The intent to request a reduced fee is requested at the time of the submission of the long term plan or annual update of the plan to Facilities Planning and Space Management. The actual approval for reduced fee for a particular project is considered and granted or denied after the construction completion and project accounting close out.



Harry Wyatt, Associate Vice President for Facilities

10-10-2011

Date