



The Ohio Facilities Construction Commission updated its fee structure in April 2016 for a revenue-neutral simplification for construction administration. These changes were effective July 1, 2016.

VISIT THE OFCC WEBSITE

Find a variety of standard forms and agreements for design and construction. <http://ofcc.ohio.gov/>

OPPORTUNITIES & ONLINE BIDDING

Posting bidding opportunities on the OFCC website and using OFCC's online bidding service is available to those participating in Local Administration projects.

THE FEE SIMPLIFIED

The change was driven by the need to ensure that project fees were uniformly applied across all project delivery methods. The fee has been simplified to charge the administrative fee on total project costs rather than on construction costs. The fee percentage is reduced to 3% on the first \$4,000,000 in project costs. All other tiers of the fee structure will remain unchanged and will also be calculated on total project costs.

Please note that while the base of the fee has increased (total projects rather than construction costs), this is offset by reducing the first tier rate from 3.25% to 3%.

FEE SCHEDULES

OFCC Project Administration Fee

For the overall project management and coordination of construction projects from initiating procurement of design professionals through the completion of construction and closeout of contracts

(sliding scale calculated on total project costs (design, construction, contingency):

Up to \$4,000,000	3.0%
Plus \$4,000,001 - \$20,000,000	1.0%
Plus \$20,000,001 – above	0.75%

40% of the fee invoiced at start of design and the remaining 60% of the fee invoiced at the start of construction.

Total Project Budget - Example		\$5,000,000
Project Budget Range	Fee (%)	Fee (\$)
Up to \$4,000,000	3.00%	\$120,000.00
\$4,000,001 to \$20,000,000	1.00%	\$10,000.00
\$20,000,001 and above	0.75%	\$0.00
OFCC Project Administration Fee		\$130,000.00

Local Administration Fee

Assists in covering the statewide development and maintenance of standardized contract documents and forms, OAKS CI technology and business processes, Bid Express templates and support, Docu-Sign, and business opportunity postings to website.

Percentage of total project cost	1.0%
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Consultant List Markup

For the development of pre-qualified consultant lists, management of vendor selections and consultant payment processing.

Consultant markup, 10.0%
 excluding reimbursables
 (locally administered projects only)

Criteria Architect/Engineer (AE) Fee

A Criteria A/E is required for Design Build projects. Consultants typically perform these services, but an Owner may choose to use an in-house OFCC licensed architect or engineer for certain projects.

Percentage of construction cost 1.5 - 3.0%

Energy Capital Projects Fee

For energy surveys, specifications, design and preparation of bid documents for construction.

Design 9%
 For the overall project management and coordination of construction projects through the completion of construction and closeout of contracts.

Project Administration 2%

Energy Performance Contract Project Fee

For in-house Criteria A/E services on these Design-Build projects, and overall project management and coordination, from initiating procurement of an energy services company (ESCO) through the completion of construction, closeout of contracts and annual savings verification.

Percentage of construction cost 3%

40% of Fee invoiced at the start of Design and the remaining 60% of Fee invoiced at the start of Construction.



PUBLIC CONSTRUCTION BIDDING OPPORTUNITIES

OFCC posts project information on its website in the Opportunities section, <http://ofcc.ohio.gov/Opportunities.aspx>, and sends alerts to interested parties on bidding opportunities for each project. Bidding opportunities are also promoted through the Commission’s social media channels. Colleges and universities and state agencies participating in Local Administration are also invited to use OFCC’s online bidding site.

ABOUT OFCC

OFCC is responsible for guiding capital projects for state agencies, state-supported universities and community colleges, including Ohio’s comprehensive public K-12 school construction and renovation program. The Commission also manages grant programs for cultural facilities, school security, community school classroom facilities, and lead plumbing fixture replacement in schools.