

The June 18, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 27, 2025 meeting.

**Massachusetts School Building Authority
Board Meeting Minutes of June 18, 2025**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on June 18, 2025. The meeting was held remotely via Zoom.

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

Others Present: James MacDonald, Chief Executive Officer; Mary Pichetti, Executive Director/Deputy Chief Executive Officer; Jennifer Gonzalez, Deputy Executive Director; Mike McGurl; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Kathleen Andrade; August Knuth; Annie Hudson; Barbara Hansberry; Chris Alles; Karl Brown; John Jumpe; Elena Seiti; Katie DeCristofaro; Michael Rodino; Julie Leonard; Zhanna Pekelis; municipal representatives; legislative representatives; local elected officials; and other members of the MSBA and the public.

Call to Order

The Chair called the meeting to order at 10:02 AM and asked if anyone was recording the meeting.

The Chair explained that the meeting is being held in accordance with Chapter 30A of the Massachusetts General Laws and 940 CMR 29.03, but subject to Chapter 2 of the Acts of 2025, which permits remote participation by all Board members and allows the MSBA to use adequate alternative means, such as a conference call line, to ensure public access to the deliberations of the Board.

Next, the Chair provided a brief overview of the items on the agenda for the meeting. She explained that the Board will be voting to: (1) approve the minutes from the April 30, 2025 and May 28, 2025, Board of Directors meetings; (2); invite three districts into Feasibility Study; (3) execute Project Funding Agreements for seven projects from two districts in the Accelerated Repair Program with an Estimated Maximum Total Facilities Grant of approximately \$29 million; (4) authorize four proposed projects to proceed into Preferred Schematic Design, with an estimated \$442 million in total construction costs; (5) invite three districts to enter into a Project Scope and Budget Agreement, with an Estimated Maximum Total Facilities Grant of approximately \$220 million; and (6) approve eleven final audits from three districts with a Final Total Facilities Grant amount of approximately \$52 million.

Finally, the Chair also noted that the Board will receive updates from the Executive Director, Capital Planning staff, and Finance staff.

Approval of April 30, 2025 Minutes

The Chair asked for a motion to accept the minutes of the April 30, 2025, Board meeting. A motion was made by Mr. Deninger and seconded by Ms. Kwan:

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Approval of the Minutes of April 30, 2025, Board Meeting

VOTED: That the Board of Directors at the Massachusetts School Building Authority hereby approves the Minutes of the April 30, 2025, Board Meeting.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Approval of May 28, 2025 Minutes

Next, the Chair asked for a motion to accept the minutes of the May 28, 2025, Board meeting. A motion was made by Mr. Deninger and seconded by Ms. Kwan:

Approval of the Minutes of May 28, 2025, Board Meeting

VOTED: That the Board of Directors at the Massachusetts School Building Authority hereby approves the Minutes of the May 28, 2025, Board Meeting.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Invitation to Feasibility Study

Next, MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize three districts to proceed into the Feasibility Study phase. She noted that the districts were invited into Eligibility Period on December 13, 2023, and

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have since completed all the necessary prerequisites, including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic design funding.

The first District for consideration is Milford High School in the Town of Milford. Staff will be working with the District to study the following three options: 1,675 students in the facility's current configuration of grades 9-12 plus Pre-Kindergarten; 2,120 students in grades 8-12, plus Pre-Kindergarten; and 2,545 students in grades 7-12, plus Pre-Kindergarten.

The second District for consideration is Veterans Memorial High School in the City of Peabody. Staff will be working with the District to study options that maintain the facility's current configuration of grades 9-12 for 1,650 students.

The third District for consideration is Colonel John Robinson Elementary School in the Town of Westford. Staff will be working with the District to study the following three options: 470 students in the facility's current configuration of grades K-2 plus neighborhood Pre-Kindergarten; 705 students, in grades K-5, plus neighborhood Pre-Kindergarten, which would consolidate the Colonel John Robinson Elementary School with the Abbot Elementary School; and 1,065 students in grades K-5, plus neighborhood Pre-Kindergarten, which would consolidate the Colonel John Robinson Elementary School with the Abbot Elementary School and the Day Elementary School.

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 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.

Mr. Cronin inquired about the Town of Milford not using debt exclusion for the high school project.

