

**Massachusetts School Building Authority
Board Meeting Minutes of June 26, 2019**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on June 26, 2019 at 40 Broad Street, Boston, Massachusetts.

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

Others Present: James MacDonald, Chief Executive Officer; Jack McCarthy, Executive Director/Deputy Chief Executive Officer; Christine Nolan; Mary Pichetti; John Jumpe; Katie DeCristofaro; Diane Sullivan; Mike McGurl; Kevin Collins; Christy Murray; Laura Guadagno; Tamia Buckingham; Gianpiero Tirella; Julie Leonard; Brian Kelley; Colleen Smith; Michael Bergquist; Siobhan Tolman; Maria Puopolo; 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.

Call to Order

The Chair called the meeting to order at 10:05 a.m. and asked if anyone is recording the meeting. A reporter from the Lowell Sun announced that they were recording the meeting.

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: remove one project from the Capital Pipeline and four projects from the Accelerated Repair Program; re-categorize one district from Feasibility Study to Eligibility Period; invite two districts into Feasibility Study; invite 42 Accelerated Repair projects from 27 districts into the Accelerated Repair Program; authorize the MSBA to enter into Project Funding Agreements for 12 Accelerated Repair projects in six districts with an Estimated Maximum Total Facilities Grant of approximately \$19.3 million; and authorize three proposed projects to proceed into Preferred Schematic Design with an estimated \$297.9 million in total construction costs. The Board will also be voting to approve 11 final audits from seven districts with a combined Final Total Facilities Grant amount of \$65,837,431. Finally, the Board will be provided updates from the Capital Planning and Finance staff.

Acceptance of the May 31, 2019 Minutes

The Chair asked for a motion to accept the minutes of the May 31, 2019 Board Meeting. A motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

Approval of the Minutes of the May 31, 2019 Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the May 31, 2019 Board meeting.

VOTE: *There being no further questions or comments, the Board approved the Motion to approve the Minutes of the May 31, 2019 Board Meeting by majority – 6 in favor, 0 abstaining.*

Project

Project Removal from Capital Pipeline

MSBA Capital Program Manager Katie DeCristofaro explained that the Board is being asked to vote to remove the Statement of Interest (SOI) for the George Keverian School in the City of Everett from the MSBA Capital Pipeline. She explained that the City of Everett submitted an SOI for the George Keverian School and was invited into Eligibility Period on March 25, 2015. On January 27, 2016, the District was then invited to conduct a Feasibility Study. After submitting its Preliminary Design Program submission and Preferred Schematic Report to the MSBA in the spring of 2017, the District requested to be recategorized from Feasibility Study back into Eligibility Period at the August 29, 2018 Board meeting in order to expand the scope of the Feasibility Study and examine an additional study enrollment option for a grade 8-9 configuration to further examine issues of overcrowding the District was experiencing in grades K-12.

The District has requested that the MSBA remove the George Keverian School from the Capital Pipeline and has submitted its Declaration of Removal.

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

Vote on Removing the City of Everett's Statement of Interest from the MSBA Capital Pipeline

VOTED: That, whereas, on January 27, 2016, the Board voted to invite the City of Everett to collaborate with the MSBA to conduct a Feasibility Study for the George Keverian School; and, whereas, on August 29, 2018, the Board voted to re-categorize the Statement of Interest for the George Keverian School in the City of Everett from the Invitation to Feasibility Study category to the Eligibility Period category, to update certain preliminary requirements related to expanding the scope of the Feasibility Study and Schematic Design to include a more extensive investigation that includes an additional study enrollment for grades 8-9; and, whereas, as described in the materials attached hereto as Exhibit A, the City of Everett has notified the MSBA that it has decided not to further pursue its Statement of Interest or Eligibility Period invitation, the Board hereby removes the City of Everett's Statement of Interest for the George Keverian 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.

VOTE: *There being no questions or comments, the Board approved the Motion to Remove the City of Everett's Statement of Interest from the MSBA Capital Pipeline by majority – 6 in favor, 0 abstaining.*

Re-Categorization of Previous Board Invitation from Feasibility Study to Eligibility Period

MSBA Capital Program Manager Katie DeCristofaro explained that subsequent to the April 10, 2018 Board vote to authorize the City of Fitchburg to proceed into Feasibility Study for the Crocker Elementary School, the City requested that the MSBA revisit the agreed upon enrollment completed

during Eligibility Period in February 2018 to determine if the challenges are related to configuration, growth, or both. Staff is recommending that the Board vote to re-categorize the SOI for the Crocker Elementary School from Feasibility Study to Eligibility Period to reestablish a mutually agreed upon enrollment between the City of Fitchburg and the MSBA.

