FALL BROOK ELEMENTARY SCHOOL PROJECT – Leominster, MA

FALL BROOK BUILDING COMMITTEE (FBBC) MEETING #36

Tuesday, December 2, 2025 Remote via Zoom 1:00pm

Join Zoom Meeting
https://us02web.zoom.us/j/88383908759?pwd=OAKj79ObYZYbQ85glNlBQOuFEPagaB.1
Meeting ID: 883 8390 8759
Passcode: 327271

Peter Angelini Mark Bodanza Greg Chapdelaine Bill Charpentier
Robin Desmond Jacob Fleming Steven Mammone Dean Mazzarella, Chair
Melanie Mikels Elliot "Butch" Nadeau 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:

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

Christine Silverman		Leominster Public Schools
Richard Bergeron		Leominster Public Schools
Will Sullivan		Leominster Public Schools
Craig DiCarlo	X	LeftField, Project Director
Jay Faxon		LeftField, MEP Expert
Linda Liporto	X	LeftField, Senior Project Manager
Jim Rogers		LeftField, President
Adele Sands		LeftField, Education Liaison
Nereyda Rodriguez	X	Miller Dyer Spears, Principal In Charge
Danyul Cho	X	Miller Dyer Spears, Project Manager
Amy MacKrell		Miller Dyer Spears, Principal
Erica Patten	X	Miller Dyer Spears, Project Architect
Lena Owens		Studio 2112
Lynne Giesecke		Studio 2112
Dana Geva		Studio 2112
Frank Holmes		Langan
Maggie Laracy		Langan
Keith Lane		GGD Consulting Engineers
David Pereira		GGD Consulting Engineers
Louis Vieira		GGD Consulting Engineers
Matthew Woodward		GGD Consulting Engineers

1 – Call to Order

Mr. Robbins called the meeting to order at 1:01pm.

Roll call was taken and a quorum was present.

2 – Designer Report

2a – Design Development Submission

LeftField presented the Design Development (DD) submission, which was previously distributed to the Fall Brook Building Committee (FBBC) via email. LeftField provided a high-level overview of the contents of the submission. Since the last FBBC meeting, the two independent cost estimates were reconciled and show construction to be trending slightly under budget. After this submission, there will be two more design submissions with cost estimates prior to bidding the project, the 60% Construction Documents and 90% Construction Documents submissions.

A motion to approve the Design Development (DD) submission as presented and authorize the OPM to transmit it to the Massachusetts School Building Authority (MSBA) on December 5, 2025, was made by Mr. Chapdelaine and seconded by Ms. Reddington.

There was no further discussion. A roll call vote was taken.

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

The motion carried 9-0-0.

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

There were no items not anticipated 48 hours in advance of the meeting.

4 – Public Comment

There were no public comments.

5 – Next Steps

LeftField presented the meetings and activities planned for the next three months. The DD submission will be transmitted to the MSBA on Friday, December 5, 2025. The MSBA review comments are anticipated in early January 2026. The design team will begin to develop the 60% Construction Documents package. The FBBC will continue to meet monthly; the next regular meeting will be held on Tuesday, December 9, 2025.

6 – Adjournment

A motion to adjourn the meeting was made by Mr. Charpentier and seconded by Mr. Chapdelaine. There was no discussion. A show of hands vote was taken. The motion carried unanimously. The meeting was adjourned at 1:11pm.

Documents and Exhibits

- Fall Brook Building Committee Meeting #36 slideshow presentation by LeftField, dated 12/2/25

Attachments

- None

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