The Superintendent of Milford Public Schools, Kevin McIntyre, explained that the District has been preparing for this project for well over a decade. Therefore, efficient planning has allowed them to pursue this project without a debt exclusion.

Ms. Kwan commented that the staff who will be using the proposed facilities should be active participants when drafting the educational plan. She explained that it is important and something that is closely looked at when the plans are being reviewed by both her and Mr. Deninger.

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It was noted that the MSBA received a letter of support from State Representative Brian Murray for the Milford High School project.

The principal of Milford High School, Joshua Otlin, extended his gratitude to everyone at the MSBA for their support of the Milford High School project. He added that this project is going to make a significant impact on the Milford community.

It was noted that the MSBA received a letter of support from State Representative Thomas Walsh for the Veterans Memorial High School project in the City of Peabody.

State Senator Joan Lovely commented that she is a strong supporter of the Veterans Memorial High School project. She explained that Peabody is in need of a new facility for their high school and the city is very supportive of this.

The Chair of the Veterans Memorial High School Building Committee, Beverly Griffin-Dunne, commented that a new high school is going to open new opportunities for the students of Peabody.

Mayor Edward Bettencourt of Peabody thanked everyone for their comments in support of the Veterans Memorial High School project. He commented that the MSBA and City of Peabody have had a great partnership, and he is looking forward to the next steps.

It was noted that the MSBA received a letter of support from State Representative James Arciero for the Colonel John Robinson Elementary School project in the Town of Westford.

The Superintendent of Westford Public Schools, Dr. Christopher Chew, thanked the MSBA for their support, specifically extending his gratitude to MSBA staff members who answer the district's questions on a daily basis. He added that the community is looking forward to the Colonel John Robinson Elementary School project and the positive impact that a new facility will have on elementary school students in years to come.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Authorization to Execute Project Funding Agreement – Accelerated Repair Program

Next, MSBA Senior Project Manager, John Crisley, explained that prior to today's Board meeting, MSBA staff received six Schematic Design submissions from the City of Springfield and one Schematic Design submission from the Town of Chelmsford for the MSBA Accelerated Repair Program.

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Taken together, the two Districts have a combined Total Project Budget of approximately \$46.5 million, which includes total construction estimates of approximately \$39.3 million. The combined Estimated Maximum Total Facilities Grant for the projects is \$29,118,432. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$30,501,694.

The City of Springfield and the Town of Chelmsford were invited into the Accelerated Repair Program on October 30, 2024. The City of Springfield's invitation included nine schools, six of which are included in this vote. The remaining three schools are scheduled to be presented at the August 28, 2025 Board meeting. In conclusion, staff recommend that the two districts, representing seven schools, receive authorization to enter into Project Funding Agreements with the MSBA.

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

**Vote to Authorize the Executive Director to Execute a Project Funding Agreement
for the Proposed Accelerated Repair Projects**

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

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant
Chelmsford	South Row School	Partial Roof	\$4,527,956	\$2,013,779	\$2,106,917
Springfield	Mary O. Pottenger Elementary School	Windows/Doors	\$4,150,414	\$3,158,906	\$3,309,771
	Milton Bradley Elementary School	Partial Windows/Doors	\$2,418,365	\$1,724,336	\$1,796,183
	Rebecca M. Johnson Elementary School	Windows/Doors	\$3,873,788	\$2,958,828	\$3,099,030
	Indian Orchard	Roof	\$7,483,632	\$4,555,971	\$4,771,953

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	Elementary School				
	High School of Commerce	Roof	\$16,555,067	\$8,952,502	\$9,393,444
	Springfield Central High School	Windows/Doors	\$7,530,496	\$5,754,110	\$6,024,396
Total			\$37,792,570	\$25,897,256	\$30,411,694

It was noted that the MSBA received a letter of support from State Representative James Arciero for the South Row School project in the Town of Chelmsford.

The Superintendent of Chelmsford Public Schools, James Lang, thanked the MSBA for all their work on both Core and ARP projects.

It was noted that the MSBA received a letter of support from State Senator Jacob Oliveira for the ARP projects in the City of Springfield.