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

Vote to Re-categorize the Previous Board Invitation for the City of Fitchburg from Feasibility Study to Eligibility Period

VOTED: That the Executive Director is hereby authorized to re-categorize the Statement of Interest for the Crocker Elementary School in the City of Fitchburg from Invitation to Feasibility Study to Eligibility Period, which shall include a 270-day period during which the Eligible Applicant must complete all requirements to the satisfaction of the MSBA, which are described in the materials presented to the Board and in the MSBA's policies and guidelines; that the Executive Director is hereby further authorized to remove any Statement of Interest from the Eligibility Period if the Eligible Applicant fails to complete those requirements within the 270-day period; and, that the Executive Director is hereby further authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend funds necessary or desirable in connection with re-categorizing this Statement of Interest to the Eligibility Period.

VOTE: There being no further questions or comments, the Board approved the Motion to Re-categorize the Previous Board Invitation for the City of Fitchburg from Feasibility Study to Eligibility Period by majority – 6 in favor, 0 abstaining.

Invitation to Feasibility Study

MSBA Capital Program Manager Katie DeCristofaro explained that staff is recommending that the Board vote to invite the following districts to collaborate with the MSBA to conduct a Feasibility Study: the Bristol-Plymouth Regional Vocational Technical School District for the Bristol-Plymouth Regional Vocational Technical High School and the Greater Fall River Vocational School District for the Diman Regional Vocational Technical High School. She explained that these districts have completed the necessary prerequisites and she provided a brief summary of the enrollment options for the districts.

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.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

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.

The Chair noted that State Senator Marc Pacheco sent a letter offering his support for the project at the Bristol-Plymouth Regional Vocational Technical High School in the Bristol-Plymouth Regional Vocational Technical School District.

Bristol-Plymouth Regional Vocational Technical School District Superintendent Dr. Alex Magalhaes thanked the Board and MSBA staff on behalf of the District. He thanked Brittany Gomes, Diane Sullivan, Jack McCarthy, and Matt Donovan for all their help and noted that he looks forward to moving forward in the MSBA's process.

Greater Fall River Vocational School District School Committee member Joan Menard thanked the Board and the MSBA, and commented that she appreciates the support of the MSBA.

The Chair noted that State Senator Michael Rodrigues sent a letter offering his support for the project at the Diman Regional Vocational Technical High School in the Greater Fall River Vocational School District.

The Chair noted that State Representative Carole Fiola sent a letter offering her support for the project at the Diman Regional Vocational Technical High School in the Greater Fall River Vocational School District.

***VOTE:** There being no further questions or comments, the Board approved the Motion to invite several communities to collaborate with the MSBA to conduct a Feasibility Study by majority - 6 in favor, 0 abstaining.*

Invitation to Accelerated Repair Program

MSBA Project Manager Kevin Collins explained that when the Statement of Interest acceptance period for the Accelerated Repair Program opened, the advertised baseline age criteria for building system replacement consideration was: windows and doors at a minimum of 30 years, roofs at a minimum of 20 years, and boilers at a minimum of 20 years. The MSBA received 83 Accelerated Repair SOIs from 46 districts. The MSBA received 60 SOIs last year. Of the 83 SOIs received this year, 79 qualified. The total number of SOIs would be equivalent to \$159 million in estimated facilities grants and the MSBA's budget for the 2019 Accelerated Repair Program is \$50 million. In order to fit within the estimated budget, MSBA staff revised the threshold age criteria. MSBA staff are considering roofs that are 27 years or older, boilers that are 20 years or older, and are not considering window and door systems for invitation. As a result, MSBA staff visited 47 schools from 31 districts. Following these visits, MSBA staff is recommending 42 schools from 27 districts to be invited into the Accelerated Repair Program.

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

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 C 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 C.

The Chair noted that Agawam Superintendent Steven Lemanski sent a letter offering his support for the project at the Agawam Junior High School in Agawam.

The Chair noted that Blackstone Valley Regional Vocational School District Superintendent Dr. Michael Fitzpatrick sent a letter offering his support for the project at the Blackstone Valley Regional Vocational Technical High School in the Blackstone Valley Regional Vocational School District.

Chief of Staff for Boston Public Schools Rob Consalvo thanked the Board and MSBA staff on behalf of the Mayor, the Superintendent, and the Boston Public Facilities Department. He commented that he is proud to be here today, noting that the help from the MSBA allows the City to provide a 21st century learning environment for the students in the City. He thanked the Board and MSBA for their continued partnership.

State Representative Claire Cronin offered her support for the Huntington Alternative School project in Brockton.

Brockton Facilities Manager Jamie DiMestico thanked the Board and MSBA staff on behalf of the District.

Chelmsford Superintendent Dr. Jay Lang thanked the Board and MSBA staff for their support and commented that he looks forward to working together.

The Chair noted that State Senator Barry Finegold sent a letter offering his support for the projects at the George H. Englesby Elementary School and the Brookside Elementary School in the Town of Dracut.

