FALL BROOK ELEMENTARY SCHOOL

Leominster, MA

OPM Monthly Project Update Report

June 2025

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

As the project has now moved through Modules 1 -5 and submitted schematic design, the next step is Module 6 – Funding the Project, followed by Module 7 – Detailed Design. The project received the green light at the City Council meeting on June 9, and the MSBA then issued the Project Scope and Budget for the City to execute. The contract then moved through the City departments for signatures and was returned to the MSBA. Next, the MSBA will issue the Project Funding Agreement that serves as the basis for the contract between the City of Leominster and the MSBA. During the month of June, the design team also prepared a work plan and started hosting the first of many working group meetings, starting with Security. There will be several more working group meetings during July, August and September, so the design team can gather information needed for the Design Development drawings (DD set) that is currently anticipated to be issued in late October.

The drawings for the culvert & sewer work were also issued in June for the City of Leominster to review and issue for bid. The hope is still that some of the work impacting traffic to the schools will be taken care of during the summer months when school is out.

I. TASKS COMPLETED THROUGH JUNE 2025

The following tasks were completed during the month of June 2025:

- 6/5/25 Project Team Meeting
- 6/10/25 Fall Brook Building Committee meeting #29
- 6/12/25 Project Team Meeting
- 6/19/25 Project Team Meeting
- 6/25/25 Working Group Meeting - Security
- 6/26/25 Project Team Meeting

II. TASKS PLANNED FOR JULY 2025

The following tasks are planned for the month of July 2025:

- 7/3/25 Project Team Meeting
- 7/8/25 Fall Brook Building Committee meeting #30
- 7/10/25 Project Team Meeting
- 7/15/25 Working Group Meeting – Playground Equipment
- 7/17/25 Project Team Meeting
- 7/22/25 Working Group Meeting – Bathrooms & Other Support Spaces
- 7/24/25 Project Team Meeting
- 7/31/25 Project Team Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures in the month of June totaled $77,078. OPM Fees are billed at 100% and MDS had one invoice for design/permitting for the culvert/sewer work.

Refer to the attached Total Project Budget Status Report and Cash Flow Table and Charts dated June 30, 2025.

IV. PROJECT SCHEDULE OVERVIEW

The Fall Brook Elementary School project is now moving into Module 7 – *Detailed Design*.

The project team worked with the city and school department to develop a series of options for the project. The list of options was submitted to the MSBA in the Preliminary Design Program (PDP) for their review and comment, submitted on April 15, 2024.

Then the project team then further narrowed the list of options and identified the preferred option. The preferred option was submitted to the MSBA in the Preferred Schematic Report (PSR) on August 29, 2024. The MSBA reviewed the preferred option along with the studies and rationale for that selection. The MSBA Board of Directors (BOD) met on October 30, 2024 and voted to support the FBBC's preferred option.

Once the preferred solution was approved by the MSBA BOD, the project moved into Schematic Design (SD) to further develop the single, preferred solution. The Schematic Design process defines the project scope and budget, which was submitted to the MSBA on February 27, 2025. After approval at the Board of Directors meeting on April 30, 2025, a *Project Scope and Budget Agreement* (PSBA) between the MSBA and the City of Leominster will be executed. The project will secure funding through City Council approval, which is scheduled for June 2025. Once the funding has been approved, the City of Leominster and the MSBA will execute the *Project Funding Agreement* (PFA). The PFA will be in effect through the completion of design, construction, and closeout.

V. DESIGNER AND CONTRACTOR MBE/WBE COMPLIANCE UPDATE

The Supplier Diversity Office (SDO) has determined the designer's goals for Minority Business Enterprise (MBE) participation is 5.4% and for Women Business Enterprise (WBE) participation is 10.4%. The design team's participation commitments for their base contract are 5.4% for MBE and 64.9% for WBE.

The Workforce participation goals are currently set at 6.9% for women and 15.3% for minorities but during the month of June, Workforce Participation was not tracked.

VI. COMMUNITY OUTREACH

The Fall Brook Elementary School project website will be used over the course of the project to keep the community informed.

The website address is https://fallbrookproject.com.

VII. ATTACHMENTS

Total Project Budget Status Report, dated June 30, 2025
Draft Project Schedule, dated June 30, 2025
Cash Flow Table and Cumulative Cash Flow Graph, dated June 30, 2025
Monthly Invoice Summary, dated June 30, 2025

Leftfield, LLC	Craig DiCarlo	Progress Report as of Date 6/30/2025

District Name	Leominster	MSBA ID	202101530007
School Name	Fall Brook	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Mayor Dean J. Mazzarella
Project Director	Craig DiCarlo	Total Project Budget (ProPay)	$2,500,000
Designer Firm Name	Miller Dyer Spears Inc.	Encumbered (Reporting Period)	$0
Principal	Will Spears	Encumbered (to Date)	$1,912,667
General Contractor Firm Name		Total Project Invoices Received (to Date)	$1,816,208
General Contractor Contact Name		Project Completion Percentage	70%

OPM — Leftfield, LLC — Progress Report as of Date 6/30/2025

Contract Summary		Payment Summary	
Original Contract Amount	$397,000	Total Contract Amount	$397,000
Contract Amendments (to Date)	0	Invoices Paid (to Date)	$397,000
Value of Contract Amendments (to Date)	$0	Invoices Received (Reporting Period)	$0
Total Contract Amount	$397,000	Contract Amount Remaining	$0
Contract Amendments as Percentage of Original Contract Amount	0.0%		

OPM Activities (Reporting Period)	• 6/5/25 Project Team Meeting • 6/10/25 Fall Brook Building Committee meeting #29 • 6/12/25 Project Team Meeting • 6/19/25 Project Team Meeting • 6/25/25 Working Group Meeting - Security • 6/26/25 Project Team Meeting
Project Budget Status	Reference the attached Total Project Budget and Cash Flow charts dated June 30, 2025.
MSBA Closeout Status	
Potential Issues	None at this time.

