

**Massachusetts School Building Authority  
Board Meeting Minutes of June 27, 2018**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on June 27, 2018 at 40 Broad Street, Boston, Massachusetts.

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

**Others Present:** James MacDonald, First Deputy Treasurer and Chief Executive Officer; Jack McCarthy, Executive Director/Deputy Chief Executive Officer; Dennis Ryan; Mary Pichetti; Katie DeCristofaro; John Jumpe; Mike McGurl; Kevin Collins; Tamia Buckingham; Gianpiero Tirella; Christine Nolan; Colleen Smith; Siobhan Tolman; Matt Donovan; Maria Puopolo; Autumn Waldron; Sarah Andrews; members of the press; municipal representatives; legislative representatives; local elected officials; and other members of the public. A sign-in sheet is on file at the MSBA.

James MacDonald, First Deputy Treasurer and Authorized Designee of the Authority’s Chairman, served as the Acting Chairman for a portion of the meeting.

**Call to Order**

The Acting Chairman called the meeting to order at 10:05 a.m. and asked if anyone is recording the meeting. No one announced that they were recording the meeting.

Next, the Acting Chairman provided a brief overview of the items on the agenda for the meeting. He explained that the Board will be voting to: remove two projects from the MSBA Capital Pipeline; remove one project from the MSBA Accelerated Repair Program; invite 34 schools from 23 districts into the Accelerated Repair Program; and authorize the MSBA to enter into Project Funding Agreements for 10 Accelerated Repair projects in seven districts with an Estimated Maximum Total Facilities Grants of approximately \$21 million. The Board will also be voting to: authorize six proposed projects to proceed into Preferred Schematic Design, with an estimated \$828.4 million in total construction costs; invite two districts to enter into a Project Scope and Budget Agreement with an Estimated Maximum Total Facilities Grant of approximately \$97.4 million; and approve six final audits from six districts with a combined Final Total Facilities Grant amount of \$39.2 million. Finally, the Board will be voting on the MSBA’s Reconciliation of Project Obligations and Annual Cap.

Deborah Goldberg, State Treasurer and Chairman, arrived and presided over the remainder of the meeting.

**Acceptance of the May 22, 2018 Minutes**

The Chairman asked for a motion to accept the minutes of the May 22, 2018 Board Meeting. The following motion was made by Mr. Deninger and seconded by Ms. Kwan:

**Approval of the Minutes of the May 22, 2018 Board Meeting**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the May 22, 2018 Board meeting.

*VOTE: There being no further questions or comments, the Board approved the Motion to approve the Minutes of the May 22, 2018 Board Meeting by majority – 7 in favor, 0 abstaining.*

**Project**

**Project Removal from Capital Pipeline**

Capital Program Manager Katie DeCristofaro explained that the Board is being asked to vote to remove the Statement of Interest (SOI) for the Winthrop Elementary School in the Town of Ipswich from the MSBA Capital Pipeline. She explained that the Town of Ipswich submitted an SOI for the Winthrop Elementary School and was invited into Eligibility Period on June 4, 2014. The Board approved the District's proposed project at the April 10, 2018 Board meeting to replace the existing Winthrop and Doyon Elementary Schools with a new facility on the Doyon Elementary School site, for a project that would serve grades PK-5.

The Town attempted to secure local authorization for full project funds at its May 8, 2018 Town meeting but failed to gain the required two-thirds majority. Voters approved a debt exclusion on May 15, 2018, but without receiving the two-thirds at Town meeting, the Town has submitted a Declaration of Removal, indicating agreement with removing the SOI from the Capital Pipeline.

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

**Vote on Removing the Town of Ipswich's Statement of Interest from the MSBA Capital Pipeline**

VOTED: That, whereas, on March 25, 2015, the Board voted to invite the Town of Ipswich to collaborate with the MSBA to conduct a Feasibility Study for the Winthrop Elementary School; and, whereas, on April 10, 2018, the Board voted to approve a Proposed Project to replace the existing Winthrop and Doyon Elementary Schools with a new facility on the Doyon Elementary School site and authorize the Executive Director to execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Ipswich for the Proposed Project; and, whereas, as described in the materials attached hereto as Exhibit A, the Town of Ipswich has notified the MSBA that it has decided not to further pursue its Statement of Interest, Feasibility Study invitation, or approval of a Proposed Project for the Winthrop Elementary School, the Board hereby removes the Town of Ipswich's Statement of Interest for the Winthrop Elementary 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.

Superintendent Dr. Brian Blake commented that there was not enough support from the Town of Ipswich for the project. He thanked the Board and MSBA staff for their time, consideration and the resources that were provided to the Town throughout the process.

*The June 27, 2018 Board Meeting minutes were approved by the MSBA's Board of Directors on August 29, 2018.*

The Chairman commented that she hopes to work with the Town in the future.

