MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority
FROM: James A. MacDonald, First Deputy Treasurer and Chief Executive Officer
John K. McCarthy, Executive Director and Deputy Chief Executive Officer
DATE: December 9, 2020
RE: Recommendation for 2020 Accelerated Repair Program Invitations

Recommendation

That the Executive Director be authorized to invite each of the schools for the recommended project scope listed in Attachment A, attached hereto, into the Accelerated Repair Program (the "ARP") to collaborate with the Massachusetts School Building Authority (the "MSBA") to conduct a Feasibility Study, as described in 963 CMR 2.00 et seq. The purpose of each Feasibility Study shall be to better understand the problems identified by the district in the Statement of Interest submitted to the MSBA and explore options to repair the problems.

That the Executive Director be authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable, in connection with conducting said Feasibility Study for each of the schools listed in Attachment A.

Discussion

Following the receipt of 90 Statements of Interest (the "SOIs") filed in 2020 for the ARP, the MSBA performed a review of the information provided by the districts based upon the non-qualifying conditions noted below and for conformance with the ARP program. Based on the initial review, 74 of the 90 schools qualified for consideration for participation in the ARP program.

Non-Qualifying Accelerated Repair Program Conditions*

Roof Age <25	System is less than 25 years of age
Window Age <30	System is less than 30 years of age
Boiler Age <25	System is less than 25 years of age
Proposed Project Cost	Proposed total project cost is projected as less than $250,000
Overcrowding	School is judged by the district to be over-crowded
School Consolidation	District is considering the facility for potential consolidation
Building Usage	Primary use of the building is for non-educational purposes
Pre-kindergarten Students Only	School provides for pre-kindergarten students only
Outside Scope	SOI itself identifies construction beyond roofs, windows, or boilers
Excess Boiler Scope	SOI itself identifies boiler construction, excluding heating fuel storage and/or delivery, beyond the physical limits of the existing boiler room(s)
School SOI History	Facility condition not identified in the SOI remains unresolved from previous MSBA SOI review
Future Project	District plans a future construction project for MSBA participation going beyond roofs, windows/doors, and boilers for the school

Non-Qualifying Accelerated Repair Program Conditions* (Continued)

District-Wide Review	District is reviewing facility deficiencies to further identify its needs and priorities

*The conditions were described in the 2020 Statement of Interest ("SOI") for Accelerated Repair Program overview provided to all Superintendents.

Historically, the MSBA has invited approximately 35 to 50 SOIs for the ARP program annually. Consistent with the communication provided annually regarding the SOI process, among the factors the MSBA may consider should the MSBA be required to limit the number of invitations due to its annual statutory funding cap, are the degree of the disrepair of the systems to be replaced and the frequency with which issues associated with that disrepair arise.

In 2017, given the budget impact from the number of SOIs filed for the ARP program, the MSBA was only able to consider SOIs for systems that were 30 years or older. The MSBA staff's recommendation to invite districts with systems that were 30 years or older resulted in the MSBA inviting 36 schools from the otherwise qualifying 69 schools for which SOIs were received.

In 2018, the budget for the ARP was established in the SOI Process Overview as approximately $50 million. The qualifying system age requirement to submit an SOI for roofs and boilers remained at 20 years while the qualifying age requirement for windows/doors increased to 30 years. Given the budget impact from the number of SOIs filed in 2018, the MSBA was only able to consider SOIs with roof and boiler systems that were 25 years or older and window/door systems that were 30 years or older, resulting in the invitation of 34 of the 51 otherwise qualifying schools.

In 2019, the budget for the ARP was again established in the SOI Process Overview as approximately $50 million. The qualifying system age requirement to submit an SOI for roofs and boilers remained at 20 years and the qualifying age requirement for windows/doors remained at 30 years. Given the budget impact from the number of SOIs filed in 2019, the MSBA was only able to consider SOIs with roof systems that were 27 years or older and boiler systems that were 20 years or older, resulting in the invitation of 42 of the 79 otherwise qualifying schools. MSBA staff recommended that no window/door systems be recommended for invitation due to the budget impact from the number of SOIs filed.

