

**Fall Brook
Elementary School**
Leominster, MA

Fall Brook Building
Committee Meeting #41

March 10, 2026




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 and Warrant – **Vote**
 - c. Project Budget Update
 - d. Project Schedule Update
 3. Designer Report
 - a. 60% Construction Document cost estimate review
 - b. Phasing Plans and Early Site Package
 4. Items Not Anticipated 48 Hours in Advance of Meeting
 5. Public Comment
 6. Next Steps
 7. Adjournment

ROLL CALL

- Eight (8) voting members are required for a quorum

Voting Member	Present	Absent
Mr. Mark Bodanza		
Mr. Greg Chapdelaine		
Mr. Sandra Cucchiara		
Ms. Robin Desmond		
Mr. Arthur Elbthal		
Ms. Suzanne Koehler		
Mr. Jacob Fleming		
Mr. Steven Mammone		
Mayor Dean Mazarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		


TODAY'S AGENDA

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MASSDEP RIVERFRONT REGULATIONS

- ConCom Notice of Intent (NOI)
- Riverfront area disturbance | Mitigation strategy
- Conservation Restriction

TODAY'S AGENDA

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MEETING MINUTES FOR APPROVAL

- “Motion to approve the minutes from the Fall Brook Building Committee meeting held on February 24, 2026”, made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				



INVOICE LOG



MEMORANDUM

To: Gregory Chappelaine, Purchasing Agent
From: Linda Liporto, LeftField, LLC
Date: March 5, 2026
Re: Fall Brook Elementary School - February 2026 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 \$
0102-0500	LeftField, LLC	2023.009-029	Construction Documents	Construction Document OPM Services for February 2026	\$ 40,558.00
0102-1100	LeftField, LLC	2023.009-029	Cost Estimates	Cost Estimate Services for February 2026	\$ 30,000.00
0201-0500	MDS	70179	Construction Documents	Construction Document Services for February 2026	\$ 537,614.10
0003-0000	MDS	70179	Environmental & Site	FS Phase environmental & Site Services for February 2026	\$ 3,357.00
0203-9900	MDS	70179	Other Reimbursables	DD/CA Phase Reimbursable Services for February 2026	\$ 8,071.03
SUB TOTAL:					\$ 619,600.13

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 February 2026 OPM Monthly Report was electronically submitted to the MSBA and to the City of Leominster by the required March 12, 2026 deadline. All invoices above are included in the February 2026 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

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ProPay Code	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0102-0500	LeftField, LLC	2023.009-029	Construction Documents	Construction Document OPM Services for February 2026	\$ 40,558.00
0102-1100	LeftField, LLC	2023.009-029	Cost Estimates	Cost Estimate Services for February 2026	\$ 30,000.00
0201-0500	MDS	70179	Construction Documents	Construction Document Services for February 2026	\$ 537,614.10
0003-0000	MDS	70179	Environmental & Site	FS Phase environmental & Site Services for February 2026	\$ 3,357.00
0203-9900	MDS	70179	Other Reimbursables	DD/CA Phase Reimbursable Services for February 2026	\$ 8,071.03
				SUB TOTAL:	\$ 619,600.13

WARRANT

WARRANT NUMBER: W38FY26
 WEEK ENDING: 3/19/2026

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
37733	LeftField, LLC	3205300	530500	\$ 40,558.00	FALL		2023.009-029
37733	LeftField, LLC	3205300	530500	\$ 30,000.00	FALL		2023.009-029
40967	MDS	3205300	530500	\$ 537,614.10	FALL		0070179
40967	MDS	3205300	530500	\$ 3,357.00	FALL		0070179
40967	MDS	3205300	530500	\$ 8,071.03	FALL		0070179
				TOTAL	\$ 619,600.13		



WARRANT APPROVAL

- “Motion to approve warrant number W38FY26 in the amount of \$619,600.13” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				



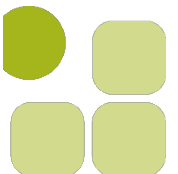
TOTAL PROJECT BUDGET

Total Project Budget:
\$114,821,932

As of February 2026:

- Committed: 14%
 - Expended: 6%
- \$16,022,569
- \$6,575,606

Fall Brook Elementary School - Leominster, MA										February 28, 2026	
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	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	
CONSTRUCTION COSTS											
0502-0001	Construction Budget	\$ 89,759,943	\$ -	\$ 89,759,943	\$ 1,170,900	1%	\$ 1,025,854	1%	\$ 88,734,089	\$ -	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	
	SUB-TOTAL	\$ 89,759,943	\$ -	\$ 89,759,943	\$ 1,170,900	1%	\$ 1,025,854	1%	\$ 88,734,089	\$ -	
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	\$ -	
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	\$ -	
	SUB-TOTAL	\$ 4,390,473	\$ -	\$ 4,390,473	\$ -	0%	\$ -	0%	\$ 4,390,473	\$ -	
	TOTAL PROJECT BUDGET	\$ 114,821,932	\$ -	\$ 114,821,932	\$ 16,022,569	14%	\$ 6,575,606	6%	\$ 108,246,326	\$ 577,746	
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%								



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DESIGNER REPORT

Cost Estimate Summary

Construction Budget \$89,759,943

	DD	60% CD	Comp to Budget
Designer Cost Est (AM Fogarty)	\$88,045,686	\$86,531,934*	\$3,228,009 under
Owner Cost Est (PM&C)	\$85,921,714	\$86,131,075*	\$3,628,868 under
Delta between estimates	\$2,123,972	\$400,859	(0.5% variance)

* Includes \$1,172,400 actual cost for culvert improvements and sewer relocation



60% CONSTRUCTION DOCUMENTS - ALTERNATES REVIEW

ALTERNATE 1:

- ADD ALTERNATE: KOI POND ENCLOSURE, EQUIPMENT AND UTILITIES \$50,063

ALTERNATE 3: MISC ITEMS

- DEDUCT ALTERNATE: GYM AV SCREEN, PROJECTOR AND SOUND -\$162,889
- ADD ALTERNATE: ELECTRONIC HARDWARE FOR EMERGENCY VEHICLE GATES \$23,363
- ADD ALTERNATE: WEATHERPROOF EXTERIOR DIGITAL SIGNAGE \$16,688
- DEDUCT ALTERNATE: LICENSE PLATE READER AT PARENT DRIVE -\$5,563

ALTERNATE 4:

- DEDUCT ALTERNATE: VOICE LIFT SYSTEM AT ALL CLASSROOMS -\$147,184

ALTERNATE 6:

- ADD ALTERNATE: RADON SYSTEM \$98,790

Add Alternates are NOT currently in the project budget and would be an addition.

Deduct Alternates ARE currently in the project budget, and removal would be a credit.