The Director for Capital Asset Construction in the City of Springfield, Peter Garvey, thanked the Chair, Board, and MSBA staff on behalf of the Mayor of Springfield.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Recommendation for Preferred Schematic Design

Next, the MSBA's Director of Project Management, Chris Alles, explained that the Board is being asked to approve the Preferred Schematic Design for the Joseph A. Campbell Elementary School in the Town of Dracut. The Town of Dracut is proposing to consolidate the student population of the existing Joseph A. Campbell Elementary School and the Greenmont Avenue Elementary School and construct a new facility on the site of the existing Joseph A. Campbell Elementary School.

The proposed school is designed for 860 students in kindergarten through grade 5, plus pre-kindergarten, and includes an estimated Total Project Budget of approximately \$182.8 million, with an estimated total construction budget of approximately \$140.6 million

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

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Vote on Moving the Town of Dracut to Preferred Schematic

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 Dracut with, in concept, the development of schematic designs to consolidate the student population of the existing Joseph A. Campbell Elementary School and the Greenmont Avenue Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-Kindergarten, on the site of the existing Joseph A. Campbell 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.

It was noted that the MSBA received a letter of support from State Representative Colleen Garry for the Dracut project.

The MSBA also received a letter of support from State Senator Edward Kennedy for the Dracut project.

The Superintendent of Dracut Public Schools, Steven Stone, thanked the Board for the opportunity to speak. He recognized the support of Dracut Town Manager, Kate Hodges, as well as members of the Dracut School Committee. Lastly, he added that this project is important to the Dracut community, and the Town welcomes the opportunity to continue working with the MSBA.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Next, the Director of Project Management explained that the Board is now being asked to approve the Preferred Schematic Design for Central Elementary School in the Town of East Bridgewater. The Town of East Bridgewater is proposing to replace the existing Central Elementary School with a new facility on the site of the existing school.

The proposed school is designed for 510 students in grades kindergarten through grade2, plus pre-kindergarten, and includes an estimated Total Project Budget of approximately \$134.4 million, with an estimated total construction budget of approximately \$106.9 million.

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

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Vote on Moving the Town of East Bridgewater to Preferred Schematic

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 East Bridgewater with, in concept, the development of schematic designs for a new facility serving students in kindergarten through grade 2, plus pre-kindergarten, on the site of the existing Central 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.

Ms. Kwan commented that the next three districts being voted into Preferred Schematic submitted well written educational plans. She encouraged other districts to look at these educational plans for assistance when drafting their own.

The Superintendent of East Bridgewater, Dr. Gina Williams, commented that the East Bridgewater community appreciates their partnership with the MSBA. She thanked the team behind the East Bridgewater High School project and commented that everyone's effort has been an outstanding contribution. She thanked Ms. Kwan for her words regarding East Bridgewater's educational plan.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Next, the Director of Project Management explained that the Board is now being asked to approve the Preferred Schematic Design for Kittredge Elementary School in the Town of North Andover.

The proposed school is designed for 335 students in grades 1 through 5 and includes an estimated Total Project Budget of approximately \$73.6 million, with an estimated total construction budget of approximately \$58.6 million.

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

Vote on Moving the Town of North Andover to Preferred Schematic

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 North Andover with, in concept, the development of schematic designs to replace the

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existing Kittredge Elementary School with a new facility serving students in grades 1 through 5, on the site of the existing Kittredge 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.

Ms. Kwan commented that the educational plans submitted by North Andover and West Bridgewater demonstrate how a strong educational plan can drive the preferred schematic submittal. She noted that one of the main purposes of having a strong educational plan is to enable the creation of a design that supports the plan's focus. She stated that robust conversations were had at the Facilities Assessment Subcommittee Meeting and ultimately resulted in further improvements to the proposed facility.

It was noted that the MSBA received a joint letter of support from State Senator Barry Finegold, State Senator Bruce Tarr, State Representative Tram Nguyen, and State Representative Adrienne Ramos for the Kittredge Elementary School project.

