

FALL BROOK ELEMENTARY SCHOOL PROJECT – Leominster, MA

**FALL BROOK BUILDING COMMITTEE (FBBC) MEETING #26**

Tuesday, February 25, 2025

In-Person

1:00pm

Office of Emergency Management  
37 Carter Street, Leominster, MA

Peter Angelini	Mark Bodanza	Greg Chapdelaine	Bill Charpentier
Robin Desmond	Steven Mammone	Dean Mazzarella, Chair	Melanie Mikels
Elliot "Butch" Nadeau	Raymond Racine	Jennifer Reddington	
Brandon Robbins	Jeffrey Sullivan		

**Meeting Minutes**

A publicly posted meeting of the Fall Brook Building Committee (FBBC) was held at the above listed date, time, and location. Committee members and participants were:

<b>Voting Members (Quorum = 7)</b>	<b>Present</b>	<b>Notes</b>
Mr. Peter Angelini	X	City Councilor
Mr. Mark Bodanza	Remote	City Councilor
Mr. Greg Chapdelaine	X	City Purchasing Agent
Mr. Bill Charpentier	X	City Building Inspector
Ms. Robin Desmond	Remote	Superintendent of Schools
Mr. Steven Mammone	Remote	Asst. Superintendent of Schools
Mayor Dean Mazzarella, Chair		Mayor and School Committee member
Ms. Melanie Mikels	Remote	School Business Manager
Mr. Elliot Nadeau	X	School Facilities Director
Mr. Raymond Racine*		Leominster DPW Director
Ms. Jennifer Reddington	X	City Comptroller
Mr. Brandon Robbins	Remote	City Councilor
Mr. Jeffrey Sullivan	Remote	Fall Brook Elementary School Principal
<b>Other Participants</b>		
Meredith Tarr	X	City of Leominster
John Roseberry		City of Leominster
Jacob Fleming*	X	Leominster DPW
Christine Silverman		Leominster Public Schools

Richard Bergeron		Leominster Public Schools
Will Sullivan	X	Leominster Public Schools
Mark Maillet		Renaud HVAC & Controls, Inc.
Craig DiCarlo	X	LeftField, Project Director
Linda Liporto	Remote	LeftField, Senior Project Manager
Jim Rogers		LeftField, President
Adele Sands	Remote	LeftField, Education Liaison
Nereyda Rodriguez	Remote	Miller Dyer Spears, Project Manager
Danyul Cho	Remote	Miller Dyer Spears, Project Architect
Amy MacKrell		Miller Dyer Spears
Carlos Caraballo		Miller Dyer Spears
Brian Pace		Miller Dyer Spears
Kristen Hill		Vaysen Studio
Lena Owens		Studio 2112
Lynne Giesecke		Studio 2112
Dana Geva		Studio 2112
Frank Holmes		Langan
Maggie Laracy		Langan
Keith Lane		GGD Consulting Engineers
Louis Vieira		GGD Consulting Engineers
David Pereira	Remote	GGD Consulting Engineers

\*The City of Leominster has named Mr. Jacob Fleming to join the Fall Brook Building Committee to succeed Mr. Raymond Racine. A revised roster was sent to the MSBA on February 10, 2025, and the project awaits MSBA approval.

## 1 – Call to Order

Mr. Angelini called the meeting to order at 1:02pm.

Roll call was taken, and it was determined that a quorum was present.

## 2 – Administrative Actions & Designer Report

### 2a – Previous Meeting Minutes

A motion to approve the meeting minutes from February 11, 2025, was made by Mr. Chapdelaine and seconded by Ms. Reddington. There was no discussion. A show of hands vote was taken. The motion carried unanimously.

Though not officially a voting member, it is noted that Mr. Fleming indicated his support for the motion.

