The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

Massachusetts School Building Authority
Board Meeting Minutes of April 30, 2025

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on April 30, 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; Mike McGurl; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Kathleen Andrade; August Knuth; Siobhan Tolman; Annie Hudson; Barbara Hansberry; Chris Alles; Karl Brown; John Jumpe; Elena Seiti; Katie DeCristofaro; Michael Rodino; Gianpiero Tirella, Julie Leonard; Miriam Vazquez; Vlad Nivorozhkin; 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 February 26, 2025, Board of Directors meeting; (2) remove one project from the MSBA Capital Pipeline; (3) invite five districts into Feasibility Study; (4) authorize one proposed project to proceed into Preferred Schematic Design, with an estimated $127.4 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 $142.1 million; and (6) approve seven final audits from seven districts with a Final Total Facilities Grant amount of approximately $131.2 million.

Additionally, the Board will also be voting on authorizing a recommendation to amend the MSBA Reimbursement Rate Policy.

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

Approval of February 26, 2025 Minutes

The Chair asked for a motion to accept the minutes of the February 26, 2025, Board meeting. A motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

Approval of the Minutes of February 26, 2025 Board Meeting

The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the February 26, 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.

Project Removal from Capital Pipeline

Next, MSBA Director of Capital Planning, Mike McGurl, explained that the first project vote for today's meeting is for the removal of the Oakdale Elementary School project in the Town of Dedham. In 2020, the Town of Dedham submitted a Statement of Interest for the Oakdale Elementary School and it was invited into Eligibility Period on April 14, 2021. The Board approved the District's proposed Project Scope and Budget at the October 30, 2024, Board meeting to replace the current school with a new facility serving grades 1-5 on the existing site.

The Town had a debt exclusion vote on February 9, 2025, and was unable to secure the majority-vote required to authorize the project. In a written communication to the MSBA, the District shared the result of the vote and has submitted its Declaration of Removal for Dedham's Statement of Interest for the Oakdale Elementary School.

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

Vote on Removing the Town of Dedham's Statement of Interest From the MSBA Capital Pipeline

VOTED: That, whereas, on April 14, 2021, the Board voted to invite the Town of Dedham to collaborate with the MSBA; and whereas, on March 2, 2022 the Board voted to invite the Town of Dedham to conduct a Feasibility Study for the Oakdale Elementary School; and, whereas, as described in the materials attached hereto as Exhibit A, the Town of Dedham has notified the MSBA that it has decided not to further pursue its Statement of Interest, or Feasibility Study invitation, for the Oakdale Elementary School, the Board hereby removes the Town of Dedham's Statement of Interest for the Oakdale Elementary School from the MSBA's Capital Pipeline and authorizes the Executive Director to do all acts necessary and execute and deliver any and all documents and agreements in connection with such removal.

The Chair expressed disappointment regarding the need for a project removal vote.

There being no more 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 Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize five districts to proceed into the Feasibility Study phase. She noted that the districts were invited into Eligibility Period on December 13, 2023, and 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 the Shaw Elementary School in the City of Boston. Staff will be working with the District to study the following three options: 140 students in the facility's current configuration of grades K-3 plus Pre-K; 455 students, plus Pre-K, in grades K-6 which would consolidate the Shaw Elementary School with the Taylor Elementary School; and 640 students, plus Pre-K, in grades K-6, which would consolidate the Shaw Elementary School with the Taylor Elementary School for a four-section school.

The second District for consideration is Everett High School in the City of Everett. Staff will be working with the district to study options that maintain the facility's current grade 9-12 configuration for 2,845 students.

The third District for consideration is the John G. Whittier Middle School in the City of Haverhill. Staff will be working with the District to study the following three options: 745 students in the facility's current configuration of grades 5-8; 1,045 students in grades 4-8, which includes the Pentucket Elementary School's grades 4 and 5 and Tilton Elementary School's grade 4; and 1,325 students in grades 3-8, which includes the Pentucket Elementary School's grades 3-5 and Tilton Elementary School's grades 3 and 4.

