

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

Middle Schools

Information as of:
August 2020
Board Meeting

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Date Board Approved	Nov-12		Nov-12		Mar-13		Mar-13		Mar-13		Oct-13	
District	North Adams		Chicopee		Auburn		Peabody		Wachusett		Lynn	
School Name	Silvio O Conte MS		Dupont MS		Auburn MS		J Henry Higgins MS		Mountview MS		Thurgood Marshall Mid	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	Addition / Renovation		Renovation		New Construction		New Construction		New Construction		New Construction	
Enrollment	310		825		560		1,340		800		1,100	
GSF	78,119		176,425		101,424		227,314		126,200		181,847	
Assumed Start of Construction	Jan-14		Apr-14		Feb-14		Apr-14		May-14		May-14	
OPM	Colliers International		Arcadis U.S., Inc.		Skanska USA Building, Inc		Daedalus Projects Inc		Town Employee		Joslin, Lesser + Associates Inc.	
Designer	Jones Whitsett Architects, Inc.		Caolo & Bieniek Associates, Inc.		Lamoureux Pagano & Associates, Inc.		DiNisco Design Partnership, Limited		Lamoureux Pagano & Associates, Inc.		Raymond Design Associates, Inc.	
Cost Estimator	MPR Consulting Associates Inc		VJ Associates of New England		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		VJ Associates of New England	
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
Designer	Jones Whitsett Architects, Inc.		Caolo & Bieniek Associates, Inc.		Lamoureux Pagano & Associates, Inc.		DiNisco Design Partnership, Limited		Lamoureux Pagano & Associates, Inc.		Raymond Design Associates, Inc.	
Basic Services												
Feasibility Study	\$549,000	2.51%	\$481,350	1.56%	\$448,532	1.26%	\$647,000	0.86%	\$505,000	1.17%	\$513,539	0.76%
Design Development	\$590,000	2.70%	\$562,545	1.83%	\$450,000	1.27%	\$1,250,550	1.67%	\$797,000	1.85%	\$1,100,000	1.62%
Construction Contract Documents	\$590,000	2.70%	\$844,975	2.75%	\$1,207,000	3.40%	\$2,263,400	3.01%	\$1,629,000	3.78%	\$2,200,000	3.25%
Bidding	\$150,000	0.69%	\$83,340	0.27%	\$150,000	0.42%	\$282,925	0.38%	\$108,000	0.25%	\$260,000	0.38%
Construction Contract Administration	\$390,000	1.78%	\$690,580	2.24%	\$610,000	1.72%	\$1,414,625	1.88%	\$905,000	2.10%	\$1,800,000	2.66%
Closeout	\$40,000	0.18%	\$55,560	0.18%	\$150,000	0.42%			\$181,000	0.42%	\$240,000	0.35%
Other Basic Services			\$78,000	0.25%	\$125,000	0.35%	\$95,000	0.13%				
Subtotal Designer Basic Services	\$2,309,000	10.57%	\$2,796,350	9.09%	\$3,140,532	8.85%	\$5,953,500	7.93%	\$4,125,000	9.57%	\$6,113,539	9.03%
Reimbursable Services												
Construction Testing			\$24,000	0.08%			\$100,000	0.13%				
Printing (Over Minimum)	\$50,000	0.23%			\$65,000	0.18%	\$50,000	0.07%	\$40,000	0.09%		
Other Reimbursable Costs	\$45,000	0.21%	\$100,000	0.32%	\$25,000	0.07%			\$5,000	0.01%		
Sub-Consultants												
Hazardous Materials	\$100,000	0.46%	\$75,000	0.24%	\$15,000	0.04%	\$100,000	0.13%			\$80,000	0.12%
Geotech & Geotech Environment	\$30,000	0.14%			\$25,000	0.07%	\$60,000	0.08%	\$5,000	0.01%	\$290,000	0.43%
Site Survey	\$20,000	0.09%			\$10,000	0.03%	\$55,165	0.07%	\$20,000	0.05%	\$25,000	0.04%
Wetlands							\$40,000	0.05%	\$1,500	0.00%		
Traffic Studies	\$15,000	0.07%			\$10,000	0.03%	\$25,000	0.03%	\$4,000	0.01%	\$20,000	0.03%
Total Designer Fees	\$2,569,000	11.76%	\$2,995,350	9.73%	\$3,290,532	9.28%	\$6,383,665	8.50%	\$4,200,500	9.74%	\$6,528,539	9.64%
Owner's Project Manager	Colliers International		Arcadis U.S., Inc.		Skanska USA Building, Inc		Daedalus Projects Inc				Joslin, Lesser + Associates Inc.	