DESIGNER — Miller Dyer Spears Inc. — Progress Report as of Date 6/30/2025

Contract Summary		Payment Summary	
Original Contract Amount	$1,193,789	Total Contract Amount	$1,512,547
Contract Amendments (to Date)	4	Invoices Paid (to Date)	$1,342,130
Value of Contract Amendments (to Date)	$318,758	Invoices Received (Reporting Period)	$77,078
Total Contract Amount	$1,512,547	Contract Amount Remaining	$93,339
Contract Amendments as Percentage of Original Contract Amount	26.7%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	7,344
MBE Actual	5.4%	Minority Hours	1,213
WBE Percentage	10.4%	Minority Percentage	6.9%
WBE Actual	64.9%	Minority Workforce Participation	16.5%
		Female Hours	3,208
		Female Percentage	15.3%
		Female Workforce Participation	43.7%

RFIs and Submittals	
RFIs Issued (Reporting Period)	
Total RFIs Issued (to Date)	0
Remaining Open RFIs – Past 30 Days	
Notes	
Remaining Open RFIs – Past 60 Days	
Notes	
Remaining Open RFIs – Past 90 Days	
Notes	
Submittals Received (Reporting Period)	
Total Submittals Received (to Date)	0
Submittals Reviewed (Reporting Period)	
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	

Phase	Approved Project Vote Pending	Phase Scheduled Completion Date	7/18/2025
Designer Activities (Reporting Period)	• 6/5/25 Project Team Meeting • 6/10/25 Fall Brook Building Committee meeting #29 • 6/12/25 Project Team Meeting • 6/19/25 Project Team Meeting • 6/25/25 Working Group Meeting - Security • 6/26/25 Project Team Meeting		
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR

Progress Report as of Date 6/30/2025

Contract Summary	**Payment Summary**
Original Contract Amount (including CM-At-Risk Amendments)	Total Contract Amount
Change Orders (to Date)	Invoices Paid (to Date)
Value of Change Orders (to Date)	Invoices Received (Reporting Period)
Total Contract Amount	Contract Amount Remaining
Procurement Type	
Change Orders as Percentage of Original Contract Amount	
Pending Change Orders	
Change Order Status	

MBE/WBE	**Workforce Participation**
MBE Percentage	Total Hours
MBE Actual	Minority Hours
WBE Percentage	Minority Percentage
WBE Actual	Minority Workforce Participation
	Female Hours
	Female Percentage
	Female Workforce Participation

Schedule Assessment	
Notice to Proceed Date	
Physical Progress	
Substantial Completion Date (Reported)	
Substantial Completion Date (Contract)	
Substantial Completion Date (Certificate)	
Construction Progress (Reporting Period)	
30 Day Look Ahead	
Overall Schedule Assessment	
Problems Identified (Schedule or Construction)	
Quality Control	
Safety Compliance	
Number of Claims (to Date)	
Value of Claims (to Date)	
Comments	
Recorded Manpower (Reporting Period)	
Contractor Closeout Status	

Certification

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

Linda E. Liporto — Print Name

— Signature

July 7, 2025 — Date

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — **June 30, 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%	$ 287,303	64%	$ 158,709	$ -	BRR#2
0004-0000	Other	$ 250,000	$ 340,453	$ 590,453	$ 3,120	1%	$ 3,120	0%	$ -	$ 587,333	BRR#1, #2, #3
	SUB-TOTAL	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ 1,912,667**	**77%**	**$ 1,753,958**	**70%**	**$ 158,709**	**$ 587,333**	
	ADMINISTRATION										
0101-0000	Legal Fees	$ -		$ -	$ -	0%	$ -	0%	$ -		
	Owner's Project Manager	**$ 3,128,000**	**$ -**	**$ 3,514,326**	**$ 3,128,000**	**89%**	**$ -**	**0%**	**$ 3,514,326**		
0102-0400	Design Development	$ 233,689		$ 233,689	$ 233,688	100%	$ -	0%	$ 233,689		
0102-0500	Construction Documents	$ 243,349		$ 243,349	$ 243,348	100%	$ -	0%	$ 243,349		
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	$ -	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%**	**$ -**	**0%**	**$ 3,547,326**	**$ -**	
	A&E										
	A/E Basic Services	**$ 8,733,419**	**$ -**	**$ 8,733,419**	**$ 8,434,420**	**97%**	**$ 62,250**	**1%**	**$ 8,671,169**		
0201-0400	Design Development	$ 2,076,115		$ 2,076,115	$ 2,077,959	100%	$ 62,250	3%	$ 2,013,865		
0201-0500	Construction Documents	$ 3,792,469		$ 3,792,469	$ 3,587,438	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	$ 2,313,144	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**	**$ 1,102,780**	**92%**	**$ -**	**0.0%**	**$ 1,193,870**		
0203-0200	Printing (over minimum)	$ -		$ -	$ -	0%	$ -	0%	$ -		
0203-9900	Other Reimbursables	$ 535,416		$ 535,416	$ 599,326	112%	$ -	0%	$ 535,416		
0204-0200	HazMat (incl. monitoring)	$ 106,920		$ 106,920	$ 106,920	100%	$ -	0%	$ 106,920		
0204-0300	Geotechnical/Geo-Environmental	$ 428,984		$ 428,984	$ 362,984	85%	$ -	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	$ -	0%	$ -	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**	**$ 9,537,200**	**96%**	**$ 62,250**	**1%**	**$ 9,865,039**	**$ -**	

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — June 30, 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%	$ -	0%	$ 89,759,943		
0508-0000	Change Orders	$ -		$ -	$ -	0%	$ -	0%	$ -		
	SUB-TOTAL	**$ 89,759,943**	**$ -**	**$ 89,759,943**	**$ -**	**0%**	**$ -**	**0%**	**$ 89,759,943**	**$ -**	
	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		
	SUB-TOTAL	**$ 9,087,374**	**$ -**	**$ 9,087,374**	**$ -**	**0%**	**$ -**	**0%**	**$ 9,087,374**	**$ -**	
	TOTAL PROJECT BUDGET	**$ 114,821,932**	**$ -**	**$ 114,821,932**	**$ 14,577,867**	**13%**	**$ 1,816,208**	**2%**	**$ 113,005,724**	**$ 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%**

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — June 30, 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
	CONSTRUCTION COST ESTIMATES	Date	Estimator	Amount	SF	Cost/SF					
	Designer FS Cost Estimate										
	Designer SD Cost Estimate	02/10/25	A.M. Fogarty	$87,809,465	104,501	$840.27					
	OPM SD Cost Estimate	02/10/25	PM&C	$85,660,798	104,501	$819.71					
	PFA Budget	04/23/25	PM&C	$89,759,943	104,501	$858.94					
	Designer DD Cost Estimate				104,501	$0.00					
	CM DD Cost Estimate				104,501	$0.00					
	Designer 60% CD Cost Estimate				104,501	$0.00					
	CM 60% CD Cost Estimate				104,501	$0.00					
	Designer 90% CD Cost Estimate				104,501	$0.00					
	CM 90% CD Cost Estimate				104,501	$0.00					

Feasibility Study Agreement Budget Transfers:

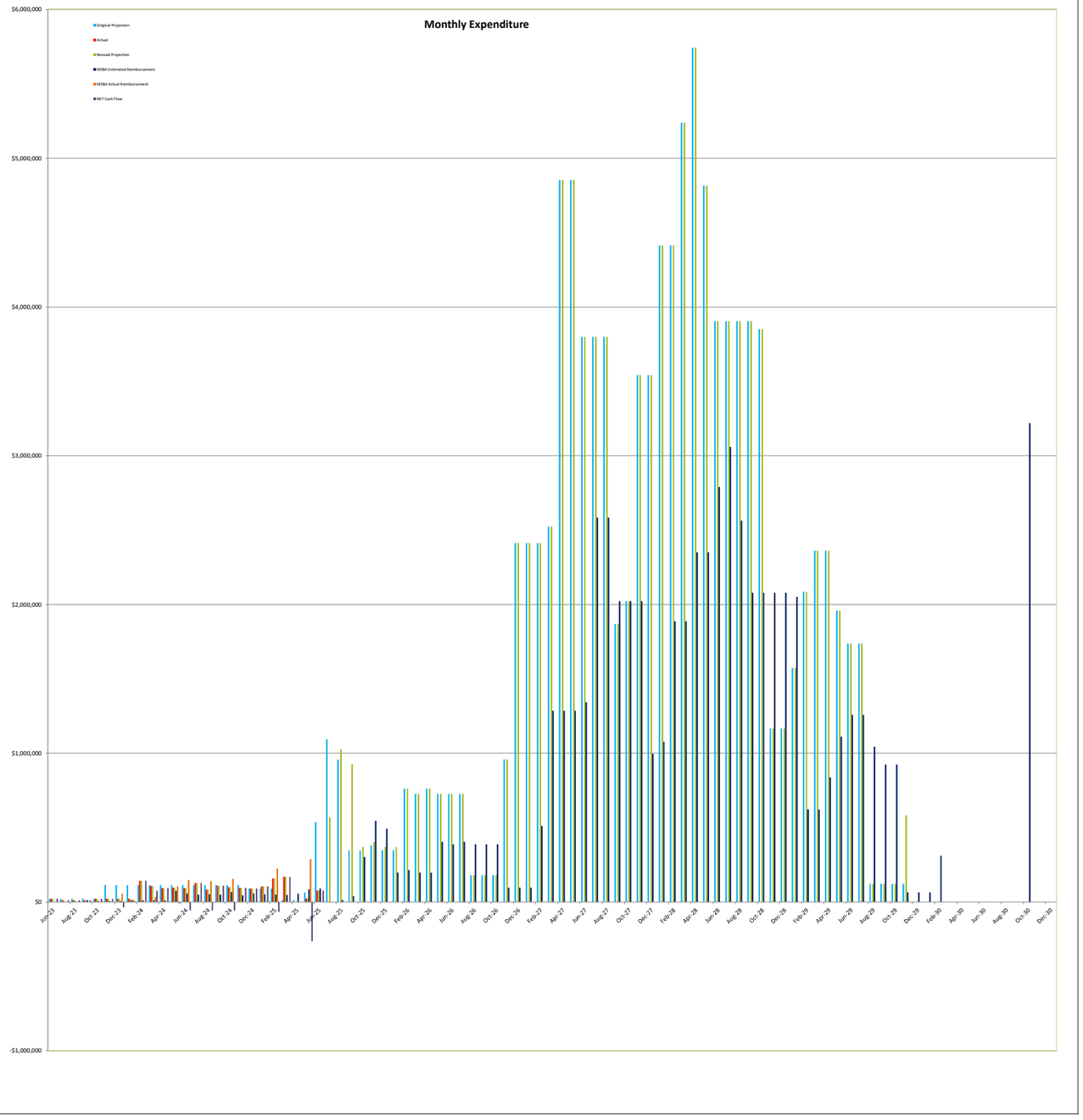
#1	FSA Amendment No.1	3/20/2024	Transfer $66,535 from Other to A&E FS/SD for Designer Contract
#2	FSA Amendment No.2	10/29/2024	Transfer $36,434 from Other to Environment/Site for Culvert Scope
#3	FSA Amendment No.3	1/14/2025	Transfer $603,000 from OPM to Other for OPM Contract

Project Funding Agreement Budget Transfers:

Fall Brook Elementary School - Leominster, MA — **June 30, 2025**

Monthly Cash Flow

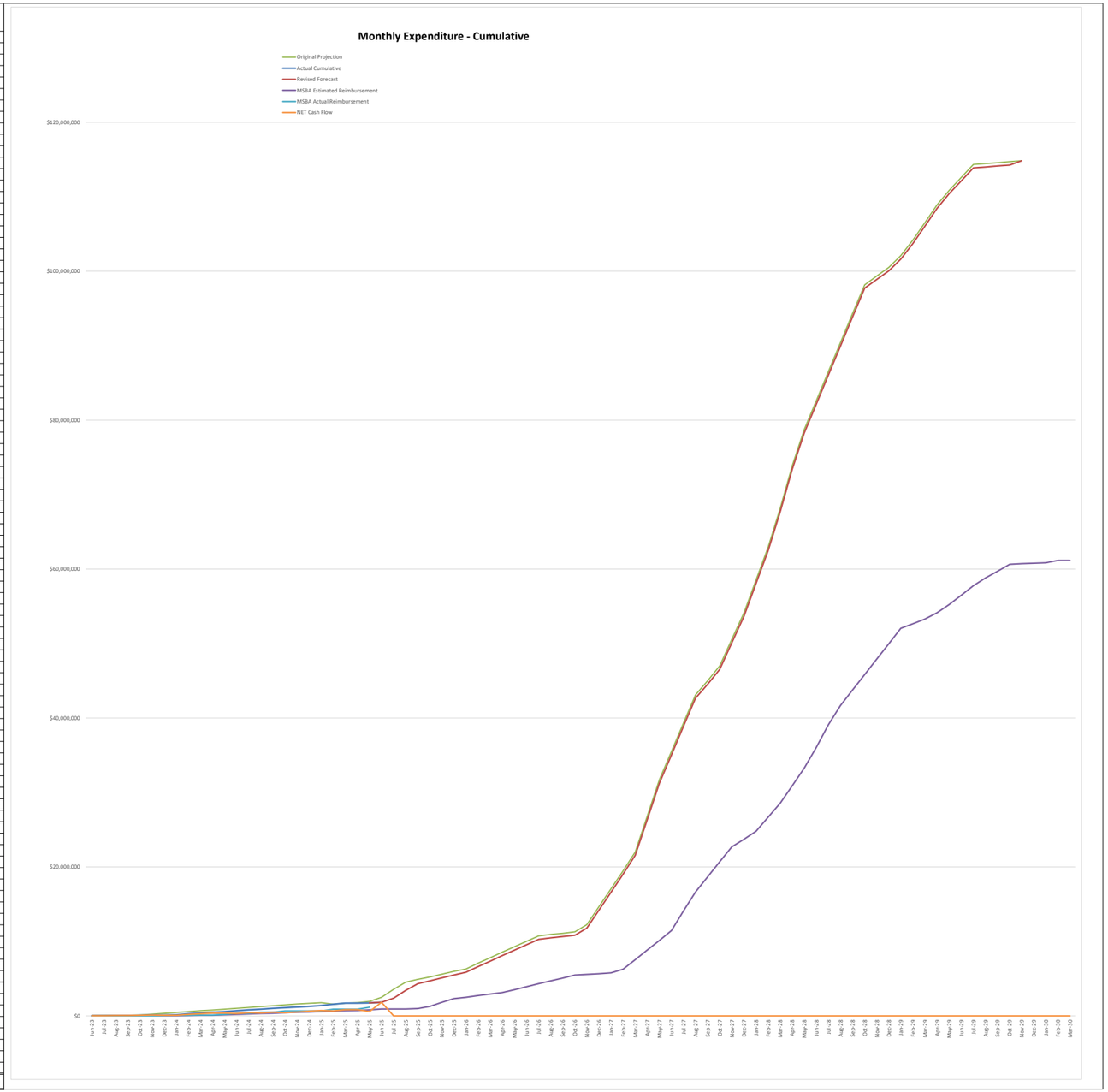
Date	Original Projection	Actual	Revised Projection	MSBA Estimated Reimbursement	MSBA Actual Reimbursement	NET Cash Flow
Jun-23	$ 22,056	$ 22,056	$ 22,056			$ 22,056
Jul-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Aug-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Sep-23	$ 22,056	$ 11,028	$ 11,028	$ 11,746		$ 11,028
Oct-23	$ 22,056	$ 22,056	$ 22,056	$ 5,873		$ 22,056
Nov-23	$ 113,339	$ 22,056	$ 22,056	$ 5,873		$ 22,056
Dec-23	$ 113,339	$ 22,056	$ 22,056	$ 5,873	$ 57,133	$ (35,077)
Jan-24	$ 113,339	$ 22,056	$ 22,056	$ 11,746	$ 16,323	$ 5,733
Feb-24	$ 113,339	$ 142,294	$ 142,294	$ 11,746		$ 142,294
Mar-24	$ 113,339	$ 107,680	$ 107,680	$ 11,746	$ 32,648	$ 75,032
Apr-24	$ 113,339	$ 93,241	$ 93,241	$ 11,746		$ 93,241
May-24	$ 113,339	$ 96,741	$ 96,741	$ 75,780	$ 105,311	$ (8,570)
Jun-24	$ 113,339	$ 93,241	$ 93,241	$ 57,346	$ 148,702	$ (55,461)
Jul-24	$ 113,339	$ 127,581	$ 127,581	$ 49,657		$ 127,581
Aug-24	$ 113,339	$ 83,276	$ 83,276	$ 51,521	$ 140,606	$ (57,330)
Sep-24	$ 113,339	$ 109,762	$ 109,762	$ 49,657		$ 109,762
Oct-24	$ 113,339	$ 98,956	$ 98,956	$ 67,945	$ 156,055	$ (57,099)
Nov-24	$ 113,331	$ 94,846	$ 94,846	$ 44,349		$ 94,846
Dec-24	$ 91,283	$ 90,598	$ 90,598	$ 58,455		$ 90,598
Jan-25	$ 91,283	$ 105,734	$ 105,734	$ 52,700		$ 105,734
Feb-25	$ 91,283	$ 158,905	$ 158,905	$ 50,511	$ 224,477	$ (65,572)
Mar-25	$ 13,158	$ 169,583	$ 169,583	$ 48,249		$ 169,583
Apr-25	$ 13,158	$ -	$ -	$ 56,310		$ -
May-25	$ 65,024	$ 23,329	$ 23,329	$ 84,627	$ 287,338	$ (264,009)
Jun-25	$ 537,696	$ 77,078	$ 77,078	$ 90,313		$ 77,078
Jul-25	$ 1,094,251		$ 568,806	$ -		$ -
Aug-25	$ 957,218		$ 1,026,128	$ 12,424		$ -
Sep-25	$ 347,471		$ 925,997	$ 41,049		$ -
Oct-25	$ 347,471		$ 369,442	$ 302,925		$ -
Nov-25	$ 380,804		$ 402,775	$ 546,477		$ -
Dec-25	$ 347,471		$ 369,442	$ 493,151		$ -
Jan-26	$ 347,471		$ 369,442	$ 196,751		$ -
Feb-26	$ 760,956		$ 760,956	$ 214,503		$ -
Mar-26	$ 727,623		$ 727,623	$ 196,751		$ -
Apr-26	$ 760,956		$ 760,956	$ 196,751		$ -
May-26	$ 727,623		$ 727,623	$ 405,257		$ -
Jun-26	$ 727,623		$ 727,623	$ 387,505		$ -
Jul-26	$ 727,623		$ 727,623	$ 405,257		$ -
Aug-26	$ 180,334		$ 180,334	$ 387,505		$ -
Sep-26	$ 180,334		$ 180,334	$ 387,505		$ -
Oct-26	$ 180,334		$ 180,334	$ 387,505		$ -
Nov-26	$ 958,634		$ 958,634	$ 96,039		$ -
Dec-26	$ 2,413,044		$ 2,413,044	$ 96,039		$ -
Jan-27	$ 2,413,044		$ 2,413,044	$ 96,039		$ -
Feb-27	$ 2,413,044		$ 2,413,044	$ 510,532		$ -
Mar-27	$ 2,523,302		$ 2,523,302	$ 1,285,096		$ -
Apr-27	$ 4,853,696		$ 4,853,696	$ 1,285,096		$ -
May-27	$ 4,853,696		$ 4,853,696	$ 1,285,096		$ -
Jun-27	$ 3,799,270		$ 3,799,270	$ 1,343,816		$ -
Jul-27	$ 3,799,270		$ 3,799,270	$ 2,584,895		$ -
Aug-27	$ 3,799,270		$ 3,799,270	$ 2,584,895		$ -
Sep-27	$ 1,869,634		$ 1,869,634	$ 2,023,348		$ -
Oct-27	$ 2,022,134		$ 2,022,134	$ 2,023,348		$ -
Nov-27	$ 3,542,821		$ 3,542,821	$ 2,023,348		$ -
Dec-27	$ 3,542,821		$ 3,542,821	$ 995,697		$ -
Jan-28	$ 4,414,489		$ 4,414,489	$ 1,076,912		$ -
Feb-28	$ 4,414,489		$ 4,414,489	$ 1,886,773		$ -
Mar-28	$ 5,238,590		$ 5,238,590	$ 1,886,773		$ -
Apr-28	$ 5,743,666		$ 5,743,666	$ 2,350,990		$ -
May-28	$ 4,815,038		$ 4,815,038	$ 2,350,990		$ -
Jun-28	$ 3,904,038		$ 3,904,038	$ 2,789,875		$ -
Jul-28	$ 3,904,038		$ 3,904,038	$ 3,058,860		$ -
Aug-28	$ 3,904,038		$ 3,904,038	$ 2,564,308		$ -
Sep-28	$ 3,904,038		$ 3,904,038	$ 2,079,143		$ -
Oct-28	$ 3,851,538		$ 3,851,538	$ 2,079,143		$ -
Nov-28	$ 1,167,078		$ 1,167,078	$ 2,079,143		$ -
Dec-28	$ 1,167,078		$ 1,167,078	$ 2,079,143		$ -
Jan-29	$ 1,573,908		$ 1,573,908	$ 2,051,184		$ -
Feb-29	$ 2,086,407		$ 2,086,407	$ 621,542		$ -
Mar-29	$ 2,361,725		$ 2,361,725	$ 621,542		$ -
Apr-29	$ 2,361,725		$ 2,361,725	$ 838,204		$ -
May-29	$ 1,959,485		$ 1,959,485	$ 1,111,141		$ -
Jun-29	$ 1,737,502		$ 1,737,502	$ 1,257,766		$ -
Jul-29	$ 1,737,502		$ 1,737,502	$ 1,257,766		$ -
Aug-29	$ 122,438		$ 122,438	$ 1,043,548		$ -
Sep-29	$ 122,438		$ 122,438	$ 925,328		$ -
Oct-29	$ 122,438		$ 122,438	$ 925,328		$ -
Nov-29	$ 122,438		$ 582,915	$ 65,206		$ -
Dec-29	$ -		$ -	$ 65,206		$ -
Jan-30	$ -		$ -	$ 65,206		$ -
Feb-30	$ -		$ -	$ 310,438		$ -
Mar-30	$ -		$ -	$ -		$ -
Apr-30	$ -		$ -	$ -		$ -
May-30	$ -		$ -	$ -		$ -
Jun-30	$ -		$ -	$ -		$ -
Jul-30	$ -		$ -	$ -		$ -
Aug-30	$ -		$ -	$ -		$ -
Sep-30	$ -		$ -	$ -		$ -
Oct-30	$ -		$ -	$ 3,218,412		$ -
Nov-30	$ -		$ -			$ -
Dec-30	$ -		$ -			$ -
Total:	**$ 114,821,932**	**$ 1,816,209**	**$ 114,821,932**	**$ 64,368,241**	**$ 1,168,593**	**$ 647,616**



