FALL BROOK ELEMENTARY SCHOOL

Leominster, MA

OPM Monthly Project Update Report

July 2025

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

As the project has now moved through Modules 1 - 6, the next step is Module 7 – Detailed Design. The MSBA and the City has now executed the Project Scope and Budget agreement. 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 July, the design team had several working group meetings that will also continue through August and September, all in the process of gathering information and final decisions for the Design Development drawings (DD set) that is currently anticipated to be issued in late October.

The drawings for the culvert & sewer work was issued for bid and bids were received. The contractor Richardi Bros. Inc. were ultimately the low bidder and were on-boarded by the team in late July. The plan is for them to start the work in early August to try and complete as much of the work as possible prior to teachers and students arriving back at the schools.

I. TASKS COMPLETED THROUGH JULY 2025

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

- 7/3/25 Project Team Meetings
- 7/8/25 Fall Brook Building Committee meeting #30
- 7/10/25 Project Team Meetings
- 7/15/25 Working Group Meeting – Playground Equipment
- 7/17/25 Project Team Meetings
- 7/24/25 Project Team Meetings
- 7/29/25 Fall Brook Building Committee meeting #31
- 7/31/25 Project Team Meetings

II. TASKS PLANNED FOR AUGUST 2025

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

- 8/5/25 Working Group Meeting – Lobby & Cafeteria
- 8/7/25 Project Team Meetings
- 8/12/25 Fall Brook Building Committee meeting #32
- 8/14/25 Project Team Meetings
- 8/15/25 Working Group Meeting – Restrooms, Custodial/Maintenance
- 8/19/25 Working Group Meeting – Exterior Materials & General Design Update
- 8/21/25 Project Team Meetings
- 8/28/25 Project Team Meetings

III. PROJECT BUDGET OVERVIEW

Expenditures in the month of July totaled $345,679. OPM Fees for Design Development and MDS invoiced for Design Development as well as Environmental & Site work.

Refer to the attached Total Project Budget Status Report and Cash Flow Table and Charts dated July 31, 2025.

IV. PROJECT SCHEDULE OVERVIEW

The Fall Brook Elementary School project is now in 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 was be executed. The project secured funding through City Council approval inJune 2025. Once the funding was 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 July, Workforce Participation was 43.6% for Women and 16.5% for Minorities.

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 July 31, 2025
Draft Project Schedule, dated July 31, 2025
Cash Flow Table and Cumulative Cash Flow Graph, dated July 31, 2025
Monthly Invoice Summary, dated July 31, 2025

Leftfield, LLC	Craig DiCarlo	Progress Report as of Date 7/31/2025

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)	$2,161,888
General Contractor Contact Name		Project Completion Percentage	2%

OPM — Leftfield, LLC — Progress Report as of Date 7/31/2025

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)	$58,422
Total Contract Amount	$397,000	Contract Amount Remaining	($58,422)
Contract Amendments as Percentage of Original Contract Amount	0.0%		

OPM Activities (Reporting Period)	• 7/3/25 Project Team Meetings • 7/8/25 Fall Brook Building Committee meeting #30 • 7/10/25 Project Team Meetings • 7/15/25 Working Group Meeting – Playground Equipment • 7/17/25 Project Team Meetings • 7/24/25 Project Team Meetings • 7/29/25 Fall Brook Building Committee meeting #31 • 7/31/25 Project Team Meetings
Project Budget Status	Reference the attached Total Project Budget and Cash Flow reports dated July 31, 2025.
MSBA Closeout Status	
Potential Issues	None at this time.

DESIGNER — Miller Dyer Spears Inc. — Progress Report as of Date 7/31/2025

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)	$1,419,208
Value of Contract Amendments (to Date)	$318,758	Invoices Received (Reporting Period)	$387,257
Total Contract Amount	$1,512,547	Contract Amount Remaining	($293,918)
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)	0		
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)	0		
Total Submittals Received (to Date)	0		
Submittals Reviewed (Reporting Period)			
Total Submittals Reviewed (to Date)	0		
Comments (Remaining Open Submittals)			
Phase	Design Development	Phase Scheduled Completion Date	12/18/2025
Designer Activities (Reporting Period)	• 7/3/25 Project Team Meetings • 7/8/25 Fall Brook Building Committee meeting #30 • 7/10/25 Project Team Meetings • 7/15/25 Working Group Meeting – Playground Equipment • 7/17/25 Project Team Meetings • 7/24/25 Project Team Meetings • 7/29/25 Fall Brook Building Committee meeting #31 • 7/31/25 Project Team Meetings		
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR

