

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

Chairperson

James MacDonald

Chief Executive Officer

Jack McCarthy

Executive Director



Board Meeting

August 26, 2020



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Project Votes



Project Removal from Capital Pipeline | Vote

District	School
Hull	Memorial Middle School



Authorization to Execute PFA - ARP | **Vote**

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Acushnet	Acushnet Elementary School	Partial Roof	\$2,570,759	\$1,334,232
Totals			\$2,570,759	\$1,334,232



Funding Vote Extensions – Accelerated Repair Program

District	School(s)	PFA Board Approval	90-day Funding Expiration	Reason for Extension	Proposed Vote Date	Recommended Extension	Additional Days
Kingston	Kingston Elementary School	April 15, 2020	July 14, 2020	Funding approval postponed due to COVID-19	August 8, 2020*	August 13, 2020	30 days
Westport	Westport Elementary School	April 15, 2020	July 14, 2020	Funding approval postponed due to COVID-19	November 3, 2020**	November 11, 2020	120 days

* The Town of Kingston requested a 30-day extension beyond the 90-day deadline to obtain local funding. The Kingston Annual Town Meeting was held on August 8, 2020, resulting in a successful vote to appropriate funds for the Kingston Elementary School Project.

** As a result of the impact of COVID-19, the Town of Westport is requesting an extension of 120 days beyond the 90-day deadline in order to hold a town vote for a debt exclusion for the Westport Elementary School Project, currently scheduled for November 3, 2020.



Preferred Schematic Design | **Vote**

District	School	Project Scope	Estimated Total Construction	Estimated Total Project Costs
Andover	West Elementary School	New	\$122,915,784	\$155,602,365
Westwood	Paul R. Hanlon Elementary School	New	\$71,996,103	\$90,647,966
Totals			\$194,911,887	\$246,250,331



Preferred Schematic Design | Andover

West Elementary School

- Year Opened: 1951
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: PK-5
- Agreed Upon Enrollment: 925 students
- Proposed Scope of Project: New Construction to replace the existing West Elementary School with a new grades PK-5 facility on the existing site
- Existing Square Footage: 90,600 GSF
- Proposed Square Footage: 204,903 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$122,915,784



Preferred Schematic Design | Westwood

Paul R. Hanlon Elementary School

- Year Opened: 1953
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 560 students
- Proposed Scope of Project: New Construction to replace the existing Paul R. Hanlon Elementary School and the existing Deerfield Elementary School with a new grades K-5 facility on the site of the existing Paul R. Hanlon Elementary School
- Existing Square Footage: 31,600 GSF
- Proposed Square Footage: 113,141 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$71,996,103



Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Gloucester	East Gloucester Elementary School	New	\$66,700,000	\$25,496,634
Worcester	Doherty Memorial High School	New	\$293,384,178	\$124,555,633
Totals			\$360,084,178	\$150,052,267



Project Scope and Budget | Gloucester

East Gloucester Elementary School

- Year Opened: 1948
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 440 students
- Scope of Project: New Construction to replace the existing East Gloucester Elementary School and Veterans Memorial School with a new combined facility serving grades K-5 on the site of the existing Veterans Memorial School
- Existing Square Footage: 31,077 GSF
- Proposed Square Footage: 90,461 GSF
- District Total Project Budget: \$66,700,000
- Estimated Basis Total Facilities Grant: \$39,444,609
- Reimbursement Rate*: 64.65%
- Estimated Maximum Total Facilities Grant: \$25,496,634

** The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*



Project Scope and Budget | Worcester

Doherty Memorial High School

- Year Opened: 1966
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 1,670 students
- Scope of Project: New Construction on the existing site
- Existing Square Footage: 167,000 GSF
- Proposed Square Footage: 421,858 GSF
- District Total Project Budget: \$293,384,178
- Estimated Basis Total Facilities Grant: \$155,751,885
- Reimbursement Rate*: 80.00%
- Estimated Maximum Total Facilities Grant: \$124,555,633

** By statute, 80.00% is the District's maximum reimbursement rate and the District's base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.*



Audit Update

- **Audit Status Report**
- Approval of Final Audits with no appeals, Capital Pipeline Program MSBA grants | Vote



