

**Fall Brook
Elementary School**
Leominster, MA

Fall Brook Building
Committee Meeting #25

February 11, 2025




LEOMINSTER
MASSACHUSETTS



 LeftField

MDS
ARCHITECTS

TODAY'S AGENDA

- 
1. Call to Order & Roll Call
 2. Administrative Actions
 - a. Previous Meeting Minutes – **Vote**
 - b. Review Invoice Log
 - c. Warrant – **Vote**
 - d. Feasibility Study Budget Update
 - e. Project Schedule Update
 - f. SD Cost Estimate
 3. Designer Report
 - a. Mechanical System Options - **Vote**
 - b. Emergency Generator Options
 - c. Infographic Representation of PSR
 4. Items Not Anticipated 48 Hours in Advance of Meeting
 5. Public Comment
 6. Next Steps
 7. Adjournment



ROLL CALL


- Seven (7) voting members are required for a quorum.

Voting Member	Present	Absent
Mr. Peter Angelini		
Mr. Mark Bodanza		
Mr. Greg Chapdelaine		
Mr. Bill Charpentier		
Ms. Robin Desmond		
Mr. Steven Mammone		
Mayor Dean Mazarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Mr. Jacob Fleming *		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		

* Pending MSBA approval of revised FBBC roster



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MEETING MINUTES FOR APPROVAL

- “Motion to approve the January 14, 2025, and January 30, 2025, meeting minutes”, made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Robin Desmond				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Jacob Fleming *				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

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INVOICE LOG



MEMORANDUM

To: Gregory Chapdelaine, Purchasing Agent
From: Linda Liporto, LeftField, LLC
Date: February 5, 2024
Re: Fall Brook Elementary School - January 2025 Invoice Summary
Cc: Craig DiCarlo, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES (Payments)					
ProPay Code	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0001-0000	LeftField, LLC	2023.009-020	OPM Feasibility Study/Schematic Design	FS Phase Project Management Services for January 2025	\$ 11,028.00
0002-0000	MDS	0069810	A&E Feasibility Study/Schematic Design	FS Phase Designer Services for December 2024	\$ 94,706.13
TOTAL:					\$ 105,734.13

The invoices listed above are consistent with the Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. Leftfield, LLC recommends that the invoices be approved and paid.

The January 2025 OPM Monthly Report was electronically submitted to the MSBA and to the City of Leominster by the required February 12, 2025 deadline. All invoices above are included in the January 2025 Project Budget Report but can be revised if rejected by the City of Leominster.

If you have any questions, please feel free to contact Linda Liporto, Owner's Project Manager, Leftfield, LLC.



INVOICE LOG

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0001-0000	LeftField, LLC	2023.009-020	OPM Feasibility Study/Schematic Design	FS Phase Project Management Services for January 2025	\$ 11,028.00
0002-0000	MDS	0069810	A&E Feasibility Study/Schematic Design	FS Phase Designer Services for December 2024	\$ 94,706.13
				TOTAL:	\$ 105,734.13



WARRANT APPROVAL

- “Motion to approve warrant number W34FY25 in the amount of \$105,734.13” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Robin Desmond				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Jacob Fleming *				
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FEASIBILITY BUDGET

As of January 2025:

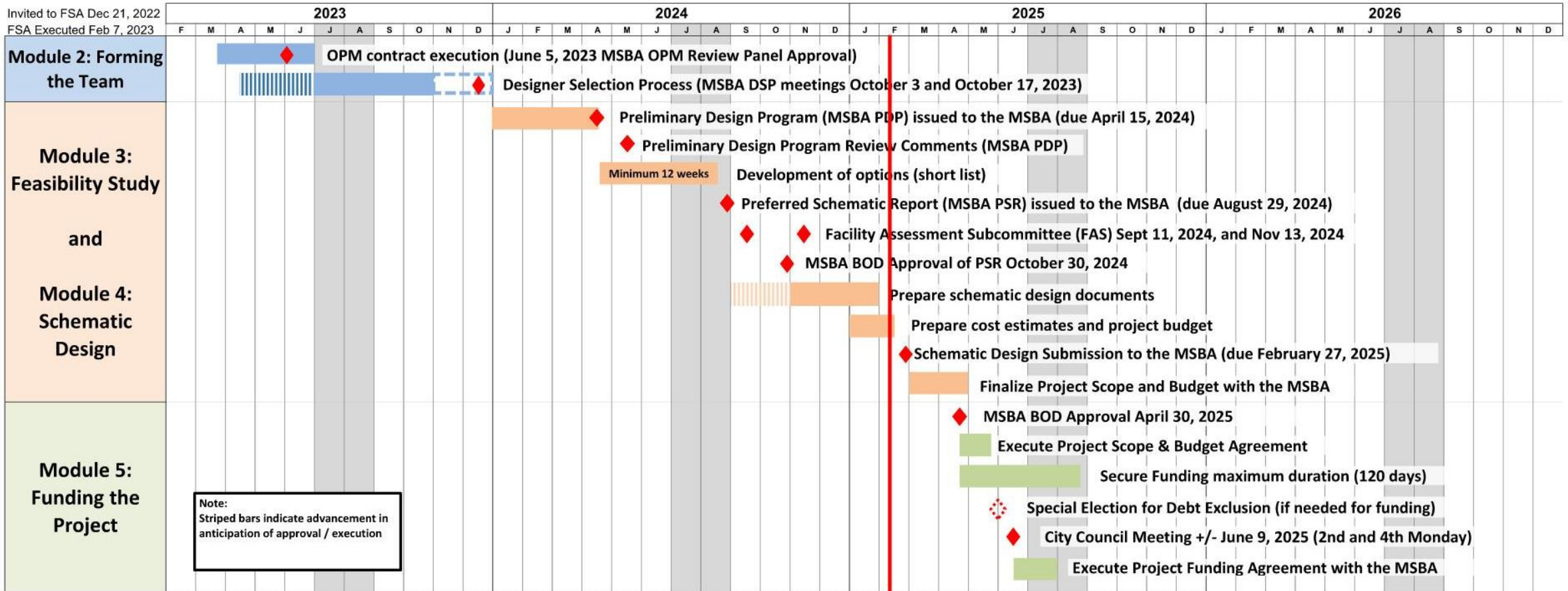
- Committed: 70%
- Expended: 55%

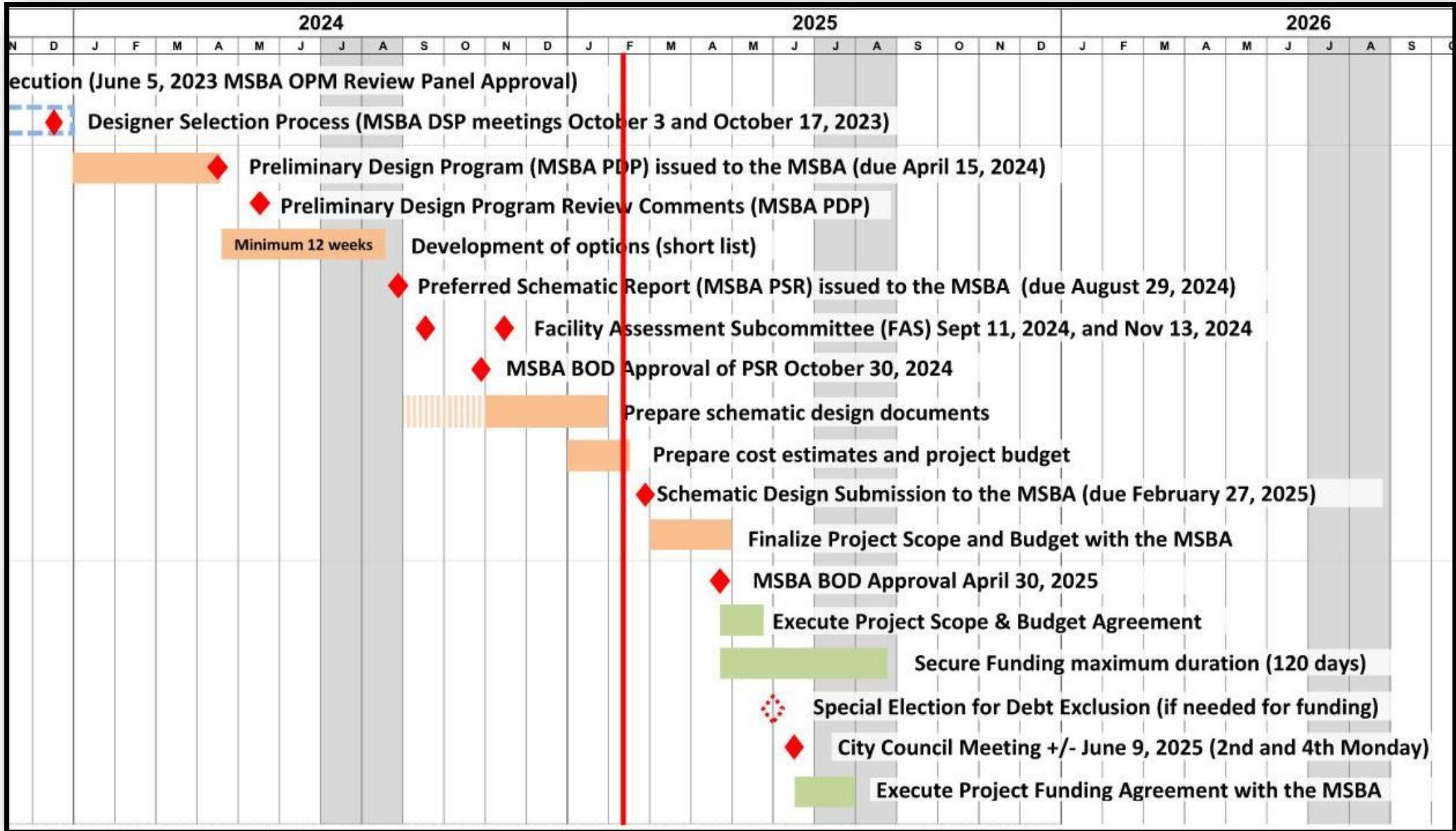
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date
FEASIBILITY STUDY AGREEMENT								
0001-0000	OPM Feasibility Study/Schematic Design	\$ 1,000,000	\$ (603,000)	\$ 397,000	\$ 397,000	100%	\$ 385,980	97%
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,000,000	\$ 66,535	\$ 1,066,535	\$ 1,066,535	100%	\$ 877,121	82%
0003-0000	Environmental & Site	\$ 250,000	\$ 36,434	\$ 286,434	\$ 286,434	100%	\$ 121,093	42%
0004-0000	Other	\$ 250,000	\$ 500,031	\$ 750,031	\$ 3,120	0%	\$ 3,120	0%
	SUB-TOTAL	\$ 2,500,000	\$ -	\$ 2,500,000	\$ 1,753,089	70%	\$ 1,387,314	55%
TOTAL PROJECT BUDGET		\$ 2,500,000	\$ -	\$ 2,500,000	\$ 1,753,089	70%	\$ 1,387,314	55%



FEASIBILITY SCHEDULE

Invited to FSA Dec 21, 2022
FSA Executed Feb 7, 2023





SD COST ESTIMATE

- New Building*:
- Demo & Sitework:
- Mark-ups:
- TOTAL

AM Fogarty (MDS)

\$52,161,966

\$15,202,879

\$20,444,619

\$87,809,464

PM&C (City)

\$50,676,884

\$15,365,504

\$19,359,903

\$85,402,291

Construction Cost Estimate from PSR: \$89,453,889

* Includes HVAC Option 1 with 125 KW generator, Culvert Repairs, Sewer Line Replacement, PV-ready building.

