Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #33

September 9, 2025

LEOMINSTER
MASSACHUSETTS

LeftField

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
    b. Monthly Invoice Log
    c. Warrant – **Vote**
    d. Designer Contract Amendment No. 5 – **Vote**
    e. Additional Service Requests #6-1 & #6-2 / Designer Contract Amendment No 6 - **Vote**
    f. Culvert & Sewer Change Order #1 - **Vote**
    g. Feasibility Study & Total Project Budget Update
    h. Project Schedule Update
3. Designer Report
    a. Design Development Update (Site Design, Exterior, and Interior)
    b. Culvert Sewer Construction Progress
    c. Images for Fall Brook Open House Display Boards
    d. Technology Equipment Procurement by the District
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

MDS ARCHITECTS

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. Jacob Fleming		
Mr. Steven Mammone		
Mayor Dean Mazzarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
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    g. Feasibility Study & Total Project Budget Update
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MDS ARCHITECTS

MEETING MINUTES FOR APPROVAL

- “Motion to approve the minutes from the FBBC meetings held on August 15, 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. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

INVOICE LOG

MEMORANDUM

To: Gregory Chapdelaine, Purchasing Agent

From: Linda Liporto, LeftField, LLC

Date: September 5, 2025

Re: Fall Brook Elementary School - August 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 $**
0102-0400	LeftField, LLC	2023.009-023	Design Development	Design Development OPM Services for August 2025	$ 29,211.00
0201-0400	MDS	69993	Design Development	Design Development Designer Services for August 2025	$ 346,227.96
0102-0600	Lowell Publishing Group	1380078	Bidding	Bidding Services for July 2025	$ 138.17
				SUB TOTAL:	**$ 375,577.13**
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0502-0001	Ricciardi Bros Inc.	01	Construction Budget	Construction Services for August 2025	$ 162,224.85
				SUB TOTAL CONSTRUCTION:	**$ 162,224.85**
				TOTAL:	**$ 537,801.98**

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 August 2025 OPM Monthly Report was electronically submitted to the MSBA and to the City of Leominster by the required September 12, 2025 deadline. All invoices above are included in the August 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

INVOICES (Payments)					
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0102-0400	LeftField, LLC	2023.009-023	Design Development	Design Development OPM Services for August 2025	$ 29,211.00
0201-0400	MDS	69993	Design Development	Design Development Designer Services for August 2025	$ 346,227.96
0102-0600	Lowell Publishing Group	1380078	Bidding	Bidding Services for July 2025	$ 138.17
				SUB TOTAL:	**$ 375,577.13**
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0502-0001	Ricciardi Bros Inc.	01	Construction Budget	Construction Services for August 2025	$ 162,224.85
				SUB TOTAL CONSTRUCTION:	**$ 162,224.85**
				TOTAL:	**$ 537,801.98**

MDS ARCHITECTS

WARRANT

WARRANT NUMBER: W12FY26
WEEK ENDING: 9/18/2025

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
37733	*LeftField, LLC*	3205300	530500	$ 29,211.00	FALL		2023.009-023
40967	*MDS*	3205300	530500	$ 346,227.96	FALL		0069993
9384	*Lowell Publishing Group*	3205300	530500	$ 138.17	FALL		1380078
42762	*Ricciardi Bros Inc.*	3205300	530500	$ 162,224.85	FALL		01
			TOTAL	$ 537,801.98			

MDS ARCHITECTS

WARRANT APPROVAL

- “Motion to approve warrant number W12FY26 in the amount of $537,801.98” 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. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

DESIGNER CONTRACT AMENDMENT 5

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 005

WHEREAS, the City of Leominster, 25 West Street, Leominster, MA 01453 ("Owner") and MDS/Miller Dyer Spears Architects, 40 Broad Street, Suite 103, Boston, MA 02109 (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Fall Brook Elementary School project (MSBA Project Number 202101530007) at 25 DeCicco Drive, Leominster, MA 01453, on December 21, 2023, as the "Contract"; and

WHEREAS, said contract has been amended on June 24, 2024, with Amendment No. 001, and on July 24, 2024, with Amendment No. 002, and on October 8, 2024, with Amendment No. 3, and on May 20, 2025, with Amendment No. 4; and

WHEREAS, effective as of September 9, 2025, the parties wish to further amend the Contract; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform services for the Design Development, Construction Documents, Bidding, Construction, and Completion Phases of the project, pursuant to the terms and conditions set forth in the Contract, as amended.

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic and Reimbursable Services:

Printing (over minimum)	0203-0200			$0	$0
Total Fee				$1,193,789	$318,758	$9,574,550	$11,087,097

3. The Construction Budget shall be as follows:
   Original Budget: $89,759,943
   Amended Budget:

4. The Project Schedule shall be as follows:
   Original Schedule: Substantial Completion of New Building: October 19, 2028
   Substantial Completion of Site Work: July 31, 2029
   Amended Schedule:

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

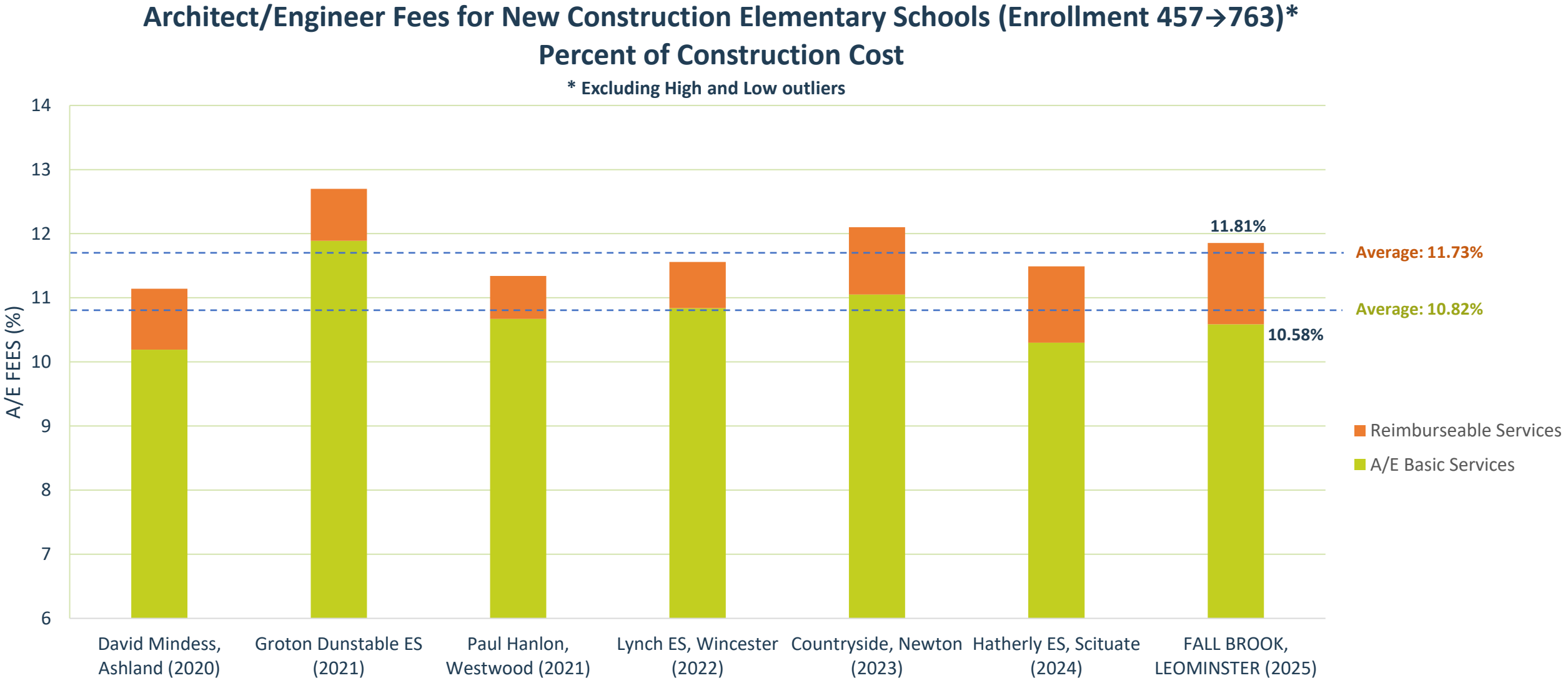
OWNER

Dean Mazzarella
(print name)

