

WUSM & BJC PROJECT MANAGEMENT FEE GUIDELINES

Date: September 9, 2021

Background: In the past, Washington University School of Medicine and BJC PD&C did not have a standardized fee structure for capital projects, as a result, project management fees were applied inconsistently. This guideline was developed for joint projects to make project funding more consistent and cost-effective.

PROJECT MANAGEMENT FEE GUIDELINES FOR MAJOR CAPITAL PROJECTS

This fee guideline applies to projects \$5M and above; PMs may also use this guideline for projects under \$5M with approval from the Senior Director of Capital Projects (WUSM) and the BJC PD&C Director of Construction.

BJC PD&C and WUSM OFMD have agreed upon the following PM fees for all joint projects in jointly owned facilities, also known as condo buildings.

The entity holding majority building ownership typically determines the primary Project Manager in the building. The secondary Project Manager plays a supporting role in serving as the leader over that entity's budget, approvals, contracts and programmatic area, construction and project management.

WUSM Led Projects

Core & Shell, Common Space, Site Development and Public Realm:

- On WUSM share of cost: WUSM FEE: 2.5%, BJC FEE: 0%
- On BJC share of cost: WUSM FEE: 0.5%, BJC FEE: 2.5%

WUSM Dedicated Space Fit-Out (all budget categories)

- On WUSM share of cost: WUSM FEE: 2.5%, BJC FEE: 0%

BJC Dedicated Space Fit-Out

- On BJC share of cost: WUSM FEE: 0.5%, BJC FEE: 2.5% (BJC to identify fee on contingency and CAM)

WUSM Management of IT/signage/furnishings for BJC (to be reviewed on a per-project basis)

- BJC FEE: 0.5%, WUSM FEE: 2.5%

BJC Led Projects

Core & Shell, Common Space, Site Development and Public Realm:

- On WUSM share of cost: WUSM FEE: 2.0%, BJC FEE: 0.5%
- On BJC share of cost: WUSM FEE: 0% BJC FEE: 3%

WUSM Dedicated Space Fit-Out

- On WUSM share of cost: WUSM FEE: 2.5%, BJC FEE: 0.5%

BJC Dedicated Space Fit-Out

- On BJC share of cost: WUSM FEE: 0%, BJC FEE: 3%

BJC Management of IT/CAM/signage/furnishings for WUSM (to be reviewed on a per-project basis)

- BJC FEE: 2.5%, WUSM FEE: 0.5%

These guidelines will be reviewed annually. For any questions regarding these guidelines, please contact:

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