Information as of:

June 2026
Board Meeting

Estimated Construction & Total Project Budget Cost Data at Schematic Design [ON OR AFTER JANUARY 1, 2014]

Middle Schools

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. Projects with district name highlighted yellow have supplemental grants added.

Date Board Approved	**Nov-12**	**Apr-13**	**Apr-13**	**Apr-13**	**Apr-13**	**Oct-13**	**Jun-14**	**Sep-14**
District	**North Adams**	**Auburn**	**Chicopee**	**Peabody**	**Wachusett**	**Lynn**	**Haverhill[1]**	**Abington**
School Name	**Silvio O Conte MS**	**Auburn MS**	**Dupont MS**	**J Henry Higgins MS**	**Mountview MS**	**Thurgood Marshall Mid**	**Caleb Dustin Hunking**	**Abington MS**
Project Type	**Core Program**	**Core Program**	**Core Program**	**Core Program**	**Core Program**	**Core Program**	**Core Program**	**Core Program**
Project Scope	**Addition / Renovation**	**New Construction**	**Renovation**	**New Construction**	**New Construction**	**New Construction**	**New Construction**	**New Construction**
Enrollment	**310**	**560**	**825**	**1,340**	**800**	**1,100**	**1,005**	**1,115**
GSF	**78,119**	**100,395**	**176,425**	**221,518**	**126,200**	**181,847**	**147,996**	**235,370**
Assumed Start of Construction	**Jan-14**	**Feb-14**	**Apr-14**	**Apr-14**	**May-14**	**May-14**	**May-15**	**Dec-15**
OPM	**Colliers Project Leaders NE, LLC**	**Skanska USA Building, Inc**	**Arcadis U.S., Inc.**	**CHA Consulting, Inc.**	**Owner Employee**	**NV5 (fka Joslin, Lesser + Associates Inc.)**	**NV5 (fka Joslin, Lesser + Associates Inc.)**	**Knight, Bagge & Anderson Inc.**
Designer	**Jones Whitsett Architects, Inc.**	**Lamoureux Pagano Associates | Architects, Inc.**	**Caolo & Bieniek Associates, Inc.**	**DiNisco Design, Inc.**	**Lamoureux Pagano Associates | Architects, Inc.**	**Raymond Design Associates, Inc.**	**JCJ Architecture, PC**	**Ai3 Architects LLC**
Cost Estimator	**MPR Consulting Associates Inc**	**A M Fogarty & Associates Inc.**	**VJ Associates of New England**	**A M Fogarty & Associates Inc.**	**A M Fogarty & Associates Inc.**	**VJ Associates of New England**	**VJ Associates of New England**	**Project Management & Cost**
Division #	**Description of Work**							
A	Substructure	$153,700	$1,312,435	$301,703	$2,908,292	$1,480,143	$7,244,706	$2,486,821	$3,653,884
B	Shell	$4,250,600	$7,638,427	$3,244,857	$16,064,335	$10,231,943	$16,624,415	$12,055,257	$17,931,830
B10	Superstructure	$505,200	$2,600,129	$1,173,953	$6,254,054	$3,931,509	$6,797,917	$4,609,954	$7,816,245
B20	Exterior Enclosure	$3,144,900	$3,593,701	$1,766,632	$7,513,989	$5,074,898	$7,829,061	$5,670,811	$7,886,336
B2010	Exterior Walls		$2,719,810	$292,610	$4,806,352	$3,820,285	$4,969,818	$4,272,072	$4,770,639
B2020	Exterior Windows		$717,242	$1,427,522	$2,568,062	$1,171,583	$2,716,024	$1,300,559	$2,922,392
B2030	Exterior Doors		$156,649	$46,500	$139,575	$83,030	$143,219	$98,180	$193,305
B30	Roofing	$600,500	$1,444,597	$304,272	$2,296,292	$1,225,536	$1,997,437	$1,774,492	$2,229,249
C	Interiors	$3,216,810	$4,845,427	$4,334,374	$10,300,117	$5,452,285	$9,170,553	$6,552,938	$10,962,591
D	Services	$5,960,900	$7,902,151	$13,627,146	$16,117,582	$9,881,752	$14,941,020	$12,212,163	$20,376,534
D10	Conveying	$247,300	$84,860	$175,000	$210,420	$144,360	$186,500	$186,420	$152,800
D20	Plumbing	$762,400	$1,201,441	$2,277,504	$2,286,565	$1,310,352	$2,235,119	$1,655,230	$2,843,986
D30	HVAC	$2,505,800	$3,405,124	$6,121,153	$6,694,921	$4,056,078	$6,580,777	$5,947,712	$7,712,118
D40	Fire Protection	$415,900	$436,175	$790,025	$880,896	$504,292	$746,400	$668,051	$1,000,323
D50	Electrical Utilities	$2,029,500	$2,774,551	$4,263,464	$6,044,780	$3,866,670	$5,192,224	$3,754,750	$8,667,307
E	Furnishings & Fixed Equipment	$939,100	$1,652,518	$608,580	$2,171,878	$1,913,682	$1,933,070	$1,139,563	$3,495,197