Does NOT include the cost of a PV (Solar Panel) System, HVAC Options 2, 3, or 4, or enlarged emergency generator



CONTINGENCIES & CHANGE ORDERS

Escalation (5.25%):	\$ 3,910,937
Design & Pricing Contingency (10%):	\$ 6,772,184
Construction Contingency (5% ECC):	\$ 4,450,000
Owner's Contingency (1% TPC):	\$ 1,047,571
TOTAL CONTINGENCIES	<hr/> \$ 16 million

Four Common Sources of Change Orders

- 1) Unforeseen Conditions
- 2) Owner changes in scope
- 3) 3rd Party Requirements
- 4) Errors & Omissions



SD COST ESTIMATE

**Construction Cost Estimate
from PSR: \$89,453,889**

HVAC OPTION 1					HVAC + GEN	TOTAL ECC
VRF with DOAS	BASE ESTIMATE	Generator A	125 KW Diesel	In Base	\$8,257,656	\$87,904,464
	\$8,257,656	Generator B	700 KW Diesel	+\$683,200	\$8,940,856	\$88,587,664
HVAC OPTION 2						
Air Source Heat Pumps with displacement ventilation	+\$1,125,209**	Generator A	500 KW Diesel	+\$268,400	\$9,651,265	\$89,298,073
	\$9,382,865	Generator B	900 KW Diesel	+\$927,200	\$10,310,065	\$89,956,873
HVAC OPTION 3						
Ground Source Heat Pumps with displacement ventilation	+\$6,219,218**	Generator A	250 KW Diesel	+\$103,700	\$14,580,574	\$94,227,382
	\$14,476,874	Generator B	750 KW Diesel	+\$414,800	\$14,891,674	\$94,538,482
HVAC OPTION 4						
<i>Natural Gas Boiler with DOAS*</i>	<i>+\$459,028**</i>	<i>Generator A</i>	<i>125 KW Diesel</i>	<i>In Base</i>	<i>\$8,716,684</i>	<i>\$88,363,492*</i>
Lose \$2.8mil incentives	+\$8,716,684	<i>Generator B</i>	<i>700 KW Diesel</i>	<i>+\$683,200</i>	<i>\$9,399,884</i>	<i>\$88,587,664</i>

** Difference in opinions between the two cost estimators, AMF is forecasting higher values than PM&C



SD COST ESTIMATE

**Construction Cost Estimate
from PSR: \$89,453,889**

- **Photovoltaic System**
 - 250 kW roof mounted system (based on preliminary design assumptions)
 - Can be furnished and installed by the General Contractor in the scope of the construction project = +\$764,325, or leased after completion of the project

Pros of Including in the Project Scope


- The school & district benefit directly from the on-site production of power
- May be eligible for IRA refund

Cons of Including in the Project Scope

- Maintenance, management, and repairs by the school department
- Equipment will be specified in 2026 and go into service in 2028



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DESIGNER REPORT

- “Motion to direct the design team to include HVAC Option #___ and generator option ___, in the Schematic Design submission” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Robin Desmond				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
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Ms. Jennifer Reddington				
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Mr. Jeffrey Sullivan				

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DESIGNER REPORT

Fall Brook Elementary School

BACKGROUND

The City of Leominster Public School District aims to offer students state-of-the-art educational experiences designed to foster lifelong learners equipped with essential 21st-century skills.

The Fall Brook Elementary School will be created to be flexible spaces, allow for creativity in the classroom, and be conducive to support every child.

CURRENT CONDITIONS



The current Fall Brook Elementary School building was constructed in 1966 with a minor addition in 2006 and a boiler replacement in 2012.

Project Goals

- 1 Minimize construction impact to the students.
- 2 Create appropriately sized classrooms and support spaces to enhance the educational environment.
- 3 Be cost effective for the taxpayers.
- 4 Provide fully accessible learning environment for all students.
- 5 Design dedicated classrooms for Art, Music, ELL, and STEM.
- 6 Improve traffic flow on Decicco Drive.
- 7 Modernize infrastructure and building systems.
- 8 Provide appropriate Special Education spaces.
- 9 Share public areas with the entire Leominster Community.

RECOMMENDATION & PROPOSED SOLUTION

The Building Committee reviewed all the options and determined that a new building adjacent to the existing school was the most economical and provided the most positive impact to the future of student learning. The new building will be a two-story building south of the existing Fall Brook Elementary School.

- Building will be 30% larger than existing.
- Gym and library will be larger.
- Dedicated special classrooms.
- Meets MSBA Guidelines.
- Improved traffic pattern.

