

The August 30, 2023 Board meeting minutes were approved by the MSBA's Board of Directors at the October 25, 2023 meeting.

**Massachusetts School Building Authority
Board Meeting Minutes of August 30, 2023**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on August 30, 2023. The meeting was held remotely via Zoom.

Members Present: Deborah Goldberg, State Treasurer and Chair; Sean Cronin, Designee of the Secretary of Administration and Finance; Matt Deninger, Designee of the Commissioner of Education; Terry Kwan, appointed member; Anne Brockelman, appointed member; and Sheila Vanderhoef, appointed member.

Others Present: Mary Pichetti, Executive Director/Deputy Chief Executive Officer; Mike McGurl; Laura Guadagno; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Colleen Smith; Mike Bergquist; Anne Hudson; Barbara Hansberry; John Jumpe; Karl Brown; Katie DeCristofaro; Gianpiero Tirella; Miriam Vazquez; Erin Sullivan; municipal representatives; legislative representatives; local elected officials; and other members of the MSBA and the public.

Call to Order

The Chair called the meeting to order at 10:02 am and asked if anyone is recording the meeting. No one announced that they were recording the meeting.

She then explained that the meeting is being held in accordance with Chapter 30A of the Massachusetts General Laws and 940 CMR 29.03, but subject to Chapter 2 of the Acts of 2023, which permits remote participation by all Board members and allows the MSBA to use adequate alternative means, such as a conference call line, to ensure public access to the deliberations of the Board.

Next, the Chair provided a brief overview of the items on the agenda for the meeting. She explained that the Board will be voting to: approve minutes from the June 21, 2023 Board of Directors meeting; remove one project from the MSBA Capital Pipeline; invite two districts into Feasibility Study; remove one project from the Accelerated Repair Program; and execute Project Funding Agreements for eleven projects from seven districts in the Accelerated Repair Program, with an Estimated Maximum Total Facilities Grant of approximately \$25 million. The Board will also be voting to authorize one proposed project to proceed into Preferred Schematic Design, with an estimated \$114.5 million in total construction costs and to invite two districts to enter into Project Scope and Budget Agreements and Project Funding Agreements, with an Estimated Maximum Total Facilities Grant of approximately \$143 million. Additionally, the Board will be voting to approve five final audits from five districts with a Final Total Facilities Grant amount of approximately \$33 million. Finally, the Board will receive updates from the Executive Director, Capital Planning and Finance staff.

Approval of the June 21, 2023 Minutes

The Chair asked for a motion to accept the minutes of the June 21, 2023 Board meeting. A motion was made by Mr. Deninger and seconded by Ms. Vanderhoef:

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Approval of the Minutes of the June 21, 2023 Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the June 21, 2023 Board meeting.

There being no Board discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining.

Project Removal from Capital Pipeline

MSBA Capital Program Manager Katie DeCristofaro explained that staff are recommending that the Board vote to remove the Dudley-Charlton Regional School District from the MSBA Capital Pipeline. The Dudley-Charlton Regional School District submitted a Statement of Interest for the Shepherd Hill Regional High School and was invited into Eligibility Period on March 2, 2022.

On April 12, 2023, the Dudley-Charlton Regional School Committee voted to assess its member communities \$1 million to fund the Feasibility Study and Schematic Design. In response to this vote, the Town of Charlton scheduled a Town Meeting for May 15, 2023 and indicated that it does not need an override to secure its share of the \$1 million.

On April 25, 2023, the Town of Dudley scheduled a special election to secure its share of the assessment and the override vote failed as the community disagreed with proposed funding source.

As a result of this failure, the District requested and received a 30-day extension to the Eligibility Period for the Town of Dudley to revote at Town Election on May 22, 2023 and another override vote on June 12, 2023, proposing another source of funding to secure its share of the debt. This vote also failed to secure the majority to authorize the Town's portion of the Feasibility Study and Schematic Design funds.