Mayor
(print title)

By:

FALL BROOK ELEMENTARY
A/E FEES – COMPARABLE PROJECTS



DESIGNER CONTRACT AMENDMENT 5

- "Motion to approve *Contract for Designer Services Amendment No. 5* for Designer services for Detailed Design though Close-out for an additional Base Fee of $8,436,920.00 and an additional Reimbursable Fee of $1,137,630.00, for a total additional Fee of $9,574,550.00" 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. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

DESIGNER CONTRACT AMENDMENT 6

MDS ARCHITECTS

August 29, 2025

Mr. Craig DiCarlo
LeftField, LLC
101 Federal St., Suite 1900
Boston, MA 02110

Re: Leominster Fall Brook Elementary School – Additional Service Request #6.1
Civil Engineer Army Corps of Engineers Permitting

Dear Craig,

MDS is happy to submit this proposal for additional services for expenses incurred by MDS and their engineer Langan.

The service consists of Langan and sub consultants preparing and applying for a permit from the Army Corps of Engineers for the construction associated with the culvert work. This service was specifically excluded from the previously submitted proposal for the Culvert and Sewer design and construction administration work. Please note that in the interest of minimizing any delay to the project, Langan and sub-consultants have already prepared, submitted, and received this permit.

For this additional scope, the proposed fee is below:

Fee Proposal

Langan Engineering lump sum	$12,700.00
MDS fee (10% coordination)	$1,270.00
Total	**$13,970.00**

Please do not hesitate to contact me if you have any questions.

Sincerely,
MILLER DYER SPEARS INC.

Danyul Cho, AIA, CPHC
Senior Associate

Attachments:

Cc: L. Liporto, N. Rodriguez, E. Patten

MDS ARCHITECTS

September 04, 2025

Mr. Craig DiCarlo
LeftField, LLC
101 Federal St., Suite 1900
Boston, MA 02110

Re: Leominster Fall Brook Elementary School – Additional Service Request #6.2
Civil Engineer additional bidding scope

Dear Craig,

MDS is happy to submit this proposal for additional services for expenses incurred by MDS and their engineer Langan.

The service consists of Langan preparing additional front end specifications sections and a unit price bid form requested by bidders to facilitate the bidding process. Please note that because of the expedited schedule, the Civil Engineer has already performed this work.

For this additional scope, the proposed fee is below:

Fee Proposal

Langan Engineering Front End sections lump sum	$5,500.00
Langan Engineering Unit Price bid form lump sum	$9,875.00
MDS fee (10% coordination)	$1,537.00
Total	**$16,912.00**

Please do not hesitate to contact me if you have any questions.

Sincerely,
MILLER DYER SPEARS INC.

Danyul Cho, AIA, CPHC
Senior Associate

Attachments:

Cc: L. Liporto, N. Rodriguez, E. Patten

DESIGNER CONTRACT AMENDMENT 6

MDS ARCHITECTS

August 29, 2025

Mr. Craig DiCarlo
LeftField, LLC
101 Federal St., Suite 1900
Boston, MA 02110

Re: Leominster Fall Brook Elementary School – Additional Service Request #6.1
Civil Engineer Army Corps of Engineers Permitting

Dear Craig,

MDS is happy to submit this proposal for additional services for expenses incurred by MDS

Fee Proposal

Langan Engineering lump sum	$12,700.00
MDS fee (10% coordination)	$1,270.00
Total	**$13,970.00**

For this additional scope, the proposed fee is below:

Fee Proposal

Langan Engineering lump sum	$12,700.00
MDS fee (10% coordination)	$1,270.00
Total	**$13,970.00**

Please do not hesitate to contact me if you have any questions.

Sincerely,
MILLER DYER SPEARS INC.

Danyul Cho, AIA, CPHC
Senior Associate

Attachments:

Cc: L. Liporto, N. Rodriguez, E. Patten

MDS ARCHITECTS

September 04, 2025

Mr. Craig DiCarlo
LeftField, LLC
101 Federal St., Suite 1900
Boston, MA 02110

Re: Leominster Fall Brook Elementary School – Additional Service Request #6.2
Civil Engineer additional bidding scope

Dear Craig,

Fee Proposal

Langan Engineering Front End sections lump sum	$5,500.00
Langan Engineering Unit Price bid form lump sum	$9,875.00
MDS fee (10% coordination)	$1,537.00
Total	**$16,912.00**

Langan Engineering Unit Price bid form lump sum	$9,875.00
MDS fee (10% coordination)	$1,537.00
Total	**$16,912.00**

Please do not hesitate to contact me if you have any questions.

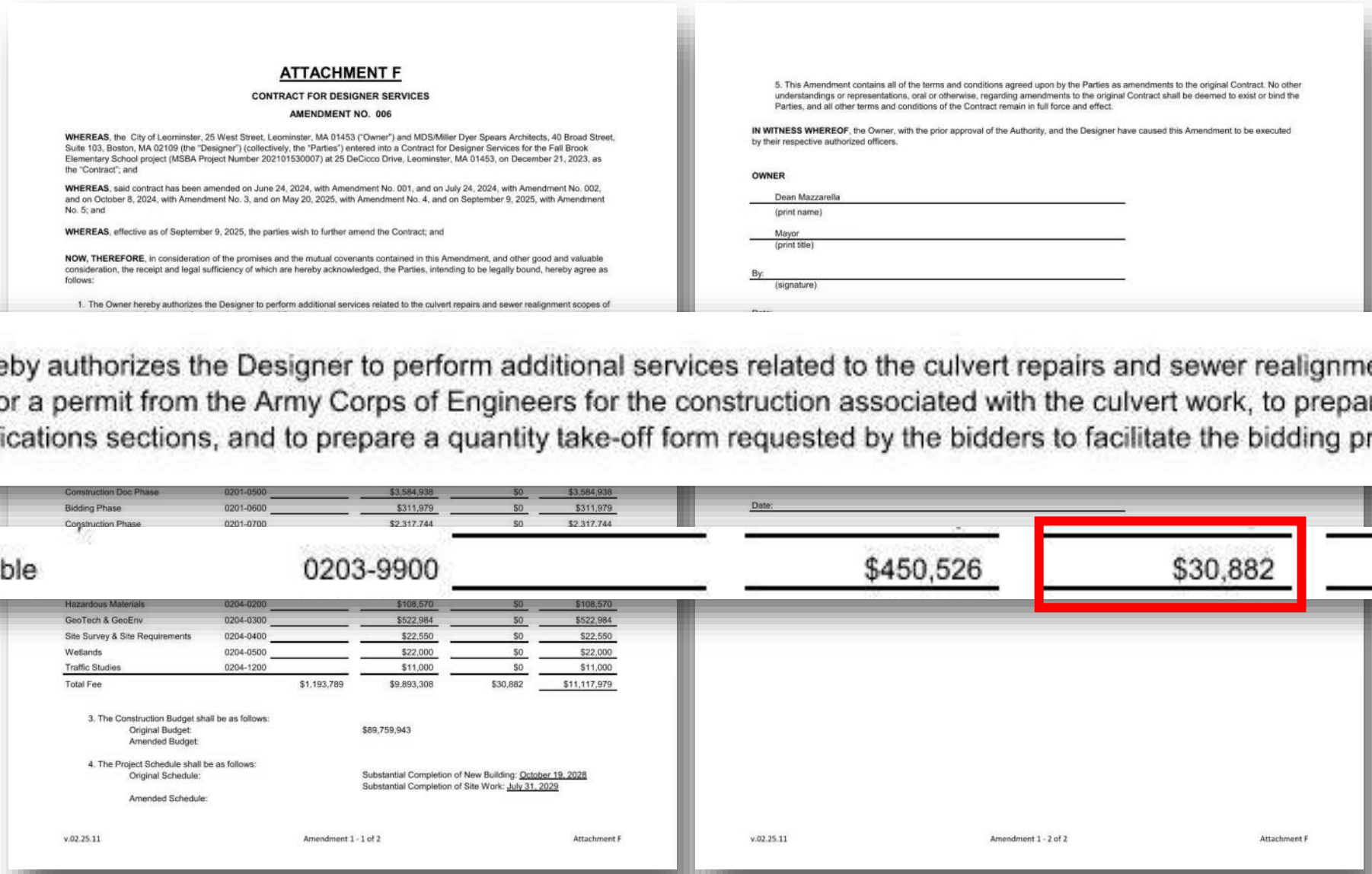
Sincerely,
MILLER DYER SPEARS INC.