Feasibility Study	\$231,000	1.06%	\$105,000	0.34%	\$151,468	0.43%	\$203,000	0.27%	\$120,000	0.28%	\$236,461	0.35%
Design Development	\$45,000	0.21%	\$80,000	0.26%	\$65,000	0.18%	\$66,700	0.09%	\$25,000	0.06%	\$160,000	0.24%
Construction Contract Documents	\$69,000	0.32%	\$100,950	0.33%	\$75,000	0.21%	\$134,500	0.18%	\$135,000	0.31%	\$370,000	0.55%
Bidding	\$59,000	0.27%	\$30,500	0.10%	\$100,000	0.28%	\$11,200	0.01%	\$5,000	0.01%	\$64,000	0.09%
Construction Contract Administration	\$657,800	3.01%	\$677,500	2.20%	\$842,000	2.37%	\$1,107,300	1.47%	\$612,000	1.42%	\$1,340,000	1.98%
Closeout	\$69,200	0.32%	\$44,650	0.15%	\$34,500	0.10%	\$60,000	0.08%	\$55,000	0.13%	\$180,000	0.27%
Extra Services									\$10,000	0.02%		
Other Project Manager Costs												
Reimbursables & Other Services							\$140,000	0.19%	\$40,000	0.09%		
Cost Estimates	\$45,000	0.21%							\$50,000	0.12%		
Total OPM Fees	\$1,176,000	5.38%	\$1,038,600	3.37%	\$1,267,968	3.57%	\$1,722,700	2.29%	\$1,052,000	2.44%	\$2,350,461	3.47%
Total Designer and OPM Fees	\$3,745,000	17.14%	\$4,033,950	13.11%	\$4,558,500	12.85%	\$8,106,365	10.80%	\$5,252,500	12.18%	\$8,879,000	13.11%
Total Construction Costs	\$21,853,267		\$30,776,990		\$35,474,676		\$75,088,552		\$43,122,257		\$67,725,244	

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Date Board Approved	Jun-14		Sep-14		Nov-14		Jan-15		Sep-15		Jul-16	
District	Haverhill		Chelsea		Scituate		Worcester		Beverly		Quincy	
School Name	Caleb Dustin Hunking		Clark Avenue School		Gates Intermediate School		Nelson Place		Briscoe MS		Reay E Sterling MS	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		New Construction		New Construction	
Enrollment	1,005		670		710		600		1,395		430	
GSF	147,996		115,232		164,803		111,256		231,509		95,155	
Assumed Start of Construction	May-15		Feb-15		Dec-15		Jul-15		Jun-16		Jun-17	
OPM	Joslin, Lesser + Associates Inc.		Pinck & Co., Inc.		Daedalus Projects Inc		Tishman Construction Corporation of MA		HEERY		PCA 360	
Designer	JCJ Architecture, PC		HMFH Architects, Inc.		Dore & Whittier Architects, Inc.		Lamoureux Pagano & Associates, Inc.		Ai3 Architects LLC		Ai3 Architects LLC	
Cost Estimator	VJ Associates of New England		Project Management & Cost		Project Management & Cost		A M Fogarty & Associates Inc.		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
Designer	JCJ Architecture, PC		HMFH Architects, Inc.		Dore & Whittier Architects, Inc.		Lamoureux Pagano & Associates, Inc.		Ai3 Architects LLC		Ai3 Architects LLC	
Basic Services												
Feasibility Study	\$463,564	0.93%	\$472,720	1.03%	\$600,000	0.97%	\$635,128	1.36%	\$1,100,000	1.22%	\$462,590	0.99%
Design Development	\$1,000,000	2.00%	\$1,001,250	2.17%	\$1,529,978	2.47%	\$1,029,665	2.21%	\$2,405,416	2.67%	\$1,494,140	3.21%
