

The February 11, 2021 Board Meeting minutes were approved by the MSBA's Board of Directors at the April 14, 2021 meeting.

**Massachusetts School Building Authority
Board Meeting Minutes of February 11, 2021**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on February 11, 2021. The meeting was held remotely via Zoom.

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

Others Present: James MacDonald, Chief Executive Officer; Jack McCarthy, Executive Director/Deputy Chief Executive Officer; Mary Pichetti; Laura Guadagno; Christine Nolan; Matt Donovan; Maria Puopolo; Stacy Patino; Barbara Hansberry; Brian Kelley; Colleen Smith; Mike Bergquist; Siobhan Tolman; Karl Brown; Katie Loeffler; Katie DeCristofaro; John Jumpe; Mike McGurl; Elena Seiti; municipal representatives; legislative representatives; local elected officials; and other members of the MSBA and the public.

Call to Order

The Acting Chair James MacDonald called the meeting to order at 10:00 a.m. and asked if anyone is recording the meeting. No one announced that they were recording the meeting.

He then explained that the meeting is being held under an “Order Suspending Certain Provisions of the Open Meeting Law” that was issued by Governor Baker on March 12, 2020, which permits remote participation by all Board members and allows the MSBA to use adequate alternative means, such as a conference call line, to ensure public access to the deliberations of the Board.

The Chair thanked everyone for their well wishes and commented that she is resting at home. She explained that she has asked James MacDonald to preside over the meeting, adding that she will be listening to the meeting. She thanked everyone for their participation.

Acceptance of the December 16, 2020 Minutes

The Acting Chair asked for a motion to accept the minutes of the December 16, 2020 Board meeting. A motion was made by Mr. Deninger and seconded by Mr. Sullivan:

Approval of the Minutes of the December 16, 2020 Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the December 16, 2020 Board meeting.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sean Cronin – Yes

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Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

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

*There was an internet connection issue and Ms. Vanderhoef was not present for the roll call vote.

Invitation to Feasibility Study

MSBA Capital Program Manager Katie DeCristofaro explained that staff are recommending that the Board vote to invite the Town of Amherst, the Town of Maynard, and the Town of Winchester into Feasibility Study. The three districts were invited into the Eligibility Period on December 11, 2019 and have completed all of the necessary prerequisites including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic funds to proceed.

The first district for consideration is the Fort River Elementary School in the Town of Amherst. The MSBA will be working with the District to study the following two options: 320 students in the facility's current configuration of K-6 and 575 students in grades K-5 at the Fort River and Wildwood Elementary Schools.

The second district for consideration is the Green Meadow Elementary School in the Town of Maynard. The MSBA will be working with the District to study options that maintain their current grade K-3 configuration for 395 students.

The third district for consideration is the Lynch Elementary School in the Town of Winchester. The MSBA will be working with the District to study options that maintain their current grade K-5 configuration for 520 students.

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

The Acting 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 A, for each of the schools listed in Exhibit A attached hereto.

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

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Ms. Kwan commented that she wants to remind districts of the importance of their educational plan. She noted that the educational plan should be driving the design of the building.

Mr. Deninger commented that he is happy to see Amherst back in the MSBA's pipeline.

Amherst Superintendent Michael Morris introduced State Senator Joanne Comerford, State Representative Mindy Domb, and other local officials who were on the call. He commented that he appreciates the support and guidance the Town has received for the proposed project. He noted that he is excited for the next steps and appreciates the partnership.

State Senator Joanne Comerford, who represents Amherst, thanked the Board, the MSBA, and the Town of Amherst. She commented that she is very committed to supporting the Town of Amherst. She thanked the Board for the opportunity to demonstrate her support for the proposed project at the Fort River Elementary School.

State Representative Mindy Domb, who represents Amherst, thanked the Board and the MSBA. She commented that she understands the challenges at the Fort River Elementary School and is looking forward to the MSBA process. She commented that the Superintendent is an exceptional leader, noting that the educational plan for the project will drive the design of the building. She commented that she appreciates the work and flexibility of the MSBA.

Maynard Superintendent Brian Haas thanked the Board for the invitation, adding that he is excited to be part of the process. He then introduced other local officials who were on the call.

State Representative Kate Hogan, who represents Maynard, thanked the Board and commented that she is excited to be part of the process. She noted that she has had the great opportunity to work with the MSBA before and knows how carefully the process is crafted. She commented that she looks forward to the proposed project and that the legislative delegation is here in support of the proposed project.