Danyul Cho, AIA, CPHC
Senior Associate

Attachments:

Cc: L. Liporto, N. Rodriguez, E. Patten

DESIGNER CONTRACT AMENDMENT 6



ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 006

WHEREAS, the City of Leominster, 25 West Street, Leominster, MA 01453 ("Owner") and MDS/Miller Dyer Spears Architects, 40 Broad Street, Suite 103, Boston, MA 02109 (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Fall Brook Elementary School project (MSBA Project Number 202101530007) at 25 DeCicco Drive, Leominster, MA 01453, on December 21, 2023, as the "Contract"; and

WHEREAS, said contract has been amended on June 24, 2024, with Amendment No. 001, and on July 24, 2024, with Amendment No. 002, and on October 8, 2024, with Amendment No. 3, and on May 20, 2025, with Amendment No. 4, and on September 9, 2025, with Amendment No. 5; and

WHEREAS, effective as of September 9, 2025, the parties wish to further amend the Contract; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional services related to the culvert repairs and sewer realignment scopes of work, to apply for a permit from the Army Corps of Engineers for the construction associated with the culvert work, to prepare additional front end specifications sections, and to prepare a quantity take-off form requested by the bidders to facilitate the bidding process.

Construction Doc Phase	0201-0500		$3,584,938	$0	$3,584,938
Bidding Phase	0201-0600		$311,979	$0	$311,979
Construction Phase	0201-0700		$2,317,744	$0	$2,317,744
Other Reimbursable	0203-9900		$450,526	$30,882	$481,408
Hazardous Materials	0204-0200		$108,570	$0	$108,570
GeoTech & GeoEnv	0204-0300		$522,984	$0	$522,984
Site Survey & Site Requirements	0204-0400		$22,550	$0	$22,550
Wetlands	0204-0500		$22,000	$0	$22,000
Traffic Studies	0204-1200		$11,000	$0	$11,000
Total Fee		$1,193,789	$9,893,308	$30,882	$11,117,979

3. The Construction Budget shall be as follows:
   Original Budget: $89,759,943
   Amended Budget:

4. The Project Schedule shall be as follows:
   Original Schedule: Substantial Completion of New Building: October 19, 2028
   Substantial Completion of Site Work: July 31, 2029
   Amended Schedule:

v.02.25.11 Amendment 1 - 1 of 2 Attachment F

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Dean Mazzarella
(print name)

Mayor
(print title)

By:
(signature)

Date:

v.02.25.11 Amendment 1 - 2 of 2 Attachment F

DESIGNER CONTRACT AMENDMENT 6

- "Motion to approve *Contract for Designer Services Amendment No. 6* for Designer services for the culvert and sewer scope of work for an additional Fee of $30,882.00" 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. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

CULVERT & SEWER CHANGE ORDER 1

City of Leominster
25 West Street
Leominster, MA 01453

Change Order
Project Sewer Realignment and Culvert Improvements at DeCicco Drive

CONTRACT INFORMATION
Contract for: Construction
Date: August 11, 2025

CHANGE ORDER INFORMATION
Change Order Number: **CS-01**
Date: September 5, 2025

Owner: City of Leominster, 25 West Street, Leominster MA 01453
Architect: MDS | Architects, 40 Broad St., Suite 103, Boston MA 02109
Contractor: Riccardi Bros., Inc. 200 Century Dr., W. Boylston MA 01583

THE CONTRACT IS CHANGED AS FOLLOWS:
The contract is amended to include one additional manhole core. See attached PCO-01.

The original Contract Sum was	$1,170,900.15
The net change by previously authorized Change Orders	$ 00.00
The Contract Sum prior to this Change Order was	$1,170,900.15
The Contract Sum will be (increased)~~(decreased)~~~~(unchanged)~~ by this Change Order in the amount of	$ 1,500.00
The new Contract Sum, including this Change Order will be	$1,172,400.15
The Contract Time will ~~(increased)~~ ~~(decreased)~~ (unchanged) by	(0) days
The new date of Substantial Completion will be	Unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum, or the Contract Time, that have been authorized by Construction Change Directive until the Cost and time have been agreed upon by both the Owner and Contractor, in which case a change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR, OWNER'S PROJECT MANAGER, AND OWNER.

MDS | ARCHITECTS	RICCARD BROS. INC.	LEFT FIELD INC.	CITY OF LEOMINSTER
ARCHITECT	CONTRACTOR	OPM	OWNER
SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
Danyul Cho - PM	Casey Lemoine - VPO	Craig DiCarlo - OPM	Mayor Dean Mazzarella
PRINTED NAME/TITLE	PRINTED NAME/TITLE	PRINTED NAME/TITLE	PRINTED NAME/TITLE
9/5/2025		Sept 5, 2025	
DATE	DATE	DATE	DATE

Under Review

CULVERT & SEWER CHANGE ORDER 1

- "Motion to approve *Construction Change Order* and sewer scope of work for an increase to the Construction Contract in the amount of $_____, seconded by _____.
- Discussion
- Vote

Under Review

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

MDS ARCHITECTS

TOTAL PROJECT BUDGET

Feasibility Budget:

$2,500,000

As of August 2025:

- Committed: 77%
  $1,912,667
- Expended: 72%
  $1,791,730

Budget Revision Request #4 to fund Designer Contract Amendment #4 (culvert and sewer construction phase) awaiting MSBA approval