In a written communication to the MSBA following this re-vote, the District indicated that the vote had failed and that they would be proceeding with removing its SOI for the Shepherd Hill Regional High School due to no alternative means of funding in the Town of Dudley.

The Dudley-Charlton Regional School District has submitted its Declaration of Removal for the Shepherd Hill Regional High School, indicating agreement with removing this SOI from the Eligibility Period.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Deninger:

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Vote on Removing the Dudley-Charlton Regional School District from the MSBA Capital Pipeline

VOTED: That, whereas, on March 2, 2022, the Board voted to invite the Dudley-Charlton Regional School District into the Eligibility Period for the Shepherd Hill Regional High School; and, whereas, as described in the materials attached hereto as Exhibit A, the Dudley-Charlton Regional School District has notified the MSBA that it has decided not to further pursue its Statement of Interest for the Shepherd Hill Regional High School, the Board hereby removes the Dudley-Charlton Regional School District's Statement of Interest for the Shepherd Hill Regional High School from the MSBA's Capital Pipeline and authorizes the Executive Director to do all acts necessary and execute and deliver any and all documents and agreements in connection with such removal.

The Superintendent of the Dudley-Charlton Regional School District, Steven Lamarche, expressed his appreciation for the MSBA and Board. He thanked Sarah Przybylowicz, Mary Pichetti, Diane Sullivan and Katie DeCristofaro for their assistance. He commented that he looks forward to working with the MSBA in the future.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining.

Invitation to Feasibility Study

Next, MSBA Capital Program Manager Katie DeCristofaro explained that staff are recommending that the Board vote to invite the Town of Dracut and the Old Colony Regional Vocational Technical School District into Feasibility Study. The two districts were invited into Eligibility Period on March 2, 2022, and have completed all the necessary prerequisites including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic design funds to proceed.

The first district for consideration is the Joseph A. Campbell Elementary School in the Town of Dracut. The MSBA will be working with the District to study the following two options: 580 students in the facility's current configuration of grades K-5; and, 860 students in grades K-5, representing a consolidation with the Greenmont Avenue Elementary School.

The second district for consideration is the Old Colony Regional Vocational Technical High School in the Old Colony Regional Vocational Technical School District. The MSBA will be working with

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the District to study the following three options: 560 students in the facility's current configuration of grades 9-12; 810 students in grades 9-12, expanding the District's current Ch. 74 programs; and, a range between 560 and 810 students in grades 9-12 expanding the District's current Ch. 74 programs.

Based on the completion of the Eligibility Period requirements, staff recommend that the Board vote to authorize the two districts to proceed into Feasibility Study.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Deninger:

Vote on Inviting Communities to Collaborate with the MSBA to Conduct a Feasibility Study

VOTED: That the Executive Director is hereby authorized to invite certain communities to collaborate with the MSBA to conduct and/or review a Feasibility Study, as described in 963 CMR 2.00 *et seq.*, and subject to any conditions set forth in Exhibit B, for each of the schools listed in Exhibit B attached hereto.

VOTED: That the Executive Director is hereby authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable in connection with conducting and/or reviewing a Feasibility Study for each of the schools listed in Exhibit B.

State Representative Colleen Garry, who represents the Town of Dracut, thanked the Chair and MSBA for their support.

Superintendent of Dracut Public Schools Steven Stone thanked Representative Colleen Garry, the Chair, and everyone at the MSBA. He commented that the Town is in full support of the proposed project.

Old Colony Regional Vocational Technical School District Superintendent Aaron Polansky thanked the Chair, Executive Director Mary Pichetti, and all the staff at the MSBA. He commented that he is looking forward to the continued partnership with the MSBA. The Superintendent also sent a letter of support for the proposed project.

Old Colony Regional Vocational School Committee Chair Shirley Bourque echoed the Superintendent's words. She commented that she appreciates the MSBA's support and is looking forward to the future of vocational education in the Old Colony Regional School District.

Ms. Kwan commented that recently more attention has been paid to the connection between educational and vocational spaces in schools. She noted that it is important that the educational plan for vocational schools includes both academic and vocational technical individuals.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes

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Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining.