The Assistant Town Manager and Director of Operations for the Town of North Andover, Laurie Burzlaff, expressed her appreciation for Ms. Kwan's comments regarding the district's educational plan. She explained that everyone on the North Andover team worked extremely hard on that plan. She thanked MSBA staff and the Board for all their help and guidance throughout this process and noted that the Town is looking forward to continuing their partnership with the MSBA and delivering a school facility that all can be proud of.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Next, the Director of Project Management explained that the Board is now being asked to approve the Preferred Schematic Design for Rose L. MacDonald Elementary School in the Town of West Bridgewater. The Town of West Bridgewater is proposing to consolidate the student population of the existing Rose L. MacDonald Elementary School, Howard Elementary School, and the kindergarten population from the Spring Street School into a new facility to be constructed on the site of the existing Rose L. MacDonald Elementary School.

The proposed school is designed for 1,075 students in kindergarten through grade 6 and includes an estimated Total Project Budget of approximately \$176.2 million, with an estimated total construction budget of approximately \$135.9 million.

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

Vote on Moving the West Bridgewater to Preferred Schematic

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 West Bridgewater with, in concept, the development of schematic designs to consolidate the student populations of the existing Rose L. MacDonald Elementary School, the Howard Elementary School, and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6, on the site of the existing Rose L. MacDonald 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.

It was noted that the MSBA received a letter of support from State Senator William Driscoll for the West Bridgewater project.

The Superintendent of West Bridgewater, Mark Bodwell, thanked the Board and MSBA staff on behalf of the Town. He added that the community is excited about this project and thanked Ms. Kwan for her comments on the district's educational plan.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

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

Next, the MSBA's Design Director, Karl Brown, explained that the Board is now being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Longmeadow for a potential project at Glenbrook Middle School. The proposed project would consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility on the site of the existing Williams Middle School.

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The proposed project has a design enrollment of 665 students in grades 6 through 8. The District provided a Total Project Budget of approximately \$151.6 million, which includes a total construction budget of approximately \$118.9 million.

The Chair asked for a motion and the following motion was made by Ms. McKenzie 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 Town of Longmeadow

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility serving grades 6-8 on the site of the existing Williams Middle School, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Longmeadow, in such forms as she may determine to be acceptable, for the Glenbrook Middle School project at a reimbursement rate of fifty-six and thirty-sevenths hundredths percent (56.37%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$53,774,423, 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 \$54,779,864, 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.

It was noted that the MSBA received letters of support from State Senator Jacob Oliveira and State Representative Brian Ashe for the proposed Longmeadow project.

The Superintendent of Longmeadow, Dr. Martin O'Shea, commented that Longmeadow is excited to continue their productive partnership with the MSBA. He commented that this project will expand opportunities for Longmeadow's middle school students for generations to come. Lastly, he noted that this project is widely supported across the Longmeadow community and they are grateful for the opportunity.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

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Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Next, the MSBA's Design Director explained that the Board is now being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of North Attleborough for a potential project at the North Attleborough High School. The proposed project is to replace the existing North Attleborough High School and construct a new facility on the site of the existing school.

The proposed project has a design enrollment of 1,025 students in grades 9 through 12. The District provided a Total Project Budget of approximately \$287.9 million, which includes a total construction budget of approximately \$233.7 million.

The 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 Town of North Attleborough

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing North Attleborough High School and construct a new facility serving students in grades 9-12 on the site of the existing school, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of North Attleborough, in such forms as she may determine to be acceptable, for the project at a reimbursement rate of sixty-two and fifty-four hundredths percent (62.54%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$104,740,033, 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 \$106,866,175, 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.

It was noted that the MSBA received a joint letter of support from State Senator Paul Feeney and State Representative Adam Scanlon.

State Senator Paul Feeney thanked the MSBA. He added that the Town has overwhelmingly supported this project through its debt exclusion and that he has full confidence in the project team

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as they move this project forward.

State Representative Adam Scanlon thanked the MSBA and Board for their support. He added that the original North Attleborough High School was built for capacity purposes, but not as a 21st century learning environment. He expressed his gratitude for the project team in creating a model educational plan and design.

The Superintendent of North Attleborough, Dr. John Antonucci, thanked the MSBA for their support on behalf of the North Attleborough community. He seconded Senator Feeney's comments regarding the overwhelming community support and added that there is real excitement within the community for this project.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Next, the MSBA's Design Director explained that the Board is now being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Wilmington for a potential project at Wildwood Elementary School. The potential project is to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate Elementary School and construct a new facility on the site of the existing North Intermediate Elementary School.

