Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #45

July 14, 2026

LeftField

MDS ARCHITECTS

LEOMINSTER
MASSACHUSETTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
    b. Monthly Invoice Log and Warrant – **Vote**
    c. Designer Contract Amendments – **Vote**
    d. Project Budget Update
    e. Project Schedule Update
    f. Contractor Procurement Update
    g. Groundbreaking Event
3. Designer Report
    a. Design Update
4. Construction Report
    a. Culvert and Sewer Scope
    b. Early Site Package
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

ROLL CALL

- Eight (8) voting members are required for a quorum

Voting Member	Present	Absent
Mr. Mark Bodanza		
Mr. Greg Chapdelaine		
Ms. Sandra Cucchiara		
Ms. Robin Desmond		
Mr. Arthur Elbthal		
Mr. Jacob Fleming		
Ms. Suzanne Koehler		
Mr. Steven Mammone		
Mayor Dean Mazzarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
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5. Items Not Anticipated 48 Hours in Advance of Meeting
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MDS ARCHITECTS

MEETING MINUTES FOR APPROVAL

- “Motion to approve the minutes from the Fall Brook Building Committee meeting held on June 9, 2026”, made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Ms. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

INVOICE LOG

INVOICES (Payments)					
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0102-0500	LeftField, LLC	195916	Construction Documents	Construction Document OPM Services for June 2026	$ 40,558.00
0201-0500	MDS	70312	Construction Documents	Construction Document Services for June 2026	$ 365,405.40
0203-9900	MDS	70312	Other Reimbursables	DD/CA Phase Reimbursable Services for June 2026	$ 6,244.70
0103-0000	Lowell Publishing Group	1380078/3532	Advertising & Printing	Bidding Advertisement Services for May 2026	$ 659.42
0103-0000	Lowell Publishing Group	1380078/4122	Advertising & Printing	Bidding Advertisement Services for June 2026	$ 364.25
				SUB TOTAL:	**$ 413,231.77**

WARRANT

FY27

WARRANT NUMBER: W04FY27
WEEK ENDING: 7/23/2026

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
43819	*LeftField, LLC*	3205300	530500	$ 40,558.00	FALL		195916
40967	*MDS*	3205300	530500	$ 365,405.40	FALL		0070312
40967	*MDS*	3205300	530500	$ 6,244.70	FALL		0070312
9384	*Lowell Publishing Group*	3205300	530500	$ 659.42	FALL		1380078/3532
9384	*Lowell Publishing Group*	3205300	530500	$ 364.25	FALL		1380078/4122
			TOTAL	$ 413,231.77			

MDS ARCHITECTS

INVOICE & WARRANT APPROVAL

- “Motion to approve warrant number W04FY27 in the amount of $413,231.77” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Ms. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

TOTAL PROJECT BUDGET

Total Project Budget:

$114,821,932

Fall Brook Elementary School - Leominster, MA — June 30, 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	$ 446,012	100%	$ 401,220	90%	$ 44,793	$ -	BRR#2, 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%**	**$ 1,867,875**	**75%**	**$ 44,793**	**$ 587,333**	
	ADMINISTRATION										
0101-0000	Legal Fees	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
	Owner's Project Manager	$ 3,128,000	$ -	$ 3,514,326	$ 3,309,280	94%	$ 439,119	12%	$ 2,989,407	$ 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%	$ 202,790	83%	$ 40,559	$ 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%	$ 2,640	3%	$ 97,360	$ 9,800	
0102-1100	Cost Estimates	$ 100,000		$ 100,000	$ 85,800	86%	$ 85,800	86%	$ 14,200	$ 14,200	
0103-0000	Advertising & Printing	$ 3,000		$ 3,000	$ -	0%	$ 2,652	88%	$ 348	$ 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%**	**$ 527,571**	**15%**	**$ 3,019,755**	**$ 238,046**	
	A&E										
	A/E Basic Services	$ 8,733,419	$ -	$ 8,733,419	$ 8,628,802	99%	$ 5,131,710	59%	$ 3,601,709	$ 104,617	
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	$ 3,739,804	99%	$ 3,053,476	81%	$ 738,993	$ 52,665	
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	$ 37,015	37%	$ -	0%	$ 100,000	$ 62,985	
	Extra/Reimbursable Services	$ 1,193,870	$ -	$ 1,193,870	$ 1,192,801	100%	$ 281,255	23.6%	$ 912,615	$ 1,069	
0203-0200	Printing (over minimum)	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
0203-9900	Other Reimbursables	$ 535,416		$ 535,416	$ 496,110	93%	$ 268,825	50%	$ 266,591	$ 39,306	
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	$ 532,571	124%	$ 9,350	2%	$ 419,634	$ (103,587)	
0204-0400	Site Survey & Site Requirements	$ 22,550		$ 22,550	$ 22,550	100%	$ -	0%	$ 22,550	$ -	
0204-0500	Wetlands	$ 50,000		$ 50,000	$ 22,000	44%	$ -	0%	$ 50,000	$ 28,000	
0204-1200	Traffic Studies	$ 50,000		$ 50,000	$ 11,000	22%	$ -	0%	$ 50,000	$ 39,000	
	SUB-TOTAL	**$ 9,927,289**	**$ -**	**$ 9,927,289**	**$ 9,821,603**	**99%**	**$ 5,412,965**	**55%**	**$ 4,514,324**	**$ 105,686**	

TOTAL PROJECT BUDGET

Total Project Budget:

$114,821,932

Through June 2026:

- Committed: 15%
  $17,379,480
- Expended: 8%
  $8,834,264

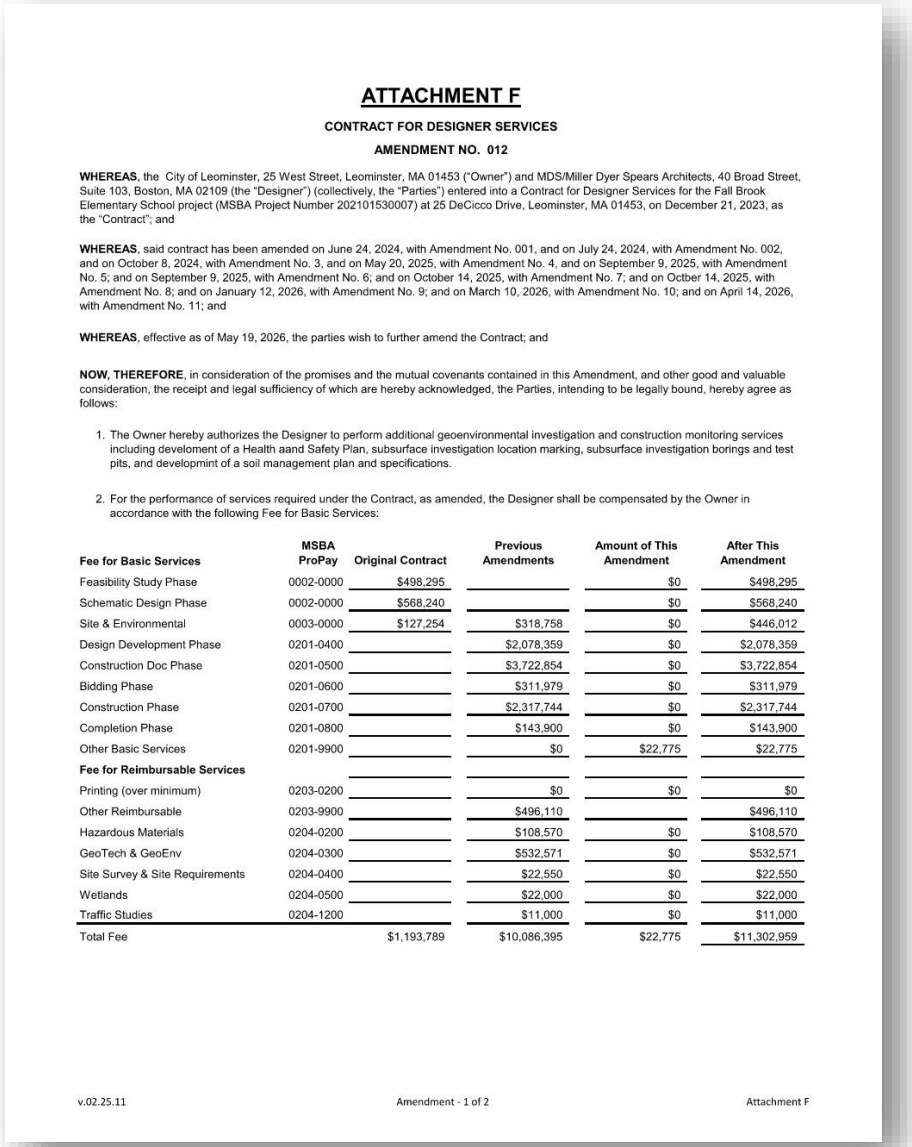
Fall Brook Elementary School - Leominster, MA — June 30, 2026

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
	SUB-TOTAL	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	$ -	
	CONSTRUCTION COSTS										
0502-0001	Construction Budget	$ 89,759,943		$ 89,759,943	$ 2,085,930	2%	$ 1,025,854	1%	$ 88,734,089	$ 87,674,013	
0508-0000	Change Orders	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
	SUB-TOTAL	$ 89,759,943	$ -	$ 89,759,943	$ 2,085,930	2%	$ 1,025,854	1%	$ 88,734,089	$ 87,674,013	
	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	$ 250,000	29%	$ -	0%	$ 850,000	$ 600,000	
0601-0000	Utility Company Fees	$ 200,000		$ 200,000	$ -	0%	$ -	0%	$ 200,000.00	$ 200,000	
0602-0000	Testing Services	$ 350,000		$ 350,000	$ 250,000	71%	$ -	0%	$ 350,000	$ 100,000	
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	
	TOTAL PROJECT BUDGET	$ 114,821,932	$ -	$ 114,821,932	$ 17,379,480	15%	$ 8,834,264	8%	$ 105,987,668	$ 97,442,452	

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%

DESIGNER CONTRACT AMENDMENT 12



ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 012

WHEREAS, the City of Leominster, 25 West Street, Leominster, MA 01453 ("Owner") and MDS/Miller Dyer Spears Architects, 40 Broad Street, Suite 103, Boston, MA 02109 (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Fall Brook Elementary School project (MSBA Project Number 202101530007) at 25 DeCicco Drive, Leominster, MA 01453, on December 21, 2023, as the "Contract"; and

WHEREAS, said contract has been amended on June 24, 2024, with Amendment No. 001, and on July 24, 2024, with Amendment No. 002, and on October 8, 2024, with Amendment No. 3, and on May 20, 2025, with Amendment No. 4, and on September 9, 2025, with Amendment No. 5; and on September 9, 2025, with Amendment No. 6; and on October 14, 2025, with Amendment No. 7; and on Octber 14, 2025, with Amendment No. 8; and on January 12, 2026, with Amendment No. 9; and on March 10, 2026, with Amendment No. 10; and on April 14, 2026, with Amendment No. 11; and

WHEREAS, effective as of May 19, 2026, the parties wish to further amend the Contract; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional geoenvironmental investigation and construction monitoring services including develoment of a Health aand Safety Plan, subsurface investigation location marking, subsurface investigation borings and test pits, and developmint of a soil management plan and specifications.

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	MSBA ProPay	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
Feasibility Study Phase	0002-0000	$498,295		$0	$498,295
Schematic Design Phase	0002-0000	$568,240		$0	$568,240
Site & Environmental	0003-0000	$127,254	$318,758	$0	$446,012
Design Development Phase	0201-0400		$2,078,359	$0	$2,078,359
Construction Doc Phase	0201-0500		$3,722,854	$0	$3,722,854
Bidding Phase	0201-0600		$311,979	$0	$311,979
Construction Phase	0201-0700		$2,317,744	$0	$2,317,744
Completion Phase	0201-0800		$143,900	$0	$143,900
Other Basic Services	0201-9900		$0	$22,775	$22,775
Fee for Reimbursable Services					
Printing (over minimum)	0203-0200		$0	$0	$0
Other Reimbursable	0203-9900		$496,110		$496,110
Hazardous Materials	0204-0200		$108,570	$0	$108,570
GeoTech & GeoEnv	0204-0300		$532,571	$0	$532,571
Site Survey & Site Requirements	0204-0400		$22,550	$0	$22,550
Wetlands	0204-0500		$22,000	$0	$22,000
Traffic Studies	0204-1200		$11,000	$0	$11,000
Total Fee		$1,193,789	$10,086,395	$22,775	$11,302,959

