The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

Massachusetts School Building Authority
Board Meeting Minutes of October 29, 2025

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on October 29, 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; Annie Hudson; Chris Alles; Karl Brown; John Jumpe; John Crisley; Elena Seiti; Katie DeCristofaro; Michael Rodino; Julie Leonard; Miriam Vazquez; 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 10:01 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 August 27, 2025, Board of Directors meeting; (2) remove one project from Eligibility Period; (3) remove two projects from the Capital Pipeline; (4) remove three projects from the Accelerated Repair Program; (5) invite ninety-three projects from forty-five districts into the Accelerated Repair Program; (6) authorize to approve corrective grant for previously approved Project Funding Agreement for the Accelerated Repair Program; (7) execute Project Funding Agreements for twenty-one projects from twelve districts in the Accelerated Repair Program with an Estimated Maximum Total Facilities Grant of approximately $59.4 million; (8) authorize two proposed projects to proceed into Preferred Schematic Design, with an estimated $369 million in total project costs; (9) invite four districts to enter into a Project Scope and Budget Agreement, with an Estimated Maximum Total Facilities Grant of approximately $363.5 million; and (10) approve eleven final audits from seven districts with a Final Total Facilities Grant amount of approximately $120.1 million.

The Board will also be voting to approve a contract renewal with SparkRock for an Enterprise Resource Planning System and Questica for a Budgeting System.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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

Approval of August 27, 2025, Minutes

The Chair asked for a motion to accept the minutes of the August 27, 2025, Board meeting. A motion was made by Ms. Kwan and seconded by Mr. Deninger:

Approval of the Minutes of August 27, 2025, Board Meeting

VOTED: That the Board of Directors at the Massachusetts School Building Authority hereby approves the Minutes of the August 27, 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

The Director of Capital Planning, Mike McGurl, provided the Board with additional information and context for the Project Removals as seen on the agenda.

There are three (3) project removals from the Core Program and four project removals from the Accelerated Repair Program ("ARP"). The ARP projects represent three (3) districts. MSBA Senior Capital Program Managers, Elena Seiti and Katie DeCristofaro will be presenting the removals for the Board's approval and will provide additional information for each.

Although the timing of these projects has led to a large collection of removals at one Board meeting, within the context of the Programs, the removals are within past precedence.

Looking back to 2008, there have been 393 Core Program Statements of Interest ("SOIs") that have been invited into the MSBA. In that time, forty-four (44) projects (11% of the 393) have been removed. Project removals typically occur at one of two project milestones: Feasibility Study funding during Eligibility Period, or Total Project Budget funding after Project Scope and Budget Approval. Two (2) MSBA projects, Hamilton-Wenham and Southborough, were unsuccessful with their local appropriations following Project Scope and Budget approval. Lenox is removing itself from Eligibility Period prior to their local Feasibility funding vote.

With three (3) project removals from the 2021 SOI invitations, the percentage has climbed to 18%, which is similar to what was experienced for the SOI years from 2011 through 2014. There are seven

(7) more projects pending successful local funding of their Total Project Budgets, so there is potential for this percentage to increase.

For the 2024 SOIs, staff recently learned that West Boylston was not successful in its attempt at local Feasibility funding. Staff are awaiting the District's course of action. Aside from West Boylston, eleven of the twenty-two (22) invited projects have been successful in authorizing funding with nine (9) more to go. Staff can fortunately report that the ten (10) 2022 invites and the nineteen (19) 2023 invites all previously obtained their Feasibility Study funding and are proceeding between Consultant Selection and Schematic Design.

While not presented in this table, the ARP has seen similar counts of project removals, with today's projects increasing the count to fifty-nine (59). However, total ARP invitations prior to today's 2025 SOI vote are over 700 projects, meaning a lower removal rate of 8%.

Project Removal from Eligibility Period

Next, MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to remove the Town of Lenox's Statement of Interest from Eligibility Period. The Town of Lenox submitted a Statement of Interest for the Lenox Memorial High School and was invited into Eligibility Period on December 13, 2024.