	Building Value Engineering								
	Building Subtotal	**$14,521,110**	**$23,350,958**	**$22,116,660**	**$47,562,204**	**$28,959,805**	**$49,913,764**	**$34,446,742**	**$56,420,036**
F	Special Construction & Demo	$1,173,870		$1,107,713	$3,396,348	$1,480,548	$367,520	$743,385	$2,127,480
G	Other Site Construction	$1,338,960	$3,505,297	$1,043,080	$7,663,712	$3,302,032	$2,993,029	$3,779,183	$6,692,931
G10	Site Preparation	$229,800	$826,741	$164,112	$1,914,616	$773,405	$751,752	$869,996	$1,251,640
G20	Site Improvements	$817,860	$1,333,642	$425,110	$4,202,561	$1,255,731	$1,529,213	$1,524,479	$3,539,666
G30	Mechanical Utilities	$190,300	$1,023,406	$378,640	$910,885	$745,054	$554,114	$693,501	$1,585,645
G40	Electrical Utilities	$101,000	$321,508	$75,218	$635,650	$527,842	$157,950	$691,207	$315,980
	Other Site Construction								
	Subtotal	**$17,033,940**	**$26,856,255**	**$24,267,453**	**$58,622,264**	**$33,742,385**	**$53,274,313**	**$38,969,310**	**$65,240,447**
Z	Mark-Ups	$4,223,139	$7,018,847	$5,795,644	$13,578,267	$7,383,471	$11,534,162	$9,275,820	$9,720,826
Z	Insurance		$234,941	$250,000	$643,435	$291,862	$744,000	$550,000	$652,404
Z	Subcontractor Bond	$323,645	$296,026		$649,870	$367,746	$434,725	$375,000	$587,164
Z	Design & Pricing Contingency	$1,703,394	$2,092,901	$2,845,993	$6,563,685	$2,785,675	$5,061,060	$3,120,847	$3,262,022
Z	General Conditions	$1,429,573	$2,511,368	$1,549,651	$4,151,922	$2,740,348	$4,044,377	$3,478,880	$3,588,225
Z	Overhead & Profit / GMP Fee	$766,527	$986,653	$650,000	$1,569,355	$1,197,840	$1,250,000	$975,000	$1,631,011
Z	CM at Risk Contingency		$896,958	$500,000				$776,093	
	Construction Subtotal	**$21,257,079**	**$33,875,102**	**$30,063,097**	**$72,200,531**	**$41,125,856**	**$64,808,475**	**$48,245,130**	**$74,961,273**
Z	Project Scope Adjustments								
Z	Escalation to Construction Mid-Point	$596,188	$1,599,574	$713,893	$2,888,021	$1,996,401	$2,916,769	$1,753,700	$2,248,838
	Total Construction Cost	**$21,853,267**	**$35,474,676**	**$30,776,990**	**$75,088,552**	**$43,122,257**	**$67,725,244**	**$49,998,830**	**$77,210,111**
	Cost per Square Foot	**$280**	**$353**	**$174**	**$339**	**$342**	**$372**	**$338**	**$328**
Bid Alternates			$938,130		$1,647,109		$3,500,000		$1,255,255
CM Preconstruction Services			$100,000	$120,000			$149,540	$150,000	
Construction Contingency		$2,185,327	$1,283,946	$1,750,000	$3,714,253	$1,293,668	$3,386,262	$2,084,900	$3,088,404
Designer		$2,569,000	$3,290,532	$2,995,350	$6,383,665	$4,170,500	$6,528,539	$4,537,364	$6,964,920
OPM & other Professional services		$1,176,000	$1,267,968	$1,038,600	$1,722,700	$1,082,000	$2,350,461	$1,660,000	$2,622,091
FF&E/IT		$744,000	$1,578,000	$994,000	$3,216,000	$2,075,000	$2,640,000	$2,412,000	$2,676,000
Legal Fees		$10,000			$30,000	$12,000			
Other Soft Costs		$155,000	$150,000	$75,000	$296,000	$507,500	$4,240,000	$239,906	$550,000
Owner's Contingency		$1,000,000	$427,982	$250,000	$500,000	$2,038,770	$1,479,954	$417,000	$2,033,219
Total Project Budget * **		**$29,692,594**	**$44,511,234**	**$37,999,940**	**$92,598,279**	**$54,301,695**	**$92,000,000**	**$61,500,000**	**$96,400,000**
Bid Alternates			$938,130		$1,647,109		$3,500,000		$1,255,255
Ineligible Costs & Contingency								$1,584,912	$2,316,303
Scope Exclusions		$717,199	$8,140,051	$374,213	$13,175,964	$7,044,756	$21,520,157	$8,682,744	$7,729,606
Basis for Total Facilities Grant		**$28,975,395**	**$35,433,053**	**$37,625,727**	**$77,775,206**	**$47,256,939**	**$66,979,843**	**$51,232,344**	**$85,098,836**
Reimbursement Rate		**80.00%**	**58.61%**	**80.00%**	**56.16%**	**57.93%**	**80.00%**	**78.93%**	**58.97%**
Maximum Facilities Grant		**$23,180,316**	**$20,767,312**	**$30,100,582**	**$43,678,556**	**$27,375,945**	**$53,583,874**	**$40,437,689**	**$50,182,784**