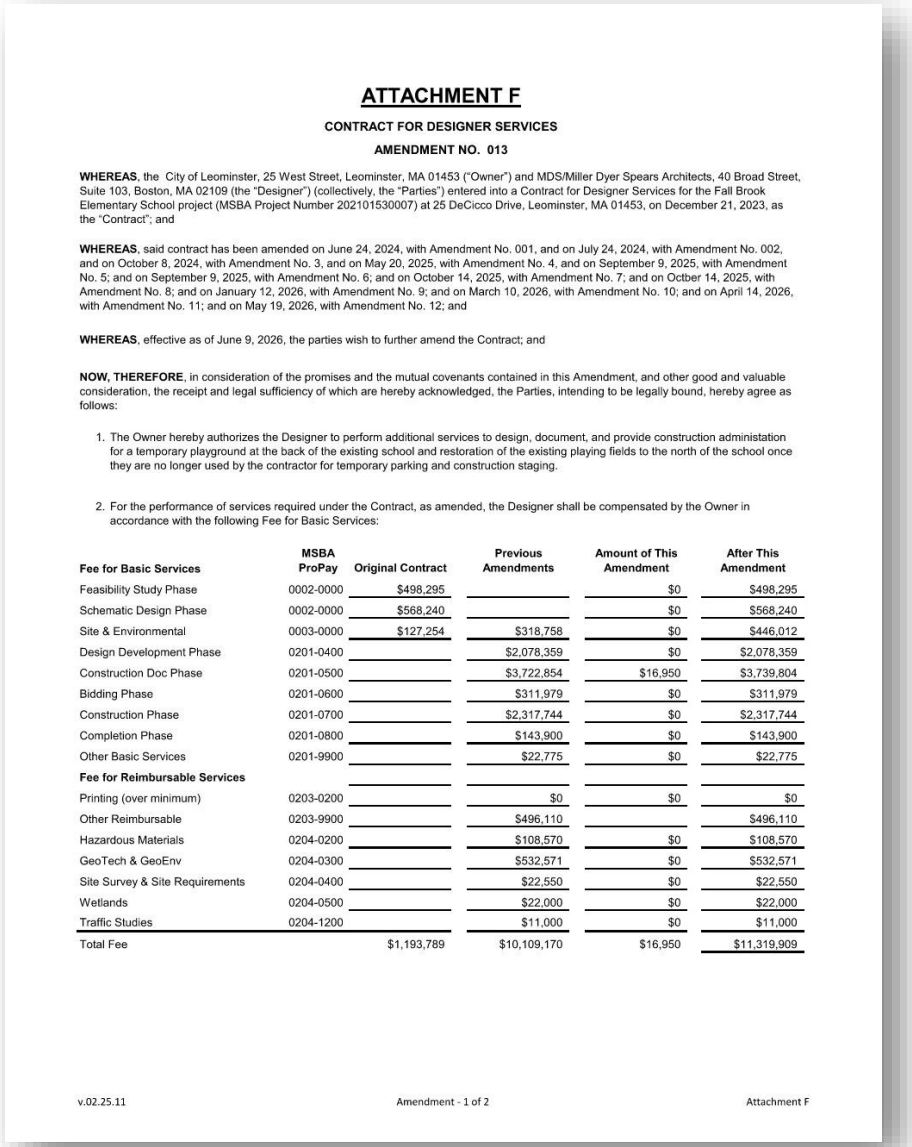
v.02.25.11 Amendment - 1 of 2 Attachment F

Purpose:

- Test and pre-characterize the soil to inform bidders of the disposition of approximately 13,000 CY located in the footprint of the new school
- Additional Service Request 12 was approved at the FBBC meeting on May 19, 2026
- Change to Contract: added $22,775.00

MDS ARCHITECTS

DESIGNER CONTRACT AMENDMENT 13



ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 013

WHEREAS, the City of Leominster, 25 West Street, Leominster, MA 01453 ("Owner") and MDS/Miller Dyer Spears Architects, 40 Broad Street, Suite 103, Boston, MA 02109 (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Fall Brook Elementary School project (MSBA Project Number 202101530007) at 25 DeCicco Drive, Leominster, MA 01453, on December 21, 2023, as the "Contract"; and

WHEREAS, said contract has been amended on June 24, 2024, with Amendment No. 001, and on July 24, 2024, with Amendment No. 002, and on October 8, 2024, with Amendment No. 3, and on May 20, 2025, with Amendment No. 4, and on September 9, 2025, with Amendment No. 5; and on September 9, 2025, with Amendment No. 6; and on October 14, 2025, with Amendment No. 7; and on Octber 14, 2025, with Amendment No. 8; and on January 12, 2026, with Amendment No. 9; and on March 10, 2026, with Amendment No. 10; and on April 14, 2026, with Amendment No. 11; and on May 19, 2026, with Amendment No. 12; and

WHEREAS, effective as of June 9, 2026, the parties wish to further amend the Contract; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional services to design, document, and provide construction administation for a temporary playground at the back of the existing school and restoration of the existing playing fields to the north of the school once they are no longer used by the contractor for temporary parking and construction staging.

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	MSBA ProPay	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
Feasibility Study Phase	0002-0000	$498,295		$0	$498,295
Schematic Design Phase	0002-0000	$568,240		$0	$568,240
Site & Environmental	0003-0000	$127,254	$318,758	$0	$446,012
Design Development Phase	0201-0400		$2,078,359	$0	$2,078,359
Construction Doc Phase	0201-0500		$3,722,854	$16,950	$3,739,804
Bidding Phase	0201-0600		$311,979	$0	$311,979
Construction Phase	0201-0700		$2,317,744	$0	$2,317,744
Completion Phase	0201-0800		$143,900	$0	$143,900
Other Basic Services	0201-9900		$22,775	$0	$22,775
Fee for Reimbursable Services					
Printing (over minimum)	0203-0200		$0	$0	$0
Other Reimbursable	0203-9900		$496,110		$496,110
Hazardous Materials	0204-0200		$108,570	$0	$108,570
GeoTech & GeoEnv	0204-0300		$532,571	$0	$532,571
Site Survey & Site Requirements	0204-0400		$22,550	$0	$22,550
Wetlands	0204-0500		$22,000	$0	$22,000
Traffic Studies	0204-1200		$11,000	$0	$11,000
Total Fee		$1,193,789	$10,109,170	$16,950	$11,319,909