In 2020, the budget for the ARP was again established in the SOI Process Overview as approximately $50 million. The qualifying system age requirement to submit an SOI for roofs and boilers increased to 25 years and the qualifying age requirement for windows/doors remained at 30 years. The MSBA notified districts that, dependent upon the quantity of ARP SOIs received, the MSBA may again need to limit the number of invitations to meet its budget and, therefore, there may be further changes to the age threshold requirements.

Due to ongoing public health issues, the MSBA's due diligence for the 2020 ARP program was delayed. Unlike prior years in which site visits at qualifying schools were conducted in April and May and project invitations were approved at the June Board meeting, staff completed site visits for potential roof and window/door projects in coordination with MassDOT's Aeronautics Drone Division in October and November. Site visits were not conducted for potential boiler projects and instead staff received photo documentation of existing boiler room equipment to support the SOI submission.

Given the budget impact from the number of SOIs filed for the ARP program in 2020, as noted during the Executive Director's Report at the April 15, 2020 Board of Directors meeting, MSBA staff recommended further limiting the number of ARP invitations this year. For 2020, MSBA

staff recommended that only roof systems that are 30 years or older, window/door systems that are 35 years or older, and boiler systems that are 35 years or older be considered for an invitation to participate in the ARP.

For the 2020 ARP program, MSBA staff's recommendation to establish these thresholds, resulted in the consideration of 30 of the 74 otherwise qualifying SOIs. Prior to proceeding with site visits, three districts from the 30 qualifying schools removed their SOIs from consideration. The MSBA conducted site visits for roof and window/door projects at 24 of the 74 schools from October 14, 2020 to November 10, 2020. The MSBA also received photo documentation of existing boiler room equipment from 5 of the 74 schools. Upon collecting and reviewing additional information during and after the site visits, MSBA staff recommended 25 schools for invitation to the 2020 ARP program at the December 2, 2020 Facilities Assessment Subcommittee meeting. The age of the systems is based upon the information received from the district. If during the Feasibility Study it is determined that the age of the roofs, windows/doors, and/or boilers does not meet the qualifying criteria, the MSBA will ask the district to remove its SOI and will not authorize a Project Funding Agreement for an approved project.

Attached to this memorandum are three Attachments:

- Attachment A identifies the schools recommended for invitation at the December 16, 2020 Board of Directors Meeting as well as the recommended project scope.
- Attachment B identifies the schools not recommended for invitation as well as the reason(s).
- Attachment C is the Statement of Interest for Accelerated Repair Program as referenced in the Statement of Interest Process Overview.

Attachment A
Recommendation for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Partial Scope Description	Declined Scope Recommendation	Reasons for Declined Invitation
Boston	Patrick J. Kennedy Elementary School	1933	PK-5	266	27,086	Boiler	Boiler			
Boston	Samuel Adams Elementary School	1910	PK-5	222	41,336	Windows/Doors	Windows/Doors			
Braintree	Highlands Elementary School	1930; 1953; 1968; 2001	K-5	418	42,806	Roof	Roof			
Braintree	Liberty Elementary School	1957; 1964; 2006	1-5	401	34,163	Roof	Roof			
Cambridge	Cambridgeport School	1903; 1978	K-5	325	58,502	Windows/Doors	Windows/Doors			
Falmouth	Teaticket Elementary School	1965	K-4	269	49,000	Roof	Roof			
Florida	Abbott Memorial School	1951; 1966	K-8	95	24,400	Windows/Doors	Windows/Doors			
Haverhill	Haverhill High School	1962; 1972	9-12	1,832	355,000	Roof	Roof-Partial	Roof Section A	Roof Section B	Roof Age <30
Hingham	Plymouth River Elementary School	1969	K-5	428	59,300	Windows/Doors	Windows/Doors			
Holyoke	E.N. White Elementary School	1955	PK-5	437	63,965	Roof	Roof			
Holyoke	Lt. Clayre P. Sullivan School	1960; 1969; 1989	K-8	508	112,000	Roof	Roof			
Holyoke	Maurice A. Donahue School	1972; 1989	K-8	484	70,550	Roof	Roof			
Lowell	John J. Shaughnessy Elementary School	1990	PK-4	481	63,918	Roof; Boiler	Roof		Boiler	Boiler Age <35
Lynn	Lynn Vocational Technical Institute	1971	PK-12	1,451	173,937	Windows/Doors	Windows/Doors			
New Bedford	Elwyn G. Campbell Elementary School	1956; 1966	PK-5	278	46,749	Roof-Partial; Windows/Doors; Boiler	Windows/Doors; Boiler		Roof-Partial	Roof Age <30