Audit Status Update

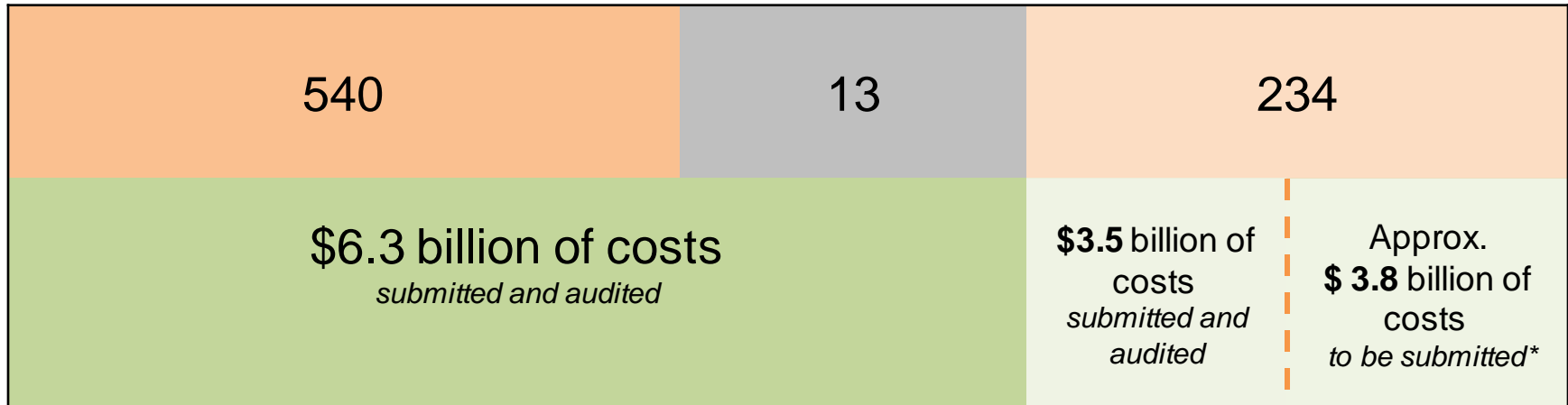
Capital Pipeline Program

■ Today's Vote

Completed Projects

Projects
Currently Have
Executed FSA
and PFA

Estimated Costs
Remaining



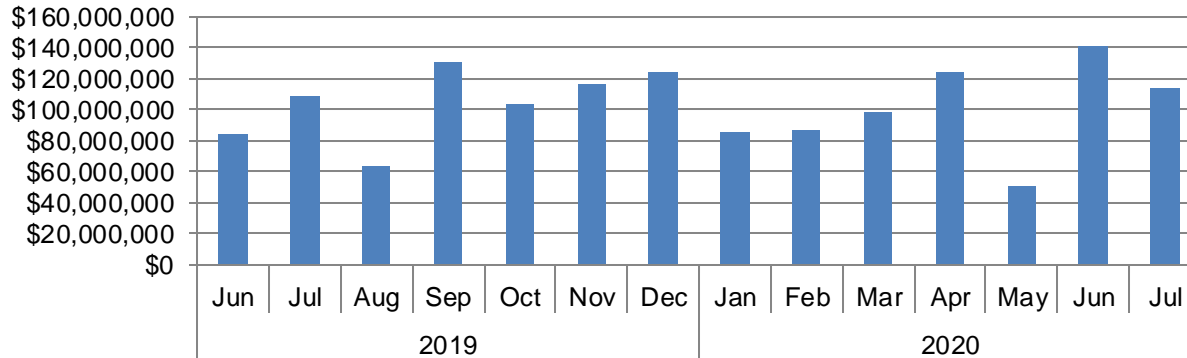
*Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of August 13, 2020.



Capital Pipeline Program | Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$103.2 million
- Total 12 Month Audited Costs = \$1.2 billion

Capital Pipeline Program Monthly Audited Project Costs





Audit Update

- Audit Status Report
- **Approval of Final Audits with no appeals,
Capital Pipeline Program MSBA grants | Vote**



Capital Pipeline Program | Closeout Audits

Today's Vote: August 26, 2020 Approval of Final Audits – Capital Pipeline Projects

	MSBA ID	District Name	School Name	Project Type	Project Scope	Reimb. Rate	Total Project Budget	Final Costs Submitted	Ineligible Costs	Basis for Final Total Facilities Grant	Authorized Grant for Cap Reconciliation	Final Total Facilities Grant	Grant Reconciliation FY	Additional Savings in Final Audit Grant for Cap Reconciliation
1	201201110010	Granby	West Street	Core Program	Addition / Renovation	63.63%	\$32,390,430	\$29,549,253	\$3,704,662	\$25,844,591	\$17,624,506	\$16,444,913	FY 16	\$1,179,593
2	200802290305	Peabody	J Henry Higgins Middle	Core Program	New Construction	56.16%	\$86,632,318	\$85,482,996	\$16,530,846	\$68,952,150	\$43,678,555	\$38,723,527	FY13	\$4,955,028
3	201602430040	Quincy	Atherton Hough	Accelerated Repair	Boiler	66.12%	\$967,121	\$757,451	\$41,088	\$716,363	\$606,329	\$473,659	ARP FY17	\$132,670
4	201602430020	Quincy	Beechwood Knoll Elementary	Accelerated Repair	Boiler	66.12%	\$723,785	\$689,697	\$14,650	\$675,047	\$475,260	\$446,341	ARP FY17	\$28,919
5	201602430060	Quincy	Merrymount	Accelerated Repair	Boiler	66.12%	\$994,133	\$957,936	\$55,857	\$902,079	\$627,175	\$596,455	ARP FY17	\$30,720
6	201602430110	Quincy	Wollaston School	Accelerated Repair	Boiler	66.12%	\$856,976	\$827,014	\$27,527	\$799,487	\$563,326	\$528,621	ARP FY17	\$34,705
7	201502930007	Taunton	Edmund Hatch Bennett	Accelerated Repair	Roof, Windows / Doors	73.95%	\$4,749,008	\$2,620,026	\$16,362	\$2,603,664	\$3,428,684	\$1,925,410	ARP FY16	\$1,503,274
8	201502930042	Taunton	Joseph H Martin	Accelerated Repair	Roof, Windows / Doors	73.95%	\$6,667,292	\$4,281,677	\$43,347	\$4,238,330	\$4,810,494	\$3,134,245	ARP FY16	\$1,676,248
9	201603150020	Wayland	Loker School	Accelerated Repair	Windows / Doors	35.42%	\$1,890,000	\$1,876,215	\$251,614	\$1,624,601	\$604,843	\$575,434	ARP FY17	\$29,409
10	201803230305	West Bridgewater	Howard School	Accelerated Repair	Roof	52.69%	\$383,630	\$375,932	\$20,000	\$355,932	\$229,083	\$187,541	ARP FY19	\$41,542
11	200903210305	Westborough	Sarah W Gibbons Middle	Core Program	Repair	46.51%	\$26,678,734	\$24,366,706	\$2,262,754	\$22,103,952	\$11,640,868	\$10,280,548	FY 15	\$1,360,320
12	201703360105	Weymouth	Thomas W. Hamilton Primary School	Accelerated Repair	Boiler	55.63%	\$1,185,006	\$915,529	\$123,324	\$792,205	\$579,462	\$440,704	ARP FY18	\$138,758
13	201703360110	Weymouth	Wessagusset	Accelerated Repair	Boiler	55.63%	\$1,176,706	\$828,204	\$75,365	\$752,839	\$575,404	\$418,804	ARP FY18	\$156,600
					TOTAL		\$165,295,139	\$153,528,636	\$23,167,396	\$130,361,240	\$85,443,989	\$74,176,202		\$11,267,786

*The Fiscal Years highlighted in bold are not included in the original FY08-FY16 Grant Reconciliation summary.



MSBA Updates

- **Executive Director's Report**
- Project Status Updates
 - Project Overview Report



Project Visits/Meetings and Local Votes

- Since the June 24 Board meeting, the MSBA has visited or spoken with 27 projects.
- 3 Districts have voted affirmatively to appropriate feasibility study funds or full project funds as of August 21, 2020.