Progress Report as of Date 7/31/2025

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

August 11, 2025 — Date

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — July 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%**	**$ 58,422**	**2%**	**$ 3,455,904**		
0102-0400	Design Development	$ 233,689		$ 233,689	$ 233,688	100%	$ 58,422	25%	$ 175,267		
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%**	**$ 58,422**	**2%**	**$ 3,488,904**	**$ -**	
	A&E										
	A/E Basic Services	**$ 8,733,419**	**$ -**	**$ 8,733,419**	**$ 8,434,420**	**97%**	**$ 311,735**	**4%**	**$ 8,421,684**		
0201-0400	Design Development	$ 2,076,115		$ 2,076,115	$ 2,077,959	100%	$ 311,735	15%	$ 1,764,380		
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%**	**$ 311,735**	**3%**	**$ 9,615,554**	**$ -**	

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — July 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%	$ -	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%**	**$ 2,161,888**	**2%**	**$ 112,660,044**	**$ 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 — July 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
	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:

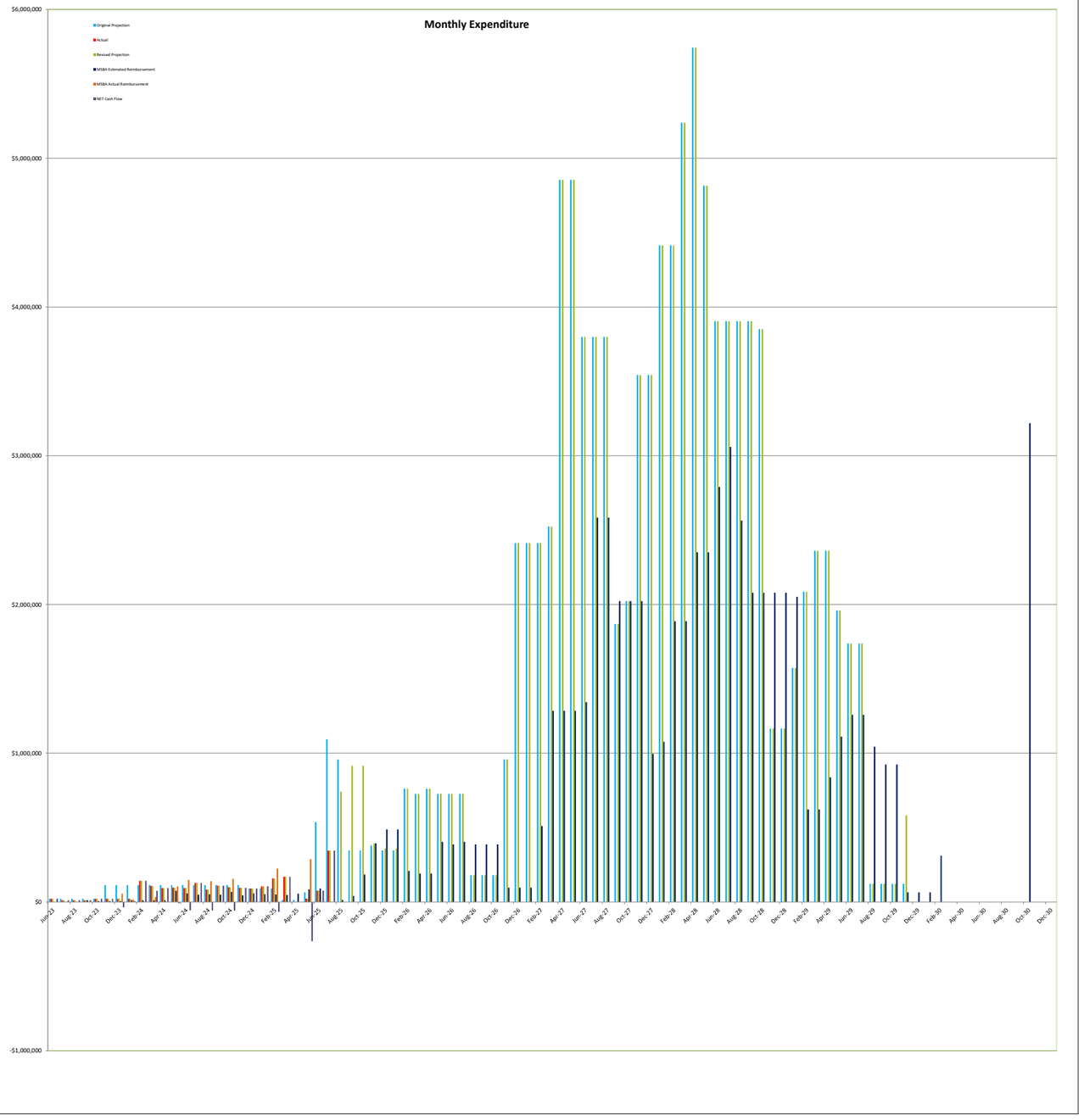
#1	FSA Amendment No.1	3/20/2024	Transfer $66,535 from Other to A&E FS/SD for Designer Contract
#2	FSA Amendment No.2	10/29/2024	Transfer $36,434 from Other to Environment/Site for Culvert Scope
#3	FSA Amendment No.3	1/14/2025	Transfer $603,000 from OPM to Other for OPM Contract