Attachment A
Recommendation for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Partial Scope Description	Declined Scope Recommendation	Reasons for Declined Invitation
Peabody	West Memorial Elementary School	1961	PK-5	264	50,508	Roof	Roof-Partial	Roof Section A	Roof Section B	Roof Age <30
Plymouth	Federal Furnace Elementary School	1977	K-5	359	57,287	Roof	Roof			
Plymouth	Indian Brook Elementary School	1975	K-5	549	57,287	Roof	Roof			
Plymouth	West Elementary School	1975	K-5	348	54,660	Roof	Roof			
Revere	Abraham Lincoln School	1966	PK-5	620	87,017	Roof, Windows/Doors	Windows/Doors		Roof	Roof Age <30
Revere	Beachmont Veterans Memorial School	1976	PK-5	350	117,894	Boiler	Boiler			
Springfield	Springfield High School of Science and Technology	1953; 2014	9-12	1,245	238,746	Windows/Doors-Partial	Windows/Doors-Partial	Windows/Doors Sections A,B,C, & D	Windows/Doors Section E	Windows/Doors Age <35
Taunton	Harold H. Galligan School	1954; 1989	K-4	262	65,000	Windows/Doors; Boiler	Windows/Doors; Boiler			
Weston	Weston High School	1960; 1965; 2011	9-12	663	174,980	Roof-Partial	Roof-Partial	Roof Section F		
Worcester	Worcester Arts Magnet School	1961; 1971	PK-6	410	56,657	Roof	Roof			

Attachment B
Not Recommended for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Acton-Boxborough	Blanchard Memorial	1949; 1959; 1967; 1973; 1995	K-6	472	71,395	Roof		Roof	Roof Age <30
Amesbury	Amesbury Middle	1954; 1996	5-8	668	144,923	Roof		Roof	Roof Age <30
Amherst-Pelham	Amherst Regional Middle	1969	7-8	426	197,000	Roof		Roof	Roof Age <30
Boston	Boston Day and Evening Academy	1929	9-12	414	55,351	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Boston	Curtis Guild	1921	PK-5	254	32,127	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Boston	Dr. William Henderson Upper	1932	2-12	692	97,130	Roof		Roof	Roof Age <30
Boston	Higginson/Lewis K-8	1902	3-8	230	76,220	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Boston	James Otis	1905	PK-5	382	35,000	Roof		Roof	Roof Age <30
Boston	John Winthrop	1911	PK-5	258	40,530	Roof		Roof	Roof Age <30
Boston	Nathan Hale	1909	PK-5	149	23,084	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Boston	Rafael Hernandez	1923	PK-8	401	64,313	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Boston	William H Ohrenberger	1972	3-8	599	111,592	Roof		Roof	Roof Age <30
Braintree	Archie T Morrison	1968	K-5	405	52,000	Roof		Roof	Roof Age <30
Braintree	Hollis	1912; 1955	K-5	440	53,698	Roof		Roof	Roof Age <30
Braintree	Mary E Flaherty School	1953; 2006	K-5	344	39,036	Roof		Roof	Roof Age <30