Fall Brook Elementary School - Leominster, MA — August 31, 2025

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	Comments
	FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	$ 1,000,000	$ (603,000)	$ 397,000	$ 397,000	100%	$ 397,000	100%	$ -	$ -	BRR#3
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,000,000	$ 66,535	$ 1,066,535	$ 1,066,535	100%	$ 1,066,535	100%	$ -	$ -	BRR#1
0003-0000	Environmental & Site	$ 250,000	$ 196,012	$ 446,012	$ 446,012	100%	$ 325,075	73%	$ 120,937	$ -	BRR#2, pending BRR#4
0004-0000	Other	$ 250,000	$ 340,453	$ 590,453	$ 3,120	1%	$ 3,120	0%	$ -	$ 587,333	BRR#1, #2, #3, #4
	SUB-TOTAL	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ 1,912,667**	**77%**	**$ 1,791,730**	**72%**	**$ 120,937**	**$ 587,333**	
	ADMINISTRATION										
0101-0000	Legal Fees	$ -		$ -	$ -	0%	$ -	0%	$ -		
	Owner's Project Manager	$ 3,128,000	$ -	$ 3,514,326	$ 3,128,000	89%	$ 87,771	2%	$ 3,426,555		
0102-0400	Design Development	$ 233,689		$ 233,689	$ 233,688	100%	$ 87,633	37%	$ 146,056		
0102-0500	Construction Documents	$ 243,349		$ 243,349	$ 243,348	100%	$ -	0%	$ 243,349		
0102-0600	Bidding	$ 120,407		$ 120,407	$ 120,408	100%	$ 138	0%	$ 120,269		
0102-0700	Construction Administration	$ 2,327,984		$ 2,327,984	$ 2,327,985	100%	$ -	0%	$ 2,327,984		
0102-0800	Closeout	$ 202,571		$ 202,571	$ 202,571	100%	$ -	0%	$ 202,571		
0102-0900	Extra Services	$ 186,326		$ 186,326	$ -	0%	$ -	0%	$ 186,326		
0102-1000	Reimbursables & Other Services	$ 100,000		$ 100,000	$ -	0%	$ -	0%	$ 100,000		
0102-1100	Cost Estimates	$ 100,000		$ 100,000	$ -	0%	$ -	0%	$ 100,000		
0103-0000	Advertising & Printing	$ 3,000		$ 3,000	$ -	0%	$ -	0%	$ 3,000		
0104-0000	Permitting	$ -		$ -	$ -	0%	$ -	0%	$ -		
0105-0000	Owner's Insurance	$ -		$ -	$ -	0%	$ -	0%	$ -		
0199-0000	Other Administrative Costs	$ 30,000		$ 30,000	$ -	0%	$ -	0%	$ 30,000		
	SUB-TOTAL	**$ 3,547,326**	**$ -**	**$ 3,547,326**	**$ 3,128,000**	**88%**	**$ 87,771**	**2%**	**$ 3,459,555**	**$ -**	
	A&E										
	A/E Basic Services	$ 8,733,419	$ -	$ 8,733,419	$ 8,436,920	97%	$ 657,963	8%	$ 8,075,456		
0201-0400	Design Development	$ 2,076,115		$ 2,076,115	$ 2,078,359	100%	$ 657,963	32%	$ 1,418,152		
0201-0500	Construction Documents	$ 3,792,469		$ 3,792,469	$ 3,584,938	95%	$ -	0%	$ 3,792,469		
0201-0600	Bidding	$ 310,135		$ 310,135	$ 311,979	101%	$ -	0%	$ 310,135		
0201-0700	Construction Administration	$ 2,310,800		$ 2,310,800	$ 2,317,744	100%	$ -	0%	$ 2,310,800		
0201-0800	Closeout	$ 143,900		$ 143,900	$ 143,900	100%	$ -	0%	$ 143,900		
0201-9900	Other Basic Services	$ 100,000		$ 100,000	$ -	0%	$ -	0%	$ 100,000		
	Extra/Reimbursable Services	$ 1,193,870	$ -	$ 1,193,870	$ 1,137,630	95%	$ -	0.0%	$ 1,193,870		
0203-0200	Printing (over minimum)	$ -		$ -	$ -	0%	$ -	0%	$ -		
0203-9900	Other Reimbursables	$ 535,416		$ 535,416	$ 450,526	84%	$ -	0%	$ 535,416		
0204-0200	HazMat (incl. monitoring)	$ 106,920		$ 106,920	$ 108,570	102%	$ -	0%	$ 106,920		
0204-0300	Geotechnical/Geo-Environmental	$ 428,984		$ 428,984	$ 522,984	122%	$ -	0%	$ 428,984		
0204-0400	Site Survey & Site Requirements	$ 22,550		$ 22,550	$ 22,550	100%	$ -	0%	$ 22,550		
0204-0500	Wetlands	$ 50,000		$ 50,000	$ 22,000	44%	$ -	0%	$ 50,000		
0204-1200	Traffic Studies	$ 50,000		$ 50,000	$ 11,000	22%	$ -	0%	$ 50,000		
	SUB-TOTAL	**$ 9,927,289**	**$ -**	**$ 9,927,289**	**$ 9,574,550**	**96%**	**$ 657,963**	**7%**	**$ 9,269,326**	**$ -**	

TOTAL PROJECT BUDGET

Total Project Budget:

$114,821,932

Including OPM and Designer contracts:

- Committed: 13%
  $14,615,217

As of August 2025:

- Expended: 2%
  $2,699,690

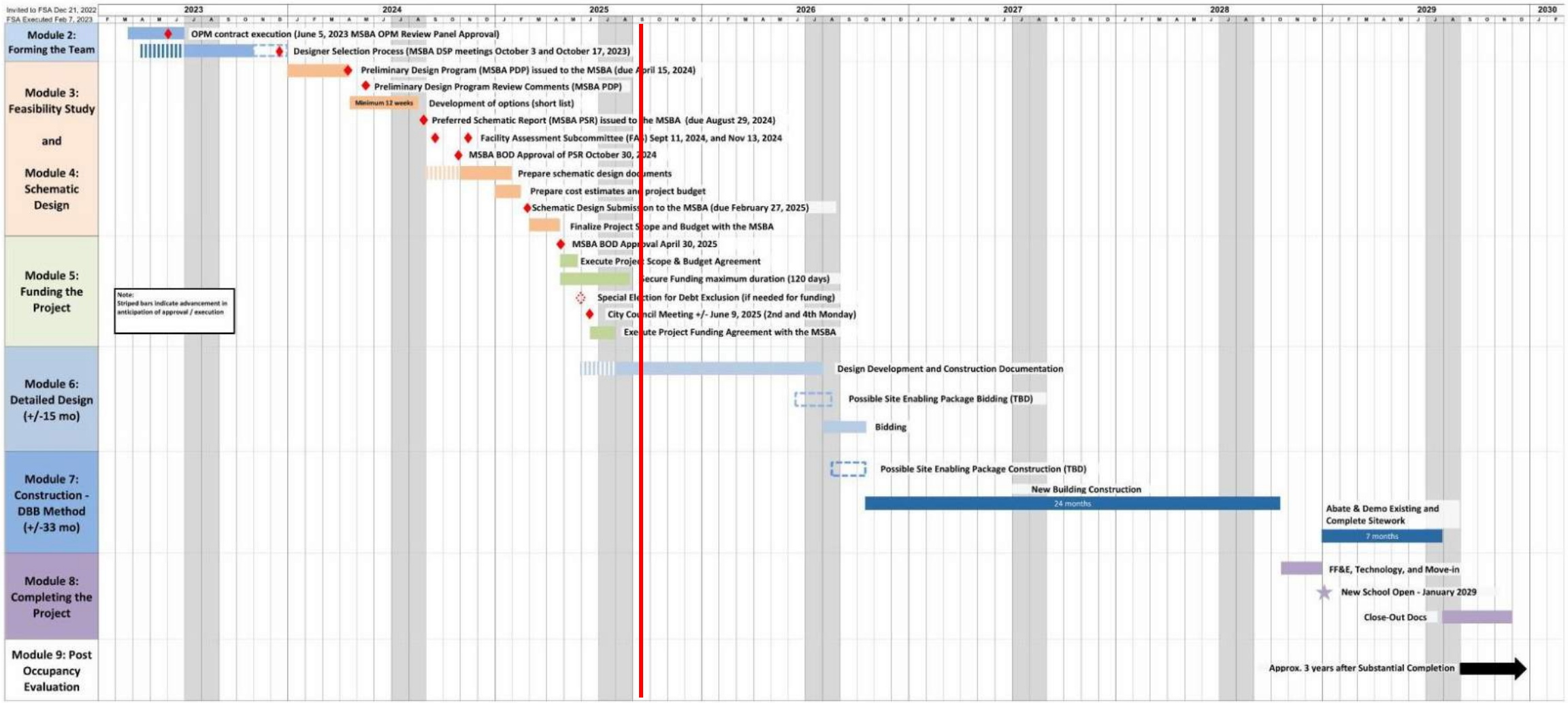
Fall Brook Elementary School - Leominster, MA — August 31, 2025

