

LOST DESIGN INSTRUCTIONS

A. DEFINITION

1. Lost Design is the design work, which must be scrapped because for some reason the facility ends up different than its original concept. It is the difference between the final design cost and what the design cost would have been if initially estimated on what was constructed.
2. Lost Design includes both front and back side cost.
3. Lost Design only applies prior to the award of the construction contract.
4. Lost Design is limited to actual increased design charges incurred.
5. Lost Design includes additive bid items, which are not awarded.
6. Lost Design has no bearing on the 6% statutory limit, however the total contract design fee must be within 6% as established by the Brooks Bill.

B. CALCULATIONS

$$\frac{\text{Total Design Fee} \times 100}{\text{ECCFC (Total ECC for Fee Computation)}} \quad \text{less than/equal to} \quad 6\%$$

Total Design Fee (front side only) = original design + previous change orders + current change order

ECCFC = Total ECC to date + ECC of Lost Design Features (may be hypothetical) + ECC of Additional Design Features

ECC = Estimated Cost of Construction

Note: When there is lost design, the **ECCFC** is always greater than the **ECC**.

C. REASON CODE DEFINITIONS

Scope/Budget – Official revision to scope/budget (revised DD Form 1391, Special Project, etc.)

Criteria – Revision to original design criteria

Customer Request – Change in Activity requirements

Better Idea – Better design/construction/contract/solutions to save time, money, etc.

Environmental – Revision to plans/specifications attributed to environmental reasons

Other – Revisions as a result of bid bust as an example. However if officially rescope then use reason code Scope/Budget