

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

James A. MacDonald

Chief Executive Officer

Chair

Mary L. Pichetti

Executive Director/Deputy CEO



Superintendent Roundtable

January 18, 2024



Agenda

- Opening Remarks
 - Mary L. Pichetti, Executive Director/Deputy CEO
- Accelerated Repair Program Update
 - Elena Seiti, Capital Program Manager
- 2024 SOI Template Updates
 - Katie DeCristofaro, Capital Program Manager
- Ten Considerations When Drafting and Filing an SOI
 - Katie DeCristofaro and Jenn Flynn, Senior Project Coordinator
- Questions and Answers



Accelerated Repair Program Update



Accelerated Repair Program History

Repair Program	Districts	Projects	Total Project Budgets	Maximum Facility Grants	Number of Projects Final Audit Approved
2022 Accelerated *	12	27	\$84,537,781	\$54,039,374	0
2021 Accelerated	15	26	\$109,602,763	\$59,925,011	0
2020 Accelerated	15	21	\$81,731,451	\$43,329,550	1
2019 Accelerated	24	38	\$85,180,989	\$52,047,959	12
2018 Accelerated	20	30	\$83,172,480	\$47,018,557	17
2017 Accelerated	19	34	\$117,020,597	\$73,280,673	19
2016 Accelerated	28	48	\$156,598,234	\$83,007,586	39
2015 Accelerated	24	43	\$136,680,652	\$91,974,052	42
2014 Accelerated	34	47	\$108,410,084	\$65,388,035	44
2013 Accelerated	25	45	\$94,650,790	\$54,662,551	45
2012 Accelerated	24	36	\$63,009,653	\$38,267,952	36
Green	93	189	\$366,647,226	\$222,889,218	189
Total	333	584	\$1,487,242,700	\$885,830,518	444

* Financial totals reflect Project Funding Agreement approvals through the December 13, 2023 Board of Directors Meeting (26 projects).



SOI History

	2018	2019	2020	2021	2022	2023*
<u>Advertised Age Thresholds</u> (Roofs / Windows / Boilers)	20 / 30 / 20	20 / 30 / 20	25 / 30 / 25	25 / 30 / 25	25 / 30 / 25	N/A
SOIs Received	60	83	90	60	67	N/A
<u>Age Thresholds After Review</u> (Roofs / Windows / Boilers)	25 / 30 / 25	27 / - / 20	30 / 35 / 35	29 / 30 / 29	30 / 35 / 25	N/A
SOIs Invited	34	42	25	28	33	N/A
Roofs / Windows / Boilers	17 / 11 / 15	24 / 0 / 21	14 / 9 / 4	14 / 11 / 8	10 / 7 / 16	N/A

* ARP paused per October 26, 2022 Board of Directors Vote



Review of Program Considerations

- **Scope**
 - Possibility of roof restoration for eligible roofs in lieu of replacement;
 - Separate procurement to study updates to existing buildings introducing an electrification option with air or geothermal heat pumps.
 - Focus on reducing fossil fuel use in lieu of boiler replacements;
 - Accessibility requirements – consider updating eligibility; (review further in 2024)
 - Eligibility determinations for expanded HVAC items, rooftop equipment, building controls, HVAC, air filtration, and envelope; (review further in 2024)
- **General Administration**
 - Invite quantity of districts fitting two-years' worth of budget;
 - Increase overall predictability for districts and the MSBA; (review further in 2024)
 - District predictability for eligible ages of invitation; (review further in 2024)
 - Potential ways to forecast invitations to benefit districts and staff; (review further in 2024)
 - Stagger commencement of initial documents, etc. for two years of invitations to mitigate any impact on construction market or staffing. (review further in 2024)



ARP SOI Opening 2024

At the October 25, 2023, MSBA Board Meeting, the following recommendations were approved:

Description	Recommendation
Open ARP January 2024	Open for window and roof projects only with an estimated budget of \$150 million
Roof Restoration	Include this provision in the feasibility study for roof invitations to determine fit
Heat Pump Conversion	Procure a consultant in 2024 with goal to offer in January 2025 SOI opening
Open biennially (every two years)	Commence biennial opening in January 2025



