FALL BROOK ELEMENTARY SCHOOL

Leominster, MA

OPM Monthly Project Update Report

March 2026

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

Module 8 – Construction started with the issuance of 60% Construction Documents, followed by 90% and 100% Documents that get submitted to the MSBA for their review. The project team submitted the completed 60% Construction Document package to the MSBA on February 27, 2026 and the MSBA issued comments on the submission on March 19, 2026. The project team & District had 10 business days to respond to those comments, which they submitted on 4/2/26.

While waiting for the MSBA comments, the project team continued to work on the 90% Construction Documents and started coordination of the construction logistics on site. The District engaged Turner Construction as part of the project team to dive deeper into phasing and logistics to ensure that the Construction Documents are fully developed for issuing to main bidders in August. During those conversations it was also recommended that the team work on an early release package that can go out to bidders in late April for minor site work that will be helpful to complete to help logistics of operating both the Fall Brook Elementary School as well as Samoset Middle School during the actual construction.

I. TASKS COMPLETED THROUGH MARCH 2026

The following tasks were completed during the month of March 2026:

- 3/4/26 Working Group Meeting Gymnasium Scoreboard & Video Wall
- 3/6/26 Project Team Coordination Meeting
- 3/10/26 Fall Brook Building Committee meeting #41
- 3/13/26 Project Team Coordination Meeting
- 3/16/26 New SBC Member Update Meeting
- 3/17/26 Working Group Meeting
- 3/19/26 Mayor Update
- 3/19/26 City Council update presentation
- 3/20/26 Project Team Coordination Meeting
- 3/26/26 Public Outreach at LFB Talent Show
- 3/27/26 Project Team Coordination Meeting

II. TASKS PLANNED FOR APRIL 2026

The following tasks are planned for the month of April 2026:

- 4/3/26 Project Team Coordination Meeting
- 4/10/26 Project Team Coordination Meeting
- 4/14/26 Fall Brook Building Committee meeting #42
- 4/17/26 Project Team Coordination Meeting
- 4/24/26 Project Team Coordination Meeting
- 4/30/26 Public Outreach at LFB Spring Concert

III. PROJECT BUDGET OVERVIEW

Expenditures in the month of March totaled $610,757.57. OPM Fees for Construction Documents for $40,558 and cost estimating for $3,000 and MDS invoiced for Construction Documents and Reimbursable Services for $567,199.57.

Refer to the attached Total Project Budget Status Report and Cash Flow Table and Charts dated March 31, 2026.

IV. PROJECT SCHEDULE OVERVIEW

The Fall Brook Elementary School project has now entered Module 8 – *Construction*.

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 in June 2025. After the funding was approved, the City of Leominster and the MSBA executed the *Project Funding Agreement* (PFA) which will serve as the contract 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 March, Workforce Participation was 45.6% for Women and 9.3% 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 March 31, 2026
Draft Project Schedule, dated March 31, 2026
Cash Flow Table and Cumulative Cash Flow Graph, dated March 31, 2026
Monthly Invoice Summary, dated March 31, 2026

Leftfield, LLC	Craig DiCarlo	Progress Report as of Date 3/31/2026

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)	$114,821,932
Designer Firm Name	Miller Dyer Spears Inc.	Encumbered (Reporting Period)	$0
Principal	Will Spears	Encumbered (to Date)	$16,022,569
General Contractor Firm Name		Total Project Invoices Received (to Date)	$718,364
General Contractor Contact Name		Project Completion Percentage	6%

OPM — Leftfield, LLC — Progress Report as of Date 3/31/2026

Contract Summary		Payment Summary	
Original Contract Amount	$397,000	Total Contract Amount	$3,706,280
Contract Amendments (to Date)	3	Invoices Paid (to Date)	$732,047
Value of Contract Amendments (to Date)	$3,309,280	Invoices Received (Reporting Period)	$43,558
Total Contract Amount	$3,706,280	Contract Amount Remaining	$2,930,675
Contract Amendments as Percentage of Original Contract Amount	833.6%		

OPM Activities (Reporting Period)	• 3/6/26 Project Team Coordination Meeting • 3/10/26 Fall Brook Building Committee meeting #41 • 3/13/26 Project Team Coordination Meeting • 3/19/26 City Council update presentation • 3/20/26 Project Team Coordination Meeting • 3/27/26 Project Team Coordination Meeting
Project Budget Status	Reference the attached Total Project Budget and Cash Flow reports dated February 28, 2026
MSBA Closeout Status	
Potential Issues	None at this time.

DESIGNER — Miller Dyer Spears Inc. — Progress Report as of Date 3/31/2026

Contract Summary		Payment Summary	
Original Contract Amount	$1,193,789	Total Contract Amount	$11,142,268
Contract Amendments (to Date)	9	Invoices Paid (to Date)	$4,813,653
Value of Contract Amendments (to Date)	$9,948,479	Invoices Received (Reporting Period)	$567,199
Total Contract Amount	$11,142,268	Contract Amount Remaining	$5,761,416
Contract Amendments as Percentage of Original Contract Amount	833.4%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	22,544
MBE Actual	5.4%	Minority Hours	2,094
WBE Percentage	10.4%	Minority Percentage	15.3%
WBE Actual	64.9%	Minority Workforce Participation	9.3%
		Female Hours	10,272
		Female Percentage	6.9%
		Female Workforce Participation	45.6%

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)	0
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	

Phase	Construction	Phase Scheduled Completion Date	12/31/2028
Designer Activities (Reporting Period)	• 3/6/26 Project Team Coordination Meeting • 3/10/26 Fall Brook Building Committee meeting #41 • 3/13/26 Project Team Coordination Meeting • 3/19/26 City Council update presentation • 3/20/26 Project Team Coordination Meeting • 3/27/26 Project Team Coordination Meeting		
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR

Progress Report as of Date 3/31/2026

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

April 8, 2026
Date

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — March 31, 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%	$ 314,805	9%	$ 3,135,721	$ 205,046	
0102-0400	Design Development	$ 233,689		$ 233,689	$ 233,688	100%	$ 233,689	100%	$ -	$ 1	
0102-0500	Construction Documents	$ 243,349		$ 243,349	$ 243,348	100%	$ 81,116	33%	$ 162,233	$ 1	
0102-0600	Bidding	$ 120,407		$ 120,407	$ 120,408	100%	$ -	0%	$ 120,407	$ (1)	
0102-0700	Construction Administration	$ 2,327,984		$ 2,327,984	$ 2,327,985	100%	$ -	0%	$ 2,327,984	$ (1)	
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	$ 181,046	
0102-1000	Reimbursables & Other Services	$ 100,000		$ 100,000	$ 90,200	90%	$ -	0%	$ 100,000	$ 9,800	
0102-1100	Cost Estimates	$ 100,000		$ 100,000	$ 85,800	86%	$ 63,800	64%	$ 36,200	$ 14,200	
0103-0000	Advertising & Printing	$ 3,000		$ 3,000	$ -	0%	$ 138	5%	$ 2,862	$ 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	$ 30,000	
	SUB-TOTAL	**$ 3,547,326**	**$ -**	**$ 3,547,326**	**$ 3,309,280**	**93%**	**$ 378,743**	**11%**	**$ 3,168,583**	**$ 238,046**	
	A&E										
	A/E Basic Services	$ 8,733,419	$ -	$ 8,733,419	$ 8,436,921	97%	$ 3,691,076	42%	$ 5,042,343	$ 296,498	
0201-0400	Design Development	$ 2,076,115		$ 2,076,115	$ 2,078,359	100%	$ 2,078,234	100%	$ (2,119)	$ (2,244)	
0201-0500	Construction Documents	$ 3,792,469		$ 3,792,469	$ 3,584,938	95%	$ 1,612,842	43%	$ 2,179,627	$ 207,531	
0201-0600	Bidding	$ 310,135		$ 310,135	$ 311,980	101%	$ -	0%	$ 310,135	$ (1,845)	
0201-0700	Construction Administration	$ 2,310,800		$ 2,310,800	$ 2,317,744	100%	$ -	0%	$ 2,310,800	$ (6,944)	
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	$ 100,000	
	Extra/Reimbursable Services	$ 1,193,870	$ -	$ 1,193,870	$ 1,183,214	99%	$ 222,816	18.7%	$ 971,054	$ 10,656	
0203-0200	Printing (over minimum)	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
0203-9900	Other Reimbursables	$ 535,416		$ 535,416	$ 476,310	89%	$ 210,386	39%	$ 325,030	$ 59,106	
0204-0200	HazMat (incl. monitoring)	$ 106,920		$ 106,920	$ 108,570	102%	$ 3,080	3%	$ 103,840	$ (1,650)	
0204-0300	Geotechnical/Geo-Environmental	$ 428,984		$ 428,984	$ 522,984	122%	$ 9,350	2%	$ 419,634	$ (94,000)	
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	$ 8,200	
0204-1200	Traffic Studies	$ 50,000		$ 50,000	$ 11,000	22%	$ -	0%	$ 50,000	$ 39,000	
	SUB-TOTAL	**$ 9,927,289**	**$ -**	**$ 9,927,289**	**$ 9,620,135**	**97%**	**$ 3,913,892**	**39%**	**$ 6,013,397**	**$ 307,154**	

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

Fall Brook Elementary School - Leominster, MA — **March 31, 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	$ 88,589,043	
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**	**$ 88,589,043**	
	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	$ 4,390,473	
	Miscellaneous Project Costs	$ 850,000	$ -	$ 850,000	$ -	0%	$ -	0%	$ 850,000	$ 850,000	
0601-0000	Utility Company Fees	$ 200,000		$ 200,000	$ -	0%	$ -	0%	$ 200,000.00	$ 200,000	
0602-0000	Testing Services	$ 350,000		$ 350,000	$ -	0%	$ -	0%	$ 350,000	$ 350,000	
0699-0000	Other Project Costs	$ 300,000		$ 300,000	$ -	0%	$ -	0%	$ 300,000	$ 300,000	
	Furnishings and Equipment	$ 2,806,000	$ -	$ 2,806,000	$ -	0%	$ -	0%	$ 2,806,000	$ 2,806,000	
0701-0000	Furnishings	$ 1,830,000		$ 1,830,000	$ -	0%	$ -	0%	$ 1,830,000	$ 1,830,000	
0702-0000	Equipment	$ -		$ -		0%		0%		$ -	
0703-0000	Technology Equipment	$ 976,000		$ 976,000	$ -	0%	$ -	0%	$ 976,000	$ 976,000	
0801-0000	Owner's Contingency	$ 1,040,901		$ 1,040,901	$ -	0%	$ -	0%	$ 1,040,901	$ 1,040,901	
	SUB-TOTAL	**$ 9,087,374**	**$ -**	**$ 9,087,374**	**$ -**	**0%**	**$ -**	**0%**	**$ 9,087,374**	**$ 9,087,374**	
	TOTAL PROJECT BUDGET	**$ 114,821,932**	**$ -**	**$ 114,821,932**	**$ 16,022,569**	**14%**	**$ 7,186,364**	**6%**	**$ 107,635,568**	**$ 98,799,363**	

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 — **March 31, 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
	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:

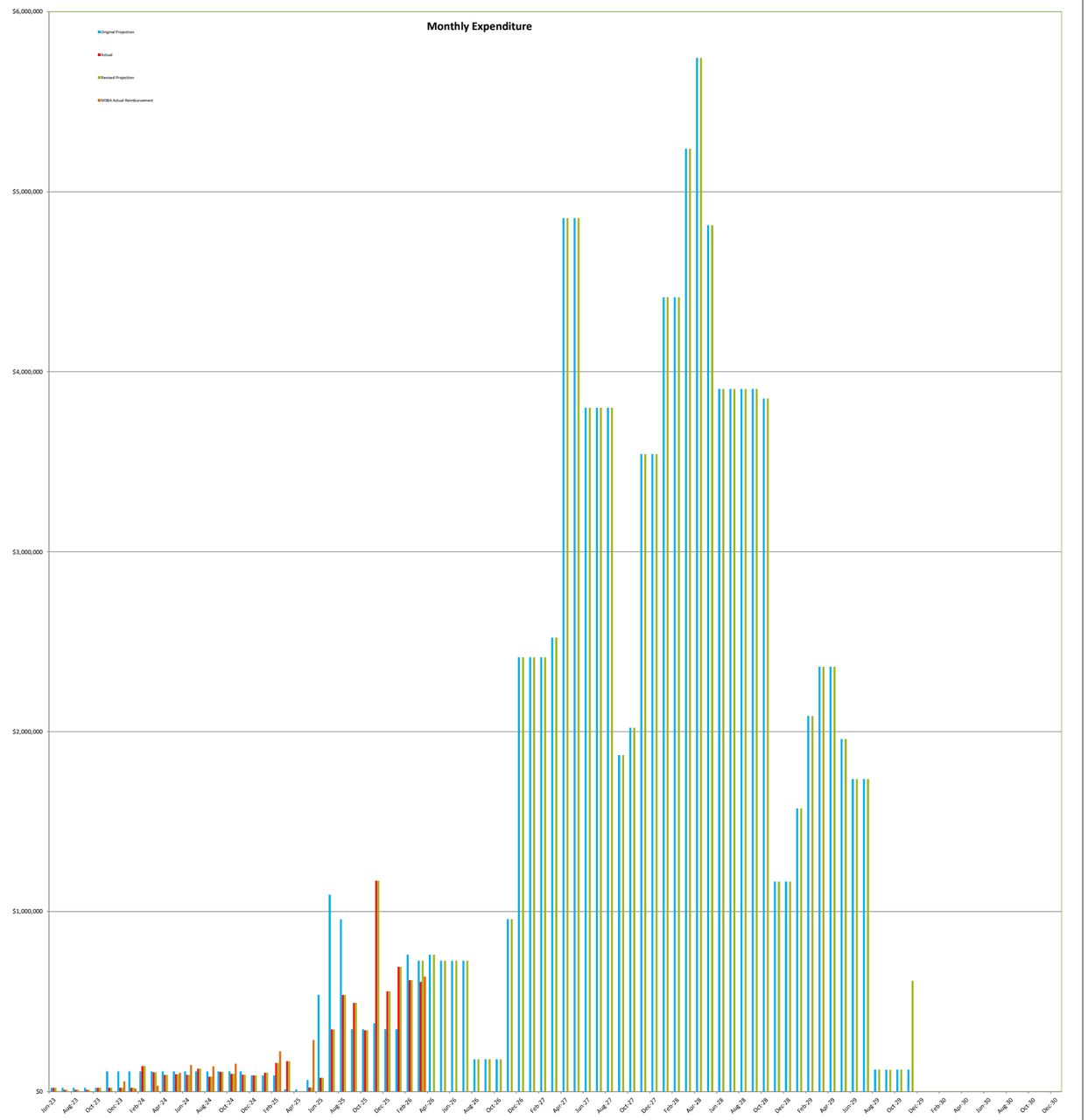
#1	FSA Amendment No.1	3/20/2024	Transfer $66,535 from Other to A&E FS/SD for Designer Contract
#2	FSA Amendment No.2	10/29/2024	Transfer $36,434 from Other to Environment & Site for Culvert Scope
#3	FSA Amendment No.3	1/14/2025	Transfer $603,000 from OPM to Other for OPM Contract "savings"
#4	FSA Amendment No.4	Pending	Transfer $159,578 from Other to Environmental & Site for addn'l geotechnical investigations for stormwater design and engineering for culvert and sewer

Project Funding Agreement Budget Transfers:

Fall Brook Elementary School - Leominster, MA — **March 31, 2026**

Monthly Cash Flow

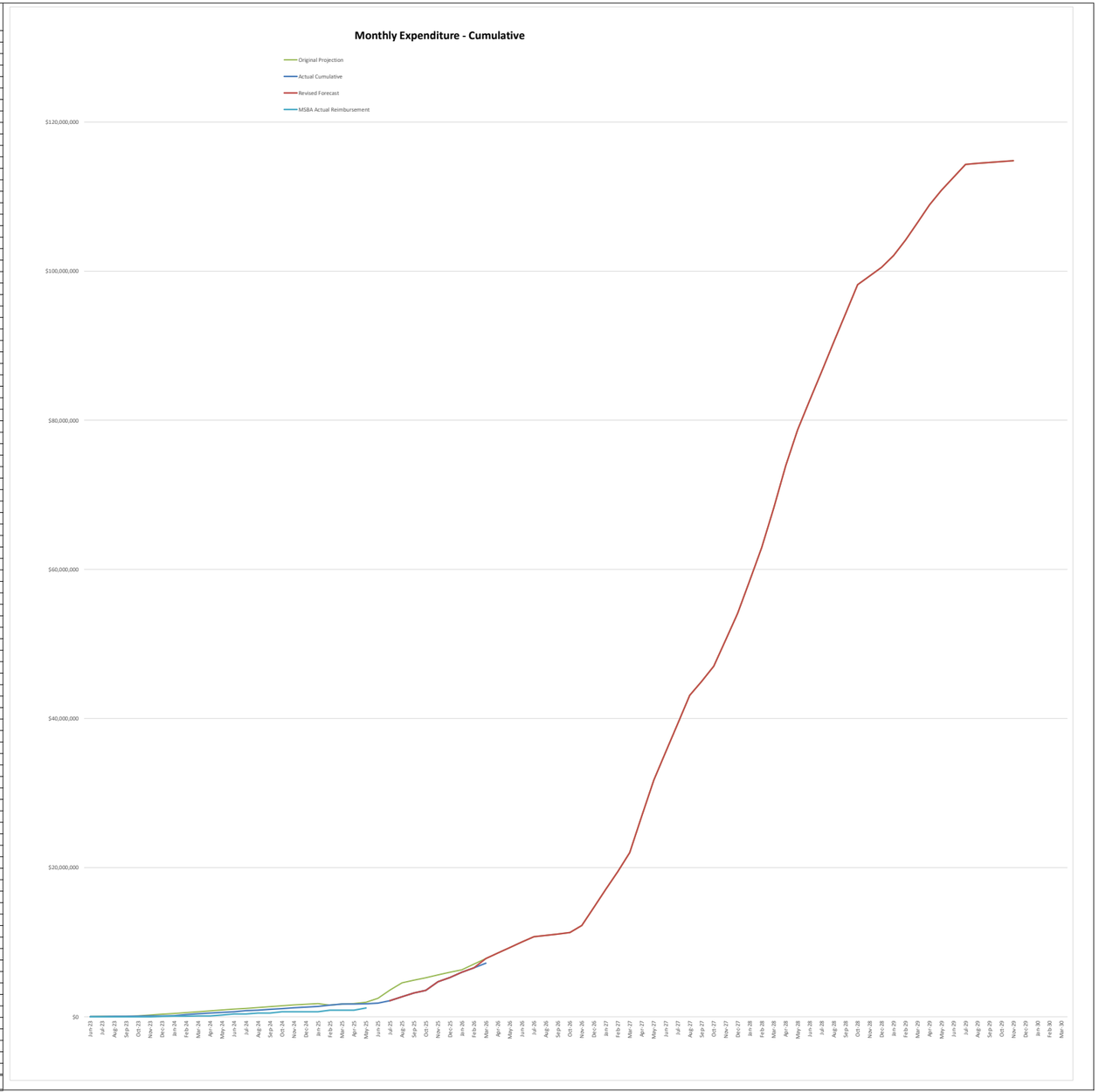
Date	Original Projection	Actual	Revised Projection	MSBA Estimated Reimbursement	MSBA Actual Reimbursement	NET Cash Flow
Jun-23	$ 22,056	$ 22,056	$ 22,056			$ 22,056
Jul-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Aug-23	$ 22,056	$ 11,028	$ 11,028			$ 11,028
Sep-23	$ 22,056	$ 11,028	$ 11,028	$ 11,746		$ 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	$ 537,802	$ 537,802	$ 12,424		$ 537,802
Sep-25	$ 347,471	$ 493,463	$ 493,463	$ 41,049		$ 493,463
Oct-25	$ 347,471	$ 341,161	$ 341,161	$ 184,096		$ 341,161
Nov-25	$ 380,804	$ 1,172,115	$ 1,172,115	$ 286,413		$ 1,172,115
Dec-25	$ 347,471	$ 556,498	$ 556,498	$ 262,800		$ 556,498
Jan-26	$ 347,471	$ 693,079	$ 693,079	$ 181,690		$ 693,079
Feb-26	$ 760,956	$ 619,600	$ 619,600	$ 624,224		$ 619,600
Mar-26	$ 727,623	$ 610,758	$ 727,623	$ 296,370	$ 638,671	$ (27,913)
Apr-26	$ 760,956		$ 760,956	$ 369,108		$ -
May-26	$ 727,623		$ 727,623	$ 329,976		$ -
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		$ 616,506	$ 65,206		$ -
Dec-29	$ -		$ -	$ 65,206		$ -
Jan-30	$ -		$ -	$ 65,206		$ -
Feb-30	$ -		$ -	$ 328,328		$ -
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**	**$ 7,186,364**	**$ 114,821,932**	**$ 64,368,241**	**$ 1,807,264**	**$ 5,379,100**