Project Removal from Accelerated Repair Program

The MSBA's Director of Capital Planning, Mike McGurl, explained that staff present the Peabody West Memorial Elementary School for removal from the Accelerated Repair Program. The project was invited into the Program at the December 16, 2020 Board of Directors meeting.

The City of Peabody received an invitation for a partial roof replacement project at the West Memorial Elementary School. Subsequent to receiving bids for the gymnasium roof, the District informed the MSBA of their decision not to proceed with the project due to escalated costs. The District has executed a Declaration of Removal of a Statement of Interest.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Deninger:

Vote on Removing the City of Peabody's Accelerated Repair Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on December 16, 2020, the Board voted to invite the City of Peabody to participate in the MSBA's Accelerated Repair Program for the West Memorial Elementary School; and, whereas, as described in the materials attached hereto as Exhibit C, the City of Peabody has notified the MSBA that it has decided not to further pursue its Accelerated Repair Statement of Interest or Accelerated Repair Program invitation for the West Memorial Elementary School, the Board hereby removes the City of Peabody's Accelerated Repair Statement of Interest for the West Memorial Elementary School from the MSBA's Accelerated Repair Program and authorizes the Executive Director to do all acts necessary and execute and deliver any and all documents and agreements in connection with such removal.

There being no discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining.

Authorization to Execute Project Funding Agreement – Accelerated Repair Program

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Next, the Director of Capital Planning explained that prior to today's Board meeting, MSBA staff received Schematic Design submissions from seven districts representing eleven schools. The school projects combine for one roof replacement project, five window and door replacement projects, and five boiler replacement projects. MSBA staff has reviewed the existing conditions analysis and proposed schedule provided by the Districts and has discussed the scope and budgets with the Districts and their consultants. The Districts have provided combined Total Project Budgets of approximately \$38.0 million, which include total construction estimates of approximately \$30.6 million. The combined Estimated Maximum Total Facilities Grants for these projects are \$25,897,256. Including potentially eligible project contingencies, the combined Maximum Facilities Grants are \$27,093,206.

In conclusion, staff recommend that the seven districts, representing eleven schools, receive authorization to enter into Project Funding Agreements with the MSBA.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Mr. Deninger:

Vote to Authorize the Executive Director to Execute Project Funding Agreements for the Proposed Accelerated Repair Projects

VOTED: That the Board of Directors hereby approves the Proposed Accelerated Repair Projects, as set forth below and as further described in the materials presented to the Board and attached hereto, and as such the Proposed Projects shall be further defined in Project Funding Agreements, and authorizes the Executive Director to take all steps necessary to execute and deliver Project Funding Agreements with the Districts set forth below, in such forms as the Executive Director may determine to be acceptable, and expend funds in accordance with such Project Funding Agreements, in accordance with the following:

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant
Cambridge	Amigos School	Roof	\$1,982,324	\$571,812	\$595,638
Fall River	Resiliency Preparatory Academy	Window/Door	\$8,101,636	\$6,180,224	\$6,481,309
Fitchburg	Arthur M. Longsjo Middle School	Boiler	\$2,149,149	\$1,417,848	\$1,476,925
Holyoke	H.B. Lawrence School	Window/Door	\$4,283,924	\$3,266,594	\$3,419,139
	Lt. Elmer J. McMahon Elementary School	Window/Door	\$3,518,292	\$2,633,236	\$2,744,674
	Maurice A. Donahue Elementary School	Partial Window/Door	\$3,223,051	\$2,455,782	\$2,570,440

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	William J. Dean Vocational Technical High School	Boiler	\$1,683,508	\$1,143,818	\$1,191,009
Lynn	A. Drewicz Elementary School	Window/Door	\$5,231,470	\$3,394,103	\$3,556,034
Mansfield	Harold L. Qualters Middle School	Boiler	\$3,968,800	\$2,006,053	\$2,098,569
Springfield	Milton Bradley School	Boiler	\$2,171,702	\$1,580,283	\$1,654,451
	Rebecca M. Johnson School	Boiler	\$1,712,203	\$1,247,503	\$1,305,018
Total			\$38,026,059	\$25,897,256	\$27,093,206

The Director of Facilities at Cambridge Public Schools, Vedad Konjic, thanked the Board and the MSBA for their support and expressed his gratitude for a strong relationship with MSBA.

