Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #47

September 15, 2026

LEOMINSTER
MASSACHUSETTS

LeftField

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. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
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**
    b. Monthly Invoice Log and Warrant – **Vote**
    c. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

MEETING MINUTES FOR APPROVAL

- “Motion to approve the minutes from the Fall Brook Building Committee meeting held on August 11, 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 $**
0102-0600	LeftField, LLC	199587	Bidding	Bidding OPM Services for August 2026	$ 40,136.00
0201-0500	MDS	70375	Construction Documents	Construction Document Services for August 2026	$ 208,021.82
0201-0600	MDS	70375	Bidding	Bidding Services for August 2026	$ 102,344.55
0003-0000	MDS	70375	Environmental & Site	FS Phase environmental & Site Services for August 2026	$ 18,949.90
0203-9900	MDS	70375	Other Reimbursables	DD/CA Phase Reimbursable Services for August 2026	$ 2,605.46
0103-0000	ProjectDog	23719	Advertising & Printing	Bid Advertising Services for August 2026	$ 295.00
0602-0000	Yankee Engineering & Testing, Inc.	35896	Testing Services	Testing Services for August 2026	$ 9,335.00
				SUB TOTAL:	**$ 381,687.73**
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0502-0001	Castello Landscaping	003	Construction Budget	Construction Services for August 2026 - Early Site Work	$ 440,144.50
				SUB TOTAL CONSTRUCTION:	**$ 440,144.50**
				TOTAL:	**$ 821,832.23**

WARRANT

WARRANT NUMBER: W13FY27
WEEK ENDING: 9/24/2026

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
43819	*LeftField, LLC*	3205300	530500	$ 40,136.00	FALL		199587
40967	*MDS*	3205300	530500	$ 208,021.82	FALL		0070375
40967	*MDS*	3205300	530500	$ 102,344.55	FALL		0070375
40967	*MDS*	3205300	530500	$ 18,949.90	FALL		0070375
40967	*MDS*	3205300	530500	$ 2,605.46	FALL		0070375
33758	*Project Dog*	3205300	530500	$ 295.00	FALL		23719
16181	*Yankee Engineering & Testing, Inc.*	3205300	530500	$ 9,335.00	FALL		35753
43930	*Castello Landscaping*	3205300	530500	$ 440,144.50	FALL		003
			TOTAL	$ 821,832.23			

INVOICE & WARRANT APPROVAL

- “Motion to approve warrant number W13FY27 in the amount of $821,832.23” 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

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%	$ 420,169	94%	$ 25,843	$ -	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%	$ 1,886,824	75%	$ 25,843	$ 587,333	
	ADMINISTRATION										
0101-0000	Legal Fees	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
	Owner's Project Manager	$ 3,128,000	$ -	$ 3,514,326	$ 3,309,280	94%	$ 519,813	15%	$ 2,908,712	$ 205,046	
0102-0400	Design Development	$ 233,689		$ 233,689	$ 233,688	100%	$ 233,689	100%	$ -	$ -	
0102-0500	Construction Documents	$ 243,349		$ 243,349	$ 243,348	100%	$ 243,348	100%	$ -	$ -	
0102-0600	Bidding	$ 120,407		$ 120,407	$ 120,408	100%	$ 40,136	33%	$ 80,271	$ -	
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	$ 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%	$ 3,837	128%	$ (837)	$ 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%	$ 609,450	17%	$ 2,937,876	$ 238,046	
	A&E										
	A/E Basic Services	$ 8,733,419	$ -	$ 8,733,419	$ 8,628,802	99%	$ 5,841,039	67%	$ 2,892,380	$ 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%	$ 3,660,461	97%	$ 132,008	$ 52,665	
0201-0600	Bidding	$ 310,135		$ 310,135	$ 311,980	101%	$ 102,345	33%	$ 207,790	$ (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%	$ 294,495	24.7%	$ 899,375	$ 1,069	
0203-0200	Printing (over minimum)	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
0203-9900	Other Reimbursables	$ 535,416		$ 535,416	$ 496,110	93%	$ 282,065	53%	$ 253,351	$ 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%	$ 6,135,535	62%	$ 3,791,754	$ 105,686	

TOTAL PROJECT BUDGET

Total Project Budget:

$114,821,932

Through August 2026:

- Committed: 15%
  $17,379,480
- Expended: 9%
  $10,524,229

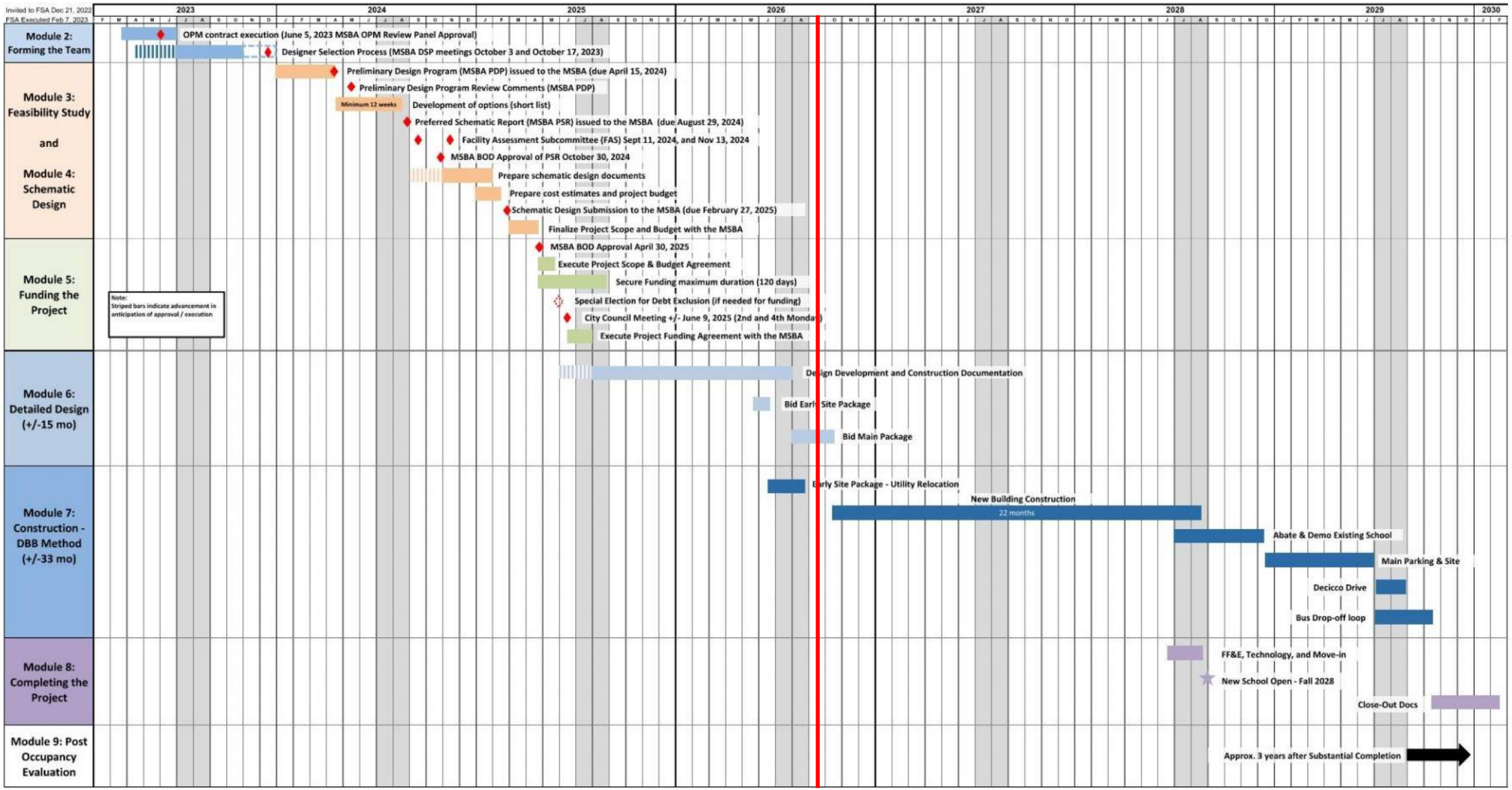
Fall Brook Elementary School - Leominster, MA — August 31, 2026