The fourth District for consideration is the Charles S. Ashley Elementary School in the City of New Bedford. Staff will be working with the District to study the following three options: 275 students in the facility's current configuration of grades K-5 with the addition of Pre-K; 515 students, plus Pre-K, in grades K-5, which would consolidate the Charles S. Ashley Elementary School and the Swift Elementary School with Newcomer Program capacity; and 665 students, plus Pre-K, in grades K-5, which would consolidate the Charles S. Ashley Elementary School and the Swift Elementary School with Newcomer Program capacity as well as relieve overcrowding at the Abraham Lincoln Elementary School.

The fifth and final District for consideration is Burncoat Senior High School in the City of Worcester. Staff will be working with the District to study the following two options: 1,400 students in the facility's current configuration of grades 9-12; and 2,125 students in grades 7-12, which would consolidate Burncoat Senior High School with Burncoat Middle School.

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

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

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 B 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 B.

Mr. Deninger welcomed the districts into the Feasibility Study phase. He explained that they will begin to draft their educational plans, which will be read closely by both him and Ms. Kwan. They are looking for a building where form follows function. He asked the districts to consider what future education looks like for their school when drafting their plans. He also suggested utilizing the educators who will work in the new building to assist in drafting the educational plan. Mr. Deninger commented that it is clear when school community input shines through in an education plan, and when there is a better plan, there is more buy-in from the community. He explained that he looks forward to reviewing the plans and engaging in conversations with the districts.

The Director of Communication and Community Engagement for the City of Boston, Molly Doris-Pierce, thanked the Board, Chair, Deputy Chair, Executive Director, and MSBA staff on behalf of Boston's Chief of Capital Planning. She commented that the City of Boston is extremely grateful for all the work the MSBA does throughout the Commonwealth, and especially for Boston. She explained that Boston Public Schools strives to serve every student with a high-quality education.

It was noted that the MSBA received a letter of support from State Senator Sal DiDomenico for the Everett High School project.

Mayor Carlo DeMaria of Everett thanked the MSBA for their commitment and dedication to public schools throughout the Commonwealth of Massachusetts. He commented that Everett is seeing significant population and enrollment growth in its public schools. He thanked the Superintendent of the Everett Public School system for his leadership, the principal of Everett High School, teachers, and building support staff for doing their best for students every day. He explained that Everett needs a new high school solution, which will help provide the community with expanded access to career technical educational opportunities for students. Mayor DeMaria commented that all students deserve access to meaningful opportunities, and a new high school for Everett will set the district on the right path to achieving that goal. He thanked the MSBA for the opportunity to speak.

A legislative aide to State Representative Ryan Hamilton, Keigh Credit, voiced support for a new John G. Whittier Middle School in Haverhill on behalf of Representative Hamilton.

The Superintendent of Haverhill Public Schools, Margaret Marotta, thanked the MSBA for its generosity. She commented that the district is appreciative of the support and very excited about moving forward with a new Whittier Middle School. The Superintendent explained that the current facility is dilapidated and overcrowded, and a new state-of-the-art school will create new opportunities for both students and teachers.

The Assistant Superintendent of Finance & Operations for New Bedford Public Schools, David Flynn, thanked the MSBA for their continued support of the students of New Bedford. He commented that the district is looking forward to the project being voted into Feasibility Study phase today, as well as future projects.

The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

Mayor Joseph Petty of Worcester thanked the MSBA leadership team, staff, and the Chair for their partnership with Worcester. He commented that working with the MSBA over the years has brought over half a billion dollars into their schools, and the Burncoat High School project will be the sixth high school project completed in partnership with the MSBA.

There being no more 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.

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 Millis Middle/High School in the Town of Millis. The Town of Millis is proposing an addition and renovation of the existing facility. The renovated portion of the project is proposed to consist of approximately 98,000 square feet, along with the addition of approximately 52,000 square feet of new construction, for a building project that totals 150,000 square feet.