Project Funding Agreement Budget Transfers:

Fall Brook Elementary School - Leominster, MA — **July 31, 2025**

Monthly Cash Flow

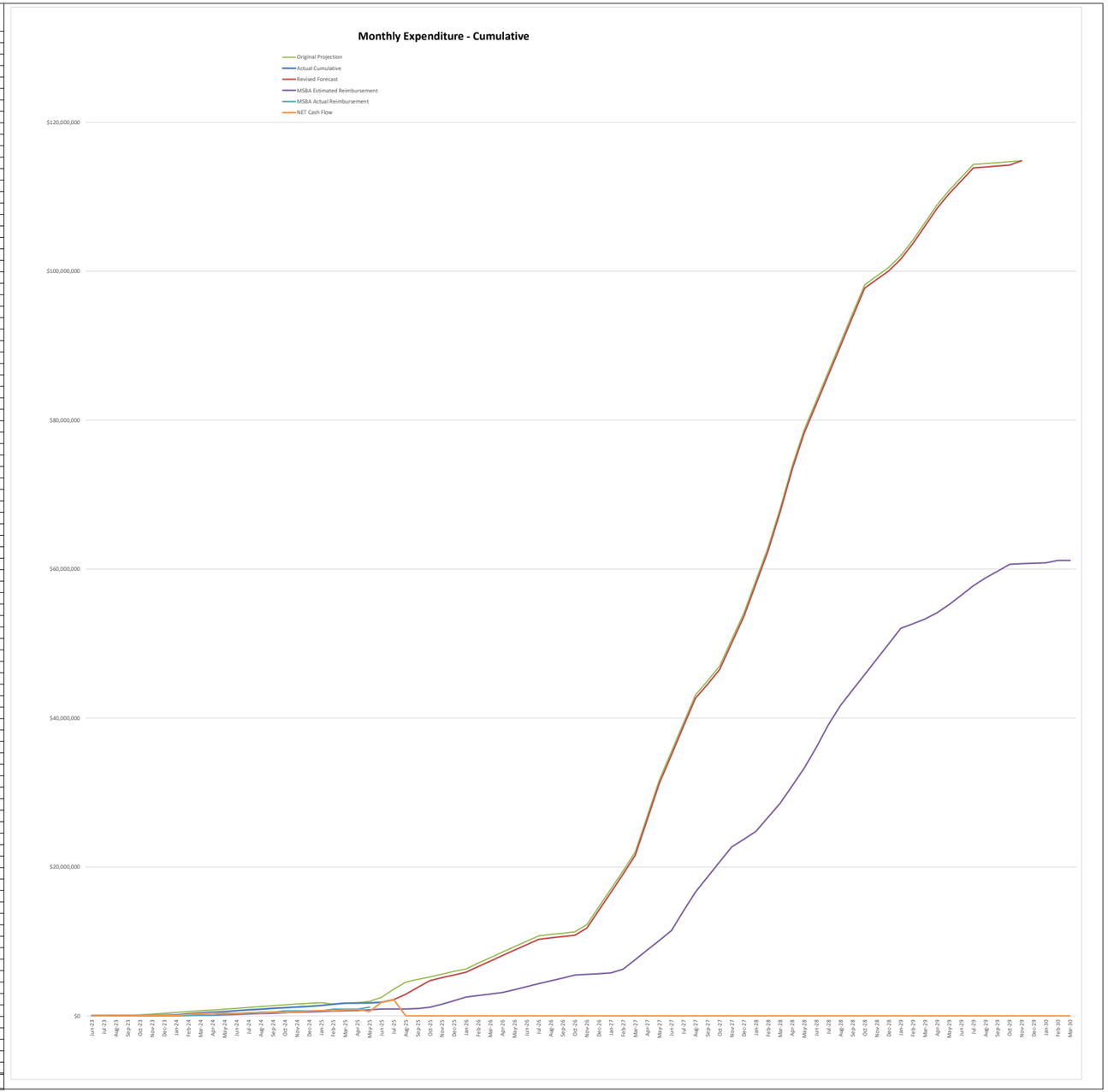
Date	Original Projection	Actual	Revised Projection	MSBA Estimated Reimbursement	MSBA Actual Reimbursement	NET Cash Flow
Jun-23	$ 22,056	$ 22,056	$ 22,056			$ 22,056
Jul-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Aug-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Sep-23	$ 22,056	$ 11,028	$ 11,028	$ 11,746		$ 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	$ 345,679	$ 345,679	$ -		$ 345,679
Aug-25	$ 957,218		$ 741,384	$ 12,424		$ -
Sep-25	$ 347,471		$ 916,260	$ 41,049		$ -
Oct-25	$ 347,471		$ 916,260	$ 184,096		$ -
Nov-25	$ 380,804		$ 393,038	$ 394,833		$ -
Dec-25	$ 347,471		$ 359,705	$ 487,965		$ -
Jan-26	$ 347,471		$ 359,705	$ 487,965		$ -
Feb-26	$ 760,956		$ 760,956	$ 209,317		$ -
Mar-26	$ 727,623		$ 727,623	$ 191,565		$ -
Apr-26	$ 760,956		$ 760,956	$ 191,565		$ -
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**	**$ 2,161,889**	**$ 114,821,932**	**$ 64,368,241**	**$ 1,168,593**	**$ 993,296**