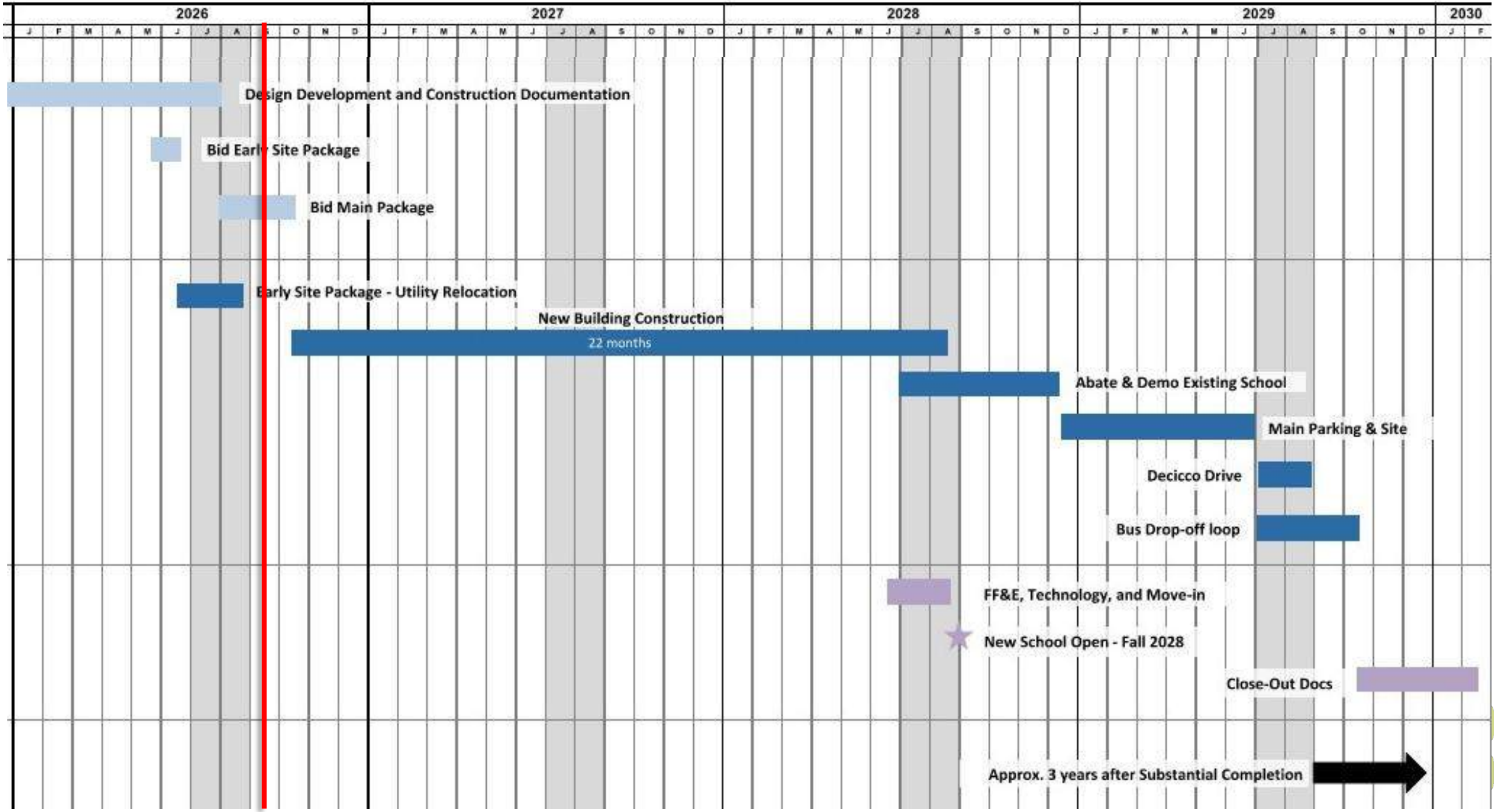
Total Project Budget Status Report

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
	SUB-TOTAL	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	$ -	
	CONSTRUCTION COSTS										
0502-0001	Construction Budget	$ 89,759,943		$ 89,759,943	$ 2,085,930	2%	$ 1,876,560	2%	$ 87,883,383	$ 87,674,013	
0508-0000	Change Orders	$ -		$ -	$ -	0%	$ -	0%	$ -	$ -	
	SUB-TOTAL	$ 89,759,943	$ -	$ 89,759,943	$ 2,085,930	2%	$ 1,876,560	2%	$ 87,883,383	$ 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%	$ 15,860	2%	$ 834,140	$ 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%	$ 15,860	5%	$ 334,140	$ 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	
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	TOTAL PROJECT BUDGET	$ 114,821,932	$ -	$ 114,821,932	$ 17,379,480	15%	$ 10,524,229	9%	$ 104,297,703	$ 97,442,452	