Attachment B
Not Recommended for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Braintree	Monatiquot Kindergarten Center	1954; 1962	K	255	23,060	Roof		Roof	Roof Age <30
Erving	Erving Elementary	1974; 2001	PK-6	133	47,176	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Fitchburg	Arthur M Longsjo Middle School	1937; 1990	5-8	657	194,495	Windows/Doors; Boiler		Windows/Doors; Boiler	Windows/Doors Age <35; Boiler Age <35
Fitchburg	Fitchburg High	1999	PK-12	1,221	24,600	Roof		Roof	Roof Age <30
Fitchburg	Goodrich Academy	1891	9-12	197	14,400	Roof		Roof	Roof Age <30
Gill-Montague	Gill Elem	1955; 1985	K-6	140	18,320	Roof		Roof	Roof Age <30
Haverhill	Tilton	1890; 1924; 1926	K-3	409	68,475	Boiler		Boiler	Boiler Age <35
Holyoke	Wm J Dean Voc Tech High	1989	9-12	487	212,000	Boiler		Boiler	Boiler Age <35
Kingston	Kingston Elementary	1950; 1959; 1974	PK-2	456	95,462	Roof; Windows/Doors; Boiler		Roof; Windows/Doors; Boiler	Roof Age <30; Windows/Doors Age <35; Boiler SOI History
Leicester	Leicester High	1995	9-12	471	109,315	Boiler		Boiler	Boiler Age <35
Lexington	Bridge	1966; 2012	K-5	525	66,800	Roof		Roof	Roof Age <30
Lowell	Abraham Lincoln	1993	PK-4	493	60,100	Roof		Roof	Roof Age <30
Lowell	B.F.Butler Middle Sch	1994	5-8	571	96,572	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Lowell	Bartlett Community Partnership	1941; 1994	PK-8	488	95,500	Roof; Windows/Doors; Boiler		Roof; Windows/Doors; Boiler	Roof Age <30; Windows/Doors Age <35; Boiler Age <35
Lowell	Charlotte M Murkland Elem	1993	PK-4	475	60,100	Roof		Roof	Roof Age <30

Attachment B
Not Recommended for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Lowell	Dr An Wang School	1992	5-8	715	93,800	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Lowell	Greenhalge	1994	PK-4	473	66,000	Roof		Roof	Roof Age <30
Lowell	Henry J Robinson Middle	1969	5-8	643	99,000	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Lowell	James S Daley Middle Sch	1956	5-8	697	111,800	Roof		Roof	Roof Age <30
Lowell	Joseph McAvinnue	1993	PK-4	472	66,000	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Lowell	Moody Elem	1888	K-4	225	48,932	Boiler		Boiler	Boiler Age <35
Lowell	Rogers Early Learning Center	1994	K-8	843	112,000	Roof		Roof	Roof Age <30
Lowell	S Christa McAuliffe Elementary	1992	PK-4	491	63,600	Roof		Roof	Roof Age <30
Lynn	Capt William G Shoemaker	1949; 1991	PK-5	335	52,292	Roof		Roof	Roof Age <30
Lynn	Sewell-Anderson	1920; 1991	K-5	309	38,803	Boiler		Boiler	Boiler Age <35
Mansfield	Harold L Qualters Middle	1953; 2006	6-8	852	151,182	Boiler		Boiler	Boiler Age <35
Mansfield	Mansfield High	1967; 2008	9-12	1,240	206,731	Boiler		Boiler	Boiler Age <35
Marshfield	Martinson Elementary	1964	PK-5	467	92,000	Roof		Roof	Roof Age <30
Medway	Burke/Memorial Elementary School	1997	2-4	477	72,699	Roof		Roof	Roof Age <30
Peabody	South Memorial	1950	PK-5	447	67,082	Roof		Roof	Roof Age <30