The Mayor of Fall River, Paul Coogan, thanked the Chair and Board for their support.

Fitchburg Director of Finance and Operations Jeremy Roche introduced others that were on the call and thanked the MSBA for its support.

Fitchburg Interim Superintendent Jonathon Thompson commented that the City is very grateful that it was accepted into MSBA's Accelerated Repair Program.

Holyoke Superintendent Anthony Soto thanked the Chair, the Board of Directors, and the MSBA for the opportunity to speak. He commented that he is a proud graduate of Holyoke Public Schools and that Holyoke is very grateful and fortunate to also be working on a new middle school project with the MSBA's support. He thanked the MSBA for its continued partnership.

It was noted that Holyoke also received letters of support from State Representative Patricia Duffy and State Senator John Velis.

Mansfield Superintendent of Schools Teresa Murphy introduced others that were on the call and thanked the Board for its consideration. She commented that the entire community is thankful for the support from the Board and MSBA staff.

It was noted that Mansfield also received a joint letter of support from State Senator Paul Feeney, State Representative Jay Barrows, State Representative Edward Philips, and State Representative Adam Scanlon.

State Representative Jay Barrows, who represents Mansfield, thanked the MSBA for all the work it does.

Springfield Director of Capital Asset Construction Peter Garvey thanked the Chair and Board. He commented that the Accelerated Repair Program has brought positive improvements to the City's schools.

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There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

Recommendation for Preferred Schematic Design

The MSBA's Director of Project Management, John Jumpe, explained that the Board is being asked to approve the Preferred Schematic Design for the Clinton Middle School in the Town of Clinton. The recommendation is to replace the existing Clinton Middle School with a new three-story facility on the fields of the existing school site with an overall building size of 136 thousand square feet.

The proposed project is designed to serve 700 students in grades 4 through 8. The proposed project includes an estimated total project budget of approximately \$142 million, and an estimated construction budget of approximately \$114.6 million.

This recommendation includes formal recording of the deed from a land swap that happened between the Town of Clinton and National Grid in 1976; therefore, the associated vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, currently anticipated for April of 2024, would be contingent upon the District formally recording the deed of the school property for the useful life of the proposed project.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Deninger:

Vote on Moving the Town of Clinton to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Clinton with, in concept, the development of schematic designs to replace the existing Clinton Middle School with a new facility serving grades 4 through 8 on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ms. Kwan commented that guidelines produced by the MSBA have made school buildings more versatile and schools are able to change the uses of spaces over time.

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The Superintendent of Clinton Public Schools, Steven Meyer, thanked the MSBA and the team that has assisted them to get to this point in their project. The Superintendent commented that he is excited to move forward.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

Approval of Project Scope and Budget Agreement and Authorization for Project Funding Agreement

Next, the MSBA's Design Director, Karl Brown, explained that the Board is now being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for a project at the Nashoba Regional High School in the Nashoba Regional School District.

The recommendation is to construct a new two-story 209,529 square foot facility on the site of the existing Nashoba Regional High School in Bolton.

The proposed project has a design enrollment of 925 students in grade 9 through 12, plus pre-kindergarten.

The District provided a Total Project Budget of approximately \$241.7 million, which includes a total construction budget of approximately \$199.1 million.

The Chair asked for a motion, and the following motion was made by Mr. Deninger and seconded by Ms. Vanderhoef:

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Nashoba Regional School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Nashoba Regional High School with a new facility serving students in grades 9-12 on the site of the existing school, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Nashoba Regional School District, in such forms as she may determine to be acceptable, for the Nashoba Regional High School project at a

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reimbursement rate of fifty-five and nine hundredths percent (55.09%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$63,147,901, which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$64,793,451, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

Ms. Brockelman thanked the MSBA and Elena Seiti for providing additional information regarding the project after it was noted at the Facilities Assessment Subcommittee meeting that there were changes to the project. She commented that the project changes were more significant than usual and that there was a discussion at the meeting regarding how much projects should be able to change without having to present again at the FAS meeting.