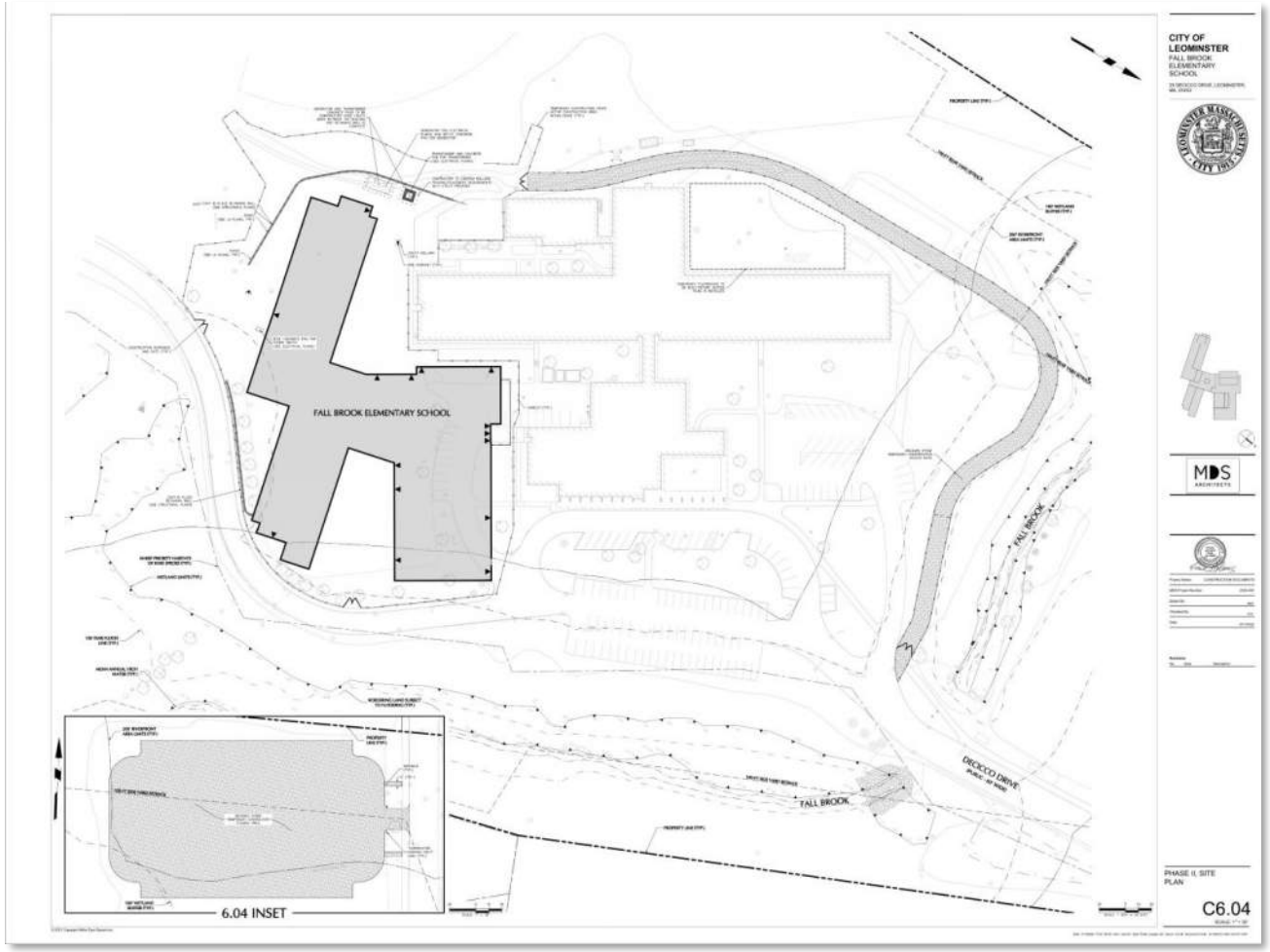
FUNDING SOURCES		
Maximum State Share	$ 64,368,241	56.06%
Minimum Local Share	$ 50,453,691	43.94%
SUB-TOTAL	$ 114,821,932	100.00%

PROJECT SCHEDULE

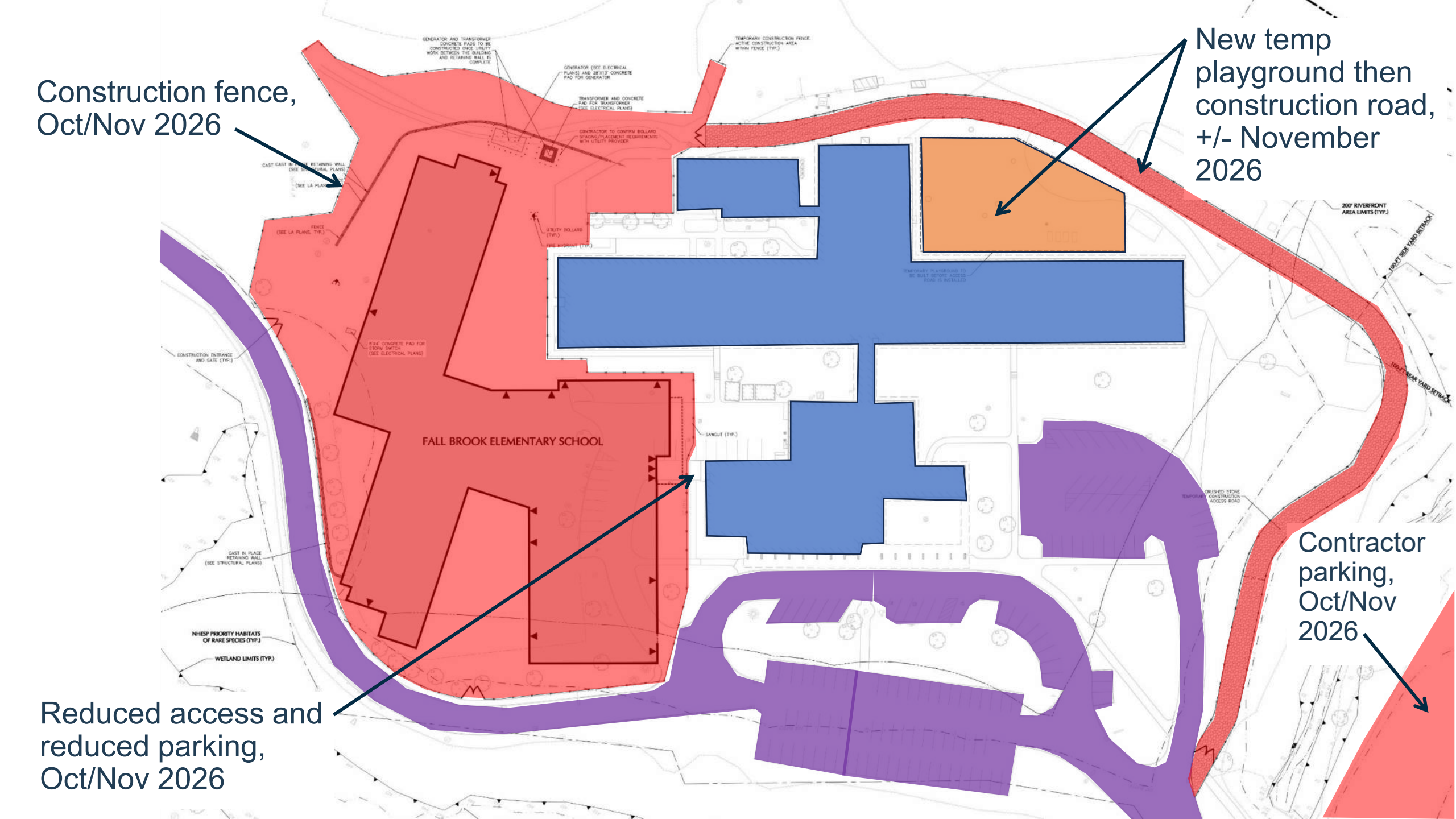



2026
2027
2028
2029
2030
Design Development and Construction Documentation
Bid Early Site Package
Bid Main Package
Early Site Package - Utility Relocation
New Building Construction
22 months
Abate & Demo Existing School
Main Parking & Site
Decicco Drive
Bus Drop-off loop
FF&E, Technology, and Move-in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