The proposed project is designed to serve 645 students in grades 6-12 and includes an estimated total project budget of approximately $127.4 million, with an estimated total construction budget of approximately $98.2 million.

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

Vote on Moving the Town of Millis 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 Millis with, in concept, the development of schematic designs for an addition and renovation project at the Millis Middle/High School facility serving grades 6 through 12, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 et seq. and all other guidelines and policies of the Authority.

The Superintendent of Millis, Robert Mullaney, thanked the Board for their consideration of the Millis Middle/High School project. He commented that Millis is a community proud of its students and schools. An updated facility will provide efficiently sized classrooms, flexible learning spaces, and collaborative areas for teaching and learning. The Superintendent explained that the new space

will also provide the district with modernized mechanical and security systems. He thanked the School Building Committee, town officials, parents, and community members for their support.

There being no more 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 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 City of Leominster for a potential project at the Fall Brook Elementary School. The recommendation is to replace the existing Fall Brook Elementary School with a new facility on the existing site.

The proposed project has a design enrollment of 610 students in kindergarten through grade 5.

The District provided a Total Project Budget of approximately $114.8 million, which includes a total construction budget of approximately $89.8 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 City of Leominster

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Fall Brook Elementary School and construct a new facility serving students in kindergarten through grade 5 on the site of the existing facility, 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 Reading, in such forms as she may determine to be acceptable, for Fall Brook Elementary School project at a reimbursement rate of seventy-nine and ninety-three hundredths percent (79.93%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $63,292,064 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 $64,368,241, 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.

Mayor Dean Mazzarella of Leominster thanked the MSBA. He commented that the Leominster community is in support of this project. Mayor Mazzarella explained that the City has seen population growth that has impacted the school system, and a new elementary school will be beneficial to the community. He expressed appreciation for everyone's work on this project.

The Chair thanked Mayor Mazzarella for his comments and commented that she is excited to see how this project turns out.

There being no more 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

Next, the 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 Reading for a potential project at the J. Warren Killam Elementary School. The recommendation is to construct a new three-story facility on the existing school site.

The proposed project has a design enrollment of 455 students in kindergarten through grade 5, as well as Pre-K.

The District provided a Total Project Budget of approximately $130 million, which includes a total construction budget of approximately $101.5 million.

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

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing J. Warren Killam Elementary School and construct a new facility serving students in kindergarten through grade 5, plus pre-kindergarten on the site of the existing facility, 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 Reading, in such forms as she may determine to be acceptable, for the J. Warren Killam Elementary School project at a reimbursement rate of fifty-two and nineteen hundredths percent (52.19%) of approved, eligible costs, up to an Estimated

Maximum Total Facilities Grant of $44,182,227 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 $44,976,987, 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 Jason Lewis, State Representative Brad Jones, and State Representative Richard Haggerty in support of the Reading project.

Town Manager Matt Kraunelis of Reading thanked the MSBA. He commented that Reading fully supports this project and that the community is very happy to have a partnership with the MSBA. Mr. Kraunelis thanked the Board for their consideration and vote.

There being no more 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

Next, the 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 Southborough for a potential project at the Margaret A. Neary Elementary School. The recommendation is to consolidate the Margaret A. Neary Elementary School and the Albert S. Woodward Memorial School and construct a new two-story facility on the site of the existing Margaret A. Neary Elementary School.

The proposed project has a design enrollment of 610 students in grades 2 through 5.

The District provided a Total Project Budget of approximately $108.5 million, which includes a total construction budget of approximately $87.2 million.

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

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

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 Margaret A. Neary Elementary School and to consolidate the existing Margaret A. Neary Elementary School and Albert S. Woodward Memorial School and construct a new facility serving students in grades 2-5 on the site of the existing Margaret A.

> Neary Elementary 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 Southborough, in such forms as she may determine to be acceptable, for the Margaret A. Neary Elementary School project at a reimbursement rate of forty-six and seventy-six hundredths percent (46.76%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $34,667,306 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 $35,279,062, 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 Superintendent of Southborough, Greg Martineau, thanked the Board and MSBA staff for their efforts in getting the Town of Southborough to this point in the MSBA process. He commented that it has been a wonderful process so far and that the project will leave a positive impact on future generations of educators and families.