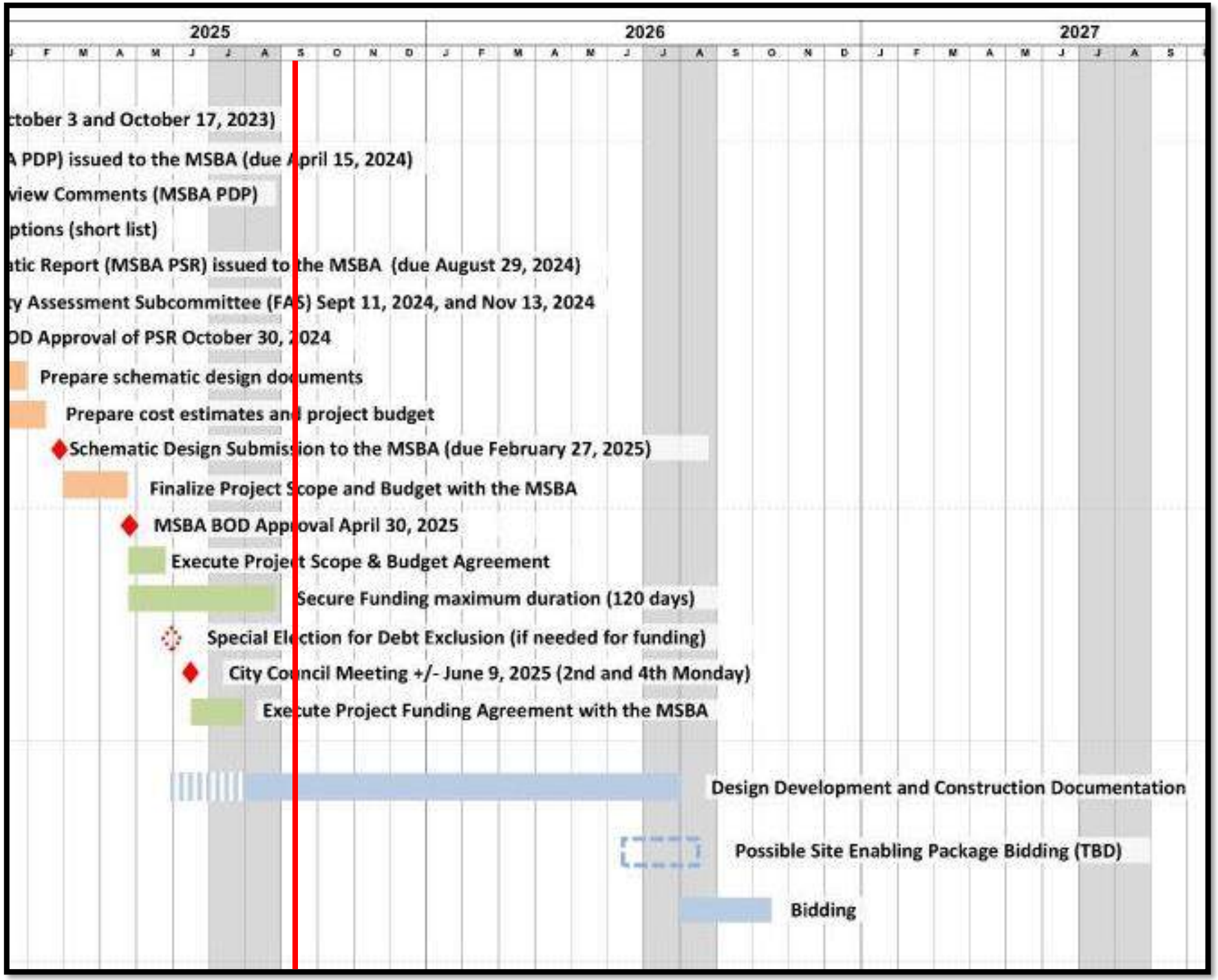
Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	Comments
	SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	$ -		$ -	$ -	0%	$ -	0%	$ -		
	SUB-TOTAL	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	$ -	
	PRE CONSTRUCTION COSTS										
0501-0000	CMR Pre-Con Services			$ -	$ -	0%	$ -	0%	$ -		
	SUB-TOTAL	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	$ -	
	CONSTRUCTION COSTS										
0502-0001	Construction Budget	$ 89,759,943		$ 89,759,943	$ -	0%	$ 162,225	0%	$ 89,597,718		
0508-0000	Change Orders	$ -		$ -	$ -	0%	$ -	0%	$ -		
	SUB-TOTAL	$ 89,759,943	$ -	$ 89,759,943	$ -	0%	$ 162,225	0%	$ 89,597,718	$ -	
	ALTERNATES										
0506-0000		$ -	$ -	$ -	$ -	0%	$ -	0%	$ -		
	SUB-TOTAL	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	$ -	
	OTHER PROJECT COSTS										
0507-0000	Construction Contingency	$ 4,390,473		$ 4,390,473	$ -	0%	$ -	0%	$ 4,390,473		
	Miscellaneous Project Costs	$ 850,000	$ -	$ 850,000	$ -	0%	$ -	0%	$ 850,000		
0601-0000	Utility Company Fees	$ 200,000		$ 200,000	$ -	0%	$ -	0%	$ 200,000.00		
0602-0000	Testing Services	$ 350,000		$ 350,000	$ -	0%	$ -	0%	$ 350,000		
0699-0000	Other Project Costs	$ 300,000		$ 300,000	$ -	0%	$ -	0%	$ 300,000		
	Furnishings and Equipment	$ 2,806,000	$ -	$ 2,806,000	$ -	0%	$ -	0%	$ 2,806,000		
0701-0000	Furnishings	$ 1,830,000		$ 1,830,000	$ -	0%	$ -	0%	$ 1,830,000		
0702-0000	Equipment	$ -		$ -		0%		0%			
0703-0000	Technology Equipment	$ 976,000		$ 976,000	$ -	0%	$ -	0%	$ 976,000		
0801-0000	Owner's Contingency	$ 1,040,901		$ 1,040,901	$ -	0%	$ -	0%	$ 1,040,901		
	TOTAL PROJECT BUDGET	$ 114,821,932	$ -	$ 114,821,932	$ 14,615,217	13%	$ 2,699,690	2%	$ 112,122,242	$ 587,333	

