

**STATE OF FLORIDA, DEPARTMENT OF MANAGEMENT SERVICES FEE
GUIDELINES FOR BASIC ARCHITECTURAL AND ENGINEERING SERVICES
RELEASED 2006**

The payment of A/E fees represents some of the most important dollars spent on a project. These funds are an investment that affects both the quality and successful completion of a project. It is for this reason that the schedules used as a guideline for determining fees by the Department have to be updated to reflect the current market conditions. The original fee guidelines were generated in 1969 when the Engineering News Record (ENR) Construction Cost Index was 1,269. The published 2005 ENR yearly average Construction Cost Index was 7,446 which represents a 587% rise in inflation and, subsequently, a significant shortfall in the fee guideline calculation. As a result the formulas used in the fee guidelines have been updated in order to fairly compensate the A/E's for their services. Furthermore, the formulas will be updated in the future every three years in order to keep up with inflation.

DEFINITIONS:

Basic Services: The fee curves shown following pages were adopted by the Division of Building Construction, Department of Management Services in 2006 and are for architectural and engineering design, bidding and construction services, including normal consultant services. As stated in Rule 13D-3, Florida Administrative Code, these fee curves are only to be used as a guide, with the actual fees justified by the architect or engineer via a detailed proposal in accordance with guidelines of the Division of Building Construction, Department of Management Services.

Additional Services: Additional services are not included within the fee curves. Additional services may include any special consultants required by the project and are typically those furnished beyond what is shown in Article 3 of the Form of Agreement Between Owner and Architect-Engineer@ used by the Division of Building Construction. Additional services, including but not limited to those itemized on the next page shall have additional fees/expenses negotiated based on the project specific scope of services.

Formulas:

"A" Curve - $0.187547 - (0.01836 * \text{LOG}(\text{Construction Cost}/5.87))$

"B" Curve - $0.164145 - (0.015303 * \text{LOG}(\text{Construction Cost}/5.87))$

"C" Curve - $0.142432 - (0.010594 * \text{LOG}(\text{Construction Cost}/5.87))$

"D" Curve - $0.141419 - (0.01236 * \text{LOG}(\text{Construction Cost}/5.87))$

"E" Curve - $0.118011 - (0.009279 * \text{LOG}(\text{Construction Cost}/5.87))$

"F" Curve - $0.09521 - (0.006301 * \text{LOG}(\text{Construction Cost}/5.87))$

"G" Curve - $(\text{EXP}(-0.460517 * \text{LOG}(\text{Construction Cost}/5.87)) + (0.0075 * \text{LOG}((\text{Construction Cost}/5.87)/100000)))$

Proceed on to following page for fee guideline calculation

**STATE OF FLORIDA, DEPARTMENT OF MANAGEMENT SERVICES FEE GUIDELINES FOR
BASIC ARCHITECTURAL AND ENGINEERING SERVICES**

CONSTRUCTION COST	COMPLEXITY GROUP - PERCENTAGE						
	A	B	C	D	E	F	G
	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!
CALCULATED FEE	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!

Instructions: Fill in probable cost of construction in the black field above

GROUP DEFINITIONS:

"A" - CONSIDERABLY MORE THAN AVERAGE COMPLEXITY: Complex Laboratories, Complex Medical Hospitals

"B" - MORE THAN AVERAGE COMPLEXITY: Average Laboratories, Mental Hospitals, Simple Medical Hospitals, Clinics, Court Houses, Theatres, Complex University Buildings, Special Purpose Classrooms, Laboratory Classrooms, Libraries, Auditoriums, Museums, Air Terminals, Food Service Facilities, Specialized Detention Areas, Detention-Treatment Areas, Residences

"C" - REPAIRS AND RENOVATIONS: Miscellaneous Repairs and Renovations, Alterations to Office Space or Dormitory Space, Fire Code Corrective Work

"D" - AVERAGE COMPLEXITY: General Office Space, General Teaching Space, Gymnasiums, General Detention Living Facilities, Factory Buildings

"E" - LESS THAN AVERAGE COMPLEXITY: Apartment Buildings, Dormitory Buildings, Service Garages, Stadiums, Repetitive Design Facilities, Office Buildings With Undefined Interior Space (open for later partitioning), Specialized Parking Structures

"F" - CONSIDERABLY LESS THAN AVERAGE COMPLEXITY: Warehouses, Parking Garages, Storage Facilities

"G" - ENGINEERING SERVICES

ADDITIONAL SERVICES/EXPENSES:

The following services are considered Additional to Basic Services and are not included within the basic fee represented by the fee curves:

- | | |
|--|---|
| <ul style="list-style-type: none"> -Feasibility Studies/ Analysis -Facility Programming -Master Planning -Soils Investigations/Reports -Surveys -Topographic/Boundary
Vegetation/Improvements/Utilities -Measured Drawings of Existing Facilities -Existing Facilities Analysis -Asbestos Consultation/Surveys -Environmental Assessments -Traffic Analysis -Civil Engineering Design including Paving/Grading/Utilities
/Drainage/Stormwater Management/Environmental & All
Permitting -Existing Site Utility Infrastructure Improvements -Site Lighting Design -Landscape Architecture & Irrigation Design -Specialty Consultants
Data/Telephone Communications; Cost/Scheduling;
Electronic/Audio Visual; Elevator;Food Service; Hazardous
Material; Hospital/Laboratory; Interior Design; Indoor Air
Quality; Quality Control; Theater/Acoustical; Security -Life Cycle Cost and/or Energy (FLEET) Analysis
-Fees to be negotiated (not from FLEET fee curves) | <ul style="list-style-type: none"> -LEED Consultation -Graphic and Signage Design -Special Code Reviews including ACHA -Detailed Cost Estimates -Constructability Review Participation and Implementation -Value Analysis or Value Engineering -Documents Prepared For: <ul style="list-style-type: none"> -Alternate Bids Requested By Owner -Change Orders -Multiple Construction Contracts -Record Documents/As Builts -Prolonged Construction Contract Administration Services -Threshold Inspections -Project Representation During
Construction Beyond "periodic inspection" -Additional Construction Contract
Administration Services for Multiple Contracts -Building Commissioning and Training Services -Post Occupancy Inspections/ Evaluations -Renderings/ Models -Changes to Scope, Size or Complexity -Revisions to Previously Approved Documents -Reimbursable Expenses*
Including, but not limited to, reproduction/ printing costs,
travel expenses and special mail service expenses |
|--|---|

* As defined in the Division of Building Construction Form of Agreement Between Owner and Architect - Engineer.