Project Visits/Meetings		Local Votes	
Attleboro Belmont Boston Bristol County Cape Cod Central Berkshire Danvers Easthampton Fall River Foxborough Framingham Harvard Lexington Ludlow	Manchester-Essex Marblehead Middleborough Natick Northbridge Saugus Shrewsbury Somerville Springfield Taunton Wareham Westport Worcester	Feasibility Study Funds Nashoba RSD Whitman-Hanson RSD	Full Project Funds Springfield



Project Visits/Meetings

Upcoming site visits and calls anticipated in September and October:

Project Visits/Meetings	
Attleboro	Manchester-Essex
Belmont	Marlborough
Boston	Marblehead
Braintree	Middleborough
Bristol County	Natick
Cape Cod	Northbridge
Central Berkshire	Saugus
Danvers	Shrewsbury
Easthampton	Somerville
Fall River	Springfield
Foxborough	Taunton
Framingham	Tewksbury
Harvard	Wareham
Lexington	Westport
Ludlow	Worcester



Project Milestone Ceremonies

Groundbreaking Ceremony

- Maria Weston Chapman Middle School – Weymouth

Topping Off Ceremonies

- Minot Forest Elementary School – Wareham
- Attleboro High School
- Wahconah Regional High School – Central Berkshire



MSBA Updates

- Executive Director's Report
- **Project Status Updates**
 - **Project Overview Report**



Core Program - Bid Summary

Year	Number of Projects	Design Basis for Enrollment	Project Budget	Construction Budget
2019	22	20,170	\$2.55 billion	\$2.07 billion
2020	16	15,240	\$1.94 billion	\$1.55 billion
2021	9	10,585	\$1.36 billion	\$1.09 billion
2022	1	930	\$91 million	\$72 million
Totals	48	46,925	\$5.94 billion	\$4.77 billion

Note: These numbers are based on preliminary information received from the District and are subject to further review and calculation. Data is shown only for projects which have prior Project Scope and Budget Agreement approval by the Board.



Core Program - Anticipated Bids

Anticipated Sub-Bids in August, September, and October:

- August – None
- September – Arlington (CMR), Bridgewater-Raynham (DBB), Gardner (DBB), West Springfield (DBB), Weymouth (CMR)
- October – None

Anticipated DBB Bids or GMP Executions in August, September, and October:

- August – Boston (CMR), Bristol County (CMR), Central Berkshire (CMR), Tewksbury (CMR), Westborough (CMR)
- September – Bridgewater-Raynham (DBB), Pentucket (CMR), Weymouth (CMR)
- October – Arlington (CMR), Gardner (DBB), Marblehead (CMR), West Springfield (DBB)



Core Program – Bid Results 2019

- Of the 22 projects scheduled to receive sub-bids in 2019, 20 have reported DBB bids or GMP executions to date.
- 19 reported bids came in within the estimated budget.

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Lexington	Maria Hastings	New	CMR	1/9/2019	\$53,143,418	\$53,094,418	-\$49,000	35.79%	-\$17,537
Taunton	Mulcahey ES	New	DBB	1/25/2019	\$50,074,205	\$42,460,700	-\$7,613,505	80.00%	-\$6,090,804
Middleborough	Middleborough HS	New	DBB	2/8/2019	\$83,582,398	\$79,461,000	-\$4,121,398	61.29%	-\$2,526,005
Natick	J F Kennedy MS	New	DBB	3/6/2019	\$87,559,890	\$79,110,300	-\$8,449,590	48.21%	-\$4,073,547
Saugus	Saugus HS	New	CMR	3/28/2019	\$128,085,356	\$127,984,618	-\$100,738	57.72%	-\$58,146
Ludlow	Chapin Street ES	New	DBB	5/14/2019	\$45,754,614	\$40,305,929	-\$5,448,685	61.57%	-\$3,354,755
Worcester	South High Comm.	New	CMR	5/28/2019	\$173,111,181	\$171,995,000	-\$1,116,181	80.00%	-\$892,945
Harvard	Hildreth ES	New	CMR	7/18/2019	\$43,218,281	\$43,214,978	-\$3,303	50.68%	-\$1,674

*The construction estimate and bid amount include pre-construction services and alternates.

**These numbers are based on preliminary information received from the district and are subject to further review and calculation.



Core Program – Bid Results 2019

- Of the 22 projects scheduled to receive sub-bids in 2019, 20 have reported DBB bids or GMP executions to date.
- 19 reported bids came in within the estimated budget.

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Foxborough	Mabelle M. Burrell ES	Add/Reno	DBB	9/20/19	\$27,057,700	\$25,900,000	-\$1,157,700	56.01%	-\$648,248
Springfield	Brightwood ES	New	CMR	9/17/19	\$67,114,296	\$65,536,531	-\$1,577,765	80.00%	-\$1,262,212
Easthampton	Maple ES	New	DBB	11/26/19	\$90,122,000	\$84,831,000	-\$5,291,000	63.15%	-\$3,341,267
Westport	Westport JR/SR High School	New	CMR	1/8/20	\$79,880,726	\$78,071,720	-\$1,809,006	49.47%	-\$894,915
Manchester EssexRSD	Manchester Memorial ES	New	CMR	1/14/20	\$41,288,104	\$41,288,104	\$0	35.93%	\$0
Northbridge	W. Edward Balmer ES	New	CMR	1/14/20	\$79,742,662	\$77,447,743	-\$2,294,919	63.78%	-\$1,463,699
Shrewsbury	Beal Early Childhood Center	New	CMR	1/28/20	\$74,361,830	\$72,640,605	-\$1,721,225	54.86%	-\$944,264

*The construction estimate and bid amount include pre-construction services and alternates.

**These numbers are based on preliminary information received from the district and are subject to further review and calculation.



Core Program – Bid Results 2019

- Of the 22 projects scheduled to receive sub-bids in 2019, 20 have reported DBB bids or GMP executions to date.
- 19 reported bids came in within the estimated budget.

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Framingham	Fuller MS	New	CMR	12/20/19	\$78,335,429	\$77,377,558	-\$957,871	62.31%	-\$596,849
Somerville	Somerville HS	Add/Reno	CMR	5/30/2018	\$199,747,908	\$206,308,287	\$6,560,379	73.87%	\$0
Fall River	BMC Durfee HS	Add/Reno	CMR	10/1/19	\$218,109,610	\$218,108,023	-\$1,587	80.00%	-\$1,270
Danvers	Ivan G. Smith ES	New	CMR	12/10/19	\$42,224,273	\$40,829,425	-\$1,394,848	55.46%	-\$773,583
Attleboro	Attleboro HS	New	CMR	11/15/19	\$223,438,312	\$223,438,312	\$0	66.65%	\$0
Total					\$1,885,952,193	\$1,845,601,901	-\$40,350,292	-	-\$26,941,900

*The construction estimate and bid amount include pre-construction services and alternates.

**These numbers are based on preliminary information received from the district and are subject to further review and calculation.



Core Program – Bid Results 2020

- Of the 16 projects scheduled to receive sub-bids in 2020, 2 have reported DBB bids or GMP executions to date.
- One reported bid came in within the estimated budget.

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Wareham	Minot Forest ES	New	DBB	2/14/2020	\$72,066,378	\$60,117,573	-\$11,948,805	74.98%	-\$8,959,214
Belmont	Belmont HS	Add/Reno	CMR	2/5/2020	\$237,094,189	\$240,341,185	\$3,246,996	40.66%	\$0
Total					\$309,160,567	\$300,458,758	-\$8,701,809	-	-\$8,959,214

*The construction estimate and bid amount include pre-construction services and alternates.