***VOTE:*** *There being no questions or comments, the Board approved the Motion to Remove the Town of Ipswich's Statement of Interest from the MSBA Capital Pipeline by majority – 7 in favor, 0 abstaining.*

Next, Capital Program Manager Katie DeCristofaro explained that the Board is being asked to vote to remove the Statement of Interest (SOI) for the Tisbury School in the Town of Tisbury. She explained that the Town submitted an SOI and was invited into Eligibility Period on January 27, 2016. The Board approved the District's proposed project at the February 14, 2018 meeting to replace the existing Tisbury School on the existing site, for a project that would serve grades PK-8.

The Town received the necessary two-thirds majority vote at its Town meeting on April 10, 2018 but failed to obtain a majority on the ballot question on April 24, 2018 by 21 votes. The Town has submitted its Declaration of Removal indicating agreement with removing the SOI from the Capital Pipeline.

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

**Vote on Removing the Town of Tisbury's Statement of Interest  
from the MSBA Capital Pipeline**

**VOTED:** That, whereas, on May 25, 2016, the Board voted to invite the Town of Tisbury to collaborate with the MSBA to conduct a Feasibility Study for the Tisbury Elementary School; and, whereas, on February 14, 2018, the Board voted to approve a Proposed Project to replace the existing Tisbury School on the existing site and authorize the Executive Director to execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Tisbury for the Proposed Project; and, whereas, as described in the materials attached hereto as Exhibit B, the Town of Tisbury has notified the MSBA that it has decided not to further pursue its Statement of Interest, Feasibility Study invitation, or approval of a Proposed Project for the Tisbury Elementary School, the Board hereby removes the Town of Tisbury's Statement of Interest for the Tisbury Elementary 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 Chairman commented that she hopes to work with the Town in the future.

***VOTE:*** *There being no questions or comments, the Board approved the Motion to Remove the Town of Tisbury's Statement of Interest from the MSBA Capital Pipeline by majority – 7 in favor, 0 abstaining.*

**Project Removal from Accelerated Repair Program**

MSBA Senior Project Manager Mike McGurl explained that the Board is being asked to remove the Statement of Interest for the North Street Elementary School in the Town of Grafton from the Accelerated Repair Program. The Town of Grafton received Board authorization for the invitation of

the North Street Elementary School into the Accelerated Repair Program at the May 12, 2017 Board of Directors meeting. Following the completion of the Schematic Design, the District determined that the estimated project costs exceeded the amount that the District had forecasted prior to its invitation to the Accelerated Repair Program. Therefore, the District has chosen to not move forward with the project at the North Street Elementary School. The District has executed a Declaration of Removal of a Statement of Interest.

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

**Vote on Removing Grafton's Accelerated Repair Statement of Interest  
from the MSBA Accelerated Repair Program**

VOTED: That, whereas, on May 12, 2017, the Board voted to invite the Town of Grafton to participate in the MSBA's Accelerated Repair Program for the North Street Elementary School; and, whereas, as described in the materials attached hereto as Exhibit C, the Town of Grafton 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 North Street Elementary School, the Board hereby removes the Town of Grafton's Accelerated Repair Statement of Interest for the North Street Elementary School from the MSBA 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.

Mr. Sullivan inquired about what happened with the project. Senior Project Manager Mike McGurl explained that the budget for the project was higher than the district anticipated it would be.

***VOTE:** There being no questions or comments, the Board approved the Motion to Remove the Town of Grafton's Statement of Interest from the MSBA Accelerated Repair Program by majority – 7 in favor, 0 abstaining.*

**Invitation to Accelerated Repair Program**

MSBA Project Manager Kevin Collins explained that, following the receipt of 60 Statements of Interest ("SOIs") in 2018 for the Accelerated Repair Program ("ARP"), the MSBA reviewed the information provided by the districts based upon the Programs non-qualifying conditions. Based upon that review, 51 schools qualified for the ARP Program.

Consistent with the communication provided annually regarding the SOI process, the number of invitations that the Board is allowed to authorize each year varies and the MSBA may need to limit the number of invitations due to its annual statutory cap. In fiscal year 2019, when the 2018 SOIs will receive authorization to enter into Project Funding Agreements, the Accelerated Repair Program has been allocated approximately \$50 million.

Following the first year of the ARP program in 2012, the MSBA has invited approximately 45 to 50 schools annually. Compared to the number of qualifying SOIs that received site visits in previous years, the 51 qualifying schools represent an average submittal size.

Given the budget impact from the number of SOIs filed for the Accelerated Repair Program in 2018, at the May 9, 2018 Facilities Assessment Committee Meeting, MSBA staff recommended limiting the number of ARP invitations this year. As referenced in Attachment C - Statement of Interest Process Overview, if limiting the number of invitations, the MSBA should consider among other factors the degree of the disrepair of the systems to be replaced and the frequency with which issues associated with the disrepair arise. For 2018, MSBA staff recommended that both factors be evaluated relative to the age of a system and therefore only systems of 25 years or more for roofs, 30 years or more for windows and doors, and 25 years or more for boilers be considered for invitation.