The MSBA met with the Town of Lenox on August 7, 2025, and subsequently received written communication notifying the MSBA that the Town of Lenox has conducted an extensive review of its facilities while considering its fiscal priorities. From this analysis, local and school officials have decided to withdraw the Lenox Memorial High School Statement of Interest from the Eligibility Period.

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

Vote on Removing the Town of Lenox's Statement of Interest From the MSBA's Eligibility Period

VOTED: That, whereas, on December 13, 2024, the Board voted to invite the Town of Lenox into the MSBA's Eligibility Period for the Lenox Memorial High School; and, whereas, as described in the materials attached hereto as Exhibit A, the Town of Lenox has notified the MSBA that it has decided not to further pursue its Statement of Interest for the Lenox Memorial High School, the Board hereby removes the Town of Lenox's Statement of Interest for the Lenox Memorial High School from the MSBA's Eligibility Period 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.

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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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 Senior Capital Program Manager, Elena Seiti, explained that the next two (2) items are Project Removals from the Core Program for the Hamilton-Wenham Regional School District and the Town of Southborough.

The Hamilton-Wenham Regional School District submitted a Statement of Interest for the Cutler Elementary School and was invited into the Eligibility Period on March 2, 2022. At the August 28, 2024 Board meeting, the Board approved the District's Preferred Schematic, which proposed to consolidate the student population of the existing Cutler Elementary School and Winthrop Elementary School and construct a new facility serving grades 1-5 on the site of the existing Cutler Elementary School.

Following unfavorable Town Meeting results in both the Towns of Hamilton and Wenham on April 5, 2025, debt exclusion ballot votes were held on April 10, 2025, in each town, both of which passed. The School Committee reviewed the results and voted in favor of revisiting the local votes and subsequent Special Town Meetings, which were held in Hamilton on June 9, 2025 and in Wenham on June 11, 2025. At both Special Town Meetings, the project did not receive the necessary two-thirds majority. Subsequently, the District requested and received a 90-day extension to the 120-day deadline to secure funding in order to hold a district-wide election on September 15, 2025, which was also unsuccessful. Based on this unfavorable outcome, the District confirmed its intention to remove its Statement of Interest and submitted its Declaration of Removal for the Cutler Elementary School.

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

Vote on Removing the Hamilton-Wenham Regional School District's Statement of Interest from the MSBA Capital Pipeline

VOTED: That, whereas, on March 2, 2022, the Board voted to invite the Hamilton-Wenham Regional School District to collaborate with the MSBA; and whereas, on December 21, 2022 the Board voted to invite the Hamilton-Wenham Regional School District to conduct a Feasibility Study for the Cutler Elementary School; and, whereas, on February 26, 2025, the Board voted to approve a Proposed Project to consolidate the student population of the existing Cutler Elementary School and Winthrop Elementary School and construct a new facility serving grades 1-5 on the site of the existing Cutler Elementary School, and authorized the Executive Director to execute a Project Scope and Budget Agreement and Project Funding Agreement with the

> Hamilton-Wenham Regional School District for the Proposed Project, and whereas, as described in the materials attached hereto as Exhibit B, the Hamilton-Wenham Regional School District has notified the MSBA that it has decided not to further pursue its Statement of Interest, or Feasibility Study invitation, for the Cutler Elementary School, the Board hereby removes the Hamilton-Wenham Regional School District's Statement of Interest for the Cutler 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.

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

The Senior Capital Program Manager explained to the Board that the next vote would be for the removal of the Town of Southborough from the MSBA Capital Pipeline.

The Town of Southborough submitted an SOI for the Margaret A. Neary Elementary School and was invited into Eligibility on March 2, 2022. At the October 30, 2024, Board meeting, the Board approved the District's Preferred Schematic, which proposed to consolidate the existing Margaret A. Neary Elementary School and Albert S. Woodward Memorial School and construct a new facility serving grades 2-5 on the site of the existing Margaret A. Neary Elementary School. The project did not receive the necessary support at either the May 10, 2025 Special Town Meeting or the May 13, 2025 debt exclusion ballot vote. Following this outcome, the District engaged in community outreach efforts, including a town-wide survey, to solicit feedback and determine whether to bring the article before voters for reconsideration. At the conclusion of this effort, which identified current economic conditions and estimated costs as potential reasons for opposition to the proposed project, the District elected to remove its Statement of Interest and submitted its Declaration of Removal for the Margaret A. Neary Elementary School.