Fall Brook Elementary School - Leominster, MA — **June 30, 2025**

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast	MSBA Estimated Reimbursement	MSBA Actual Reimbursement	NET Cash Flow
Jun-23	$ 22,056	$ 22,056		$ -	$ -	$ 22,056
Jul-23	$ 44,112	$ 33,084		$ -	$ -	$ 33,084
Aug-23	$ 66,168	$ 44,112		$ -	$ -	$ 44,112
Sep-23	$ 88,224	$ 55,140		$ 11,746	$ -	$ 55,140
Oct-23	$ 110,280	$ 77,196		$ 17,619	$ -	$ 77,196
Nov-23	$ 223,619	$ 99,252		$ 23,492	$ -	$ 99,252
Dec-23	$ 336,958	$ 121,308		$ 29,365	$ 57,133	$ 64,175
Jan-24	$ 450,297	$ 143,364		$ 41,112	$ 73,456	$ 69,908
Feb-24	$ 563,636	$ 285,658		$ 52,858	$ 73,456	$ 212,202
Mar-24	$ 676,974	$ 393,338		$ 64,604	$ 106,104	$ 287,234
Apr-24	$ 790,313	$ 486,579		$ 76,350	$ 106,104	$ 380,475
May-24	$ 903,652	$ 583,320		$ 152,131	$ 211,415	$ 371,905
Jun-24	$ 1,016,991	$ 676,561		$ 209,477	$ 360,117	$ 316,444
Jul-24	$ 1,130,330	$ 804,142		$ 259,134	$ 360,117	$ 444,025
Aug-24	$ 1,243,669	$ 887,418		$ 310,654	$ 500,723	$ 386,695
Sep-24	$ 1,357,008	$ 997,180		$ 360,311	$ 500,723	$ 496,457
Oct-24	$ 1,470,347	$ 1,096,136		$ 428,256	$ 656,778	$ 439,358
Nov-24	$ 1,583,678	$ 1,190,982		$ 472,605	$ 656,778	$ 534,204
Dec-24	$ 1,674,960	$ 1,281,580		$ 531,060	$ 656,778	$ 624,802
Jan-25	$ 1,766,243	$ 1,387,314		$ 583,761	$ 656,778	$ 730,536
Feb-25	$ 1,546,219	$ 1,546,219		$ 634,272	$ 881,255	$ 664,964
Mar-25	$ 1,715,802	$ 1,715,802		$ 682,521	$ 881,255	$ 834,547
Apr-25	$ 1,753,089	$ 1,715,802		$ 738,831	$ 881,255	$ 834,547
May-25	$ 1,948,867	$ 1,739,131	$ 1,739,131	$ 823,458	$ 1,168,593	$ 570,538
Jun-25	$ 2,486,563	$ 1,816,209	$ 1,816,209	$ 913,771		$ 1,816,209
Jul-25	$ 3,580,813		$ 2,385,015	$ 913,771		$ -
Aug-25	$ 4,538,032		$ 3,411,143	$ 926,196		$ -
Sep-25	$ 4,885,502		$ 4,337,140	$ 967,245		$ -
Oct-25	$ 5,232,973		$ 4,706,582	$ 1,270,169		$ -
Nov-25	$ 5,613,777		$ 5,109,357	$ 1,816,646		$ -
Dec-25	$ 5,961,247		$ 5,478,799	$ 2,309,797		$ -
Jan-26	$ 6,308,718		$ 5,848,241	$ 2,506,548		$ -
Feb-26	$ 7,069,674		$ 6,609,197	$ 2,721,051		$ -
Mar-26	$ 7,797,297		$ 7,336,821	$ 2,917,802		$ -
Apr-26	$ 8,558,254		$ 8,097,777	$ 3,114,553		$ -
May-26	$ 9,285,877		$ 8,825,400	$ 3,519,809		$ -
Jun-26	$ 10,013,500		$ 9,553,023	$ 3,907,314		$ -
Jul-26	$ 10,741,123		$ 10,280,646	$ 4,312,570		$ -
Aug-26	$ 10,921,457		$ 10,460,980	$ 4,700,075		$ -
Sep-26	$ 11,101,791		$ 10,641,314	$ 5,087,580		$ -
Oct-26	$ 11,282,125		$ 10,821,648	$ 5,475,084		$ -
Nov-26	$ 12,240,759		$ 11,780,282	$ 5,571,123		$ -