For the 2018 Accelerated Repair Program, MSBA staff's recommendation to invite systems of 25 years or more for roofs, 30 years or more for windows and doors, and 25 years or more for boilers results in the consideration of 34 of the 51 schools. Of the 34 schools, the MSBA conducted site visits at 33 from April 10, 2018 to May 3, 2018. To complete the review process, the MSBA conducted a conference call with the district of the remaining school, which received a site visit last year. Upon collecting and reviewing additional information during and after the site visits, MSBA staff recommends the 34 schools found in Attachment A for invitation to the 2018 Accelerated Repair Program. The 34 schools considered for invitation include the replacement of 17 roofs, 11 windows and doors, and 15 boiler projects. Of the 23 districts, three would be receiving their first invitations to the MSBA's Capital Pipeline while an additional nine would be receiving their first invitations to the Accelerated Repair Program.

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

**Vote on Inviting Communities into the Accelerated Repair Program**

VOTED: That the Executive Director is hereby authorized to invite certain communities into the Accelerated Repair Program to collaborate with the MSBA to conduct a Feasibility Study, as described in 963 CMR 2.00 et seq., for each of the schools listed in Exhibit D attached hereto, the purpose of which Study shall be to better understand the problems identified in the Statement of Interest submitted to the MSBA and explore options to repair said problems.

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 said Feasibility Study for each of the schools listed in the Exhibit D.

Ms. Kwan commented that this is not the first time the MSBA has had to limit the number of Accelerated Repair Projects it can fund, adding that the MSBA is limited by its funding capability. She noted that the ARP projects are cost effective and ensure that buildings are in good condition in between major renovation projects.

Mr. Cronin asked when the MSBA would know the cost of the Lynn Vocational Technical Institute project in the City of Lynn.

Senior Project Manager Mike McGurl explained that the City should be going to the February or April 2019 Board meeting for a Project Funding Agreement vote. Districts are required to submit a schematic design submission six weeks prior to the Board meeting.

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A staff member from State Senator Ryan Fattman's office spoke on behalf of the Senator noting that the Senator supports the project at the Millville Elementary School in the Blackstone-Millville Regional School District.

The Chairman commented that State Representative Adrian Madaro sent a letter to the MSBA that offered his support for the projects at the Donald McKay K-8 School and the James Otis Elementary School in Boston and State Senator Joseph Boncore sent a letter to the MSBA that offered his support for the projects at the James Otis Elementary School, Donald McKay K-8 School and the Josiah Quincy Elementary School in Boston.

Boston Public Facilities Department Assistant Director Carleton Jones introduced other local officials that were present at the meeting. He thanked the Board and MSBA staff for their support on behalf of the Mayor and Superintendent. He commented that he looks forward to continuing the partnership with the MSBA.

A staff member from State Representative Chynah Tyler's office spoke on behalf of the Representative noting that the Representative supports the project at the John D. O' Bryant School of Mathematics and Science in the City of Boston.

State Senator William Brownsberger spoke offering his support for the project at the Muriel S. Snowden International School at Copley in Boston.

The Chairman commented that State Senator Joan Lovely sent a letter to the MSBA that offered her support for the project at the Highlands Elementary School in Danvers.

A staff member from State Representative Speliotis' office spoke on behalf of the Representative noting that the Representative supports the project at the Highlands Elementary School in the Town of Danvers.

Danvers Superintendent Dr. Lisa Dana thanked the Board and MSBA staff for their support.

The Chairman commented that State Representative Paul Schmid sent a letter to the MSBA that offered his support for the projects at the James Tansey Elementary School, Samuel Watson Elementary School, Resiliency Preparatory Academy, and the Westall Elementary School in the City of Fall River. State Representative Carole Fiola also sent a letter in support of the Westall Elementary School and the Resiliency Preparatory Academy.

Fall River Chief Operating Officer Ken Pacheco thanked the Board and MSBA staff on behalf of the Mayor and Superintendent.

The Chairman commented that State Representative Daniel Cahill sent a letter to the MSBA that offered his support for the project at the Lynn Vocational Technical Institute in the City of Lynn.

Lynn Superintendent Catherine Latham commented that the City is very excited to be invited into the Accelerated Repair Program and thanked the Board and MSBA staff on behalf of the Mayor. She commented that she is retiring and introduced the Superintendent elect, Dr. Patrick A. Tutwiler.

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The Chairman commented that she enjoyed working with Dr. Latham and that she will be truly missed. She welcomed Superintendent Dr. Patrick A. Tutwiler and wished him well in his new role.

Nashoba Valley Technical School District Superintendent Denise Pigeon thanked the Board and MSBA staff for their support.

The Chairman commented that State Representative Paul Schmid sent a letter to the MSBA that offered his support for the projects at the John Avery Parker Elementary School and the Trinity Day Academy in the City of New Bedford.

Newton Assistant Superintendent/Chief Financial Officer and Administrative Officer Liam Hurley thanked the Board and MSBA staff for their support on behalf of the Mayor and Superintendent.