Attachment B
Not Recommended for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Shutesbury	Shutesbury Elementary	1972; 1994	PK-5	124	34,886	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Southborough	Margaret A Neary	1970; 2001	3-5	268	62,736	Roof		Roof	SOI Withdrawn by District
Southborough	Mary E Finn School	1964	PK-1	339	70,954	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Southborough	P Brent Trottier	1996; 2002	6-8	415	128,121	Roof		Roof	Roof Age <30
Springfield	Arthur T Talmadge	1954	K-5	233	37,055	Windows/Doors		Windows/Doors	SOI History
Springfield	Boland School	2001	PK-5	697	130,441	Roof		Roof	Roof Age <30
Springfield	High School Of Commerce	1915; 1998	9-12	1,096	266,952	Roof		Roof	Roof Age <30
Springfield	Indian Orchard Elementary	1924; 1998	PK-5	644	88,498	Roof		Roof	Roof Age <30
Springfield	Mary O Pottenger	1953; 1959	K-5	473	42,694	Windows/Doors		Windows/Doors	Windows/Doors Age <35
Springfield	Milton Bradley School	1964; 1995	PK-5	523	113,026	Boiler		Boiler	Boiler Age <35
Springfield	Rebecca M Johnson	1992	PK-5	763	150,407	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Springfield	Samuel Bowles	1926; 1954; 1963	K-5	322	50,444	Roof		Roof	Roof Age <30
Springfield	Springfield Central High	1986	9-12	2,063	263,462	Boiler		Boiler	Boiler Age <35
Springfield	Sumner Avenue	1912; 1914	PK-5	548	82,339	Roof; Windows/Doors; Boiler		Roof; Windows/Doors; Boiler	Roof Age <30; Windows/Doors Age <35; Boiler Age <35
Springfield	Thomas M Balliet	1948; 2017	PK-5	323	56,778	Windows/Doors		Windows/Doors	Windows/Doors Age <35

Attachment B
Not Recommended for Invitation to the 2020 Accelerated Repair Program

District Name	School Name	Age of Existing Building	Grade	2019/2020 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Swampscott	Swampscott Middle	1958; 1978	PK; 5-8	737	165,000	Roof		Roof	Roof Age <30
Wareham	Wareham Middle	1952; 2005	5-8	523	167,000	Roof		Roof	SOI Removed by District
Watertown	Watertown Middle	1922; 1998	6-8	579	134,000	Boiler		Boiler	Boiler Age <35
Winchendon	Murdock Middle/High	1995	6-12	526	340,706	Roof; Boiler		Roof; Boiler	Roof Age <30; Boiler Age <35
Worcester	Vernon Hill School	1931	PK-6	532	83,060	Boiler		Boiler	Boiler Age <35

Statement of Interest ("SOI") Overview for Accelerated Repair Program

Introduction

The Massachusetts School Building Authority's (the "MSBA") grant program is a non-entitlement, competitive program, and its grants are distributed by the MSBA Board of Directors, based on need and urgency, as expressed by the district and validated by the MSBA. The MSBA completes a review of available information regarding all districts that submit a Statement of Interest ("SOI") for the Accelerated Repair Program ("ARP") each year. The MSBA encourages all interested districts to submit an SOI to the MSBA, but the ARP is not appropriate for all potential projects. The ARP is for the partial or full replacement of roofs, windows/doors, and/or boilers.

The following information provides an overview of the SOI process from initial opening of the SOI period each January until the Board of Directors votes to authorize invitations at a subsequent late spring/summer Board meeting.

The SOI Filing Period

The MSBA opens its SOI system annually for districts to file one or more SOIs for either the Core Program or the ARP. The SOI is the tool districts use to identify the deficiencies and/or programmatic issues that exist in their facilities. Districts should submit one SOI per school for each school that they believe requires a project. An SOI should only be filed for a facility where a district has the ability after the SOI submission to fund a schematic design within nine months (September 2020) and a total project budget within 18 months (June 2021). Over the last several years, the SOI system has opened in early January. SOIs are typically due for the ARP in early February and for the Core Program in early April.