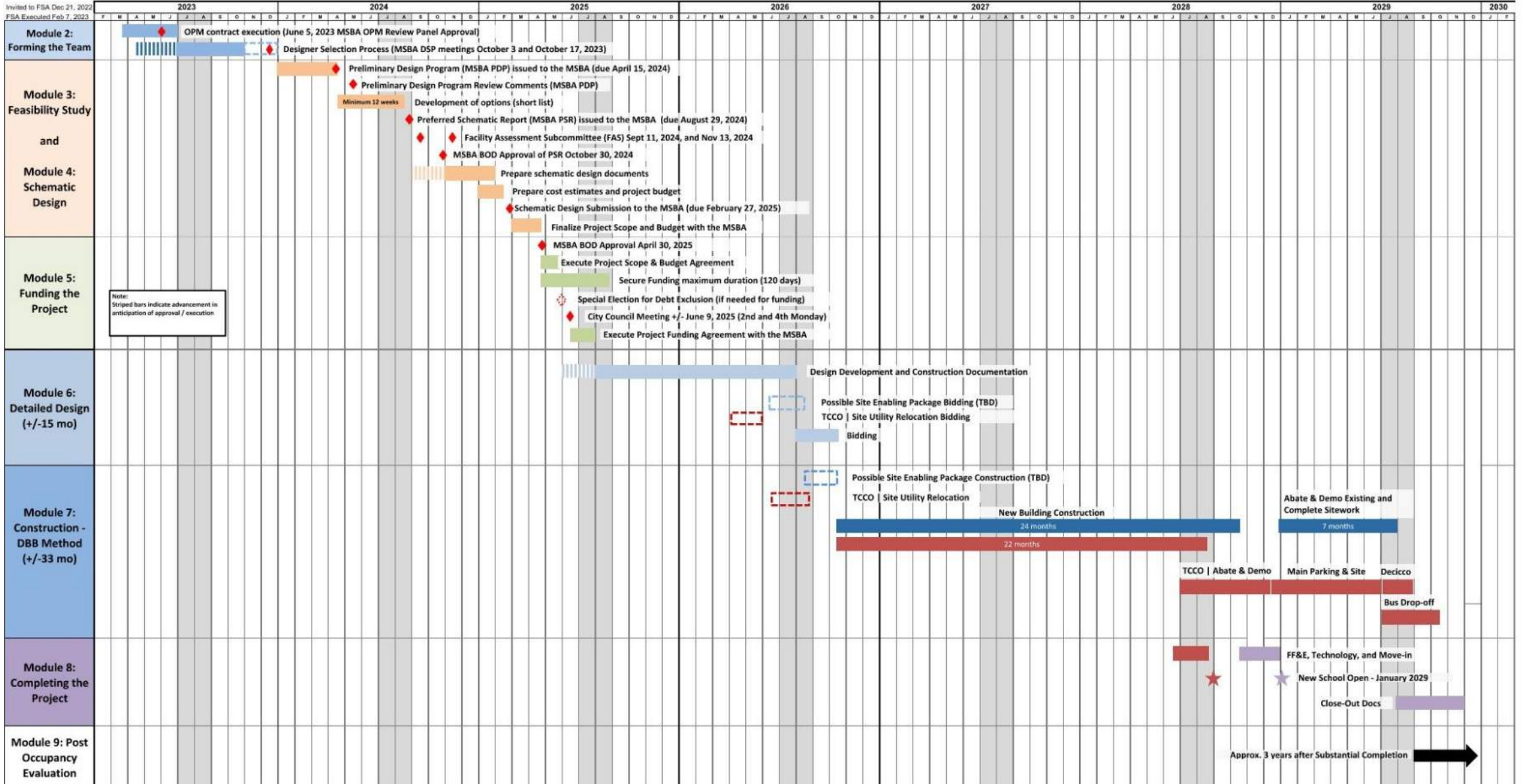
ALTERNATES

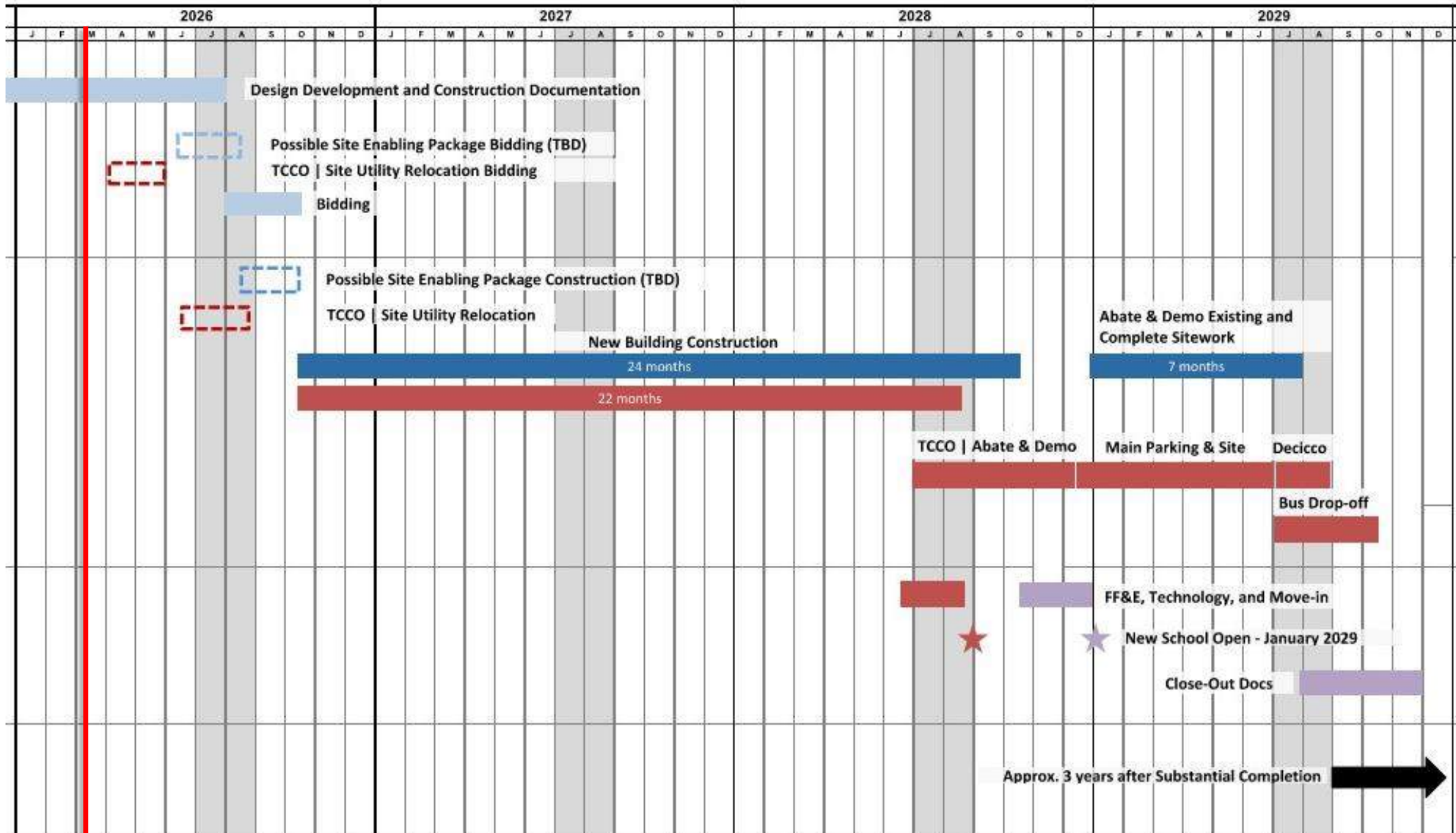
- “Motion to direct the design team to incorporate alternates _____ into the base project, continue to carry alternates _____, and eliminate alternates _____” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
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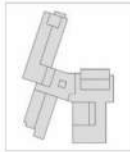
PROJECT SCHEDULE





**New Fall Brook Elementary School
Phase #1 - Early Utility Scope
June 2026 - August 2026**

**CITY OF
LEOMINSTER**
FALL BROOK
ELEMENTARY
SCHOOL
28 DECCO DRIVE, LEOMINSTER,
MA, 01453

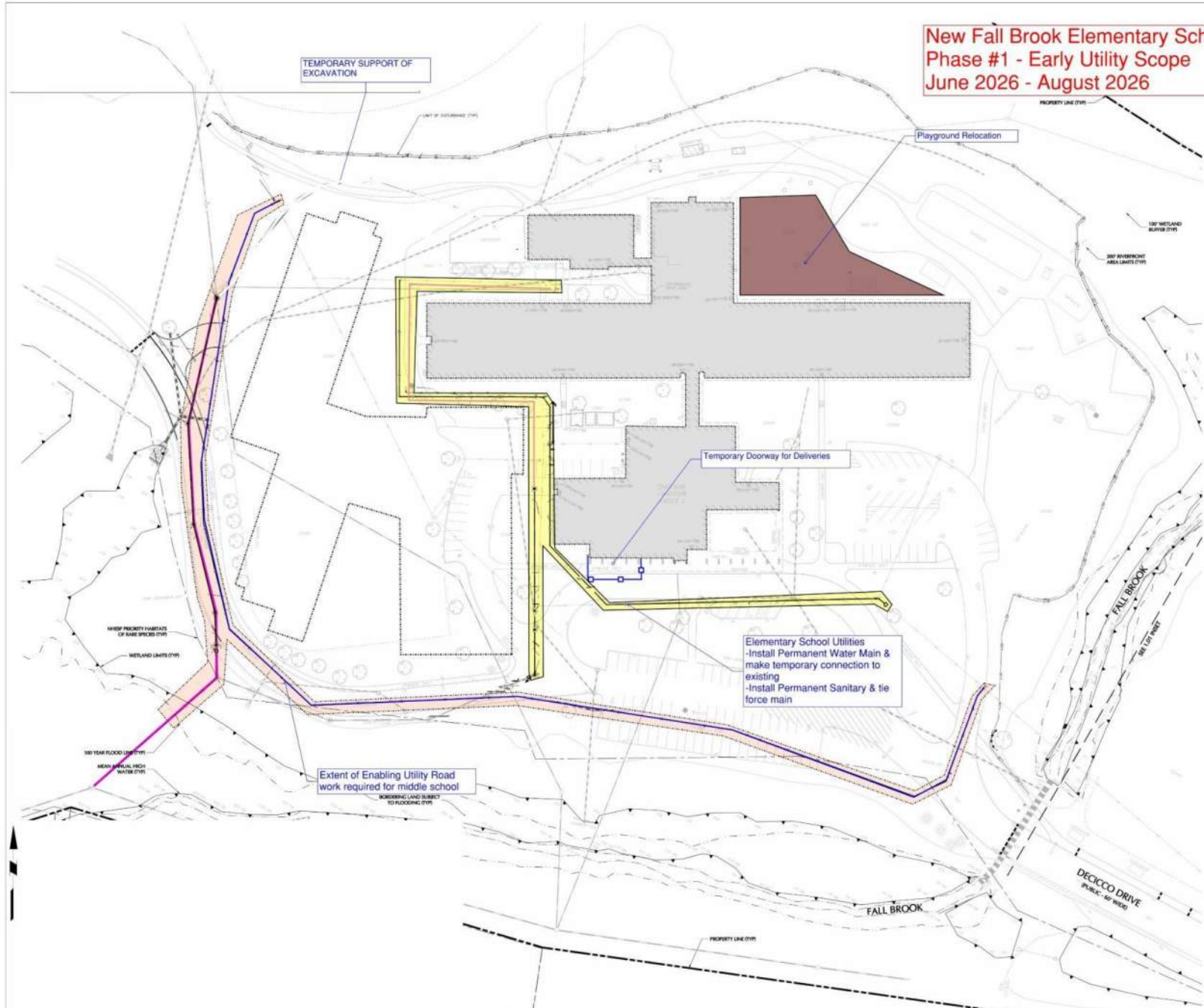


MDS
ARCHITECTS

Project Name: 02 FALL BROOK
MDS Project Number: 2026-001
Drawn By: JMS
Checked By: JMS
Date: 10/20/24

Revision No. Date Description

SITE PREPARATION
PLAN



2026

2027

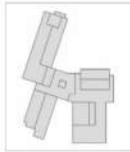
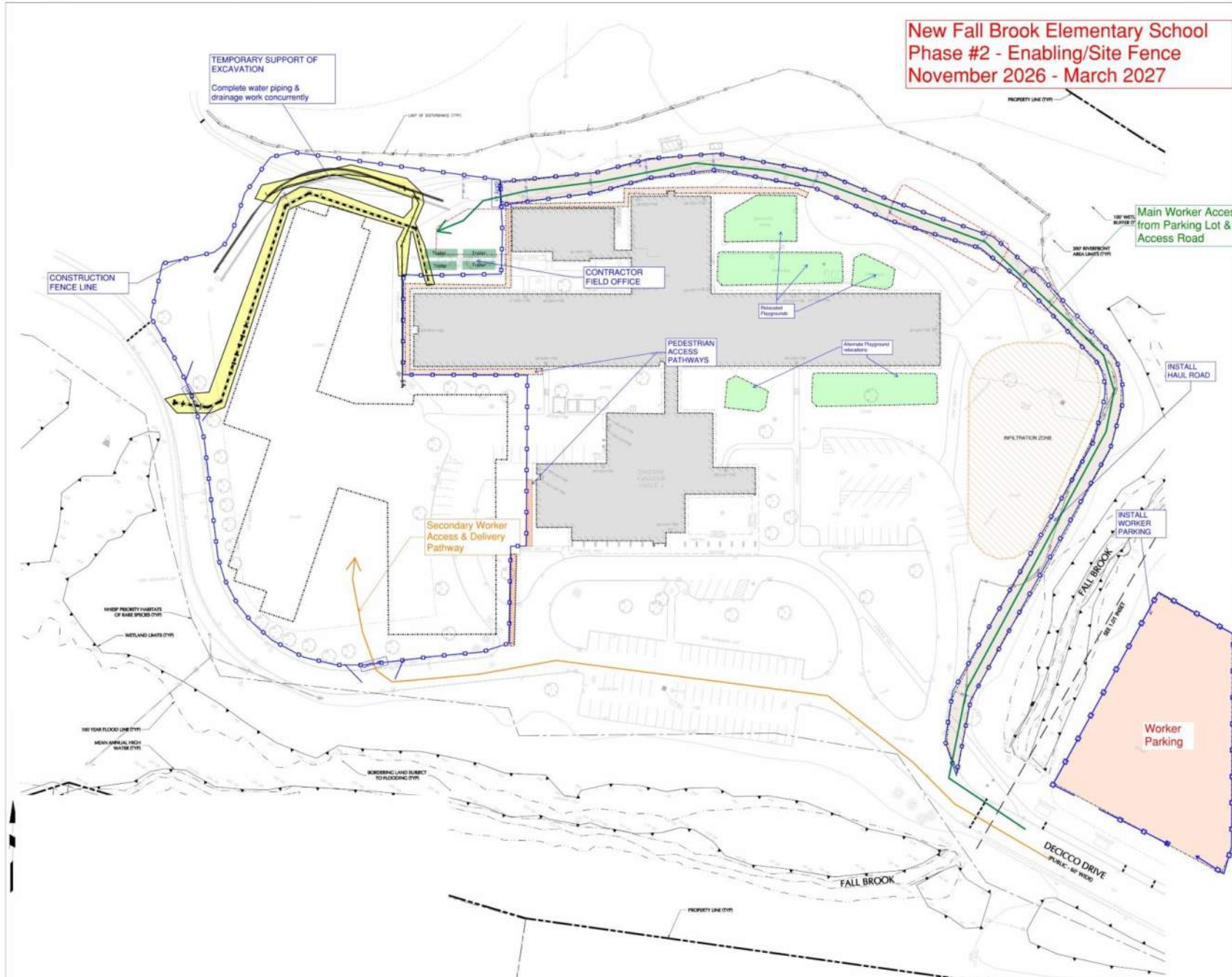
2028

2029

J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D

**New Fall Brook Elementary School
Phase #2 - Enabling/Site Fence
November 2026 - March 2027**

CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL
28 DECCO DRIVE, LEOMINSTER,
MA, 01463