State Representative Paul McMurtry, who represents the Norfolk County Agricultural School District, thanked the Board and MSBA staff for their support.

The Chairman commented that State Representative Shawn Dooley sent a letter to the MSBA that offered his support for the project at the H. Olive Day School in the Town of Norfolk.

Norfolk County Agricultural School Business Manager Rick Fitzpatrick thanked the Board, the Chairman and Jack McCarthy for their support on behalf of the Board of Trustees and Commissioners. He commented that the project at the Norfolk County Agricultural High School will be great for the district, noting that the project would not be possible without the help of the MSBA.

The Chairman commented that State Representative Steven Howitt sent a letter to the MSBA that offered his support for the project at the Joseph Case High School in the Town of Swansea.

The Chairman commented that State Senator Marc Pacheco sent a letter to the MSBA that offered his support for the project at the Taunton Alternative High School in the City of Taunton.

Taunton Assistant Superintendent John Cabral commented that Mayor Thomas Hoyer sends his regrets that he was unable to make the meeting today. He thanked the Board and MSBA staff and noted that he will be Superintendent effective in July.

The Chairman commented that State Representative Todd Smola sent a letter to the MSBA that offered his support for the project at the Stanley M. Koziol Elementary School in the Town of Ware.

The Chairman commented that State Representative Carolyn Dykema, State Representative Danielle Gregoire, and State Representative Hannah Kane sent a letter to the MSBA that offered their support for the project at Elsie A. Hastings Elementary School in the Town of Westborough.

Mayor of the City of Worcester Joseph Petty thanked the Board and MSBA staff for their continued support in helping to rebuild the schools in the City of Worcester.

Mr. Cronin commented that he is voting in favor of the Lynn project because the vote is only for the feasibility study phase at this point.

He then commented on the ARP projects in the Blackstone-Millville Regional School District that are on the agenda today; noting the budget challenges that the school district is facing.

There was a brief discussion among Board members regarding the poverty factor formula.

***VOTE:** There being no questions or comments, the Board approved the Motion to invite communities into the Accelerated Repair Program by majority – 7 in favor, 0 abstaining.*

### **Accelerated Repair Program Project Funding Agreement Authorization**

MSBA Senior Project Manager Mike McGurl explained that MSBA staff has received a Schematic Design submission from seven districts for Accelerated Repair projects at ten schools. The proposed projects combined include two roof replacements, eight window and door replacements, and four boiler replacements. MSBA staff have reviewed the existing conditions analysis and proposed schedule provided by each district and have discussed the scope and budget with the districts and their consultants. The districts have provided a combined Total Project Budget of \$39,545,959 which includes a total combined construction estimate of \$32,607,697. The combined Estimated Maximum Total Facilities Grant for these ten projects is \$21,007,376. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$21,989,443.

On June 28, 2017, the City of Boston was invited into the Accelerated Repair Program for a total of seven potential projects including one roof replacement, one window and door replacement, and six boiler replacements. At the February 14, 2018 Board of Directors Meeting, the boiler replacement at the James P. Timilty Middle School was removed after the District's consultants determined that the boilers did not meet the required thirty years of service. At the April 10, 2018 Board meeting, the Board authorized one roof replacement project and the remaining four boiler projects for a Project Funding Agreement. At today's Board of Directors meeting, staff supports the window and door replacement project at the John Marshall Elementary School. Staff intends to include the John Marshall Elementary School project in the same Project Funding Agreement as the five previously approved Schools.

On May 10, 2017, the City of Lawrence was invited into the Accelerated Repair Program for a total of two potential projects including two roof replacements and one boiler replacement. At the April 10, 2018 Board Meeting, the Board authorized the roof and boiler replacement project at the Community Day Arlington Elementary School for a Project Funding Agreement. At today's Board of Directors Meeting, staff supports the roof replacement project at the School for Exceptional Studies. Staff intends to include the School for Exceptional Studies in the same Project Funding Agreement as the Community Day Arlington Elementary School.

Next, MSBA Senior Project Manager Mike McGurl explained that specific to the Mansfield High School, the Town of Mansfield seeks additional time to proceed with a local vote on November 12, 2018. Staff supports an extension beyond the 90-day deadline to November 12, 2018 in furtherance of the Town's efforts to secure its funding for the proposed project.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Mr. Deninger:

### **Vote to Authorize the Executive Director to Execute Project Funding Agreements for Several 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 Proposed Projects shall be further defined in the 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 he 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
Blackstone-Millville Regional School District	John F. Kennedy Elementary School	Partial Windows/Doors; Boiler	\$4,611,588	\$2,526,933	\$2,648,514
Boston	John Marshall Elementary School	Windows/Doors	\$5,429,304	\$3,195,004	\$3,352,611
East Bridgewater	Central Elementary School	Boiler	\$1,540,910	\$829,054	\$866,916
Fall River	James Tansey Elementary School	Windows/Doors; Partial Boiler	\$2,970,496	\$2,010,223	\$2,093,661
	Samuel Watson Elementary School	Roof; Windows/Doors; Partial Boiler	\$10,202,644	\$4,011,560	\$4,207,222
Lawrence	School for Exceptional Studies	Roof	\$4,500,000	\$3,134,072	\$3,284,575
Mansfield	Mansfield High School	Partial Windows/Doors	\$1,880,090	\$861,077	\$901,798
Norton	Henri A. Yelle Elementary School	Windows/Doors	\$3,901,303	\$2,070,041	\$2,165,112
	J.C. Solmonese Elementary School	Windows/Doors	\$2,363,618	\$1,243,728	\$1,295,335
	L.G. Nourse Elementary School	Windows/Doors	\$2,146,006	\$1,125,684	\$1,173,699
<b>Totals</b>			<b>\$39,545,959</b>	<b>\$21,007,376</b>	<b>\$21,989,443</b>

A staff member from State Representative Geoff Diehl's office spoke on behalf of the Representative noting that the Representative supports the project at the Central Elementary School in East Bridgewater.

The Chairman commented that State Representative Carole Fiola sent a letter to the MSBA that offered her support for the projects at the James Tansey Elementary School and the Samuel Watson Elementary School in the City of Fall River.

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The Chairman commented that State Representative Steven Howitt sent a letter to the MSBA that offered his support for the projects at the Henri A. Yelle Elementary School, the J.C. Solomonese School, and the L.G. Nourse Elementary School in the Town of Norton.

State Representative Jay Barrows, who represents Mansfield and Norton, expressed his support for the projects before the Board today in communities he represents.

Mansfield Town Manager Kevin Dumas introduced other local officials that were present at the meeting. He thanked the Board and MSBA staff for their support. He clarified that there will not be a debt exclusion but noted that the Town needs to secure more funding for the project at the high school.

***VOTE:*** *There being no further questions or comments, the Board approved the Motion to execute Project Funding Agreements for several Accelerated Repair Projects by majority – 7 in favor, 0 abstaining.*

Then, MSBA Senior Project Manager Mike McGurl provided an update regarding the project in the Town of Seekonk. He explained that subsequent to the April 10, 2018 Board of Directors Meeting, the Town of Seekonk has requested additional days beyond the requisite 90 days to receive appropriations for its project. Staff supports an extension of 30 days for a total of 120 days for the District to secure funding for its Project Funding Agreement.

Next, the Director of Capital Planning Mary Pichetti provide a handout to Board members.

The Chairman commented that the next few items on the agenda will be taken out of order and State Legislators will be given the opportunity to speak before the Preferred Schematic Design presentations from MSBA staff.

State Senator Karen Spilka, who represents Framingham, thanked the Board and MSBA staff for the rigorous and transparent process. She thanked the Framingham School Building Committee for all of their hard work and noted the loss of Representative Chris Walsh, who will be missed. She thanked the Board and MSBA staff for their partnership and commented that she looks forward to continuing to work together.

State Representative Carmine Gentile, who represents Framingham, offered his support for the project at Fuller Middle School and thanked the Board and MSBA staff for all their support.

State Representative Jack Lewis, who represents Framingham, offered his support for the project at Fuller Middle School and thanked the Board and MSBA staff.

State Senator William Brownsberger, who represents Belmont, offered his support for the project at the Belmont High School and thanked the Board and MSBA staff for their support. He commented that he is grateful for the transparent process of the MSBA. He noted that Belmont has seen a steady rise in enrollment. He thanked the Board for consideration and commented that State Representative David Rogers also fully supports the project at the Belmont High School.

State Representative Timothy Whelan, who represents the Dennis-Yarmouth Regional School District, offered his support for the project at Mattacheese Middle School and thanked the Board and MSBA staff for their support. He commented that the building is suffering from structural faults

noting that the project is critical to the District. He commented that State Senator Julian Cyr also fully supports the project at the Mattacheese Middle School.

State Senator Michael Moore, who represents Shrewsbury, offered his support for the project at the Beal Early Childhood Center and thanked the Board and MSBA staff for their support. He commented that the community supports the project and noted that there is no better investment for the children. He also offered his support for the project at the W. Edward Balmer Elementary School in Northbridge that is on the agenda for an invitation to Project Scope and Budget.

### **Recommendation for Preferred Schematic**

The MSBA's Director of Project Management John Junpe explained that the Board is being asked to approve the preferred schematic designs for the Belmont High School located in the Town of Belmont, the Mattacheese Middle School located in the Dennis-Yarmouth Regional School District, the Fuller Middle School located in the City of Framingham, the Lowell High School in the City of Lowell, the Beal Early Childhood Center in the Town of Shrewsbury, and the Minot Forest Elementary School in the Town of Wareham.

The Town of Belmont is proposing an addition and renovation project at the Belmont High School. This proposed project will serve an agreed upon enrollment of 2,215 students in grades 7-12. The proposed project has an estimated construction cost of \$237,594,715.

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

### **Vote on Moving the Town of Belmont 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 Belmont with, in concept, the development of schematic designs for an addition and renovation project at Belmont High School, 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.