The proposed project has a design enrollment of 755 students in kindergarten through grade 5, as well as pre-kindergarten. The District provided a Total Project Budget of approximately \$173.3 million dollars, which includes a total construction budget of approximately \$137.7 million.

The 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 Town of Wilmington

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to consolidate the student populations of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-Kindergarten, on the site of the existing North Intermediate

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School, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of North Attleborough, in such forms as she may determine to be acceptable, for the project at a reimbursement rate of fifty-four and seventy-eight hundredths percent (54.78%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$62,134,793 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 \$63,266,633 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 shared that she recalls a joyful ribbon cutting in Wilmington years ago and she wishes the district good luck on this next project.

Assistant Town Manager Judith O'Connell commented that she was also at the ribbon cutting in Wilmington and agreed that it was a joyful event. She thanked the Chair for her comments.

Town Manager Eric Slagle thanked the Chair and Board. He commented that Wilmington is very excited to move forward with this project. He expressed his gratitude for the design and educational teams, noting that they've worked very closely to ensure a design that incorporates the educational plan while also being very fiscally responsible. Lastly, he thanked all staff members at the MSBA for their continued support.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Audit

The June 18, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 27, 2025 meeting.

The MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 713 Capital Pipeline Program Projects, including the 11 projects subject to vote today, altogether representing approximately \$9.4 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$9.2 billion in submitted costs for the 246 projects currently submitting monthly requests for reimbursements. Based on the Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$4.4 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$152 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$1.83 billion.

Approval of Audits, Capital Pipeline Program

The MSBA's Director of Audit explained that the Board is being asked to approve eleven Capital Pipeline Program audits listed on Exhibit B. She explained that the total combined grant amount for these eleven projects is \$52,262,634.

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

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 discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Cassandra McKenzie – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

MSBA Updates

Executive Director's Report

The June 18, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the August 27, 2025 meeting.

Next, the MSBA's Executive Director, Mary Pichetti, shared a lookahead for the next six months, covering items related to SOI 2025 ARP, SOI 2025 Core Program, the MSBA Office Lease, the SOI 2025 ARP Heat Pump Conversion, and the School Survey.

The Executive Director presented a PowerPoint displaying outreach events that MSBA staff had participated in over the past few weeks. On May 2, 2025, the Director of Capital Planning, Mike McGurl, attended the "Association of General Contractors' Conversations With..." series alongside the Executive Director. Various topics were discussed including the MSBA Green Schools Program, the Accelerated Repair Program, the Statement of Interest process, and projects in the early phases of the current MSBA pipeline. The program was well attended with much interest from the contracting community.

On May 13, 2025, MSBA's Director of Administration and Operations, Matt Donovan, and the Deputy Executive Director, Jennifer Gonzalez, attended the Massachusetts Association of School Business Officials ("MASBO") "Strengthening School Facilities" Pre-Conference. They presented an overview of the MSBA in addition to focusing on the OPM and Designer selection process, the Model School Program, Green School Program, and Collaborative Purchasing Program.

On June 6, 2025, the Director of Project Management, Chris Alles, represented the MSBA at the American Institute of Architects ("AIA") 2025 Conference on Architecture and Design. He participated in a panel discussion focused on the measurement and evaluation of K-12 school facilities in collaboration with The Coalition for Advanced Understanding of School Environments.

On June 10, 2025, MSBA staff held a roundtable on Performance-Based Code Compliance with Passive House. Presenters from Building Evolution Corporation ("BEC") included Ken Neuhauser, President; Chris Kennedy, Senior Project Manager; Dariu Luo, Energy Modeler & Building Performance Consultant; and Chloe Moucachen, Building Performance Consultant. The agenda included Code Compliance Pathways, Intro to Passive Buildings, Certification Program Overview, Design Phase Process and Construction Phase Process.

Thereafter, the Executive Director gave an update on the 16th Annual "My Ideal School" contest. Treasurer Goldberg and MSBA's CEO, Jim MacDonald, celebrated the 10 first-grade winners at the State House on Wednesday, June 11, 2025. The MSBA received submissions for the contest from across the Commonwealth. The ten regional winners received a special prize generously donated by M&T Bank, and the grand prize winner, Abby Backus of Nantucket, will have her artwork displayed on the cover of the MSBA's next Annual Report. The "My Ideal School" contest celebrates the creativity and achievements of these talented, young students while giving them a meaningful platform to express what matters most in their educational experience.