Winchester Superintendent Judith Evans thanked the Board and MSBA and introduced other local officials who were on the call. She commented that the building is in dire need of renovations. She noted that the legislative delegation sent a letter to the MSBA offering their support for the proposed project. She thanked Diane Sullivan and the staff at the MSBA, noting that they have been very helpful and supportive. She commented that she is looking forward to the partnership with the MSBA.

The Executive Director noted that State Senator Jason Lewis, State Senator Patricia Jehlen, and State Representative Michael Day sent a letter offering their support for the proposed project at the Lynch Elementary School in Winchester.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes

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James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Recommendation for Preferred Schematic Design

The MSBA's Director of Project Management, John Jumpe, explained that the Board is being asked to approve the Preferred Schematic Design for the William E. Carter School in the City of Boston. The recommendation is to replace the existing William E. Carter School with a new school on the existing site. The proposed project is designed to serve 60 students with severe cognitive and physical disabilities in grades PK-12 and has an estimated construction budget of approximately \$68.9 million and a construction cost of \$799/sf.

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

Vote on Moving the City of Boston 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 Boston with, in concept, the development of schematic designs to replace the existing William E. Carter School on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ms. Kwan commented that she wants to commend the project team who have worked very hard on the project. She noted that the project is expensive per square foot, with a tight site, and the team has worked hard to accommodate the needs of the students. She commented that the educational plan that the City submitted is extensive and could be a model plan nationwide for students with severe disabilities.

Mr. Deninger commented that he wants to echo Ms. Kwan's comments and noted that he is excited for the project.

Boston Mayor Marty Walsh thanked the Chair, the Board, James MacDonald, Jack McCarthy, and the MSBA staff. He also thanked the Superintendent, the Principal, and Brian McLaughlin for making the project at the Carter School a priority. He commented that this Board meeting could be his last meeting with the MSBA as the Mayor of the City of Boston. He noted that it is fitting that he is here to support the project for the Carter School as it was one of the first schools he visited as Mayor. He commented that the Carter School is an amazing school, and this is an opportunity to do something special for the children in the City, adding that the school will double in size. He noted that this is an opportunity to be a part of an amazing legacy. He thanked the Acting Chair for the opportunity to speak.

The Chair commented that she is amazed by what the teachers and aids in the Carter School have accomplished for the children in the building now and imagine what they could do in a new building. She invited the Mayor to attend the future project milestone events.

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Boston Superintendent Brenda Cassellius thanked the Board, the MSBA and the Mayor. She commented that the first school she visited as Superintendent was the Carter School. She commented that the love the teachers have for the students and the sense of community in the school is a gift. She thanked the Board for consideration and thanked Brian McLaughlin for his leadership.

The Acting Chair encouraged those who are not familiar with the Carter School in the City of Boston to learn about it. He thanked the Principal and staff for all that they do. He wished Mayor Marty Walsh well in Washington, D.C. He commented that the Mayor has done an amazing job for the City and school system, adding that he looks forward to seeing him at the groundbreaking ceremony for the Carter School.

The Executive Director commented that in his opinion, the project at the Carter School is one of the most important projects that the MSBA has worked on so far and he is proud to be a part of it. He wished Mayor Marty Walsh well in Washington, D.C.

The Principal of the Carter School Mark O'Connor thanked the Board, the MSBA, and the Mayor, adding that the school community is lucky to have all of this support. He commented that the Carter School has an incredible staff and support from the community.

Mr. Cronin wished the Mayor the best of luck.

Mr. Sullivan congratulated the Mayor and noted the great work between the MSBA and the City of Boston, under the Mayor's leadership.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Greg Sullivan – Yes

James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Next, the Director of Project Management explained that the Board is being asked to approve the Preferred Schematic Design for the Bristol-Plymouth Regional Technical High School in the Bristol-Plymouth Regional Technical School District. The recommendation is to replace the existing school with a new school on the existing site. The proposed project is designed to serve 1,434 students in grades 9-12 and has an estimated construction budget of approximately \$259 million and a construction cost of \$574/sf.

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

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Vote on Moving the Bristol-Plymouth Regional Vocational Technical 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 Bristol-Plymouth Regional Vocational Technical School District with, in concept, the development of schematic designs to replace the existing Bristol-Plymouth Regional Vocational Technical High School with a new facility on the site of the existing 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.