MDS
ARCHITECTS

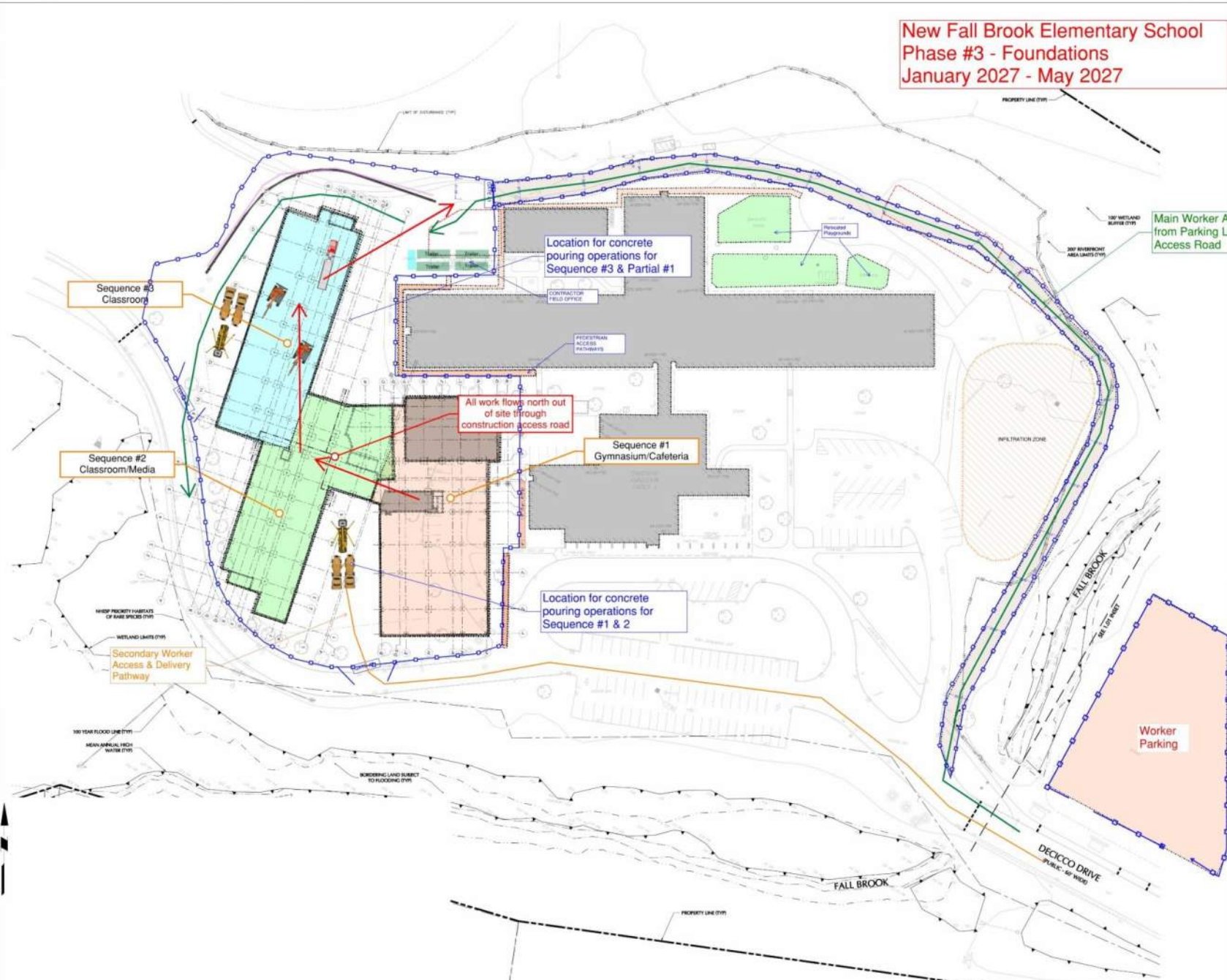
Project Name: 02 LEOMINSTER
MDS Project Number: 2026-00
Drawn By: JMS
Checked By: JMS
Date: 11/08/2023

Revision No. Date Description

SITE PREPARATION
PLAN

2026												2027												2028												2029											
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**New Fall Brook Elementary School
Phase #3 - Foundations
January 2027 - May 2027**

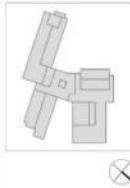


Main Worker Access Road from Parking Lot & Delivery Access Road

Location for concrete pouring operations for Sequence #3 & Partial #1

All work flows north out of site through construction access road

Location for concrete pouring operations for Sequence #1 & 2



Project Name:	02 FALL BROOK
MDS Project Number:	2026-00
Drawn By:	jam
Checked By:	jam
Date:	1/28/2025

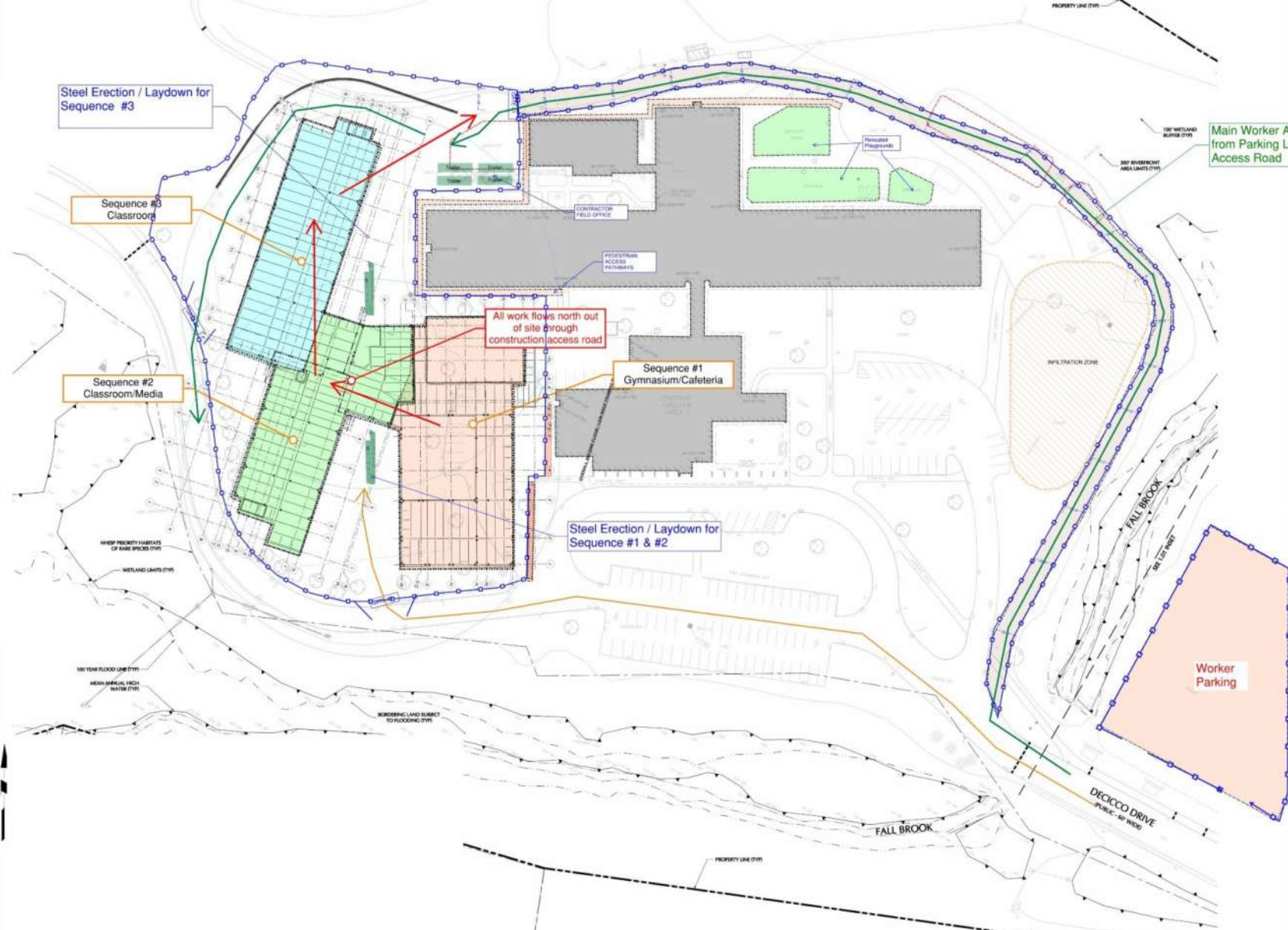
Revision No.	Date	Description
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SITE PREPARATION PLAN

2026												2027												2028												2029											
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**New Fall Brook Elementary School
Phase #4 - Structure
April 2027 - September 2027**

CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL
25 DECCO DRIVE, LEOMINSTER,
MA, 01460



Main Worker Access Road
from Parking Lot & Delivery
Access Road

All work flows north out
of site through
construction access road

Steel Erection / Laydown for
Sequence #3

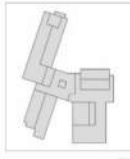
Sequence #3
Classroom

Sequence #2
Classroom/Media

Sequence #1
Gymnasium/Cafeteria

Steel Erection / Laydown for
Sequence #1 & #2

Worker
Parking



Project Name:	02 LEOMINSTER
MDS Project Number:	2027-00
Drawn By:	jam
Checked By:	jam
Date:	10/20/23

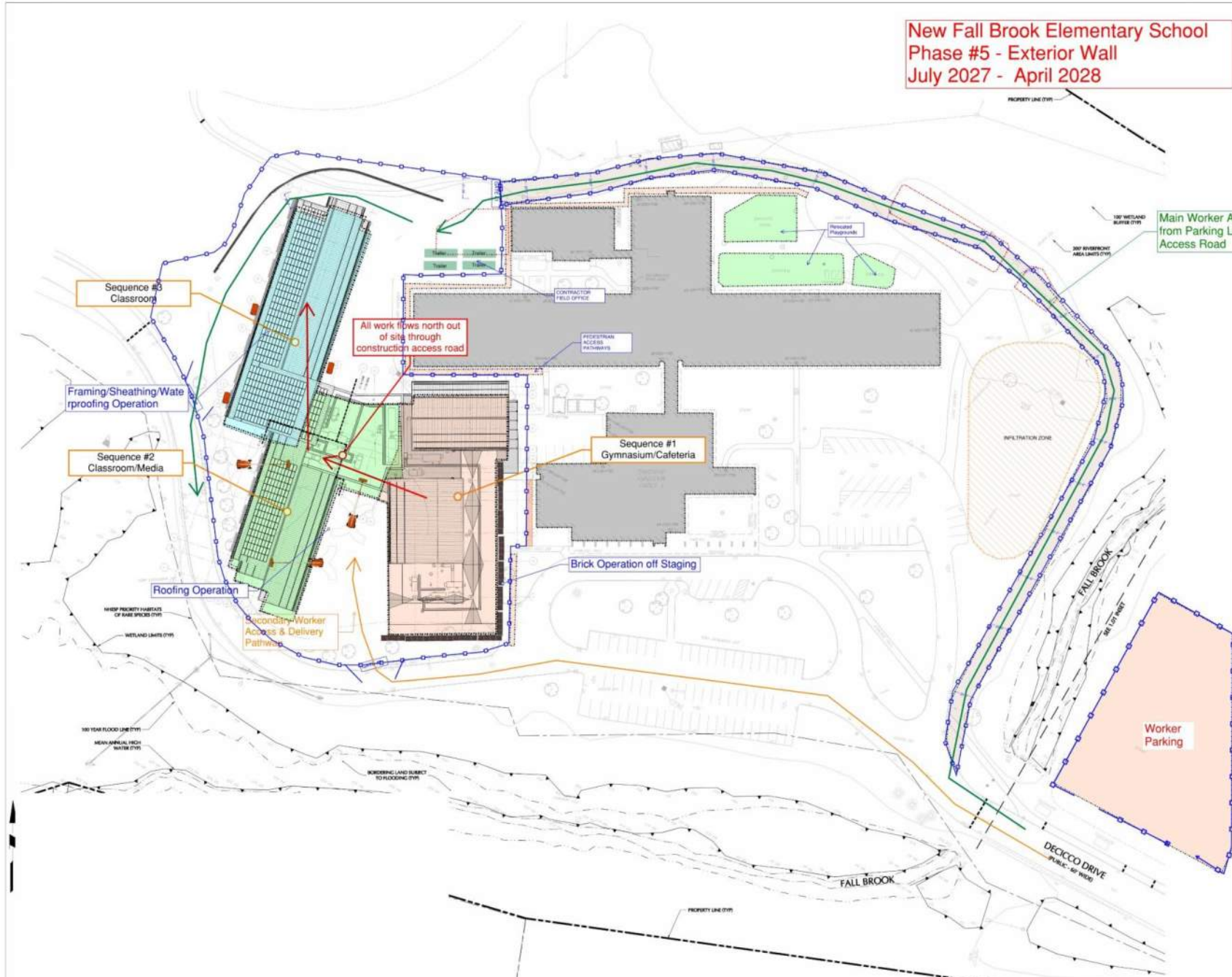
Revision No.	Date	Description
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SITE PREPARATION
PLAN