The Chair commented that she was impressed with how so many of the winners were able to read their essays by themselves.

The CEO commented that the event is a celebration of not only the students but also the families and teachers. They had attendees from Lee all the way to Nantucket and Martha's Vineyard. It is touching to see how proud the parents, grandparents, and teachers are of the students.

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Ms. Kwan commented that she noticed from the picture of the winners that a large majority of the winners this year were girls. She added that it is important for architectural firms and schools to continue to offer opportunities for women to pursue their potential in the world of architecture.

The Chair explained that this year's contest was mostly girls, however, for the contest she is only shown the picture and accompanying essay, never the name of the student. Studies show how girls become intimidated to pursue certain careers such as architecture around 7th and 8th grade. The Chair commented that it is crucial to support girls around that age as well.

Thereafter, the Executive Director shared photos from Groundbreaking Ceremonies at Congdon-DeValles Elementary School in the City of New Bedford, Whitman Middle School in the Whitman-Hanson Regional School District, and Countryside Elementary School in the City of Newton. She also shared photos from a Topping Off Ceremony at Fort River Elementary School in the Town of Amherst and a Ribbon Cutting Ceremony at Florence Roche Elementary School in the Groton-Dunstable Regional School District.

Thereafter, the Executive Director shared the news that MSBA staff have relocated offices as planned to 10 Post Office Square. Notifications have been passed along to districts, vendors, associations, and other stakeholders. She commented that it is a wonderful new space that will serve staff well moving forward. She expressed heartfelt thanks to all who have helped the MSBA get to this point. The Executive Director commented that she is proud of the team for continuing with the grant program without a miss and having prepared the robust agenda for today's Board meeting.

Next, the Executive Director shared the sad news of the passing of a former MSBA employee, Kris McAndrews. She had been with the MSBA for 17 years, most recently as a Senior Project Closeout Coordinator. Kris played a significant role in tracking and pushing the monthly requests and closeout for the projects in final audits. Kris was the audit liaison with districts and sent out hundreds of final grant letters and packages to districts across Massachusetts. She provided support and training to team members and was always ready to share her knowledge with others. Kris was a fighter. She demonstrated her resilience in overcoming challenges throughout her illness. She always talked about wanting to come back to work at the MSBA. Kris's influence and impact on the MSBA will continue to be felt.

Next, the Executive Director welcomed MSBA's new hires: John McLoughlin as an Assistant Project Manager for Construction Administration, Noah Pratt as a Finance Fellow, Vaishnavi Gupta as a Finance Fellow, and Maya Ghose as an HR Intern.

Continuing with staff updates, the Executive Director congratulated August Knuth and Kathleen Andrade on their promotions from Staff Attorneys to Associate General Counsels. She also congratulated Jenn Flynn, Program Manager, on her daughter's graduation from the fifth grade. The Executive Director congratulated Norvalett Payne, Executive/HR Generalist, on receiving a Bachelor's in Business Administration degree in Human Resource Management from Johnson and Wales University. She then congratulated Lexi Winston, Assistant Project Manager, on receiving a Masters of Architecture degree from Boston Architectural College. Finally, she congratulated

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Melanie Soter, External Communications Coordinator, on receiving her Masters of Public Administration degree from Northeastern University.

Next, the Executive Director congratulated Donna Paul, Legal Assistant, on her retirement after 19 years with the MSBA. Donna started with the MSBA in 2006 and worked in several departments at the MSBA. The Executive Director also congratulated Barbara Hansberry, Director of Strategic Planning, on her retirement after 35 years of public service to the Commonwealth of Massachusetts. Barbara started with the MSBA in 2013 and contributed to multiple areas within the MSBA including: serving on both the Owner's Project Manager Review Panel and Designer Selection Panel, initiating the Collaborative Purchasing Program for School Furniture in 2017, and hosting "Story of a Building Seminars" in collaboration with the Office of the Inspector General.

The Executive Director thanked all MSBA staff for their work on ongoing projects in addition to taking on new projects.