The Superintendent of Nashoba Regional School District, Kirk Downing, thanked the MSBA and Board and introduced others on the call. He commented that they are humbled by the MSBA's support and grateful for their guidance.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

Next, the Design Director explained that the Board is being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for a project at the Tri-County Regional Vocational Technical High School in the Tri-County Regional Vocational Technical School District. The recommendation is to construct a new three-story 281,500 square foot facility on the site of the existing Tri-County Regional Vocational Technical High School in Franklin.

The proposed project has a design enrollment of 1000 students in grades 9 through 12.

The District provided a Total Project Budget of approximately \$286 million, which includes a total construction budget of approximately \$233.3 million.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

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Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Tri-County Regional Vocational Technical School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Tri-County Regional Vocational Technical High School with a new facility on the existing site, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the District, in such forms as she may determine to be acceptable, for the Tri-County Regional Vocational Technical High School project at a reimbursement rate of fifty-six and fifty-six hundredths percent (56.56%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$80,751,738, which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$82,730,777, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

The Superintendent of Tri-County Regional Vocational Technical School District, Dr. Karen Maguire, introduced others on the call and thanked the Board for considering the project and expressed her gratitude for the MSBA's partnership.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

Audit

The MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 646 Capital Pipeline Program projects plus the five projects subject to vote today, all together representing approximately \$8 billion in submitted and audited costs.

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She continued, explaining that the MSBA has also audited approximately \$6.9 billion in submitted costs for the 254 projects currently submitting monthly requests for reimbursements. Based on the Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$4.5 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$121.6 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$1.46 billion.

Approval of Audits, Capital Pipeline Program

The Director of Audit explained that the Board is being asked to approve five Capital Pipeline Program audits listed on Exhibit D. She explained that the total combined grant amount for these five projects is \$33,596,411.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Ms. Kwan:

Approval of Audit Costs for Several Projects

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the final audited approved grant amounts for the projects listed in the spreadsheet attached hereto as Exhibit D and authorizes the Executive Director to make payments consistent with this vote.

There being no discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

MSBA Updates

Executive Director's Report

Mary Pichetti, the Executive Director, began her report by thanking everyone for their support as she transitions into her new role. She thanked the Chair for her support and guidance. She thanked the Board of Directors for their ongoing support and wisdom. She thanked MSBA Chief Executive Officer Jim MacDonald and the department heads at the MSBA for their patience and support. Lastly, she thanked all MSBA staff members.

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Next, the Executive Director presented a PowerPoint with a list of outreach events. She shared a lookahead with items that the MSBA will be working on in the upcoming months, including implementing legislative updates, the Model School Program procurement, revisions to the MSBA's regulations, SOI 2023 visits and invitations, and the School Survey. The Executive Director shared details and photographs from ribbon cuttings in Easton, Amesbury, and Sharon, as well as a groundbreaking ceremony in Hingham.

Next, the Executive Director introduced the MSBA's Co-ops: Emerald Dar as an HR Co-op, Albert Chen as an Executive Fellow, Neel Shetty as a Finance Co-op, Joe DeGeorgeo as a Capital Planning Co-op, and Rachel Liu as a Data Co-op.

Next, the Executive Director welcomed the MSBA's new hires: Janet Caron as a FS/SD Project Manager, Moe Nufal as an IT-Web Application Developer, Carolyn Wetnicka as an IT-Business Analyst, and Brian Kelley as Deputy General Counsel.

Next, the Executive Director congratulated Maria Puopolo and Wei Xu on being recipients of the Commonwealth's Citation for Outstanding Performance Award. She also congratulated Sam Beaton on her promotion to Assistant Project Manager and Erin Sullivan on her promotion to Project Manager 1. The Executive Director also congratulated Erin Sullivan on her recent wedding.