Analysis

There were several options that were analyzed during the feasibility study to determine which options best met the City's goals for the project. There was a renovation only option, renovation and addition option, and three new construction options including a three-story scheme.

- The Educational Program was best met by the new 2-story building because it provided best adjacencies.
- The new scheme options are more flexible and allow for the classrooms to meet MSBA standards.
- The renovation only scheme did not meet the school's educational program.
- The new building options provided best opportunities to share the cafeteria and gym with the community after hours.
- Traveling time for the students around the school was worse with addition-renovation building scheme
- The new building allowed for the existing school to remain in operation during construction and was less disruptive to the operations of the school.
- The addition-renovation scheme cost more than the new options due to the length of the multi-phase construction, and the changes needed to bring the existing building to today's standards.



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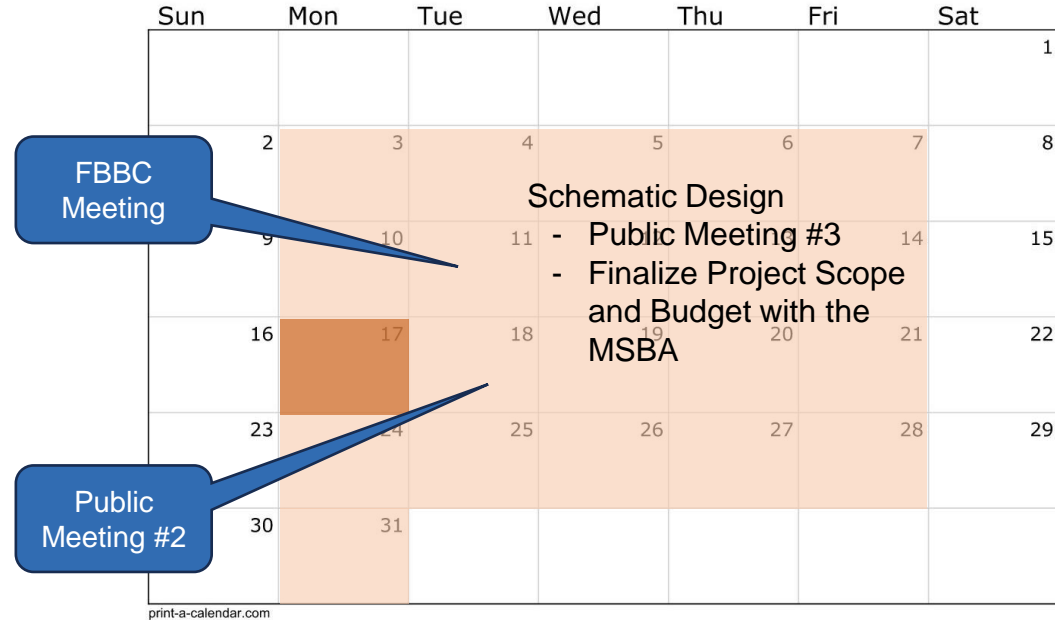
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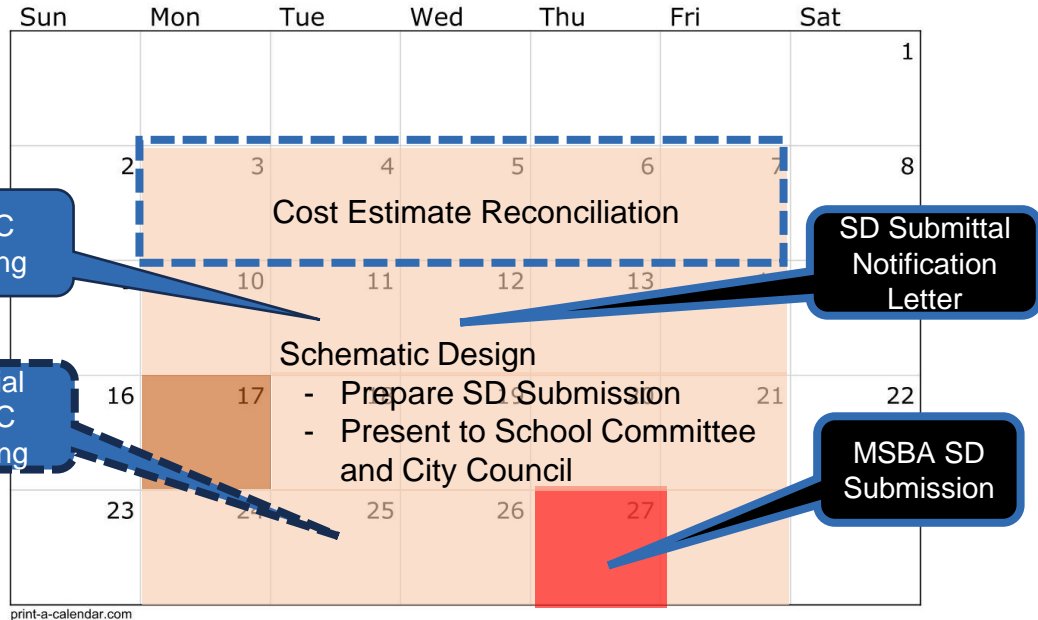
NEXT STEPS