1 - Haverhill Caleb Dustin Dunking Middle School - Maximum Total Facilities Grant reflects recovery of $74,414.

***** Total Project Budget Value includes the cost of Alternates.**

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Information as of:

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			Date Board Approved	Sep-14	Nov-14	Jun-15	Sep-15	Jul-16	Jun-17	Feb-18	Oct-18
			District	Chelsea	Scituate[2]	Brookline[3]	Beverly	Quincy[4]	Braintree[5]	Natick[6]	Framingham[7]
			School Name	Clark Avenue	Gates MS	Florida Ruffin Ridley	Beverly MS	South West MS	East MS	J F Kennedy MS	Fuller MS
			Project Type	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program
			Project Scope	New Construction	New Construction	Addition / Renovation	New Construction	New Construction	Addition / Renovation	New Construction	New Construction
			Enrollment	670	710	1,010	1,395	430	1,180	1,000	630
			GSF	115,235	164,803	227,087	231,509	95,732	184,425	182,195	136,790
			Assumed Start of Construction	Feb-15	Dec-15	Jul-16	Jun-16	Jun-17	Jun-18	Mar-19	Sep-19
			OPM	Accenture, PLC (fka Anser Advisory)	CHA Consulting, Inc.	Owner Employee	Turner & Townsend Heery	PCA 360	LiRo-Hill, Corp. (fka Hill International)	Compass Project Management, Inc.	Symmes Maini & McKee Associates, Inc.
			Designer	HMFH Architects, Inc.	Dore & Whittier Architects, Inc.	HMFH Architects, Inc.	Ai3 Architects LLC	Ai3 Architects LLC	Miller Dyer Spears Inc.	Ai3 Architects LLC	Jonathan Levi Architects LLC
			Cost Estimator	Project Management & Cost	Project Management & Cost	Project Management & Cost	Project Management & Cost	Project Management & Cost	VJ Associates of New England	Project Management & Cost	Miyakoda Consulting
Division #			**Description of Work**								
A			Substructure	$3,253,769	$2,671,916	$5,006,137	$8,661,726	$3,695,436	$2,216,125	$2,738,705	$3,342,276
B			Shell	$8,546,875	$14,556,886	$18,626,271	$18,581,244	$8,618,110	$11,767,216	$19,613,953	$14,511,874
	B10		Superstructure	$4,143,506	$4,918,798	$7,799,768	$8,055,454	$3,389,269	$3,366,619	$7,622,103	$4,939,081
	B20		Exterior Enclosure	$3,602,488	$7,259,103	$8,380,314	$8,798,120	$4,160,996	$5,934,014	$9,779,002	$7,306,182
		B2010	Exterior Walls	$2,622,495	$5,064,095	$4,608,983	$8,798,120	$0	$3,689,175	$6,871,683	$4,172,373
		B2020	Exterior Windows	$933,823	$2,026,703	$3,609,946	$0	$0	$2,153,409	$2,739,101	$3,024,209
		B2030	Exterior Doors	$46,170	$168,305	$161,385	$0	$0	$91,430	$168,218	$109,600
	B30		Roofing	$800,881	$2,378,985	$2,446,189	$1,727,670	$1,067,845	$2,466,583	$2,212,848	$2,266,611
C			Interiors	$6,197,127	$9,294,095	$13,217,513	$10,901,709	$7,024,669	$8,050,769	$14,162,844	$10,819,707
D			Services	$10,101,675	$14,571,503	$19,195,010	$21,179,383	$9,272,302	$19,160,544	$20,087,882	$15,330,863
	D10		Conveying	$273,500	$180,000	$368,000	$430,000	$216,000	$150,000	$509,000	$242,200
	D20		Plumbing	$1,483,649	$1,889,540	$2,520,601	$3,008,324	$1,283,038	$2,473,540	$2,904,835	$2,051,850
	D30		HVAC	$4,586,809	$6,120,253	$9,375,229	$8,137,370	$3,359,852	$7,622,123	$7,085,764	$7,052,250
	D40		Fire Protection	$455,554	$611,925	$1,145,669	$951,036	$368,818	$890,696	$750,546	$752,345
	D50		Electrical Utilities	$3,302,163	$5,769,785	$5,785,511	$8,652,653	$4,044,594	$8,024,185	$8,837,737	$5,232,218
E			Furnishings & Fixed Equipment	$1,211,630	$2,559,490	$1,865,164	$3,626,858	$958,806	$2,895,585	$1,750,477	$3,228,022
			Building Value Engineering						$0		
			Building Subtotal	**$29,311,076**	**$43,653,890**	**$57,910,095**	**$62,950,920**	**$29,569,323**	**$44,090,239**	**$58,353,861**	**$47,232,742**
F			Special Construction & Demo	$3,137,750	$495,210	$2,923,808	$2,402,500	$2,243,488	$1,892,087	$1,632,080	$3,063,200