There being no more 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

Audit

The MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 695 Capital Pipeline Program Projects plus the seven projects subject to vote today, altogether representing approximately $9.3 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately $9 billion in submitted costs for the 249 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 $159 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-9 month period equals approximately $1.9 billion.

The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

Approval of Audits, Capital Pipeline Program

The Director of Audit then explained that the Board is being asked to approve seven Capital Pipeline Program audits listed on Exhibit C. She explained that the total combined grant amount for these seven projects is $131,216,142.

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

Approval of Audit Costs for Several Projects

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the final audited approved grant amounts for the projects listed in the spreadsheet attached hereto as Exhibit C 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

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

Thereafter, the Executive Director gave an overview of the Statements of Interest that were accepted into both the 2025 ARP and 2025 Core Program.

She then presented a PowerPoint highlighting outreach events that MSBA staff participated in over the past several weeks. Staff attended and presented at the Massachusetts Association of Vocational Administrators "Collaborating with the MSBA" event on March 7th. Staff also provided MSBA updates at the Massachusetts Building Trades Unions' 106th Annual Convention on March 11th. The MSBA Commissioning Roundtable hosted a presentation on "The Value and Benefits of Recommissioning" on April 15th. Staff also attended the 2025 American Council of Engineering Companies of Massachusetts State Markets Conference on April 16th.

The Chair of the Board and the MSBA CEO attended the "Building a Logo" celebrations, where the top three winners of the MSBA Building a Logo Contest were awarded. The Chair commented that she enjoyed visiting the talented winners of the MSBA Building a Logo Contest. She also noted tha$_{1}$t$_{0}$ the contest was a significant undertaking and congratulated the team for putting it together. The Chair commended the participants and their teachers for their creativity, adding that the students,

teachers, and schools throughout the Commonwealth are tremendous and it is rewarding to partner with them.

The Executive Director thanked the MSBA Logo Team for running the contest, and gave special thanks to MSBA's Director of External Affairs, Maria Puopolo, for her work on the contest.

The Executive Director then shared photos from the Groundbreaking Ceremony at the Green Meadow Elementary School in Maynard.

Next, the Executive Director shared staff updates. She welcomed Jennifer Gonzalez as the Deputy Executive Director and introduced six new hires: Arlin Medina, as a Project Manager 3 in Construction Administration; Austin Morin, as a Program Manager 1 in ARP Construction Administration; Tatiana Meyer, as Assistant Project Manager in Construction Administration; Dawn Ross, as Office Administrator; Jeffrey Adams, as Project Manager 2 on the Design Project Team; and Amanda Baldwin, as a Project Coordinator on the Program Team.

The Executive Director also congratulated staff on their new roles within the MSBA: Carley Belfield, as a Senior Project Coordinator; Robin McElaney, as a Senior Project Coordinator; Nina Bordeaux, as a Senior Project Coordinator; Madeline McAuliffe, as a Project Manager 2 for Feasibility/Schematic Design on the Project Team; and Melanie Soter, as an External Affairs Coordinator.

The Executive Director then shared photos of MSBA staff volunteering at the Massachusetts Fallen Heroes Service Day.

Lastly, the Executive Director acknowledged the Reimbursement Rate Committee for their hard work over the past year. The team consisted of Chris Alles, Veatriki Dagkalakou, Vlad Nivorozhkin, Zhanna Pekelis, Emily Udy, Roxann Johnson-Nance, Julie Leonard, Noelle Nuemyer, Wei Xu, and August Knuth. She explained that a recommendation to amend the MSBA Reimbursement Rate Policy will be a voting item at today's meeting.

Recommendation to Amend the Reimbursement Rate Policy

Next, the Director of Project Management provided the Board with a recommendation to amend the current MSBA Reimbursement Rate Adjustment Policy for Core Program projects. He explained that the following information was previously shared with MSBA's Facilities Assessment Subcommittee for informational purposes at the March 26th, 2025 meeting.

