

**Fall Brook
Elementary School**
Leominster, MA

Fall Brook Building
Committee Meeting #26


February 25, 2025



LEOMINSTER
MASSACHUSETTS



TODAY'S AGENDA

- 
1. Call to Order & Roll Call
 2. Administrative Actions & Designer Report
 - a. Previous Meeting Minutes – **Vote**
 - b. Mechanical System Options – **Vote**
 - c. Total Project Budget – **Vote**
 - d. Schematic Design Submission - **Vote**
 3. Items Not Anticipated 48 Hours in Advance of Meeting
 4. Public Comment
 5. Next Steps
 6. 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

TODAY'S AGENDA

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MEETING MINUTES FOR APPROVAL

- “Motion to approve the February 11, 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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GREEN SCHOOLS PROGRAM

- Photovoltaic Array (a.k.a. Solar Panels)
 - 250 kW roof mounted system (based on preliminary design assumptions)
 - Furnished and installed by the General Contractor in the scope of the construction project = +\$808,250
 - Necessary for compliance with the Specialized Opt-in Energy Code under the Mixed Fuels Pathway
 - MSBA Green Schools Program, energy efficiency incentive, 3.00 points

Pros of Including in the Project Scope

- The school & district benefit directly from the on-site production of power
- **MSBA Green Schools Program incentive points**
- 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

GREEN SCHOOLS PROGRAM

Scenario 1

No PV array (though building will be “solar ready”), Green Schools Program 0.00 incentive points

Total Cost = \$114,013,682

Max MSBA grant = **\$62.5 mil**

Min City share = **\$51.5 mil**

Effective reimbursement rate = 54.79%

Scenario 2 – *Will attempt, but not assured*

No PV array (though building will be “solar ready”), Green Schools Program 1.00 incentive points for indoor air quality

Total Cost = \$114,013,682

Max MSBA grant = **\$63.3 mil**

Min City share = **\$50.7 mil**

Effective reimbursement rate = 55.51%

GREEN SCHOOLS PROGRAM



Scenario 3

Include PV array, Green Schools Program 3.00 incentive points for energy efficiency

Total Cost = \$114,821,932

Max MSBA grant = **\$64.9 mil**

Min City share = **\$49.9 mil**

Effective reimbursement rate = 56.56%

Scenario 4 – *Will attempt, but not assured*

Include PV array, Green Schools Program 4.00 incentive points for energy efficiency and indoor air quality

Total Cost = \$114,821,932

Max MSBA grant = **\$65.8 mil**

Min City share = **\$49.0 mil**

Effective reimbursement rate = 57.28%

GREEN SCHOOLS PROGRAM



**NO IAQ
Incentive
Points**

Scenario 1
\$114,013,682
MSBA = **\$62.5 mil**
City = **\$51.5 mil**
Eff. reimb. rate = 54.79%

Scenario 3
\$114,821,932
MSBA = **\$64.9 mil**
City = **\$49.9 mil**
Eff. reimb. rate = 56.56%

**IAQ
Incentive
Points**

Scenario 2 – *not assured*
\$114,013,682
MSBA = **\$63.3 mil**
City = **\$50.7 mil**
Eff. reimb. rate = 55.51%

Scenario 4 – *not assured*
\$114,821,932
MSBA = **\$65.8 mil**
City = **\$49.0 mil**
Eff. reimb. rate = 57.28%

GREEN SCHOOLS PROGRAM

- “Motion to *[include]* *[not include]* the alternate for Photovoltaic Array (solar panels), with the estimated construction cost of \$808,250, 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				
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



TOTAL PROJECT BUDGET WITH PV ARRAY



New Construction, 2 stories

Preferred Option Details

Grades & Enrollment	K-5, 610 students
Anticipated duration of <u>Building</u> construction	24 months
Anticipated start of construction	October 2026
Estimated Building Area	104,645
Cost/sf of New Building	\$517.10
Cost/sf of Project Hard Costs	\$857.76
Cost/sf of Total Project Costs (Hard + Soft Costs)	\$1,097.25

TOTAL PROJECT BUDGET WITH PV ARRAY



Summary of Hard Costs	\$89,759,943
Building Construction	\$54,112,443
Sitework	\$13,336,930
Demolition of existing buildings	\$665,950
Hazardous materials abatement	\$1,200,000
Contractor Mark-ups	\$9,817,816
Escalation	\$3,890,320
Design & Pricing Contingency	\$6,736,484

TOTAL PROJECT BUDGET WITH PV ARRAY



Summary of Soft Costs

\$19,630,615

Site acquisitions (including closing costs)

N/A

Design costs (including feasibility study costs and consultant reimb)

\$11,243,824

OPM costs (including feasibility study costs)

\$3,625,000

CM preconstruction services

N/A

FF&E and technology - MSBA allowable (\$2,400/student)