Fall Brook Elementary School - Leominster, MA — **July 31, 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		$ 823,458	$ 1,168,593	$ 570,538
Jun-25	$ 2,486,563	$ 1,816,209		$ 913,771		$ 1,816,209
Jul-25	$ 3,580,813	$ 2,161,889	$ 2,161,889	$ 913,771		$ 2,161,889
Aug-25	$ 4,538,032		$ 2,903,273	$ 926,196		$ -
Sep-25	$ 4,885,502		$ 3,819,533	$ 967,245		$ -
Oct-25	$ 5,232,973		$ 4,735,793	$ 1,151,340		$ -
Nov-25	$ 5,613,777		$ 5,128,831	$ 1,546,174		$ -
Dec-25	$ 5,961,247		$ 5,488,536	$ 2,034,139		$ -
Jan-26	$ 6,308,718		$ 5,848,241	$ 2,522,105		$ -
Feb-26	$ 7,069,674		$ 6,609,197	$ 2,731,422		$ -
Mar-26	$ 7,797,297		$ 7,336,820	$ 2,922,987		$ -
Apr-26	$ 8,558,254		$ 8,097,777	$ 3,114,552		$ -
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	$ 5,087,579		$ -
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		$ 14,193,326	$ 5,667,162		$ -
Jan-27	$ 17,066,848		$ 16,606,371	$ 5,763,201		$ -
Feb-27	$ 19,479,892		$ 19,019,415	$ 6,273,734		$ -
Mar-27	$ 22,003,194		$ 21,542,717	$ 7,558,830		$ -
Apr-27	$ 26,856,890		$ 26,396,413	$ 8,843,926		$ -
May-27	$ 31,710,586		$ 31,250,109	$ 10,129,023		$ -
Jun-27	$ 35,509,856		$ 35,049,379	$ 11,472,838		$ -
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		$ 53,625,328	$ 23,708,369		$ -
Jan-28	$ 58,500,295		$ 58,039,818	$ 24,785,281		$ -
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		$ 73,436,563	$ 30,909,817		$ -
May-28	$ 78,712,078		$ 78,251,601	$ 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		$ 93,867,754	$ 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		$ 100,053,449	$ 49,990,424		$ -
Jan-29	$ 102,087,835		$ 101,627,358	$ 52,041,608		$ -
Feb-29	$ 104,174,241		$ 103,713,764	$ 52,663,150		$ -
Mar-29	$ 106,535,967		$ 106,075,490	$ 53,284,692		$ -
Apr-29	$ 108,897,692		$ 108,437,215	$ 54,122,897		$ -
May-29	$ 110,857,177		$ 110,396,700	$ 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	$ 58,793,117		$ -
Sep-29	$ 114,577,056		$ 114,116,579	$ 59,718,445		$ -
Oct-29	$ 114,699,494		$ 114,239,017	$ 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**	**$ 2,161,889**	$ 114,821,932	**$ 64,368,241**	$ 1,168,593	**$ 2,161,889**