G			Other Site Construction	$1,386,359	$5,223,669	$5,247,928	$5,831,721	$3,177,348	$3,307,612	$7,881,013	$6,719,690
	G10		Site Preparation	$265,270	$880,628	$1,061,645	$1,726,765	$554,530	$717,953	$1,606,330	$2,816,982
	G20		Site Improvements	$814,619	$2,068,985	$3,211,097	$2,344,492	$1,864,777	$1,733,579	$3,954,009	$2,786,868
	G30		Mechanical Utilities	$170,750	$1,454,656	$671,911	$1,104,424	$636,791	$619,080	$1,577,654	$715,840
	G40		Electrical Utilities	$135,720	$819,400	$303,275	$656,040	$121,250	$237,000	$743,020	$400,000
			Other Site Construction			$0	$202,677	$4,500	$0	$0	
			Subtotal	**$33,835,185**	**$49,372,769**	**$66,081,831**	**$71,387,818**	**$34,994,659**	**$49,289,938**	**$67,866,954**	**$57,015,632**
Z			Mark-Ups	$9,788,697	$10,139,038	$21,865,890	$15,687,921	$9,806,602	$15,982,264	$16,503,189	$17,444,969
Z			Insurance		$617,160	$1,456,458	$868,582	$812,244	$991,960	$1,153,738	$3,607,137
Z			Subcontractor Bond		$320,924		$394,405		$425,126	$678,670	$698,690
Z			Design & Pricing Contingency	$2,706,815	$4,757,406	$7,800,241	$6,747,967	$3,499,466	$6,629,497	$6,786,695	$5,395,243
Z			General Conditions	$5,234,605	$2,962,365	$8,561,627	$4,341,939	$3,794,515	$5,384,926	$5,848,077	$3,651,036
Z			Overhead & Profit / GMP Fee	$1,065,300	$1,481,183	$1,902,498	$1,623,316	$895,500	$1,417,086	$2,036,009	$2,192,863
Z			CM at Risk Contingency	$781,977		$2,145,066	$1,711,712	$804,877	$1,133,669		$1,900,000
			Construction Subtotal	**$43,623,882**	**$59,511,807**	**$87,947,721**	**$87,075,739**	**$44,801,261**	**$65,272,202**	**$84,370,143**	**$74,460,601**
Z			Project Scope Adjustments							$3,189,747	
Z			Escalation to Construction Mid-Point	$2,422,485	$2,468,637	$4,290,133	$3,053,693	$1,749,733	$2,464,497		$3,474,828
			Total Construction Cost	**$46,046,367**	**$61,980,444**	**$92,237,854**	**$90,129,432**	**$46,550,994**	**$67,736,699**	**$87,559,890**	**$77,935,429**
			Cost per Square Foot	**$400**	**$376**	**$406**	**$389**	**$486**	**$367**	**$481**	**$570**
Bid Alternates								$0	$0	$0	$0
CM Preconstruction Services				$198,000		$300,000	$192,064	$135,000	$150,000	$0	$400,000
Construction Contingency				$1,378,734	$2,526,561	$5,691,859	$2,703,883	$2,001,657	$2,715,468	$4,249,059	$3,896,771
Designer				$4,707,120	$6,917,495	$11,138,797	$9,253,171	$5,341,171	$7,062,476	$9,369,652	$8,240,068
OPM & other Professional services				$1,725,020	$1,989,500	$3,480,000	$3,504,530	$1,721,088	$2,365,643	$3,103,489	$2,827,901
FF&E/IT				$1,608,000	$1,704,000	$3,535,000	$3,348,000	$1,720,000	$2,832,000	$4,201,910	$2,268,000
Legal Fees						$100,000	$25,000	$0	$40,000	$25,000	$80,000
Other Soft Costs				$203,000	$367,000	$2,706,000	$355,000	$265,000	$75,000	$551,000	$1,070,000
Owner's Contingency				$1,466,166	$265,000	$960,490	$1,200,000	$580,000	$494,925	$500,000	$1,558,709
			Total Project Budget ***	**$57,332,407**	**$75,750,000**	**$120,150,000**	**$110,711,080**	**$58,314,910**	**$83,472,211**	**$109,560,000**	**$98,276,878**
Bid Alternates					$0	$0	$0	$0	$0	$0	
Ineligible Costs & Contingency				$918,270	$2,077,834	$3,847,102	$1,802,589	$1,536,147	$1,367,894	$3,386,389	$3,117,417
Scope Exclusions				$9,370,472	$25,527,015	$45,722,479	$21,349,824	$16,776,493	$10,890,317	$28,761,414	$31,821,650
			Basis for Total Facilities Grant	**$47,043,665**	**$48,145,151**	**$70,580,419**	**$87,558,667**	**$40,002,270**	**$71,214,000**	**$77,412,197**	**$63,337,811**
			Reimbursement Rate	**80.00%**	**44.06%**	**38.30%**	**56.19%**	**73.22%**	**57.98%**	**48.21%**	**62.31%**
			Maximum Facilities Grant	**$37,634,932**	**$21,212,754**	**$27,032,300**	**$49,199,215**	**$29,289,662**	**$41,289,877**	**$37,320,420**	**$39,465,790**