ANTICIPATED START OF CONSTRUCTION



MDS ARCHITECTS


Construction fence, Oct/Nov 2026
New temp playground then construction road, +/- November 2026
Contractor parking, Oct/Nov 2026
Reduced access and reduced parking, Oct/Nov 2026
FALL BROOK ELEMENTARY SCHOOL
200' RIVERFRONT AREA LIMITS (TYP.)
100-FT SIDE YARD SETBACK
100-FT REAR YARD SETBACK
CONSTRUCTION ENTRANCE AND GATE (TYP.)
CAST IN PLACE RETAINING WALL (SEE STRUCTURAL PLANS)
NHESP PRIORITY HABITATS OF RARE SPECIES (TYP.)
WETLAND LIMITS (TYP.)
TEMPORARY CONSTRUCTION FENCE. ACTIVE CONSTRUCTION AREA WITHIN FENCE (TYP.)
GENERATOR AND TRANSFORMER CONCRETE PADS TO BE CONSTRUCTED ONCE UTILITY WORK BETWEEN THE BUILDING AND RETAINING WALL IS COMPLETE
GENERATOR (SEE ELECTRICAL PLANS) AND 28'X13' CONCRETE PAD FOR GENERATOR
TRANSFORMER AND CONCRETE PAD FOR TRANSFORMER (SEE ELECTRICAL PLANS)
CONTRACTOR TO CONFIRM BOLLARD SPACING/PLACEMENT REQUIREMENTS WITH UTILITY PROVIDER
UTILITY BOLLARD (TYP.)
FIRE HYDRANT (TYP.)
FENCE (SEE LA PLANS, TYP.)
8'X4' CONCRETE PAD FOR STORM SWITCH (SEE ELECTRICAL PLANS)
SAWCUT (TYP.)
TEMPORARY PLAYGROUND TO BE BUILT BEFORE ACCESS ROAD IS INSTALLED
CRUSHED STONE TEMPORARY CONSTRUCTION ACCESS ROAD

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. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

CONTRACTOR PROCUREMENT

- Invitation for Bids (IFB)
  - Bid Set available August 12, 2026, on PROJECTDOG (electronic bidding platform)
  - FSB Bid Opening was extended to September 11, 2026
  - GC Bid Opening remains September 30, 2026

MDS ARCHITECTS

BIDDING

Filed Sub Bids Opening 9/11/26

- Masonry – 4 bids (5 prequal'ed)
- Misc Metals – 4 bids (6 prequal'ed)
- WD&C – 5 bids (5 prequal'ed)*
- Roofing – 3 bids (6 prequal'ed)
- Glass & Glazing – 6 bids (10 prequal'ed)
- Tile – 7 bids (7 prequal'ed)
- Acoustical Tile – 3 bids (4 prequal'ed)
- Resilient Floors – 4 bids (4 prequal'ed)
- Painting – 9 bids (10 prequal'ed)
- Elevators – 1 bid (0 prequal'ed)
- Fire Protection – 3 bids (4 prequal'ed)
- Plumbing – 5 bids (9 prequal'ed)
- HVAC – 8 bids (10 prequal'ed)
- Electrical – 3 bids (3 prequal'ed)

MDS ARCHITECTS

* A 6th bid was received from a company that was not prequalified and could not be accepted

BIDDING

Division / Trade	90% CD Cost Est	FSB Low Bid
MASONRY	$ 2,078,529	$ 2,389,000
MISC METALS	$ 850,211	$ 748,280
WD&C	$ 684,622	$ 839,000
ROOFING & FLASHING	$ 4,172,196	$ 3,323,000
GLASS AND GLAZING	$ 301,571	$ 151,476
TILE	$ 1,413,040	$ 958,168
ACOUSTICAL TILE	$ 656,378	$ 614,500
RESILIENT FLOORING	$ 589,517	$ 637,839
PAINTING	$ 368,725	$ 316,000
ELEVATORS	$ 200,000	$ 214,000
FIRE SUPPRESSION	$ 797,295	$ 699,200
PLUMBING	$ 2,479,700	$ 2,148,000
HVAC	$ 9,843,264	$ 8,083,000
ELECTRICAL	$ 8,911,064	$ 7,229,000
TOTAL FSB	**$ 33,346,112**	**$28,350,463**

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. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

CONSTRUCTION UPDATE – EARLY SITE PACKAGE

MDS ARCHITECTS

CONSTRUCTION UPDATE – EARLY SITE PACKAGE

MDS ARCHITECTS

CONSTRUCTION UPDATE – EARLY SITE PACKAGE

MDS ARCHITECTS

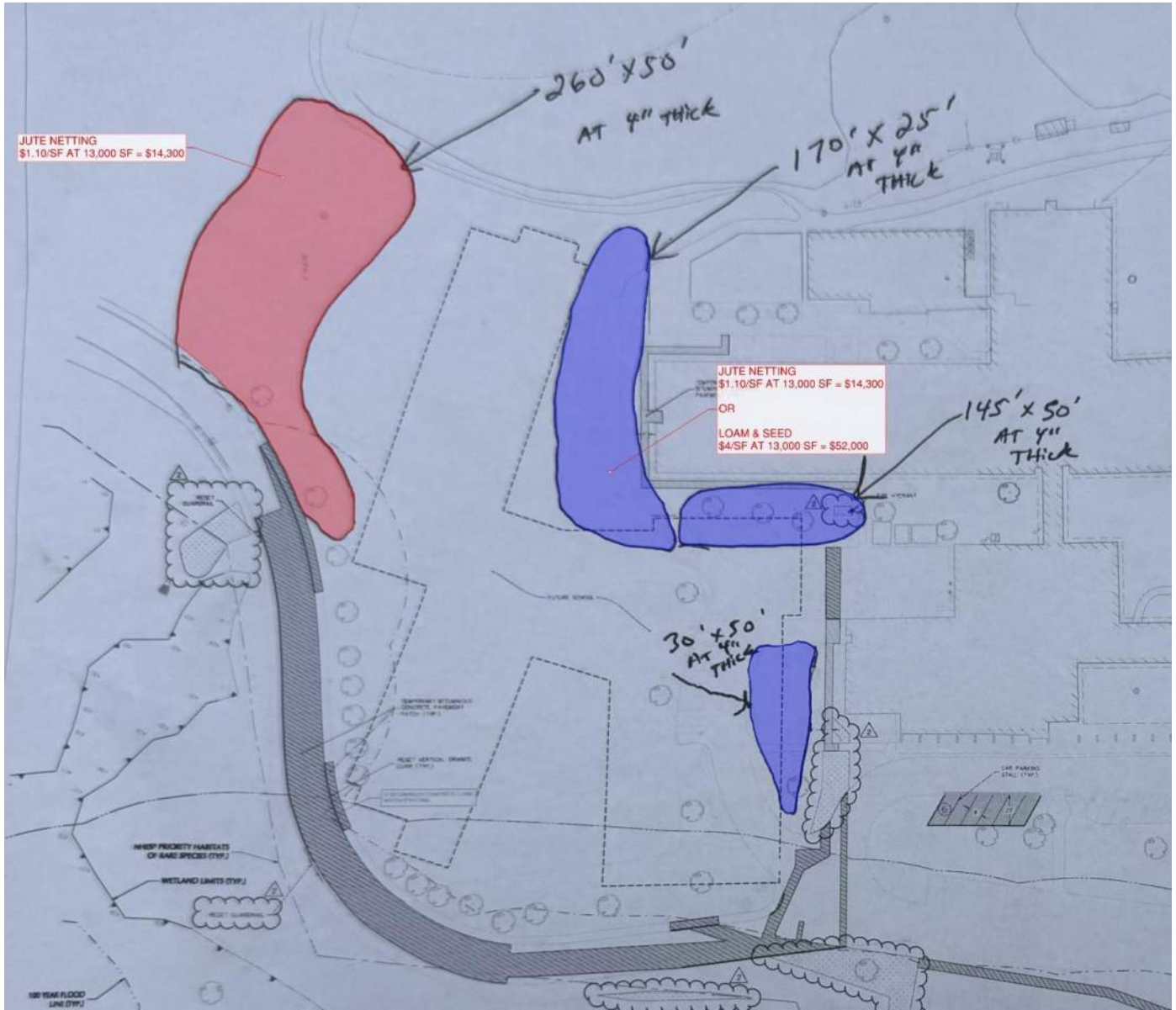
CONSTRUCTION UPDATE – EARLY SITE PACKAGE