Mr. Cronin commented that it is his understanding that a regional school district has two paths to approve a project at the local level, voting town by town or district-wide. He noted that he has some concerns that if a project fails in a town by town vote but passes district-wide, a municipality may not be able to fund their portion. He asked to what extent is the District working with the municipalities to discuss the debt impact and what happens if a debt exclusion fails. He commented that if a municipality does not have the funds for the project it could force budget cuts and put a municipality in a difficult fiscal situation. He asked to what extent has the Bristol-Plymouth School Committee been working with the member communities and what discussions have there been locally regarding funding the project.

Bristol-Plymouth Regional Technical School District Superintendent Alexandre Magalhaes commented that the member communities have been aware of the project, starting with the submission of the Statement of Interest until now. He noted that the District is working with their consultants to reduce some costs associated with the project. He explained that a few towns have expressed concerns about the project. He noted that the District has been communicating with the member towns and cities.

Ms. Kwan commented that she wants to congratulate the Department of Elementary and Secondary Education (DESE) and the leadership of vocational technical schools. She noted that there are two vocational technical schools on the agenda for today's meeting. She commented that the districts have made some very forward thinking decisions for their programs, adding that they have modernized the programs so that students are prepared for new industries.

Bristol-Plymouth Regional Technical School District Superintendent Alexandre Magalhaes thanked the Board and the MSBA for their guidance. He commented that he knows that the MSBA has the best interests of the District and the students in mind when suggestions are made. He noted that he is excited to move forward in the process and continue the partnership with the MSBA.

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

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

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Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Next, the Director of Project Management explained that the Board is being asked to approve the Preferred Schematic Design for the Dale Street Elementary School in the Town of Medfield. The recommendation is to replace the existing Dale Street Elementary School with a new school on the Wheelock Elementary School site. The proposed project is designed to serve 575 students in grades 4-5 and has an estimated construction budget of approximately \$61.9 million and a construction cost of \$630/sf.

The District has requested that it be considered as a candidate for the MSBA's Model School Program. As presented at the January 20, 2021 Facilities Assessment Subcommittee meeting, staff have identified five model schools that could potentially meet the needs of the District. Staff are recommending that the Town of Medfield be approved to proceed with interviews of the five model school designers and its original Preferred Schematic designer, or proceed directly into Schematic Design with its original Preferred Schematic.

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 Town of Medfield 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 Medfield with, in concept, the development of schematic designs to construct a new elementary school facility for grades 4-5 on the Wheelock Elementary School site to replace the existing Dale Street 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.

VOTED: That the Board of Directors hereby authorizes the Executive Director to invite the Town of Medfield to evaluate certain Model School Program designs, 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 MSBA's General Counsel, Christine Nolan, explained that a resident from the Town of Medfield sent an email indicating that they would be recording the Medfield portion of the meeting.

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Medfield Superintendent Jeffrey Marsden introduced other local officials that were on the call and thanked the Board and MSBA for this opportunity. He commented that the Town of Medfield has waited a long time for this opportunity and thanked the Board on behalf of the students and staff.

A resident of Medfield, Christine McCue, commented that a letter was sent on behalf of a group of residents in Medfield and she wanted to ensure that it was received.

The Executive Director commented that he will make sure the letter is shared with Board members.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Next, the Director of Project Management explained that the Board is being asked to approve the Preferred Schematic Design for the Northeast Metropolitan Regional Vocational Technical High School in the Northeast Metropolitan Regional Vocational School District. The recommendation is to replace the existing school with a new school on the existing site. The proposed project is designed to serve 1,600 students in grades 9-12 and has an estimated construction budget of approximately \$244 million and a construction cost of \$636/sf.

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

Vote on Moving the Northeast Metropolitan Regional Vocational 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 Northeast Metropolitan Regional Vocational School District with, in concept, the development of schematic designs to replace the existing Northeast Metropolitan Regional Vocational High School with a new facility on the site of the existing 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.

Mr. Cronin commented that he has some concerns regarding the impact of this proposed project on the City of Chelsea and its ability to fund its share of the project. He commented that he is unsure

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the City can fit its share within its existing budget. He reaffirmed his support for the project but explained that he wanted to raise these issues.

Northeast Metropolitan Regional Vocational School District Superintendent David DiBarri sent his best wishes to the Chair for a speedy recovery. He introduced other local officials and consultants that were on the call. He thanked Jack McCarthy and Matt Donovan. He explained that outreach to the communities began five years ago and that the message to communities has been that the District will work with them. He commented that the local Feasibility Study vote received unanimous support.