Dracut Superintendent Steven Stone thanked the Board and commented that he looks forward to working with the MSBA.

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

East Bridgewater School Business Administrator John Shea thanked the Board and MSBA staff for their support.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

The Chair noted that State Senator Joan Lovely sent a letter offering her support for the project at the Essex North Shore Agricultural and Technical School in the Essex North Shore Agricultural and Technical School District.

The Chair noted that Essex North Shore Agricultural and Technical School District Superintendent Heidi Riccio sent a letter offering her support for the project at the Essex North Shore Agricultural and Technical School in the Essex North Shore Agricultural and Technical School District.

A staff member from State Representative Theodore Speliotis' office spoke on behalf of the Representative noting that the Representative supports the project at the Essex North Shore Agricultural and Technical School in the Essex North Shore Agricultural and Technical School District.

The Chair noted that State Senator Eric Lesser sent a letter offering his support for the project at the Wilbraham Middle School in the Hampden-Wilbraham Regional School District.

Hampden-Wilbraham Regional School District Superintendent Albert Ganem introduced other local officials that were present at the meeting. He thanked the Board and MSBA staff for their consideration and commented that he looks forward to moving forward in the process.

Hanover Assistant Superintendent for Business and Finance Dr. Thomas Raab thanked the Board and MSBA staff on behalf of the Town for their continued support and partnership.

The Chair noted that Silver Lake Regional School District Superintendent Joy Blackwood sent a letter offering her support for the project at the Kingston Elementary School in Kingston.

The Chair noted that Lowell Superintendent Jeannine Durkin sent a letter offering her support for the projects at the Dr. Gertrude Bailey Elementary School, the Frederic T. Greenhalge Elementary School, the James S. Daley Middle School, the James F. Sullivan Middle School, the Rogers Early Learning Center, and the S. Christa McAuliffe Elementary School in the City of Lowell.

The Chair noted that Lowell City Manager Eileen Donoghue sent a letter offering her support for the projects at the Dr. Gertrude Bailey Elementary School, the Frederic T. Greenhalge Elementary School, the James S. Daley Middle School, the James F. Sullivan Middle School, the Rogers Early Learning Center, and the S. Christa McAuliffe Elementary School in the City of Lowell.

The Chair noted that State Representative David Nangle, State Representative Thomas Golden, and State Representative Rady Mom sent a letter offering their support for the projects at the Dr. Gertrude Bailey Elementary School, the Frederic T. Greenhalge Elementary School, the James S. Daley Middle School, the Rogers Early Learning Center, and the S. Christa McAuliffe Elementary School in the City of Lowell.

The Chair noted that State Senator Edward Kennedy sent a letter offering his support for the projects at the Dr. Gertrude Bailey Elementary School, the Frederic T. Greenhalge Elementary School, the James S. Daley Middle School, the James F. Sullivan Middle School, the Rogers Early Learning Center, and the S. Christa McAuliffe Elementary School in the City of Lowell.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

Lowell Assistant to the City Manager Alex Magee thanked the Board and MSBA staff for their support. He commented that the MSBA's program is critical for aging school buildings and thanked members of the District.

There was a brief discussion among Board members and MSBA staff regarding the combined Total Project Budget for the Accelerated Repair projects invited into the Accelerated Repair Program in the City of Lowell. Lowell Assistant to the City Manager Alex Magee explained that the combined Total Project Budget for the projects is built into the City's Capital Plan.

Next, the Chair noted that Mohawk Trail Regional School District School Committee Chair Martha Thurber sent a letter offering her support for the project at the Sanderson Academy in the Mohawk Trail Regional School District.

The Chair noted that Northbridge Superintendent Amy McKinstry sent a letter offering her support for the project at the Northbridge Middle School in Northbridge.

The Chair noted that Quabbin Regional School District Superintendent Sheila Muir sent a letter offering her support for the project at the Hubbardston Center School in the Quabbin Regional School District.

Salem Facilities Director Ryan Monks thanked the Board and MSBA staff for their consideration and support.

The Chair noted that State Senator Joan Lovely sent a letter offering her support for the project at the Bentley Academy in Salem.

The Chair noted that Sandwich Superintendent Pamela Gould sent a letter offering her support for the projects at the Forestdale Elementary School and the Oak Ridge School in Sandwich.

State Senator James Eldridge, who represents Southborough, thanked the Board and MSBA staff for their support and offered his support for the project at the Mary E. Finn Elementary School in Southborough.

The Chair noted that State Senator Eric Lesser sent a letter offering his support for the project at the Frederick Harris School in Springfield.

State Representative Donald Wong, who represents Wakefield, thanked the Board and MSBA staff. He commented that he understands how difficult it is for the MSBA to prioritize the needs of schools throughout the State, noting that he appreciates the support.