Construction Contract Documents	\$1,500,000	3.00%	\$1,602,000	3.48%	\$2,379,500	3.84%	\$1,912,235	4.11%	\$3,571,890	3.96%	\$1,855,479	3.99%
Bidding	\$150,000	0.30%	\$200,250	0.43%	\$275,097	0.44%	\$80,600	0.17%	\$174,615	0.19%	\$142,984	0.31%
Construction Contract Administration	\$1,150,000	2.30%	\$1,177,470	2.56%	\$1,672,920	2.70%	\$957,125	2.06%	\$1,340,210	1.49%	\$1,048,555	2.25%
Closeout	\$165,000	0.33%	\$24,030	0.05%	\$140,000	0.23%	\$50,375	0.11%	\$128,410	0.14%	\$95,323	0.20%
Other Basic Services							\$65,000	0.14%			\$19,500	0.04%
Subtotal Designer Basic Services	\$4,428,564	8.86%	\$4,477,720	9.72%	\$6,597,495	10.64%	\$4,730,128	10.16%	\$8,720,541	9.68%	\$5,118,571	11.00%
Reimbursable Services												
Construction Testing			\$60,000	0.13%			\$75,000	0.16%				
Printing (Over Minimum)					\$35,000	0.06%	\$10,000	0.02%	\$75,000	0.08%		
Other Reimbursable Costs	\$8,800	0.02%			\$85,000	0.14%	\$120,000	0.26%	\$68,500	0.08%	\$1,500	0.00%
Sub-Consultants												
Hazardous Materials	\$50,000	0.10%	\$99,000	0.22%	\$45,000	0.07%	\$50,000	0.11%	\$140,700	0.16%	\$133,100	0.29%
Geotech & Geotech Environment	\$25,000	0.05%	\$70,400	0.15%	\$85,000	0.14%	\$15,000	0.03%	\$187,500	0.21%	\$37,500	0.08%
Site Survey	\$15,000	0.03%			\$20,000	0.03%	\$72,000	0.15%	\$7,930	0.01%		
Wetlands	\$10,000	0.02%			\$25,000	0.04%	\$9,000	0.02%	\$27,500	0.03%	\$50,500	0.11%
Traffic Studies					\$25,000	0.04%			\$25,500	0.03%		
Total Designer Fees	\$4,537,364	9.07%	\$4,707,120	10.22%	\$6,917,495	11.16%	\$5,081,128	10.92%	\$9,253,171	10.27%	\$5,341,171	11.47%
Owner's Project Manager	Joslin, Lesser + Associates Inc.		Pinck & Co., Inc.		Daedalus Projects Inc		Tishman Construction Corporation of MA		HEERY		PCA 360	
Feasibility Study	\$190,000	0.38%	\$335,020	0.73%	\$150,000	0.24%	\$310,872	0.67%	\$365,000	0.40%	\$225,338	0.48%
Design Development	\$106,500	0.21%	\$55,000	0.12%	\$130,000	0.21%	\$105,000	0.23%	\$123,000	0.14%	\$141,750	0.30%
Construction Contract Documents	\$190,500	0.38%	\$88,000	0.19%	\$104,500	0.17%	\$108,500	0.23%	\$281,000	0.31%	\$160,000	0.34%
Bidding	\$85,000	0.17%	\$22,000	0.05%	\$65,000	0.10%	\$42,500	0.09%	\$135,000	0.15%	\$64,000	0.14%
Construction Contract Administration	\$1,008,000	2.02%	\$1,135,000	2.46%	\$1,426,000	2.30%	\$975,000	2.09%	\$2,302,871	2.56%	\$855,000	1.84%
Closeout	\$80,000	0.16%	\$50,000	0.11%	\$53,000	0.09%	\$210,000	0.45%	\$72,659	0.08%	\$275,000	0.59%
Extra Services							\$85,000	0.18%				
Other Project Manager Costs												
Reimbursables & Other Services			\$40,000	0.09%			\$35,000	0.08%	\$75,000	0.08%		
Cost Estimates					\$61,000	0.10%	\$44,000	0.09%	\$150,000	0.17%		
Total OPM Fees	\$1,660,000	3.32%	\$1,725,020	3.75%	\$1,989,500	3.21%	\$1,915,872	4.12%	\$3,504,530	3.89%	\$1,721,088	3.70%