In September of 2024, a Reimbursement Rate Committee, comprised of MSBA staff from various departments, was established to review the current policy associated with applying reimbursement rates to Districts' funding agreements based on annual "ability to pay" data and to evaluate potential adjustments to the current policy which was established in January 2011.

The current policy requires the MSBA to update district reimbursement rates at the Project Scope and Budget phase using the most recent "ability to pay" data available. As a result, base rates have the potential to increase, decrease, or remain unchanged between the Feasibility Study phase and the Project Scope and Budget phase.

Recognizing that districts who have experienced a decrease in their reimbursement rate often face financial pressure due to a perceived reduction in anticipated MSBA funding, the Committee analyzed several potential policy adjustments aimed at improving financial predictability, stability, and planning for districts, while ensuring continued compliance with the M.G.L. c. 70B, §10.

Simply stated, the Committee's goal was to evaluate the current policy, understand potential district benefits and impact on the MSBA, and recommend to either maintain the existing policy or

implement a revised approach.

The Committee evaluated a total of nine potential options, ranging from maintaining the existing policy, to setting a floor limit or creating fixed rates for all projects. Ultimately, the Committee recommends 'Option 2', which eliminates the possibility of a decrease in a district's reimbursement rate between the Feasibility Study phase and the Project Scope and Budget phase.

While the proposed policy remains largely similar to the current one in how Feasibility Study Reimbursement Rates are determined, its key distinction is that a district's base rate will not decrease between the two phases. A dataset of 112 Core Program projects (SOI classes 2014 through 2021) was used to evaluate the numbers, including how the current policy has impacted base rates for these projects.

In conclusion, the Committee is recommending 'Option 2', which will amend the current policy so that school districts will no longer experience a decrease in their reimbursement rate between phases based on updated ability-to-pay data.

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

Approval of Massachusetts School Building Authority's Reimbursement Rate Policy

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the recommended changes to the Authority's Reimbursement Rate Policy as outlined in the April 23, 2025 Memorandum, Recommendation to Amend the Current Reimbursement Rate Policy, as presented to the Board of Directors and attached hereto, and authorizes the Executive Director to do all acts and things necessary to implement the Policy; and further authorizes the Executive Director to establish any additional policies and procedures for the management of the Authority's Reimbursement Rate Policy as the Executive Director may deem appropriate or necessary.

Mr. Deninger asked whether a district would receive the more favorable rate if their reimbursement rate were to change to its benefit in the middle of a project.

The Director of Project Management explained that rates are calculated at two phases: the Feasibility Study phase and the Project Scope and Budget phase. If a district receives a more favorable rate at the Project Scope and Budget phase, that improved rate will be applied to the project. Conversely, if the rate calculated at the Project Scope and Budget phase is less favorable than the rate established during the Feasibility Study phase, the more beneficial of the two rates will be applied to the project.

Mr. Cronin commented that this change would be a positive development for all communities.

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

The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

Deborah Goldberg – Yes

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

Project Status

Next, the MSBA's Director of Capital Planning, Michael McGurl, provided an update on the Town of Stoughton's project. He explained that the Town received its Project Scope and Budget approval at the April 24, 2024, Board of Directors meeting. The 120-day period to secure local project funding following the Board vote expired on August 22, 2024. The Town of Stoughton successfully secured a Town Meeting vote on May 6, 2024, but was unsuccessful in securing a ballot debt-exclusion vote held on June 11, 2024. In response, the Town sought and received a 224-day extension to conduct a second debt-exclusion vote, planned for April 3, 2025. Staff previously shared this update at the August 28, 2024, Board meeting.

At the February 26, 2025, Board meeting, staff provided an additional update to report that the Town requested an additional five days, extending the deadline to April 8, 2025, following the Town's final determination of its second ballot debt-exclusion vote.

On April 8, 2025, the Town successfully voted to approve funding for the South Elementary School with its debt-exclusion vote.