2 - Scituate Gates Intermediate School - The Maximum Facilities Grant reflects recovery cost of $267,684.

3 - Brookline - Cost recovery amount of $47,039 not deducted from Maximum Facilities Grant.

4 - Quincy R.E. Sterling MS - The Maximum Facilities Grant reflects recovery cost of $4,099.

5 - Braintree East MS - The Maximum Facilities Grant reflects recovery cost of $7,160.

6- Natick JFK - The Maximum Facilities Grant reflects recovery cost of $12,929.

7 - Framingham Fuller MS - The Maximum Facilities Grant reflects a recovery cost of $11,858.

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			Date Board Approved	Dec-18	Apr-19	Aug-19	Feb-21	Apr-21	Aug-21	Mar-22	Apr-22
			District	Dennis-Yarmouth[8]	Weymouth[9]	Braintree[10]	Lawrence[11]	Somerset[12]	Walpole[13]	Norwood[14]	Tyngsborough[15]
			School Name	Dennis-Yarmouth MS	Maria Weston Chapman MS	South MS	Henry K Oliver	Somerset MS	Bird MS	Dr. Philip O. Coakley MS	Tyngsborough MS
			Project Type	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program
			Project Scope	New Construction	Addition / Renovation	New Construction	Addition / Renovation	New Construction	New Construction	New Construction	New Construction
			Enrollment	940	1,470	800	1,000	590	905	1,070	480
			GSF	186,500	252,170	145,846	162,000	124,200	162,193	187,840	112,784
			Assumed Start of Construction	Mar-21	Apr-20	Jan-22	Jan-22	Aug-22	Oct-22	Jun-23	Feb-23
			OPM	PMA Consultants, LLC	LiRo-Hill, Corp. (fka Hill International)	LiRo-Hill, Corp. (fka Hill International)	Accenture, PLC (fka Anser Advisory)	CGA Project Management	Compass Project Management, Inc.	Compass Project Management, Inc.	Leftfield, LLC
			Designer	Perkins Eastman/DPC	HMFH Architects, Inc.	Miller Dyer Spears Inc.	Symmes Maini & McKee Associates, Inc.	Ai3 Architects LLC	Tappe Architects, Inc.	Ai3 Architects LLC	JCJ Architecture, PC
			Cost Estimator	Doucet & Associates	Project Management & Cost	A M Fogarty & Associates Inc.	Miyakoda Consulting	Project Management & Cost	Project Management & Cost	Project Management & Cost	Project Management & Cost
Division #			**Description of Work**	**Total Costs**							
A			Substructure	$5,235,646	$5,468,546	$3,897,429	$10,201,560	$3,449,176	$3,273,172	$4,076,938	$3,278,689
B			Shell	$22,516,695	$26,642,961	$14,783,719	$22,594,668	$14,978,991	$19,583,522	$22,532,821	$13,867,269
	B10		Superstructure	$7,187,981	$9,815,010	$5,112,218	$6,238,343	$5,158,266	$8,019,521	$9,891,484	$5,300,356
	B20		Exterior Enclosure	$11,577,704	$12,348,557	$7,348,021	$15,002,412	$7,747,920	$9,612,776	$10,607,747	$6,328,411
		B2010	Exterior Walls	$6,916,489	$12,348,557	$3,614,396	$10,944,361	$5,336,029	$6,301,831	$7,001,641	$4,614,060
		B2020	Exterior Windows	$4,455,765		$3,563,718	$3,882,997	$2,068,560	$3,171,386	$3,422,460	$1,528,175
		B2030	Exterior Doors	$205,450		$169,907	$175,054	$343,331	$139,559	$183,646	$186,176
	B30		Roofing	$3,751,010	$4,479,394	$2,323,480	$1,353,913	$2,072,805	$1,951,225	$2,033,590	$2,238,502
C			Interiors	$12,872,813	$17,862,596	$9,752,765	$13,228,351	$9,803,118	$11,301,056	$15,172,558	$9,076,803
D			Services	$19,103,325	$25,648,214	$16,905,811	$20,386,322	$14,053,466	$18,496,840	$25,234,670	$12,880,876
	D10		Conveying	$207,000	$272,800	$293,000	$456,329	$224,000	$334,000	$591,500	$154,500
	D20		Plumbing	$2,393,190	$3,650,580	$2,344,845	$2,964,363	$2,127,624	$3,069,046	$3,202,952	$2,056,931
	D30		HVAC	$9,194,295	$12,664,638	$6,985,250	$9,132,132	$5,891,348	$7,104,550	$9,592,568	$5,564,232
	D40		Fire Protection	$884,850	$1,164,284	$862,847	$1,125,539	$778,071	$959,159	$1,250,000	$664,293
	D50		Electrical Utilities	$6,423,990	$7,895,912	$6,419,869	$6,707,959	$5,032,423	$7,030,085	$10,597,650	$4,440,920
E			Furnishings & Fixed Equipment	$2,877,820	$5,381,629	$2,440,953	$2,711,774	$2,670,830	$4,110,623	$4,659,826	$1,777,896
			Building Value Engineering								
			Building Subtotal	**$62,606,299**	**$81,003,946**	**$47,780,677**	**$69,122,675**	**$44,955,581**	**$56,765,213**	**$71,676,813**	**$40,881,533**