Belmont School Building Committee Chair Bill Lovallo thanked the Board and MSBA for their support and help with the process. He commented that he is eager to move into the next phase of the process.

***VOTE:*** *There being no further questions or comments, the Board approved the Motion to move the Town of Belmont to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Dennis-Yarmouth Regional School District is proposing to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue site. This proposed project will serve an agreed upon enrollment of 940 students in grades 4-7. The proposed project has an estimated construction cost of \$87,140,216. This recommendation is contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

The Chairman asked for a motion, and the following motion was made by Mr. Deninger and seconded by Mr. Sullivan:

**Vote on Moving the Dennis-Yarmouth Regional School District 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 Dennis-Yarmouth Regional School District with, in concept, the development of schematic designs to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue 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.

Mr. Cronin asked when the District will determine if it needs a debt exclusion.

Assistant Superintendent Ken Jenks commented that there is a School Committee Meeting in a few weeks to make the determination regarding a debt exclusion. He noted that the community supports the project at the Mattacheese Middle School because they understand the need.

There was a brief discussion among Board members and MSBA staff regarding the possible need for a debt exclusion and the District's ability to fund the project. MSBA General Counsel Dennis Ryan commented that the project is currently in the schematic design phase and that any vote for a debt exclusion, if needed, will not be required until a project scope and budget has been approved.

***VOTE:** There being no further questions or comments, the Board approved the Motion to move the Dennis-Yarmouth Regional School District to Schematic Design by majority – 7 in favor, 0 abstaining.*

The City of Framingham is proposing to replace the existing Fuller Middle School with a new facility serving grades 6-8 on the existing site. This proposed project will serve an agreed upon enrollment of 630 students serving grades 6-8. The proposed project has an estimated construction cost of \$86,977,969.

The Chairman asked for a motion, and the following motion was made by Mr. Deninger and seconded by Mr. Sullivan:

**Vote on Moving the City of Framingham 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 City of Framingham with, in concept, the development of schematic designs to replace the existing Fuller Middle School with a new facility serving grades 6-8 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.

Framingham Mayor Yvonne Spicer noted that Framingham is the newest city in the United States. She commented that the Fuller Middle School building needed to be replaced years ago, adding that the school is a community asset. She commented that the project team is moving forward with the STEM initiatives and that she wanted to commend the team working on the design. She thanked the Board and MSBA staff for their support and opportunity to move forward in the process.

***VOTE:*** *There being no further questions or comments, the Board approved the Motion to move the City of Framingham to Schematic Design by majority – 7 in favor, 0 abstaining.*

The City of Lowell is proposing an addition and renovation project at the Lowell High School. This proposed project will serve an agreed upon enrollment of 3,520 students serving grades 9-12. The proposed project has an estimated construction cost of \$270,456,023. This recommendation is contingent upon the District gaining full ownership, control, and exclusive use of the entire site, including the adjacent property.

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

#### **Vote on Moving the City of Lowell 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 City of Lowell with, in concept, the development of schematic designs for an addition and renovation project at the Lowell High School contingent upon the District gaining full ownership, control, and exclusive use of the entire site, including the adjacent property, 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.

Lowell City Manager Eileen Donoghue thanked the Board and MSBA staff for working with the City for the project at the Lowell High School, noting that the project is complex and very important to the City. She commented that the project has the support of the City Council and School Committee, adding that she wanted to thank the consultants for their hard work. She commented that she is grateful to be in this phase of the MSBA process and is looking forward to be able to provide students with a top education. She thanked the Board and MSBA staff on behalf of the Mayor, Superintendent, and City Council for their support, hard work and patience.

Councilor Ed Kennedy also spoke in favor of the project at the Lowell High School.

***VOTE:*** *There being no further questions or comments, the Board approved the Motion to move the City of Lowell to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Town of Shrewsbury is proposing to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center site. This proposed project will serve an agreed upon enrollment of 790 students in grades K-4. The proposed project has an estimated construction cost of \$74,969,051. This recommendation is contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

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

**Vote on Moving the Town of Shrewsbury 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 Shrewsbury with, in concept, the development of schematic designs to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center 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.

The Chairman commented that State Representative Hannah Kane and State Senator Michael Moore sent a letter to the MSBA that offered their support for the project at the Beal Early Childhood Center in the Town of Shrewsbury.

Shrewsbury Superintendent Dr. Joseph Sawyer thanked the Board, MSBA staff, legislators and project team for their support. He commented that the project is off to an excellent start, adding that the project will allow the Town to provide space for full time kindergarten for the first time.

*VOTE: There being no further questions or comments, the Board approved the Motion to move the Town of Shrewsbury to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Town of Wareham is proposing to replace the existing Minot Forest and John William Decas Elementary Schools with a new facility that will serve grades PK-4 on the existing site of the Minot Forest Elementary School. This proposed project will serve an agreed upon enrollment of 1,020 students in grades K-4, for a project that will serve grades PK-4. The proposed project has an estimated construction cost of \$71,286,227.