2026												2027												2028												2029											
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**New Fall Brook Elementary School
Phase #5 - Exterior Wall
July 2027 - April 2028**

CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL
25 DECCO DRIVE, LEOMINSTER,
MA, 01453



Main Worker Access Road
from Parking Lot & Delivery
Access Road

All work flows north out
of site through
construction access road

Sequence #3
Classroom

Framing/Sheathing/Water
proofing Operation

Sequence #2
Classroom/Media

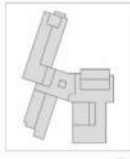
Roofing Operation

Secondary Worker
Access & Delivery
Pathway

Sequence #1
Gymnasium/Cafeteria

Brick Operation off Staging

Worker
Parking



Project Name:	021700000
M&S Project Number:	0000-00
Drawn By:	jam
Checked By:	jam
Date:	1/26/2022

Revision No.	Date	Description
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SITE PREPARATION
PLAN

2026

2027

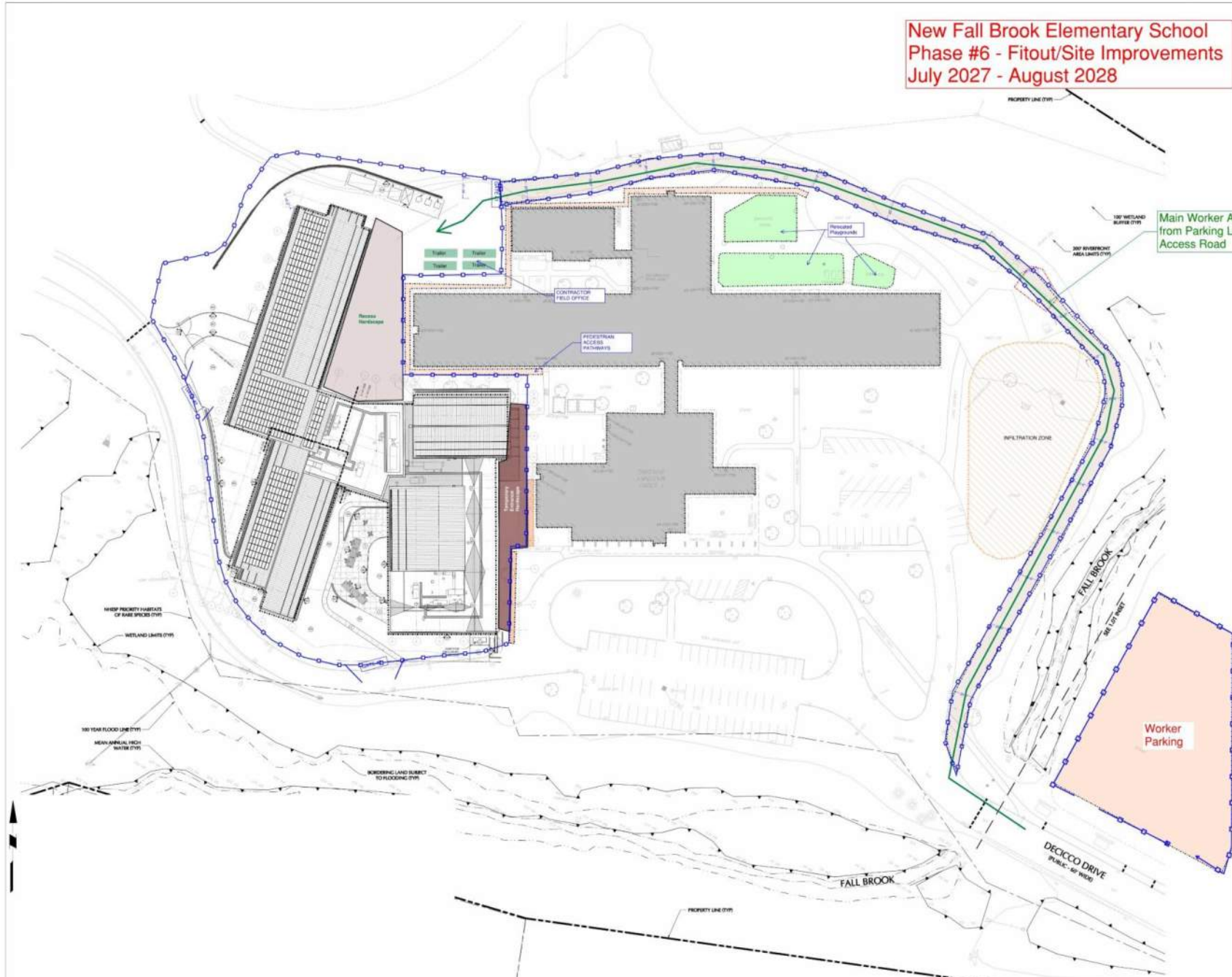
2028

2029

J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
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**New Fall Brook Elementary School
Phase #6 - Fitout/Site Improvements
July 2027 - August 2028**

CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL
28 DECCO DRIVE, LEOMINSTER,
MA, 01462



**Main Worker Access Road
from Parking Lot & Delivery
Access Road**



MDS
ARCHITECTS

Project Name:	02 LEOMINSTER
MDS Project Number:	2027-06
Drawn By:	jam
Checked By:	jam
Date:	10/26/23

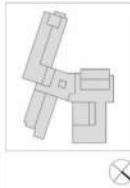
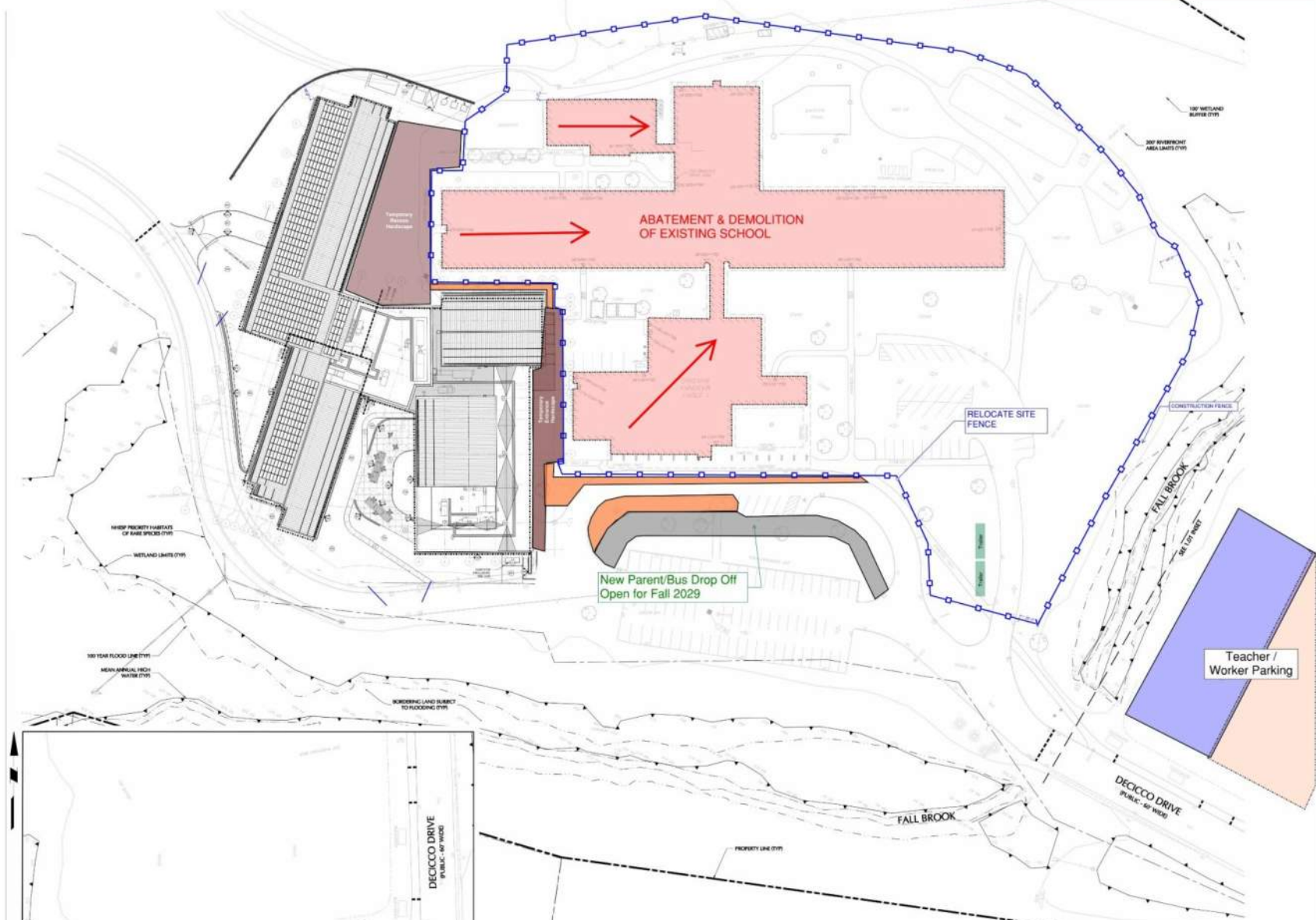
Revision No.	Date	Description
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SITE PREPARATION
PLAN

2026												2027												2028												2029											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

**New Fall Brook Elementary School
Phase #8 - Demolition of Existing
September 2028 - December 2028**

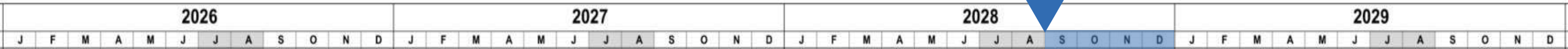
CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL
28 DECCO DRIVE, LEOMINSTER,
MA, 01462

Project Name:	021700000000
MDS Project Number:	0000-00
Drawn By:	jam
Checked By:	jam
Date:	10/06/23

