

Capital Construction Development (CCD)

In addition to managing the projects that keep the University’s facilities code-compliant, up-to-date, and sustainable, Capital Construction Development (CCD) is your one source to bring your teaching/learning/working/being space vision to reality. We collaborate with you to strategically take your project from conceptual exploration through planning and approvals to realization of renovated or new spaces. Our project management professionals and support team members include architects, engineers, estimators, and other industry professionals who are adept in making the most out of any budget and safely accomplishing projects to realize our customers’ expectations. Projects can be initiated through [FAMIS](#) and must include a [Project Request Form](#). Please visit the [Guide to Services](#) for more information.

Project Requests	Fee Structure
“Estimate” (FMS CPS) Scope and Code Review → Estimate → FMS CPS Project (see limits)	\$700 Minimum
Project Initiation - Assessment/Code Review (<i>precedes the following project types</i> ↓)	\$1,500 Minimum
“Concept Study”	Varies See Table*
“Feasibility Study”	Varies See Table*
“Design/Construction Project”	Varies See Table*

“Estimate” ► Prepared/managed by FPM Construction Project Services (CPS). Limits: Applies only to project scopes that do not require design/permits, other than possible express permits, that can be executed by CPS (in-house small project construction team). When “Estimate” is requested, FPM will determine whether the requested scope can be estimated and executed by CPS; a non-refundable fee is required for code/viability check by CCD. If approved for execution by CPS, an estimate will be prepared and the work can proceed upon receipt of funding. If CPS cannot perform the requested work, you will be contacted and requested to select another service.

Project Initiation - Assessment/Code Review ► Fee for project initiation which includes determination of status in Capital Plan, basic viability and code review, and a very rough order of magnitude estimate and/or schedule when practicable. Applies to initiation of Concept Studies, Feasibility Studies, and Design/Construction Projects. ↓

“Concept Study” ► Prepared by Capital Construction Development (CCD): Suitable for conceptual space program, early visioning, and concept layouts. Can be used to support fund-raising efforts. Includes high level Rough Order Magnitude (ROM) cost, or range of cost (does not replace feasibility study). Requires a project management fee.

“Feasibility Study” ► Prepared/managed by CCD. More detailed investigation, including study of existing conditions, concept layouts based on detailed space program. Includes more detailed ROM estimate of cost. Suitable for making go/no go decision on initiating full design and construction project. Feasibility Study will be the default selection if FPM determines that insufficient information about existing conditions is not readily available (requiring more detailed investigation) and/or insufficient information on new program, new scope, customer budget limit and schedule limit expectations. Requires a project management fee.

“Design/Construction Project” ► Prepared/managed by CCD. Applies only if determined by FPM that sufficient information about existing conditions is readily available, detailed space program and scope description are sufficient, and customer budget limit and schedule limit expectations appear to be appropriate for the conditions, program, scope, and schedule requested by the customer. Requires a project management fee.

*CCD Fee Structure Table	
Project Budget Range	% Project Management Fee
< \$50,000	10%
\$50,000 - \$99,999	9%
\$100,000 - \$249,999	8%
\$250,000 - \$999,999	7%
\$1,000,000 - \$2,999,999	6%
\$3,000,000 - \$9,999,999	5%
\$10,000,000 - \$19,999,999	4%
> \$20,000,000	3%

Project Type Includes ↓	Estimate FMS CPS	Concept Study	Feasibility Study ⁱⁱ	Design/Const. Project
Viability Check	Yes	Rudimentary	Yes	Yes
Renderings	No	Yes	Yes	Yes
Programming	No	Conceptual	Yes	Confirmation
Study Report	No	Basic	Detailed	If warranted.
Code Check	Yes	Basic	Yes	Yes
Design	No	No	No	Yes
Drawings	No	Block & Stack	Conceptual	Yes
Specifications	No	No	No	Yes
Permitting	Express	No	No	Yes
Construction	Yes	No	No	Yes

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Non-Project Services

Cell Sites Assessment and Drawing Review	One node/building	\$1,500	Flat Fee**
<i>Review and acceptance of cell site location and installation plan. **If Engineering involvement + amount TBD.</i>			
Contract, Task Order Preparation	Short Form Rider	\$1,500	Minimum
	Task Order w/ Stipulated Lump Sum	\$2,000	Minimum
	Master Agreement/Bid Documents	varies	Hourly Rates
<i>FPM preparation of contract documents/agreements for customer use in directly engaging firms outside of FPM projects. Contract Administrator \$65/hour; Contracts Manager \$135/hour; Executive \$250/hour.</i>			
Customer Self-Performed Work Request Assessment (flooring, paint)	No abatement needed	\$600	Flat Fee
	Single abatement required	\$2,100	Minimum
	Multiple-phase abatement required	\$3,000	Minimum
<i>As part of the review, CCD will determine if the work requires permitting through the City of Los Angeles and determine if any hazardous material abatement or other extraordinary issues exist. CCD will be responsible for all testing or monitoring for hazardous materials and/or abatement/removal, and the decision to test for hazardous materials will be at the sole discretion of CCD.</i>			
Fixtures and/or Equipment Requisition Review	Specialty Design & Fabrication Review	\$500	Minimum
	Low-Profile (<4' height)/Lightweight (<400 lbs.)	\$700	Minimum
	Tall (≥4' height) and/or Heavy (≥400 lbs.)	ⁱⁱⁱ \$1,000	Minimum
<i>FPM review of non-furniture fixtures and/or equipment requisitions. Required for Purchasing to advance order.</i>			
Furniture Requisition Layout Review	1 to 4 individual offices	\$400	Flat Fee
	Suites (5+ spaces)	\$900	Flat Fee
	Entire Floor/Wing (8+ spaces)	\$1,000	Minimum
<i>CCD review of department/school direct-purchase furniture order and proposed space plan/layout. Required for Purchasing to advance furniture order.</i>			

ⁱ Project initiation Review/Assessment/Code Review fee will be applied against the project management fee if project proceeds to design/construction.

ⁱⁱ A feasibility study is required prior to advancing a Finance & Campus Planning Committee-level project.

ⁱⁱⁱ Engineering services may be required at additional charge.