Dec-26	$ 14,653,803		$ 14,193,327	$ 5,667,162		$ -
Jan-27	$ 17,066,848		$ 16,606,371	$ 5,763,202		$ -
Feb-27	$ 19,479,892		$ 19,019,415	$ 6,273,734		$ -
Mar-27	$ 22,003,194		$ 21,542,718	$ 7,558,830		$ -
Apr-27	$ 26,856,890		$ 26,396,414	$ 8,843,927		$ -
May-27	$ 31,710,586		$ 31,250,110	$ 10,129,023		$ -
Jun-27	$ 35,509,856		$ 35,049,379	$ 11,472,839		$ -
Jul-27	$ 39,309,126		$ 38,848,649	$ 14,057,734		$ -
Aug-27	$ 43,108,396		$ 42,647,919	$ 16,642,629		$ -
Sep-27	$ 44,978,030		$ 44,517,553	$ 18,665,977		$ -
Oct-27	$ 47,000,164		$ 46,539,687	$ 20,689,325		$ -
Nov-27	$ 50,542,985		$ 50,082,508	$ 22,712,673		$ -
Dec-27	$ 54,085,805		$ 53,625,329	$ 23,708,369		$ -
Jan-28	$ 58,500,295		$ 58,039,818	$ 24,785,282		$ -
Feb-28	$ 62,914,784		$ 62,454,307	$ 26,672,054		$ -
Mar-28	$ 68,153,374		$ 67,692,897	$ 28,558,827		$ -
Apr-28	$ 73,897,040		$ 73,436,564	$ 30,909,817		$ -
May-28	$ 78,712,078		$ 78,251,602	$ 33,260,808		$ -
Jun-28	$ 82,616,117		$ 82,155,640	$ 36,050,683		$ -
Jul-28	$ 86,520,155		$ 86,059,678	$ 39,109,543		$ -
Aug-28	$ 90,424,193		$ 89,963,716	$ 41,673,851		$ -
Sep-28	$ 94,328,231		$ 93,867,755	$ 43,752,994		$ -
Oct-28	$ 98,179,770		$ 97,719,293	$ 45,832,138		$ -
Nov-28	$ 99,346,848		$ 98,886,371	$ 47,911,281		$ -
Dec-28	$ 100,513,927		$ 100,053,450	$ 49,990,425		$ -
Jan-29	$ 102,087,835		$ 101,627,358	$ 52,041,609		$ -
Feb-29	$ 104,174,241		$ 103,713,765	$ 52,663,151		$ -
Mar-29	$ 106,535,967		$ 106,075,490	$ 53,284,693		$ -
Apr-29	$ 108,897,692		$ 108,437,215	$ 54,122,897		$ -
May-29	$ 110,857,177		$ 110,396,701	$ 55,234,038		$ -
Jun-29	$ 112,594,679		$ 112,134,202	$ 56,491,804		$ -
Jul-29	$ 114,332,181		$ 113,871,704	$ 57,749,570		$ -
Aug-29	$ 114,454,619		$ 113,994,142	$ 58,793,118		$ -
Sep-29	$ 114,577,056		$ 114,116,580	$ 59,718,446		$ -
Oct-29	$ 114,699,494		$ 114,239,018	$ 60,643,773		$ -
Nov-29	$ 114,821,932		$ 114,821,932	$ 60,708,979		$ -
Dec-29				$ 60,774,185		$ -
Jan-30				$ 60,839,391		$ -
Feb-30				$ 61,149,829		$ -
Mar-30				$ 61,149,829		$ -
Apr-30				$ 61,149,829		$ -
May-30				$ 61,149,829		$ -
Jun-30				$ 61,149,829		$ -
Jul-30				$ 61,149,829		$ -
Aug-30				$ 61,149,829		$ -
Sep-30				$ 61,149,829		$ -
Oct-30				$ 64,368,241		$ -
Nov-30				$ 64,368,241		$ -
Dec-30				$ 64,368,241		$ -
Total:	**$ 114,821,932**	**$ 1,816,209**	$ 114,821,932	**$ 64,368,241**	$ 1,168,593	**$ 1,816,209**



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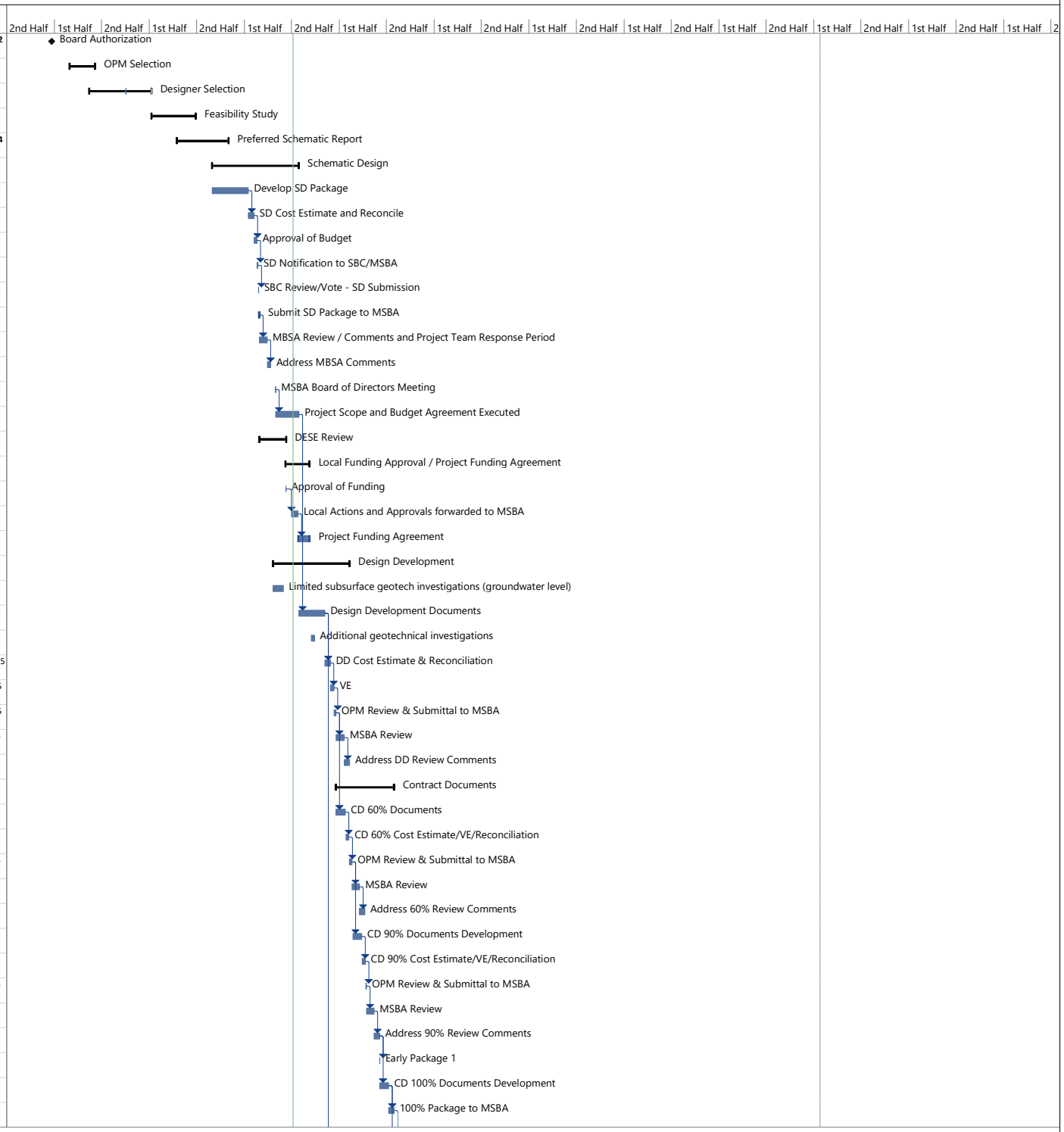
THE RIGHT CHOICE IN PROJECT MANAGEMENT

