FALL BROOK ELEMENTARY SCHOOL PROJECT – Leominster, MA

FALL BROOK BUILDING COMMITTEE (FBBC) MEETING #48

Tuesday, October 6, 2026 Remote via zoom 1:00pm

https://us02web.zoom.us/j/81291591701?pwd=mX3c7iC00zBSAhTVJiUhm4buFHUobB.1
Meeting ID: 812 9159 1701
Passcode: 393386

Mark Bodanza	Greg Chapdelaine	Sandra Cucchiara	Robin Desmond
Arthur Elbthal	Jacob Fleming	Suzanne Koehler	Steven Mammone
Dean Mazzarella, Chair	Melanie Mikels	Elliot "Butch" Nadeau	Jennifer Reddington
	Brandon Robbins	Jeffrey Sullivan	

In memoriam Peter Angelini (1956-2025)

Meeting Minutes

A publicly posted meeting of the Fall Brook Building Committee (FBBC) was held at the above listed date, time, and location. Committee members and participants were:

Voting Members (Quorum = 8)	Present	Notes
Mr. Mark Bodanza		City Councilor
Mr. Greg Chapdelaine	X	City Purchasing Agent
Ms. Sandra Cucchiara	X	School Committee Member
Ms. Robin Desmond	X	Superintendent of Schools
Mr. Arthur Elbthal		Leominster Emergency Management, Director
Mr. Jacob Fleming	X	Leominster DPW Business Manager
Ms. Suzanne Koehler	X	Former School Committee Member
Mr. Steven Mammone		Asst. Superintendent of Schools
Mayor Dean Mazzarella, Chair	X (1:09pm)	Mayor and School Committee member
Ms. Melanie Mikels	X	School Business Manager
Mr. Elliot Nadeau		School Facilities Director
Ms. Jennifer Reddington		City Comptroller
Mr. Brandon Robbins	X	City Councilor
Mr. Jeffrey Sullivan	X	Fall Brook Elementary School Principal
Other Participants		

Meredith Tarr		City of Leominster
John Roseberry		Leominster DPW Senior Engineer
Christine Silverman		Leominster Public Schools
Lynn Fiandaca		Leominster Public Schools
Richard Bergeron		Leominster Public Schools
Bill Sullivan		Leominster Public Schools
Craig DiCarlo	X	LeftField, Project Director
Jay Faxon		LeftField, MEP Expert
Linda Liporto	X	LeftField, Senior Project Manager
Bill Shaw		LeftField, Site Representative
Jim Rogers		LeftField, President
Adele Sands		LeftField, Education Liaison
Nereyda Rodriguez	X	Miller Dyer Spears, Principal in Charge
Danyul Cho	X	Miller Dyer Spears, Project Manager
Amy MacKrell		Miller Dyer Spears, Principal
Erica Patten	X	Miller Dyer Spears, Project Architect
Lena Owens		Studio 2112
Lynne Giesecke		Studio 2112
Dana Geva		Studio 2112
Frank Holmes		Langan
Maggie Laracy		Langan
Keith Lane		GGD Consulting Engineers
David Pereira		GGD Consulting Engineers
Louis Vieira		GGD Consulting Engineers
Matthew Woodward		GGD Consulting Engineers

1 – Call to Order

Councilor Robbins called the meeting to order at 1:06 PM. Roll call was conducted, and a quorum was present.

2 – Administrative Actions

2a – General Contractor Bid Results

Leftfield presented a recap of the contractor procurement process for the filed sub bidders and contractors prequalified in accordance with M.G.L Chapter 149. It was noted that invitation for bids were distributed via Projectdog, an electronic bidding platform, on August 12, and that the bids were formally opened on September 11 and October 2, 2026, as planned.

Leftfield also presented the bid results for all categories and noted that although some bids came in higher than estimated, the majority came in lower and overall the bids came in below the estimated budget, showing a very competitive bidding market. Leftfield and MDS also met with the four firms that came in well below budget and also well below the second lowest bidder. None of the bidders withdrew their bids after the discussions.

Bid results for the General Contractors were also reviewed, noting that they were below the 90% CD estimate also showing a competitive bid market, and that the estimate was also excluding the already contracted amounts for the early site work and culvert and sewer work. Lowest responsible bidder was W.T.Rich Company at $78,489,000. If alternate 1 for $68,100 is accepted, their final contract amount would be $78,557,100.

2b – Contact Award with Add Alternate 1

Next Leftfield explained in more detail what is included in the base bid, and what alternate 1 is including. The alternate includes the built in koi pond alternative with a smaller bench for seating.

A motion to authorize the City to award the contract for construction to W.T.Rich Company, including Add Alternate #1, for the construction cost of $78,557,100.00 was made by Mayor Mazzarella.

There was discussion about the alternate. It was noted by Ms. Desmond that it seems to be a very important feature and was asking about the previous process and discussions around this particular item as she joined the team at a later date. Nereyda Rodriguez from MDS gave an executive recap of the discussions that had been back during the educational planning and visioning sessions over how important of an existing feature it was, and how important it would be to replicate in the new school. Ms. Kohler then also noted that there is a cost to provide materials, water, fish and other maintenance costs and was wondering who would be paying for this. Mr. Sullivan noted that there is funding from the PTO in place that would take care of those costs and that it would not come from tax payers. He also noted again how valuable and special part of the building it is. Mayor Mazzarella noted for continuity purposes there should be a memorandum or agreement to state that the school would be responsible for maintenance of the koi pond. Mr. Sullivan and Ms. Desmond agreed to work on memorializing the notion that the school will be taking on the funding after it is installed. The Mayor then re-made the motion to include the alternate to include the koi pond in the project and noting that the maintenance of it would not fall on tax payers and that it would be carried by the school. This revised motion was seconded by Ms. Desmond. A voice vote was taken. The motion carried unanimously.

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2c –Bid Savings

LeftField presented the total bid savings and explained the process for the MSBA to next issue a Project Funding Agreement Amendment after the construction contract is settled. The remaining money, approximately $8.9Million, was then suggested to be placed in the Contingency category, not to be spent but to have in case of any issues. There are two existing contingency categories in the budget, Construction Contingency and Owner Contingency that the bid savings can be placed into, and it is highly recommended to keep some of the savings, It was also noted by Nereida Rodriguez that the Construction contingency is percentage based so if the construction budget comes down, so does the contingency. She also mentioned that this would also reduce the MSBA participation.

A motion to move $1,600,000 of bid savings to construction contingency was made by Greg Chapdelaine, seconded by Mayor Mazzarella. A voice vote was taken. The motion carried unanimously.

3 – Items not Anticipated 48 Hours in Advance of the Meeting

There were no items not anticipated 48 hours in advance of the meeting.

4 – Adjournment

Mr. Sullivan noted that the groundbreaking ceremony is scheduled for November 19, 2026, after school is out. Leftfield confirmed that this is the plan, and that further meetings will be scheduled to discuss the event, A motion to adjourn the meeting was made by Mayor Mazzarella and seconded by Mr. Robbins. There was no discussion. A voice vote was taken. The motion carried unanimously.

The meeting was adjourned at 1:48 PM.

Documents and Exhibits

- Fall Brook Building Committee Meeting #48 slideshow presentation by LeftField, dated 10/6/26.

Attachments

- None

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