\$1,830,000

Additional anticipated FF&E and technology costs

\$976,000

Traffic mitigation

N/A

Temp swing space / modulars / storage

N/A

Relocation / moving expenses

\$300,000

Utilities B/C, Materials testing

\$550,000

Misc. Expenses (legal, misc admin, other)

\$1,105,791

TOTAL PROJECT BUDGET WITH PV ARRAY



Contingencies	\$5,431,374
Construction contingency (5% on total hard costs)	\$4,390,473
Owner's contingency (1% on total project costs)	\$1,040,901

Estimated Total Project Budget **\$114,821,932**

Total Project Budget Qualifications

- 1) Disposal of contaminated soil and ledge removal are EXCLUDED because they are unknown at this time.
- 2) Includes HVAC Option 4 (gas boilers), upsized generator, PV array req'd for GSP 3% incentive pts, no permit fees

TOTAL PROJECT BUDGET WITH PV ARRAY



- “Motion to approve the Fall Brook Elementary School total project budget of \$114,821,932” 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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TOTAL PROJECT BUDGET WITHOUT PV ARRAY



New Construction, 2 stories

Preferred Option Details

Grades & Enrollment	K-5, 610 students
Anticipated duration of <u>Building</u> construction	24 months
Anticipated start of construction	October 2026
Estimated Building Area	104,645
Cost/sf of New Building	\$509.38
Cost/sf of Project Hard Costs	\$850.03
Cost/sf of Total Project Costs (Hard + Soft Costs)	\$1,089.53

TOTAL PROJECT BUDGET WITHOUT PV ARRAY



Summary of Hard Costs	\$88,951,693
Building Construction	\$53,304,193
Sitework	\$13,336,930
Demolition of existing buildings	\$665,950
Hazardous materials abatement	\$1,200,000
Contractor Mark-ups	\$9,817,816
Escalation	\$3,890,320
Design & Pricing Contingency	\$6,736,484

TOTAL PROJECT BUDGET WITHOUT PV ARRAY



Summary of Soft Costs

\$19,630,615

Site acquisitions (including closing costs)		N/A
Design costs (including feasibility study costs and consultant reimb)		\$11,243,824
OPM costs (including feasibility study costs)		\$3,625,000
CM preconstruction services	N/A	
FF&E and technology - MSBA allowable (\$2,400/student)		\$1,830,000
Additional anticipated FF&E and technology costs		\$976,000
Traffic mitigation		N/A
Temp swing space / modulars / storage		N/A
Relocation / moving expenses		\$300,000
Utilities B/C, Materials testing		\$550,000
Misc. Expenses (legal, misc admin, other)		\$1,105,791

TOTAL PROJECT BUDGET WITHOUT PV ARRAY



Contingencies

\$5,431,374

Construction contingency (5% on total hard costs)

\$4,390,473

Owner's contingency (1% on total project costs)

\$1,040,901

Estimated Total Project Budget

\$114,013,682

Total Project Budget Qualifications

- 1) Disposal of contaminated soil and ledge removal are EXCLUDED because they are unknown at this time.
- 2) Includes HVAC Option 4 (gas boilers), upsized generator, no PV array, no permit fees

TOTAL PROJECT BUDGET WITHOUT PV ARRAY



- “Motion to approve the Fall Brook Elementary School total project budget of \$114,013,682” made by _____, seconded by _____.
- Discussion
- Vote

