# DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
## Middle/High Schools

**Information as of:**
**08/27/2025**

The information and data contained in this spreadsheet is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments. The MSBA shall have no responsibility or duty to update any of the information contained in this spreadsheet. Additionally, districts may refer to their district and school names using different titles than what is shown in this report. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. Projects and data may not be listed in the report if the information is not available at the time of report generation. This spreadsheet may include a preliminary review of scope exclusions but all costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

| Date Board Approved | Mar-14 | | Jul-14 | | Jan-16 | | Dec-17 | | Oct-20 | | Aug-21 | | TOTAL - ALL MIDDLE/HIGH SCHOOLS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | Boston | | Holbrook | | Mount Greylock | | Westport | | Boston | | Boston | | | |
| School Name | Dearborn 6-12 STEM Academy | | Holbrook MS HS | | Mt Greylock Regional HS | | Westport MS-HS | | Quincy Upper | | Carter Developmental Center | | | |
| Project Type | Core Program | | Core Program | | Core Program | | Core Program | | Core Program | | Core Program | | | |
| Project Scope | New Construction | | New Construction | | Addition / Renovation | | New Construction | | New Construction | | New Construction | | | |
| Enrollment | 600 | | 1,095 | | 535 | | 860 | | 650 | | 60 | | | |
| GSF | 128,304 | | 217,353 | | 132,800 | | 187,100 | | 178,024 | | 86,130 | | | |
| Assumed Start of Construction | Nov-14 | | Jun-15 | | Jan-17 | | Mar-18 | | Jul-17 | | Oct-23 | | | |
| OPM | CHA Consulting, Inc. | | Symmes Maini & McKee Associates, Inc. | | Dore & Whittier Management Partners, Inc. | | CHA Consulting, Inc. | | Skanska USA Building, Inc | | LiRo-Hill, Corp. (fka Hill International) | | | |
| Designer | Jonathan Levi Architects LLC | | Flansburgh Associates, Inc. | | Perkins Eastman/DPC | | Jonathan Levi Architects LLC | | HMFH Architects, Inc. | | Perkins+Will | | | |
| Cost Estimator | Project Management & Cost | | Project Management & Cost | | Essential Design and Estimating | | Project Management & Cost | | Project Management & Cost | | Project Management & Cost | | | |
| **Description** | Cost | % of Total Construction | Cost | % of Total Construction | Cost | % of Total Construction | Cost | % of Total Construction | Cost | % of Total Construction | Cost | % of Total Construction | Cost | % of Total Construction |
| **Designer** | **Jonathan Levi Architects LLC** | | **Flansburgh Associates, Inc.** | | **Perkins Eastman/DPC** | | **Jonathan Levi Architects LLC** | | **HMFH Architects, Inc.** | | **Perkins+Will** | | | |
| **Basic Services** | | | | | | | | | | | | | | |
| *Feasibility Study* | $488,000 | 0.81% | $550,000 | 0.69% | $600,000 | 1.15% | $525,000 | 0.66% | $5,846,676 | 3.98% | $1,086,886 | 1.58% | $9,096,562 | 1.86% |
| *Design Development* | $1,363,662 | 2.26% | $1,730,000 | 2.17% | $1,400,000 | 2.68% | $1,500,000 | 1.88% | $3,797,880 | 2.59% | $1,380,000 | 2.00% | $11,171,542 | 2.29% |
| *Construction Contract Documents* | $2,273,125 | 3.77% | $2,550,000 | 3.19% | $1,550,000 | 2.96% | $2,800,000 | 3.51% | $4,910,080 | 3.34% | $1,932,000 | 2.80% | $16,015,205 | 3.28% |
| *Bidding* | $112,750 | 0.19% | $330,000 | 0.41% | $145,000 | 0.28% | $150,000 | 0.19% | $460,320 | 0.31% | $552,000 | 0.80% | $1,750,070 | 0.36% |
| *Construction Contract Administration* | $1,536,963 | 2.55% | $2,450,000 | 3.07% | $1,400,000 | 2.68% | $1,800,000 | 2.25% | $4,296,320 | 2.93% | $1,864,000 | 2.71% | $13,347,283 | 2.74% |
| *Closeout* | $69,125 | 0.11% | $200,000 | 0.25% | $165,000 | 0.32% | $100,000 | 0.13% | $284,400 | 0.19% | $195,838 | 0.28% | $1,014,363 | 0.21% |
| *Other Basic Services* | | | $300,000 | 0.38% | $40,000 | 0.08% | | | $100,000 | 0.07% | | | $440,000 | 0.09% |