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

Vote on Removing the Town of Southborough's
Statement of Interest from the MSBA Capital Pipeline

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

VOTED: That, whereas, on March 2, 2022, the Board voted to invite the Town of Southborough to collaborate with the MSBA; and whereas, on April 26, 2023, the Board voted to invite the Town of Southborough to conduct a Feasibility Study for the Margaret A. Neary Elementary School; and, whereas, on April 30, 2025, the Board voted to approve a Proposed Project to consolidate the student population of the existing Margaret A. Neary Elementary School and Albert S. Woodward Memorial School and construct a new facility serving students in grades 2 through 5 on the site of the existing Margaret A. Neary Elementary School, and authorized the Executive Director to execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Southborough for the Proposed Project, and whereas, as described in the materials attached hereto as Exhibit B, the Town of Southborough has notified the MSBA that it has decided not to further pursue its Statement of Interest, or Feasibility Study invitation, for the Margaret A. Neary Elementary School, the Board hereby removes the Town of Southborough's Statement of Interest for the Margaret A. Neary 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.

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

Project Removal from Accelerated Repair Program

Ms. Seiti commented that the next three (3) items on the agenda are for ARP project removals for four (4) projects from three (3) districts. All four (4) projects were invited into the ARP at the October 30, 2024 Board of Directors meeting.

The first ARP project removal is the James J. Chittick Elementary School in the City of Boston for a window and door replacement project. During Schematic Design, the City obtained an updated assessment of the building's assessed value and determined that the cost associated with the window and door replacement would require a full range of accessibility upgrades that would significantly increase the overall cost, scope and duration of the project. As a result, the City has executed a Declaration of Removal of a Statement of Interest for the James J. Chittick School. Please note that the City of Boston remains in the 2024 Accelerated Repair Program having also received invitations for seven (7) other schools, two (2) of which have completed Schematic Design and will be presented today.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

The Chair commented on her appreciation for Ms. Seiti's mention of the accessibility concerns noted by districts.

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

Vote on Removing the City of Boston's
Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 30, 2024, the Board voted to invite the City of Boston to participate in the MSBA's Accelerated Repair Program for the James J. Chittick Elementary School; and, whereas, as described in the materials attached hereto as Exhibit C, the City of Boston has notified the MSBA that it has decided not to further pursue its Accelerated Repair Program Statement of Interest or Accelerated Repair Program invitation for the James J. Chittick Elementary School, the Board hereby removes the City of Boston's Accelerated Repair Program Statement of Interest for the James J. Chittick Elementary School from the MSBA Accelerated Repair Program 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.

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

The next ARP project removal for consideration is for the City of Peabody. The City received an invitation for a roof replacement project at the South Memorial Elementary School and a roof replacement project at the West Memorial Elementary School. The City also received a previous invitation for a partial roof replacement at the West Memorial Elementary School in 2020 and elected not to proceed with the project due to escalated costs. During Schematic Design, the City determined that the cost of the roof replacement at each facility would require full accessibility upgrades and additional code upgrades that would significantly increase the overall cost, scope and duration of these projects and could exceed the assessed value of each building. As a result of its ARP findings, the City has executed a Declaration of Removal Statement of Interest for both schools.

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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

Vote on Removing the City of Peabody's
Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 30, 2024, the Board voted to invite the City of Peabody to participate in the MSBA's Accelerated Repair Program for the South Memorial Elementary School and West Memorial Elementary School; and, whereas, as described in the materials attached hereto as Exhibit C, the City of Peabody has notified the MSBA that it has decided not to further pursue its Accelerated Repair Program Statements of Interest or Accelerated Repair Program invitations for the South Memorial Elementary School and West Memorial Elementary School, the Board hereby removes the City of Peabody's Accelerated Repair Program Statements of Interest for the South Memorial Elementary School and West Memorial Elementary School from the MSBA Accelerated Repair Program 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.