**These numbers are based on preliminary information received from the district and are subject to further review and calculation.



Accelerated Repair – Bid Summary

2018 Accelerated Repair Program

- 25 of the 28 reported projects bid within the estimated budget
- Additional 2 projects are anticipated to bid by the December Board of Directors meeting

2019 Accelerated Repair Program

- 10 of the 10 reported projects bid within the estimated budget
- Additional 13 projects are anticipated to bid by the October Board of Directors meeting



Finance Update

- **Sales Tax Collection | Update**
- Grant Payments | Update
- Final FY20 Results/FY21 Budget | Update
- Update 2020A/B Bond Issues



FY2020 SMART Collections Update

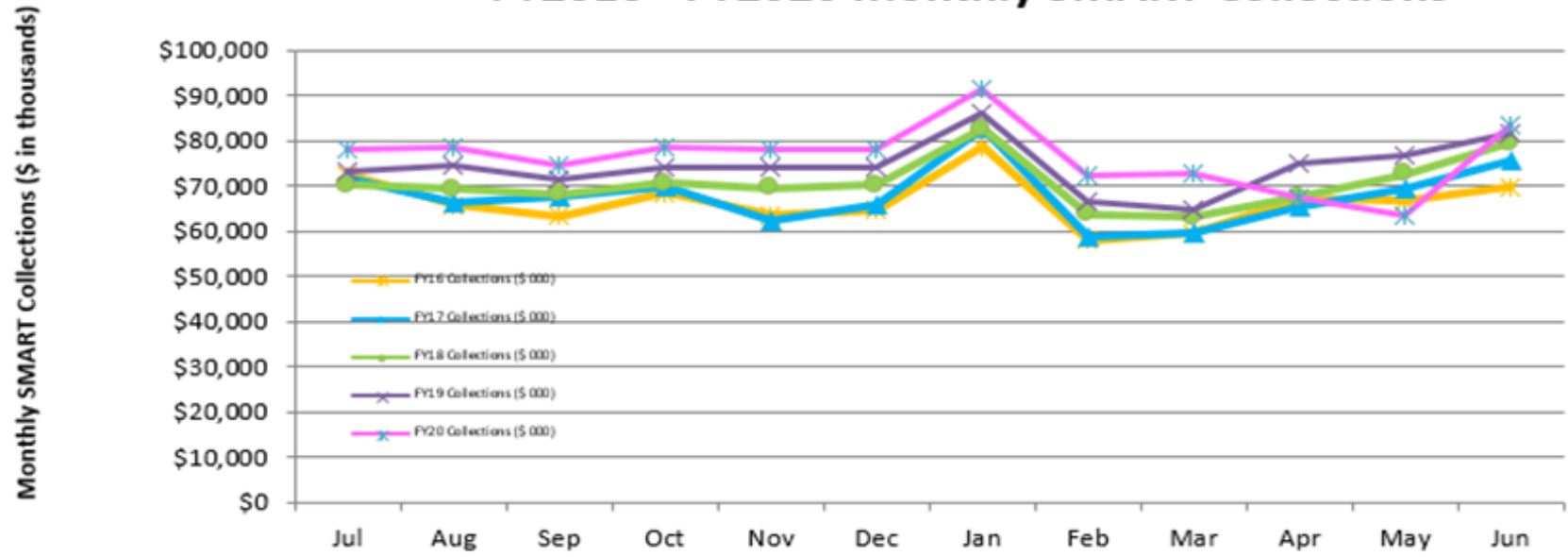
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
% Change	-1.89%	4.32%	0.97%	1.03%	11.39%	6.47%	-0.37%	8.93%	5.21%	3.01%	4.37%	5.04%	3.82%
FY19 (\$ 000)	73,165	74,677	71,612	74,205	74,180	74,214	86,342	66,460	64,662	75,200	76,981	81,505	893,200
Change (\$ 000)	3,003	5,248	3,297	3,441	4,524	4,009	3,701	2,550	1,594	7,669	4,312	1,873	45,221
% Change	4.28%	7.56%	4.83%	4.86%	6.49%	5.71%	4.48%	3.99%	2.53%	11.36%	5.93%	2.35%	5.33%
FY20 vs FY19 Char	77,941	78,753	74,787	78,674	78,230	78,254	91,330	72,266	72,690	67,447	63,598	83,338	917,307
Change (\$ 000)	4,776	4,076	3,175	4,469	4,050	4,040	4,988	5,806	8,029	(7,752)	(13,383)	1,834	24,107
% Change	6.53%	5.46%	4.43%	6.02%	5.46%	5.44%	5.78%	8.74%	12.42%	-10.31%	-17.39%	2.25%	2.70%

- FY 2020 Revenue Estimate of \$954 million would represent growth of 8.2% over the FY 2019 Revenue Estimate of \$882 million
- FY 2020 unaudited collections for July 2019 thru June 2020 are \$24.2 million (2.70%) higher than FY 2019 audited collections for the same period