Revision No.	Date	Description

SITE PREPARATION PLAN

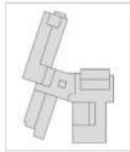
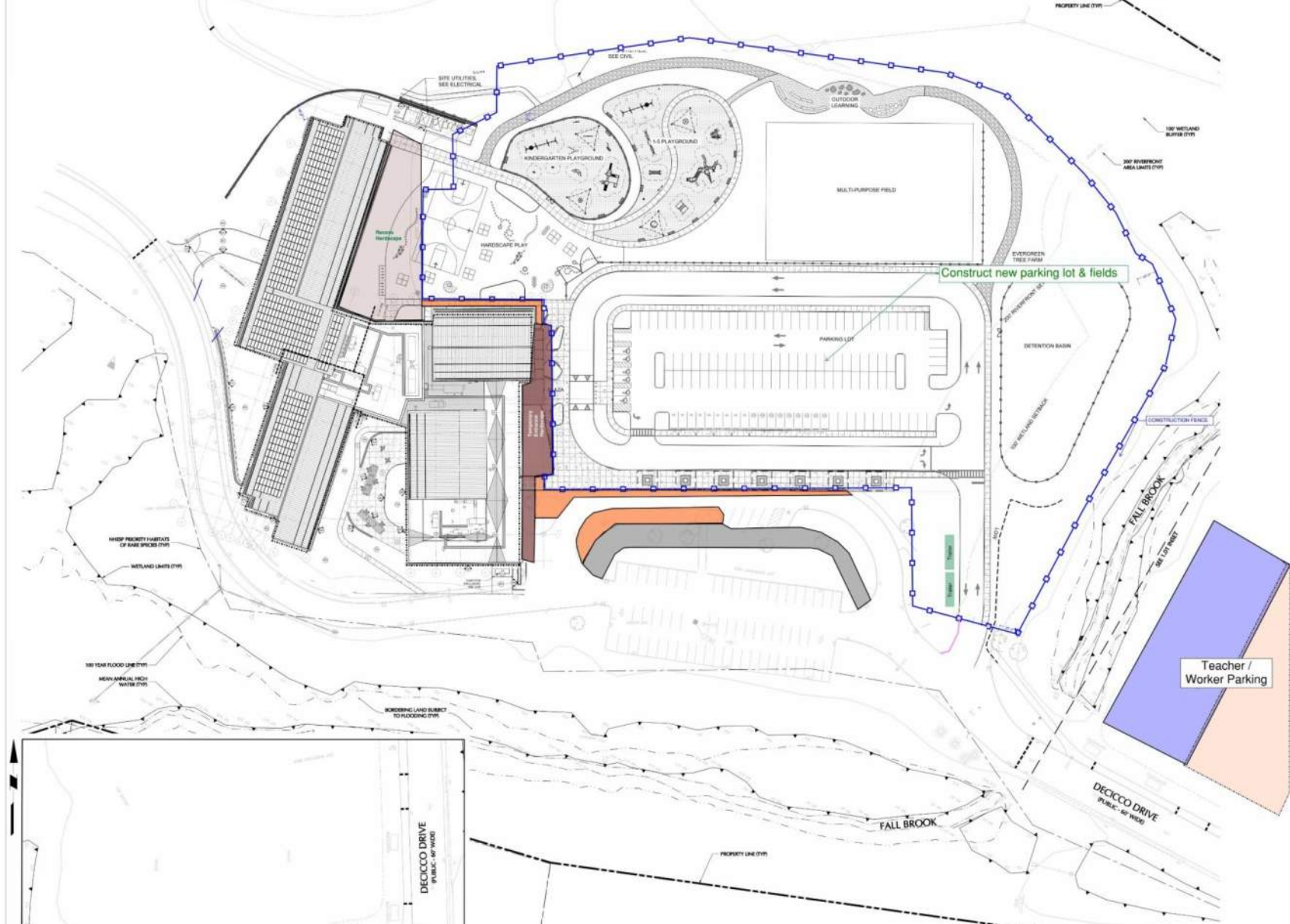


NOTES:

1. PROJECT SHALL INCLUDE A PHASED DEMOLITION. PHASING OF DEMOLITION TO BE COORDINATED AND FINALIZED AS THE PROJECT PROGRESSES WITH MSBA, CITY OF LEOMINSTER AND FALLBROOK SCHOOL.
2. REMOVE ALL TREES, VEGETATION AND TOPSOIL WITHIN LIMIT OF WORK EXCEPT AS NOTED.
3. REMOVE AND DISPOSE OF ALL BUILDINGS, PAVEMENT AND SITE FURNISHINGS INCLUDING BUT NOT LIMITED TO BENCHES, PLANTERS, PLAYGROUND EQUIPMENT AND MISCELLANEOUS STRUCTURES UNLESS OTHERWISE NOTED.

**New Fall Brook Elementary School
Phase #9 - New Parking / Fields
December 2028 - July 2029**

CITY OF LEOMINSTER
FALL BROOK ELEMENTARY SCHOOL
28 DECCO DRIVE, LEOMINSTER, MA, 01453



Project Name:	02 FALLBROOK
MSA Project Number:	2028-09
Drawn By:	jam
Checked By:	jam
Date:	1/28/2025

Revision No.	Date	Description
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SITE PREPARATION PLAN

2026												2027												2028												2029											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

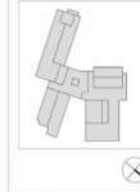
NOTES:

1. PROJECT SHALL INCLUDE A PHASED DEMOLITION. PHASING OF DEMOLITION TO BE COORDINATED AND FINALIZED AS THE PROJECT PROGRESSES WITH MSBA, CITY OF LEOMINSTER AND FALLBROOK SCHOOL.
2. REMOVE ALL TREES, VEGETATION AND TOPSOIL WITHIN LIMIT OF WORK EXCEPT AS NOTED.
3. REMOVE AND DISPOSE OF ALL BUILDINGS, PAVEMENT AND SITE FURNISHINGS INCLUDING BUT NOT LIMITED TO BENCHES, PLANTERS, PLAYGROUND EQUIPMENT AND MISCELLANEOUS STRUCTURES UNLESS OTHERWISE NOTED.

**New Fall Brook Elementary School
Phase #10 - Decicco Road Relocation
June 2029 - August 2029**

CITY OF LEOMINSTER
FALL BROOK
ELEMENTARY
SCHOOL

28 DECICCO DRIVE, LEOMINSTER,
MA, 01463

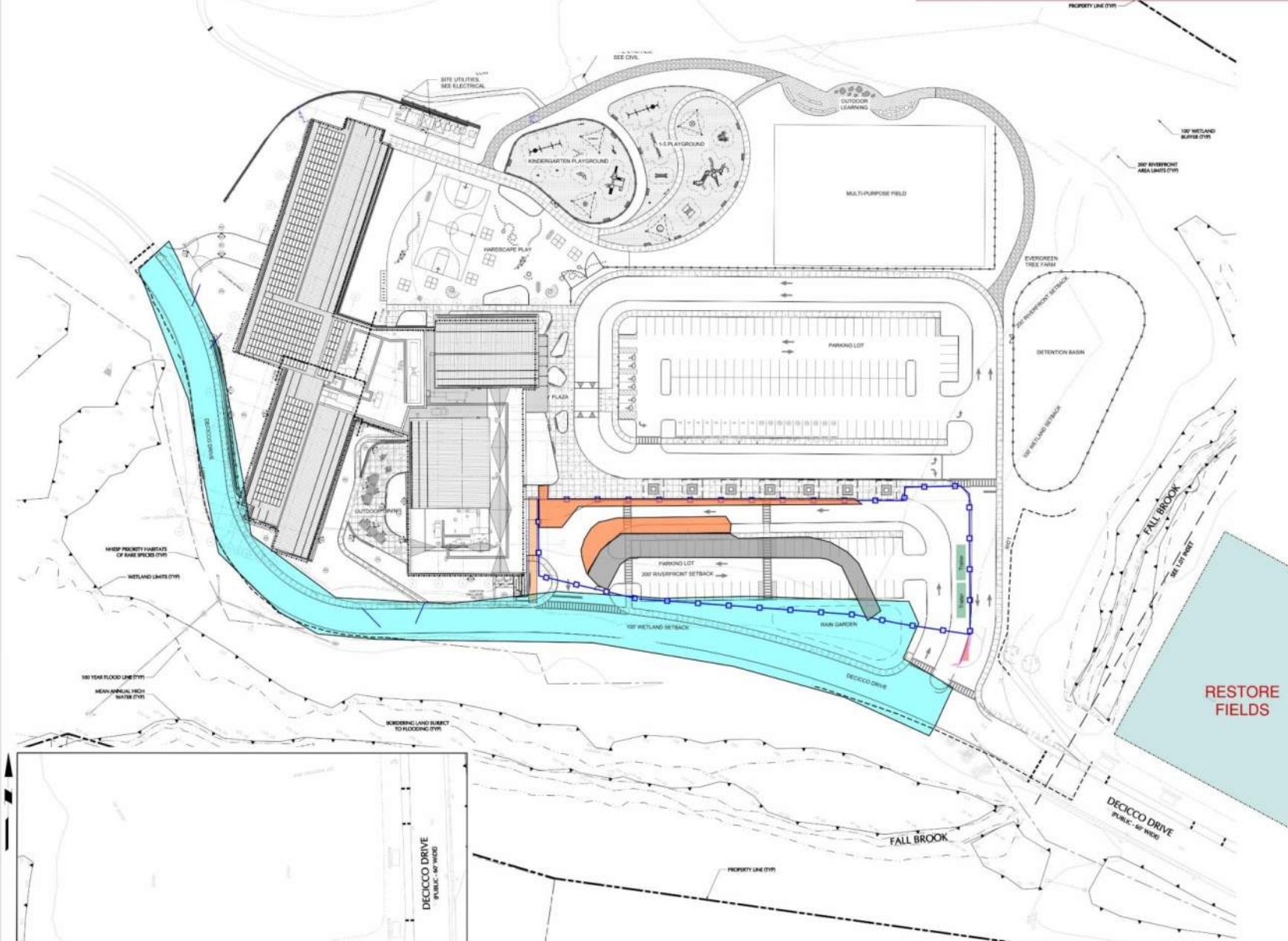


MDS
ARCHITECTS

Project Name: LEOMINSTER
MSA Project Number: 2029-00
Drawn By: JAM
Checked By: JAM
Date: 1/28/2024

Revision No. Date Description

SITE PREPARATION
PLAN



2026

2027

2028

2029

J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D

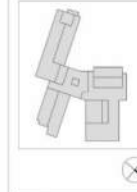
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**New Fall Brook Elementary School
Project Complete
September 2029**