Mr. Cronin reiterated that he supports the project but is concerned about the financial impact on one of the poorest communities in the Commonwealth and wants to see if there is a way to help the City of Chelsea.

Ms. Vanderhoef asked the Superintendent if he has an idea of the likelihood of this project passing locally using a town by town vote.

Superintendent DiBarri commented that he thinks that all of the communities will support the project.

Ms. Kwan commented that she is very aware of the finances of the City of Chelsea. She noted that this situation continues to highlight the disparity between poorer and wealthier communities in the Commonwealth. She commented that this is a problem that the legislature needs to address.

Mr. Sullivan commented that Mr. Cronin has raised a good point. He agreed that this is a disparity in the Commonwealth, and it is something that the legislature needs to address.

The Superintendent thanked everyone for their support.

The Executive Director noted that State Senator Jason Lewis sent a letter offering his support for the proposed project at the Northeast Metropolitan Regional Vocational Technical High School.

The Executive Director noted that State Representative Kate Lipper-Garabedian, State Representative Paul Donato, State Representative Steven Ultrino, and State Representative Donald Wong sent a letter offering their support for the proposed project at the Northeast Metropolitan Regional Vocational Technical High School.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Greg Sullivan – Yes

James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

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Then, the Director of Project Management explained that the Board is being asked to approve the Preferred Schematic Design for the Stoneham High School in the Town of Stoneham. The recommendation is to replace the existing high school with a new high school on the existing site. The proposed project is designed to serve 695 students in grades 9-12 and has an estimated construction budget of approximately \$141 million and a construction cost of \$677/sf.

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

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

Mr. Cronin commented that he would like to abstain from voting as he is a resident of Stoneham.

David Bois, Co-Chair of the Stoneham School Building Committee commented that he is joined by many folks in support of the project and that the project is critical to the community. He thanked Christina Forde, the Board and MSBA staff.

The Executive Director noted that State Senator Jason Lewis and State Representative Michael Day sent a letter offering their support for the proposed project at the Stoneham High School in Stoneham.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Abstain
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 6 in favor, 0 against, 1 abstaining.

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

The MSBA's Design Director, Karl Brown, explained that the Board is now being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for a project at the Florence Roche Elementary School in the Groton-Dunstable Regional School District. The recommendation is to replace the existing Florence Roche Elementary School with a new facility serving grades K-4 on the existing site. The proposed project has a design enrollment of 645 students. The District provided a Total Project Budget of approximately \$78.7 million, which includes an estimated construction cost of approximately \$61.5 million. This approval would be contingent upon the District obtaining full ownership, control, and exclusive use of the proposed project site.

The Acting Chair 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 a Project Scope and Budget Agreement and Project Funding Agreement with the Groton-Dunstable Regional School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Florence Roche Elementary School with a new facility serving grades K-4 on the existing site contingent upon the District gaining full ownership, control, and exclusive use of the proposed site, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Groton-Dunstable Regional School District, in such forms as he may determine to be acceptable, for the Florence Roche Elementary School project at a reimbursement rate of fifty-three and thirty-nine hundredths percent (53.39%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$25,835,473, 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 \$26,503,001, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

The Chair of the Groton-Dunstable Regional School Committee, Marlina Gilbert, thanked the Board and the MSBA. She thanked Christina Forde and Jenn Flynn for their support. She commented that the community is grateful to partner with the MSBA for this much needed project.

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

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Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Next, the Design Director 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 Oliver Partnership School in the City of Lawrence. The recommendation is for an addition and renovation project at the Oliver Partnership School to serve grades K-8 on the existing site. The proposed project has a design enrollment of 1,000 students. The District provided a Total Project Budget of \$132.3 million, which includes an estimated construction cost of approximately \$104.9 million. This approval would be contingent upon the District obtaining full ownership, control, and exclusive use of the proposed project site.

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

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the City of Lawrence

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for an addition and renovation project at the Oliver Partnership School to serve grades K-8 on the existing site contingent upon the District gaining full ownership, control, and exclusive use of the site, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the City of Lawrence, in such forms as he may determine to be acceptable, for the Oliver Partnership School project at a reimbursement rate of eighty percent (80.00%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$58,290,756, 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 \$61,647,551, 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.

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Lawrence Mayor Kendrys Vasquez thanked the Board and the MSBA for this opportunity. He commented that he is very excited about the partnership and noted that the proposed school will be a great addition to the City.