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

June 30, 2025

ID	Task Name	Start	Finish
1	**Board Authorization**	**Thu 12/22/22**	**Thu 12/22/22**
3	**OPM Selection**	**Wed 3/1/23**	**Tue 6/6/23**
7	**Designer Selection**	**Mon 5/15/23**	**Tue 1/9/24**
15	**Feasibility Study**	**Wed 1/10/24**	**Thu 6/27/24**
25	**Preferred Schematic Report**	**Tue 4/16/24**	**Thu 10/31/24**
35	**Schematic Design**	**Fri 8/30/24**	**Tue 7/29/25**
36	Develop SD Package	Fri 8/30/24	Wed 1/15/25
37	SD Cost Estimate and Reconcile	Thu 1/16/25	Thu 2/6/25
38	Approval of Budget	Fri 2/7/25	Mon 2/17/25
39	SD Notification to SBC/MSBA	Tue 2/18/25	Fri 2/21/25
40	SBC Review/Vote - SD Submission	Mon 2/24/25	Mon 2/24/25
41	Submit SD Package to MSBA	Thu 2/27/25	Thu 2/27/25
42	MBSA Review / Comments and Project Team Response Period	Fri 2/28/25	Fri 3/28/25
43	Address MBSA Comments	Mon 3/31/25	Fri 4/11/25
44	MSBA Board of Directors Meeting	Wed 4/30/25	Wed 4/30/25
45	Project Scope and Budget Agreement Executed	Thu 5/1/25	Tue 7/29/25
46	**DESE Review**	**Fri 2/28/25**	**Tue 6/10/25**
50	**Local Funding Approval / Project Funding Agreement**	**Mon 6/9/25**	**Mon 9/8/25**
51	Approval of Funding	Mon 6/9/25	Mon 6/9/25
52	Local Actions and Approvals forwarded to MSBA	Tue 7/1/25	Fri 7/25/25
53	Project Funding Agreement	Mon 7/28/25	Mon 9/8/25
54	**Design Development**	**Mon 4/21/25**	**Mon 2/9/26**
55	Limited subsurface geotech investigations (groundwater level)	Mon 4/21/25	Fri 5/30/25
56	Design Development Documents	Wed 7/30/25	Wed 11/5/25
57	Additional geotechnical investigations	Mon 9/15/25	Fri 9/26/25
58	DD Cost Estimate & Reconciliation	Thu 11/6/25	Wed 11/26/25
59	VE	Fri 11/28/25	Thu 12/11/25
60	OPM Review & Submittal to MSBA	Fri 12/12/25	Thu 12/18/25
61	MSBA Review	Fri 12/19/25	Mon 1/19/26
62	Address DD Review Comments	Tue 1/20/26	Mon 2/9/26
63	**Contract Documents**	**Fri 12/19/25**	**Thu 7/30/26**
64	CD 60% Documents	Fri 12/19/25	Fri 1/23/26
65	CD 60% Cost Estimate/VE/Reconciliation	Mon 1/26/26	Fri 2/6/26
66	OPM Review & Submittal to MSBA	Mon 2/9/26	Wed 2/18/26
67	MSBA Review	Thu 2/19/26	Thu 3/19/26
68	Address 60% Review Comments	Fri 3/20/26	Wed 4/8/26
69	CD 90% Documents Development	Mon 2/23/26	Fri 3/27/26
70	CD 90% Cost Estimate/VE/Reconciliation	Mon 3/30/26	Fri 4/10/26
71	OPM Review & Submittal to MSBA	Mon 4/13/26	Wed 4/15/26
72	MSBA Review	Thu 4/16/26	Thu 5/14/26
73	Address 90% Review Comments	Fri 5/15/26	Thu 6/4/26
74	Early Package 1	Fri 6/5/26	Fri 6/5/26
75	CD 100% Documents Development	Fri 6/5/26	Thu 7/9/26
76	100% Package to MSBA	Fri 7/10/26	Thu 7/30/26