Fall Brook Elementary School - Leominster, MA — **March 31, 2026**

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	$ 2,699,691	$ 2,699,691	$ 926,196		$ 2,699,691
Sep-25	$ 4,885,502	$ 3,193,153	$ 3,193,153	$ 967,245		$ 3,193,153
Oct-25	$ 5,232,973	$ 3,534,314	$ 3,534,314	$ 1,151,340		$ 3,534,314
Nov-25	$ 5,613,777	$ 4,706,429	$ 4,706,429	$ 1,437,753		$ 4,706,429
Dec-25	$ 5,961,247	$ 5,262,927	$ 5,262,927	$ 1,700,553		$ 5,262,927
Jan-26	$ 6,308,718	$ 5,956,006	$ 5,956,006	$ 1,882,243		$ 5,956,006
Feb-26	$ 7,069,674	$ 6,575,606	$ 6,575,606	$ 2,506,467		$ 6,575,606
Mar-26	$ 7,797,297	$ 7,186,364	$ 7,797,297	$ 2,802,836		$ 7,186,364
Apr-26	$ 8,558,254		$ 8,558,254	$ 3,171,944		$ -
May-26	$ 9,285,877		$ 9,285,877	$ 3,501,920		$ -
Jun-26	$ 10,013,500		$ 10,013,500	$ 3,889,424		$ -
Jul-26	$ 10,741,123		$ 10,741,123	$ 4,294,681		$ -
Aug-26	$ 10,921,457		$ 10,921,457	$ 4,682,186		$ -
Sep-26	$ 11,101,791		$ 11,101,791	$ 5,069,690		$ -
Oct-26	$ 11,282,125		$ 11,282,125	$ 5,457,195		$ -
Nov-26	$ 12,240,759		$ 12,240,759	$ 5,553,234		$ -
Dec-26	$ 14,653,803		$ 14,653,803	$ 5,649,273		$ -
Jan-27	$ 17,066,848		$ 17,066,848	$ 5,745,312		$ -
Feb-27	$ 19,479,892		$ 19,479,892	$ 6,255,845		$ -
Mar-27	$ 22,003,194		$ 22,003,194	$ 7,540,941		$ -
Apr-27	$ 26,856,890		$ 26,856,890	$ 8,826,037		$ -
May-27	$ 31,710,586		$ 31,710,586	$ 10,111,134		$ -
Jun-27	$ 35,509,856		$ 35,509,856	$ 11,454,949		$ -
Jul-27	$ 39,309,126		$ 39,309,126	$ 14,039,845		$ -
Aug-27	$ 43,108,396		$ 43,108,396	$ 16,624,740		$ -
Sep-27	$ 44,978,030		$ 44,978,030	$ 18,648,088		$ -
Oct-27	$ 47,000,164		$ 47,000,164	$ 20,671,436		$ -
Nov-27	$ 50,542,985		$ 50,542,985	$ 22,694,784		$ -
Dec-27	$ 54,085,805		$ 54,085,805	$ 23,690,480		$ -
Jan-28	$ 58,500,295		$ 58,500,295	$ 24,767,392		$ -
Feb-28	$ 62,914,784		$ 62,914,784	$ 26,654,165		$ -
Mar-28	$ 68,153,374		$ 68,153,374	$ 28,540,938		$ -
Apr-28	$ 73,897,040		$ 73,897,040	$ 30,891,928		$ -
May-28	$ 78,712,078		$ 78,712,078	$ 33,242,918		$ -
Jun-28	$ 82,616,117		$ 82,616,117	$ 36,032,794		$ -
Jul-28	$ 86,520,155		$ 86,520,155	$ 39,091,654		$ -
Aug-28	$ 90,424,193		$ 90,424,193	$ 41,655,961		$ -
Sep-28	$ 94,328,231		$ 94,328,231	$ 43,735,105		$ -
Oct-28	$ 98,179,770		$ 98,179,770	$ 45,814,248		$ -
Nov-28	$ 99,346,848		$ 99,346,848	$ 47,893,392		$ -
Dec-28	$ 100,513,927		$ 100,513,927	$ 49,972,535		$ -
Jan-29	$ 102,087,835		$ 102,087,835	$ 52,023,719		$ -
Feb-29	$ 104,174,241		$ 104,174,241	$ 52,645,261		$ -
Mar-29	$ 106,535,967		$ 106,535,967	$ 53,266,803		$ -
Apr-29	$ 108,897,692		$ 108,897,692	$ 54,105,007		$ -
May-29	$ 110,857,177		$ 110,857,177	$ 55,216,149		$ -
Jun-29	$ 112,594,679		$ 112,594,679	$ 56,473,915		$ -
Jul-29	$ 114,332,181		$ 114,332,181	$ 57,731,680		$ -
Aug-29	$ 114,454,619		$ 114,454,619	$ 58,775,228		$ -
Sep-29	$ 114,577,056		$ 114,577,056	$ 59,700,556		$ -
Oct-29	$ 114,699,494		$ 114,699,494	$ 60,625,884		$ -
Nov-29	$ 114,821,932		$ 114,821,932	$ 60,691,090		$ -
Dec-29				$ 60,756,296		$ -
Jan-30				$ 60,821,501		$ -
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**	**$ 7,186,364**	$ 114,821,932	**$ 64,368,241**	$ 1,168,593	**$ 7,186,364**