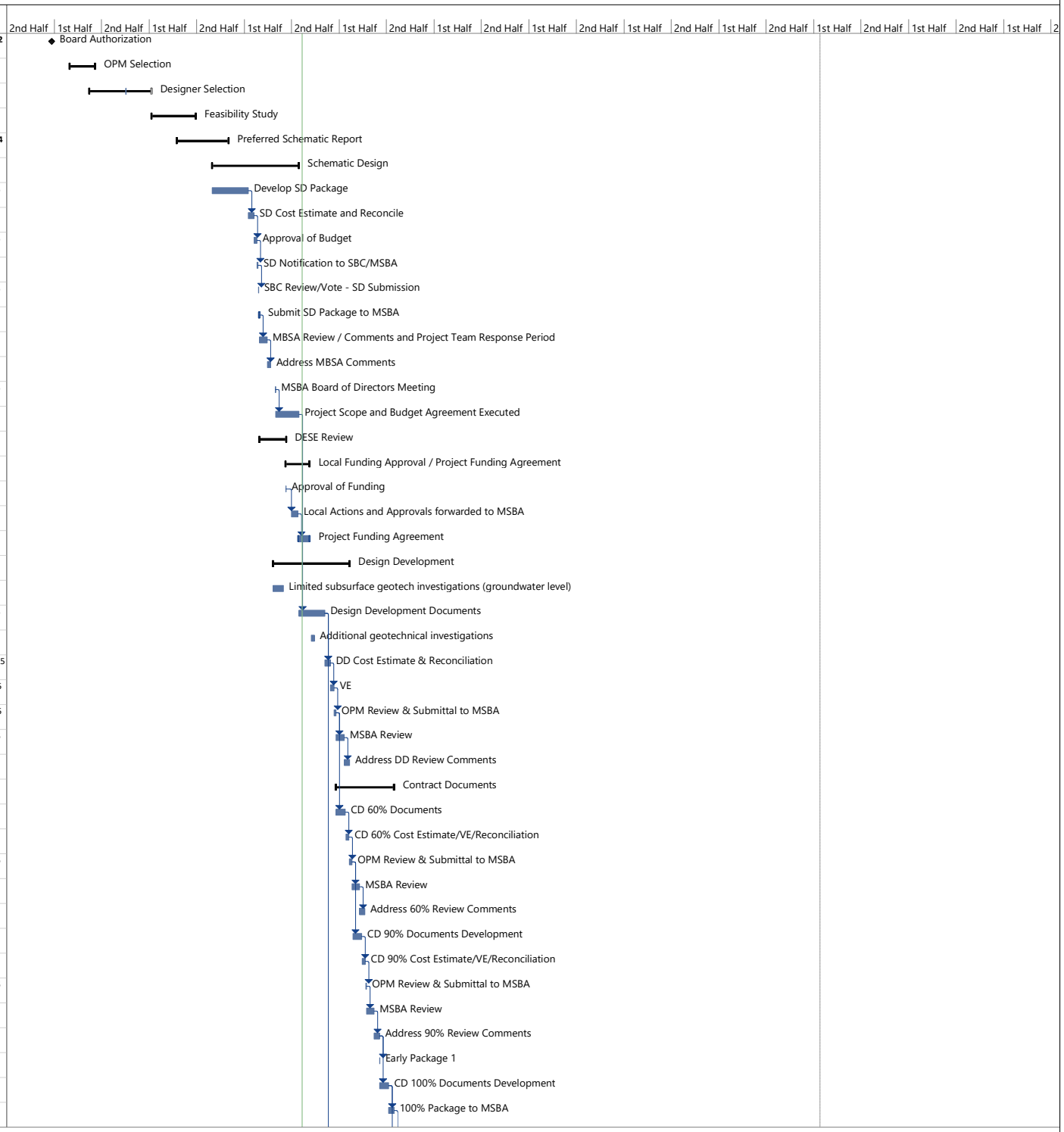


LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

July 31, 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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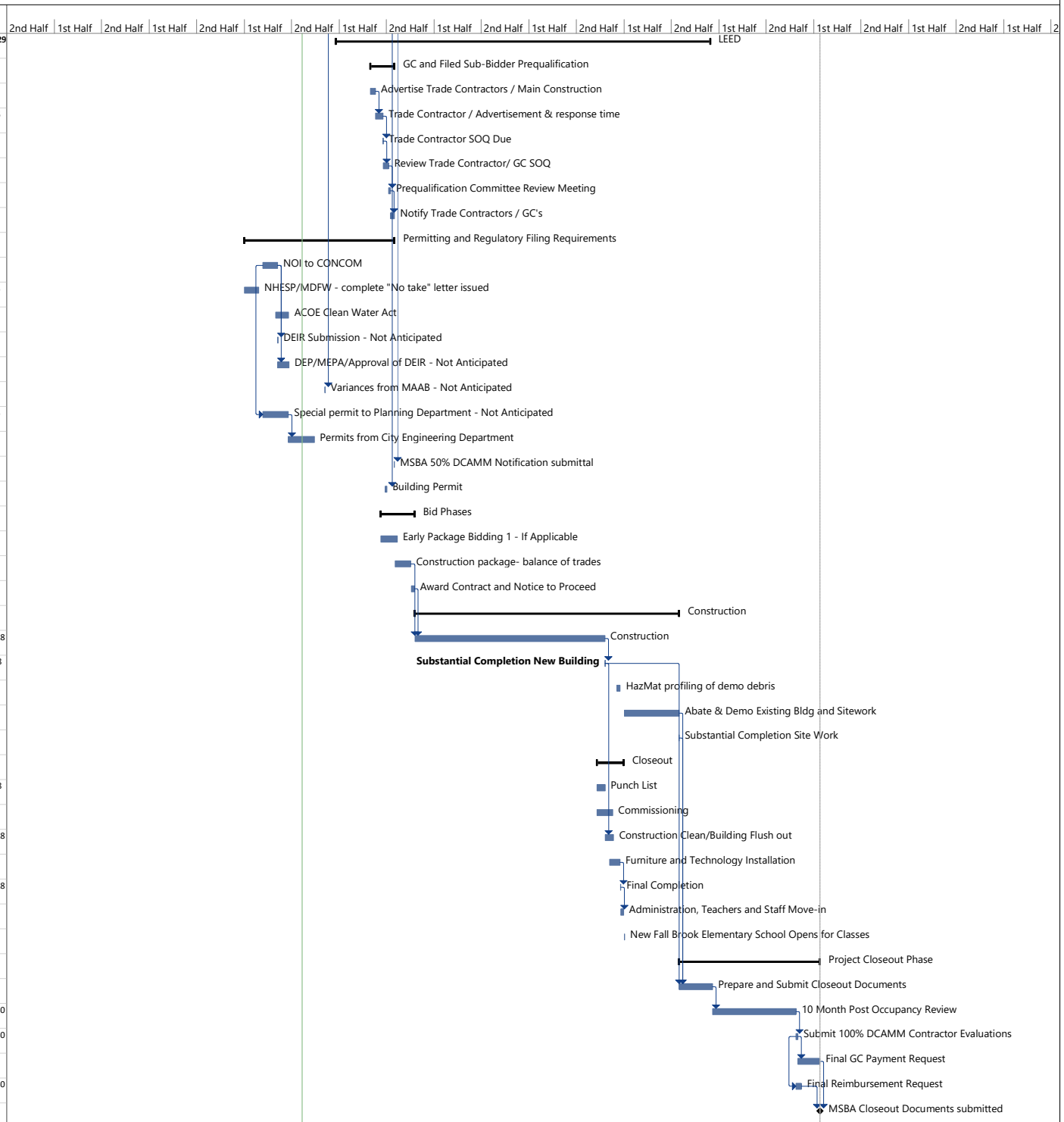
THE RIGHT CHOICE IN PROJECT MANAGEMENT

