

**DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]**

**Middle/High Schools**

Information as of:  
12/16/2025

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Date Board Approved	Mar-14		Jul-14		Jan-16		Dec-17		Oct-20		Aug-21		<b>TOTAL - ALL MIDDLE/HIGH SCHOOLS</b>	
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
<b>Designer</b>	<b>Jonathan Levi Architects LLC</b>		<b>Flansburgh Associates, Inc.</b>		<b>Perkins Eastman/DPC</b>		<b>Jonathan Levi Architects LLC</b>		<b>HMFH Architects, Inc.</b>		<b>Perkins+Will</b>			
<b>Basic Services</b>														
<i>Feasibility Study</i>	\$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%
<i>Design Development</i>	\$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%
<i>Construction Contract Documents</i>	\$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%
<i>Bidding</i>	\$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%
<i>Construction Contract Administration</i>	\$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%
<i>Closeout</i>	\$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%
<i>Other Basic Services</i>			\$300,000	0.38%	\$40,000	0.08%			\$100,000	0.07%			\$440,000	0.09%
<b>Subtotal Designer Basic Services</b>	<b>\$5,843,625</b>	<b>9.70%</b>	<b>\$8,110,000</b>	<b>10.16%</b>	<b>\$5,300,000</b>	<b>10.13%</b>	<b>\$6,875,000</b>	<b>8.61%</b>	<b>\$19,695,676</b>	<b>13.42%</b>	<b>\$7,010,724</b>	<b>10.18%</b>	<b>\$52,835,025</b>	<b>10.83%</b>
<b>Reimbursable Services</b>														
<i>Construction Testing</i>	\$150,000	0.25%	\$25,000	0.03%	\$25,000	0.05%							\$200,000	0.04%
<i>Printing (Over Minimum)</i>	\$60,000	0.10%	\$120,000	0.15%	\$25,000	0.05%	\$16,500	0.02%	\$60,000	0.04%			\$281,500	0.06%
<i>Other Reimbursable Costs</i>			\$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%
<b>Sub-Consultants</b>														
<i>Hazardous Materials</i>	\$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%
<i>Geotech &amp; Geotech Environment</i>	\$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%
<i>Site Survey</i>	\$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%
<i>Wetlands</i>			\$80,000	0.10%	\$5,000	0.01%							\$85,000	0.02%
<i>Traffic Studies</i>	\$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%
<b>Total Designer Fees</b>	<b>\$6,420,625</b>	<b>10.66%</b>	<b>\$9,135,000</b>	<b>11.44%</b>	<b>\$5,500,000</b>	<b>10.51%</b>	<b>\$7,464,170</b>	<b>9.34%</b>	<b>\$21,334,128</b>	<b>14.53%</b>	<b>\$7,755,724</b>	<b>11.26%</b>	<b>\$57,609,647</b>	<b>11.81%</b>
<b>Owner's Project Manager</b>	<b>CHA Consulting, Inc.</b>		<b>Symmes Maini &amp; McKee Associates, Inc.</b>		<b>Dore &amp; Whittier Management Partners, Inc.</b>		<b>CHA Consulting, Inc.</b>		<b>Skanska USA Building, Inc</b>		<b>LiRo-Hill, Corp. (fka Hill International)</b>			
<i>Feasibility Study</i>	\$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%
<i>Design Development</i>	\$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%
<i>Construction Contract Documents</i>	\$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%
<i>Bidding</i>	\$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%
<i>Construction Contract Administration</i>	\$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%
<i>Closeout</i>	\$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%
<i>Extra Services</i>			\$100,000	0.13%	\$15,000	0.03%	\$40,000	0.05%	\$50,000	0.03%	\$100,000	0.15%	\$305,000	0.06%
<i>Other Project Manager Costs</i>														
<i>Reimbursables &amp; Other Services</i>			\$40,000	0.05%	\$5,000	0.01%			\$100,000	0.07%			\$145,000	0.03%
<i>Cost Estimates</i>			\$100,000	0.13%	\$25,000	0.05%							\$125,000	0.03%
<b>Total OPM Fees</b>	<b>\$1,782,000</b>	<b>2.96%</b>	<b>\$3,125,756</b>	<b>3.92%</b>	<b>\$1,975,000</b>	<b>3.78%</b>	<b>\$2,665,000</b>	<b>3.34%</b>	<b>\$7,315,924</b>	<b>4.98%</b>	<b>\$2,636,912</b>	<b>3.83%</b>	<b>\$19,500,592</b>	<b>4.00%</b>
<b>Total Designer and OPM Fees</b>	<b>\$8,202,625</b>	<b>13.62%</b>	<b>\$12,260,756</b>	<b>15.36%</b>	<b>\$7,475,000</b>	<b>14.29%</b>	<b>\$10,129,170</b>	<b>12.68%</b>	<b>\$28,650,052</b>	<b>19.51%</b>	<b>\$10,392,636</b>	<b>15.09%</b>	<b>\$77,110,239</b>	<b>15.80%</b>
<b>Total Construction Costs</b>	<b>\$60,245,740</b>		<b>\$79,835,240</b>		<b>\$52,310,706</b>		<b>\$79,880,726</b>		<b>\$146,812,305</b>		<b>\$68,888,383</b>		<b>\$487,973,100</b>	