

SMITHSONIAN INSTITUTION

GUIDE FOR APPLYING THE 6% AE FEE LIMITATION

Approved: 02/06/2020

GENERAL: Title I efforts are ONLY those efforts to produce construction documents for bidding (pen to paper)

The 6% Fee limitation **INCLUDES:**

- ✓ Production of all construction plans beyond Design Development
- ✓ Production of all construction specifications beyond Design Development
- ✓ Preparation of all engineering calculations beyond Design Development
- ✓ Preparation of all construction cost estimates beyond Design Development
- ✓ Preparation of Basis of Design Narratives beyond Design Development
- ✓ Any re-design occurring after Design Development*

AIA - "Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels."

The 6% Fee limitation **EXCLUDES:**

- ALL Meetings
- ALL Studies
- ALL Travel
- ALL Schedules
- ALL FFE interior design
- ALL Exhibit design
- ALL land surveys
- ALL soil investigation
- ALL physical models
- ALL renderings
- ALL construction administration services
- ALL master planning
- ALL reproduction
- ALL documentation for external review/approval
- Preparation of As-Built Drawings
- Production of Operations & Maintenance manuals
- Existing condition surveys
- Site Selection
- Retail shop design

*Redesign resulting in exceeding the 6% Fee limitation will be tracked with a 'Lost Design' memorandum quantifying the amount of construction value lost in the original design, which will be added to the construction cost limit which will then be used to calculate the new 6% fee limit.