Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #40

February 24, 2025

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MASSACHUSETTS

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MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Designer Report
    a. MSBA 60% Construction Documents Submission – **Vote**
3. Items Not Anticipated 48 Hours in Advance of Meeting
4. Public Comment
5. Next Steps
6. Adjournment

MDS ARCHITECTS

ROLL CALL

- Seven (7) voting members are required for a quorum.

Voting Member	Present	Absent
Mr. Peter Angelini *		
Mr. Mark Bodanza		
Mr. Greg Chapdelaine		
Mr. Bill Charpentier *		
Ms. Robin Desmond		
Mr. Arthur Elbthal *		
Mr. Jacob Fleming		
Mr. Steven Mammone		
Mayor Dean Mazzarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		

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

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MDS ARCHITECTS

60% CD SUBMISSION

60% CD SUBMISSION - CONTENTS

- Basic project information
- OPM Deliverables
  - Review and Coordination comments
  - Commissioning Agent review comments
  - Previous District responses to MSBA review comments
  - Updated project schedule
  - Reconciled cost estimate
  - Updated total project budget
- Designer Deliverables
  - Updated Workplan
  - Basis of Design Narratives
  - Building code analysis
  - Sustainability measures and updated LEED scorecard
  - Site vulnerability risk assessment
  - Proprietary items
  - Exterior and interior materials
  - Structural calculations
  - Energy model calculations
  - Life cycle cost analysis
  - Heat gain and loss calculations
  - Electrical load calculations
  - Security and visual access requirements
  - Facility and maintenance requirements
  - Quality control narratives
  - Space summary (no changes)
  - Project approvals
  - Designer cost estimate
  - Drawings & Project Manual
  - Project coordination
- Appendices