LeftField

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

Monthly Report March 31, 2026

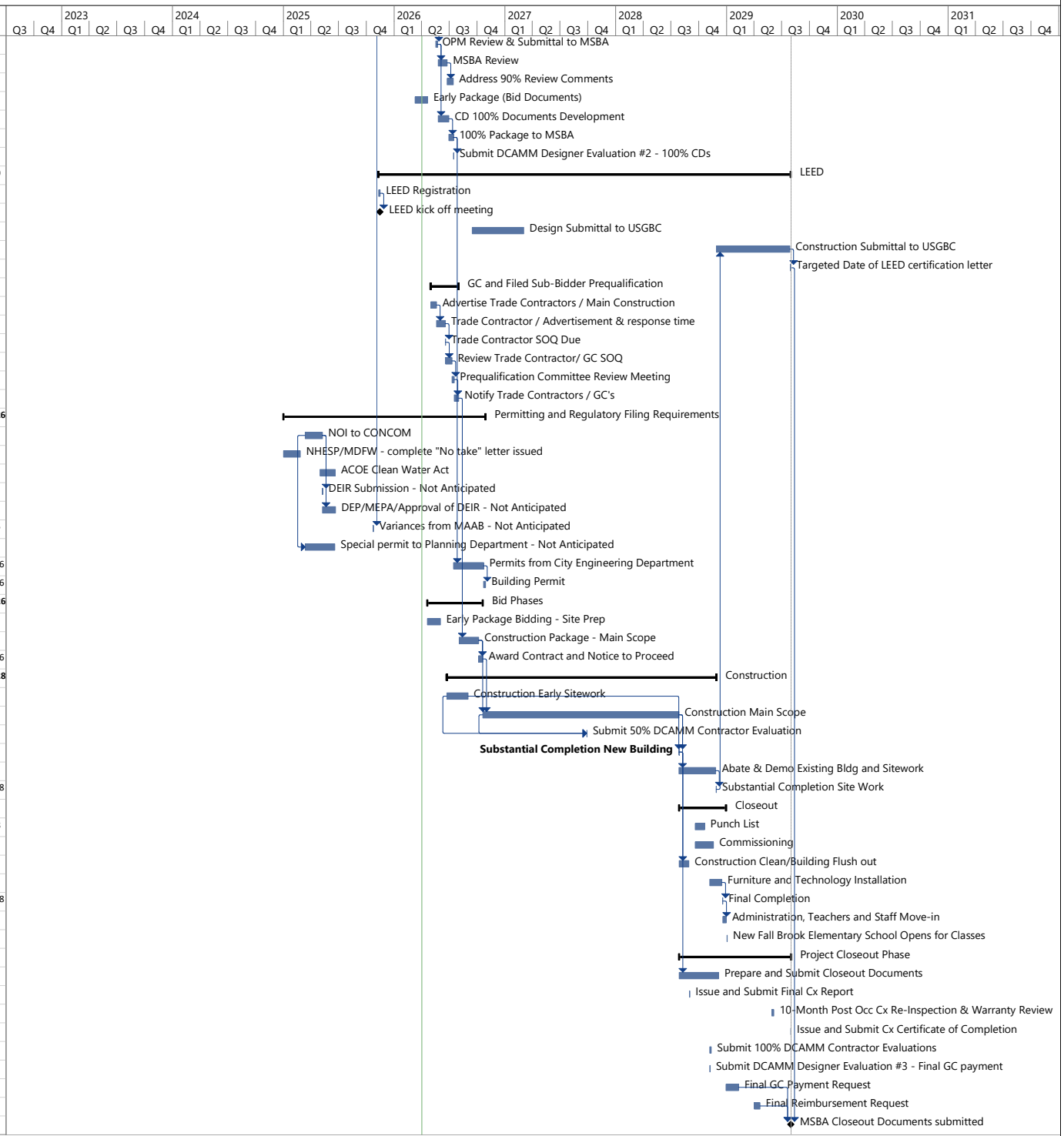
ID	Task Name	Start	Finish
1	**Board Authorization**	**Thu 12/22/22**	**Thu 12/22/22**
3	**OPM Selection**	**Wed 3/1/23**	**Tue 6/6/23**
7	**Designer Selection**	**Mon 5/15/23**	**Tue 1/9/24**
15	**Feasibility Study**	**Wed 1/10/24**	**Thu 6/27/24**
16	Develop Educational Program and Space Program	Wed 1/10/24	Tue 4/2/24
17	School Committee Educational Program and Space Program Approval	Wed 1/10/24	Wed 1/10/24
18	MSBA Kickoff Meeting	Tue 4/9/24	Tue 4/9/24
19	Chapter 74 and CTE Programs Viability Form	Wed 1/10/24	Tue 2/20/24
20	Develop and Analyze Preliminary Options and Criteria	Wed 2/21/24	Tue 4/2/24
21	SBC Vote to Approve Submittal of PDP	Thu 4/11/24	Thu 4/11/24
22	Submit PDP to MSBA	Mon 4/15/24	Mon 4/15/24
23	MSBA PDP Review	Wed 4/17/24	Mon 6/10/24
24	Address PDP Comments	Mon 6/10/24	Thu 6/27/24
25	**Preferred Schematic Report**	**Tue 4/16/24**	**Thu 10/31/24**
26	Develop Preferred Schematic Report & Cost Estimate	Tue 4/16/24	Wed 8/7/24
27	SBC Vote on Preferred Schematic Report	Thu 8/8/24	Wed 8/21/24
28	**Submit Preferred Schematic Report to MSBA**	**Thu 8/29/24**	**Thu 8/29/24**
29	MSBA PSR Review	Fri 8/30/24	Fri 9/27/24
30	Address PSR Comments	Sat 9/28/24	Thu 10/10/24
31	MSBA FAS Review Meeting	Wed 9/11/24	Wed 9/25/24
32	Address FAS Comments	Thu 9/26/24	Wed 10/2/24
33	Board Vote on Preferred Schematic: Move to SD	Wed 10/30/24	Wed 10/30/24
34	Mass Historic Commission Project Notification Form	Thu 10/31/24	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**
47	MSBA Review of DESE Submittal	Fri 2/28/25	Mon 3/10/25
48	DESE Review and Approval	Tue 3/11/25	Tue 6/3/25
49	DESE Sped Submission Review and Approval	Wed 6/4/25	Tue 6/10/25
50	**Local Funding Approval / Project Funding Agreement**	**Wed 6/11/25**	**Thu 10/16/25**
51	Approval of Funding	Wed 7/30/25	Fri 8/1/25
52	Local Actions and Approvals forwarded to MSBA	Mon 8/4/25	Fri 8/8/25
53	Project Funding Agreement	Wed 6/11/25	Thu 10/16/25
54	**Design Development**	**Mon 4/21/25**	**Tue 2/3/26**
55	Submit DCAMM Designer Evaluation #1 - SD	Wed 6/18/25	Wed 6/18/25
56	Limited subsurface geotech investigations (groundwater level)	Mon 4/21/25	Fri 5/30/25
57	Design Development Documents	Wed 7/30/25	Wed 10/22/25
58	Additional geotechnical investigations	Mon 9/15/25	Fri 9/26/25
59	DD Cost Estimate & Reconciliation	Thu 10/23/25	Wed 11/12/25
60	VE	Thu 11/13/25	Wed 11/26/25
61	OPM Review & Submittal to MSBA	Fri 11/28/25	Fri 12/12/25
62	MSBA Review	Mon 12/15/25	Tue 1/13/26
63	Address DD Review Comments	Wed 1/14/26	Tue 2/3/26
64	**Contract Documents**	**Fri 11/28/25**	**Wed 7/15/26**
65	CD 60% Documents	Fri 11/28/25	Fri 1/23/26
66	CD 60% Cost Estimate/VE/Reconciliation	Mon 1/26/26	Fri 2/13/26
67	OPM Review & Submittal to MSBA	Mon 2/16/26	Fri 2/27/26
68	MSBA Review	Mon 3/2/26	Mon 3/30/26
69	Address 60% Review Comments	Tue 3/31/26	Fri 4/17/26
70	CD 90% Documents Development	Wed 3/4/26	Fri 4/17/26
71	CD 90% Cost Estimate/VE/Reconciliation	Mon 4/20/26	Fri 5/15/26

