Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #48

October 6, 2026

LEOMINSTER
MASSACHUSETTS

DRAFT

LeftField

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
    a. General Contractor Bid Results
    b. Add Alternate 1 – **Vote**
    c. Contract for Construction Award – **Vote**
3. Items Not Anticipated 48 Hours in Advance of Meeting
4. 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

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MDS ARCHITECTS

CONTRACTOR PROCUREMENT

- Invitation for Bids (IFB) distributed via PROJECTDOG, electronic bidding platform
    - Bid Set was available August 12, 2026,
    - FSB Bid Opening occurred September 11, 2026
    - GC Bid Opening occurred October 2, 2026

MDS ARCHITECTS

BID RESULTS

* This is not a perfect analysis; not all General Contractors bids will necessarily incorporate the lowest FSB from each division.

Rather, this is shown as an indication of the current bidding climate

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

BID RESULTS

The project team identified 4 low bidders who were significantly lower than 1) the cost estimate and 2) the 2nd and 3rd low bidders.

MDS and LeftField met with the 4 companies to confirm their understanding of the scope, no concerns were identified.

Division / Trade	90% CD Cost Est	FSB Low Bid	
MASONRY	$ 2,078,529	$ 2,389,000	
MISC METALS	$ 850,211	$ 748,280	AVID Ironworks, Inc.
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	Xcel Fire Protection
PLUMBING	$ 2,479,700	$ 2,148,000	Grasseschi
HVAC	$ 9,843,264	$ 8,083,000	KMD Mechanical Corp.
ELECTRICAL	$ 8,911,064	$ 7,229,000	
TOTAL FSB	**$ 33,346,112 ***	**$28,350,463 ***	

MDS ARCHITECTS

BID RESULTS

90% CD Cost estimate = $85,398,438

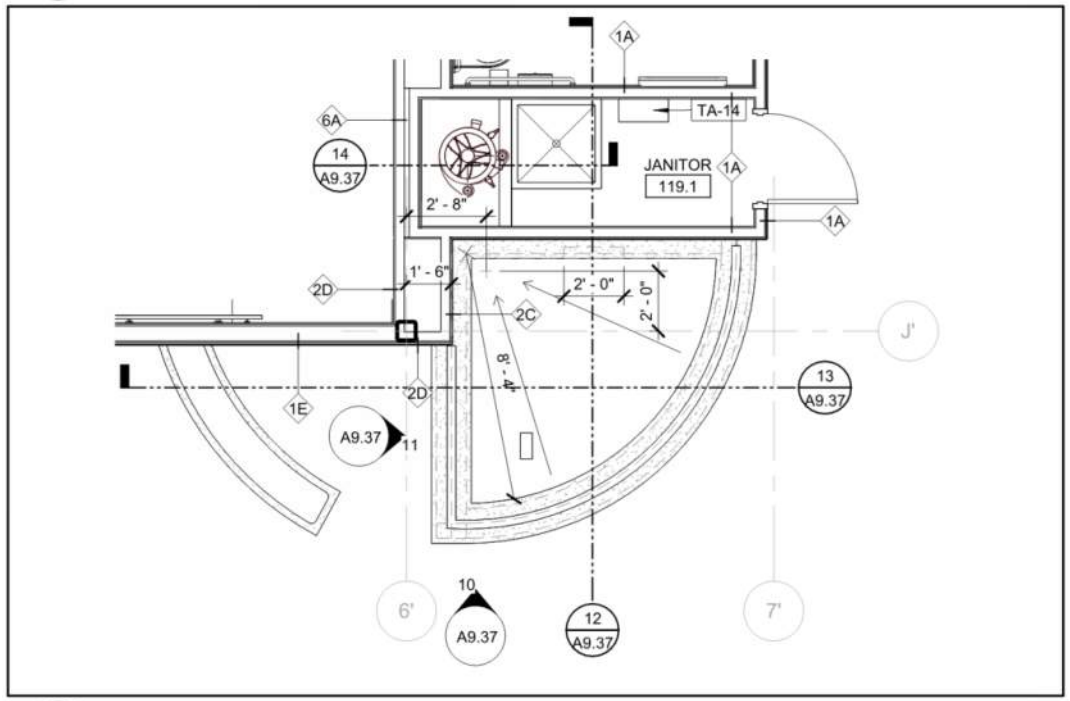
Contractor	Contract Price	Add Alternate #1	Total with Add Alt #1
W.T. Rich Company	**$ 78,489,000**	**+ $68,100**	**$ 78,557,100**
Fontaine Bros., Inc.	$ 78,688,000	+ $47,000	$ 78,735,000
CTA Construction Managers LLC	$ 79,400,000	+ $100,000	$ 79,500,000
Brait Builders Corp.	$ 79,660,995	+ $110,000	$ 79,770,995
J & J Contractors, Inc.	$ 86,507,000	+ $140,000	$ 86,647,000