v.02.25.11 Amendment - 1 of 2 Attachment F

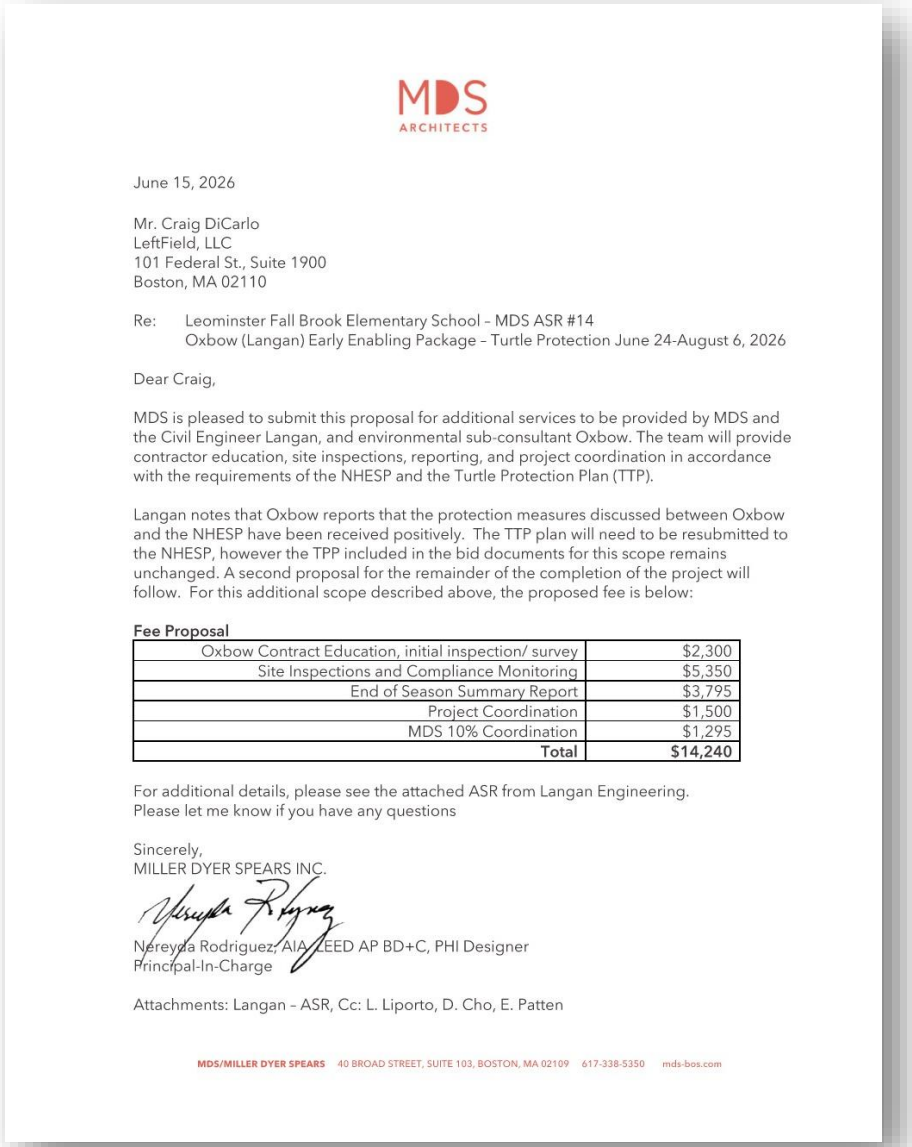
Purpose:

- Provide landscape design services for the temporary playground and restoration of the northern baseball / soccer field
- Resulting from acceptance of the site logistics and phasing plans
- Additional Service Request 13 was approved at the FBBC meeting on June 9, 2026

- Change to Contract: added $16,950.00

MDS ARCHITECTS

DESIGNER ADDITIONAL SERVICE REQUEST 14



MDS ARCHITECTS

June 15, 2026

Mr. Craig DiCarlo
LeftField, LLC
101 Federal St., Suite 1900
Boston, MA 02110

Re: Leominster Fall Brook Elementary School – MDS ASR #14
Oxbow (Langan) Early Enabling Package – Turtle Protection June 24-August 6, 2026

Dear Craig,

MDS is pleased to submit this proposal for additional services to be provided by MDS and the Civil Engineer Langan, and environmental sub-consultant Oxbow. The team will provide contractor education, site inspections, reporting, and project coordination in accordance with the requirements of the NHESP and the Turtle Protection Plan (TTP).

Langan notes that Oxbow reports that the protection measures discussed between Oxbow and the NHESP have been received positively. The TTP plan will need to be resubmitted to the NHESP, however the TPP included in the bid documents for this scope remains unchanged. A second proposal for the remainder of the completion of the project will follow. For this additional scope described above, the proposed fee is below:

Fee Proposal

Oxbow Contract Education, initial inspection/ survey	$2,300
Site Inspections and Compliance Monitoring	$5,350
End of Season Summary Report	$3,795
Project Coordination	$1,500
MDS 10% Coordination	$1,295
Total	**$14,240**

For additional details, please see the attached ASR from Langan Engineering.
Please let me know if you have any questions

Sincerely,
MILLER DYER SPEARS INC.

Nereyda Rodriguez, AIA, LEED AP BD+C, PHI Designer
Principal-In-Charge

Attachments: Langan – ASR, Cc: L. Liporto, D. Cho, E. Patten

MDS/MILLER DYER SPEARS 40 BROAD STREET, SUITE 103, BOSTON, MA 02109 617-338-5350 mds-bos.com

Purpose:

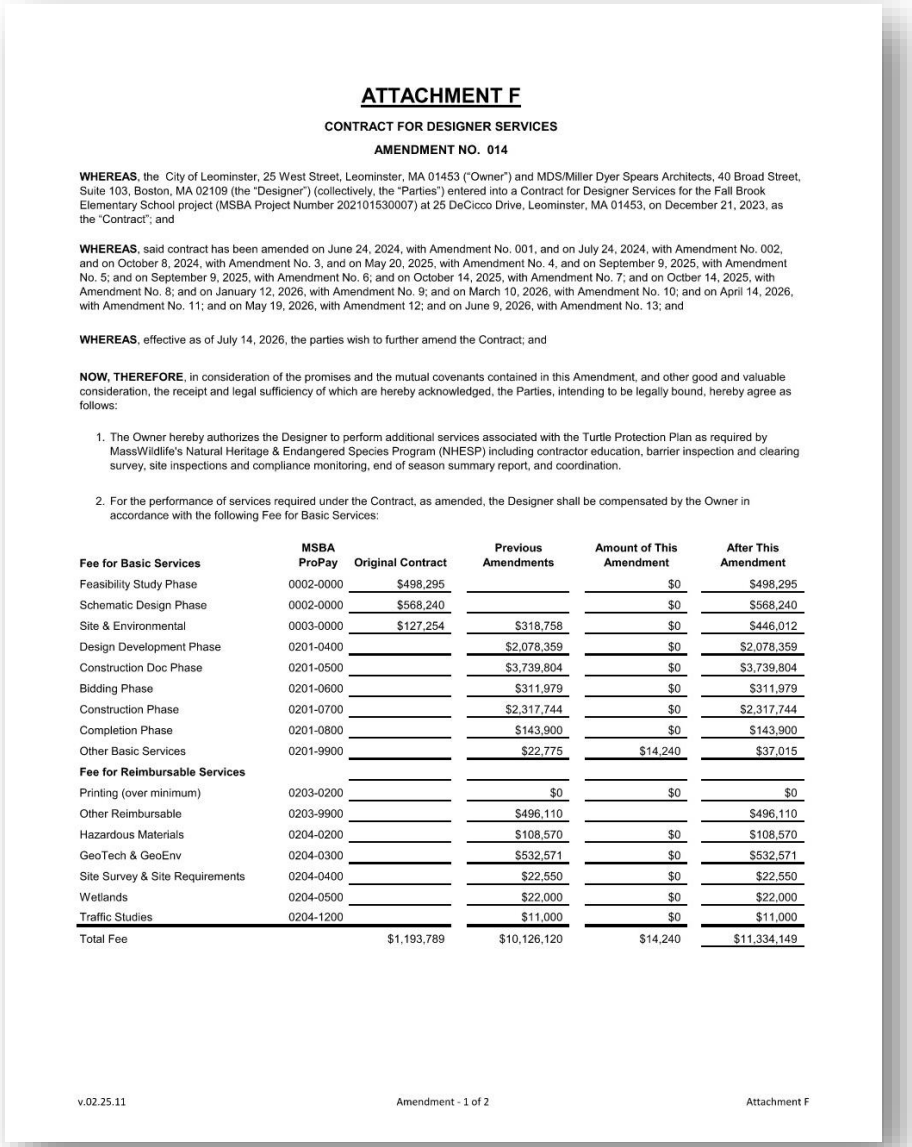
- Provide services associated with the Turtle Protection Plan (TPP)
- The TPP was included in the Order of Conditions by the Conservation Commission in conformance with MassWildlife's Natural Heritage & Endangered Species Program (NHESP)
- Includes contractor education, barrier inspection and clearing survey, site inspections and compliance monitoring, end of season summary report, and coordination.
- For timeliness, ASR 14 was approved by Mr. Chapdelaine, Ms. Reddington, and Ms. Mikels between FBBC meetings.

Fee Proposal

Oxbow Contract Education, initial inspection/ survey	$2,300
Site Inspections and Compliance Monitoring	$5,350
End of Season Summary Report	$3,795
Project Coordination	$1,500
MDS 10% Coordination	$1,295
Total	**$14,240**

MDS ARCHITECTS

DESIGNER CONTRACT AMENDMENT 14



ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 014

WHEREAS, the City of Leominster, 25 West Street, Leominster, MA 01453 ("Owner") and MDS/Miller Dyer Spears Architects, 40 Broad Street, Suite 103, Boston, MA 02109 (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Fall Brook Elementary School project (MSBA Project Number 202101530007) at 25 DeCicco Drive, Leominster, MA 01453, on December 21, 2023, as the "Contract"; and

WHEREAS, said contract has been amended on June 24, 2024, with Amendment No. 001, and on July 24, 2024, with Amendment No. 002, and on October 8, 2024, with Amendment No. 3, and on May 20, 2025, with Amendment No. 4, and on September 9, 2025, with Amendment No. 5; and on September 9, 2025, with Amendment No. 6; and on October 14, 2025, with Amendment No. 7; and on Octber 14, 2025, with Amendment No. 8; and on January 12, 2026, with Amendment No. 9; and on March 10, 2026, with Amendment No. 10; and on April 14, 2026, with Amendment No. 11; and on May 19, 2026, with Amendment 12; and on June 9, 2026, with Amendment No. 13; and

WHEREAS, effective as of July 14, 2026, the parties wish to further amend the Contract; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional services associated with the Turtle Protection Plan as required by MassWildlife's Natural Heritage & Endangered Species Program (NHESP) including contractor education, barrier inspection and clearing survey, site inspections and compliance monitoring, end of season summary report, and coordination.

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	MSBA ProPay	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
Feasibility Study Phase	0002-0000	$498,295		$0	$498,295
Schematic Design Phase	0002-0000	$568,240		$0	$568,240
Site & Environmental	0003-0000	$127,254	$318,758	$0	$446,012
Design Development Phase	0201-0400		$2,078,359	$0	$2,078,359
Construction Doc Phase	0201-0500		$3,739,804	$0	$3,739,804
Bidding Phase	0201-0600		$311,979	$0	$311,979
Construction Phase	0201-0700		$2,317,744	$0	$2,317,744
Completion Phase	0201-0800		$143,900	$0	$143,900
Other Basic Services	0201-9900		$22,775	$14,240	$37,015
Fee for Reimbursable Services					
Printing (over minimum)	0203-0200		$0	$0	$0
Other Reimbursable	0203-9900		$496,110		$496,110
Hazardous Materials	0204-0200		$108,570	$0	$108,570
GeoTech & GeoEnv	0204-0300		$532,571	$0	$532,571
Site Survey & Site Requirements	0204-0400		$22,550	$0	$22,550
Wetlands	0204-0500		$22,000	$0	$22,000
Traffic Studies	0204-1200		$11,000	$0	$11,000
Total Fee		$1,193,789	$10,126,120	$14,240	$11,334,149

v.02.25.11 Amendment - 1 of 2 Attachment F

Purpose:

- Provide services associated with the Turtle Protection Plan (TPP)