MDS ARCHITECTS

CONSTRUCTION UPDATE – EARLY SITE PACKAGE

MDS ARCHITECTS

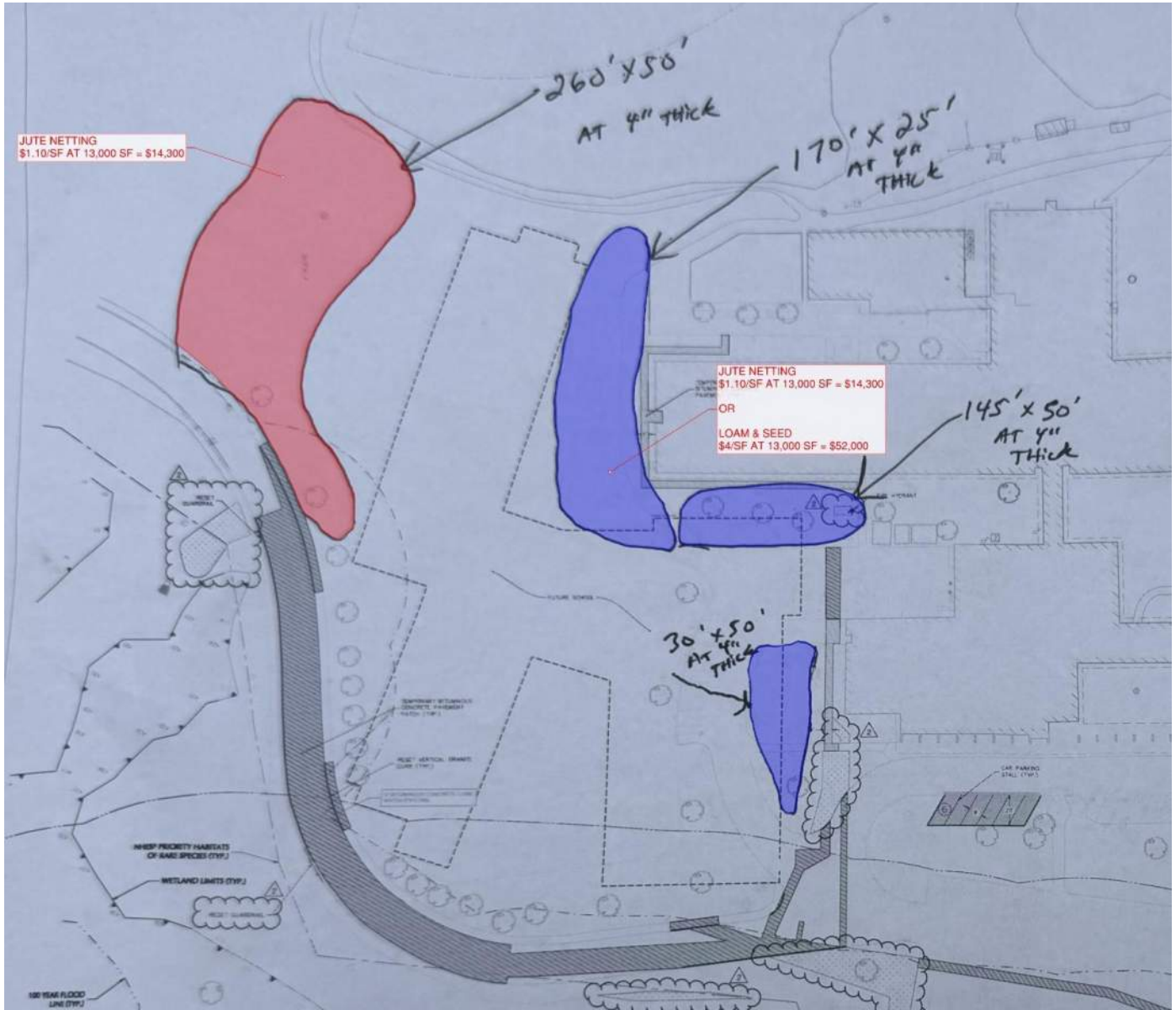
ESP SOIL STABILIZATION



Between meetings, a time-sensitive proposed change order was approved to add netting in the areas at disturbed areas on the existing slope (red areas) for $14,300

ESP SOIL STABILIZATION

ESP SOIL STABILIZATION



a) Castello install netting in the areas near the school (blue areas) for appox. $14,300

Or…

b) Castello install add loam and seed in the areas near the school (blue areas) for appox. $52,000 – these areas will become lawn that will exist for the next 2 years.

Or…

c) City / DPW provide some form of soil stabilization using their own forces or a separate small contract