The Chair noted that Wakefield Superintendent Douglas Lyons sent a letter offering his support for the project at the Greenwood School in Wakefield.

The Chair noted that State Senator Jason Lewis, State Representative Paul Brodeur, and State Representative Donald Wong sent a letter offering their support for the project at the Greenwood School in Wakefield.

Wayland Superintendent Arthur Unobskey thanked the Board and MSBA staff for their consideration and support.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

The Chair noted that Wayland Superintendent Arthur Unobskey also sent a letter to the MSBA offering his support for the project at the Loker Elementary School in Wayland.

The Chair noted that State Representative Carmine Gentile, State Representative Alice Peisch, and State Senator Rebecca Rausch sent a letter offering their support for the project at the Loker School in Wayland.

The Chair noted that State Senator Michael Rodrigues sent a letter offering his support for the project at the Westport Elementary School in Westport.

The Chair noted that Weymouth Superintendent Jennifer Curtis-Whipple sent a letter offering her support for the project at the Ralph Talbot Primary School in Weymouth.

The Chair noted that State Senator Patrick O'Connor sent a letter offering his support for the project at the Ralph Talbot Primary School in Weymouth.

Worcester Mayor Joseph Petty thanked the Board and MSBA staff for their support.

The Chair noted that State Representative James O'Day sent a letter offering his support for the projects at the Lincoln Street School and the Burncoat Street Preparatory School in the City of Worcester.

VOTE: *There being no questions or comments, the Board approved the Motion to invite communities into the Accelerated Repair Program by majority – 6 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 Muriel S. Snowden International School at Copley in the City of Boston from the Accelerated Repair Program. The City of Boston received Board authorization for the invitation of the Muriel S. Snowden International School at Copley into the Accelerated Repair Program at the June 27, 2018 Board of Directors meeting. Approximately half of the roof did not meet the 25-year qualification for the 2018 Accelerated Repair Program and therefore would not have been eligible for reimbursement if replaced. The District has stated that they intend to submit a Statement of Interest for the roof in future years when the entire roof will be eligible for reimbursement. The City 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. Kwan and seconded by Mr. Deninger:

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

VOTED: That, whereas, on June 27, 2018, the Board voted to invite the City of Boston to participate in the MSBA's Accelerated Repair Program for the Muriel S. Snowden International School at Copley; and, whereas, as described in the materials attached hereto as Exhibit D, the City of Boston has notified the MSBA that it has decided not to further pursue its Accelerated Repair Statement of Interest or Accelerated Repair

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

Program invitation for the Muriel S. Snowden International School at Copley, the Board hereby removes the City of Boston's Accelerated Repair Statement of Interest for the Muriel S. Snowden International School at Copley 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.

***VOTE:** There being no questions or comments, the Board approved the Motion to Remove the City of Boston's Statement of Interest from the MSBA Accelerated Repair Program by majority – 6 in favor, 0 abstaining.*

MSBA Senior Project Manager Mike McGurl explained that the Board is being asked to remove the Statement of Interest for the West Brookfield Elementary School in the Quaboag Regional School District from the Accelerated Repair Program. The Quaboag Regional School District received Board authorization for the invitation of the West Brookfield Elementary School into the Accelerated Repair Program at the June 27, 2018 Board of Directors meeting for a window and door project. The Schematic Design for the project determined that all windows and doors at the school were replaced during a 1994 addition project and therefore did not meet the 30-year qualification for the 2018 Accelerated Repair Program. 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 Quaboag Regional School District's Accelerated Repair Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on June 27, 2018, the Board voted to invite the Quaboag Regional School District to participate in the MSBA's Accelerated Repair Program for the West Brookfield Elementary School; and, whereas, as described in the materials attached hereto as Exhibit E, the Quaboag Regional School District 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 Brookfield Elementary School, the Board hereby removes the Quaboag Regional School District's Accelerated Repair Statement of Interest for the West Brookfield 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.

***VOTE:** There being no questions or comments, the Board approved the Motion to Remove the Quaboag Regional School District's Statement of Interest from the MSBA Accelerated Repair Program by majority – 6 in favor, 0 abstaining.*

MSBA Senior Project Manager Mike McGurl explained that the Board is being asked to remove the Statement of Interest for the Joseph Case High School in the Town of Swansea from the Accelerated Repair Program. The Town of Swansea received Board authorization for the invitation of the Joseph Case High School into the Accelerated Repair Program at the June 27, 2018 Board of Directors meeting for a boiler replacement project. The estimated cost developed during the Schematic Design for the boiler replacement project was determined to be too high for the District at this time.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

Therefore, the District has chosen to not move forward with the project at the Joseph Case High School. 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 Ms. Brockelman:

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

VOTED: That, whereas, on June 27, 2018, the Board voted to invite the Town of Swansea to participate in the MSBA's Accelerated Repair Program for the Joseph Case High School; and, whereas, as described in the materials attached hereto as Exhibit F, the Town of Swansea 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 Joseph Case High School, the Board hereby removes the Town of Swansea's Accelerated Repair Statement of Interest for the Joseph Case High 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.