FUNDING SOURCES		
Maximum State Share	$ 64,368,241	56.06%
Minimum Local Share	$ 50,453,691	43.94%
SUB-TOTAL	$ 114,821,932	100.00%

PROJECT SCHEDULE





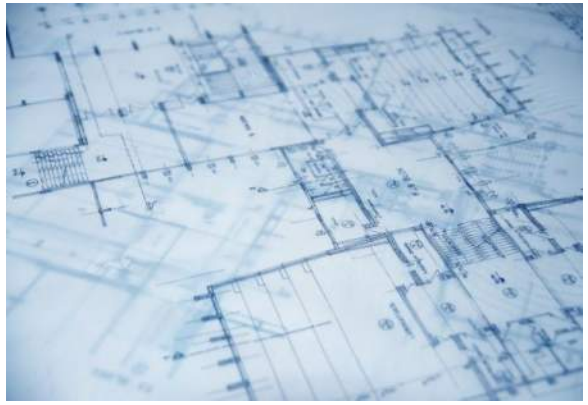
MDS ARCHITECTS

MSBA REIMBURSEMENT RATE

Key Concepts

- The MSBA does not fully fund school projects, rather the MSBA and District each fund a portion of the project.
- The District pays its portion directly to its vendors and the MSBA pays its portion in the form of monthly reimbursements to the District.

MSBA REIMBURSEMENT RATE

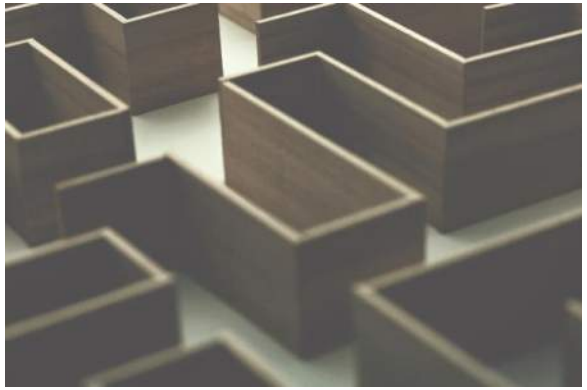


- Reimbursement rates are calculated based on need using socio-economic factors, similar to Title 1 allocations
- First, the MSBA calculates a reimbursement rate for the Feasibility Study Agreement
  - Fall Brook FSA reimbursement rate was 74.01%
- Second, the MSBA calculates a reimbursement rate for the Project Scope and Budget Agreement (which forms the basis of the Project Funding Agreement)
  - Fall Brook PSBA reimbursement rate is 79.93%
- Reimbursement rates are capped at 80.00%

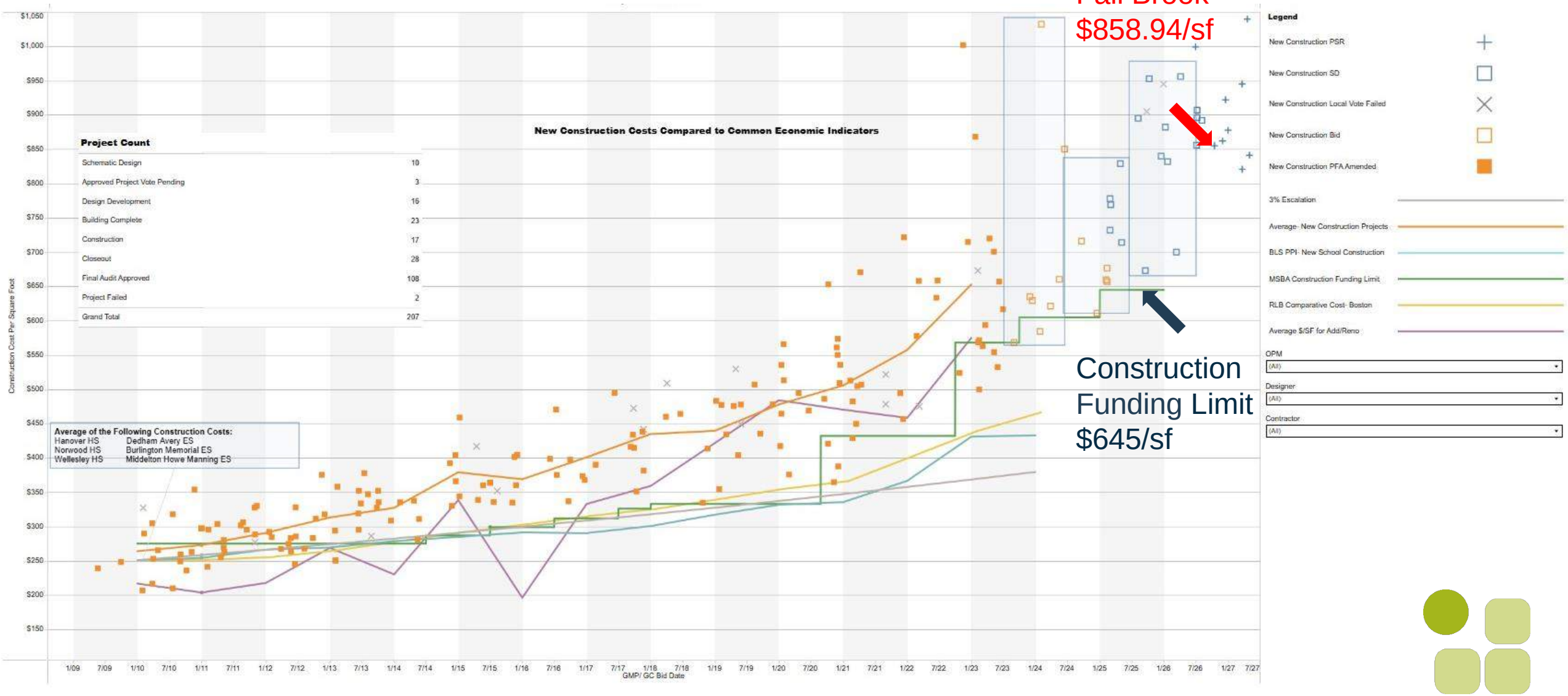
MSBA REIMBURSEMENT RATE

“Effective” Reimbursement Rate

- The MSBA advertises the reimbursement rate that applies to ***eligible costs only***. Every project also includes costs that are ***ineligible*** and ***eligible up to a cap***. This can be a point of confusion for the public.
- Combining the three categories together produces an “effective” reimbursement rate
- The “effective” reimbursement rate is always lower than the “advertised” reimbursement rate for eligible costs
- The MSBA’s reimbursement rate policies are intended to maximize the number of communities served and to be fair

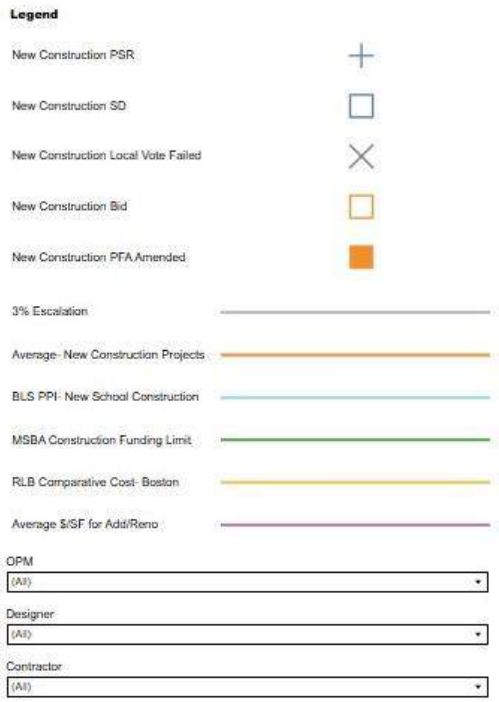


MSBA REIMBURSEMENT RATE



Source: MSBA website https://info.massschoolbuildings.org/TabPub/TableauCostData.aspx, downloaded 4/28/2025