Lawrence Superintendent Cynthia Paris commented that the City is in the middle of moving students to the swing space. She commented that the MSBA's financial support continues to be important to the community and the City respectfully requests that the MSBA look again at the City's reimbursement rate. She noted that the City is not eligible to receive incentive points due to the City's reimbursement rate being 80%, but the effective rate will be below the MSBA's maximum reimbursement rate.

Mr. Cronin asked if the Superintendent means that the project will not pass without greater MSBA funding.

The Superintendent explained that the City is facing financial challenges and therefore requesting a higher reimbursement rate.

Ms. Kwan commented that reimbursement rates may not always meet district expectations when applied to eligible project costs. She commented that the MSBA does not have the ability to change the reimbursement rate formula and it has to be resolved by the legislature. She noted that the MSBA has to apply the rules it was given when the MSBA was created.

Mr. Sullivan commented that he agrees with Ms. Kwan and that the reimbursement rate formula was established in the statute that created the MSBA. He noted the MSBA does not have the discretion to change the formula.

The Executive Director noted that State Senator Barry Finegold, State Representative Frank Moran, State Representative Christina Minicucci, and State Representative Marcos Devers sent a letter offering their support for the proposed project at the Oliver Partnership School in Lawrence.

The Executive Director thanked the Superintendent and shared that they served on a panel together recently.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

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Audit

The MSBA's Chief Financial Officer, Laura Guadagno, thanked Tamia Buckingham, Wei Xu, and the Audit team for their hard work. She also thanked Stephanie Bai and the Capital Planning group, as well as Erin Sullivan. She began her audit update by explaining that the MSBA has completed final audits for 559 Capital Pipeline Program projects plus the five projects that are being presented for final approval to the Board today, all together representing approximately \$6.6 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$4.4 billion in submitted costs for the 238 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 \$3.9 billion in additional costs will be submitted for audit for these projects.

The Chief Financial Officer then explained that monthly submitted costs have averaged \$111.8 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$1.34 billion.

Approval of Audits, New Program

The Chief Financial Officer explained that the Board is being asked to approve five Capital Pipeline Program audits listed on Exhibit B. She explained that the total combined grant amount for these five projects is \$134,164,896.

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

Approval of Audit Costs for Several Projects

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

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

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MSBA Updates

Executive Director's Report

The Executive Director began his report by thanking MSBA staff members for their hard work in preparing for the Board meeting, especially during the current health crisis. He noted that, since the December 16, 2020 Board meeting, the MSBA has visited or had meetings with individuals from 21 projects and, as of February 5, 2021, one district has voted affirmatively to appropriate full project funds. He explained that the MSBA anticipates 18 project visits or meetings in February, March, and April and presented a list of upcoming district outreach plans as part of his PowerPoint presentation. He noted that since the last Board meeting, he has participated in nine outreach events and presented a list of the events as part of his PowerPoint presentation.

Next, the Executive Director provided an update on the 2020 Core Program Statement of Interest (SOI) process. He explained that the MSBA has completed 15 senior study visits virtually and is now requesting additional documents from districts. MSBA staff are continuing their due diligence and are anticipating making recommendations to the Board at the April or June Board meeting.

Next, the Executive Director explained that the MSBA has been named as a party in a lawsuit filed by a group of residents in the City of Gloucester concerning the proposed Gloucester project. He explained that the lawsuit is not seeking monetary damages from the MSBA and that it relates to concerns regarding the project site. The MSBA has hired outside counsel.

Next, the Executive Director explained that there are currently two ongoing actions regarding the proposed Waltham project. A lawsuit was filed against the Waltham Zoning Board of Appeals and there is also an appeal of the Conservation Commission's decision regarding the proposed project that was filed with the Department of Environmental Protection. The MSBA is not a party to either of these actions.

Next, the Executive Director explained that the MSBA sent a letter to its landlord requesting that they not increase the MSBA's monthly rent given the current public health emergency and the MSBA having limited staff in the office for the past year. The landlord did not agree but instead gave the MSBA the option to extend the term of the lease or postpone payment of the additional rent amount. The MSBA decided to decline these offers.

Next, the Executive Director welcomed Co-Op Steven Fallon as a Capital Planning Assistant. He congratulated Mike McGurl on his promotion to Deputy Director of Capital Planning and Allison Sullivan on earning her Master's in Public Administration, Public Humanities, from UMass Lowell. He then congratulated Siobhan Tolman on her engagement.