MDS ARCHITECTS

60% CD SUBMISSION

- “Motion to approve the 60% Construction Documents submission as presented and authorize the OPM to transmit it to the Massachusetts School Building Authority (MSBA) on February 27, 2026”, made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini *				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier *				
Ms. Robin Desmond				
Mr. Arthur Elbthal *				
Mr. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
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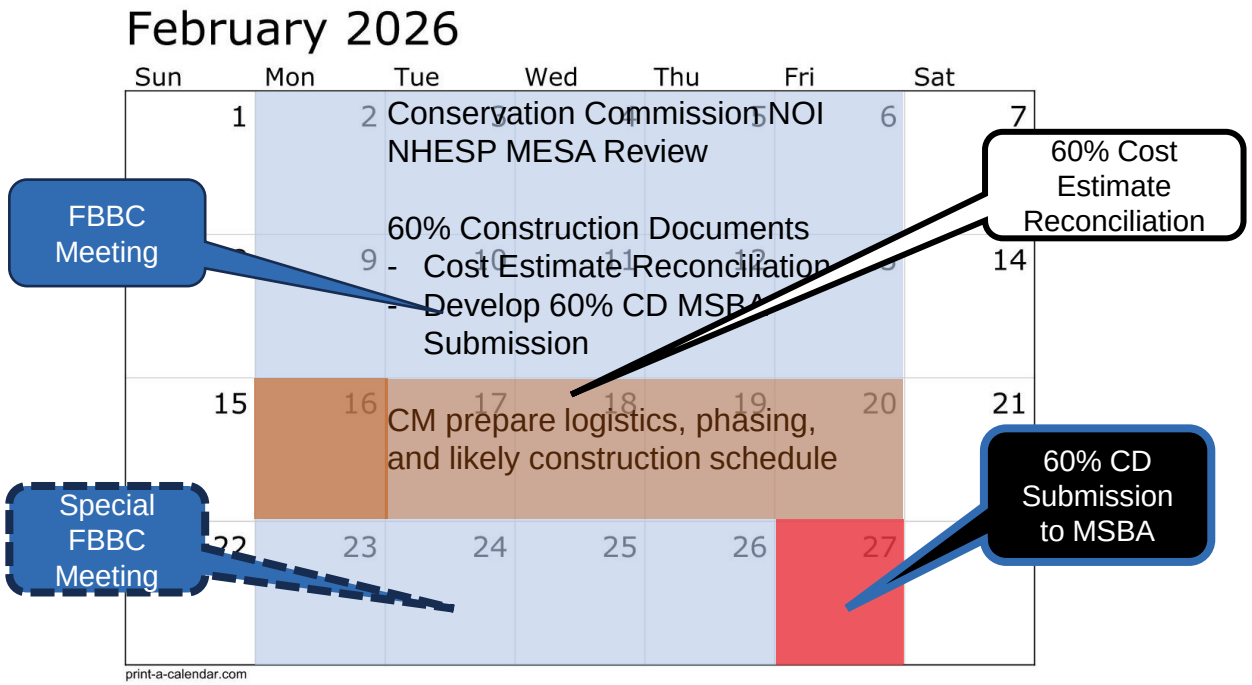
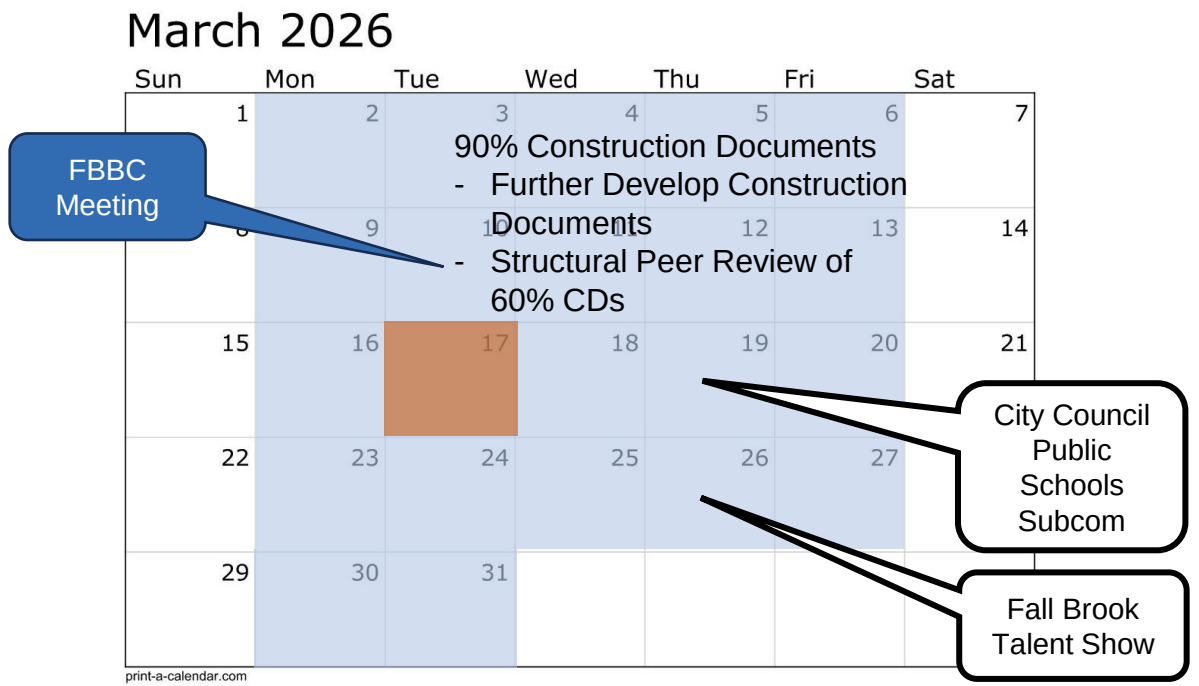
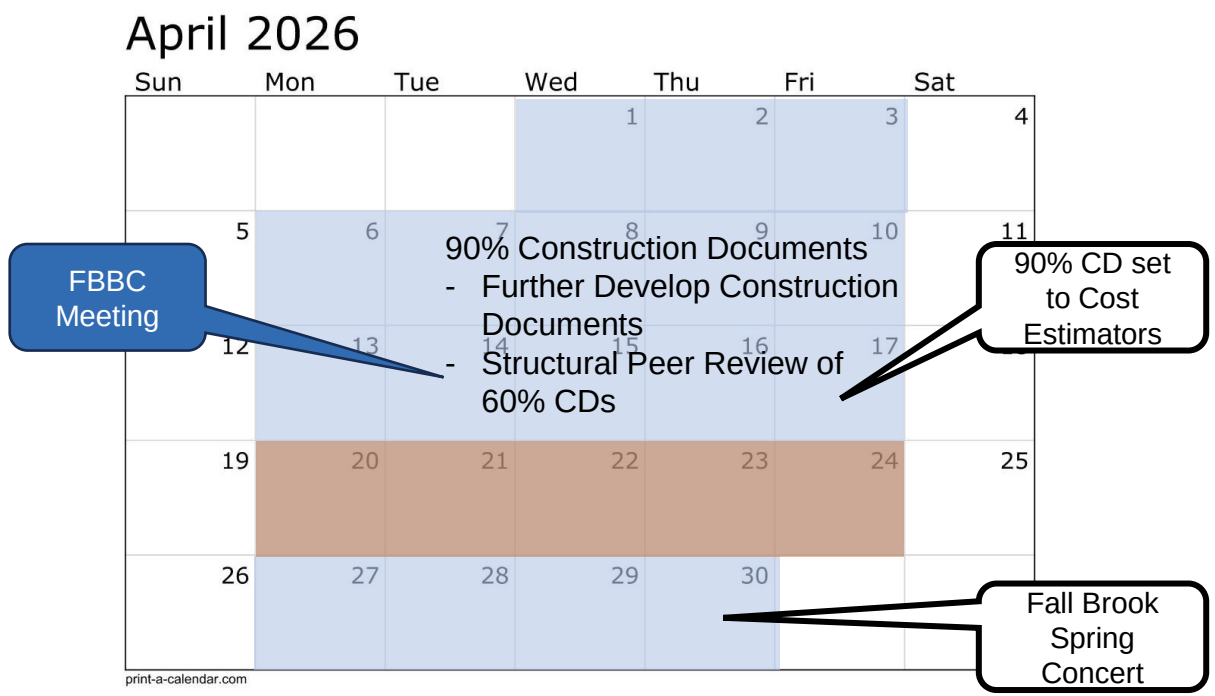
NEXT STEPS

- Friday 2/27/26 — 60% CD submission to the MSBA
- Tuesday 3/10/26, 1:00pm — Regular FBBC Meeting
- Thursday 3/19/26, 5:30pm — City Council Public Schools Subcommittee
- Thursday 3/26/26, 5:30pm — Outreach at Fall Brook Talent Show
- Tuesday 4/14/26, 1:00pm — Regular FBBC Meeting
- Thursday 4/30/26, 6:00pm — Outreach at Fall Brook Spring Concert







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ADJOURNMENT

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

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini *				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier *				
Ms. Robin Desmond				
Mr. Arthur Elbthal *				
Mr. Jacob Fleming				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
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MDS ARCHITECTS

THANK YOU!

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

MDS ARCHITECTS