MSBA REIMBURSEMENT RATE

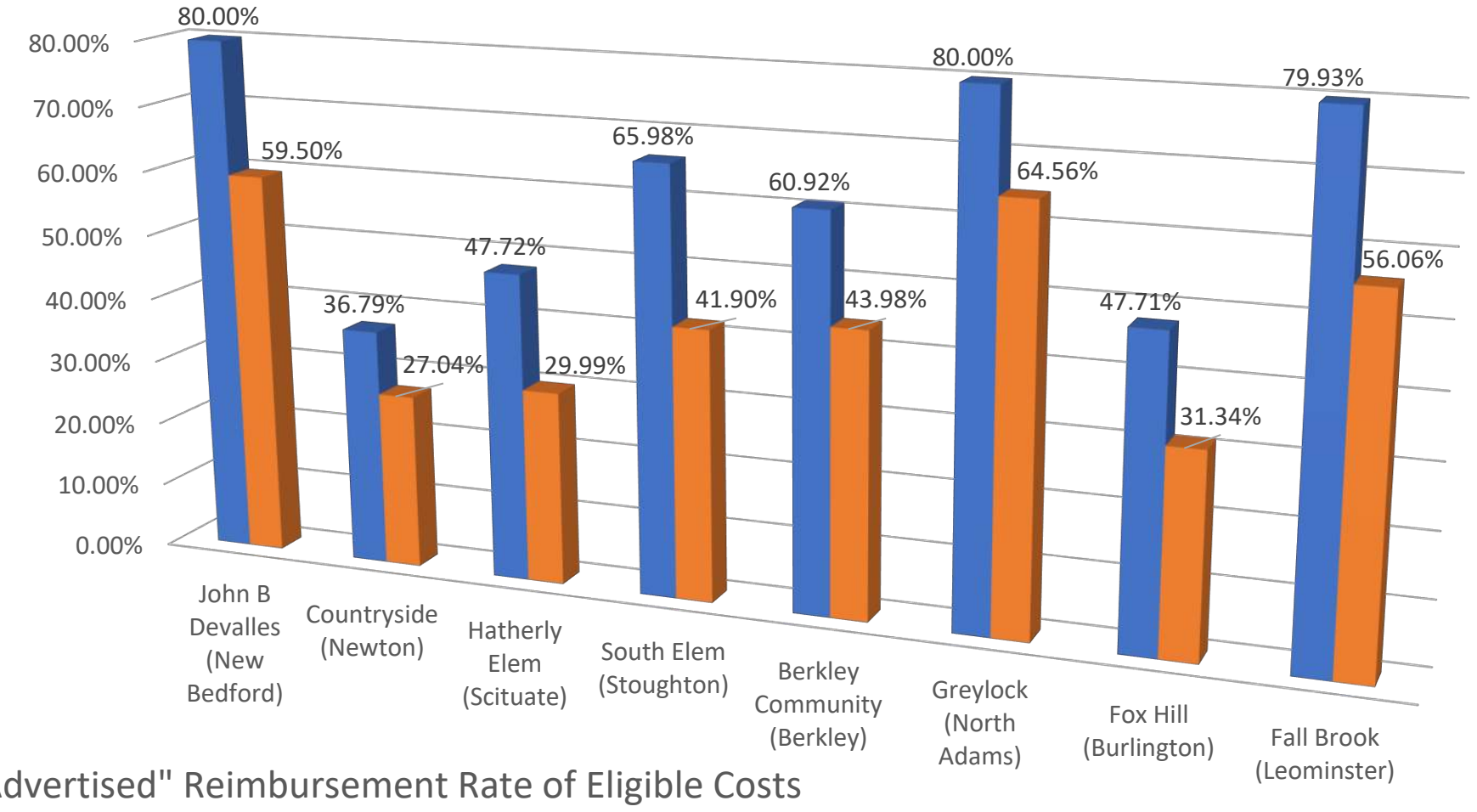


Fall Brook
$858.94/sf

Construction
Funding Limit
$645/sf

Source: MSBA website https://info.massschoolbuildings.org/TabPub/TableauCostData.aspx, downloaded 4/28/2025

MSBA REIMBURSEMENT RATE

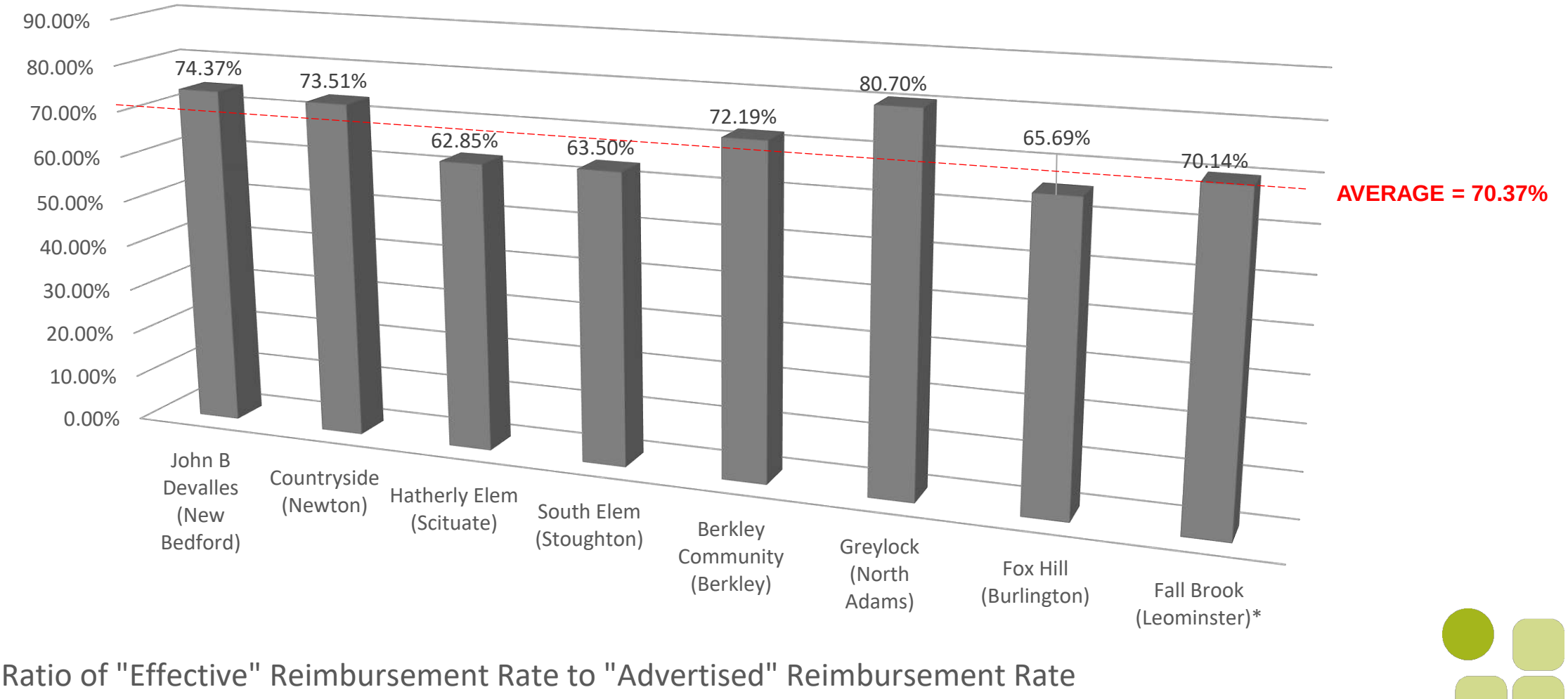


Comparable MSBA projects:

- Elementary school
- New construction
- Schematic Design phase
- BoD approval since December 2023

Source: MSBA Estimated Construction & Total Project Cost Data at Schematic Design, Elementary Schools - August 2024 Board Meeting

MSBA REIMBURSEMENT RATE



Source: MSBA Estimated Construction & Total Project Cost Data at Schematic Design, Elementary Schools - August 2024 Board Meeting

MSBA REIMBURSEMENT RATE

Conclusions

- The MSBA shares in the cost of school building projects, but never pays the full amount
- The “effective” reimbursement rate is always significantly lower than the “advertised” reimbursement rate for eligible costs, which is a source of confusion for many communities
- Fall Brook Elementary School’s “effective” reimbursement rate is in line with the average for recent elementary school projects involving new construction

MSBA REIMBURSEMENT RATE

Questions

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
    b. Monthly Invoice Log
    c. Warrant – **Vote**
    d. Designer Contract Amendment No. 5 – **Vote**
    e. Additional Service Requests #6-1 & #6-2 / Designer Contract Amendment No 6 - **Vote**
    f. Culvert & Sewer Change Order #1 - **Vote**
    g. Feasibility Study & Total Project Budget Update
    h. Project Schedule Update
3. Designer Report
    a. Design Development Update (Site Design, Exterior, and Interior)
    b. Culvert Sewer Construction Progress
    c. Images for Fall Brook Open House Display Boards
    d. Technology Equipment Procurement by the District
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

MDS ARCHITECTS

DESIGNER REPORT

Switch to MDS presentation slides

MDS ARCHITECTS

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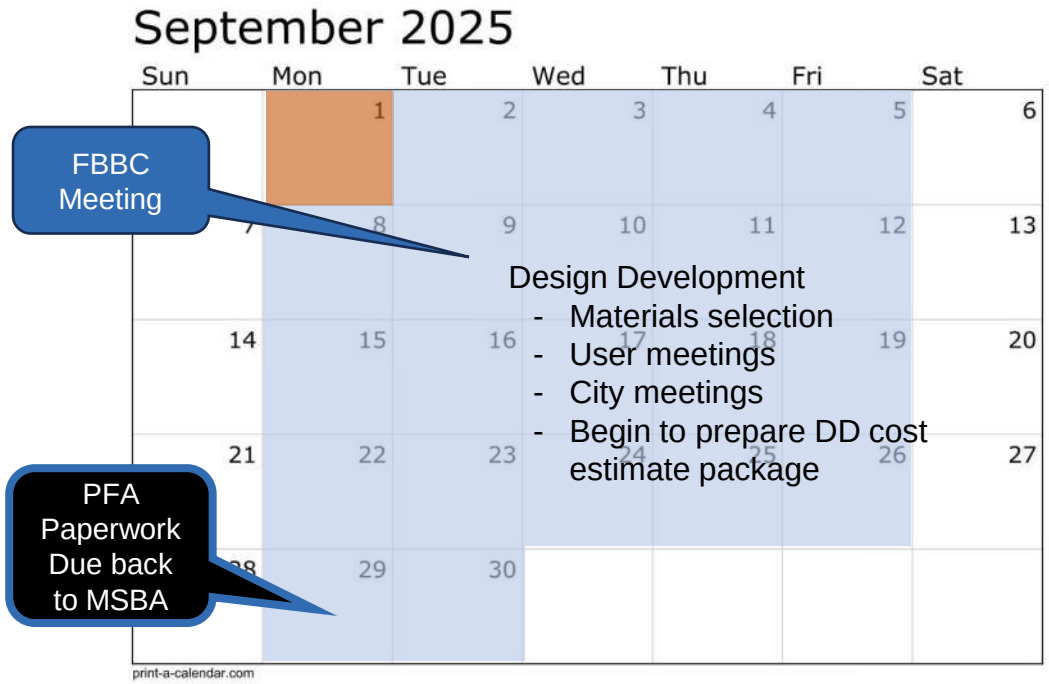
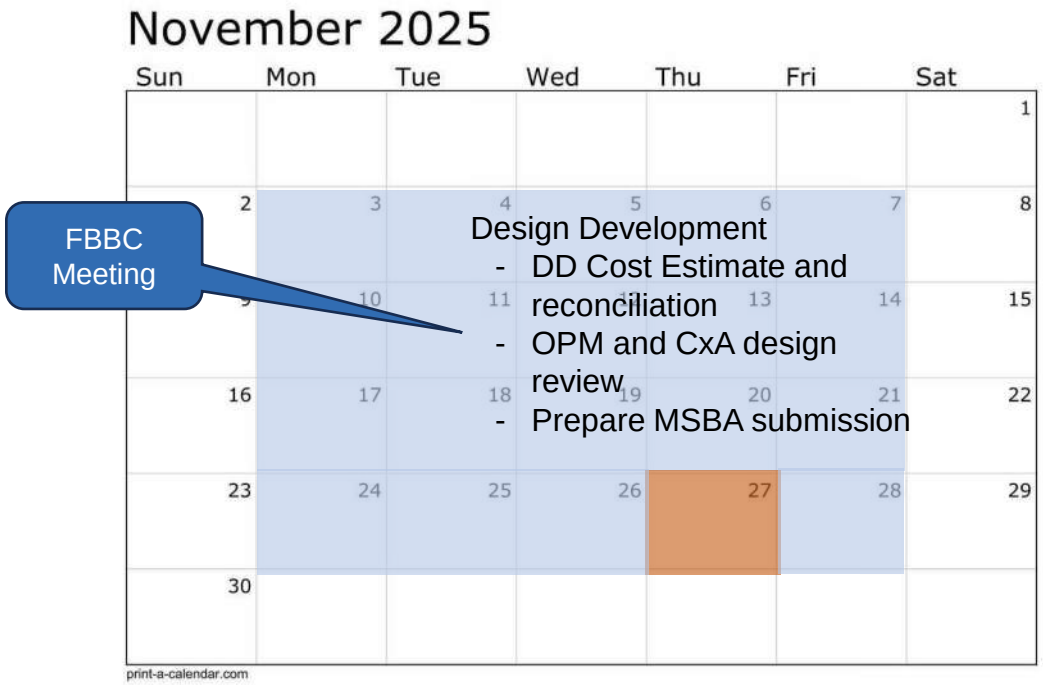
MDS ARCHITECTS

NEXT STEPS

- Monday 11/29/25 — PFA deadline
- Tuesday 10/14/25, 1:00pm — Regular FBBC Meeting
- Tuesday 11/11/25, 1:00pm — Regular FBBC Meeting
- Friday 12/5/25 — DD submission to the MSBA





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MDS ARCHITECTS

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. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

THANK YOU!

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

MDS
ARCHITECTS