Historically, the MSBA has invited approximately 35 to 50 SOIs for the ARP annually. The number of invitations that the Board is allowed to authorize each year varies. Among the factors the MSBA may consider should the MSBA be required to limit the number of invitations due to its annual statutory funding cap are the degree of the disrepair of the systems to be replaced and the frequency with which issues associated with that disrepair arise. The table below illustrates the number of SOIs that have resulted in approved projects in the ARP.

Repair Program	Districts	Schools	Total Project Budgets	Maximum Facility Grants
2018 Accelerated	20	30	$83,172,480	$47,018,557
2017 Accelerated	19	34	$117,020,597	$73,280,673
2016 Accelerated	28	48	$156,598,234	$83,007,586
2015 Accelerated	24	43	$136,680,652	$91,974,052
2014 Accelerated	34	47	$108,410,084	$65,388,035
2013 Accelerated	25	45	$94,650,790	$54,662,551
2012 Accelerated	24	36	$63,009,653	$38,267,952

In 2017, given the budget impact from the number of SOIs filed for the ARP, the MSBA was only able to consider SOIs with systems of 30 years or more. The MSBA staff's recommendation to invite systems of 30 years or more resulted in the invitation of 36 schools from the otherwise qualifying 69 schools for which SOIs were received.

In 2018, the budget for the ARP was approximately $50 million in grants. The qualifying age requirement for applications for windows/doors was changed from 20 years to 30 years prior to the SOI opening. The qualifying age requirement for roofs and boilers opened at 20 years; however, due to the volume of otherwise qualifying applications, the qualifying age requirement for roofs and boilers was increased to 25 years. The MSBA staff's final recommendation to invite roofs and boilers of 25 years or more resulted in the invitation of 34 schools from the otherwise qualifying 51 schools for which SOIs were received.

In 2019, the budget for the ARP was approximately $50 million in grants. As in 2018, the qualifying age requirement for applications was 30 years for windows/doors and 20 years for roofs and boilers. Due to the volume of otherwise qualifying applications, the qualifying age requirement for roofs was increased to 27 years while all windows/doors were removed from consideration. The qualifying age for boilers remained at 20 years. The MSBA staff's final recommendation to invite roofs of 27 years or more and boilers of 20 years or more resulted in the invitation of 42 schools from the otherwise qualifying 79 schools for which SOIs were received.

In 2020, the budget for the ARP will be approximately $50 million in grants. The qualifying age requirements will be 30 years for windows/doors and 25 years for roofs and boilers. Dependent upon the quantity of the ARP SOIs received, the MSBA may need to again limit the number of invitations to meet its budget, which may require further changes to the qualifying age of easy system.

Based on the qualifications for the ARP, a district should not file an SOI if:

- the roof is less than twenty-five years old (installed in or after 1996);
- the boiler is less than twenty-five years old (installed in or after 19961);
- the windows/doors are less than thirty years old (installed in or after 1991);
- the proposed project cost is projected as less than $250,000;
- the school is judged by the district to be over-crowded;
- the district is considering the facility for potential consolidation;
- the primary use of the building is for non-educational purposes;
- the school provides for pre-kindergarten students only;
- the SOI itself seeks construction beyond roofs, windows/doors, or boilers;
- the SOI itself seeks boiler construction, excluding heating fuel storage and/or delivery, beyond the physical limits of the existing boiler room(s);
- a facility condition not identified in the SOI remains unresolved from a previous MSBA SOI review;
- the district plans a future construction project for MSBA participation going beyond roofs, windows/doors, and boilers for the school;

- or the district is reviewing facility deficiencies to further identify its needs and priorities.