ARP Qualifications

- Projects will consist of partial or full replacements of roofs and/or windows/doors:
 - Qualifying roof age – 25 years
 - Qualifying window age – 30 years
- Proposed total project cost is projected as more than \$250,000
- Districts must be able to fund a schematic design within 90 days of invitation and a total project budget within 12 months of invitation



ARP SOI Process and Potential Project Timeline

- ARP SOI Filing Deadline: March 1, 2024
- Staff Review: March-June 2024
- Staff Study Visits/Due Diligence: July-September 2024
- Anticipated Invitations by MSBA Board: October 2024
- Initial Documents Phase: November 2024 – February 2025
- Consultant Assignment: January 2025 – March 2025
- Schematic Design Phase/PFA Authorization: June 2025 - October 2025
- Anticipated Construction: Summer 2026 or 2027



Communications and Resources

- Outreach to Superintendents – initial emails in December 2023 with periodic communications throughout the SOI filing period
- MSBA Website (www.massschoolbuildings.org)
 - [SOI System User Guide](#)
 - [ARP SOI Process Overview](#)
 - [Core Program SOI Process Overview](#)
- Sample SOI Form
- MSBA Staff



SOI Filing Period Overview

- SOI Opening (ARP and Core): Friday, January 12, 2024
- ARP SOI Closure: Friday, March 1, 2024
- Core Program SOI Closure: Friday, April 12, 2024



2024 SOI Template Updates



2024 SOI Template Updates

- SOI Template revamped and available for filing in 2024
 - Changes impacting districts is minimal and pertain to consolidating questions to better streamline the SOI
- Pre-population for SOIs filed in 2023 available, including if filing for the ARP in 2024. Please note the district must do the following to the 2023 data in the 2024 SOI:
 1. Select Program Type
 2. Reselect Statutory Priorities



Core Program Potential Project Timeline

- Core Program SOI Filing Deadline: Friday, April 12, 2024
- Staff Review/Due Diligence: April-July 2024
- Senior Study Visits/Due Diligence: August-October 2024
- Anticipated Invitations by MSBA Board: December 2024



Top Ten Tips for Drafting and Filing SOIs



Considerations When Drafting and Filing an SOI

1. Program Type

- Core Program considers all building deficiencies plus enrollment and program deficiencies

2. Obtaining Access to the SOI System

- Live demonstration during Roundtable: obtaining access
- Live demonstration during Roundtable: pre-populating



Considerations When Drafting and Filing an SOI (cont.)

3. Potential Project Scope

- New Construction
- Addition/Renovation
- Major Repair

4. Project Intention

- Grade configuration
- Facility arrangement
- Filing SOIs for the facility(ies) related to the Priority SOI



Considerations When Drafting and Filing an SOI (cont.)

5. Pre-K Planning - Program Intentions

- Currently offered programs
- Expanding or establishing programs
 - ECE Ch. 74 Programs
 - Early Intervention Programs
 - District-wide or Neighborhood Programs

6. Avoiding Redundancy

- Review prior answers to similar questions



Considerations When Drafting and Filing an SOI (cont.)

7. Vote Requirements

- Must be uploaded to the SOI application system to finalize SOI submission
- City/Town Requirements
- Regional School District Requirements
- Schedule votes early; Form of Vote available on website

8. Signatures

- Chief Elected Official, School Committee
Chair, Superintendent sign both Closed School form and SOI
- Emails prompting these signatures are system generated



Considerations When Drafting and Filing an SOI (cont.)

9. Supplemental Information

- Required for Statutory Priority 1 and Statutory Priority 3
 - SOI's are not considered complete without the required documentation by the deadline of Friday, April 12, 2024
- Other supplemental material may be emailed/mailed to the MSBA by the deadline, but is not required

10. Sharing Critical Information with the MSBA

- What does the MSBA need to know about the proposed project and the long-term plans of the district?



Questions?