Ms. McKenzie exited the meeting.

Project Status

Next, the Director of Capital Planning, Mike McGurl, provided an update for the Cutler Elementary School in the Hamilton-Wenham Regional School District. He explained that the District received its Project Scope and Budget Board vote on February 26, 2025, for the consolidation of the Cutler Elementary School and Winthrop Elementary School. The 120-day period to secure local project funding following the Board vote expires on June 26, 2025.

At the April 5th Town Meeting for both the Town of Hamilton and the Town of Wenham, votes were unsuccessful. Following the Town Meetings, both towns followed up with successful ballot questions on April 10th. Subsequent to the April votes, the MSBA received a letter from the District outlining a schedule to secure local funding within its 120-day period, which included voting again at upcoming Town Meetings. Hamilton held its Town Meeting on June 9th while Wenham concluded its Town Meeting on June 11th. Unfortunately, both Town Meeting votes were unsuccessful again.

The District has informed staff that a School Committee Meeting is scheduled for June 24th, in which a plan in response to the failed Town Meeting votes will be determined. As a reminder, their 120-day period ends on June 26th.

Next, the Director of Capital Planning provided an update for the Margaret A. Neary School in the Town of Southborough. The Town of Southborough received its Project Scope and Budget Board vote on April 30, 2025, for the consolidation of the Margaret A. Neary Elementary School with the Albert S. Woodward Memorial School.

The District has notified the MSBA that its May 10th Special Town Meeting vote and its May 13th debt exclusion ballot vote were both unsuccessful. As a reminder, their 120-day period ends on August 28th.

Staff have requested a notification from the District on or before June 30th indicating the status of the District's community outreach and their potential next steps.

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Staff will continue to provide project updates at the August Board meeting.

Project Overview Report

Next, MSBA Project Manager III, Zhanna Pekelis, presented the upcoming bid maps. The MSBA is currently tracking 23 projects for filed sub bidding through 2027. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The 23 projects have a total estimated construction budget of approximately \$3.55 billion.

For 2025, 10 projects have received filed sub-bids, with the addition of Hopkinton on May 2nd. Since the April 2025 Board meeting, 2025 now has five projects that have not yet received filed sub-bids. These projects have a combined estimated construction budget of about \$532 million. Among the first to bid in July will be Scituate, followed in August by Quincy and Clinton.

Looking ahead to 2026, there are 13 projects with a combined estimated construction budget of about \$1.95 billion. Wilmington moved its bid dates from January 2027 and is now targeting December 2026. Among the first to bid in January will be Berkley and Revere. The project count will increase to 14 in 2026 following today's meeting with the addition of East Bridgewater.

2027 now has five projects with a combined estimated construction budget of about \$1.07 billion. Millis was added following their Preferred Schematic approval at the April 2025 Board Meeting. The project count will increase to eight in 2027 following today's meeting with the addition of Dracut, North Andover, and West Bridgewater.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. In July, staff are anticipating the filed sub-bids for Scituate. For August, sub-bids are scheduled for Clinton and Quincy. Finally, North Adams anticipates receiving sub-bids in September.

For Design Bid Build Bids and Guaranteed Maximum Prices, staff are anticipating a Guaranteed Maximum Price for Lynn in July. In August, Nashoba is scheduled to come to a Guaranteed Maximum Price, while Scituate is anticipating general contractor bids. Similar to its sub-bids, North Adams anticipates general contractor bids in September.

For 2025 Design Bid Build Bids and Guaranteed Maximum Prices, one project has been added to the 2025 bid results table. Similar to other earlier received bids, Hopkinton has reported a low bid well within Budget.

The bid average for the seven projects is \$672 per square foot versus \$750 per square foot at Project Funding Agreement ("PFA"). Four projects now have come in approximately 15% under budget, with the addition of Hopkinton, while one is closer to 9% under budget, and two are at budget.

At PFA, the average for all 15 projects anticipated in 2025 was \$809/sf and ranged from \$684 to \$1,020 per square foot. Please note that the average of the remaining eight projects is \$851 per square foot.

The Director of Capital Planning shared that there is no new information to share in the bid summary for the Accelerated Repair Program.