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

July 31, 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



MEMORANDUM

To: Gregory Chapdelaine, Purchasing Agent

From: Linda Liporto, LeftField, LLC

Date: August 8, 2025

Re: Fall Brook Elementary School - July 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	2023.009-022	Design Development	Design Development OPM Services for June/July 2025	$ 58,422.00
0201-0400	MDS	69985	Design Development	Design Development Designer Services for July 2025	$ 249,485.10
0003-0000	MDS	69985	Construction Documents	FS Phase environmental & Site Services for July 2025	$ 37,772.25
				TOTAL:	**$ 345,679.35**

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

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

Gregory Chapdelaine
Purchasing Agent
City of Leominster
25 West Street
City Hall, Room 15
Leominster, MA 01453

Invoice Date: 7/31/2025
Invoice No.: 2023.009-022
Contract #23-40

FOR: Owner's Project Management Services for MSBA Core Project
Fall Brook Elementary School - 25 Decicco Drive, Leominster, MA 01453

Professional Services from June 1, 2025 to July 31, 2025

OPM Services	
Owner's Project Management Services Design Development for the month of June and July 2025	$ 58,422
Total Labor:	**$ 58,422**

Reimbursable Expenses	
	$ -
Total Expenses:	**$ -**

Total this Invoice: $ 58,422

Contract Status	**Budget**	**Previous**	**Current**	**Total To Date**	**Balance**
FS/SD Phase	$ 397,000	$ 397,000.00	$ -	$ 397,000	$ -
Design Development	$ 233,689	$ -	$ 58,422	$ 58,422	$ 175,267
Construction Documents Phase	$ 243,349		$ -	$ -	$ 243,349
Bidding Phase	$ 120,407		$ -	$ -	$ 120,407
Construction Phase	$ 2,327,984		$ -	$ -	$ 2,327,984
Close-out Phase	$ 202,571		$ -	$ -	$ 202,571
Estimates	$ 85,800		$ -	$ -	$ 85,800
OPM Services Total:					
Reimbursable Expenses Total:					
Total Contract:	**$ 3,610,800**	**$ 397,000**	**$ 58,422**	**$ 455,422**	**$ 3,155,378**

Please Remit Payment To:
LeftField, LLC
PO Box 307
Hingham, MA 02043

Invoice

Miller Dyer Spears Inc.
40 Broad Street, Suite 103
Boston, MA 02109

August 07, 2025
Project No: 2325-000
Invoice No: 0069985

Gregory Chapdelaine, City of Leominster
25 West St., City Hall Room 15
email: Craig DiCarlo cdicarlo@leftfieldpm.com
email: Linda Liporto lliporto@leftfieldpm.com
Leominster, MA 01453

Project 2325-000 Leominster Fall Brook School MSBA
Contract No. 24-26; Per Proposal dated 11/30/2023
Professional Services from July 01, 2025 to July 31, 2025