VOTE: There being no questions or comments, the Board approved the Motion to Remove the Town of Swansea's Statement of Interest from the MSBA Accelerated Repair Program by majority – 6 in favor, 0 abstaining.

MSBA Senior Project Manager Mike McGurl explained that the Board is being asked to remove the Statement of Interest for the Elsie A. Hastings Elementary School in the Town of Westborough from the Accelerated Repair Program. The Town of Westborough received Board authorization for the invitation of the Elsie A. Hastings Elementary School into the Accelerated Repair Program at the June 27, 2018 Board of Directors meeting for the roof, windows, and doors. The estimated cost developed during the Schematic Design for the roof and windows/doors replacement project was determined to be too high for the District at this time. The District has stated that it will continue to focus its resources on its Core Program project which will replace its Annie E. Fales Elementary School. 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 Westborough's Accelerated Repair Statement of Interest
from the MSBA Accelerated Repair Program**

VOTED: That, whereas, on June 27, 2018, the Board voted to invite the Town of Westborough to participate in the MSBA's Accelerated Repair Program for the Elsie A. Hastings Elementary School; and, whereas, as described in the materials attached hereto as Exhibit G, the Town of Westborough 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 Elsie A. Hastings Elementary School, the Board hereby removes the Town of Westborough's Accelerated Repair Statement of Interest for the Elsie A. Hastings Elementary School from the MSBA Accelerated Repair Program

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

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.

VOTE: *There being no questions or comments, the Board approved the Motion to Remove the Town of Westborough's Statement of Interest from the MSBA Accelerated Repair Program by majority – 6 in favor, 0 abstaining.*

Then, MSBA Senior Project Manager Mike McGurl explained that the Board authorized the execution of a Project Funding Agreement for the James Tansey Elementary School and the Samuel Watson Elementary School in Fall River at the June 27, 2018 Board of Directors meeting. The District certified its appropriation for the James Tansey Elementary School on October 1, 2018, which resulted in an executed Project Funding Agreement for the school on March 1, 2019. The District sought a MAAB variance for the Samuel Watson Elementary School which was received on December 17, 2018. With receipt of the variance, the District proceeded to appropriate its funding which was finalized on May 15, 2019. Staff recommend a retroactive extension beyond the 90-day deadline to appropriate funding for the authorized Project Funding Agreement through May 30, 2019. The MSBA's existing Project Funding Agreement will be amended to add the Samuel Watson Elementary School.

MSBA Senior Project Manager Mike McGurl explained the Norfolk County Agriculture Technical High School and the Worcester East Middle School were invited to the Accelerated Repair Program on June 27, 2018. Districts invited to the Accelerated Repair Program are informed that they must return to the Board of Directors for a Project Funding Agreement within 10 months of invitation or be granted an additional two-month extension with MSBA approval. Both the Norfolk County Agricultural School District and the City of Worcester are seeking an additional two months beyond the 12-month deadline to receive authorizations for Project Funding Agreements. Staff recommend extensions beyond the 12-month deadline through the August 28, 2019 Board of Directors meeting for the Districts to receive authorization.

Accelerated Repair Program Project Funding Agreement Authorization

MSBA Senior Project Manager Mike McGurl explained that MSBA staff have received Schematic Design submissions from six districts for Accelerated Repair projects at twelve schools. The proposed projects combined include three roof replacements, five window and door replacements, and seven 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 \$30,682,616 which includes a total combined construction estimate of \$23,592,546. The combined Estimated Maximum Total Facilities Grant for these twelve projects is \$19,374,910. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$20,234,933.

The City of Boston received Board authorization for the invitation of seven schools into the Accelerated Repair Program. The City elected to remove the roof replacement project at the Snowden International High School following its invitation. The remaining six schools are being presented for authorization for Project Funding Agreement approval.

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

**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	Millville Elementary School	Boiler	\$1,807,687	\$888,167	\$924,990
Boston	Donald McKay K-8 School	Boiler	\$1,684,845	\$939,816	\$978,812
	James Otis Elementary School	Windows/Doors	\$2,864,269	\$1,624,029	\$1,696,156
	John D. O'Bryant School of Mathematics and Science	Partial Windows/Doors	\$1,984,255	\$1,124,624	\$1,176,339
	Josiah Quincy Elementary School	Boiler	\$2,171,553	\$1,125,140	\$1,171,826
	Patrick Lyndon K-8 School	Boiler	\$1,956,051	\$1,105,596	\$1,151,471
	Rafael Hernández K-8 School	Boiler	\$1,440,672	\$820,811	\$853,949
Fall River	Resiliency Preparatory Academy	Roof, Boiler	\$6,088,821	\$4,598,207	\$4,818,638
	Westall Elementary School	Partial Roof, Boiler	\$1,704,637	\$1,281,719	\$1,334,883
New Salem-Wendell Regional School District	Swift River School	Windows/Doors	\$1,243,944	\$767,857	\$796,606
Tantasqua Regional School District	Tantasqua Regional	Windows/Doors	\$2,000,000	\$1,034,171	\$1,077,083