- Change to Contract: added $14,420.00

MDS ARCHITECTS

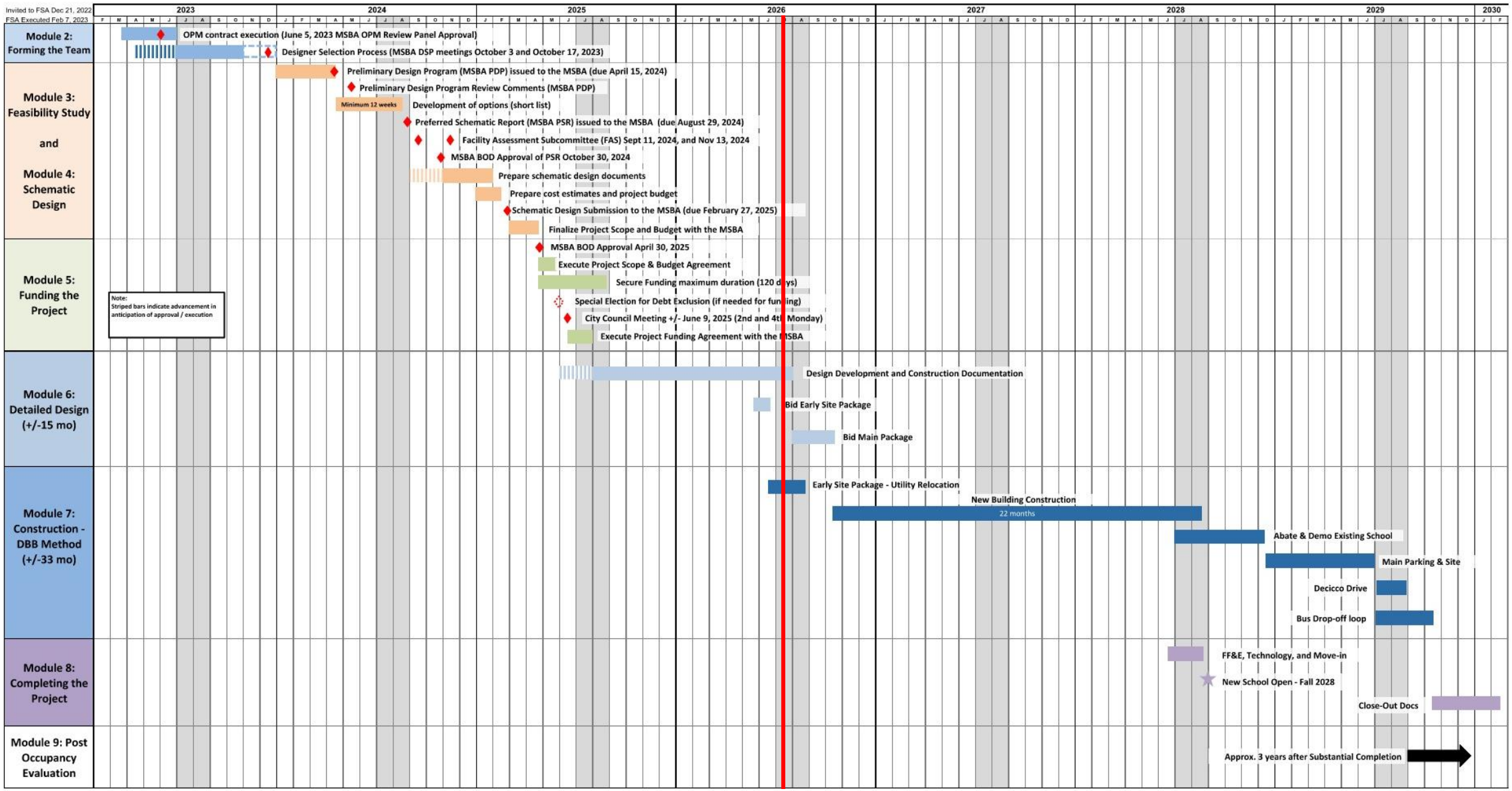
DESIGNER CONTRACT AMENDMENTS 12, 13, 14

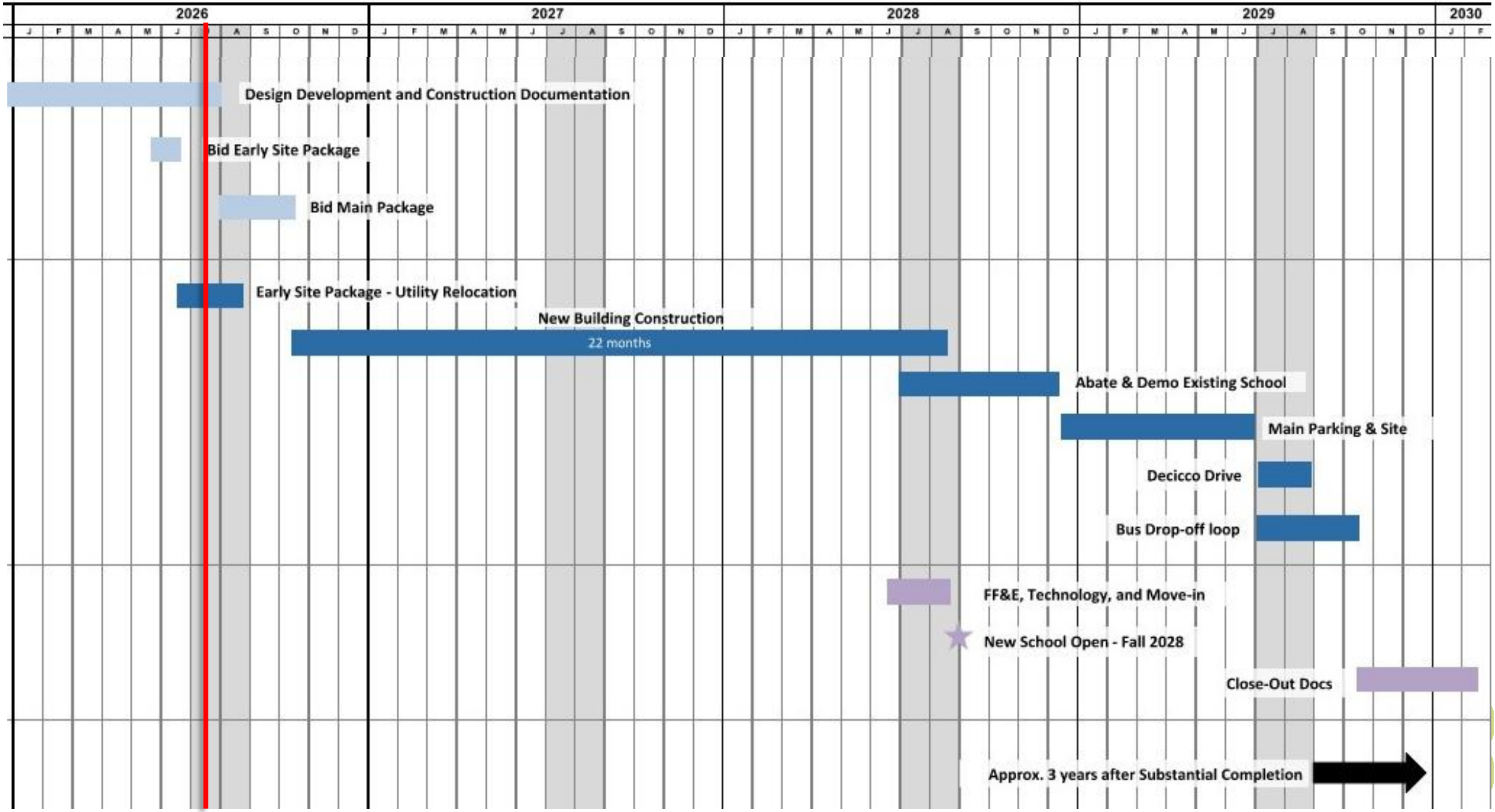
- "Motion to approve *Designer Contract Amendment 12, Designer Contract Amendment 13, and Designer Contract Amendment 14* as presented" made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Ms. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