Mr. Sullivan commented that he wants to congratulate the Executive Director, noting that the ability of the MSBA to operate remotely during a pandemic is quite an accomplishment.

The Executive Director commented that it is all thanks to the MSBA staff.

Project Status Updates

The MSBA's Deputy Director of Capital Planning, Mike McGurl, provided an update on substantially completed projects. He explained that eight projects were scheduled to achieve

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substantial completion in 2020. Since the December Board meeting, Middleborough revised its anticipated substantial completion date from 2020 to 2021. Of the remaining seven, five have achieved substantial completion (Lexington, Marlborough, Natick, Saugus, and Taunton). The MSBA anticipates the receipt of three additional certificates. Of the three, two are reporting pending revisions to their substantial completion dates (Braintree and Somerville) and one is reporting early completion (Cape Cod). Meanwhile, eighteen projects are scheduled to achieve substantial completion in 2021. Staff will continue to monitor these projects.

Project Overview Report

The Deputy Director of Capital Planning then provided bid data for the MSBA's Accelerated Repair Program. He explained that for the 2018 Accelerated Repair Program, the final project has reported its bid. In total, 27 of the 30 reported projects bid within their estimated budget. For the 2019 Accelerated Repair Program, there is one additional bid result since the December Board meeting. All 24 of the 24 reported projects have bid within the estimated budget. An additional 13 projects are anticipated to be reported by the April Board meeting.

Next, the Deputy Director of Capital Planning presented a PowerPoint, including a summary of bid results for the Core Program. He reported that of the 22 Core Program projects scheduled to receive sub-bids in 2019, 21 have reported DBB bids or GMP executions to date. Nineteen of the reported bids came in within the estimated budget. He then reported that of the thirteen Core Program projects scheduled to receive sub-bids in 2020, twelve have reported DBB bids or GMP executions to date. Nine reported bids came in within the estimated budget.

Then, the Deputy Director of Capital Planning presented a PowerPoint, including a bid summary for the Core Program. He summarized available data for anticipated Sub-Bids in February, March, and April and anticipated DBB Bids or GMP Executions in February, March, and April.

Next, MSBA Project Manager Christy Murray presented an interactive map using Tableau for bidding information regarding MSBA projects. She explained that the MSBA is currently tracking 23 projects for filed sub bidding over the next three years. This includes all projects that have been approved for Preferred Schematic Design prior to today. The 23 projects have a total estimated construction budget of approximately \$2.4 billion.

For 2021, two projects have already filed sub bids leaving 12 projects remaining for the year. Those 12 projects have an estimated construction budget of \$1.4 billion. Four projects are scheduled to bid over the next few weeks in February and March: Easton, Rockland, Dennis-Yarmouth, and Lowell. Based on current bidding schedules, it appears there may be a pause in bidding after Amesbury Elementary in April. Bidding will resume in July with Braintree and Orange.

Moving into 2022, the MSBA is currently tracking 10 projects for filed sub bids. These totals include all projects approved for Preferred Schematic Design. Those 10 projects have a total estimated construction budget of just over \$920 million. Two projects were already approved for Project Scope and Budget: the Josiah Quincy Upper School in Boston and the Nauset Regional High School.

She explained that for 2023, the MSBA has one project scheduled to bid so far. This is the Upham Elementary School in Wellesley. The 2023 map will continue to fill in as the MSBA adds the projects that were approved for Preferred Schematic Design at today's meeting and additional projects to be approved at future Board meetings.

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The Acting Chair thanked Christy Murray and Mike McGurl for their presentations.

Enrollment Project Methodology Review

MSBA Project Manager Katie Loeffler explained that last year, the MSBA enlisted the UMass Donahue Institute (UMDI) to perform an analysis of the MSBA's enrollment projection methodology used for each district participating in a Core Program project. She explained that UMDI has completed this analysis and shared a summary of their findings.

She noted that the UMDI's study focused only on the MSBA's current base, or unmodified, projection methodology at a district-wide K-12 state-wide level to better understand the MSBA's current methodology in the context of how other jurisdictions project their own enrollments, to formally evaluate the methodology's ability to project future enrollment, and to identify possible improvements to the MSBA's current enrollment projection methodology. These goals were addressed through UMDI's nearly two year-long study.