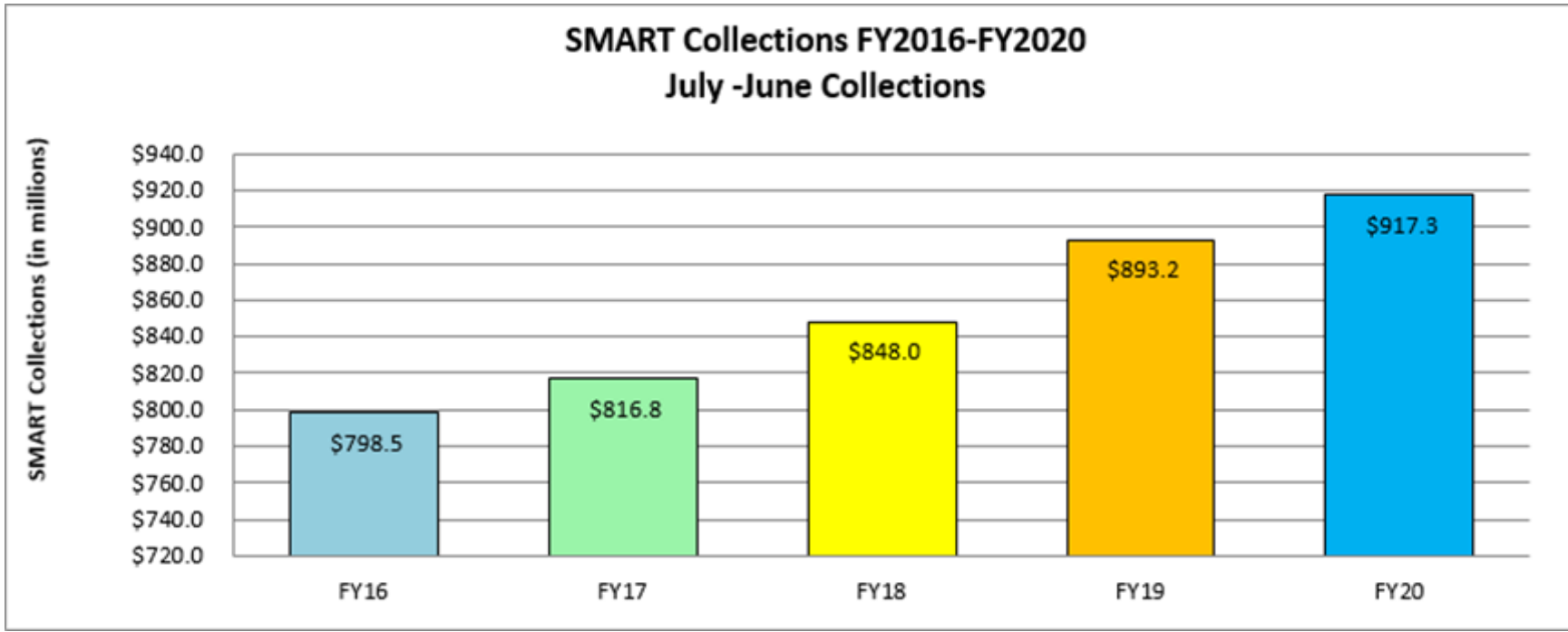
FY 2020 SMART Collections Update

FY2016 - FY2020 Monthly SMART Collections



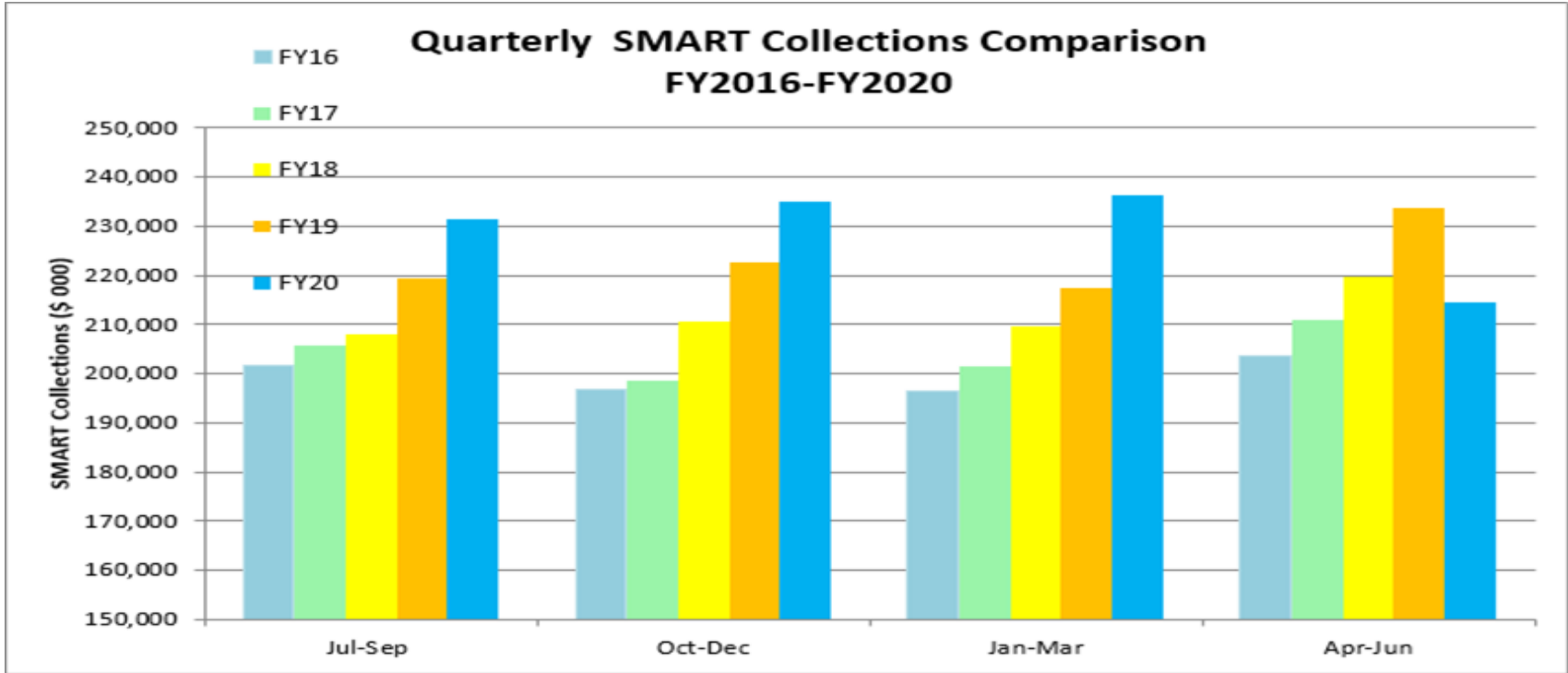


SMART Collections Year To Date





Quarterly SMART Collections





Finance Update

- Sales Tax Collection | Update
- **Grant Payments | Update**
- Final FY20 Results/FY21 Budget | Update
- Update 2020A/B Bond Issues