F			Special Construction & Demo	$0	$5,690,445	$100,000	$2,786,802	$1,567,400	$2,362,890	$2,703,300	$1,735,954
G			Other Site Construction	$9,485,544	$9,965,351	$6,653,556	$3,427,392	$9,907,840	$9,000,127	$10,634,636	$6,412,390
	G10		Site Preparation	$751,859	$1,759,548	$1,623,909	$607,285	$2,213,242	$2,029,663	$2,324,357	$3,016,054
	G20		Site Improvements	$7,200,095	$5,817,263	$2,613,085	$1,874,454	$4,698,695	$3,608,499	$5,126,071	$1,396,199
	G30		Mechanical Utilities	$875,790	$1,657,940	$1,738,440	$594,239	$2,560,628	$2,587,265	$2,149,548	$1,520,187
	G40		Electrical Utilities	$657,800	$730,600	$678,122	$351,414	$435,275	$774,700	$1,034,660	$479,950
			Other Site Construction		$0		$0		$0	$160,000	$0
			Subtotal	**$72,091,843**	**$96,659,742**	**$54,534,233**	**$75,336,869**	**$56,430,821**	**$68,128,230**	**$85,174,749**	**$49,029,877**
Z			Mark-Ups	$18,048,057	$25,970,125	$12,547,615	$25,654,484	$11,018,841	$19,838,876	$24,626,655	$14,151,625
Z			Insurance	$1,036,320	$2,414,817	$1,163,670	$1,773,945	$780,650	$1,472,115	$1,417,201	$784,233
Z			Subcontractor Bond	$829,056	$0	$0	$588,000	$624,520	$0	$733,035	$504,150
Z			Design & Pricing Contingency	$7,209,184	$9,955,953	$5,453,423	$7,480,356	$4,514,466	$6,812,823	$8,517,475	$4,412,689
Z			General Conditions	$5,803,393	$7,849,792	$4,408,193	$11,094,993	$3,747,119	$7,982,951	$8,796,422	$5,480,499
Z			Overhead & Profit / GMP Fee	$3,170,104	$2,299,825	$1,522,329	$2,100,000	$1,352,086	$1,780,577	$2,445,405	$1,569,638
Z			CM at Risk Contingency		$3,449,738		$2,617,190		$1,790,410	$2,717,117	$1,400,416
			Construction Subtotal	**$90,139,900**	**$122,629,867**	**$67,081,848**	**$100,991,353**	**$67,449,662**	**$87,967,106**	**$109,801,404**	**$63,181,502**
Z			Project Scope Adjustments								
Z			Escalation to Construction Mid-Point	$3,604,592	$5,475,774	$2,099,568	$3,908,486	$1,506,703	$4,632,720	$4,045,801	$2,574,069
			Total Construction Cost	**$93,744,492**	**$128,105,641**	**$69,181,416**	**$104,899,839**	**$68,956,365**	**$92,599,826**	**$113,847,205**	**$65,755,571**
			Cost per Square Foot	**$503**	**$508**	**$474**	**$648**	**$555**	**$571**	**$606**	**$583**
Bid Alternates				$0	$0	$0	$0	$1,000,000	$0	$5,652,358	$0
CM Preconstruction Services					$480,000	$0	$260,471	$0	$275,000	$500,000	$225,000
Construction Contingency				$4,687,225	$6,405,282	$3,113,164	$3,146,995	$2,500,000	$4,629,991	$6,831,000	$3,287,779
Designer				$10,839,820	$14,995,255	$7,321,614	$12,176,880	$7,130,125	$9,247,900	$11,925,757	$7,397,445
OPM & other Professional services				$4,362,944	$4,600,160	$2,685,599	$4,167,818	$2,280,000	$3,557,600	$3,824,781	$3,352,555
FF&E/IT				$2,256,000	$5,292,000	$1,920,000	$3,600,000	$1,652,000	$2,986,500	$4,708,000	$2,564,186
Legal Fees				$25,000	$50,000	$0	$0	$25,000	$20,000	$50,000	$50,000
Other Soft Costs				$350,000	$1,407,000	$600,000	$1,950,000	$477,000	$600,000	$625,000	$425,000
Owner's Contingency				$713,350	$2,899,792	$1,764,126	$2,097,997	$1,000,000	$1,851,997	$2,064,743	$422,464
			Total Project Budget ***	**$116,978,831**	**$164,235,130**	**$86,585,919**	**$132,300,000**	**$85,020,490**	**$115,768,814**	**$150,028,844**	**$83,480,000**
Bid Alternates				$0	$0		$0		$0	$0	$0
Ineligible Costs & Contingency				$3,749,780	$3,843,169	$2,421,350	$1,048,998	$1,810,436	$5,092,991	$7,188,035	$2,723,909
Scope Exclusions				$34,632,233	$61,100,393	$24,250,410	$40,153,956	$20,383,082	$27,015,243	$44,513,068	$23,881,109
			Basis for Total Facilities Grant	**$78,596,818**	**$99,291,568**	**$59,914,159**	**$91,097,046**	**$62,826,972**	**$83,660,580**	**$98,327,741**	**$56,874,982**
			Reimbursement Rate	**57.68%**	**61.08%**	**53.96%**	**80.00%**	**61.59%**	**52.22%**	**54.34%**	**58.61%**
			Maximum Facilities Grant	**$45,334,645**	**$60,647,290**	**$32,329,680**	**$72,877,637**	**$38,695,132**	**$43,687,555**	**$53,431,294**	**$33,334,427**