Ms. Loeffler explained that UMDI identified 12 jurisdictions around the country that produce their own student enrollment projections, and it is clear from the sample of methods reviewed that the MSBA's grade-to-grade cohort survival methodology is the most common approach to estimating future school enrollment among all jurisdictions compared in this study.

As part of UMDI's study, retrospective replications were made of the MSBA's current baseline enrollment methodology for the cities, towns, and regional school districts in Massachusetts based on data available in 2008 projected forward to 2018. UMDI performed over 33,500 of these retrospective projections then compared those projections to actual historical enrollment data for grades K-5, 6-8, and 9-12 for 2009 through 2018.

Ms. Loeffler explained that UMDI considered the average distance from projected enrollment to actual enrollment, positive or negative, the upward or downward bias of the difference, and the average difference between the projected and actual enrollment by number of students. Based on UMDI's study, the MSBA's methodology projected within 13.3%, either lower or higher, across Massachusetts's public schools over this ten-year period. When averaged across all grades, districts, and years, accounting for over and under projections, the model projected enrollment to within 1% of actual enrollment.

During Post Occupancy, the team will be looking at specific districts and MSBA projects to better understand what the differences mean for MSBA-funded projects.

Ms. Loeffler explained that UMDI studied eight alternative methodology scenarios as a comparison to the MSBA's methodology. Of these eight alternative scenarios tested, none provided results which were "unambiguously positive or negative". Based on the scope of this study, UMDI concluded with no sweeping recommendations for changes to the MSBA's current base methodology at this time, though they suggested that the MSBA consider investigating how to incorporate data on housing sales into our projections method and continue adjusting our projections to account for new school construction projects.

Ms. Loeffler reported that MSBA staff envisions future work with UMDI to include assessing potential adjustments to the MSBA methodology.

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Staff are recommending a brief pause in conducting any further work with UMDI at this time to allow for the 2020 Census data to become available, for potentially short-term decisions by parents on where to live or have their children educated to play out, and for the impacts of COVID-19 to become less hypothetical.

She summarized by explaining that the MSBA's grade-to-grade cohort survival methodology is commonly used by other professionals, it helps achieve projections that are reasonably accurate, and there may be ways to universally and specifically improve it. While the past is certainly a good predictor of what may reasonably be anticipated in the future, the MSBA recognizes that there is always a chance for acute and unforeseen variables in a community which may somewhat disrupt the projected enrollment. The MSBA has mechanisms in place to deal with such circumstances which do occur from time to time.

She concluded by noting that the MSBA has a reasonable and reliable process by which the MSBA can project student enrollment for the districts in the Core Program.

The Acting Chair thanked Katie Loeffler for her presentation.

Ms. Kwan commented that she agrees with pausing the study. She noted that the pandemic has heavily impacted enrollment. She suggested that the MSBA assess how many students attend alternatives to public schools and that if a school is built, would these students return to public school.

Ms. Vanderhoef asked how school choice is factored in and commented on the enrollment for the proposed Nauset Regional project.

The Director of Project Management explained that if school choice students are attending the school before the school came into the MSBA pipeline, then those students will be part of the historic data used.

Model School Recommendations

MSBA Capital Program Manager, Elena Seiti, provided an update on the 2019 Model School Program procurement. She explained that the current procurement commenced in July 2019 with the issuance of a Request for Qualifications. Five responses were received at the end of October 2019 from the following design firms, all of which met the program's minimum requirements: DiNisco Design for the Hurld-Wyman Elementary School in Woburn, JCJ Architecture for the Hunking Middle School in Haverhill, Jones Whitsett Architects for the Plains Elementary School in South Hadley, Mount Vernon Group for the Athol Community Elementary School in the Athol-Royalston Regional School District, and Turowski2 for the Irwin Jacobs Elementary School in New Bedford.

The Model School selection committee completed the Phase 1 evaluation of applications in December 2019 in accordance with the selection criteria outlined in the RFQ and determined that all five designs should proceed to Phase 2, which would include a site visit to each school.

The selection committee was engaged in these Phase 2 site visits when the pandemic necessitated that the MSBA pause this effort. However, the MSBA was able to conduct site visits at the

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Jacobs Elementary School and Athol Community Elementary School in February 2020 and March 2020, respectively. During the visits that were conducted, the team sought to receive input from the districts regarding the benefits of the building and to gain an understanding of any challenges associated with the building.