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

The final project removal from the ARP is for a roof replacement project at Glenwood Elementary School. The City completed its Schematic Design and received authorization to execute a Project Funding Agreement at the August 27, 2025, Board meeting. After further consideration, the City determined that the project could be delivered using in-house capabilities and executed a Declaration of Removal of a Statement of Interest for Glenwood Elementary School. Please also note that the City of Springfield remains in the 2024 Accelerated Repair Program having received invitations for eight other schools, which received authorization to execute a Project Funding Agreement at the June 18, 2025, and August 27, 2025, Board of Directors meetings.

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

Vote on Removing the City of Springfield's
Statement of Interest from the MSBA Accelerated Repair Program

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

VOTED: That, whereas, on October 30, 2024, the Board voted to invite the City of Springfield to participate in the MSBA's Accelerated Repair Program for the Glenwood Elementary School; and, whereas, as described in the materials attached hereto as Exhibit C, the City of Springfield has notified the MSBA that it has decided not to further pursue its Accelerated Repair Program Statement of Interest or Accelerated Repair Program invitation for the Glenwood Elementary School, the Board hereby removes the City of Springfield's Accelerated Repair Program Statement of Interest for the Glenwood Elementary School from the MSBA Accelerated Repair Program 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.

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

Invitation to Accelerated Repair Program

MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to invite ninety-three (93) schools from forty-five (45) districts into the MSBA's ARP, representing a combined total construction cost of approximately $902 million, including the potential for ADA scope, and an Estimated Total Facilities Grant of approximately $665 million. The projects include twenty-five (25) heat pump conversions, sixty-eight (68) qualifying roofs, and twenty-four (24) qualifying window/door projects.

The Statement of Interest ("SOI") system for the ARP opened on January 13, 2025, and closed on March 21, 2025, during which time the MSBA received ninety-nine (99) SOIs from forty-seven (47) districts. Commencing January 2025, the ARP will have a biennial SOI opening.

The published roofs and windows qualifications for the Program, as outlined in the 2025 ARP SOI Process Overview, included the minimum threshold system age requirements of twenty (20) years old as of 2026 for roofs and thirty (30) years old as of 2026 for windows. Of the seventy-two (72) SOIs received for roofs and windows/doors, one (1) school did not meet the qualifying age requirements.

The published heat pump conversion qualifications for the Program, as outlined in the 2025 ARP SOI Process Overview, included the following system requirements: windows less than thirty (30) years old, installed in or after 1997, the school opened or was renovated, including the HVAC system, in or before 2010, and the mechanical distribution system cannot be supported by steam; if filing for a heat pump conversion project only, the roof must be less than fifteen (15) years old (installed in or after 2012); and if the SOI school's roof is more than fifteen (15) years old, installed in or before 2011, then the SOI must include its roof as part of the project scope. All other heat pump qualifications remain the same. Of the twenty-eight (28) SOIs received, three (3) SOIs did not meet the qualifying age requirements for heat pump conversion projects.

For the qualifying SOIs, staff conducted a pre-site visit call with each district followed by an in-person site visit to each school. During the pre-site visit calls, site visits and post-site visit due diligence phases, three (3) districts informed the MSBA that they did not wish to be further considered.

For the 2025 SOIs, staff have not adjusted the published qualifying age criteria: twenty (20) years old as of 2026 for roofs and thirty (30) years old as of 2026 for windows; for heat pump conversions, windows less than thirty (30) years old, installed in or after 1997, the school opened or was renovated, including the HVAC system in or before 2010, and the mechanical distribution system cannot be supported by steam; and if the school's roof is more than fifteen (15) years old, installed in or before 2011, then the SOI must include its roof as part of the project scope.

After completing due diligence, the schools being recommended for invitation into the 2025 Accelerated Repair Program, representing two (2) years' worth of projects, are listed and summarized in Attachment A in the Board package. Schools not being recommended for invitation are summarized in Attachment B.

The Chair noted that there would be one consolidated vote for all ARP projects.