Total Designer and OPM Fees	\$6,197,364	12.40%	\$6,432,140	13.97%	\$8,906,995	14.37%	\$6,997,000	15.03%	\$12,757,701	14.15%	\$7,062,259	15.17%
Total Construction Costs	\$49,998,830		\$46,046,367		\$61,980,444		\$46,546,300		\$90,129,432		\$46,550,994	

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Date Board Approved	Jun-17		Jun-17		Feb-18		Oct-18		Apr-19		Jun-18	
District	Braintree		Triton		Natick		Framingham		Weymouth		Dennis-Yarmouth	
School Name	East MS		Pine Grove		J F Kennedy MS Sch		Fuller MS		Maria Weston Chapman MS		Mattacheese MS	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	Addition / Renovation		Addition / Renovation		New Construction		New Construction		Addition / Renovation		New Construction	
Enrollment	1,180		415		1,000		630		1,470		940	
GSF	184,425		87,674		182,195		136,790		252,170		186,500	
Assumed Start of Construction	Jun-18		Apr-18		Mar-19		Jun-19		Apr-20			
OPM	Hill International Company		Pinck & Co., Inc.		Compass Project Management, Inc.		Symmes Maini & McKee Associates, Inc.		Hill International Company		PMA Consultants, LLC	
Designer	Miller Dyer Spears Inc.		Dore & Whittier Architects, Inc.		Ai3 Architects LLC		Jonathan Levi Architects LLC		HMFH Architects, Inc.		Perkins Eastman/DPC	
Cost Estimator	VJ Associates		Project Management & Cost		Project Management & Cost		A M Fogarty & Associates Inc.		Project Management & Cost		Doucet & Associates	
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
Designer	Miller Dyer Spears Inc.		Dore & Whittier Architects, Inc.		Ai3 Architects LLC		Jonathan Levi Architects LLC				Perkins Eastman/DPC	
Basic Services												
Feasibility Study	\$833,340	1.23%	\$515,690	1.71%	\$563,875	0.64%	\$690,000	0.89%	\$756,255	0.59%	\$534,820	0.57%
Design Development	\$1,290,203	1.90%	\$593,398	1.97%	\$2,405,416	2.75%	\$2,059,998	2.64%	\$3,637,200	2.84%	\$2,200,000	2.35%
Construction Contract Documents	\$2,294,535	3.39%	\$1,186,796	3.93%	\$3,720,949	4.25%	\$2,746,664	3.52%	\$4,943,400	3.86%	\$2,660,000	2.84%
Bidding	\$270,354	0.40%	\$148,350	0.49%	\$273,571	0.31%	\$137,334	0.18%	\$423,720	0.33%	\$710,000	0.76%
Construction Contract Administration	\$1,984,344	2.93%	\$890,097	2.95%	\$1,595,561	1.82%	\$1,833,398	2.35%	\$4,293,696	3.35%	\$3,040,000	3.24%
Closeout	\$78,200	0.12%	\$148,350	0.49%	\$143,295	0.16%	\$89,265	0.11%	\$225,984	0.18%	\$225,000	0.24%
Other Basic Services												
Subtotal Designer Basic Services	\$6,750,976	9.97%	\$3,482,681	11.54%	\$8,702,667	9.94%	\$7,556,659	9.70%	\$14,280,255	11.15%	\$9,369,820	10.00%
Reimbursable Services												
Construction Testing	\$60,000	0.09%			\$36,650	0.04%	\$30,000	0.04%			\$200,000	0.21%
Printing (Over Minimum)	\$17,000	0.03%	\$8,000	0.03%	\$30,000	0.03%	\$20,000	0.03%	\$10,000	0.01%	\$25,000	0.03%