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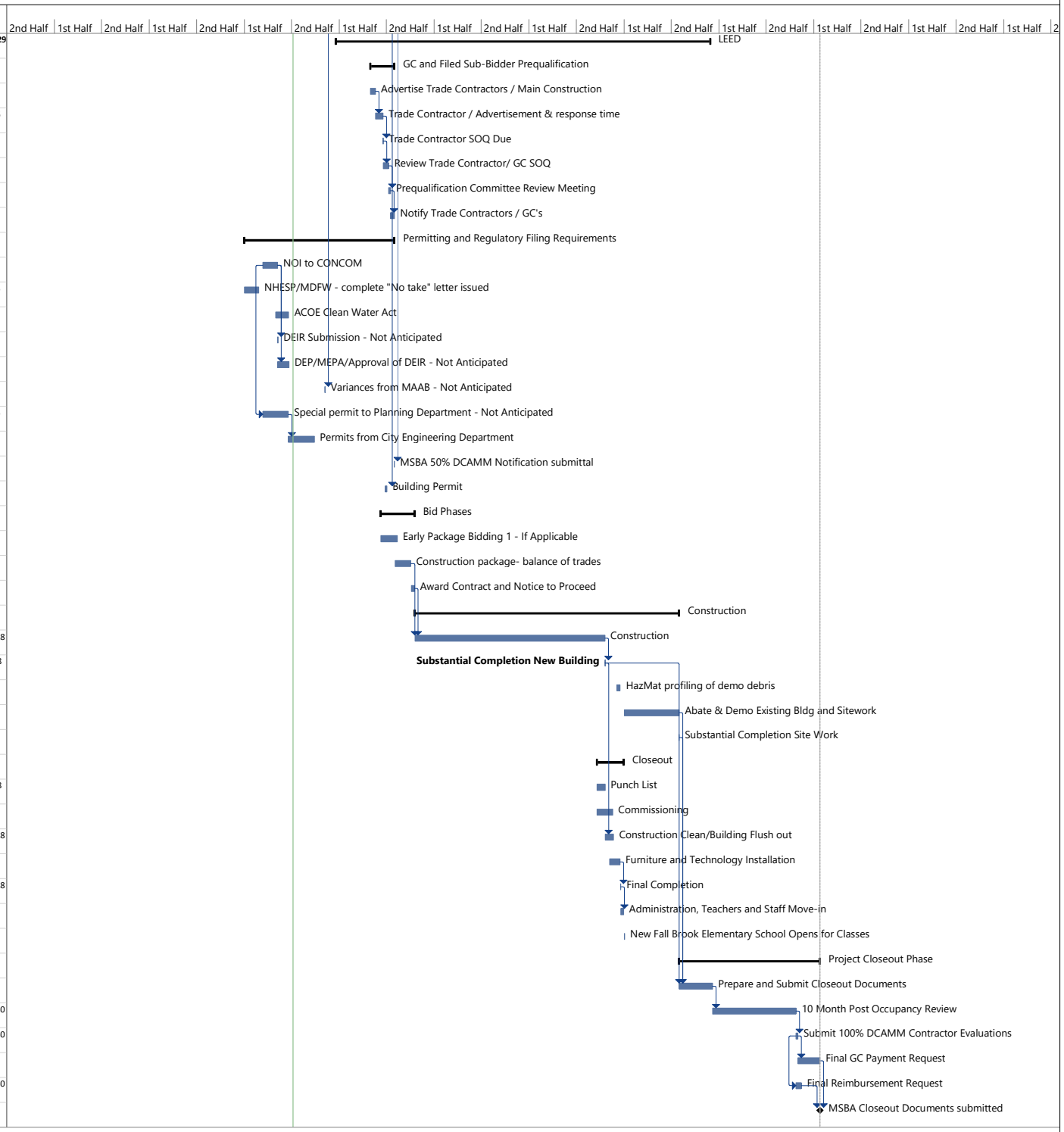
THE RIGHT CHOICE IN PROJECT MANAGEMENT

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

June 30, 2025

ID	Task Name	Start	Finish
77	**LEED**	**Fri 12/19/25**	**Wed 11/28/29**
86	**GC and Filed Sub-Bidder Prequalification**	**Fri 5/1/26**	**Fri 7/31/26**
87	Advertise Trade Contractors / Main Construction	Fri 5/1/26	Tue 5/19/26
88	Trade Contractor / Advertisement & response time	Wed 5/20/26	Wed 6/17/26
89	Trade Contractor SOQ Due	Thu 6/18/26	Thu 6/18/26
90	Review Trade Contractor/ GC SOQ	Fri 6/19/26	Thu 7/9/26
91	Prequalification Committee Review Meeting	Fri 7/10/26	Thu 7/16/26
92	Notify Trade Contractors / GC's	Fri 7/17/26	Fri 7/31/26
93	**Permitting and Regulatory Filing Requirements**	**Wed 1/1/25**	**Fri 7/31/26**
94	NOI to CONCOM	Thu 3/13/25	Thu 5/8/25
95	NHESP/MDFW - complete "No take" letter issued	Wed 1/1/25	Mon 2/24/25
96	ACOE Clean Water Act	Thu 5/1/25	Thu 6/19/25
97	DEIR Submission - Not Anticipated	Fri 5/9/25	Fri 5/9/25
98	DEP/MEPA/Approval of DEIR - Not Anticipated	Fri 5/9/25	Fri 6/20/25
99	Variances from MAAB - Not Anticipated	Thu 11/6/25	Thu 11/6/25
100	Special permit to Planning Department - Not Anticipated	Thu 3/13/25	Wed 6/18/25
101	Permits from City Engineering Department	Thu 6/19/25	Fri 9/26/25
102	MSBA 50% DCAMM Notification submittal	Fri 7/31/26	Fri 7/31/26
103	Building Permit	Fri 6/26/26	Thu 7/2/26
104	**Bid Phases**	**Wed 6/10/26**	**Fri 10/16/26**
105	Early Package Bidding 1 - If Applicable	Wed 6/10/26	Tue 8/11/26
106	Construction package- balance of trades	Tue 8/4/26	Fri 10/2/26
107	Award Contract and Notice to Proceed	Mon 10/5/26	Fri 10/16/26
108	**Construction**	**Mon 10/19/26**	**Tue 7/31/29**
109	Construction	Mon 10/19/26	Wed 10/18/28
110	Substantial Completion New Building	Thu 10/19/28	Thu 10/19/28
111	HazMat profiling of demo debris	Mon 12/4/28	Fri 12/15/28
112	Abate & Demo Existing Bldg and Sitework	Tue 1/2/29	Tue 7/31/29
113	Substantial Completion Site Work	Tue 7/31/29	Tue 7/31/29
114	**Closeout**	**Tue 9/19/28**	**Fri 12/29/28**
115	Punch List	Tue 9/19/28	Thu 10/19/28
116	Commissioning	Tue 9/19/28	Fri 11/17/28
117	Construction Clean/Building Flush out	Fri 10/20/28	Mon 11/20/28
118	Furniture and Technology Installation	Mon 11/6/28	Fri 12/15/28
119	Final Completion	Mon 12/18/28	Mon 12/18/28
120	Administration, Teachers and Staff Move-in	Tue 12/19/28	Fri 12/29/28
121	**New Fall Brook Elementary School Opens for Classes**	**Tue 1/2/29**	**Tue 1/2/29**
122	**Project Closeout Phase**	**Wed 8/1/29**	**Fri 1/24/31**
123	Prepare and Submit Closeout Documents	Wed 8/1/29	Thu 12/6/29
124	10 Month Post Occupancy Review	Fri 12/7/29	Wed 10/23/30
125	Submit 100% DCAMM Contractor Evaluations	Thu 10/24/30	Wed 10/30/30
126	Final GC Payment Request	Thu 10/31/30	Fri 1/24/31
127	Final Reimbursement Request	Thu 10/24/30	Wed 11/13/30
128	MSBA Closeout Documents submitted	Fri 1/24/31	Fri 1/24/31