The selection committee reconvened in January 2021 to complete the evaluation of the two applicants for which site visits were conducted. As part of her PowerPoint presentation, she mentioned the minimum requirements and selection criteria upon which the designs were evaluated. She then provided photos and floor plans for the Athol Community School and the Irwin M. Jacobs School.

Based on the review and findings described, staff recommend that the Athol Community Elementary School and the Irwin M. Jacobs Elementary School be included in the Model School Program. Due to ongoing public health concerns, staff anticipate resuming site visits for the remaining three Model School applicants when conditions allow for the visits to be conducted safely for all participants. In the interim and based on the number of projects becoming eligible for submission in the Program that meet the minimum requirements, staff recommend re-issuing the Model School RFQ in February 2021 to allow for additional responses, with staff evaluation for Board recommendation anticipated in the late summer or fall of 2021.

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

Approval of the Model School Program Recommendations

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the schools listed below to be included in the Authority's Model School Program, as further described in the memorandum attached hereto and incorporated by reference herein, and 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 implement and administer the Model School Program.

Athol Community Elementary School	Athol
Irwin M. Jacobs Elementary School	New Bedford

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

Roll Call Vote:

- Anne Brockelman – Yes
- Terry Kwan – Yes
- Sheila Vanderhoef – Yes
- Sean Cronin – Yes
- Matt Deninger – Yes
- Greg Sullivan – Yes
- James MacDonald – Yes

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The motion passed – 7 in favor, 0 against, 0 abstaining.

Finance

Sales Tax Collection Update

The Chief Financial Officer thanked the MSBA's Director of Budget and Finance Administration, Julie Leonard, and the Finance team for their hard work. She presented a PowerPoint and provided an FY2021 SMART Collections update. The FY2021 Revenue Estimate of \$976 million would represent growth of 2.3% over the FY2020 Revenue Estimate of \$954 million. The FY2021 unaudited collections for July through December are \$37.4 million (8.01%) higher than FY2020 audited collections for the same period.

She presented a slide with a graphical depiction of FY2017 – FY2021 Monthly SMART collections, and then year-to-date SMART collections by year from FY2017 – FY2021, as well as quarterly.

Grant Payments Update

The Chief Financial Officer thanked the MSBA's Treasurer, Gianpiero Tirella, for his hard work and provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$431,615,875 in grant payments to date in Fiscal Year 2021. This is for 190 Capital Pipeline Program projects in 120 districts.

FY21 Budget Update

Next, the Chief Financial Officer thanked the MSBA's Director of Budget and Finance Administration, Julie Leonard, and provided the Board with a FY2021 budget update. She presented a PowerPoint with the FY2021 Year to Date Spending and provided an update on salaries and benefits, administrative expenses, and grant program expenditures.

Mr. Cronin inquired about the sales tax revenue in terms of the actual numbers compared to the projected numbers for FY21 and there was a brief discussion.

Mr. Cronin then asked what the impact would be if the MSBA receives greater sales tax revenue than expected.

The Chief Financial Officer commented that this would be a policy decision. She explained that the MSBA would have a few options, including defeasing some outstanding debt or increasing pay-go instead of borrowing.

Mr. Cronin asked if greater sales tax revenue would have any impact on the number of projects the MSBA can take on.

The Executive Director commented that the MSBA is capped by statute at \$800 million and therefore would not be able to take on more projects.

The Chief Financial Officer concurred. She then mentioned that there are a lot of large projects in construction right now that are receiving funding and a fair amount of projects in design as well.

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The Executive Director commented that the letter that a resident of Medfield mentioned earlier in the meeting has been forwarded to the Board members. He noted that the letter is regarding the site selection and the MSBA does not get involved in the local site selection.

Ms. Vanderhoef commented that, although the MSBA does not take a position on site selection, it is important for the MSBA to make sure that districts have full control of the project site.

The Acting Chair thanked everyone for their participation, adding that there was a lot of discussion. He thanked the Chair for listening to the meeting.

The Chair thanked James MacDonald for presiding over the meeting.

The Acting Chair asked for a motion to adjourn the meeting. A motion was made by Mr. Deninger and seconded by Ms. Vanderhoef.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan – Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Greg Sullivan – Yes
James MacDonald – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

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

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- December 16, 2020 Board Meeting Minutes
- Invitation to Feasibility Study
- Recommendations for Preferred Schematic Design
- Invitations to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director Report
- Project Overview Report
- Enrollment Project Methodology Review
- Model School Recommendations
- Sales Tax Collection Update
- Grant Payments Update
- FY21 Budget Update