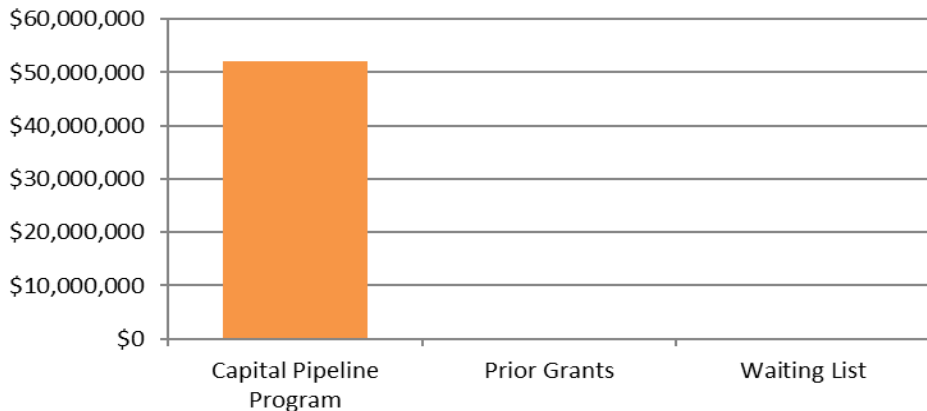
Grant Payments | FY2021 YTD Update

FY21 YTD Grant Payments Summary*

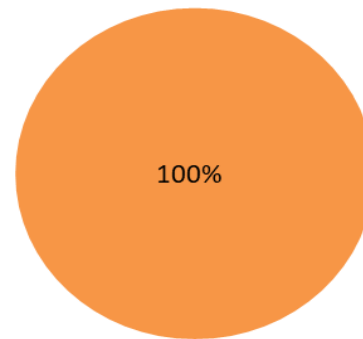
Program	Grant Payments	# Projects	# Districts	% of FY21 Payments
Capital Pipeline Program	\$ 52,141,814	66	57	100%
Prior Grants	\$ -			0%
Waiting List	\$ -			0%
Total	\$ 52,141,814	66	57	

*Reflects grant payment data as of August 7, 2020.

FY21 Grant Payments - YTD by Program



FY21 Grant Payments - YTD % by Program



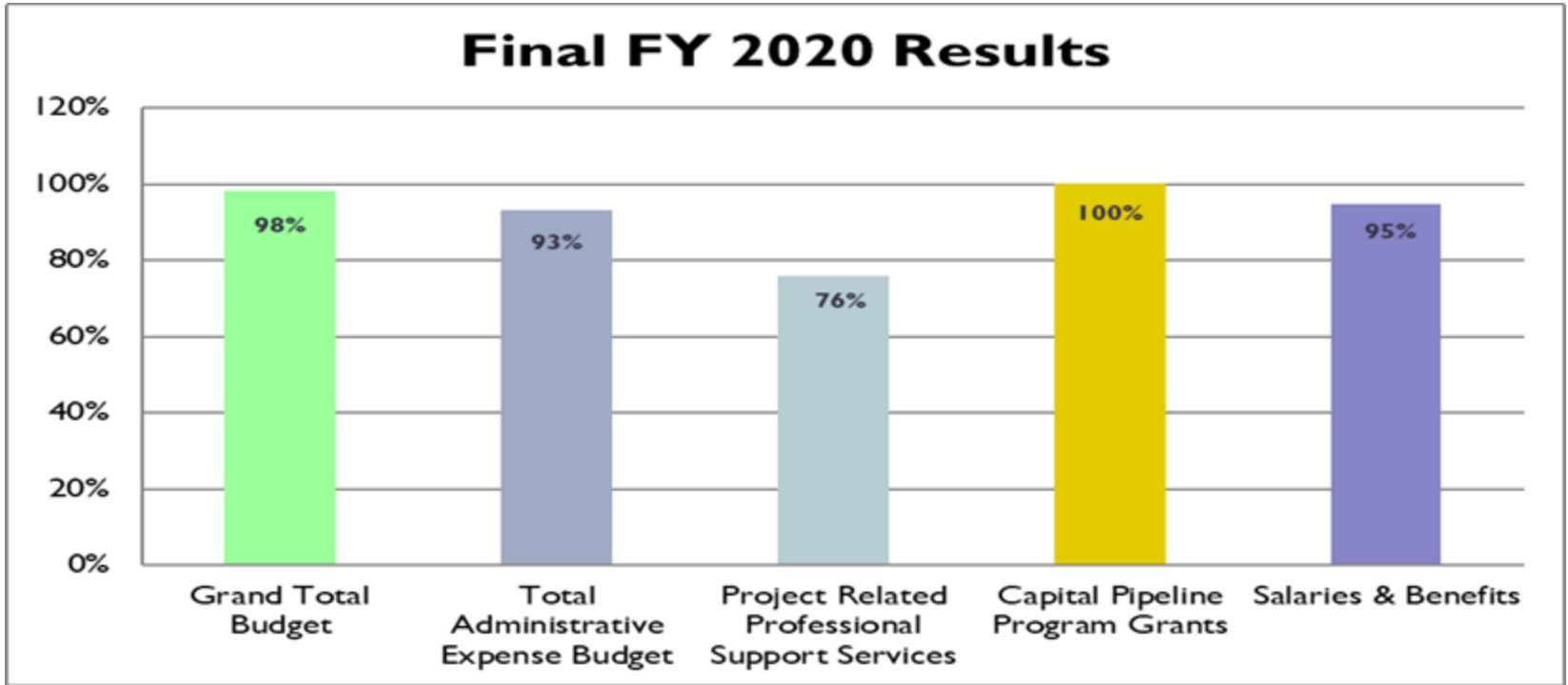


Finance Update

- Sales Tax Collection | Update
- Grant Payments | Update
- **Final FY20 Results/FY21 Budget | Update**
- Update 2020A/B Bond Issues