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

	Junior High School				
Taunton	Taunton Alternative High School	Roof, Windows/Doors	\$5,735,882	\$4,064,773	\$4,254,180
		Totals	\$30,682,616	\$19,374,910	\$20,234,933

The Chair noted that State Representative Michael Soter sent a letter offering his support for the project at the Millville Elementary School in the Blackstone-Millville Regional School District.

Boston Chief of Operations Patrick Brophy thanked the Board and MSBA staff for their continued support. He commented that 60% of the City's schools were built before World War II. He thanked the Board for their consideration, noting that he appreciates their support and partnership.

The Chair commented that State Senator Joseph Boncore sent a letter offering his support for the projects at the Donald McKay K-8 School, the James Otis Elementary School, and the Josiah Quincy Elementary School in the City of Boston.

The Chair noted that State Representative Carole Fiola sent a letter offering her support for the projects at the Resiliency Preparatory Academy and the Westall Elementary School in Fall River.

The Chair noted that State Senator Michael Rodrigues sent a letter offering his support for the project at the Westall Elementary School in Fall River.

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

New Salem-Wendell Director of Finance and Operations Bruce Turner thanked the Board and MSBA staff for the invitation and opportunity. He commented that he looks forward to working with the MSBA.

The Chair noted that State Senator Marc Pacheco sent a letter offering his support for the project at the Taunton Alternative High School in Taunton.

Taunton Superintendent John Cabral thanked the Board and MSBA staff on behalf of the Mayor and City. He introduced other local officials who were present at the meeting and commented that he looks forward to working with the MSBA.

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 – 6 in favor, 0 abstaining.*

**The Chair stepped out of the meeting for a brief time and First Deputy Treasurer James MacDonald temporarily presided over the meeting as Acting Chair.*

Recommendation for Preferred Schematic

The MSBA's Director of Project Management, John Jumpe, explained that the Board is being asked to approve the preferred schematic designs for the C.T. Douglas Elementary School located in the Acton-Boxborough Regional School District, the Center School located in the Town of Easton, and the Sharon High School located in the Town of Sharon.

The Acton-Boxborough Regional School District is proposing to replace the existing C.T. Douglas Elementary School and the Paul P. Gates Elementary School with a single building on the existing Paul P. Gates Elementary School site. This proposed project will serve an agreed upon enrollment of 990 students in grades K-6, for a project that will serve grades PK-6. The proposed project has an estimated construction cost of \$98,707,668.

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

Vote on Moving the Acton-Boxborough 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 Acton-Boxborough Regional School District with, in concept, the development of schematic designs to replace the existing C.T. Douglas Elementary School and the Paul P. Gates Elementary School with a new facility on the existing Paul P. Gates Elementary School 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.

State Senator James Eldridge, who represents the Acton-Boxborough Regional School District, thanked the Board and MSBA staff for their consideration and support.

Acton-Boxborough Regional School District Superintendent Peter Light introduced other local officials that were present at the meeting. He thanked the Board and MSBA staff for their support and for understanding the unique features of the project at the C.T. Douglas Elementary School. He commented that he is excited to move forward with the process.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Acton-Boxborough Regional School District to Schematic Design by majority – 6 in favor, 0 abstaining.*

The Town of Easton is proposing to replace the existing Center, Moreau Hall and Parkview Elementary Schools with a new district-wide facility serving grades PK-2 on the existing Parkview Elementary School site contingent upon the Town providing an update to its Preferred Schematic Report. This proposed project will serve an agreed upon enrollment of 760 students in grades K-2, for a project that will serve grades PK-2. The proposed project has an estimated construction cost of \$77,622,473.

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

Vote on Moving the Town of Easton 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 Easton with, in concept, the development of schematic designs to replace the existing Center, Moreau Hall and Parkview Elementary Schools with a new district-wide facility serving grades PK-2 on the existing Parkview Elementary School site, contingent upon the Town providing an update to its Preferred Schematic Report, 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.

State Representative Claire Cronin, who represents Easton, thanked the Board and MSBA staff and introduced other local officials that were present at the meeting.

Easton Superintendent Lisha Cabral thanked the Board and MSBA staff for the opportunity and their continued assistance and support.

VOTE: There being no further questions or comments, the Board approved the Motion to move the Town of Easton to Schematic Design by majority – 6 in favor, 0 abstaining.