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

Vote on Inviting Communities into the Accelerated Repair Program

VOTED: That the Executive Director is hereby authorized to invite certain communities into the Accelerated Repair Program to collaborate with the MSBA to conduct a Feasibility Study, as described in 963 CMR 2.00 et seq., for each of the schools listed in Exhibit D attached hereto, the purpose of which Study shall be to better understand the problems identified in the Statement of Interest submitted to the MSBA and explore options to repair said problems.

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 said Feasibility Study for each of the schools listed in the Exhibit D.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

MSBA Chief Executive Officer, Jim McDonald, commented that due to the high volume of projects being invited into the ARP, members of the legislature and the district representatives are asked to be brief in their comments in order to allow the meeting to continue moving along.

It was noted that the MSBA received a letter of support from State Senator John Velis for the potential projects in Agawam.

Agawam Mayor Chris Johnson expressed his thanks and appreciation for the opportunity to be invited into the ARP. He also commented that he appreciates the support from the MSBA for the high school building project that is already underway.

The Chair commented that the vote being put forward is for all ninety-three (93) schools, which was highly unusual for one (1) motion. There was no Board discussion regarding this, so the Chair allowed the Director of External Affairs, Maria Puopolo, to continue proceeding with comments.

It was noted that the MSBA received a letter of support from State Senator Cindy Friedman for the Arlington project.

The Superintendent of Arlington Public Schools, Dr. Elizabeth Homan, expressed thanks for the opportunity to speak on behalf of the district and commented that she is grateful for the support from the MSBA. She explained that this ARP project would improve the community. Noted that a letter of support was received from Senator Friedman.

It was noted that the MSBA received a letter of support from State Representative Kip Diggs.

The Superintendent of Barnstable Public Schools, Dr. Sara Ahern, spoke on the aging infrastructure and the increased climate challenges facing Barnstable. She commented on her appreciation for the MSBA.

Belmont Facilities Director David Blazon thanked the MSBA for the opportunity to improve the Chenery school. He indicated that the roof has reached its life expectancy and this project will positively affect the community.

The Superintendent of Bourne Public Schools, Dr. Kerri Anne Quinlan-Zhou, spoke on the conditions of the middle school and its roof. She commented that there is strong support from the community for this project and that the town has already voted to approve collaboration with MSBA.

Boston Chief Operating Officer for Boston Public Schools, Brian Forde Jr., expressed thanks to all MSBA staff and his gratefulness for the work they have done throughout the Commonwealth. He thanked MSBA staff for their support for both Core projects and ARP projects in the City of Boston.

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

It was noted that there were representatives from Cambridge on the call in support of the project.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

It was noted that the MSBA received letters of support from State Representative William Galvin and State Senator Paul Feeney for the Luce Elementary School project.

The Superintendent of Canton Public Schools, Derek Folan, expressed thanks to the MSBA, State Representative Galvin, and State Senator Feeney. He commented that Luce Elementary School has been in need of a new roof for many years, and he is appreciative of the opportunity to fix it. Dr. Folan also expressed his gratitude for working with the MSBA on the Galvin Middle School project as well.

Dartmouth Assistant Superintendent of Finance and Operations, James Kiely, thanked MSBA staff and Board for their consideration. He commented that the roof is 25 years old and beyond useful life, and this project is the first major project for a long-term vision of the town. He thanked the MSBA Board for their consideration and support.

It was noted that the MSBA received a letter of support from State Senator Fattman in support of the Douglas project.

The Superintendent of Douglas Public Schools, Dr. Paul D. Vieira, thanked the MSBA for their consideration.

It was noted that the MSBA received letters of support from State Senator Jo Comerford and Superintendent Shannon White-Cleveland.

The Superintendent of Erving Public Schools, Shannon White-Cleveland, expressed thanks to the MSBA Board.

The Director of Constituent Services for State Senator Jo Comerford spoke on the Senator's behalf and commented on the Senator's support for the Erving project.

It was noted that the MSBA received a letter of support from State Senator President Karen Spilka for the Framingham ARP projects.

The Superintendent of Framingham Public Schools, Robert Tremblay, thanked the MSBA for their support and thanked State Senator President Karen Spilka for her support as well.