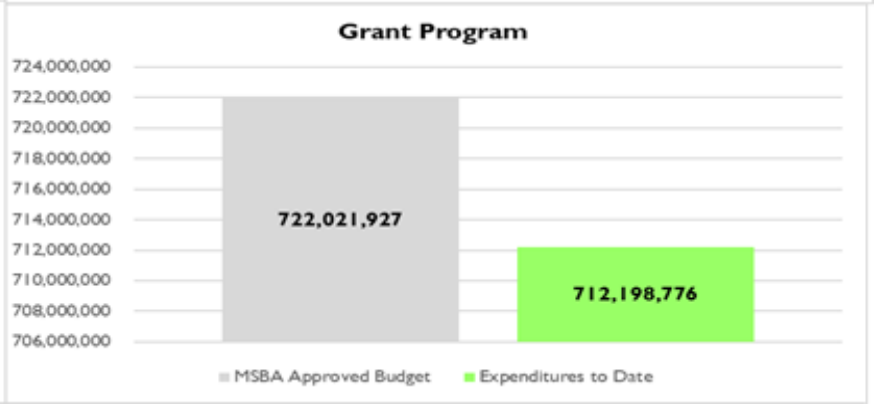
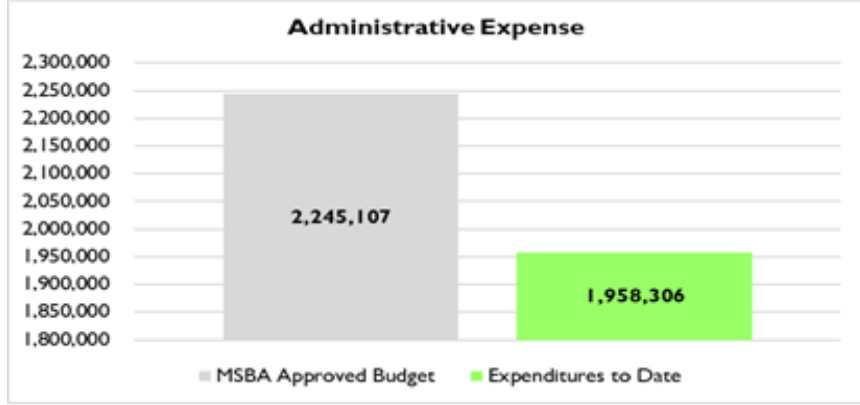
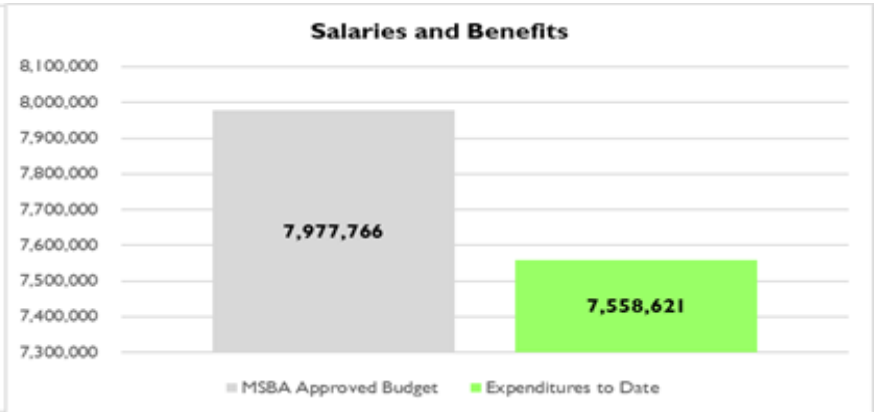
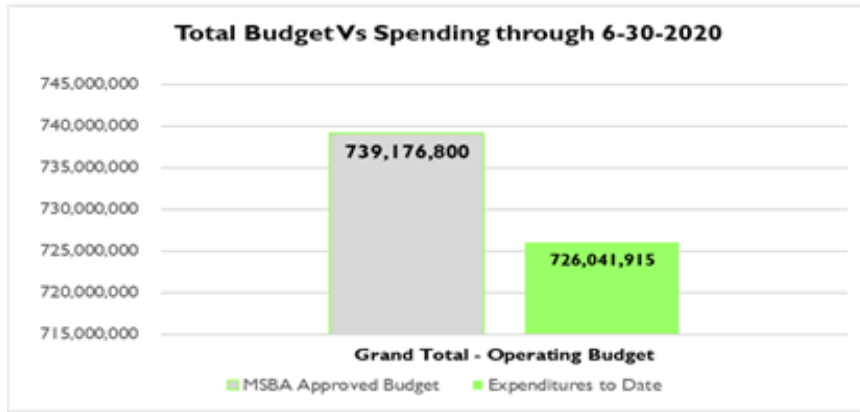