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

**Vote on Moving the Town of Wareham 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 Wareham with, in concept, the development of schematic designs to replace the existing Minot Forest and John William Decas Elementary Schools with a new facility that will serve grades PK-4 on the existing site of the Minot Forest Elementary School, 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.

A staff member from State Representative Susan Williams Gifford's office spoke on behalf of the Representative noting that the Representative supports the project at the Minot Forest Elementary School in the Town of Wareham.

Superintendent Dr. Kimberly Shaver-Hood thanked the MSBA and Board members of behalf of the students.

The Chairman commented that State Senator Marc Pacheco sent a letter to the MSBA that offered his support for the project at the Minot Forest Elementary School in the Town of Wareham.

Mr. Cronin noted that the increasing cost of school project design and construction is making it more difficult for municipalities to gain voter approval of debt exclusions. Mr. Sullivan concurred.

***VOTE:** There being no further questions or comments, the Board approved the Motion to move the Town of Wareham to Schematic Design by majority – 7 in favor, 0 abstaining.*

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

MSBA Director of Project Management John Junpe 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 Bristol County Agricultural High School located in the Bristol County Agricultural Regional School District. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is for additions/renovations and new construction of various buildings at the Bristol County Agricultural High School campus.

The District submitted a total project budget of \$103,750,000. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$81,322,144, and the proposed Estimated Maximum Total Facilities Grant would be \$51,428,124 with the District's 63.24% reimbursement rate.

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

### **Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Bristol County Agricultural Regional School District**

**VOTED:** That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for additions/renovations and new construction of various buildings at the Bristol County Agricultural High School campus, 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 Bristol County Agricultural Regional School District, in such forms as he may determine to be acceptable, for the Bristol County Agricultural High School project at a reimbursement rate of sixty-three and twenty-four hundredths percent (63.24%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$51,428,124, 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 \$53,286,797, 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.

Mr. Cronin asked about the legislation necessary for the project. MSBA General Counsel Dennis Ryan explained that the District needs a home rule petition and the petition must pass in order to proceed.

The Chairman commented that State Senator Marc Pacheco sent a letter to the MSBA that offered his support for the project at the Bristol County Agricultural High School in the Bristol County Agricultural Regional School District.

Bristol County Agricultural Regional School District Superintendent Adele Sands thanked the Board and MSBA staff on behalf of the students in the district for working through the difficult design and process. She commented that the community is supportive of the project at the Bristol County Agricultural High School.

***VOTE:** There being no further questions or comments, the Board approved the Motion to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Bristol County Agricultural Regional School District by majority – 7 in favor, 0 abstaining.*

MSBA Director of Project Management John Junpe 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 W. Edward Balmer Elementary School located in the Town of Northbridge. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is to replace the existing W. Edward Balmer and the Northbridge Elementary Schools with a new facility that serves grades PK-5 on the existing site of the W. Edward Balmer Elementary School.

The District submitted a total project budget of \$100,968,194. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$72,190,744, and the proposed Estimated Maximum Total Facilities Grant would be \$46,043,257 with the District's 63.78% reimbursement rate.

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

**Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Northbridge**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing W. Edward Balmer and the Northbridge Elementary Schools with a new facility that serves grades PK-5 on the existing site of the W. Edward Balmer Elementary 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 Town of Northbridge, in such forms as he may determine to be acceptable, for the W. Edward Balmer Elementary School project at a reimbursement rate of sixty-three and seventy-eight hundredths percent (63.78%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$46,043,257, 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 \$47,564,270, 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.

Northbridge School Building Committee Chair Joe Strazzulla thanked the Board and MSBA staff. He commented that the project at the W. Edward Balmer Elementary School is incredibly important to the Town and students, adding that the community is supportive of the project. He noted that the MSBA process is impeccable and thanked the project team for their hard work.

Northbridge Superintendent Catherine Stickney thanked the Board and MSBA staff for their support.

A staff member from State Senator Ryan Fattman's office spoke on behalf of the Senator noting that the Senator supports the project at the W. Edward Balmer Elementary School in the Town of Northbridge.

***VOTE:** There being no further questions or comments, the Board approved the Motion to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Northbridge by majority – 7 in favor, 0 abstaining.*

## **Audit**

Tamia Buckingham, MSBA Director of Audit, began her audit update by explaining that the MSBA has approved 788 former program audits and there are two remaining grant conversion projects to close out. To date, the MSBA has audited \$15.7 billion in costs for Waiting List and prior grant projects.

The Director of Audit then explained that the MSBA has completed final audits for 446 Capital Pipeline Program projects plus six projects that are being presented for final approval to the Board today, all together representing approximately \$4.99 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$2.7 billion in submitted costs for the 239 projects currently submitting monthly requests for reimbursement. Based on the Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$2.39 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$65.1 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12 month period equals approximately \$782 million.