LeftField

FALL BROOK ELEMENTARY SCHOOL - PRELIMINARY PROJECT SCHEDULE

Monthly Report March 31, 2026

ID	Task Name	Start	Finish
72	OPM Review & Submittal to MSBA	Mon 5/18/26	Fri 5/22/26
73	MSBA Review	Tue 5/26/26	Tue 6/23/26
74	Address 90% Review Comments	Wed 6/24/26	Mon 7/13/26
75	Early Package (Bid Documents)	Tue 3/10/26	Mon 4/20/26
76	CD 100% Documents Development	Tue 5/26/26	Mon 6/29/26
77	100% Package to MSBA	Tue 6/30/26	Tue 7/14/26
78	Submit DCAMM Designer Evaluation #2 - 100% CDs	Wed 7/15/26	Wed 7/15/26
79	**LEED**	**Mon 11/10/25**	**Mon 7/30/29**
80	LEED Registration	Mon 11/10/25	Fri 11/14/25
81	LEED kick off meeting	Fri 11/14/25	Fri 11/14/25
82	Design Submittal to USGBC	Tue 9/15/26	Wed 3/3/27
83	Construction Submittal to USGBC	Tue 11/28/28	Fri 7/27/29
84	Targeted Date of LEED certification letter	Mon 7/30/29	Mon 7/30/29
85	**GC and Filed Sub-Bidder Prequalification**	**Fri 5/1/26**	**Fri 7/31/26**
86	Advertise Trade Contractors / Main Construction	Fri 5/1/26	Tue 5/19/26
87	Trade Contractor / Advertisement & response time	Wed 5/20/26	Wed 6/17/26
88	Trade Contractor SOQ Due	Thu 6/18/26	Thu 6/18/26
89	Review Trade Contractor/ GC SOQ	Fri 6/19/26	Thu 7/9/26
90	Prequalification Committee Review Meeting	Fri 7/10/26	Thu 7/16/26
91	Notify Trade Contractors / GC's	Fri 7/17/26	Fri 7/31/26
92	**Permitting and Regulatory Filing Requirements**	**Wed 1/1/25**	**Wed 10/28/26**
93	NOI to CONCOM	Thu 3/13/25	Thu 5/8/25
94	NHESP/MDFW - complete "No take" letter issued	Wed 1/1/25	Mon 2/24/25
95	ACOE Clean Water Act	Thu 5/1/25	Thu 6/19/25
96	DEIR Submission - Not Anticipated	Fri 5/9/25	Fri 5/9/25
97	DEP/MEPA/Approval of DEIR - Not Anticipated	Fri 5/9/25	Fri 6/20/25
98	Variances from MAAB - Not Anticipated	Thu 10/23/25	Thu 10/23/25
99	Special permit to Planning Department - Not Anticipated	Thu 3/13/25	Wed 6/18/25
100	Permits from City Engineering Department	Wed 7/15/26	Wed 10/21/26
101	Building Permit	Thu 10/22/26	Wed 10/28/26
102	**Bid Phases**	**Mon 4/20/26**	**Mon 10/19/26**
103	Early Package Bidding - Site Prep	Mon 4/20/26	Mon 6/1/26
104	Construction Package - Main Scope	Mon 8/3/26	Mon 10/5/26
105	Award Contract and Notice to Proceed	Tue 10/6/26	Mon 10/19/26
106	**Construction**	**Tue 6/23/26**	**Mon 11/27/28**
107	Construction Early Sitework	Tue 6/23/26	Mon 8/31/26
108	Construction Main Scope	Tue 10/20/26	Wed 7/26/28
109	Submit 50% DCAMM Contractor Evaluation	Mon 9/27/27	Mon 9/27/27
110	Substantial Completion New Building	Thu 7/27/28	Thu 7/27/28
111	Abate & Demo Existing Bldg and Sitework	Thu 7/27/28	Fri 11/24/28
112	Substantial Completion Site Work	Mon 11/27/28	Mon 11/27/28
113	**Closeout**	**Fri 7/28/28**	**Fri 12/29/28**
114	Punch List	Tue 9/19/28	Thu 10/19/28
115	Commissioning	Tue 9/19/28	Fri 11/17/28
116	Construction Clean/Building Flush out	Fri 7/28/28	Mon 8/28/28
117	Furniture and Technology Installation	Mon 11/6/28	Fri 12/15/28
118	Final Completion	Mon 12/18/28	Mon 12/18/28
119	Administration, Teachers and Staff Move-in	Tue 12/19/28	Fri 12/29/28
120	**New Fall Brook Elementary School Opens for Classes**	**Tue 1/2/29**	**Tue 1/2/29**
121	**Project Closeout Phase**	**Fri 7/28/28**	**Tue 7/31/29**
122	Prepare and Submit Closeout Documents	Fri 7/28/28	Mon 12/4/28
123	Issue and Submit Final Cx Report	Thu 8/31/28	Thu 8/31/28
124	10-Month Post Occ Cx Re-Inspection & Warranty Review	Tue 5/29/29	Mon 6/4/29
125	Issue and Submit Cx Certificate of Completion	Tue 7/31/29	Tue 7/31/29
126	Submit 100% DCAMM Contractor Evaluations	Mon 11/6/28	Fri 11/10/28
127	Submit DCAMM Designer Evaluation #3 - Final GC payment	Mon 11/6/28	Mon 11/6/28
128	Final GC Payment Request	Fri 12/29/28	Thu 2/8/29
129	Final Reimbursement Request	Mon 4/2/29	Fri 4/20/29
130	MSBA Closeout Documents submitted	Mon 7/30/29	Mon 7/30/29