Project Status Updates

Legislative Update

The Executive Director provided a legislative update on the recently signed budget and an overview of highlights for the MSBA. The highlights include: increasing the MSBA's annual cap to \$1.2 billion and grant amounts related to the Accelerated Repair Program shall not count against this limit; increasing the allowable rate of growth in the Annual Cap to increase from 4.5 percent up to 6.5 percent based on the increase in the dedicated sales tax revenue; providing \$100,000,000 in one-time funding for COVID-impacted construction projects, to be used as supplemental grants for Core Program school facility projects previously approved by the MSBA's Board of Directors, presently in our capital pipeline that have been impacted by unanticipated cost escalations; and, consulting with DESE in their implementation of a competitive grant program, known as Green School Works, to provide financial support to eligible K – 12 public schools or districts, for projects to install or maintain clean energy infrastructure. The Executive Director commented that she appreciates all of the work that was done to bring this legislation forward.

The Executive Director also provided a summary of the considerations under discussion for the Core Program, Accelerated Repair Program, and for implementing the supplemental grants. The Executive Director noted that staff are preparing recommendations for the October 25, 2023 Board of Directors meeting.

The Chair commented that she has had many conversations with the Executive Director and members of the legislature. She commented that this will be a helpful change for the MSBA.

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Mr. Cronin commented that this legislation update is great news, but it is a short-term solution and not a larger fix to the issues the MSBA is facing. He commented that he has had several conversations with the Executive Director and looks forward to continued discussions.

The Executive Director commented that she has had many positive conversations with Mr. Cronin. She commented that the MSBA has to balance several factors, including the role of the MSBA and the capacity of the construction market. She commented that the MSBA finance team is working to create materials that will start the conversation, and the MSBA appreciates the patience from the Board members.

Ms. Kwan commented that she wants to acknowledge how much work was done to get these legislative changes passed and that the Chair was directly involved.

The Chair congratulated the Executive Director on her first Executive Director report and first meeting in her new role.

Project Overview Report

The Director of Capital Planning provided an update on substantially completed Core Program projects. There are eight projects scheduled to achieve substantial completion in 2023. The eight projects are located in Amesbury, Gloucester, Springfield, Braintree, Ashland, Belmont, Orange, and Peabody. He noted that each project team is reporting that their respective schools will be open for the return of students as scheduled.

Next, the Director of Capital Planning shared bid information for the Accelerated Repair Program. For the 2020 program, all projects have now reported their bids, with fifteen of the twenty-one projects bid within the estimated budget. For the 2021 program, twelve of the fourteen reported projects bid within the estimated budget. One additional project is anticipated to bid by the October Board of Directors meeting while the remaining eleven projects are anticipated to bid by the end of the calendar year.

Next, Project Manager Erin Sullivan shared the upcoming bid maps. She explained that the MSBA is currently tracking twenty-two projects for filed sub bidding through 2025. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The twenty-two projects have a total estimated construction budget of approximately \$3.2 billion. For 2023, the MSBA has had twelve projects receive filed sub bids so far and staff are tracking an additional seven for the year. Those seven projects have an estimated construction budget of approximately \$1.03 billion.

Bristol Plymouth received filed sub-bids on Thursday (8/24) and is completing its due diligence. Bristol-Plymouth will be followed by Webster, Tyngsborough, Northeast Metro, and Greater Fall River in October. Spencer-East Brookfield and Winchester will complete the year with bids currently scheduled for November.

2024 is now tracking eight projects with an estimated construction budget of approximately \$1.02 billion. Holyoke and Haverhill will be among the first to bid in 2024.

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2025 now has seven projects with an estimated construction budget of approximately \$1.2 billion. Lynn, New Bedford, and Newton were added following their Preferred Schematic approval at the June Board Meeting. The project count will continue to increase following today's Board meeting with the addition of Clinton.