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For the 2022 Accelerated Repair Program, 24 of the 26 reported projects bid within their estimated budget while the remaining one project is pending.

Finance

Authorization for Defeasance of Outstanding Bonds

Next, the MSBA's Chief Financial Officer (CFO), Michael Rodino, provided a debt financing update. He explained that MSBA staff participated in a kickoff call with Bank of America and Omnicap on June 11, 2025. The plan of finance, financing schedule, and financing goals were discussed during the meeting. Weekly working group meetings were scheduled with Bank of America, Omnicap, bond counsel, underwriter counsel and disclosure counsel. MSBA staff will be receiving various financing scenarios and options for review and will begin updating various documents in support of the issuance.

Additionally, staff are going to be engaging with PFM, one of the MSBA's pre-qualified financial advisors, to conduct a study of the MSBA's historical revenues and expenses in relation to the Authority's capacity to invite districts into the capital pipeline. Staff are reviewing the engagement letter and, if agreeable, will execute for the work to commence.

Thereafter, the MSBA's Deputy Executive Director, Jennifer Gonzalez, presented an overview of the Cash Defeasance Vote. She explained that the cash defeasance will provide the MSBA flexibility in responding to changing market conditions, with an eye towards asset liability matching. The tender will likely result in partial maturities in every CUSIP. It may be beneficial to use cash to defease the remaining portion of certain maturities. There may also be a structuring benefit to be able to pay off bonds that mature in specific years that impact MADS.

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

Authorization for the Defeasance of Outstanding Bonds

VOTED: To authorize the Executive Director to apply available moneys of the Authority to the cash defeasance of prior bonds issued by the Authority, as determined by the Executive Director in an principal amount not to exceed \$400,000,000, and in furtherance thereof the Executive Director, with respect to the cash defeasance, is hereby delegated all powers of the Authority under Section 3B of Chapter 70B of the Massachusetts General Laws.

VOTED: To authorize the Executive Director and such other officers of the Authority as the Executive Director may designate, acting singly, upon the advice of the Authority's bond counsel or disclosure counsel, to do all acts and things and to execute and deliver any and all documents, certificates and other instruments necessary or desirable in connection with in connection with the cash defeasance, including without limitation a defeasance escrow agreement.

Ms. Vanderhoef asked what the maximum debt service will change to.

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The Deputy Executive Director explained that the MSBA is currently working on new money as well as refunding. She stated that the MSBA's senior lien coverage ratio is currently above 3x, and that the Authority's debt portfolio is projected to decrease by the mid-2030s.

Ms. Vanderhoef asked whether the "key debt ratios" referenced during the presentation are coverage ratios and whether 3x is considered a good coverage ratio.

The Deputy Executive Director confirmed that the key debt ratio referenced is indeed the coverage ratio, and that a 3x coverage ratio is considered favorable.

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

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

Sales Tax Collections Update

Next, the CFO presented a PowerPoint and provided an FY2025 SMART Collections update. FY2025 collections through April were \$35.1 million (3.40%) higher than the same period in FY24.

He then presented a slide with a graphical depiction of FY2021 – FY2025 monthly SMART collections, and then year-to-date SMART collections by year from FY2021 – FY2025.

Grant Payments Update

Next, the CFO provided an update regarding MSBA grant payments for projects in FY25, noting that the MSBA has made \$682,667,629 in grant payments to date in Fiscal Year 2025. These payments were for 158 projects in 99 districts and represent a combination of both Core Program Projects and Accelerated Repair Projects.

FY25 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with a FY25 budget update. She presented a PowerPoint with the FY2025 budget compared to the actuals for the Total Operating and Capital Budget, Administrative Expenses, Capital Pipeline Support Services, Operating Expenses, and the Grant Program.

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

Roll Call Vote:

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Anne Brockelman – Yes

Terry Kwan – Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

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

The meeting was adjourned at 11:38 AM.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- April 30, 2025 Board Meeting Minutes
- May 28, 2025 Board Meeting Minutes
- Invitation to Feasibility Study
- Authorization to Execute Project Funding Agreement – Accelerated Repair Program
- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Project Overview Report
- Authorization for Defeasance of Outstanding Bonds
- Sales Tax Collection Update
- Grant Payments Update
- FY25 Budget Update