The Town of Sharon is proposing to replace the existing Sharon High School with a new facility serving grades 9-12 on the existing site. This proposed project will serve an agreed upon enrollment of 1,250 students serving grades 9-12. The proposed project has an estimated construction cost of \$121,628,847.

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

Vote on Moving the Town of Sharon 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 Sharon with, in concept, the development of schematic designs to replace the existing Sharon High School with a new facility serving grades 9-12 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.

Kevin Nigro, Owner's Project Manager from PMA Consultants, thanked the Board and MSBA staff on behalf of the Superintendent and Chair of the School Building Committee for their guidance throughout the process.

State Senator Walter Timilty thanked the Board and MSBA staff for their support.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Town of Sharon to Schematic Design by majority – 6 in favor, 0 abstaining.*

Audit

Tamia Buckingham, MSBA Director of Audit, began her audit update by explaining that the MSBA has completed final audits for 490 Capital Pipeline Program projects plus 11 projects that are being presented for final approval to the Board today, all together representing approximately \$5.56 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$3.29 billion in submitted costs for the 227 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 \$3.4 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$77.7 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$932.8 million.

Approval of Audits, New Program

The Director of Audit explained that the Board is being asked to approve 11 Capital Pipeline Program audits listed on Exhibit H. She explained that the total combined grant amount for these 11 projects is \$65,837,431.

The Acting 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 each of the projects listed in the spreadsheet attached hereto as Exhibit H and authorizes the Executive Director to make payments consistent with this vote.

Tewksbury School Committee Chair Dennis Francis thanked the Board and MSBA staff for all their hard work. He commented that the project is a great success and he looks forward to working with the MSBA again.

VOTE: *There being no additional questions or comments, the Board approved the Motion by majority – 6 in favor, 0 abstaining.*

**The Chair returned and presided over the remainder of the meeting.*

MSBA Updates

Executive Director's Report

The Executive Director began his report by congratulating MSBA staff for completing audits for 500 projects. He thanked staff members for their hard work in preparing for the Board meeting, adding that there are 75 projects on the agenda for today's meeting. He noted that since the April 10, 2019 Board meeting, the MSBA has visited 21 projects and, as of June 21, 2019, eight districts have voted affirmatively to appropriate full project funds or feasibility study funds. He explained that the MSBA anticipates making 21 project visits in June, July and August and presented a list of the upcoming district visits as part of his PowerPoint presentation. Staff have also attended several project milestone ceremonies. 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. Then, the Executive Director spoke about the 2019 My Ideal School Contest and presented a PowerPoint slide displaying the winning submissions.

Next, the Executive Director welcomed the following new employees to the MSBA: Devanshi Desai as Assistant Project Manager; Michael Bergquist as Staff Attorney; and Madeline Esdale and Casey Clement as Capital Planning Co-Ops. He then welcomed the following summer interns: Isabella Repucci and Moksha Padmaraji for the Finance Team and Sarah Knotts, a Boston Latin Ward Fellow.

Then, the Executive Director congratulated the following employees on promotions: Rachel O'Brien to Assistant Project Manager; Allison Jones to Senior Project Coordinator; Julie Leonard to Director of Budget and Finance Administration; Patrick DeAngelo to Project Manager; Colleen Smith to Associate General Counsel; and Brian Kelley to Senior Associate General Counsel. He then congratulated Allison Jones on her recent engagement.

Project Overview Report

MSBA Director of Capital Planning, Mary Pichetti, provided an update on the project in the Dennis-Yarmouth Regional School District. She explained that the Board authorized the execution of a Project Scope and Budget Agreement for the Mattacheese Middle School at the December 12, 2018 Board of Directors Meeting. Due to a lawsuit filed and in response to the District's request, staff recommended at the April 10, 2019 Board of Directors meeting an additional 80 days beyond the 120-day deadline through June 30, 2019 for the District to finalize its Regional Agreement and to resolve pending litigation. The Barnstable Superior Court dismissed the lawsuit filed by the Town of Yarmouth on June 11, 2019. There is a 30-day appeal period. The Dennis-Yarmouth Regional School District has requested an additional 30 days to ensure there is no appeal filed. Staff recommend an additional 30-day extension for a total of 110 days beyond the 120-day deadline through July 30, 2019 in furtherance of the resolution of the litigation for the Project.

MSBA Director of Program Management Diane Sullivan explained that staff have added additional information to the Project Overview Report to include more information regarding the Statements of Interest submitted to the MSBA. The table on page four now includes the number of Statement of Interests received and invitations granted for Core Program, Green Repair Program, Accelerated Repair Program, and the Science Lab Initiative for 2008 through 2019. The data for the 2019 is still being developed.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

MSBA Senior Project Manager Mike McGurl presented a PowerPoint, including a summary of bid data. He summarized available data for anticipated Sub-Bids in July, August, and September and anticipated DBB Bids or GMP Executions in July, August, and September.