Other Reimbursable Costs			\$15,000	0.05%	\$199,950	0.23%	\$180,000	0.23%	\$25,000	0.02%	\$1,100,000	1.17%
Sub-Consultants												
Hazardous Materials	\$72,500	0.11%	\$83,100	0.28%	\$106,975	0.12%	\$170,984	0.22%	\$220,000	0.17%		
Geotech & Geotech Environment	\$162,000	0.24%	\$35,000	0.12%	\$190,345	0.22%	\$155,925	0.20%	\$400,000	0.31%	\$45,000	0.05%
Site Survey			\$50,000	0.17%	\$49,865	0.06%	\$44,000	0.06%	\$10,000	0.01%	\$35,000	0.04%
Wetlands			\$30,000	0.10%	\$40,000	0.05%	\$44,000	0.06%				
Traffic Studies			\$15,000	0.05%	\$13,200	0.02%	\$38,500	0.05%	\$50,000	0.04%	\$65,000	0.07%
Total Designer Fees	\$7,062,476	10.43%	\$3,718,781	12.32%	\$9,369,652	10.70%	\$8,240,068	10.57%	\$14,995,255	11.71%	\$10,839,820	11.56%
Owner's Project Manager	Hill International Company		Pinck & Co., Inc.		Compass Project Management, Inc.		Symmes Maini & McKee Associates, Inc.		Hill International Company		PMA Consultants, LLC	
Feasibility Study	\$147,400	0.22%	\$284,310	0.94%	\$186,125	0.21%	\$310,000	0.40%	\$256,160	0.20%	\$172,657	0.18%
Design Development	\$155,610	0.23%	\$32,648	0.11%	\$124,000	0.14%	\$175,445	0.23%	\$490,000	0.38%	\$180,000	0.19%
Construction Contract Documents	\$260,705	0.38%	\$81,621	0.27%	\$111,800	0.13%	\$242,886	0.31%	\$525,000	0.41%	\$650,000	0.69%
Bidding	\$68,010	0.10%	\$66,401	0.22%	\$44,720	0.05%	\$115,789	0.15%	\$55,000	0.04%		
Construction Contract Administration	\$1,462,808	2.16%	\$890,356	2.95%	\$2,498,671	2.85%	\$1,727,876	2.22%	\$2,800,000	2.19%	\$2,014,000	2.15%
Closeout	\$238,346	0.35%	\$55,121	0.18%	\$67,173	0.08%	\$95,905	0.12%	\$350,000	0.27%	\$281,000	0.30%
Extra Services							40000	0.000513245	\$100,000	0.08%	\$503,137	0.54%
Other Project Manager Costs												
Reimbursables & Other Services	\$8,764	0.01%	\$20,000	0.07%	\$5,000	0.01%	\$40,000	0.05%			\$500,000	0.53%
Cost Estimates	\$24,000	0.04%			\$66,000	0.08%	\$80,000	0.10%	\$24,000	0.02%	\$62,150	0.07%
Total OPM Fees	\$2,365,643	3.49%	\$1,430,457	4.74%	\$3,103,489	3.54%	\$2,827,901	3.63%	\$4,600,160	3.59%	\$4,362,944	4.65%
Total Designer and OPM Fees	\$9,428,119	13.92%	\$5,149,238	17.06%	\$12,473,141	14.25%	\$11,067,969	14.20%	\$19,595,415	15.30%	\$15,202,764	16.22%
Total Construction Costs	\$67,736,699		\$30,191,749		\$87,559,890		\$77,935,429		\$128,105,641		\$93,744,492	

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Date Board Approved	Oct-19		Apr-19			
District	Acton-Boxborough		Millbury		ALL - ALL MIDDLE SCHOOLS	
School Name	C.T. Douglas ES		Raymond E. Shaw ES			
Project Type	Core Program		Core Program			
Project Scope	New Construction		New Construction			
Enrollment	990		550			
GSF	174,759		90,266			
Assumed Start of Construction			Jan-21			
OPM	Skanska USA Building, Inc		Hill International Company			
Designer	Arrowstreet Inc.		Turowski2 Architecture, Inc.			