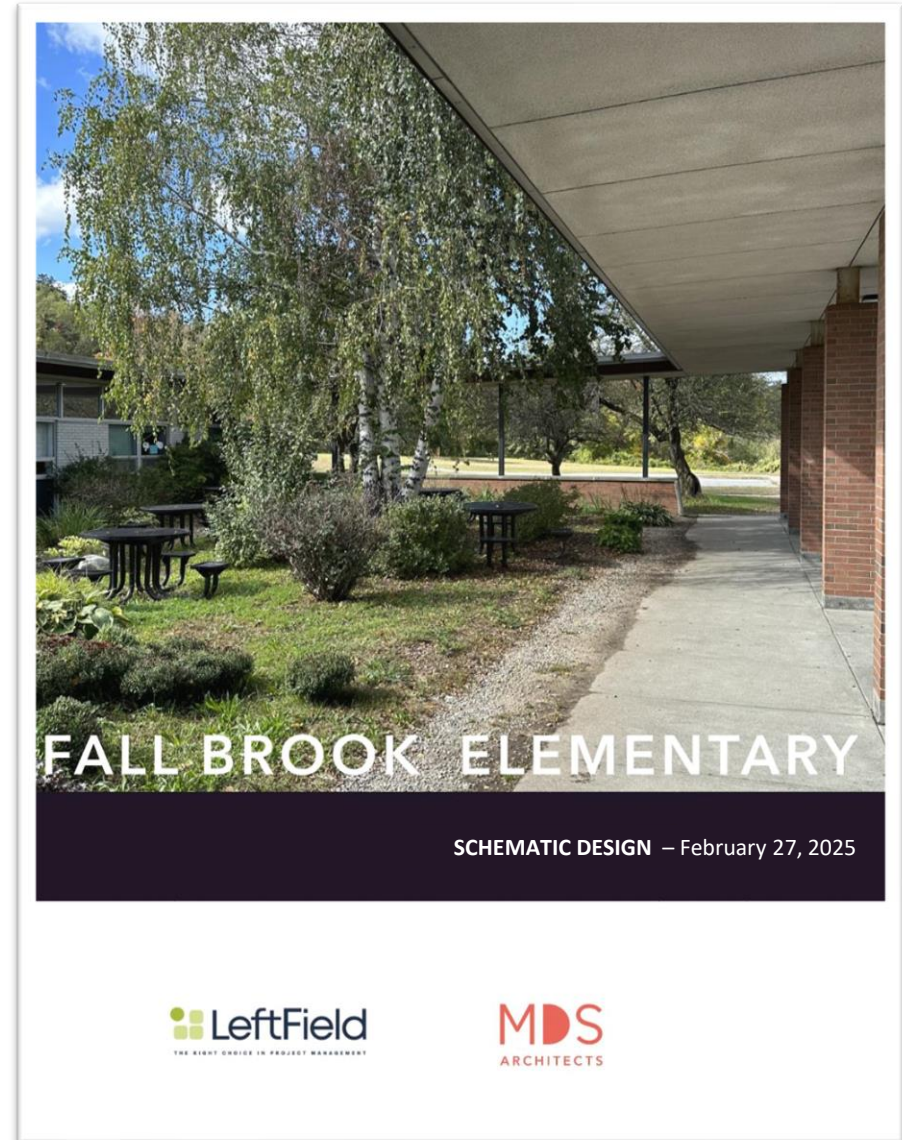
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Mr. Peter Angelini				
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Mr. Bill Charpentier				
Ms. Robin Desmond				
Mr. Steven Mammone				
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Mr. Jacob Fleming *				
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SCHEMATIC DESIGN SUBMISSION

The District and its team, in collaboration with the MSBA, develop a robust schematic design of **sufficient detail to establish the scope, budget and schedule** for the Proposed Project. The MSBA generates a Project Scope and Budget Agreement that documents the project scope, budget, schedule and MSBA financial participation to forward to the MSBA Board of Directors for their consideration. **Approval by the MSBA Board of Directors is required for all projects in order for the MSBA to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the District.**



SCHEMATIC DESIGN SUBMISSION

- “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” 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				
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TODAY'S AGENDA