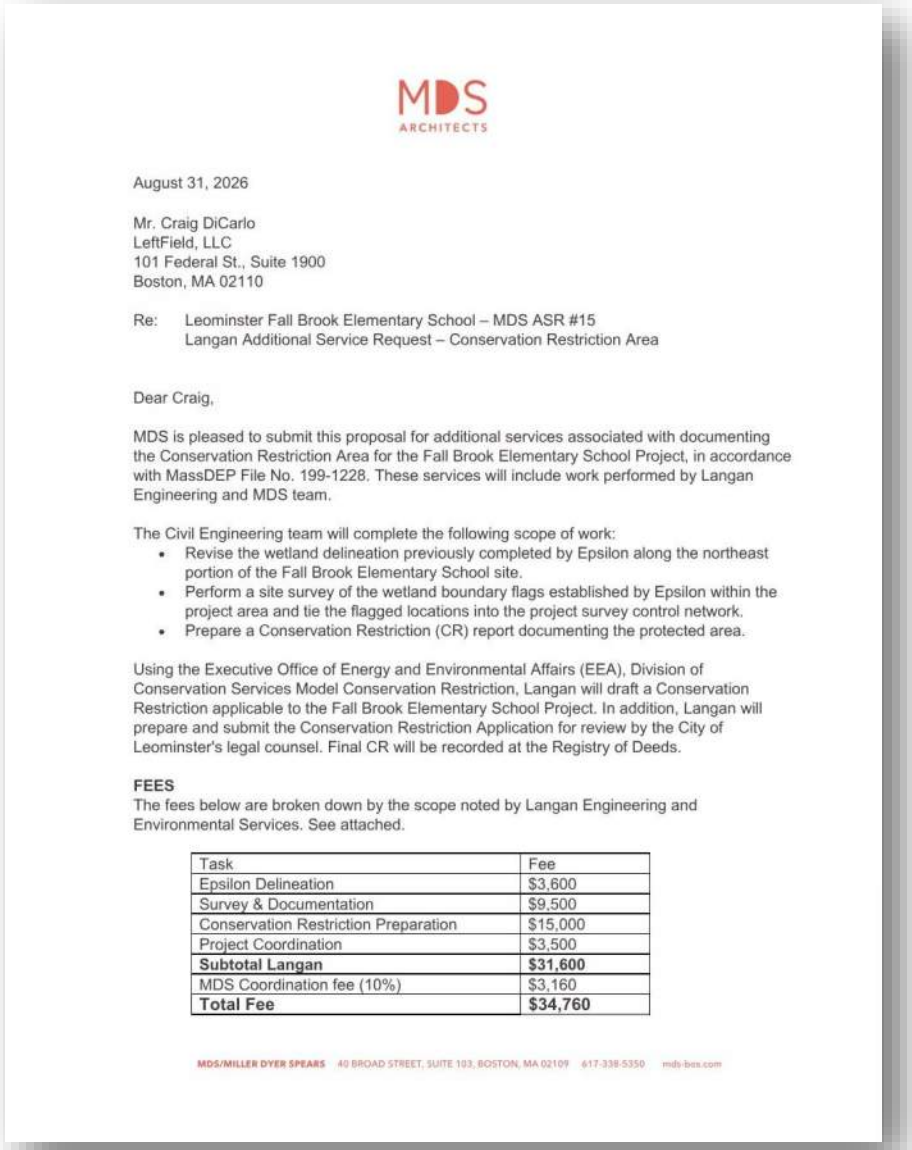
ESP SOIL STABILIZATION

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. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

DESIGNER ADDITIONAL SERVICE REQUEST 15



MDS
ARCHITECTS

August 31, 2026

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

Re: Leominster Fall Brook Elementary School – MDS ASR #15
Langan Additional Service Request – Conservation Restriction Area

Dear Craig,

MDS is pleased to submit this proposal for additional services associated with documenting the Conservation Restriction Area for the Fall Brook Elementary School Project, in accordance with MassDEP File No. 199-1228. These services will include work performed by Langan Engineering and MDS team.

The Civil Engineering team will complete the following scope of work:

- Revise the wetland delineation previously completed by Epsilon along the northeast portion of the Fall Brook Elementary School site.
- Perform a site survey of the wetland boundary flags established by Epsilon within the project area and tie the flagged locations into the project survey control network.
- Prepare a Conservation Restriction (CR) report documenting the protected area.

Using the Executive Office of Energy and Environmental Affairs (EEA), Division of Conservation Services Model Conservation Restriction, Langan will draft a Conservation Restriction applicable to the Fall Brook Elementary School Project. In addition, Langan will prepare and submit the Conservation Restriction Application for review by the City of Leominster's legal counsel. Final CR will be recorded at the Registry of Deeds.

FEES
The fees below are broken down by the scope noted by Langan Engineering and Environmental Services. See attached.

Task	Fee
Epsilon Delineation	$3,600
Survey & Documentation	$9,500
Conservation Restriction Preparation	$15,000
Project Coordination	$3,500
Subtotal Langan	**$31,600**
MDS Coordination fee (10%)	$3,160
Total Fee	**$34,760**

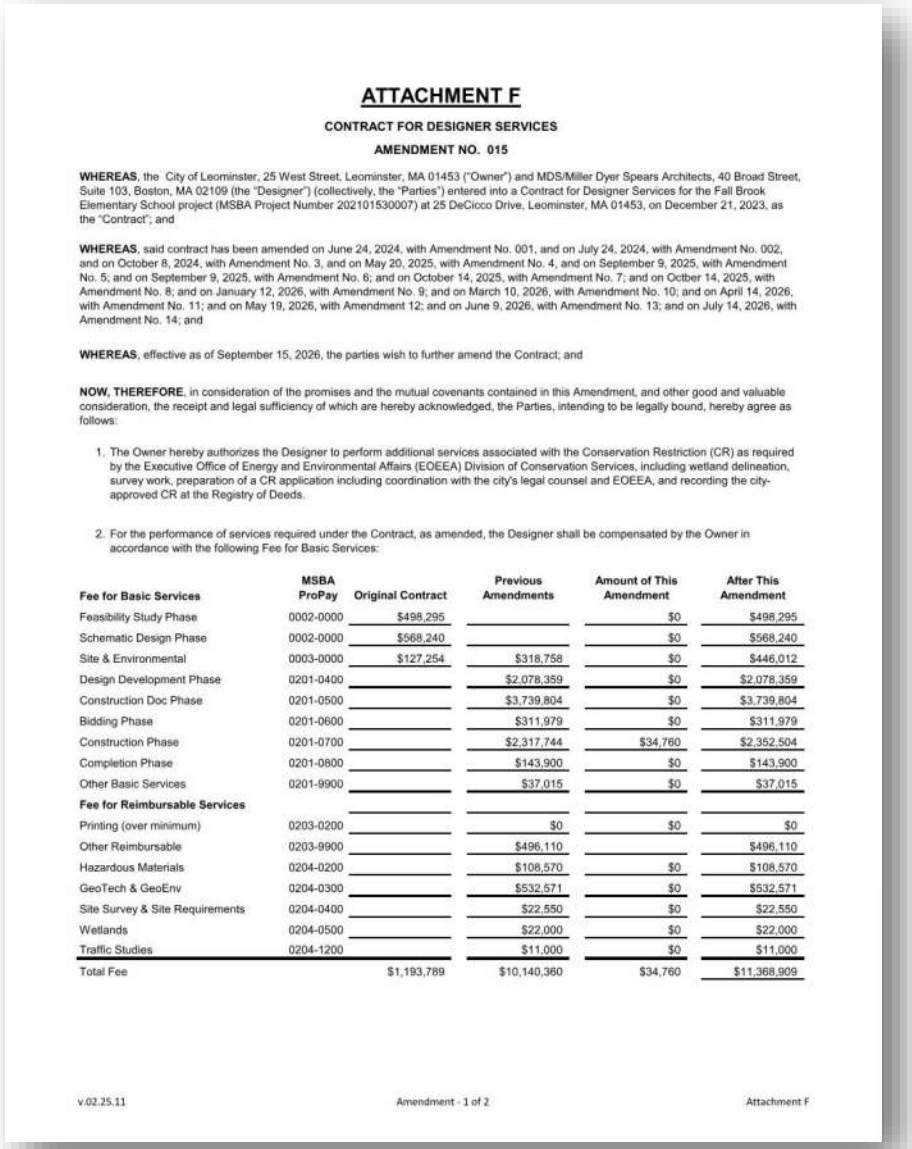
MDS/MILLER DYER SPEARS 40 BROAD STREET, SUITE 103, BOSTON, MA 02109 617-338-5350 mds-bos.com

Purpose:

- Provide professional services associated with creating a Conservation Restriction
- Required due to new construction near the Fall Brook waterway
- Conservation Commission to conform to EOEEA (Exec Office of Energy and Environmental Affairs) Division of Conservation Services
- Delineate portions of the wetlands not previously reviewed, survey work, prepare the application to the EOEEA (Exec Office of Energy and Environmental Affairs).
- Does not included any fee for a formal presentation to the City Council, can be added in the future if needed.