## 2b – Photovoltaic Array (Solar Panels)

LeftField reviewed the MSBA Green Schools Program incentive points. The project is eligible for 3.00 incentive points for energy efficiency by conforming to the Massachusetts Specialized Opt-In Energy Code, which a school with natural gas boilers can achieve by designing the building to be easily converted to all-electric in the future. Some of the requirements are already included in the cost estimate, such as electrical feeders and components needed for an all-electric building. A photovoltaic array (solar panels) is also required, which is estimated to cost \$808,250. If the project receives 3.00 incentive points, the MSBA will contribute approximately \$2.4 million more in the maximum grant amount.

Another Green Schools Program incentive point that the project will attempt to achieve is 1.00 points for Indoor Air Quality. To achieve this, the design must earn 5 out of 7 possible LEED points for Indoor Air Quality. One of the points requires a 2-week building flush out period, which would not increase the capital cost of the project but would increase the operational cost of the project for that two-week period. Timing is also a consideration, because the project would need 2 weeks for the flush out before it is occupied by students and staff. The design team will attempt to achieve this 1.00 incentive point, but at this time it is not assured.

LeftField presented four scenarios, 0.00, 1.00, 3.00, and 4.00 incentive points, and associated total project cost, anticipated MSBA grant, and anticipated city share. The more incentive points that the project achieves, the greater the MSBA grant will be and the less the city's share will be. The two scenarios that include photovoltaic panels will cost the city less than the two scenarios without photovoltaic panels.

Ms. Reddington inquired whether the PV system will reduce the building's electricity usage or generate credits with the utility company. GGD advised that the system will be designed so that the school will use the power generated by the PV system first and then the excess power will be sent to the power company for a credit, which is typically the most financially beneficial configuration for school buildings.

Mr. Angelini inquired whether the project could include lithium-ion battery storage. LeftField advised that battery storage is not currently in the project but could be considered if the building committee is interested, however it would be after the Schematic Design submission so would not be part of the Project Scope and Budget Agreement and the city would be responsible for the full cost of the system without MSBA reimbursement. GGD advised that school projects typically do not include battery storage for several reasons; the payback on the investment is not favorable unless the project will received money from the Inflation Reduction Act (IRA), the project's energy strategy includes peak-shaving for an all-electric building with high demand and no PV array, or the project is dependent on Solar Renewable Energy Credits (SRECs) and is required to have battery storage.

Mr. Bodanza inquired about what would happen if the system does not work after installation. A discussion was held. If the system does not work during the warranty period, the contractor will be required to remedy it.

Mr. Fleming asked about the capacity of the proposed photovoltaic system. GGD responded that the system was sized to satisfy the energy code, which requires a minimum of 10% of the annual cost. GGD anticipates the system will supply 15-20% of the energy usage.

A motion to include the alternate for Photovoltaic Array (solar panels), with the estimated construction cost of \$808,250, in the Schematic Design submission, and attempt to achieve MSBA Green Schools Program 4.00 incentive points, was made by Ms. Reddington and seconded by Mr. Bodanza. There was no further discussion. A show of hands vote was taken. The motion carried unanimously.

Though not officially a voting member, it is noted that Mr. Fleming indicated his support for the motion.

### **2c – Total Project Budget**

LeftField presented the proposed total project budget of \$114,821,932. This budget includes photovoltaic panels as directed by the FBBC in this meeting and HVAC system Option 4 (gas boilers) and an upsized generator as directed by the FBBC in the prior meeting. This budget excludes permit fees, which are being waived by the city. This budget excludes removal of ledge or off-site disposal of contaminated soils, neither of which are anticipated based on the site investigations conducted to date.

Mr. Chapdelaine inquired what would happen in the event of a large shift in the market that causes the construction cost to increase dramatically. LeftField advised that usually the grant agreed to in the Project Scope and Budget Agreement is final, however there was such a dramatic shift in the market in 2021 and 2022, and the MSBA worked with a handful of communities who had made the Schematic Design submission but not yet signed the Project Funding Agreement to adjust their grants. This situation was unusual, and LeftField does not know how the MSBA would respond if a similar situation occurs on the Fall Brook Elementary School project, but it demonstrates at least that one time when the MSBA deviated from their normal procedures to respond to an extreme market situation.

