FALL BROOK ELEMENTARY SCHOOL PROJECT – Leominster, MA

# FALL BROOK BUILDING COMMITTEE (FBBC) MEETING #40

Tuesday, February 24, 2026 Remote 1:00pm

Zoom Meeting

https://us02web.zoom.us/j/85928138342?pwd=9ivMY3RJPu0kScUmNPnPRaFY6gBE3w.1

Meeting ID: 859 2813 8342

Passcode: 695512

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 | Remote | City Councilor |
| Mr. Greg Chapdelaine | | City Purchasing Agent |
| Mr. Bill Charpentier * | | City Building Inspector |
| Ms. Robin Desmond | Remote | Superintendent of Schools |
| Arthur Elbthal * | | Leominster Emergency Management, Director |
| Mr. Jacob Fleming | Remote | Leominster DPW Business Manager |
| 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 | Remote | School Facilities Director |
| Ms. Jennifer Reddington | | City Comptroller |
| Mr. Brandon Robbins | | City Councilor |
| Mr. Jeffrey Sullivan | Remote | Fall Brook Elementary School Principal |
| Other Participants | | |
| Meredith Tarr | Remote | City of Leominster |
| Sandra Cucchiara | Remote | School Committee Member |

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|---|---|---|
| Suzanne Koehler | Remote | Former School Committee Member |
| John Roseberry | | Leominster DPW Senior Engineer |
| Christine Silverman | | Leominster Public Schools |
| Richard Bergeron | | Leominster Public Schools |
| Will Sullivan | | Leominster Public Schools |
| Craig DiCarlo | Remote | LeftField, Project Director |
| Jay Faxon | | LeftField, MEP Expert |
| Linda Liporto | Remote | LeftField, Senior Project Manager |
| Jim Rogers | | LeftField, President |
| Adele Sands | | LeftField, Education Liaison |
| Nereyda Rodriguez | Remote | Miller Dyer Spears, Principal In Charge |
| Danyul Cho | Remote | Miller Dyer Spears, Project Manager |
| Amy MacKrell | | Miller Dyer Spears, Principal |
| Erica Patten | | 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 |

* The project awaits MSBA approval of the revised Fall Brook Building Committee roster.

## 1 – Call to Order

Mr. Bodanza called the meeting to order at 1:05pm. Roll call was conducted, and a quorum was present.

## 2 – Designer Report

## 2a – 60% Construction Documents Submissio

LeftField presented the 60% Construction Documents (60% CD) 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 under budget. At the upcoming FBBC meeting scheduled for March 10, 2026, LeftField will present a detailed breakdown of the 60% CD reconciled cost estimates.

A motion to approve the 60% Construction Documents (60% CD) submission as presented and

authorize the OPM to transmit it to the Massachusetts School Building Authority (MSBA) on February 27, 2026, was made by Mr. Bodanza and seconded by Ms. Mikels.

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 * | | | | |
| Ms. Robin Desmond | X | | | |
| Mr. Arthur Elbthal * | | | | 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 | | | |

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The motion carried 7-0-0.

## 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 project team will transmit the 60% CD Submission to the MSBA on Friday 27, 2026. In early March, the design team will begin working on the 90% Construction Documents package. The 90% CD pricing set is scheduled to be given to the cost estimators in mid-April 2026.

The next regular FBBC meeting is scheduled for March 10, 2026.

There are several upcoming public outreach events that LeftField and MDS plan to attend in-person: City Council Public Schools Subcommittee meeting on March 19, 2026, the Fall Brook Talent Show on March 26, 2026, and the Fall Brook Spring Concert on April 30, 2026.

## 6 – Adjournment

A motion to adjourn the meeting was made by Mr. Bodanza and seconded by Mr. Nadeau. There was no discussion. A voice vote was taken. The motion carried unanimously. The meeting was adjourned at 1:16pm.

Documents and Exhibits

- Fall Brook Building Committee Meeting #40 slideshow presentation by LeftField, dated 2/24/26.
- 60% Construction Documents Submission.

Attachments

- None

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