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

Town Meeting votes in both the Town of Hamilton and the Town of Wenham were unsuccessful on April 5, 2025. Fortunately, both towns followed their Town Meetings with successful ballot questions on April 10, 2025. Each town will now revote at their respective Annual Town Meeting. The Town of Wenham is scheduled to vote on June 9, 2025, and the Town of Hamilton is scheduled for June 26, 2025.

Staff will provide updated information regarding the Cutler Elementary School project at the June Board meeting.

Project Overview Report

Next, MSBA Project Manager II, Vlad Nivorozhkin, presented the upcoming bid maps. The MSBA is currently tracking 24 projects for filed sub-bidding through 2027. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. These 24 projects have a combined total estimated construction budget of approximately $3.66 billion.

For calendar year 2025, nine projects have already received filed sub-bids. Since the February 2025 Board meeting, there are now six projects in 2025 that have not yet received filed sub-bids. These projects have a combined estimated construction budget of approximately $656 million.

Among the first projects to bid during May will be Hopkinton. Clinton and Scituate are expected to bid in July.

Looking ahead to 2026, there are 13 projects with a combined estimated construction budget of approximately $1.89 billion. Burlington has moved its bid dates from December and is now targeting January. As a result of the removal of the Dedham Oakdale Elementary School project at today's Board meeting, the project count for 2026 will be adjusted to 12 in future reports.

For 2027, the MSBA is currently tracking five projects with a combined estimated construction budget of approximately $1.11 billion. The projects in Berkshire Hills, Lexington, Littleton, and Old Colony were added following their Preferred Schematic approval at the February 2025 Board meeting. The project count for 2027 will increase to six with the addition of the Millis project following today's meeting.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. In May, staff are anticipating the filed sub-bids for Hopkinton (DBB). Following a break in June, sub-bids are scheduled for Clinton (CMR) and Scituate (DBB) in July.

For Design-Bid-Build bids and Guaranteed Maximum Prices, staff are anticipating Guaranteed Maximum Prices for Lynn and DBB bids for Hopkinton. In June, Nashoba is scheduled to come to a Guaranteed Maximum Price. Staff are not tracking any projects for July.

For 2025 Design-Bid-Build bids and Guaranteed Maximum Prices, staff are able to report on three additional projects added to the 2025 bid results table. East Longmeadow and Brookline have both reported Guaranteed Maximum Prices close to Schematic Design budget, while New Bedford reported a low bid well within budget.

The bid average for the six projects is $685/sf versus $756/sf at Project Funding Agreement. Three projects have come in approximately 15% under budget, one closer to 9%, and two at budget.

At Project Funding Agreement, the average for all 15 projects was $809/sf and ranged from $684 to $1,020 per square foot. Please note that the average of the remaining nine projects is $835 per square foot.

Finally, the Director of Capital Planning presented on the latest bid summary for the Accelerated Repair Program. For the 2022 program, 24 of the 26 reported projects bid within their estimated budget, while one of the 27 remains pending.

Finance

Sales Tax Collections Update

MSBA Treasurer, Gianpiero Tirella, presented a PowerPoint and provided an FY2025 SMART Collections update. The FY2025 collections through March were $32.5 million (3.53%) higher than the same period in FY2024.

Gianpiero 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 MSBA Treasurer provided an update regarding MSBA grant payments for projects, noting that the MSBA has made $592,870,278 in grant payments to date in Fiscal Year 2025. This is for 147 projects in 91 districts.

FY24 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with an FY2025 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 Ms. Kwan:

The April 30, 2025 Board Meeting minutes were approved by the MSBA's Board of Directors at the June 18, 2025 meeting.

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

The meeting was adjourned at 11:22.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- February 26, 2025 Board Meeting Minutes
- Project Removal from Capital Pipeline
- Invitation to Feasibility Study
- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Recommendation to Amend the MSBA Reimbursement Policy
- Supplemental Grant Update
- Project Overview Report
- Sales Tax Collection Update
- Grant Payments Update
- FY25 Budget Update