If a project does qualify for the ARP, the scope of the project may not be fully reimbursable. Scope that may be required to complete the project but will not be eligible for reimbursement include:

- Building systems in spaces deemed ineligible per MSBA Regulations (swimming pools, hockey rinks, field houses and other such systems)
- Americans with Disabilities Act ("ADA") upgrades necessitated when the estimated cost of the repair project exceeds 30% of the assessed value of the building
- Building systems beyond ARP scope (extended floor or ceiling replacements, fire protection systems, photovoltaic panels and other such systems)
- Partial replacement of building systems with years of service less than what has been invited to the 2020 ARP
- Installation of canopies and vestibules
- Replacement of underground storage tanks or gas lines up to the boiler room
- Replacement of rooftop heating, ventilation and air conditioning units
- Masonry restoration including cleaning and sealing beyond the invited project scope
- Site work associated with sub-grade roof drainage
- Temporary repairs to building systems

The Funding Cap

The Commonwealth irrevocably dedicated a 1% statewide sales tax, known as the School Modernization Trust fund ('SMART Fund'), to the MSBA's capital program. The sales tax collection informs the amount of the annual funding cap to which the MSBA can obligate funds for projects. The enabling legislation limits increases or decreases annually thereafter by the lesser of four and one half percent (4.5%) of the limit for the prior fiscal year or the percentage increase or decrease of the dedicated sales tax revenue amount over the prior fiscal year.

The SOI Due Diligence Process

The SOI process involves the district filing an electronic version of an SOI with the MSBA. MSBA staff is readily available to address concerns, questions, and issues during the filing period. Once the filing period has closed, MSBA staff commences the due diligence process for all SOIs.

This 4-phase process includes:

1. Review SOI submissions for completeness;
2. Review SOI submissions and accompanying documents for content;
3. Conduct staff study visits, if required; and
4. Recommend SOIs for invitation into the ARP

During this process, the MSBA may seek to obtain additional or clarifying information from districts. As the MSBA reviews the entire cohort of SOIs received, it will determine the

appropriate level of due diligence that will be required for each SOI and will notify districts of next steps accordingly.

1. **Review SOI submission for completeness:**

Once the SOI system has closed, MSBA staff review each submission to check that all of the required materials have been received. The MSBA works with districts throughout the filing period to ensure that the SOI is complete.

For all SOI submissions, the district needs to provide:

- An electronic version of the SOI with the required electronic signatures; there are two separate certifications in each SOI where district officials need to sign;
- An electronic version of the Closed Schools Certification with the required electronic signatures;
- Hard copies of the required local vote documentation that is detailed in the SOI; and
- Any supporting materials required to be submitted with the SOI.

Districts are expected to submit materials and have them post-marked on or before the due date for the ARP submission deadline. The district and the MSBA should discuss in advance of the filing date any extenuating circumstances or requests for exceptions to receipt of the hard copy material.

2. **Review each SOI submission and accompanying documents for content:**

Once an SOI is determined to be complete, MSBA staff review the information and any additional documents submitted by the district. MSBA staff then compile the data necessary to assess which SOIs filed in that calendar year may qualify for the ARP. Evaluating the qualifying factors relies on many different data sources. MSBA staff use the SOI, the MSBA project management system, the MSBA's 2016 School Survey, as well as information from the Department of Elementary and Secondary Education ("DESE") website. Many factors can impact the assessment of an SOI, such as overcrowding, building condition, general environment and program deficiencies. As such, it is important to assemble as much data as possible so that staff may gain a thorough understanding of the issues identified in the SOI. An analysis of the qualifying factors produces a group of SOIs for further consideration. Depending on the volume of qualifying SOIs, the MSBA may have to introduce additional or more limiting factors to maintain the 2020 ARP budget. Further review of SOIs may or may not require a staff study visit.

3. **Conduct Staff Study Visits, if required:**

If MSBA staff determine that a staff study visit is needed to complete the due diligence process, MSBA staff will visit the facility identified in the SOI. The staff study visit lasts approximately one hour and is an opportunity for the MSBA to further understand the issues identified in the district's SOI. MSBA staff request that the district have someone familiar with the facilities and systems present for the visit. The district is requested to provide a copy of the SOI floor plans (emergency/evacuation plans are sufficient) ahead of the MSBA's visit.