8 - Dennis - Yarmouth Mattacheese MS - The Maximum Facilities Grant reflects a recovery cost of $15,901.
9 - Weymouth Chapman MS - The Maximum Facilities Grant reflects a recovery cost of $45,007.
10 - Braintree South MS - The Maximum Facilities Grant reflects a recovery cost of $7,167.
11 - Lawrence Henry K Oliver - The Maximum Facilities Grant reflects a recovery cost of $6,009
12 - Somerset MS - The Maximum Facilities Grant reflects a recovery cost of $8,780
13 - Walpole Bird MS - The Maximum Facilities Grant reflects a recovery cost of $68,924
14- Norwood Dr. Philip O. Coakley MS - The Maximum Facilities Grant reflects a recovery cost of $10,965
15 - Tyngsborough MS - The Maximum Facilities Grant reflects a recovery cost of $12,969

Published 8/7/2026

Information as of:

June 2026
Board Meeting

Division #			Description of Work									
			Date Board Approved	Oct-22	Dec-22	Jun-23	Oct-23	Oct-26	Apr-24	Aug-24	Jun-25	TOTAL
			District	Haverhill[16]	Brookline[17]	Holyoke	Whitman-Hanson[18]	Lynn[19]	Clinton[20]	Canton[21]	Longmeadow[22]	
			School Name	Consentino	Pierce	William R. Peck	Whitman MS	Pickering MS	Clinton MS	Wm H Galvin MS	Glenbrook MS	
			Project Type	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	Core Program	
			Project Scope	New Construction	Addition / Renovation	New Construction - Model School	New Construction	New Construction	New Construction	New Construction	New Construction	
			Enrollment	1,080	725	550	675	1,100	700	1,020	665	
			GSF	183,128	246,123	107,475	138,605	183,084	136,000	218,350	135,015	ALL MIDDLE SCHOOLS
			Assumed Start of Construction	Apr-24	Nov-24	Feb-24	Mar-25	Jul-24	Jul-25	Jul-26		
			OPM	Colliers Project Leaders NE, LLC	Leftfield, LLC	Accenture, PLC (fka Anser Advisory)	Colliers Project Leaders NE, LLC	Leftfield, LLC	Dore & Whittier Management Partners, Inc.	Leftfield, LLC	Colliers Project Leaders NE, LLC	
			Designer	Dore & Whittier Architects, Inc.	Miller Dyer Spears Inc.	Mount Vernon Group Architects, Inc.	Ai3 Architects LLC	Raymond Design Associates, Inc.	Lamoureux Pagano Associates | Architects, Inc.	Ai3 Architects LLC	Jones Whitsett Architects, Inc.	
			Cost Estimator	Project Management & Cost	A M Fogarty & Associates Inc.	Fennessy Consulting Services	Project Management & Cost	Ellana, Inc.	A M Fogarty & Associates Inc.	Project Management & Cost	Project Management & Cost	
A		Substructure		$3,704,200	$9,368,529	$2,662,233	$4,693,767	$7,172,053	$4,173,186	$9,513,377	$4,749,000	$136,045,275
B		Shell		$26,103,800	$30,938,409	$15,955,215	$21,020,307	$24,618,129	$19,871,156	$32,939,156	$20,998,500	$552,809,411
	B10		Superstructure	$11,105,800	$14,743,712	$5,730,607	$3,895,905	$11,987,351	$7,609,135	$12,503,266	$7,403,800	$209,626,314
	B20		Exterior Enclosure	$11,578,500	$12,881,223	$0	$3,554,293	$0	$0	$0	$0	$206,288,111
		B2010	Exterior Walls	$7,997,800	$8,392,717	$4,642,269	$7,009,172	$6,187,790	$6,345,675	$9,111,239	$6,231,900	$174,474,436
		B2020	Exterior Windows	$3,303,700	$4,174,984	$2,874,808	$3,650,850	$3,740,563	$1,810,945	$6,862,836	$2,550,200	$78,372,522
		B2030	Exterior Doors	$277,000	$313,522	$183,730	$322,587	$275,722	$206,850	$335,734	$245,300	$5,169,134
	B30		Roofing	$3,419,500	$3,313,474	$2,523,801	$2,587,500	$2,426,703	$3,898,551	$4,126,081	$4,567,300	$74,306,816
C		Interiors		$15,910,600	$16,093,721	$8,570,469	$12,821,693	$18,136,236	$12,514,136	$24,626,576	$12,628,700	$354,875,719
D		Services		$31,137,700	$33,821,832	$17,522,977	$25,008,628	$33,394,390	$25,604,394	$42,068,063	$24,940,100	$616,126,018
	D10		Conveying	$482,500	$669,000	$167,400	$228,900	$754,416	$216,000	$469,634	$316,500	$9,593,839
	D20		Plumbing	$4,212,900	$3,370,580	$2,687,441	$3,525,155	$4,316,924	$4,151,009	$5,536,042	$2,819,200	$84,616,756
	D30		HVAC	$14,286,400	$17,471,392	$7,280,497	$9,749,873	$14,469,235	$11,875,640	$18,050,004	$11,441,800	$267,117,187
	D40		Fire Protection	$1,255,800	$1,492,560	$776,200	$1,119,950	$1,334,301	$1,108,276	$1,711,982	$956,800	$28,813,563
	D50		Electrical Utilities	$10,900,100	$10,818,300	$6,611,439	$10,384,750	$12,519,514	$8,253,469	$16,300,401	$9,405,800	$225,984,673
E		Furnishings & Fixed Equipment		$3,435,500	$3,232,757	$2,200,845	$2,852,050	$3,446,468	$3,307,858	$6,569,625	$3,299,500	$86,925,574
		Building Value Engineering										$0
		Building Subtotal		**$80,291,800**	**$93,455,248**	**$46,911,739**	**$66,396,445**	**$86,767,276**	**$65,470,730**	**$115,716,797**	**$66,615,800**	**$1,746,781,997**
F		Special Construction & Demo		$3,539,200	$8,317,836	$3,228,919	$2,308,240	$700,000	$3,310,000	$3,627,986	$2,656,000	$72,821,959
G		Other Site Construction		$9,112,300	$12,334,131	$5,050,392	$11,995,139	$12,536,152	$15,265,737	$26,757,791	$17,348,300	$244,980,342