**CITY OF
LEOMINSTER**
FALL BROOK
ELEMENTARY
SCHOOL

25 DECCO DRIVE, LEOMINSTER,
MA, 01453

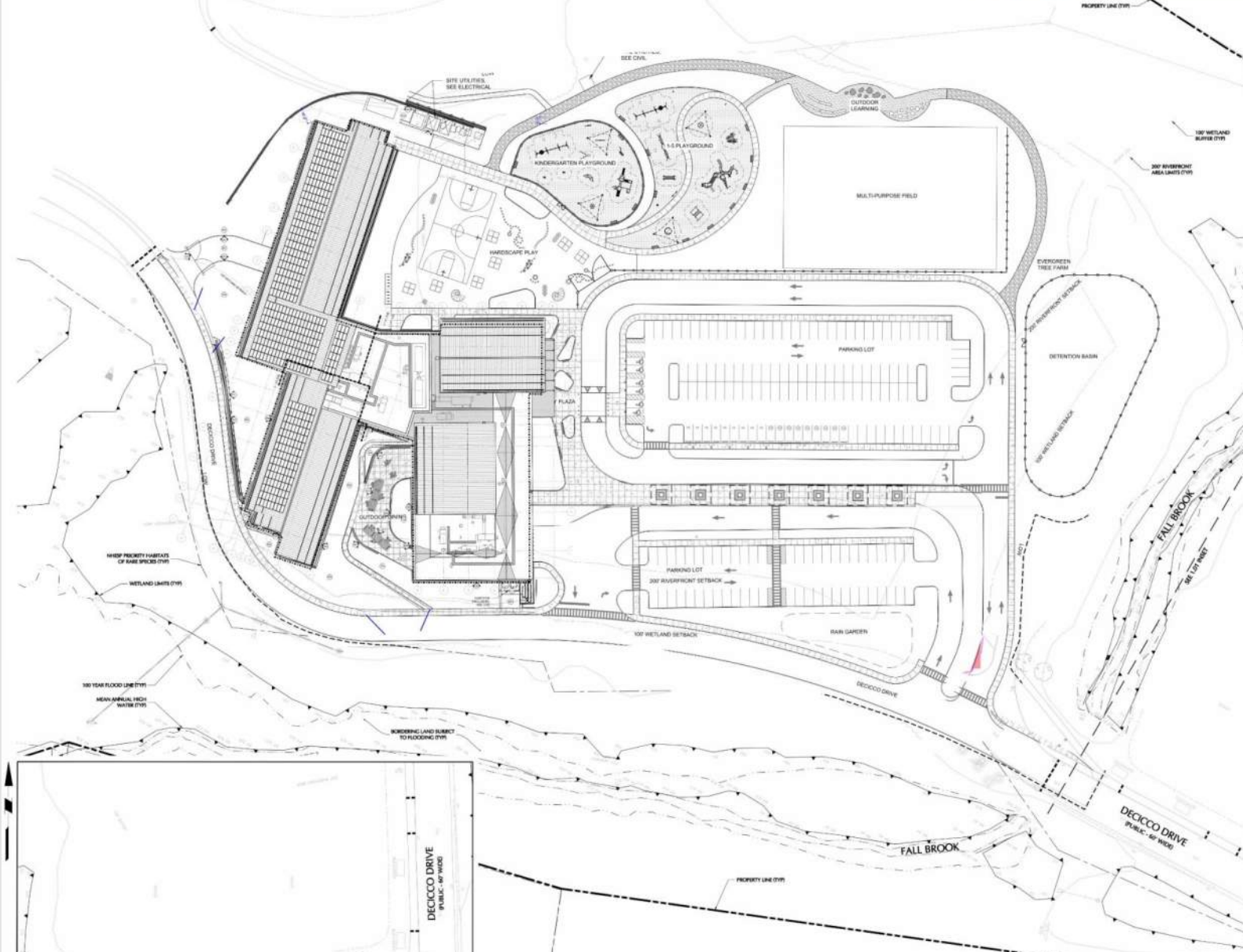


MDS
ARCHITECTS

Project Name: LEOMINSTER
MSA Project Number: 2024-00
Drawn By: JMS
Checked By: JMS
Date: 10/20/24

Revision No. Date Description

SITE PREPARATION
PLAN



2026

2027

2028

2029

J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D

DESIGNER PROPOSAL FOR EARLY SITE PACKAGE



January 30, 2026

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

Re: Leominster Fall Brook Elementary School
Langan Additional Service Request

Dear Craig,

MDS is happy to submit this proposal for a Civil Engineer Langan to produce an early site building project.

The scope of the work included in this proposal is as follows:

- Relocation of the existing utilities within the site
- Utility plan showing rerouting of main including water and sewer lines serving of the force main and other drain lines
- Minimal trenching for utility relocation
- Construction Documents, specifications for this early enabling package.
- Temporary delivery entrance

Both MDS and Langan will support meetings and bid documents sent on time. It is our understanding we will provide the necessary specifications for the construction phase.

Exclusions

- Any proposed early bid package submitted beyond scope outlined
- Realignment of DeCicco Drive
- Temporary egress routes from Fall Brook Elementary School fence is installed
- Temporary entrance into the school
- Temporary parking at the softball field
- Temporary delivery entrance through the site
- Temporary delivery drive to the existing site
- Scope for any of the other disciplines

Langan's proposal is attached for more detailed information of their scope and fee. For instance, their fee for construction site visits and meetings is an allowance. The drawing package, and a bidding support effort is like the separate Sewer and Culvert project. The scope directly impacts the base project and therefore MDS will attend the construction meetings and coordinate for the final construction documents of the project. Our fee breakdown is below.

Fee Proposal

Langan Engineering including all reimbursables	\$95,540
MDS coordination (24 hrs)	\$5,472
MDS bid support (4 hrs)	\$912
MDS (1) pre-con and (8) job meetings - 3 hr ea (27 hrs) (allowance)	\$6,156
MDS CA and closeout (12 hrs)	\$2,736
MDS CA support - job captain (20 hrs)	\$2,900
Total	\$113,716

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

Sincerely,
MILLER DYER SPEARS INC.

Neireyda Rodriguez, AIA, LEED AP BD+C

Attachments: Langan - ASR
Cc: L. Liporto, D. Cho

Purpose:

- Additional design fees to prepare bid documents for an Early Site Package
- Additional time to administer construction for an Early Site Package

Fee Proposal

Langan Engineering including all reimbursables	\$95,540
MDS coordination (24 hrs)	\$5,472
MDS bid support (4 hrs)	\$912
MDS (1) pre-con and (8) job meetings - 3 hr ea (27 hrs) (allowance)	\$6,156
MDS CA and closeout (12 hrs)	\$2,736
MDS CA support - job captain (20 hrs)	\$2,900
Total	\$113,716



EARLY SITE PACKAGE (ESP)

Benefits to ESP

- 1) Cut over to new utility lines occurs during the summer – less disruption to Samoset and Fall Brook
- 2) Install temp delivery door at Fall Brook during the summer
- 3) Potential to open new school first day of classes in Fall 2028
- 4) Temp playground (if provided) ready Fall 2026

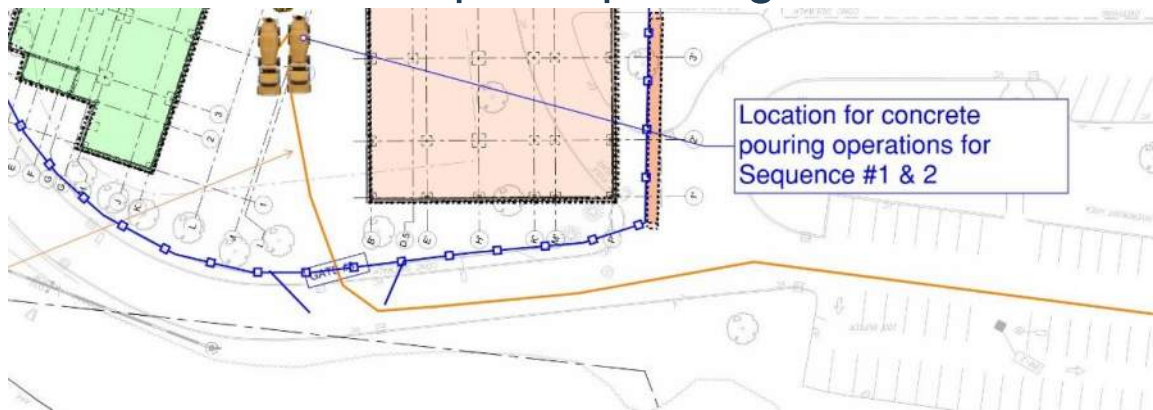
Benefits to NO ESP

- 1) Retain use of soccer field summer 2026
- 2) No need for \$113,716 additional fees for documents and administration
- 3) Single General Contractor

WORKER ACCESS ROAD

Benefits to Access Road

- 1) Simplifies construction access
 - a) Simplified delivery and construction site access. Minimize delivery blackout times. Unquantifiable savings.
 - b) Contributes to shortest time to construct the new building. Minimize GRs/GCs \$
 - c) Contributes to lower bids
- 2) Increases safety
 - a) Separates most construction vehicle traffic from bus loop and parking across Decicco



Benefits to NO Access Road

- 1) Avoid \$309K construction cost
- 2) Avoid need to move the playground while new school is being built
 - a) \$200K allowance in cost estimate



DESIGNER CONTRACT AMENDMENT 10

- “Motion to approve *Contract for Designer Services Amendment No. 10* for Designer services to produce and early site package in advance of the main building project for an additional Fee of \$113,716.00” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				



TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - a. Previous Meeting Minutes – **Vote**
 - b. Monthly Invoice Log and Warrant – **Vote**
 - c. Project Budget Update
 - d. Project Schedule Update
3. Designer Report
 - a. 60% Construction Document cost estimate review
 - b. Phasing Plans and Early Site Package
- 4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

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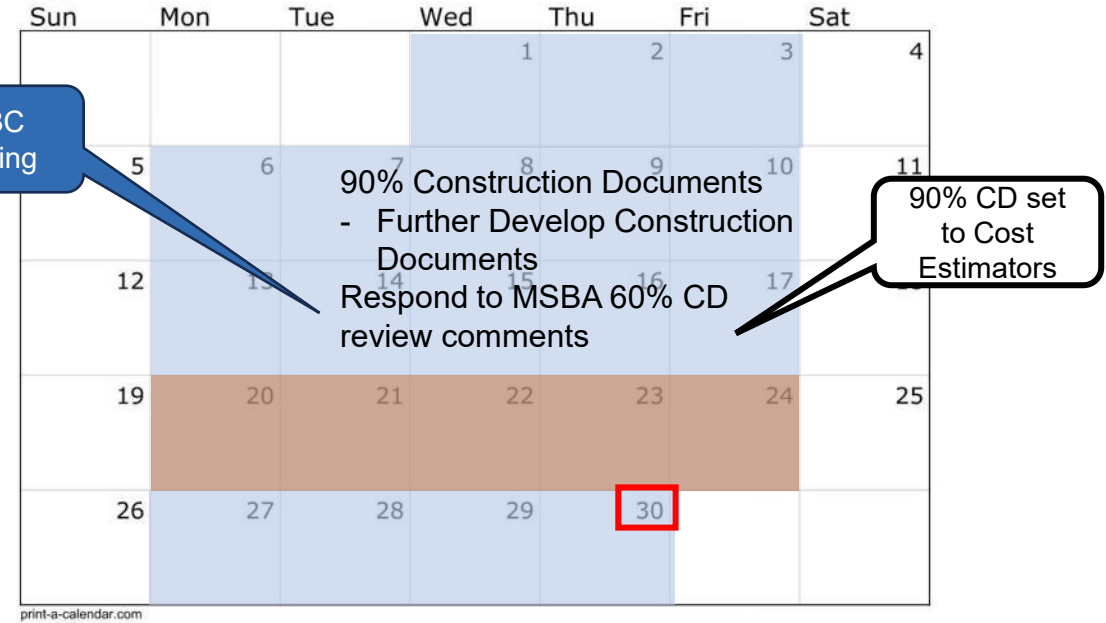
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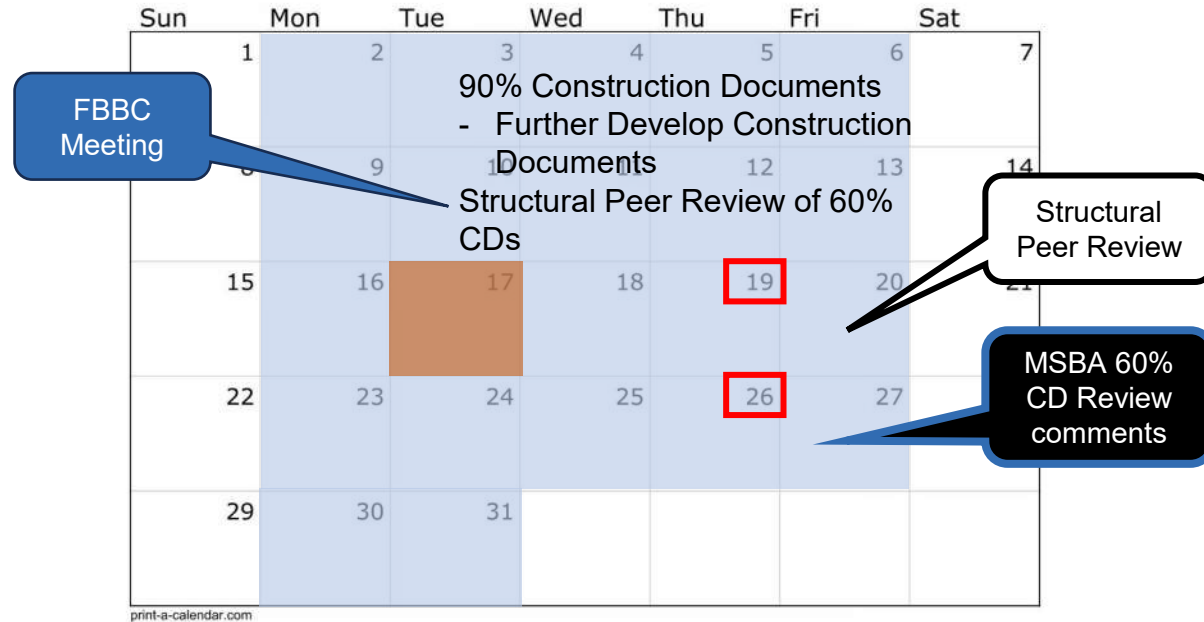
NEXT STEPS