MDS ARCHITECTS

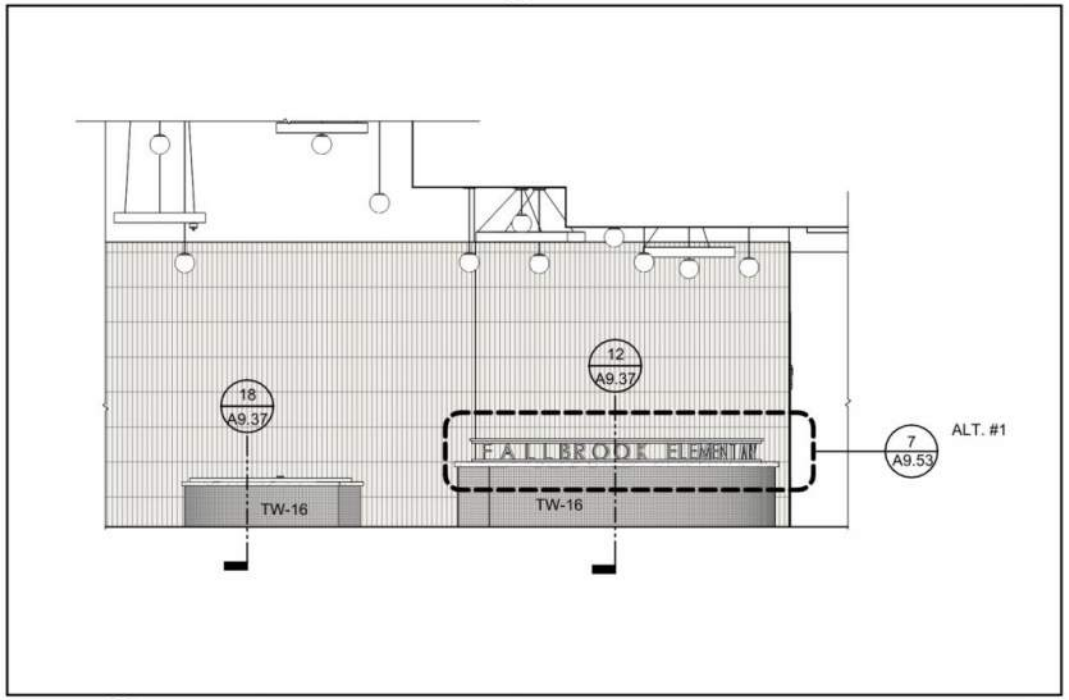
BID RESULTS

90% CD Cost estimate = $85,398,438

Contractor	Contract Price	Add Alternate #1	Total with Add Alt #1
W.T. Rich Company	**$ 78,489,000**	**+ $68,100**	**$ 78,557,100**



8 ENLARGED PLAN - LOBBY - KOI POND ALTERNATE 1
SCALE: 1/4" = 1'-0"



10 KOI ALTERNATE ELEVATION
SCALE: 1/4" = 1'-0"

CONTRACT AWARD – WITHOUT ADD ALT #1

- “Motion to authorize the City to award the contract for construction to W.T. Rich Company for the construction cost of $78,489,000.00”, 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

CONTRACT AWARD – WITH ADD ALT #1

- “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”, 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

BID SAVINGS

• Culvert and Sewer	$ 1,170,900
• Early Site Package	+/- $1,109,618*
• Main Bid Package	$ 78,489,000
• Add Alt #1	$ 68,100
• Total	$ 80,837,618
• Construction Budget	$ 89,759,943
• **Bid Savings**	**+/- $ 8.9 million**

MDS ARCHITECTS

* Approx. $194,858 in Proposed Change Orders are under review

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
	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**	

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	
	SUB-TOTAL	$ 9,087,374	$ -	$ 9,087,374	$ 250,000	3%	$ 15,860	0%	$ 9,071,514	$ 8,837,374	
	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%

BID RESULTS

- "Motion to move the bid saving of approximately $8.9 million, exact amount pending the determination of final construction cost for the culvert & sewer scope and early site package, out of *0502-0001 Construction Budget* and into *0801-0000 Owner's Contingency*", 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				
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MDS ARCHITECTS

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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