Next, the Director of Capital Planning provided an update on anticipated sub-bids in September, October, and November for the Core Program. He also provided an update on anticipated DBB bids and GMP executions in September, October, and November.

Staff continue to track nineteen projects anticipating sub-bids in 2023. In square foot cost, the 2023 results continue to range from \$500/sf for the Fitchburg Crocker Elementary School to \$720/sf for the Wellesley Ernest F. Upham Elementary School. Since the June Board meeting, Groton-Dunstable has reported its bid results. In total, ten of eleven have exceeded their estimated budgets from PFA. The square foot price for Groton-Dunstable is \$657/sf.

Beginning with the December 2022 Board meeting, the MSBA has presented Core Program projects that have reported recent additional local funding increases. The presented projects have received Project Scope and Budget approval from the Board but have not yet executed an amendment to their Project Funding Agreement. For today's meeting, fourteen projects are reflected. Since the June Board, Westwood has been removed following the execution of its Bid Amendment while Lawrence Leahy has been added. All fourteen projects have reported their bid results.

In summary, for those districts bidding in 2022 and 2023, seventeen have successfully appropriated additional local funds or approved transfers of other funds, with Somerset being the exception.

Finance

Sales Tax Collections Update

The MSBA's Treasurer, Gianpiero Tirella, presented a PowerPoint and provided a SMART Collections update. Preliminary FY2023 SMART collections were \$75.9 million (6.38%) higher than the same period of FY2022. July (FY24) SMART collections were \$105.1 million.

He presented a slide with a graphical depiction of FY2019 – FY2023 Monthly SMART collections, and then year-to-date SMART collections by year from FY2019 – FY2023, as well as quarterly.

Grant Payments Update

Next, the Treasurer provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$55,868,471 in grant payments to date in Fiscal Year 2024. This is for 49 projects in 47 districts. He explained that Final Waiting List payments of approximately \$5 million are scheduled to be made in September.

FY2023 Year-End and FY2024 Budget Update

Next, the MSBA's Chief Financial Officer, Laura Guadagno, thanked MSBA staff for their assistance and provided the Board with a FY2023 Year-End and FY2024 budget update. She presented a PowerPoint with the FY2023 budget compared to the actuals for the Total Operating and

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Capital Budget, Administrative Expenses, Capital Pipeline Support Services, Operating Expenses, and the Grant Program.

Mr. Cronin asked how much unrestricted cash the MSBA will have at the end of FY2023. The Chief Financial Officer commented that this amount is roughly \$1.2 billion for FY2023. Mr. Cronin commented that because of the cap, the MSBA cannot maximize all of the cash it has on hand.

The Executive Director briefly commented on the work that the MSBA is engaged in as it relates to the unrestricted fund balance and the impact of the recent legislative changes, noting that MSBA staff is preparing information to present at the September 6, 2023 Facilities Assessment Subcommittee meeting. Mr. Cronin commented that he looks forward to the Facilities Assessment Subcommittee meeting and continued conversations on this topic.

Ms. Vanderhoef commented that she wants to congratulate the Executive Director on her first Board meeting.

The Chair commented that she wants to echo Ms. Vanderhoef's words. She commented that the Executive Director's depth of knowledge brought her into this role, and she is very prepared for it. She commented that the Executive Director has a great deal of creativity and thoughtfulness regarding how the MSBA can tackle issues.

The Chair asked for a motion to adjourn the meeting. The motion was made by Ms. Vanderhoef and seconded by Ms. Kwan.

There being no discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 6 in favor, 0 against, 0 abstaining

The meeting was adjourned at 11:45 a.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- June 21, 2023 Board Meeting Minutes
- Project Removal from Capital Pipeline
- Invitation to Feasibility Study
- Project Removal from Accelerated Repair Program
- Authorization to Execute Project Funding Agreement – Accelerated Repair Program
- Recommendation for Preferred Schematic Design

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- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Legislative Update
- Project Overview Report
- Sales Tax Collections Update
- Grant Payments Update
- FY2023 Year-End and FY2024 Budget Update