It was noted that the MSBA received a letter of support from State Representative Margaret Scarsdale in support of the Groton-Dunstable project.

The Superintendent of the Groton-Dunstable Regional School District, Geoff Bruno, thanked the MSBA staff, Board of Directors, and the District's team for all their work.

It was noted that the MSBA received a letter of support from State Senator Jacob Oliveira for the Hampden-Wilbraham project.

Hampden-Wilbraham Assistant Superintendent of Finance, Operations, and HR, Douglas Slaughter, expressed his thanks to the MSBA and Board for the opportunity to be invited into the ARP.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

It was noted that the MSBA received a letter of support from State Senator Jamie Eldridge for the Bromfield Middle/High School.

The Superintendent of Harvard Public Schools, Linda Dwight, conveyed her thanks and appreciation to the MSBA and noted the District's prior projects with the MSBA.

Haverhill Chief Financial Officer, Clancy Main, expressed her thanks and gratitude to the MSBA.

It was noted that the MSBA received a joint letter of support from State Senator Patrick O'Conner and State Representative Joan Meschino for the Hingham project.

The Superintendent of Hingham Public Schools, Kathryn Roberts, expressed thanks to the MSBA. She commented that the heat pump project aligns well with the town's climate goals. The Superintendent noted the MSBA's support for other Hingham projects.

It was noted that the MSBA received a letter of support from State Senate President Karen Spilka in support of the Holliston projects.

The Director of Facilities in the Town of Holliston, James Keast, expressed thanks to the MSBA on behalf of the town.

It was noted that the MSBA received a letter of support from State Senate President Karen Spilka in support of the Holliston projects.

It was noted that the MSBA received a letter of support from State Senator John Velis and State Representative Sean Duffy in support of Holyoke.

It was noted that there were representatives from Holyoke on the call in support of the projects.

It was noted that the MSBA received a letter of support from State Representative Marcus Vaughn in support of the project in the King Phillip Regional School District.

The Superintendent of the King Phillip Regional School District, Dr. Rich Drolet, expressed his thanks to the MSBA for their support and indicated that this project is included in the new strategic plan for the district which was unanimously supported across participating communities.

The Chief Operating Officer of Lawrence Public Schools, Odanis Hernandez, spoke on behalf of Superintendent Ralph Carrero and expressed his thanks for the opportunity and consideration for Lawrence to be a part of the MSBA's ARP.

It was noted that the MSBA received a letter of support from the Superintendent of Lee, Michael Richard, in support of the projects.

It was noted that there were representatives from Lee on the call in support of the projects.

It was noted that the MSBA received letters of support from State Senator Jacob Oliveria and State Representative Brian M. Ashe in support of the Carter School project in the Town of Longmeadow.

Longmeadow Project Manager, John Dearborn, expressed his thanks to MSBA on behalf of the town.

Lowell's City Manager, Thomas Golden, commented on his thanks and appreciation to the MSBA and stated that the MSBA has incredibly professional staff.

It was noted that the MSBA received a letter of support from the entire Legislative Delegation in support of the City of Lynn and its ARP projects.

The Interim Superintendent of Lynn, Molly Cohen, expressed her thanks to the MSBA for the opportunity and support.

It was noted that the MSBA received letters of support from State Representative Michael Chaisson and State Senator Paul Feeney in support of the Mansfield project. It was also noted that the MSBA received a joint letter of support from State Representative Adam Scanlon, State Representative Ted Phillips, and State Representative Michael Chaisson in support of the Mansfield project.

The Superintendent of Mansfield Public Schools, Michelle McKeon, commented on her gratitude to the MSBA and Board for their support.

It was noted that the MSBA received a letter of support from State Representative Kristin Kassner in support of the Masconomet Regional School District.

It was noted that there were representatives from the Masconomet Regional School District on the call in support of the Masconomet Regional High School project and the Masconomet Regional Middle School project.

Mayor Breanna Lungo-Koehn of Medford expressed her thanks on behalf of the City and commented that she is looking forward to the chance to work with the MSBA.

It was noted that the MSBA received a letter of support from the entire Legislative Delegation for the Melrose projects.