PROJECT SCHEDULE




2026
2027
2028
2029
2030
Design Development and Construction Documentation
Bid Early Site Package
Bid Main Package
Early Site Package - Utility Relocation
New Building Construction
22 months
Abate & Demo Existing School
Main Parking & Site
Decicco Drive
Bus Drop-off loop
FF&E, Technology, and Move-in
New School Open - Fall 2028
Close-Out Docs
Approx. 3 years after Substantial Completion

CONTRACTOR PROCUREMENT

- Request for Qualifications (RFQ)
  - Filed Sub-Bidder (FSB), Elevators only
    - Only 1 response received, which is common for elevators
  - Filed Sub-Bidders (including Elevator re-solicitation) & General Contractors
    - RFQ available July 1, 2026
    - Statements of Qualification (SOQs) due July 16, 2026
- Invitation to Bid (IFB)
  - Bid Set available August 12, 2026
  - FSB Bids due September 3, 2026 (3 weeks)
  - GC Bids due September 30, 2026 (+4 weeks)

MDS ARCHITECTS

OPTIONAL GROUNDBREAKING EVENT

- Benefits
  - Marks a major project milestone
  - Recognizes key contributors, including project the MSBA
  - Builds public awareness and support
  - Community engagement
  - Reinforces transparency and accountability

- Recommended Timing: around November 2026

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
    b. Monthly Invoice Log and Warrant – **Vote**
    c. Designer Contract Amendments – **Vote**
    d. Project Budget Update
    e. Project Schedule Update
    f. Contractor Procurement Update
    g. Groundbreaking Event
3. Designer Report
    a. Design Update
4. Construction Report
    a. Culvert and Sewer Scope
    b. Early Site Package
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

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MDS ARCHITECTS

CONSTRUCTION UPDATE

- Culvert and Sewer – Ricciardi Brothers
  - Plantings and coverage complete (pending final punchlist review)
  - Erosion controls removed
  - Mill and overlay of pavement patches on hold until August 2026

- Early Site Package – Castello Landscaping
  - Contract awarded June 18, 2026
  - Contract executed and work began in early July