Task	Fee
Epsilon Delineation	$3,600
Survey & Documentation	$9,500
Conservation Restriction Preparation	$15,000
Project Coordination	$3,500
Subtotal Langan	**$31,600**
MDS Coordination fee (10%)	$3,160
Total Fee	**$34,760**

DESIGNER CONTRACT AMENDMENT 15



ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 015

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 on July 14, 2026, with Amendment No. 14; and

WHEREAS, effective as of September 15, 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 Conservation Restriction (CR) as required by the Executive Office of Energy and Environmental Affairs (EOEEA) Division of Conservation Services, including wetland delineation, survey work, preparation of a CR application including coordination with the city's legal counsel and EOEEA, and recording the city-approved CR at the Registry of Deeds.

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	$34,760	$2,352,504
Completion Phase	0201-0800		$143,900	$0	$143,900
Other Basic Services	0201-9900		$37,015	$0	$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	$10,140,360	$34,760	$11,368,909

v.02.25.11 Amendment - 1 of 2 Attachment F

Purpose:

- perform additional services associated with the Conservation Restriction (CR) as required by the Executive Office of Energy and Environmental Affairs (EOEEA) Division of Conservation Services, including wetland delineation, survey work, preparation of a CR application including coordination with the city's legal counsel and EOEEA, and recording the city-approved CR at the Registry of Deeds

- Change to Contract: added $34,760.00

DESIGNER CONTRACT AMENDMENT 15

- "Motion to approve *Designer Contract Amendment 15* for an additional design fee of $34,760" 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				

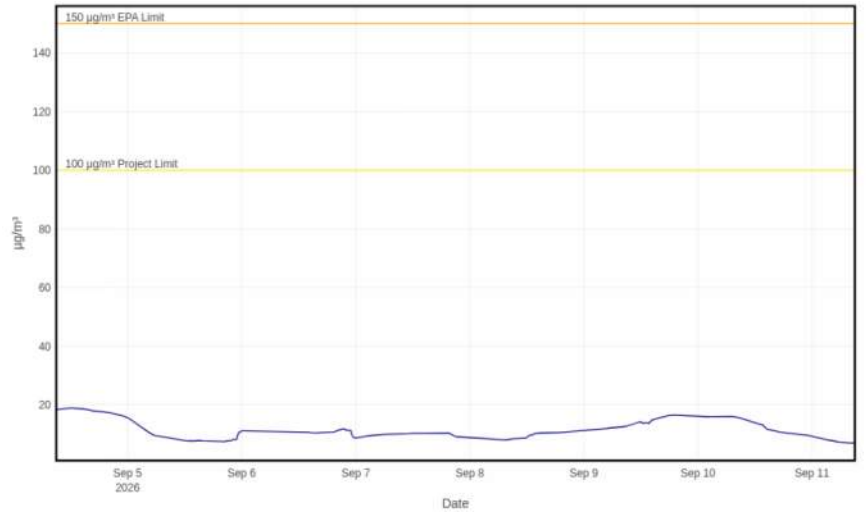
DUST AND VIBRATION MONITORING

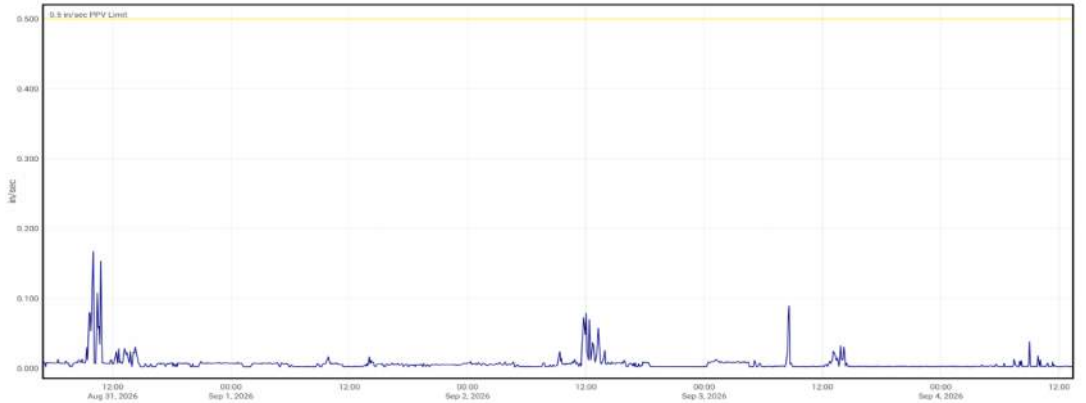
Independent testing agents are available to provide automated, continuous **dust monitoring** and/or **vibration monitoring** during key timeframes during construction.

This is important for a construction project close to an occupied school.

The data helps ensure the construction work is not detrimental to the existing schools.

Rough order of magnitude cost: $100 - $130K





AUTHORIZATION FOR CHANGES

Previously, the FBBC authorized Ms. Reddington, Mr. Chapdelaine, and Ms. Mikels to collectively act on behalf of the Fall Brook Building Committee to commitment the project to expenses up to fifteen thousand dollars ($15,000) between FBBC meetings.

During construction, monthly invoices will reach as high as $5 million.

The existing cap of $15,000 is anticipated to be insufficient during construction.

A higher cap is recommended: $150,000.00

AUTHORIZATION FOR CHANGES

- “Motion to authorize the City Purchasing Agent, City Comptroller, and School Department Business Manager to collectively act on behalf of the Fall Brook Building Committee to approve change orders up to one-hundred fifty-thousand dollars ($150,000) per month, but only when timely direction is needed between FBBC meetings in order to maintain the construction schedule” 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				