MEMORANDUM

To: Gregory Chapdelaine, Purchasing Agent

From: Linda Liporto, LeftField, LLC

Date: April 8, 2026

Re: Fall Brook Elementary School - March 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	2023.009-030	Construction Documents	Construction Document OPM Services for March 2026	$ 40,558.00
0102-1100	LeftField, LLC	2023.009-030	Cost Estimates	Cost Estimate Services for March 2026	$ 3,000.00
0201-0500	MDS	70214	Construction Documents	Construction Document Services for March 2026	$ 537,614.10
0203-9900	MDS	70214	Environmental & Site	DD/CA Phase Reimbursable Services for March 2026	$ 29,585.47
				SUB TOTAL:	**$ 610,757.57**

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

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: 3/31/2026
Invoice No.: 2023.009-030
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 March 1, 2026 to March 31, 2026

OPM Services	
Owner's Project Management Services Construction Documents for the month of March 2026	$ 40,558
Owner's Project Management Services 10% Mark-up for PM&C 60% CD Estimate (from February billing)	$ 3,000
Total Labor:	**$ 43,558**

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

Total this Invoice: $ 43,558

Contract Status	**Budget**	**Previous**	**Current**	**Total To Date**	**Balance**
FS/SD Phase	$ 397,000	$ 397,000.00	$ -	$ 397,000	$ -
Design Development	$ 233,689	$ 233,689.00	$ -	$ 233,689	$ -
Construction Documents Phase	$ 243,349	$40,558	$ 40,558	$ 81,116	$ 162,233
Bidding Phase	$ 120,407	$0	$ -	$ -	$ 120,407
Construction Phase	$ 2,327,984	$0	$ -	$ -	$ 2,327,984
Close-out Phase	$ 202,571	$0	$ -	$ -	$ 202,571
Other Reimbursables	$ 95,480	$0	$ -	$ -	$ 95,480
Estimates	$ 85,800	60,800.00	$ 3,000	$ 63,800	$ 22,000
OPM Services Total:					
Reimbursable Expenses Total:					
Total Contract:	**$ 3,706,280**	**$ 732,047**	**$ 43,558**	**$ 775,605**	**$ 2,930,675**

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

March 31, 2026
Project No: 2325-000
Invoice No: 0070214

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 March 01, 2026 to March 31, 2026

Phase 07 Design Development

Fee

Total Fee	2,078,234.00			
Percent Complete	100.00	Total Earned	2,078,234.00	
		Previous Fee Billing	2,078,234.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 08 Construction Documents

Fee

Total Fee	3,584,094.00			
Percent Complete	45.00	Total Earned	1,612,842.30	
		Previous Fee Billing	1,075,228.20	
		Current Fee Billing	537,614.10	
		Total Fee		**537,614.10**

Billing Limits	**Current**	**Prior**	**To-Date**
Expenses	0.00	0.00	0.00
Limit			1,719.00
Remaining			1,719.00

Total this Phase **$537,614.10**

Phase 10 Amend #4 Spring Drill/Sewer & Culv CD-CA

Amendment 4 total $159,578 see spreadsheet

Fee

Billing Phase	**Fee**	**Percent Complete**	**Earned**	
MDS Oversight & Mgmt of Geotech Investig	1,980.00	100.00	1,980.00	
MDS Oversight & Mgmt Culvert/Sewer Const	14,250.00	85.00	12,112.50	
Total Fee	16,230.00		14,092.50	
		Previous Fee Billing	14,092.50	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Billing Limits	Current	Prior	To-Date	
Consultants	0.00	108,511.26	108,511.26	
Limit			130,700.00	
Remaining			22,188.74	
		Total this Phase		**0.00**

Phase 13 All Consultants Reimb Expenses DD-CA

See Spreadsheet attached w/Breakdown

Consultants

Acentech				
3/31/2026	Acentech	Environmental Noise Limit 16,200 BTD 14,200	2,000.00	
Langan				
3/31/2026	Langan	Stormwater Report Limit 24K BTD 24K	6,665.00	
3/31/2026	Langan	Permitting Limit 18K BTD 13405	12,090.00	
Stefura Associates				
3/31/2026	Stefura Associates	Furniture and Furnishings 165K BTD 24,250	1,800.00	
	Total Consultants	**1.1 times**	**22,555.00**	**24,810.50**
		Total this Phase		**$24,810.50**

Phase 14 Amendment#6 Total $30,882(13,970+16,912)

Billing Limits	Current	Prior	To-Date	
Consultants	0.00	30,882.00	30,882.00	
Limit			30,882.00	
		Total this Phase		**0.00**

Phase 15 Amendment #7 LGCI

Billing Limits	Current	Prior	To-Date	
Consultants	0.00	9,586.50	9,586.50	
Limit			9,587.00	
Remaining			.50	
		Total this Phase		**0.00**

Phase 16 Amendment #8 Total $12,216

Consultants

Langan				
3/31/2026	Langan	Turtle/Oxbow 4755 BTD 4755	1,884.34	
3/31/2026	Langan	Additional Site Visits 6350 BTD 5881.54	2,456.54	
	Total Consultants	**1.1 times**	**4,340.88**	**4,774.97**