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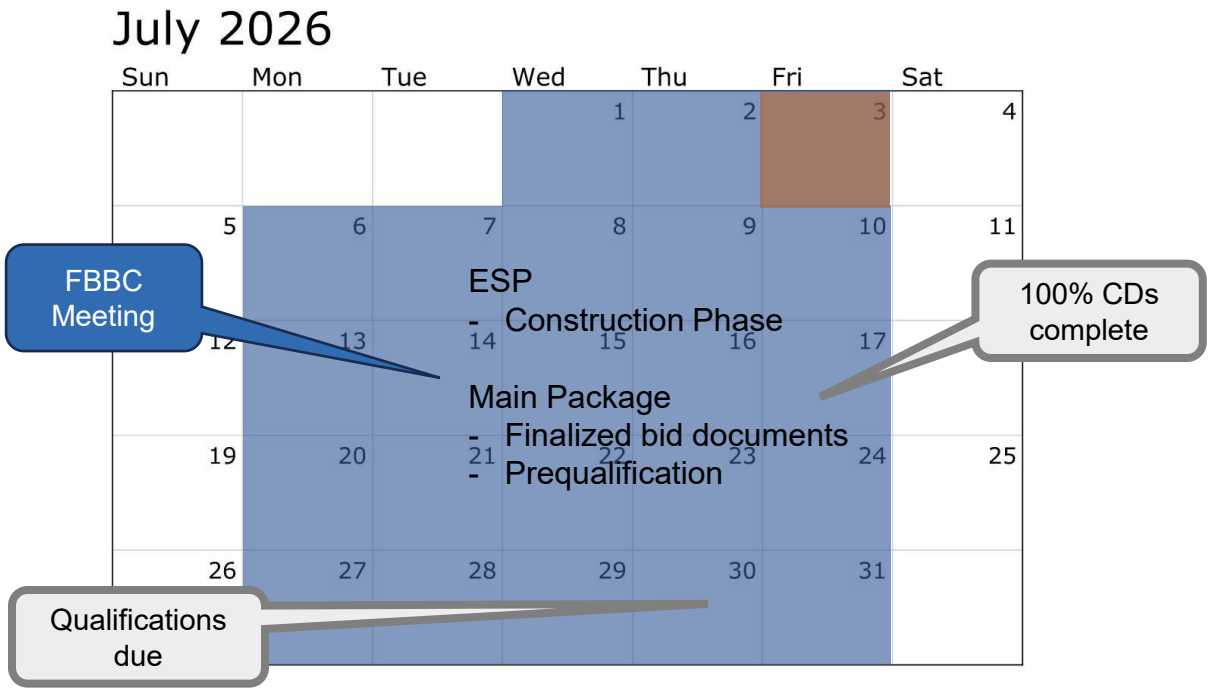
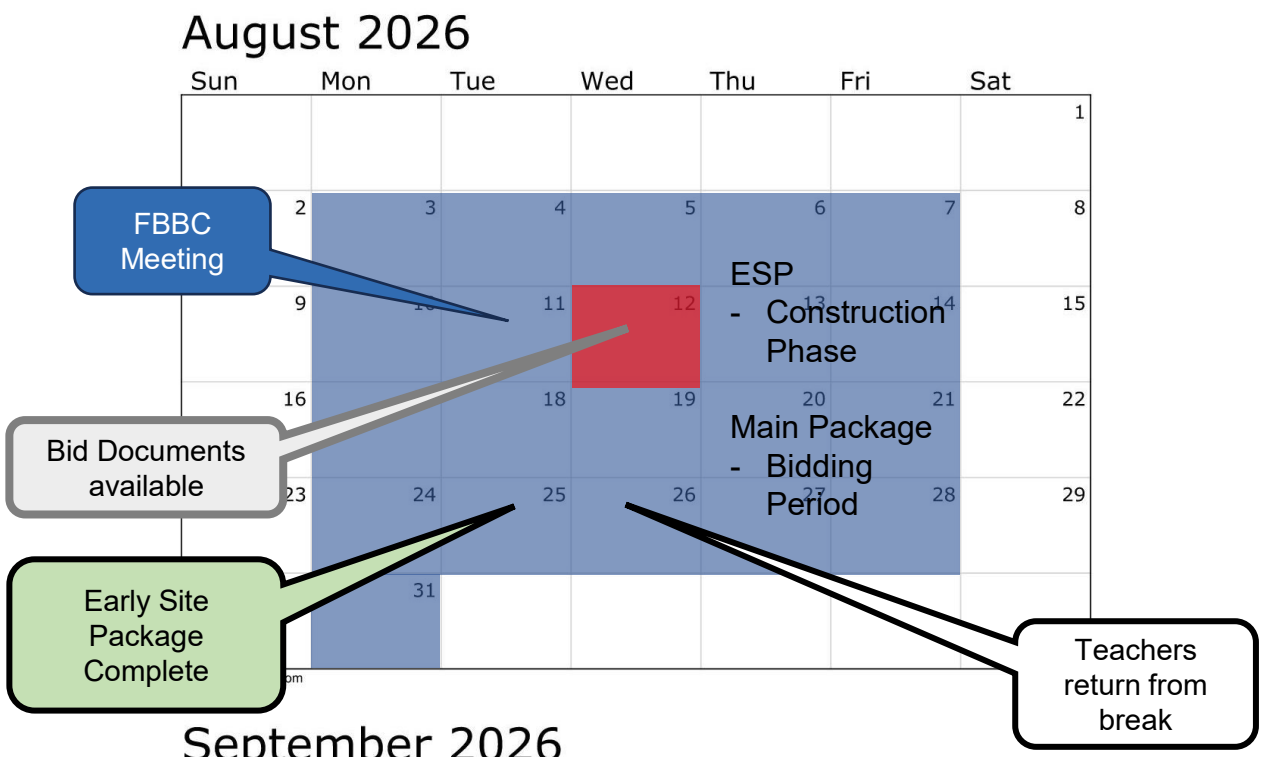
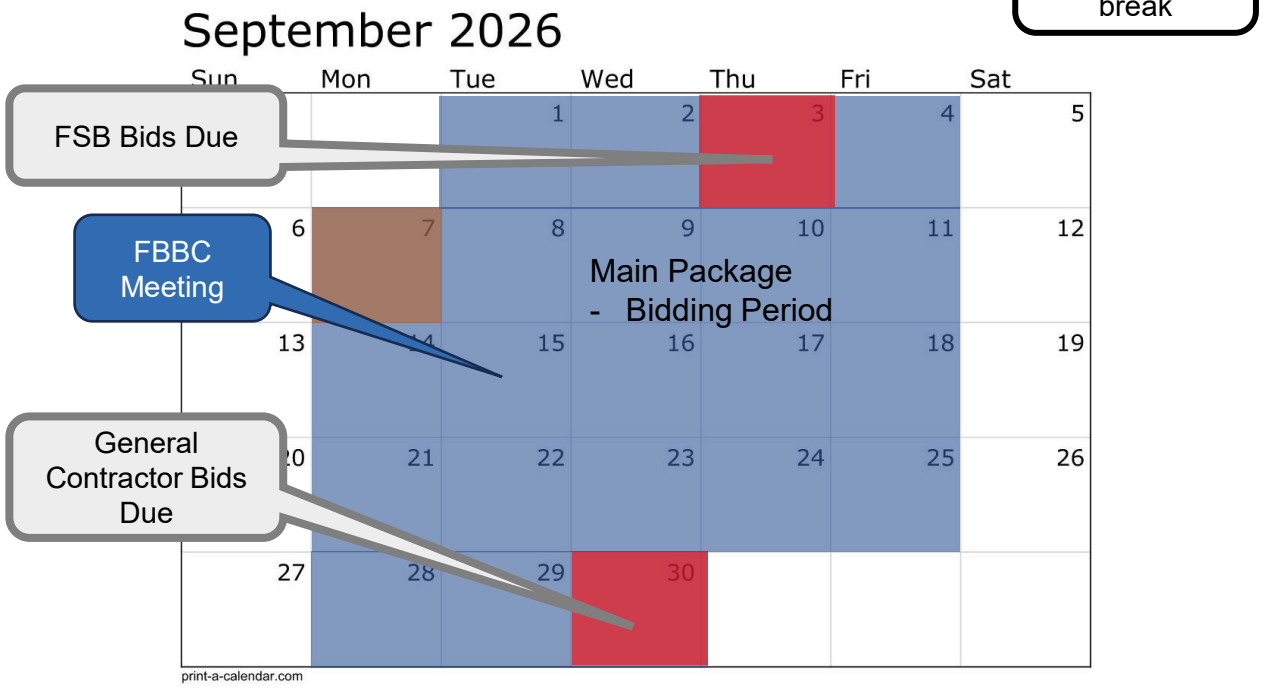
MDS ARCHITECTS

NEXT STEPS

- Tuesday 8/11/26, 1:00pm Regular FBBC Meeting
- Wednesday 8/12/26, 11:00am Bid Documents available
- Thursday 9/3/26, 2:00pm Filed Sub-bids due
- Wednesday 9/30/26, 2:00pm General Contractor bids due







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MDS ARCHITECTS

ADJOURNMENT

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

Voting Member	Yea	Nay	Abstain	Absent
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Ms. Sandra Cucchiara				
Ms. Robin Desmond				
Mr. Arthur Elbthal				
Mr. Jacob Fleming				
Ms. Suzanne Koehler				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

MDS ARCHITECTS

THANK YOU!

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

MDS
ARCHITECTS