| **Subtotal Designer Basic Services** | **$5,843,625** | **9.70%** | **$8,110,000** | **10.16%** | **$5,300,000** | **10.13%** | **$6,875,000** | **8.61%** | **$19,695,676** | **13.42%** | **$7,010,724** | **10.18%** | **$52,835,025** | **10.83%** |
| **Reimbursable Services** | | | | | | | | | | | | | | |
| *Construction Testing* | $150,000 | 0.25% | $25,000 | 0.03% | $25,000 | 0.05% | | | | | | | $200,000 | 0.04% |
| *Printing (Over Minimum)* | $60,000 | 0.10% | $120,000 | 0.15% | $25,000 | 0.05% | $16,500 | 0.02% | $60,000 | 0.04% | | | $281,500 | 0.06% |
| *Other Reimbursable Costs* | | | $180,000 | 0.23% | $5,000 | 0.01% | $48,870 | 0.06% | $675,000 | 0.46% | $335,000 | 0.49% | $1,243,870 | 0.25% |
| **Sub-Consultants** | | | | | | | | | | | | | | |
| *Hazardous Materials* | $150,000 | 0.25% | $240,000 | 0.30% | $80,000 | 0.15% | $196,350 | 0.25% | $50,000 | 0.03% | $80,000 | 0.12% | $796,350 | 0.16% |
| *Geotech & Geotech Environment* | $175,000 | 0.29% | $200,000 | 0.25% | $40,000 | 0.08% | $276,650 | 0.35% | $750,000 | 0.51% | $300,000 | 0.44% | $1,741,650 | 0.36% |
| *Site Survey* | $12,000 | 0.02% | $80,000 | 0.10% | $15,000 | 0.03% | $30,800 | 0.04% | $25,000 | 0.02% | $15,000 | 0.02% | $177,800 | 0.04% |
| *Wetlands* | | | $80,000 | 0.10% | $5,000 | 0.01% | | | | | | | $85,000 | 0.02% |
| *Traffic Studies* | $30,000 | 0.05% | $100,000 | 0.13% | $5,000 | 0.01% | $20,000 | 0.03% | $78,452 | 0.05% | $15,000 | 0.02% | $248,452 | 0.05% |
| **Total Designer Fees** | **$6,420,625** | **10.66%** | **$9,135,000** | **11.44%** | **$5,500,000** | **10.51%** | **$7,464,170** | **9.34%** | **$21,334,128** | **14.53%** | **$7,755,724** | **11.26%** | **$57,609,647** | **11.81%** |
| **Owner's Project Manager** | **CHA Consulting, Inc.** | | **Symmes Maini & McKee Associates, Inc.** | | **Dore & Whittier Management Partners, Inc.** | | **CHA Consulting, Inc.** | | **Skanska USA Building, Inc** | | **LiRo-Hill, Corp. (fka Hill International)** | | | |
| *Feasibility Study* | $162,000 | 0.27% | $246,272 | 0.31% | $250,000 | 0.48% | $175,000 | 0.22% | $2,426,724 | 1.65% | $513,114 | 0.74% | $3,773,110 | 0.77% |
| *Design Development* | $125,000 | 0.21% | $254,666 | 0.32% | $140,000 | 0.27% | $265,000 | 0.33% | $516,142 | 0.35% | $168,798 | 0.25% | $1,469,606 | 0.30% |
| *Construction Contract Documents* | $175,000 | 0.29% | $382,226 | 0.48% | $160,000 | 0.31% | $320,000 | 0.40% | $766,192 | 0.52% | $275,000 | 0.40% | $2,078,418 | 0.43% |
| *Bidding* | $30,000 | 0.05% | $138,889 | 0.17% | $70,000 | 0.13% | $55,000 | 0.07% | $196,212 | 0.13% | $50,000 | 0.07% | $540,101 | 0.11% |
| *Construction Contract Administration* | $1,200,000 | 1.99% | $1,802,699 | 2.26% | $1,200,000 | 2.29% | $1,750,000 | 2.19% | $2,833,042 | 1.93% | $1,265,000 | 1.84% | $10,050,741 | 2.06% |
| *Closeout* | $90,000 | 0.15% | $61,004 | 0.08% | $110,000 | 0.21% | $60,000 | 0.08% | $427,612 | 0.29% | $265,000 | 0.38% | $1,013,616 | 0.21% |
| *Extra Services* | | | $100,000 | 0.13% | $15,000 | 0.03% | $40,000 | 0.05% | $50,000 | 0.03% | $100,000 | 0.15% | $305,000 | 0.06% |
| *Other Project Manager Costs* | | | | | | | | | | | | | | |
| *Reimbursables & Other Services* | | | $40,000 | 0.05% | $5,000 | 0.01% | | | $100,000 | 0.07% | | | $145,000 | 0.03% |
| *Cost Estimates* | | | $100,000 | 0.13% | $25,000 | 0.05% | | | | | | | $125,000 | 0.03% |
| **Total OPM Fees** | **$1,782,000** | **2.96%** | **$3,125,756** | **3.92%** | **$1,975,000** | **3.78%** | **$2,665,000** | **3.34%** | **$7,315,924** | **4.98%** | **$2,636,912** | **3.83%** | **$19,500,592** | **4.00%** |
| **Total Designer and OPM Fees** | **$8,202,625** | **13.62%** | **$12,260,756** | **15.36%** | **$7,475,000** | **14.29%** | **$10,129,170** | **12.68%** | **$28,650,052** | **19.51%** | **$10,392,636** | **15.09%** | **$77,110,239** | **15.80%** |
| **Total Construction Costs** | **$60,245,740** | | **$79,835,240** | | **$52,310,706** | | **$79,880,726** | | **$146,812,305** | | **$68,888,383** | | **$487,973,100** | |