	G10		Site Preparation	$1,963,200	$4,729,888	$1,403,596	$2,057,645	$5,506,353	$3,332,708	$6,066,626	$4,069,500	$59,867,598
	G20		Site Improvements	$5,110,700	$5,771,419	$2,665,085	$5,820,836	$4,763,321	$7,480,351	$10,355,220	$7,528,600	$115,236,581
	G30		Mechanical Utilities	$1,318,300	$820,288	$467,681	$3,241,458	$1,643,177	$3,189,146	$6,432,748	$3,750,600	$47,580,086
	G40		Electrical Utilities	$720,100	$1,012,536	$514,030	$875,200	$623,301	$1,263,532	$3,903,197	$1,999,600	$22,296,077
		Other Site Construction		$0	$0	$0	$0	$0	$0	$0	$1,481,600	$1,848,777
		Subtotal		**$92,943,300**	**$114,107,215**	**$55,191,050**	**$80,699,824**	**$100,003,428**	**$84,046,467**	**$146,102,574**	**$88,101,700**	**$2,066,433,075**
Z		Mark-Ups		$21,912,900	$38,395,256	$11,881,502	$20,256,510	$28,792,059	$25,206,637	$40,533,935	$24,848,100	$549,431,923
Z			Insurance	$1,166,300	$2,746,272	$589,111	$1,889,667	$2,636,904	$0	$3,617,897	$666,700	$37,029,723
Z			Subcontractor Bond	$1,044,700	$2,729,974	$589,111	$0	$608,170	$1,239,685	$1,197,096	$2,435,400	$18,674,888
Z			Design & Pricing Contingency	$9,270,500	$11,410,721	$5,270,200	$8,069,982	$7,701,112	$8,404,647	$11,611,454	$8,810,100	$196,663,992
Z			General Conditions	$7,221,600	$14,218,000	$3,620,000	$6,689,667	$11,962,039	$7,169,858	$15,358,134	$8,216,400	$192,892,494
Z			Overhead & Profit / GMP Fee	$3,209,800	$3,929,836	$1,813,080	$3,607,194	$2,568,505	$6,711,518	$3,724,498	$2,339,500	$65,784,036
Z			CM at Risk Contingency	$0	$3,360,453	$0	$0	$3,315,329	$1,680,929	$5,024,857	$2,380,000	$38,386,791
		Construction Subtotal		**$114,856,200**	**$152,502,471**	**$67,072,552**	**$100,956,334**	**$128,795,487**	**$109,253,104**	**$186,636,509**	**$112,949,800**	**$2,615,864,998**
Z		Project Scope Adjustments										$3,189,747
Z		Escalation to Construction Mid-Point		$10,240,900	$15,520,189	$3,508,228	$5,713,548	$5,198,251	$5,042,788	$8,708,591	$5,959,900	$122,377,498
		Total Construction Cost		**$125,097,100**	**$168,022,660**	**$70,580,780**	**$106,669,882**	**$133,993,738**	**$114,295,892**	**$195,345,100**	**$118,909,700**	**$2,741,432,243**
		Cost per Square Foot		**$683**	**$683**	**$657**	**$770**	**$732**	**$840**	**$895**	**$881**	
Bid Alternates				$0	$0	$0	$0	$0	$0	$0	$0	$13,992,852
CM Preconstruction Services				$0	$300,000	$0	$0	$420,000	$273,000	$314,712	$200,000	$5,142,787
Construction Contingency				$6,242,900	$7,701,133	$2,117,423	$5,333,494	$6,699,687	$3,000,000	$9,767,255	$6,945,485	$126,359,565
Designer				$12,951,000	$19,898,782	$7,063,544	$11,650,701	$16,714,760	$12,675,000	$20,990,239	$12,844,000	$295,292,642
OPM & other Professional services				$6,209,354	$7,946,087	$3,067,037	$4,138,800	$5,260,240	$4,432,000	$7,498,079	$5,001,723	$106,021,768
FF&E/IT				$3,564,000	$3,367,069	$1,870,000	$2,430,000	$3,240,000	$2,964,656	$4,896,000	$2,880,780	$87,743,101
Legal Fees				$0	$0	$0	$50,000	$0	$30,000	$0	$50,000	$672,000
Other Soft Costs				$1,423,600	$3,000,000	$100,000	$750,000	$600,000	$850,000	$1,000,000	$550,000	$26,513,006
Owner's Contingency				$4,456,200	$1,680,227	$705,808	$4,266,795	$1,339,937	$1,000,000	$1,953,451	$4,213,086	$47,602,188
		Total Project Budget ***		**$159,944,154**	**$211,915,958**	**$85,504,592**	**$135,289,672**	**$168,268,362**	**$139,520,548**	**$241,764,835**	**$151,594,774**	**$3,450,772,151**
Bid Alternates												$7,340,494
Ineligible Costs & Contingency				$8,822,643	$4,340,680	$1,764,519	$8,000,241	$6,029,718	$2,285,562	$8,790,529	$9,374,925	$99,242,342
Scope Exclusions				$23,268,697	$113,856,286	$10,683,621	$33,824,700	$31,573,640	$38,746,874	$92,035,049	$45,015,698	$922,538,413
		Basis for Total Facilities Grant		**$127,852,814**	**$93,718,992**	**$73,056,452**	**$93,464,731**	**$130,665,004**	**$98,488,112**	**$140,939,257**	**$97,204,151**	**$2,421,650,902**
		Reimbursement Rate		**80.00%**	**35.55%**	**80.00%**	**63.31%**	**80.00%**	**78.24%**	**52.88%**	**56.37%**	
		Maximum Facilities Grant		**$102,282,251**	**$33,317,102**	**$58,445,162**	**$59,172,521**	**$104,532,003**	**$77,057,099**	**$74,528,679**	**$54,793,980**	**$1,516,218,464**

16 - Consentino - The Maximum Facilities Grant reflects a recovery cost of $447,537
17 - Pierce - The maximum total facilities grant includes a cost recovery of $72,637
18 - Whitman Middle - The Maximum Facilities Grant reflects a recovery cost of $12,804
19 - Pickering Middle - The maximum total facilities grant reflects the Cx Cost of $1,097
20 - Clinton MS - The maximum total facilities grant reflects the Cx Cost of $5,313
21 - Canton MS - The maximum total facilities grant reflects the cost recovery of $144,050 and a Cx Cost of $26,954
22 - Longmeadow Glenbrook - The maximum total facilities grant reflects the Cx Cost of $14,116

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