Cost Estimator	Project Management & Cost		Project Management & Cost			
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Arrowstreet Inc.		Turowski2 Architecture, Inc.			
Basic Services						
Feasibility Study	\$950,000	1.00%	\$377,710	0.77%	\$12,100,113	0.97%
Design Development	\$2,400,000	2.52%	\$1,134,849	2.30%	\$28,931,608	2.32%
Construction Contract Documents	\$3,983,000	4.18%	\$2,041,960	4.14%	\$45,132,783	3.62%
Bidding	\$280,000	0.29%	\$184,946	0.38%	\$4,486,086	0.36%
Construction Contract Administration	\$1,900,000	1.99%	\$1,134,608	2.30%	\$29,828,189	2.40%
Closeout	\$87,583	0.09%	\$120,308	0.24%	\$2,387,683	0.19%
Other Basic Services					\$382,500	0.03%
Subtotal Designer Basic Services	\$9,600,583	10.08%	\$4,994,381	10.14%	\$123,248,962	9.90%
Reimbursable Services						
Construction Testing			\$120,000	0.24%	\$705,650	0.06%
Printing (Over Minimum)	\$10,000	0.01%	\$10,000	0.02%	\$455,000	0.04%
Other Reimbursable Costs	\$70,000	0.07%	\$153,600	0.31%	\$2,202,350	0.18%
Sub-Consultants						
Hazardous Materials	\$50,000	0.05%	\$57,076	0.12%	\$1,648,435	0.13%
Geotech & Geotech Environment	\$100,000	0.10%	\$40,975	0.08%	\$1,959,645	0.16%
Site Survey			\$15,000	0.03%	\$448,960	0.04%
Wetlands					\$277,500	0.02%
Traffic Studies			\$6,000	0.01%	\$312,200	0.03%
Total Designer Fees	\$9,830,583	10.32%	\$5,397,032	10.95%	\$131,258,702	10.54%
Owner's Project Manager	Skanska USA Building, Inc		Hill International Company			
Feasibility Study	\$350,000	0.37%	\$172,290	0.35%	\$4,502,101	0.36%
Design Development	\$180,757	0.19%	\$130,350	0.26%	\$2,571,760	0.21%
Construction Contract Documents	\$301,262	0.32%	\$282,180	0.57%	\$4,272,404	0.34%
Bidding	\$150,631	0.16%	\$40,720	0.08%	\$1,224,471	0.10%
Construction Contract Administration	\$2,259,464	2.37%	\$983,773	2.00%	\$27,575,419	2.21%
Closeout	\$120,505	0.13%	\$83,500	0.17%	\$2,475,559	0.20%
Extra Services					\$738,137	0.06%
Other Project Manager Costs						
Reimbursables & Other Services					\$903,764	0.07%
Cost Estimates			\$40,000	0.08%	\$646,150	0.05%
Total OPM Fees	\$3,362,619	3.53%	\$1,732,813	3.52%	\$44,909,765	3.61%
Total Designer and OPM Fees	\$13,193,202	13.85%	\$7,129,845	14.47%	\$176,168,467	14.15%
Total Construction Costs	\$95,255,831		\$49,269,791		\$1,245,092,875	