Phase 06 Amendment No 3 Culvert Design/Permitting
Fee

Billing Phase	Fee	Percent Complete	Earned
MDS Mark-up task 1-3 Culvert Design/Perm	5,360.00	100.00	5,360.00
MDS Meetings (6 meetings @ $1000 each)	6,000.00	33.3333	2,000.00
MDS Mark-up task 1-3 Sewer Design/Permit	6,610.00	100.00	6,610.00
MDS Meetings (6 meetings @ $1,000 each)	6,000.00	33.3333	2,000.00
Total Fee	23,970.00		15,970.00
		Previous Fee Billing	10,915.00
		Current Fee Billing	5,055.00
		Total Fee	**5,055.00**

Billing Limits	Current	Prior	To-Date
Consultants	0.00	130,482.72	130,482.72
Limit			130,700.00
Remaining			217.28

Total this Phase **$5,055.00**

Phase 07 Design Development
Fee

Total Fee	2,078,234.00		
Percent Complete	15.00	Total Earned	311,735.10
		Previous Fee Billing	62,250.00
		Current Fee Billing	249,485.10
		Total Fee	249,485.10

Total this Phase **$249,485.10**

Phase 10 Amendment #4 Culvert & Sewer DD-CA
Fee

Billing Phase	Fee	Percent Complete	Earned
MDS Oversight & Mgmt of Geotech Investig	1,980.00	35.00	693.00

MDS Oversight & Mgmt Culvert/Sewer Const		14,250.00	35.00	4,987.50	
Total Fee		16,230.00		5,680.50	
		Previous Fee Billing		0.00	
		Current Fee Billing		5,680.50	
		Total Fee			**5,680.50**

Consultants

Langan				
7/31/2025	Langan	Geotech/Culvert Sewer	17,676.45	
7/31/2025	Langan	Geotech/Culvert Sewer	9,360.30	
	Total Consultants		**27,036.75**	**27,036.75**

Billing Limits	**Current**	**Prior**	**To-Date**	
Consultants	27,036.75	23,329.00	50,365.75	
Limit			143,348.00	
Remaining			92,982.25	
		Total this Phase		**$32,717.25**
		Total this Invoice		**$287,257.35**

Billing Backup

Thursday, August 7, 2025

Miller Dyer Spears Inc. Invoice 0069985 Dated 8/7/2025 6:15:02 PM

Project 2325-000 Leominster Fall Brook School MSBA

Phase 10 Amendment #4 Culvert & Sewer DD-CA

Consultants

Langan

AP	0050888	7/31/2025	Langan / Geotech/Culvert Sewer	17,676.45	
AP	0050887	7/31/2025	Langan / Geotech/Culvert Sewer	9,360.30	
		Total Consultants		**27,036.75**	**27,036.75**
			Total this Phase		**$27,036.75**
			Total this Project		**$27,036.75**
			Total this Report		**$27,036.75**

LANGAN

WIRE REMIT TO: **Wells Fargo Bank, N.A.**
420 Montgomery St, San Francisco, CA 94104
ACCOUNT NO: 4825877160
ABA/ROUTING #: 121000248
SWIFT CODE: WFBIUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987
Remittance advice to: ARSupport@langan.com

Ok per
Danyul/Nereyda
8/7/25

July 9, 2025
Project No: 151040101
Invoice No: 1720 #90048129

Nereyda Rodriguez
Miller Dyer Spears
40 Broad Street Suite 103
Boston, MA 02109

Fall Brook Elementary School
Leominster, MA

2325-000

Professional Services from May 23, 2025 to June 27, 2025

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice	
101.Site/Civil- Sanitary Sewer						
Design Development Documents	20,000.00	100.00	20,000.00	20,000.00	0.00	
Permitting Support	17,500.00	100.00	17,500.00	17,500.00	0.00	
Project Coordination & Meetings	5,500.00	100.00	5,500.00	5,500.00	0.00	
Wetlands Consulting Services	13,200.00	67.54	8,914.88	7,694.18	1,220.70	Task 10 Pass thru
Rare Species Consulting Services	2,900.00	100.00	2,900.00	2,900.00	0.00	
Construction Documents & Bidding	6,440.00	100.00	6,440.00	6,440.00	0.00	
Landscape Architecture	3,200.00	59.06	1,890.00	1,890.00	0.00	
102.Site/Civil - Culvert Repair						
Design Development Documents	20,000.00	100.00	20,000.00	20,000.00	0.00	
Permitting Support	17,500.00	100.00	17,500.00	17,500.00	0.00	
Project Coordination & Meetings	5,500.00	100.00	5,500.00	5,500.00	0.00	
Wetlands Consulting Services	13,200.00	77.03	10,167.40	8,473.54	1,693.86	Task 10 Pass thru
Rare Species Consulting Services	2,900.00	100.00	2,900.00	2,900.00	0.00	
26.Surveying - Sewer Relocation						
Additional Topographic Mapping	12,500.00	100.00	12,500.00	12,500.00	0.00	
700.Geotechnical						
Subsurface Exploration	5,500.00	100.00	5,500.00	5,500.00	0.00	
Geotechnical Data Letter	3,500.00	100.00	3,500.00	3,500.00	0.00	

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.

