Fall Brook Elementary School - Leominster, MA

Project Schedule

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Invited to FSA Dec 21, 2022
FSA Executed Feb 7, 2023

2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030

Module 2: Forming the Team

- OPM contract execution (June 5, 2023 MSBA OPM Review Panel Approval)
- Designer Selection Process (MSBA DSP meetings October 3 and October 17, 2023)

Module 3: Feasibility Study and Module 4: Schematic Design

- Preliminary Design Program (MSBA PDP) issued to the MSBA (due April 15, 2024)
- Preliminary Design Program Review Comments (MSBA PDP)
- Minimum 12 weeks
- Development of options (short list)
- Preferred Schematic Report (MSBA PSR) issued to the MSBA (due August 29, 2024)
- Facility Assessment Subcommittee (FAS) Sept 11, 2024, and Nov 13, 2024
- MSBA BOD Approval of PSR October 30, 2024
- Prepare schematic design documents
- Prepare cost estimates and project budget
- Schematic Design Submission to the MSBA (due February 27, 2025)
- Finalize Project Scope and Budget with the MSBA

Module 5: Funding the Project

Note:
Striped bars indicate advancement in anticipation of approval / execution

- MSBA BOD Approval April 30, 2025
- Execute Project Scope & Budget Agreement
- Secure Funding maximum duration (120 days)
- Special Election for Debt Exclusion (if needed for funding)
- City Council Meeting +/- June 9, 2025 (2nd and 4th Monday)
- Execute Project Funding Agreement with the MSBA

Module 6: Detailed Design (+/-15 mo)

- Design Development and Construction Documentation
- Bid Early Site Package
- Bid Main Package

Module 7: Construction - DBB Method (+/-33 mo)

- Early Site Package - Utility Relocation
- New Building Construction
  22 months
- Abate & Demo Existing School
- Main Parking & Site
- Decicco Drive
- Bus Drop-off loop

Module 8: Completing the Project

- FF&E, Technology, and Move-in
- New School Open - Fall 2028
- Close-Out Docs

Module 9: Post Occupancy Evaluation

- Approx. 3 years after Substantial Completion