A motion to approve the Fall Brook Elementary School total project budget of \$114,821,932 was made by Mr. Bodanza and seconded by Mr. Robbins. There was no further discussion. A show of hands vote was taken. The motion carried unanimously.

Though not officially a voting member, it is noted that Mr. Fleming indicated his support for the motion.

### **2d – Schematic Design Submission**

LeftField and MDS presented the Schematic Design (SD) submission, a draft of which was distributed to the FBBC late on Friday, February 24, 2025. The SD submission will be reviewed by the MSBA project managers and presented to the MSBA Board of Directors on April 30, 2025. The MSBA Board of

Directors will vote whether to approve a Project Scope and Budget Agreement, which will be signed by the city, and will be the basis of the Project Funding Agreement and will allow the project to move forward.

Ms. Reddington inquired what aspects of the construction cost are the FBBC committing to with this submission. LeftField advised that the building’s square footage, space summary including number of classrooms and other spaces, general layout, and major systems will be fixed. However, in the upcoming 3 cost estimates, if any of them exceed the construction budget, the design team and OPM will present a list of value engineering items and estimated costs for the FBBC to choose and bring the project back on budget. MDS advised that the SD Submission includes a package to DESE, which will be very difficult to change after it is submitted to and accepted by DESE. MDS advised that building systems, lighting layout, and quality of material finishes are some of the aspects that can be changed as the project is further developed.

A motion to approve the Schematic Design package for submission to the MSBA and to authorize the OPM to transmit it to the MSBA on February 27, 2025, was made by Mr. Bodanza and seconded by Mr. Angelini. There was no further discussion. A show of hands vote was taken.

Voting Member	Yea	Nay	Abstain	Not Present
Mr. Peter Angelini	X			
Mr. Mark Bodanza	X			
Mr. Greg Chapdelaine	X			
Mr. Bill Charpentier	X			
Ms. Robin Desmond	X			
Mr. Steven Mammone	X			
Mayor Dean Mazarella, Chair				X
Ms. Melanie Mikels	X			
Mr. Elliot Nadeau	X			
Mr. Raymond Racine*				X
Ms. Jennifer Reddington	X			
Mr. Brandon Robbins	X			
Mr. Jeffrey Sullivan	X			

\*The City of Leominster has named Mr. Jacob Fleming to join the Fall Brook Building Committee to succeed Mr. Raymond Racine. A revised roster was sent to the MSBA on February 10, 2025, and the project awaits approval.

The motion carried 11-0-0.

Though not officially a voting member, it is noted that Mr. Fleming indicated his support for the motion.

### 3 – Items not Anticipated 48 Hours in Advance of the Meeting

LeftField revisited the discussion of the format for the upcoming Public Meeting #3 scheduled for March 18, 2025. To boost attendance, the building committee previously suggested the meeting be hybrid in-person and remote (via Zoom). Since the last meeting, LeftField and MDS have discussed the meeting and identified some challenges of a hybrid public meeting and therefore recommend a fully remote meeting. The FBBC considered in-person, remote-only, and hybrid meeting options. The FBBC recommended coordinating with the mayor, but that a fully remote meeting may not meet the community's needs.

Beyond Public Meeting #3, the project team will look into pairing future public meetings with school events to continue to spread awareness of the project and increase engagement with the community.

### 5 – Public Comment

No public comments were heard.

### 6 – Next Steps

LeftField presented the meetings and activities planned for the next three months. The Schematic Design submission will be transmitted to the MSBA on February 27, 2025. Public Meeting #3 is scheduled for March 18, 2025. The MSBA Board of Directors will meet to vote on the Project Scope and Budget Agreement on April 30, 2025. At the March FBBC meeting, the building committee will determine whether to meet in April.

### 7 – Adjournment

A motion to adjourn the meeting was made by Mr. Angelini and seconded by Ms. Reddington. There was no discussion. A show of hands vote was taken. The motion carried unanimously. The meeting was adjourned at 1:50pm.

#### Documents and Exhibits

- Fall Brook Building Committee Meeting #26 slideshow presentation by LeftField, dated 2/25/25

#### Attachments

- None