Subcontractors & Lab Cost	9,500.00	100.00	9,500.00	9,096.50	403.50	Task 10 Pass thru
Groundwater Well Monitoring	1,200.00	100.00	1,200.00	0.00	1,200.00	
Reimbursables	140.00	100.00	140.00	140.00	0.00	
103.Site/Civil - Sewer Culvert CDs/Bid/CA						
Construction Documents & Bidding	17,060.00	39.73	6,777.50	6,777.50	0.00	
Construction Administration	9,600.00	0.00	0.00	0.00	0.00	
Construction Site Visits & Meetings	19,450.00	0.00	0.00	0.00	0.00	
Close - Out	10,680.00	0.00	0.00	0.00	0.00	
Wetlands Consulting Services	32,062.00	0.00	0.00	0.00	0.00	
Rare Species Consulting Services	9,016.00	53.71	4,842.24	0.00	4,842.24	Task 10 Pass thru
Reimbursables	1,500.00	0.00	0.00	0.00	0.00	
27.SurveyingSewer Culvert As-Built						T10 Current 9,360.30
As - Built Survey	14,500.00	0.00	0.00	0.00	0.00	

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LANGAN

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ABA/ROUTING #: 121000248
SWIFT CODE: WFBIUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987
Remittance advice to: ARSupport@langan.com

Ok per
Danyul/Nereyda
8/7/25

August 05, 2025
Project No: 151040101
Invoice No: 1720 #90052398

Nereyda Rodriguez
Miller Dyer Spears
40 Broad Street Suite 103
Boston, MA 02109

Fall Brook Elementary School
Leominster, MA

2325-000

Professional Services from June 28, 2025 to July 25, 2025

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice	
101.Site/Civil- Sanitary Sewer						
Design Development Documents	20,000.00	100.00	20,000.00	20,000.00	0.00	
Permitting Support	17,500.00	100.00	17,500.00	17,500.00	0.00	
Project Coordination & Meetings	5,500.00	100.00	5,500.00	5,500.00	0.00	
Wetlands Consulting Services	13,200.00	100.00	13,200.00	8,914.88	4,285.12	Task 10 Pass thru
Rare Species Consulting Services	2,900.00	100.00	2,900.00	2,900.00	0.00	
Construction Documents & Bidding	6,440.00	100.00	6,440.00	6,440.00	0.00	
Landscape Architecture	3,200.00	59.06	1,890.00	1,890.00	0.00	
102.Site/Civil - Culvert Repair						
Design Development Documents	20,000.00	100.00	20,000.00	20,000.00	0.00	
Permitting Support	17,500.00	100.00	17,500.00	17,500.00	0.00	
Project Coordination & Meetings	5,500.00	100.00	5,500.00	5,500.00	0.00	
Wetlands Consulting Services	13,200.00	100.00	13,200.00	10,167.40	3,032.60	Task 10 Pass thru
Rare Species Consulting Services	2,900.00	100.00	2,900.00	2,900.00	0.00	
26.Surveying - Sewer Relocation						
Additional Topographic Mapping	12,500.00	100.00	12,500.00	12,500.00	0.00	
700.Geotechnical						
Subsurface Exploration	5,500.00	100.00	5,500.00	5,500.00	0.00	
Geotechnical Data Letter	3,500.00	100.00	3,500.00	3,500.00	0.00	

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Subcontractors & Lab Cost	9,500.00	100.00	9,500.00	9,500.00	0.00	
Groundwater Well Monitoring	1,200.00	100.00	1,200.00	1,200.00	0.00	
Reimbursables	140.00	100.00	140.00	140.00	0.00	
103.Site/Civil - Sewer Culvert CDs/Bid/CA						
Construction Documents & Bidding	17,060.00	100.00	17,060.00	6,777.50	10,282.50	Task 10 Pass thru
Construction Administration	9,600.00	0.00	0.00	0.00	0.00	
Construction Site Visits & Meetings	19,450.00	0.00	0.00	0.00	0.00	
Close - Out	10,680.00	0.00	0.00	0.00	0.00	
Wetlands Consulting Services	32,062.00	0.00	0.00	0.00	0.00	
Rare Species Consulting Services	9,016.00	53.71	4,842.24	4,842.24	0.00	
Reimbursables	1,500.00	5.08	76.23	0.00	76.23	Task 10 Pass thru
27.SurveyingSewer Culvert As-Built						
As - Built Survey	14,500.00	0.00	0.00	0.00	0.00	

Pass thru Task 10 Am#4
current 17,676.45

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