- Tuesday 3/10/26, 1:00pm Regular FBBC Meeting
- Thursday 3/19/26, 5:30pm City Council Public Schools Subcom (Outreach)
- Thursday 3/26/26, 5:30pm Fall Brook Talent Show (Outreach)
- Tuesday 4/14/26, 1:00pm Regular FBBC Meeting
- Thursday 4/30/26, 6:00pm Fall Brook Spring Concert (Outreach)
- Tuesday 5/12/26, 1:00pm Regular FBBC Meeting
- Tuesday 5/19/26, 1:00pm Special FBBC Meeting

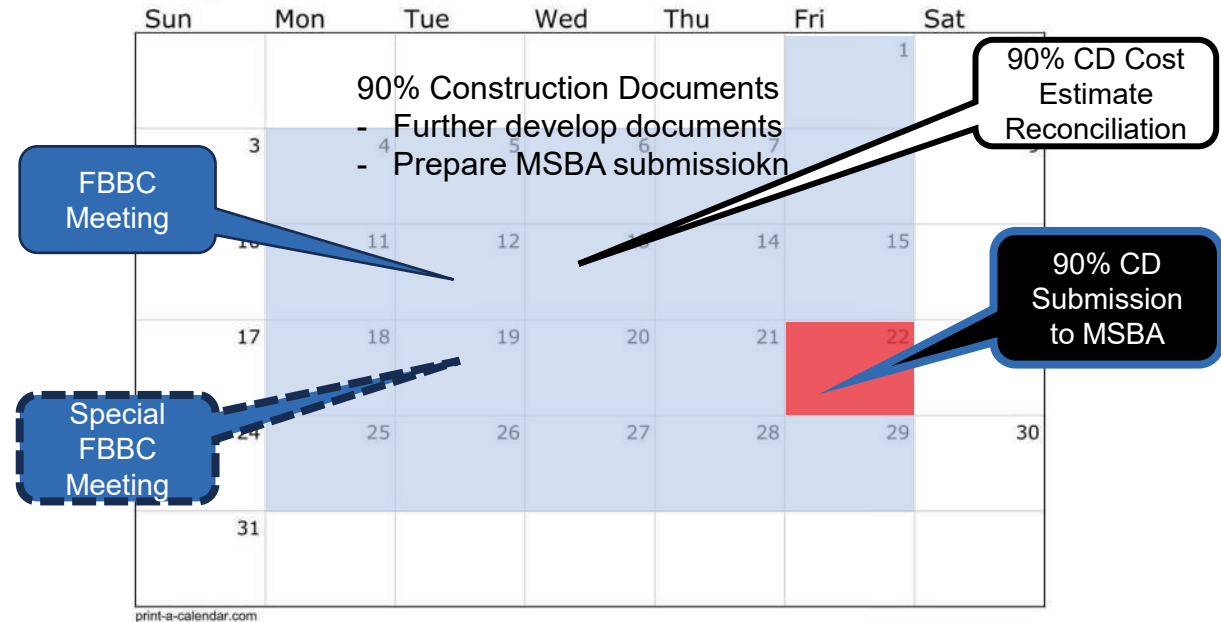
April 2026



March 2026



May 2026



TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - a. Previous Meeting Minutes – **Vote**
 - b. Monthly Invoice Log and Warrant – **Vote**
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 - d. Project Schedule Update
3. Designer Report
 - a. 60% Construction Document cost estimate review
 - b. Phasing Plans and Early Site Package
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment



ADJOURNMENT

- “Motion to adjourn” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

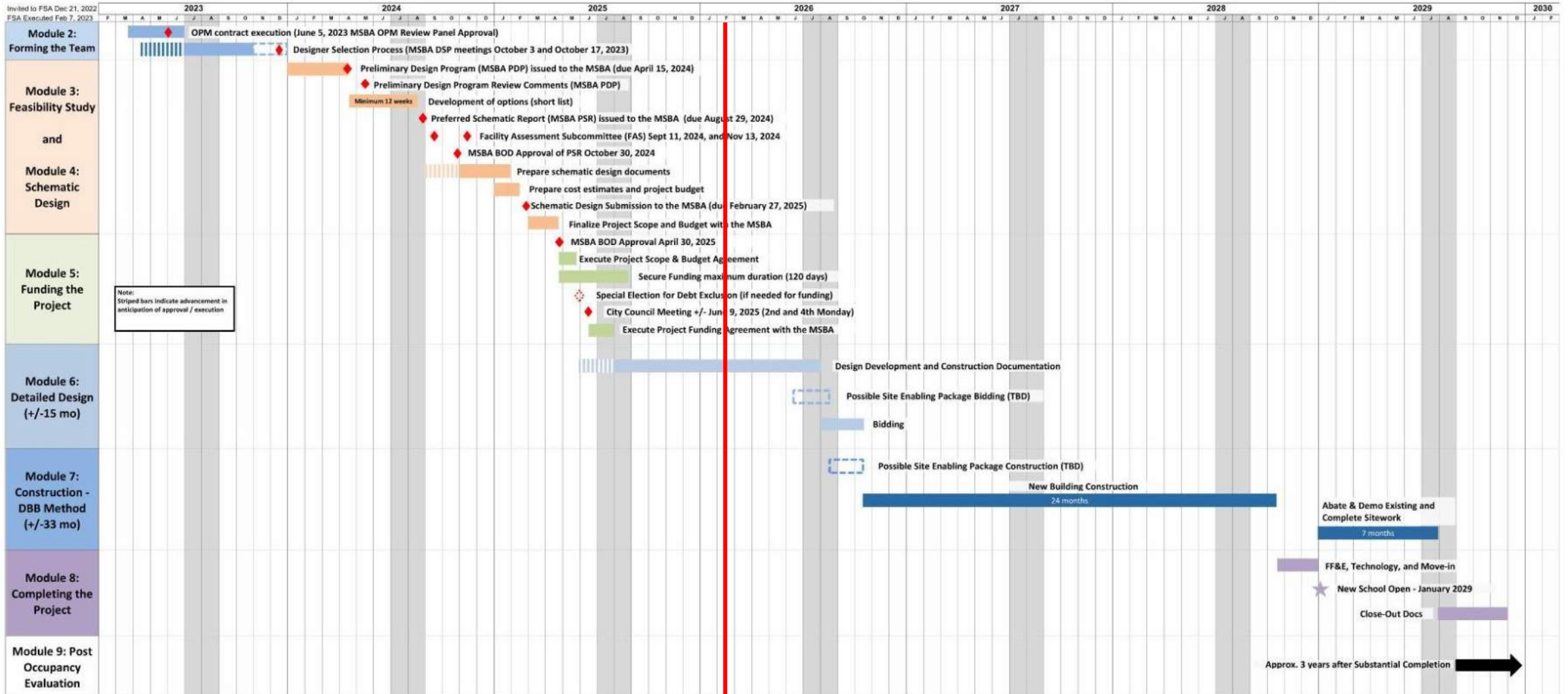
THANK YOU!

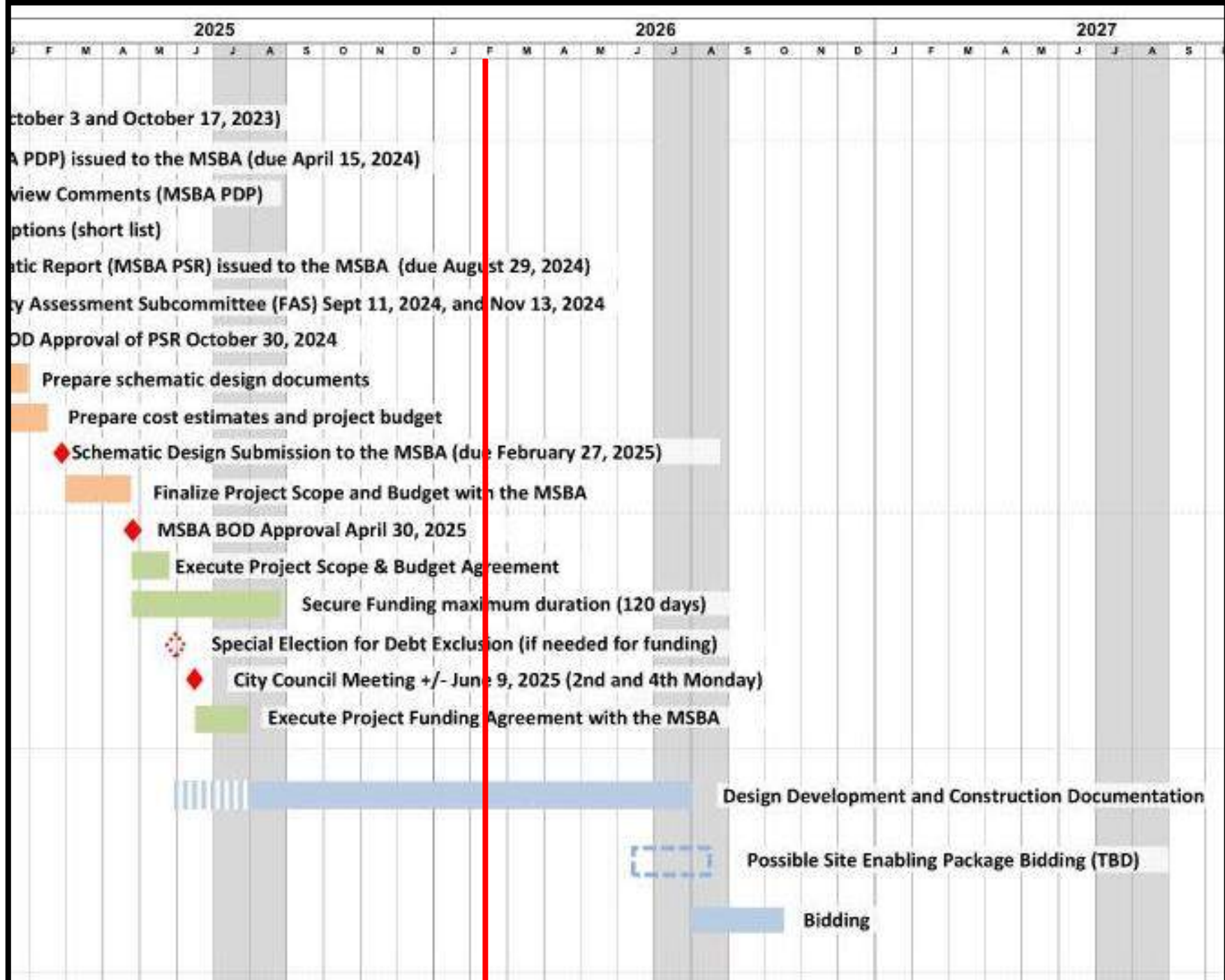


THE RIGHT CHOICE IN PROJECT MANAGEMENT



PROJECT SCHEDULE





TOTAL PROJECT BUDGET

Feasibility Budget:

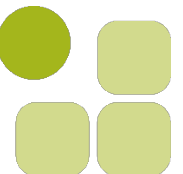
\$2,500,000

As of February 2026:

- Committed: 77%
\$1,922,254
- Expended: 75%
\$1,867,875

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

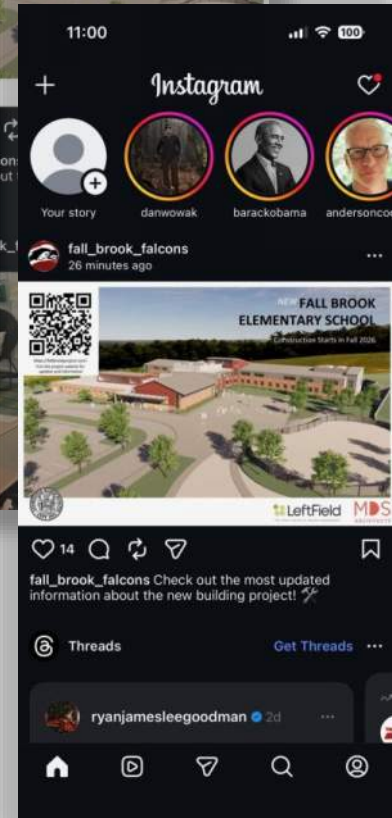
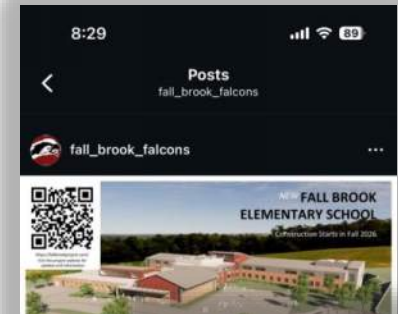
Fall Brook Elementary School - Leominster, MA										February 28, 2026	
Total Project Budget Status Report											
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	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	\$ 455,599	102%	\$ 401,220	90%	\$ 54,380	\$ (9,587)	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	\$ 1,922,254	77%	\$ 1,867,875	75%	\$ 54,380	\$ 577,746	
ADMINISTRATION											
0101-0000	Legal Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	
	Owner's Project Manager	\$ 3,128,000	\$ -	\$ 3,514,326	\$ 3,309,280	94%	\$ 274,247	8%	\$ 3,179,279	\$ -	
0102-0400	Design Development	\$ 233,689	\$ -	\$ 233,689	\$ 233,689	100%	\$ 233,689	100%	\$ -	\$ -	
0102-0500	Construction Documents	\$ 243,349	\$ -	\$ 243,349	\$ 243,348	100%	\$ 40,558	17%	\$ 202,791	\$ -	
0102-0600	Bidding	\$ 120,407	\$ -	\$ 120,407	\$ 120,408	100%	\$ -	0%	\$ 120,407	\$ -	
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	\$ 5,280	3%	\$ -	0%	\$ 186,326	\$ -	
0102-1000	Reimbursables & Other Services	\$ 100,000	\$ -	\$ 100,000	\$ 176,000	176%	\$ -	0%	\$ 100,000	\$ -	
0102-1100	Cost Estimates	\$ 100,000	\$ -	\$ 100,000	\$ -	0%	\$ 60,800	61%	\$ 39,200	\$ -	
0103-0000	Advertising & Printing	\$ 3,000	\$ -	\$ 3,000	\$ -	0%	\$ 138	5%	\$ 2,862	\$ -	
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	\$ 3,309,280	93%	\$ 335,185	9%	\$ 3,212,141	\$ -	
A&E											
	A/E Basic Services	\$ 8,733,419	\$ -	\$ 8,733,419	\$ 8,436,921	97%	\$ 3,153,462	36%	\$ 5,579,957	\$ -	
0201-0400	Design Development	\$ 2,076,115	\$ -	\$ 2,076,115	\$ 2,078,359	100%	\$ 2,078,234	100%	\$ (2,119)	\$ -	
0201-0500	Construction Documents	\$ 3,792,469	\$ -	\$ 3,792,469	\$ 3,584,938	95%	\$ 1,075,228	28%	\$ 2,717,241	\$ -	
0201-0600	Bidding	\$ 310,135	\$ -	\$ 310,135	\$ 311,980	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	\$ 1,183,214	99%	\$ 193,230	16.2%	\$ 1,000,640	\$ -	
0203-0200	Printing (over minimum)	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	
0203-9900	Other Reimbursables	\$ 535,416	\$ -	\$ 535,416	\$ 476,310	89%	\$ 180,800	34%	\$ 354,616	\$ -	
0204-0200	HazMat (incl. monitoring)	\$ 106,920	\$ -	\$ 106,920	\$ 108,570	102%	\$ 3,080	3%	\$ 103,840	\$ -	
0204-0300	Geotechnical/Geo-Environmental	\$ 428,984	\$ -	\$ 428,984	\$ 522,984	122%	\$ 9,350	2%	\$ 419,634	\$ -	
0204-0400	Site Survey & Site Requirements	\$ 22,550	\$ -	\$ 22,550	\$ 22,550	100%	\$ -	0%	\$ 22,550	\$ -	
0204-0500	Wetlands	\$ 50,000	\$ -	\$ 50,000	\$ 41,800	84%	\$ -	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	\$ 9,620,135	97%	\$ 3,346,693	34%	\$ 6,580,596	\$ -	



DESIGNER REPORT

Switch to MDS presentation slides

PUBLIC OUTREACH CAMPAIGN

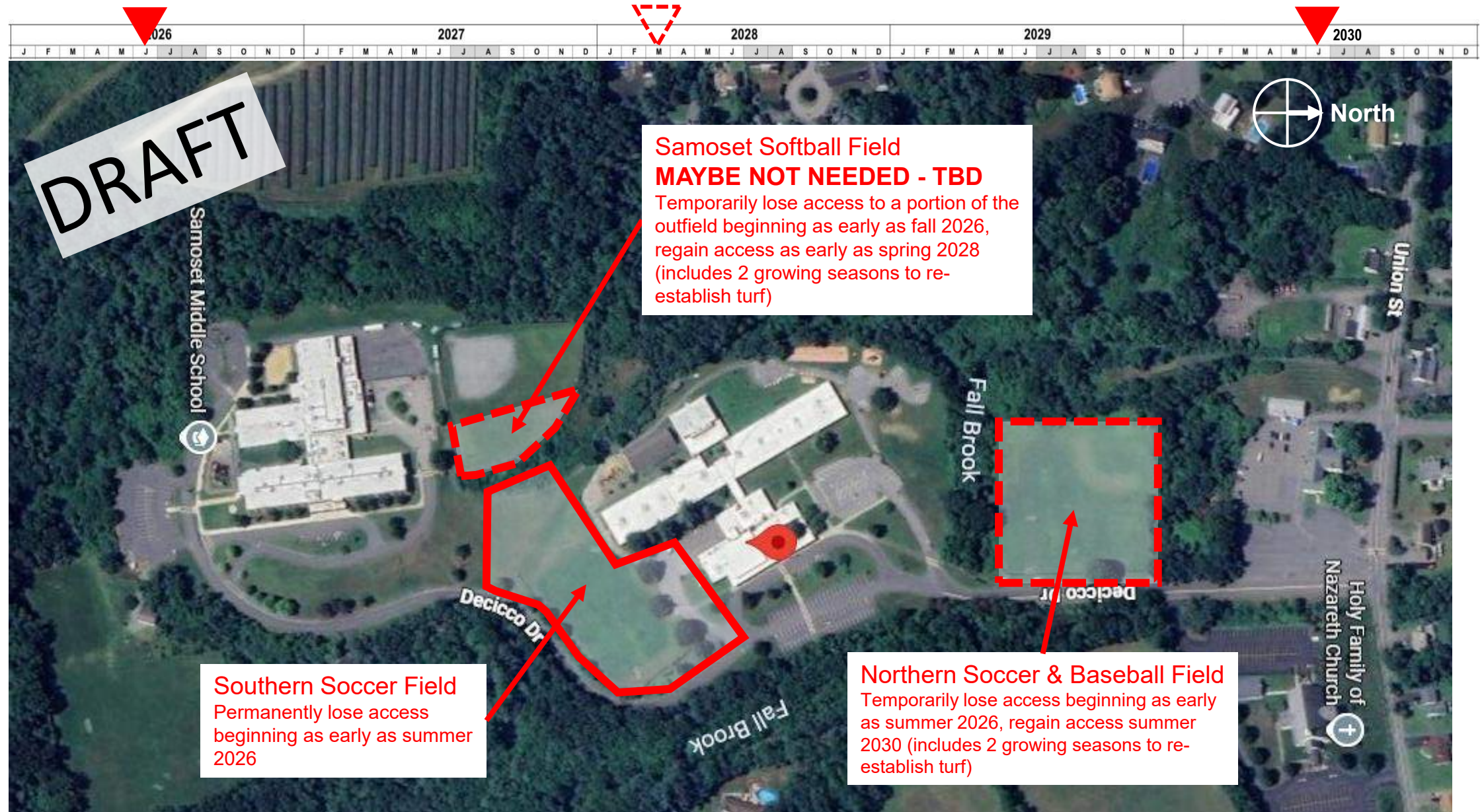


Fall Brook Elementary School - Leominster, MA February 6, 2026

Outreach Campaign 2026

OPPORTUNITY				METHOD / CHANNEL						
Yes/No	Event	Audience	Date	Poster	Flier	Info Table	Presentation / Q&A	Text Blurb & Link to Website	Other Content for Distribution	Project Website Announcement
Passive Outreach:										
Yes	Fall Brook, Main lobby	School	Ongoing	X						
Yes	Public Library (Alex Lent)	Library	February	X				X		
Yes	PTO Facebook Page (Kristine Roddy)	PTO	TBD					X		
Yes	PTO Instagram Page (Lynn Fiandaca)	PTO	TBD					X		
Yes	Fall Brook drop-off, pick-up sign	School	ASAP after 60% CD	X						
Yes	Samoset Principal (Mark Trainor)	MS PTO	TBD	X				X		
TBD	Samoset PTO (Mindy Spar)	MS PTO	TBD							
Active Outreach:										
Maybe	City Council & School Committee Jt Mtg	All	TBD				X			X
Yes	School Committee Mtg	All	TBD				X			X
Yes	Mayor's cable show, Inside Leominster	City	Feb 19, 2026, 4:00pm				X			X
No	Bingo Night (Kristine Roddy)	PTO	March			X				X
Yes	City Council Public Schools Subcom	All	March 17, 18, 19, evening				X			X
Yes	Talent Show (Lynn Fiandaca)	School	Thurs, March 26, 5:30-7:30pm			X				X
Yes	Spring Concert	School	Thurs April 30, 6-7pm			X				X
Yes	Mayor's podcast on LTV	City	April?				X			X
Maybe	Public Library event?	Library	TBD			X				X

USE OF FIELDS DURING CONSTRUCTION



TEMPORARY USE OF PARKING LOT