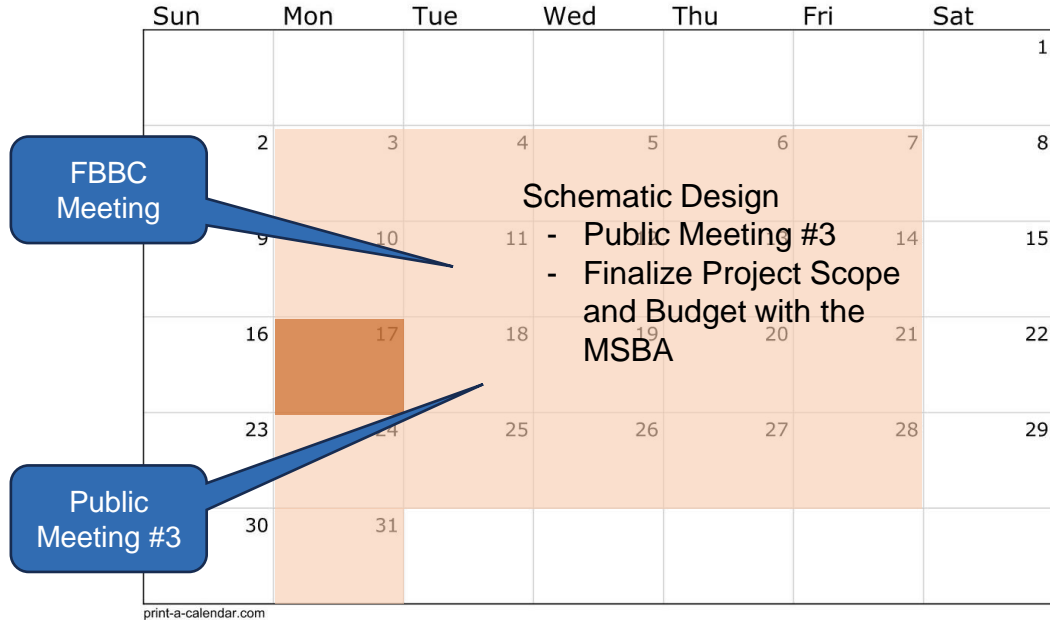
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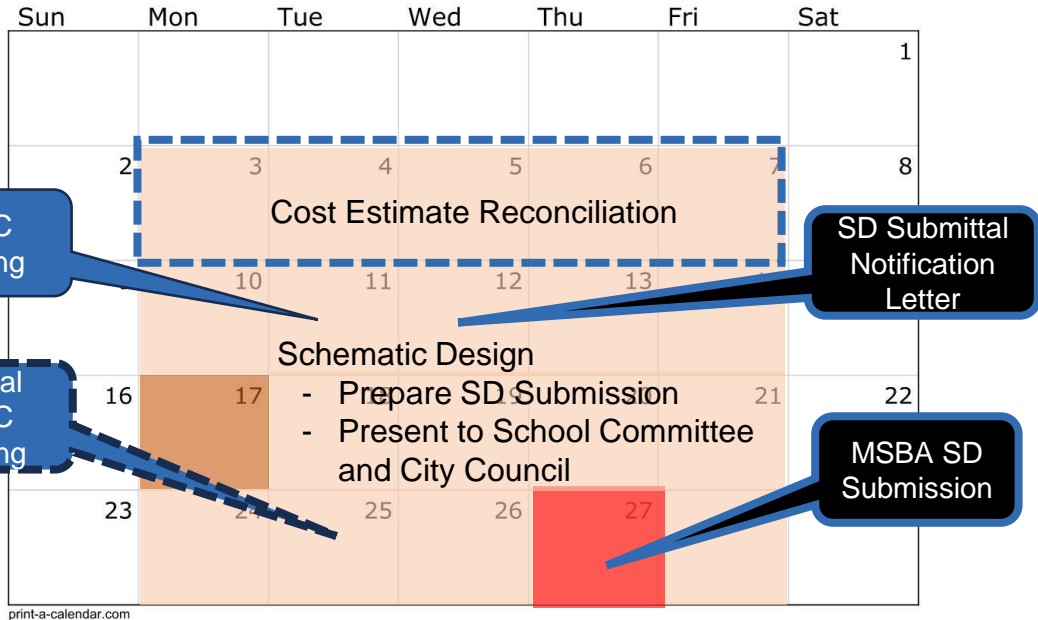
NEXT STEPS

- 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

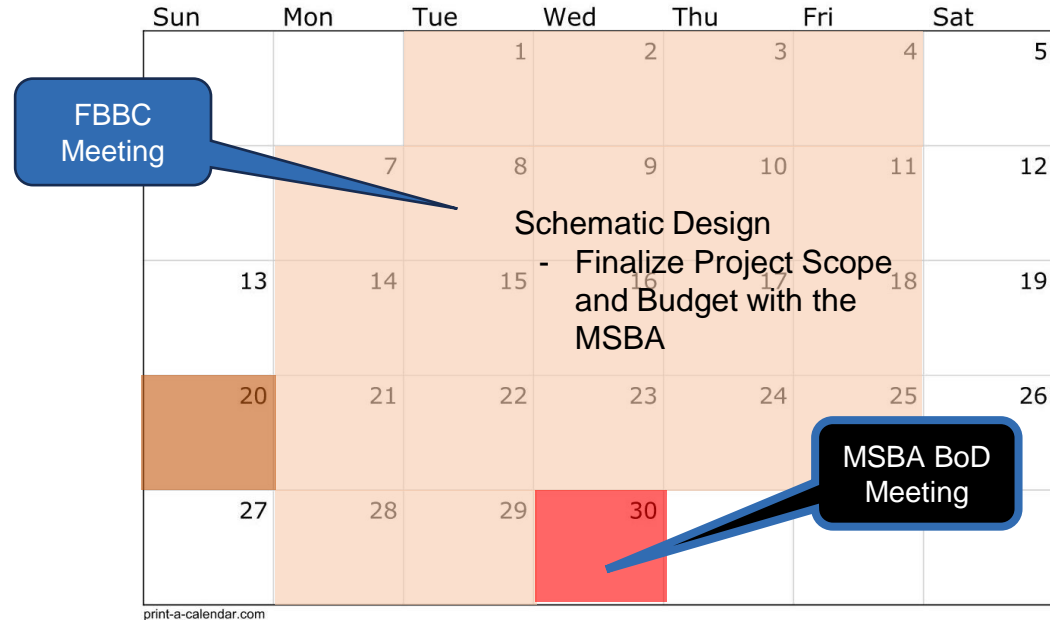
March 2025



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				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Jacob Fleming *				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

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THANK YOU!



THE RIGHT CHOICE IN PROJECT MANAGEMENT