Fiscal Year 2020 Expenditures



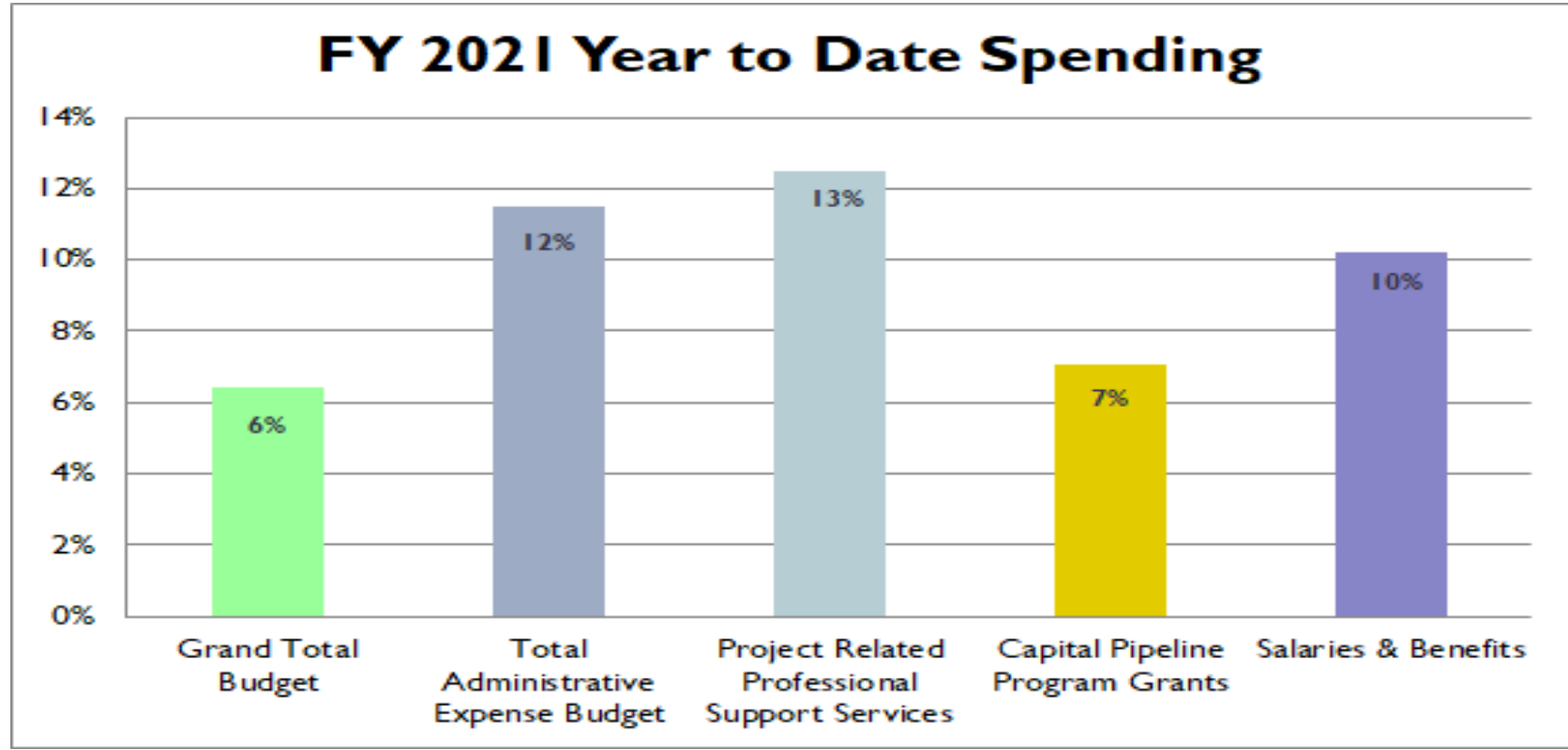


Fiscal Year 2020 Budget Update



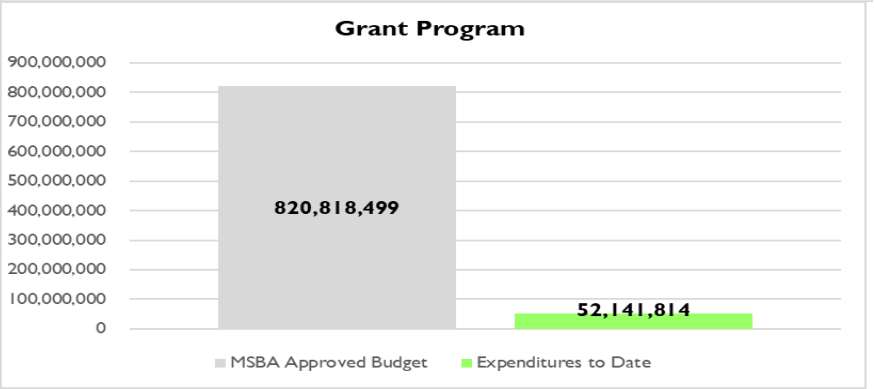
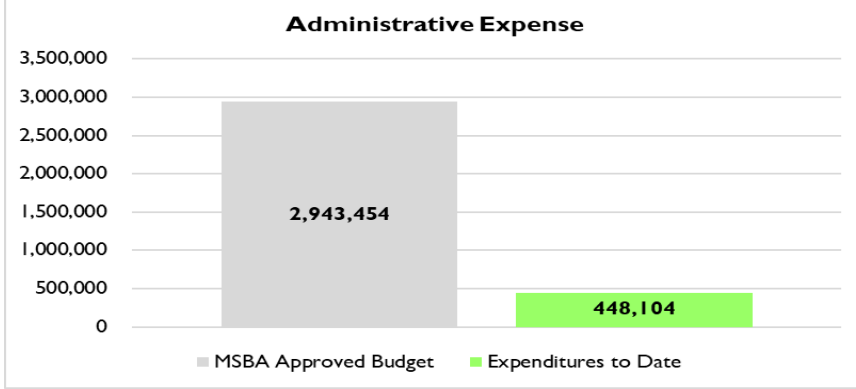
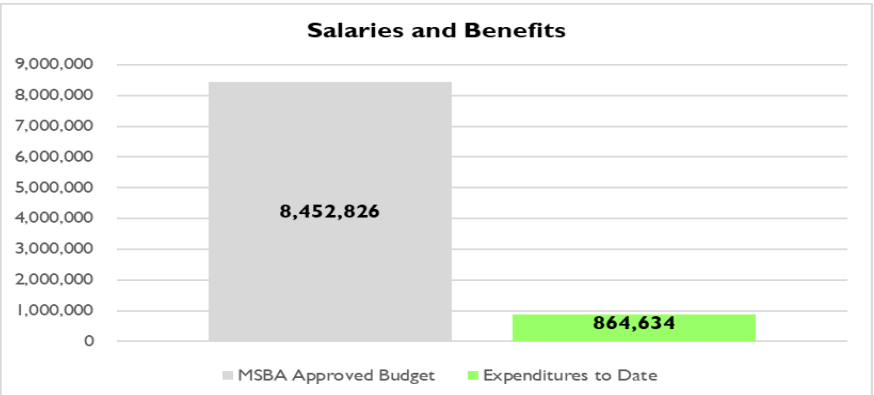
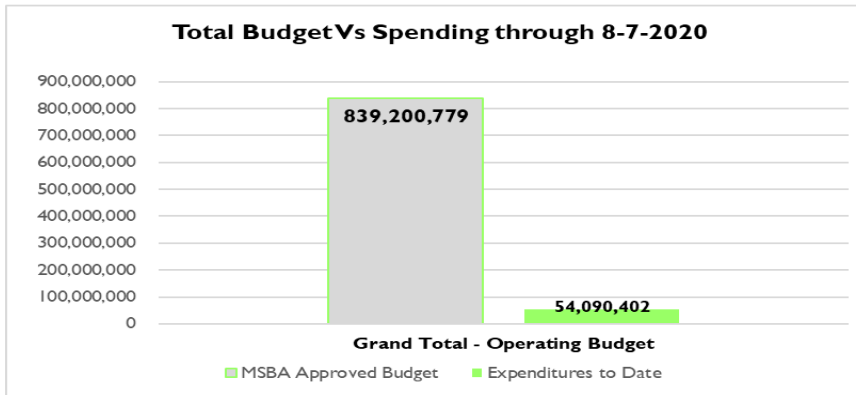


Fiscal Year 2021 Expenditures





Fiscal Year 2021 Budget Update





Finance Update

- Sales Tax Collection | Update
- Grant Payments | Update
- Final FY20 Results/FY21 Budget | Update
- **Update 2020A/B Bond Issues**



2020 Series A/B – Financing Summary

Transaction Overview	
Issuer	Massachusetts School Building Authority
Par Amount	2020 Series A Senior Dedicated Sales Tax Bonds (Social Bonds): \$350,000,000 2020 Series B Senior Dedicated Sales Tax Refunding Bonds (Federally Taxable) (Social Bonds): \$1,095,315,000
Pricing Date	June 30 th
Closing Date	July 15 th
Security	Senior Lien Bonds, secured by a senior gross pledge of a 1% state wide sales tax**, not subject to annual legislative appropriation
Social Bonds	The Bonds are designated as “Social Bonds” as proceeds of the Bonds are expected to finance and refinance “Social Projects” based on the social benefits of ensuring inclusive and equitable quality education and promoting lifelong learning opportunities for all
Use of Proceeds	(i) Series A: Fund school construction grants to cities, towns and school districts, (ii) Series B: Refund outstanding bonds, and (iii) pay the costs of issuing the Bonds
Final Maturity	Series A: August 15, 2050 Series B: August 15, 2035
Debt Service Funding	Both principal and interest are gross funded on a monthly basis (BAB/QSCB subsidies not deducted)
Tax Status	Series A: Federally Tax-Exempt Series B: Federally Taxable Series A and B: Interest is Exempt from Massachusetts Personal Income Taxes and the Bonds are Exempt from Massachusetts Personal Property Taxes
Continuing Disclosure	Available at http://emma.msrb.org



2020 Series A/B - Debt Profile