The staff study visit starts with a meeting to review the SOI and the MSBA process, and then to hear district concerns. The discussion is followed by a tour of the main areas of the school, as well as typical general classrooms and specialty spaces. If the district's SOI includes the replacement of the roof, then access to the roof should be provided to MSBA staff.

Dependent upon the number of staff study visits that are required, this phase can take approximately 4 to 6 weeks, with visits typically scheduled from March through April.

4. **Recommend SOIs for Invitation into the Accelerated Repair Program:**

Once the content review and staff study visits have been completed, MSBA staff once again review the factors, noted above, that can impact the assessment of the SOIs. As stated above, due to the statutory cap, the MSBA may be constrained to limit the number of ARP projects in a given year. Among the factors that MSBA may consider should it be required to limit the number of ARP projects, are the degree of the disrepair of the systems to be replaced and the frequency with which issues associated with the disrepair arise.

MSBA staff then provide their findings to the Chief Executive Officer, Deputy Chief Executive Officer/Executive Director, and the MSBA's Facilities Assessment Subcommittee. Once the recommendations have been accepted, MSBA staff present the recommended SOIs to the Board of Directors for a vote to receive an invitation into the ARP.

Exhibit A

Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade Configuration	2019-2020 Enrollment	Existing Square Footage	Invited Scope Recommendation
Boston	Patrick J. Kennedy Elementary School	1933	PK-5	266	27,086	Boiler
	Samuel Adams Elementary School	1910	PK-5	222	41,336	Windows/Doors
Braintree	Highlands Elementary School	1930; 1953; 1968; 2001	K-5	418	42,806	Roof
	Liberty Elementary School	1957; 1964; 2006	1-5	401	34,163	Roof
Cambridge	Cambridgeport School	1903; 1978	K-5	325	58,502	Windows/Doors
Falmouth	Teaticket Elementary School	1965	K-4	269	49,000	Roof
Florida	Abbott Memorial School	1951; 1966	K-8	95	24,400	Windows/Doors
Haverhill	Haverhill High School	1962; 1972	9-12	1,832	355,000	Partial Roof
Hingham	Plymouth River Elementary School	1969	K-5	428	59,300	Windows/Doors
Holyoke	E.N. White Elementary School	1955	PK-5	437	63,965	Roof
	Lt. Clayre P. Sullivan School	1960; 1969; 1989	K-8	508	112,000	Roof
	Maurice A. Donahue School	1972; 1989	K-8	484	70,550	Roof
Lowell	John J. Shaughnessy Elementary School	1990	PK-4	481	63,918	Roof
Lynn	Lynn Vocational Technical Institute	1971	PK-12	1,451	173,937	Windows/Doors
New Bedford	Elwyn G. Campbell Elementary School	1956; 1966	PK-5	278	46,749	Windows/Doors; Boiler
Peabody	West Memorial Elementary School	1961	PK-5	264	50,508	Partial Roof
Plymouth	Federal Furnace Elementary School	1977	K-5	359	57,287	Roof
	Indian Brook Elementary School	1975	K-5	549	57,287	Roof
	West Elementary School	1975	K-5	348	54,660	Roof
Revere	Abraham Lincoln School	1966	PK-5	620	87,017	Windows/Doors
	Beachmont Veterans Memorial School	1976	PK-5	350	117,894	Boiler
Springfield	Springfield High School of Science and Technology	1953; 2014	9-12	1,245	238,746	Partial Windows/Doors
Taunton	Harold H. Galligan School	1954; 1989	K-4	262	65,000	Windows/Doors; Boiler
Weston	Weston High School	1960; 1965; 2011	9-12	663	174,980	Partial Roof
Worcester	Worcester Arts Magnet School	1961; 1971	PK-6	410	56,657	Roof