- Tuesday 2/25/25, 1:00pm Special FBBC Meeting
- Thursday 2/27/25 SD Submission to MSBA
- Tuesday 3/11/25, 1:00pm Regular FBBC Meeting
- Tuesday 3/18/25, TBD Public Meeting #3
- Tuesday 4/8/25, 1:00pm Regular FBBC Meeting
- Wednesday 4/30/25, TBD MSBA BoD Meeting

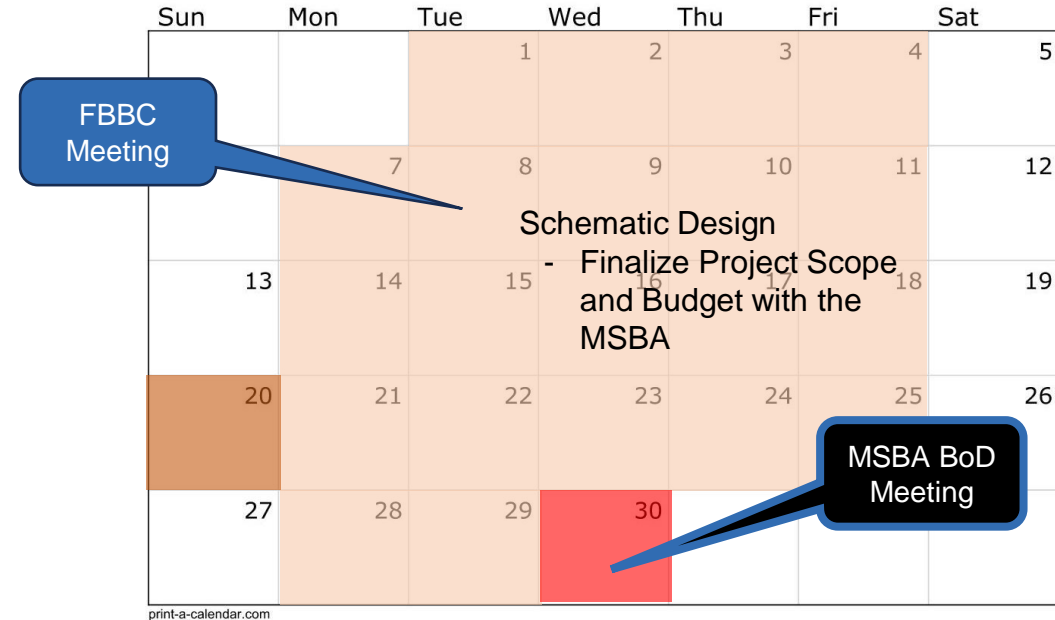
March 2025



February 2025



April 2025



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ADJOURNMENT

- “Motion to adjourn” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Robin Desmond				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
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Mr. Elliot Nadeau				
Mr. Jacob Fleming *				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
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THANK YOU!



THE RIGHT CHOICE IN PROJECT MANAGEMENT