Then, MSBA Project Manager Christy Murray presented a PowerPoint with interactive maps with data for anticipated bids for the 2019 through 2021 calendar years, including the total construction budgets.

MSBA Senior Project Manager Mike McGurl presented a PowerPoint, including a summary of bid results. He summarized available data for anticipated bids for the 2019 calendar year noting that this information is preliminary. He reported that 24 Core Program projects have or will receive sub-bids in 2019. Seven have reported DBB bids or GMP executions to date and all seven of the reported bids came in within the estimated budget. As part of his presentation, Mr. McGurl presented a chart on bid data for the projects in the MSBA Capital Pipeline. He then provided bid data for the MSBA's Accelerated Repair Program. He explained that for the 2017 Accelerated Repair Program, 26 of the 33 reported projects bid within the estimated budget. One remaining project is anticipated to bid by the February 2020 Board of Directors meeting. He then explained that for the 2018 Accelerated Repair Program, six of the eight reported projects bid within the estimated budget and an additional five projects are anticipated to bid by the August Board of Directors meeting.

There was a brief discussion among Board members and MSBA staff regarding bid results for CMR and DBB projects.

Reconciliation of Project Obligations and Annual Cap

The MSBA's Director of Project Management, John Jumpe, explained that this year's reconciliation of the calculated annual grant funding cap space and the total grants is summarized in a memorandum that was provided to Board members. The reconciliation, like in past years, is in accordance with the administrative processes laid out in the May 2017 and August 2018 Board memos. The calculated annual grant funding cap space is \$624 million, which includes approximately \$22 million from FY18. An additional \$42 million in grant savings was realized based on savings associated with final audits, resulting in FY19 grant funding cap space of about \$666 million. The MSBA allocated the FY19 funding cap as follows: \$10 million allocated to MSBA share of feasibility studies for the 15 districts invited to conduct a feasibility study, \$42 million allocated to Accelerated Repair Projects for 19 Districts and 29 schools, and \$614 million allocated to partially fund 18 Core Program project grants. About \$328 million of Core Program Project grants approved this fiscal year are allocated to future cap space. Based on the current enrollment of the 62 schools included in this year's reconciliation, the MSBA's grant program has the potential to improve learning environments for about 35,000 students.

Finance

Sales Tax Collection Update

MSBA Director of Budget and Finance Administration, Julie Leonard, presented a PowerPoint and provided an FY19 SMART Collections update. The FY19 Consensus Revenue Estimate of \$858.9 million would represent growth of 1.29% over the FY18 unaudited amount. The FY19 collections through May 2019 are \$43.348 million (5.64%) higher than FY18 collections during the same period.

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

She presented a slide with a graphical depiction of FY15 - FY19 monthly SMART fund collections and then year-to-date SMART collections by year from FY14 - FY19.

Grant Payments Update

MSBA Treasurer, Gianpiero Tirella, provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$535,299,076 in grant payments to date in Fiscal Year 2019. This is for 342 Capital Pipeline Program, Prior Grant, and Waiting List projects in 177 districts.

FY 19 and FY 20 Budget Update

MSBA Chief Financial Officer, Laura Guadagno, provided the Board with a FY19 budget update. She presented a PowerPoint and provided a summary of the Administrative, Operations and Grant Programs Budget and the Capital Pipeline Professional Support Services Budget for FY19 with a summary of expenditures to date.

2019 Series A Bond Issue Update

MSBA Chief Financial Officer, Laura Guadagno, provided an update on the 2019 Series A bond issuance. She explained that the expected pricing date is July 17, 2019 and the expected closing date is July 31, 2019.

The meeting was adjourned at 11:50 a.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- May 31, 2019 Board Meeting Minutes
- Capital Pipeline Project Removal
- Re-categorization of Previous Board Invitation from Feasibility Study to Eligibility Period
- Invitation to Feasibility Study
- Invitation to Accelerated Repair Program
- Accelerated Repair Program Project Removal
- Project Funding Agreement Recommendations for the Accelerated Repair Program
- Preferred Schematic Design 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
- FY19 and FY20 Budget Update
- 2019 Series A Bond Issue Update

The June 26, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 28, 2019 meeting.

*Three letters we received but not read into the record. The letters were received after the Board of Directors meeting.

State Representative Carolyn Dykema and State Senator James Eldridge sent a letter offering their support for that project at the Mary E. Finn Elementary School in the Town of Southborough that was invited into the Accelerated Repair Program.

State Senator Michael Moore, State Senator Ryan Fattman, and State Representative David Muradian, Jr. sent a letter offering their support for the project at the Northbridge Middle School in Northbridge that was invited into the Accelerated Repair Program.

Westport Superintendent Dr. Gary Reese sent a letter offering his support for the Westport Elementary School project in Westport that was invited into the Accelerated Repair Program.