### **Approval of Audits, New Program**

The Director of Audit explained that the Board is being asked to approve six Capital Pipeline Program audits listed on the Audit Exhibit. She explained that the total combined grant amount for these six projects is \$39,252,545.

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

### **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 each of the projects listed in the spreadsheet attached hereto as Exhibit E and authorizes the Executive Director to make payments consistent with this vote.

Southwick-Tolland-Granville Director of Finance and Operations Stephen Presnal commented that he wanted to extend his deep appreciation on behalf of the School Committee and the three member Towns of the District for the project at the Southwick-Tolland Regional High School.

*VOTE: There being no additional questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

## **MSBA Updates**

### **Executive Director's Report**

The Executive Director began his report by thanking the MSBA staff members for their hard work in preparing for the Board. He noted that since the April 10, 2018 Board meeting, the MSBA has visited 23 projects and 10 districts have voted affirmatively to appropriate full project funds or feasibility study funds as of June 22, 2018. He explained that the MSBA anticipates making 18 project visits in July and August and presented a list of the upcoming district visits as part of his PowerPoint presentation. He explained that since the last Board meeting, MSBA staff have engaged in outreach with multiple school districts and have attended several meetings where they have participated as presenters and as stakeholders. Staff have also attended several project milestone ceremonies. Then, the Executive Director spoke about the 2018 My Ideal School Contest and presented a PowerPoint displaying the winning submissions.

Next, the Executive Director welcomed the following new employees to the MSBA: Van Giech as a SQL Database Developer; Norvalett Payne as a Human Resources Administrative Assistant; and Casey Clement as a Capital Planning Co-Op. He then welcomed the following summer interns: Miranda Miao for Capital Planning; Samantha Churchill for the Finance Team; and Briana Valdez for the Strategic Planning Team. He then congratulated Diane Sullivan for successfully completing the Commonwealth CORE Management Program.

## **Project Overview Report**

Next, the Director of Capital Planning Mary Pichetti presented a PowerPoint, including a summary of bid data. She summarized available data for anticipated bids for the 2018, 2019 and 2020 calendar years noting that this information is preliminary. She reported that 13 Core Program projects received a bid in 2018 and three of the four reported bids came in within the estimated budget. As part of her presentation, the Director of Capital Planning presented a chart on bid data for the projects in the MSBA Capital Pipeline. She then provided bid data for the MSBA's Accelerated Repair Program. She explained that for the 2016 Accelerated Repair Program, 35 of the 48 reported projects came in within the estimated budget.

## **Reconciliation of Project Obligations and Annual Cap**

MSBA Director of Capital Planning Mary Pichetti explained that the memorandum for the Reconciliation of Project Obligations and Annual Cap outlines the reconciliation process that was completed for fiscal year 2018. The memo includes a summary of available cap space and approved estimated grants for FY 18. The memo includes three attachments: Attachment A, Core Program Feasibility Study Invitations, Attachment B, ARP Project Scope and Budget Approvals, and Attachment C, Core Program Project Scope and Budget Approvals.

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

### **Approval of Project Funding up to an Amount that is Equal to, but not in Excess of, the Annual Funding Cap for FY 18**

**VOTED:** That the Board approves an amount for Project Funding that is equal to the difference between the Annual Funding Cap for FY 18 and the amount that has been previously approved by the Board for FY 18 project obligations plus any portion of the amount that has been previously approved by the Board for those FY 18 project obligations that is subsequently cancelled because a District fails to fulfill its local funding and appropriation obligations.

**VOTE:** *There being no additional questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

## **Finance**

### **Sales Tax Collection Update**

MSBA Treasurer Gianpiero Tirella presented a PowerPoint and provided a SMART Fund updated FY 18 Consensus Revenue Estimate of \$846.6 million which represents growth of 3.65% over the FY 17 amount. FY 18 collections through May 2018 are \$27.368 million (4.08%) higher than FY17 collections during the same period. The FY 19 Consensus Revenue Estimate of \$858.9 million would represent growth of 1.45% over the FY 18 estimated amount.

He presented a slide with a graphical depiction of FY 15 - FY 18 monthly SMART fund collections, and then quarterly SMART collections from FY 13 - FY 18, followed by year-to-date SMART collections by year from FY 13 - FY 18.

There was a brief discussion regarding the sales tax in Massachusetts.

### **Grant Payments Update**

MSBA Treasurer Gianpiero Tirella provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$544,989,976 in grant payments to date in Fiscal Year 2018. This is for 398 Capital Pipeline Program, Prior Grant, and Waiting List projects in 191 districts.

The meeting was adjourned at 12:00 p.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- May 22, 2018 Board Meeting Minutes
- Capital Pipeline Project Removal
- Accelerated Repair Program Project Removal
- Invitation to Accelerated Repair Program
- Project Funding Agreement Recommendations for the Accelerated Repair Program
- Preferred Schematic Design Recommendations
- Project Scope and Budget Phase Recommendations
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director Report
- Project Overview Report
- Reconciliation of Project Obligations and Annual Cap
- Sales Tax Collection Update
- Grant Payments Update