Billing Limits	Current	Prior	To-Date	
Consultants	4,774.97	3,157.73	7,932.70	
Limit			12,216.00	
Remaining			4,283.30	
		Total this Phase		**$4,774.97**
		Total this Invoice		**$567,199.57**

Billings to date

	Current	Prior	Total
Fee	537,614.10	4,250,059.70	4,787,673.80
Consultant	29,585.47	562,902.42	592,487.89
Expense	0.00	1,485.00	1,485.00
Total	**567,199.57**	**4,814,447.12**	**5,381,646.69**

Billing Backup

Tuesday, April 7, 2026

Miller Dyer Spears Inc. Invoice 0070214 Dated 3/31/2026 3:57:41 PM

Project 2325-000 Leominster Fall Brook School MSBA

Phase 13 All Consultants Reimb Expenses DD-CA

Consultants

Acentech						
AP	0051851	3/31/2026	Acentech / Environmental Noise Limit 16,200 BTD 14,200		2,000.00	
Langan						
AP	0051859	3/31/2026	Langan / Stormwater Report Limit 24K BTD 24K		6,665.00	
AP	0051859	3/31/2026	Langan / Permitting Limit 18K BTD 13405		12,090.00	
Stefura Associates						
AP	0051862	3/31/2026	Stefura Associates / Furniture and Furnishings 165K BTD 24,250		1,800.00	
		Total Consultants		**1.1 times**	**22,555.00**	**24,810.50**
				Total this Phase		**$24,810.50**

Phase 16 Amendment #8 Total $12,216

Consultants

Langan						
AP	0051859	3/31/2026	Langan / Turtle/Oxbow 4755 BTD 4755		1,884.34	
AP	0051859	3/31/2026	Langan / Additional Site Visits 6350 BTD 5881.54		2,456.54	
		Total Consultants		**1.1 times**	**4,340.88**	**4,774.97**
				Total this Phase		**$4,774.97**
				Total this Project		**$29,585.47**
				Total this Report		**$29,585.47**

ACENTECH
ACOUSTICS TECHNOLOGY VIBRATION

Invoice

Federal ID 04-3024663
acentech.com

MDS/Miller Dyer Spears Architects
40 Broad Street
Suite 103
Boston, MA 02109

Accounts Payable

March 6, 2026
Contract No: J637196.00
Client Proj #
Client PO #
Project Manager: Erica Patten

Invoice No: 70151

J637196.00 Fall Brook Elementary School
Scope of Services: Please see Acentech proposal P637196.04 for details.
Professional Services from February 1, 2026 to February 28, 2026

Environmental Noise

AC1-200 Design Development
Fee

2325-000 T13 Reimb exp

Fixed Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Fee Billing
AC1-200 Design Development	12,200.00	100.00	12,200.00	12,200.00	0.00
AC1-300 Construction Documents	4,000.00	50.00	2,000.00	0.00	2,000.00
Total Fee	16,200.00		14,200.00	12,200.00	2,000.00

LANGAN

WIRE REMIT TO: **Wells Fargo Bank, N.A.**
333 Market Street, San Francisco, CA 94105
ACCOUNT #: 4825877160
ABA/ROUTING #: 121000248
SWIFT CODE: WFBIUS6S

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

April 02, 2026
Project No: 151040101
Invoice No: 1720 #90087115

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

Fall Brook Elementary School
Leominster, MA

Professional Services from February 21, 2026 to March 27, 2026

	Contract	% Earned	Earned	Previously	Current
103.Site\Civil - Sewer Culvert CDs/Bid/CA					
Construction Documents & Bidding	17,060.00	100.00	17,060.00	17,060.00	0.00
Construction Administration	9,600.00	100.00	9,600.00	9,600.00	0.00
Construction Site Visits & Meetings	19,450.00	100.00	19,450.00	19,450.00	0.00
Close - Out	10,680.00	59.04	6,305.00	6,305.00	0.00
Wetlands Consulting Services	32,062.00	9.39	3,009.09	3,009.09	0.00
Rare Species Consulting Services	9,016.00	100.00	9,016.00	9,016.00	0.00
Reimbursables	1,500.00	37.93	568.89	568.89	0.00
Additional Culvert Permitting	12,700.00	100.00	12,700.00	12,700.00	0.00
ASR 6 - 2 Additional Bid Services	15,375.00	100.00	15,375.00	15,375.00	0.00
ASR 7 Turtle Protection Coordination	4,755.00	100.00	4,755.00	2,870.66	1,884.34
ASR 7 - Additional Site Visits	6,350.00	92.62	5,881.54	3,425.00	2,456.54
27.SurveyingSewer Culvert As-Built					
As - Built Survey	14,500.00	71.59	10,380.00	10,380.00	0.00
Permitting					
Permitting Support	18,000.00	74.47	13,405.00	1,315.00	12,090.00
Wetland Consulting Services	20,000.00	0.00	0.00	0.00	0.00
Stormwater Report	24,000.00	100.00	24,000.00	17,335.00	6,665.00

T16
ok per Danyul/Nereyda 4/6/
ok per Danyul/Nereyda 4/6/26
T13
Permitting

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.

STEFURA ASSOCIATES
77 North Washington Street
Boston, Massachusetts 02114
617 723 5164
1 Park Row
Providence, Rhode Island 02903
401 273 1079
www.stefura.com

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

Invoice number 239579
Date 03/15/2026

Project **23052.00 Fall Brook Elementary School**

2325-000 T13 FF&E

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
FURNITURE AND FURNISHINGS					
BASE SCOPE DESIGN DEVELOPMENT I	40,000.00	60.63	22,450.00	24,250.00	1,800.00
DESIGN DEVELOPMENT II	55,000.00	0.00	0.00	0.00	0.00
DOCUMENTATION	22,000.00	0.00	0.00	0.00	0.00
BIDDING/STATE CONTRACT AWARD	20,000.00	0.00	0.00	0.00	0.00
CONTRACT ADMINISTRATION/INSTALLATION	28,000.00	0.00	0.00	0.00	0.00
Subtotal	165,000.00	14.70	22,450.00	24,250.00	1,800.00
Total	165,000.00	14.70	22,450.00	24,250.00	1,800.00

Invoice total **1,800.00**

ok per Danyul/Nereyda 4/6/26

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
239503	01/15/2026	1,700.00			1,700.00		
239543	02/15/2026	750.00		750.00			
239579	03/15/2026	1,800.00	1,800.00				
	Total	4,250.00	1,800.00	750.00	1,700.00	0.00	0.00