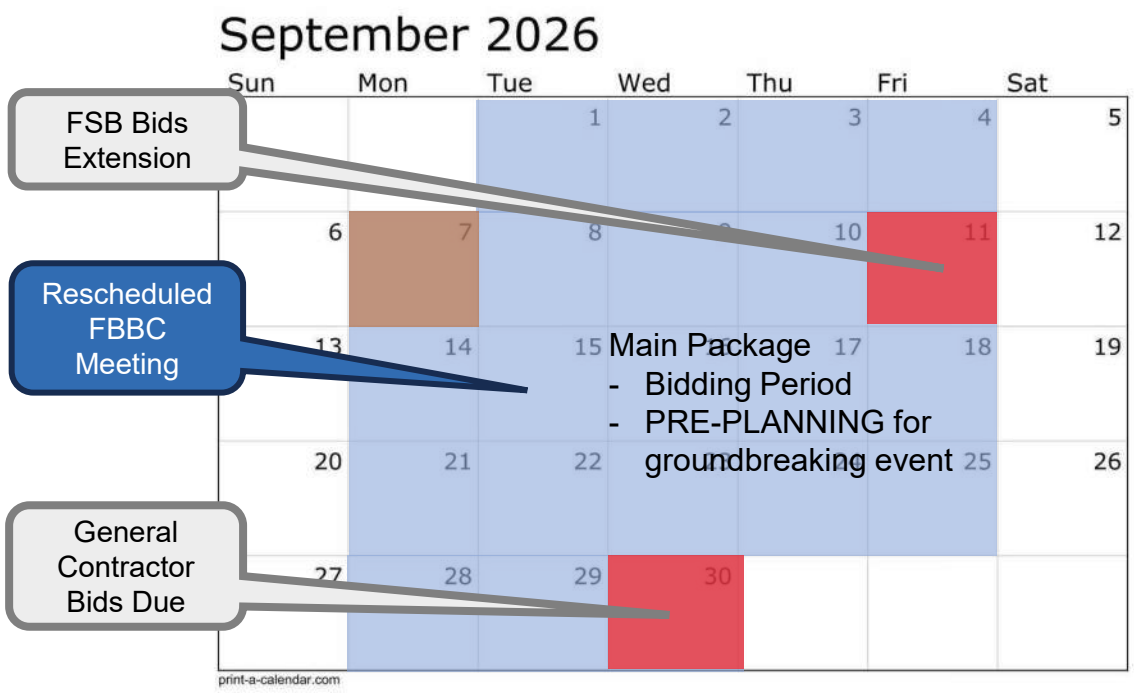
TODAY'S AGENDA

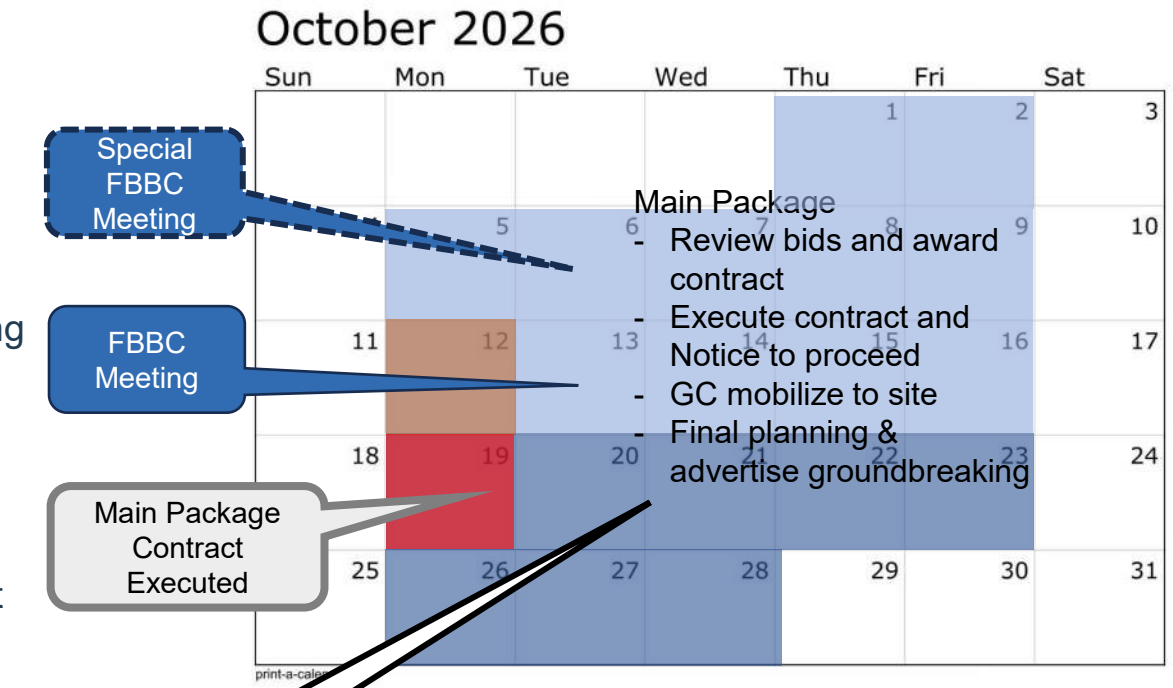
1. Call to Order & Roll Call
2. Administrative Actions
    a. Previous Meeting Minutes – **Vote**
    b. Monthly Invoice Log and Warrant – **Vote**
    c. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

MDS ARCHITECTS

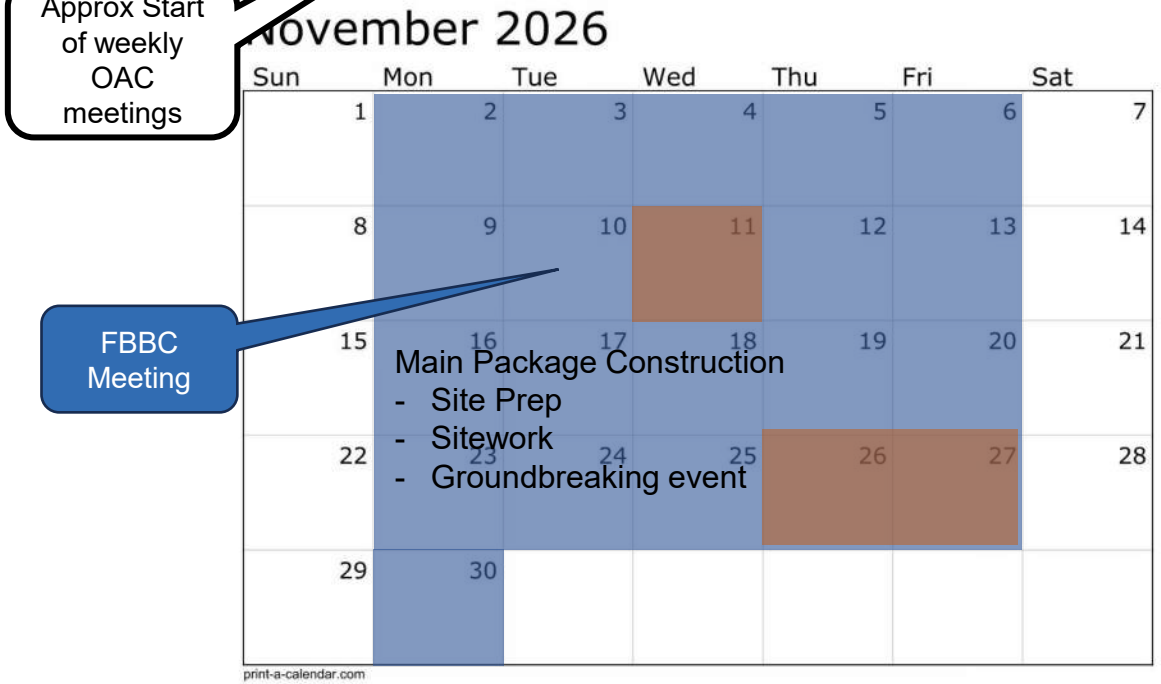
NEXT STEPS

- Wednesday 9/30/26, 2:00pm — General Contractor bids due
- Tuesday 10/6/26, 1:00pm — Proposed Special FBBC Meeting
- Tuesday 10/13/26, 1:00pm — Regular FBBC Meeting
- +/- Monday 10/19/26 — Target for Contract Execution
- Tuesday 11/10/26, 1:00pm — Regular FBBC Meeting
- November, exact date TBD — Possible Groundbreaking Event





Approx Start of weekly OAC meetings



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. Project Budget Update
    d. Project Schedule Update
3. Designer Report
    a. Main package bidding update
4. Construction Report
    a. Early Site Package Update
    b. Soil Stabilization – **Vote**
5. Items Not Anticipated 48 Hours in Advance of Meeting
6. Public Comment
7. Next Steps
8. Adjournment

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