The Interim Superintendent of Melrose Public Schools, Cari Berman, conveyed her thanks and gratitude to the MSBA. Noted that a letter of support was received from the Legislative Delegation.

It was noted that the MSBA received a letter of support from State Senator Kelly Dooner for the Town of Middleborough.

It was noted that there were representatives from the Town of Middleborough on the call in support of the John T. Nichols Middle School project.

It was noted that there were representatives from the Monomoy Regional School District on the call in support of the Harwich Elementary School project.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

It was noted that the MSBA received letters of support from State Representative James Arciero and State Senator Jamie Eldridge in support of the Nashoba Valley Technical High School project.

The Superintendent of the Nashoba Valley Regional Vocational Technical School District, Denise Pigeon, expressed her thanks to the MSBA.

It was noted that the MSBA received a letter of support State Senate President Karen Spilka in support of the Town of Natick.

The Assistant Superintendent for Finance in the Town of Natick, Matthew Gillis, expressed his thanks and appreciation to the MSBA. He commented that the MSBA has a great program, and Natick is happy to be a part of it.

It was noted that the MSBA received a letter of support from State Senator Mark Montigny for the City of New Bedford.

It was noted that there were representatives from the City of New Bedford on the call in support of the Trinity Day Academy project.

It was noted that the MSBA received letters of support from State Senator Jo Comerford and State Representative Lindsay Sabadosa for the City of Northampton.

The Superintendent of Northampton Public Schools, Dr. Portia Bonner, expressed thanks and gratitude for the opportunity to work with the MSBA.

The Superintendent of Plainville Public Schools, Jennifer Parson, thanked the MSBA on behalf of the district.

It was noted that the MSBA received a letter of support from State Senator Peter Durant for the Quabbin Regional School District.

The Superintendent of the Quabbin Regional School District, Colleen Mucha, thanked the MSBA and commented that the district is grateful for all the work they do across the Commonwealth.

It was noted that the MSBA received letters of support from State Senator Jacob Oliveria and State Senator Peter Durant for the Quaboag Regional School District.

The Superintendent of the Quaboag Regional School District, Steve Duff, thanked the MSBA and stated that he is looking forward to working together.

It was noted that the MSBA received a letter of support from State Senator John Keenan for all the Quincy Schools being presented today. It was also noted that the MSBA received a letter of support from State Representative Ayers for the Parker School and Atlantic School.

Quincy's Public Building Commissioner, Paul Hines, thanked MSBA staff for their outstanding work and expressed that the City of Quincy is extremely grateful to the MSBA.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

The Superintendent of Salem Public Schools, Dr. Stephen Zrike, thanked the Board for their support and generosity and expressed that Salem is looking forward to continuing their partnership with the MSBA.

It was noted that the MSBA received a letter of support from State Senator Jacob Oliveria for the Springfield schools.

It was noted that there were representatives from the City of Springfield on the call in support of the listed Springfield ARP projects.

It was noted that the MSBA received a letter of support from State Senator Ryan Fattman for the Sutton Early Learning Center.

The Sutton Director of Technology and Operations, Dan Durgin, thanked the MSBA on the community's behalf.

It was noted that the MSBA received a letter of support from State Senator Kelly Dooner for the John F. Parker Middle School project.

Mayor Shaunna O'Connell of Taunton expressed her sincere gratitude for the ARP invitation and commented on how the Taunton community appreciates the MSBA's partnership.

It was noted that the MSBA received a letter of support from the entire Legislative Delegation for the City of Waltham.

The Assistant Superintendent of Finance and Operations for Waltham Public Schools, Chad Mazza, thanked the Board of Directors.

Mayor Joseph Petty of Worcester thanked the Chair and commented that the Worcester community is looking forward to collaborating with the MSBA. He expressed thanks and appreciation for all the MSBA has done for the City of Worcester.

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 Approve Corrective Grant for Previously Approved Project Funding Agreement – Accelerated Repair Program

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

This project is being resubmitted to the Board based upon corrected information from the Owner's Project Manager ("OPM") regarding the age of fifteen (15) storefront windows previously determined to be ineligible for Reimbursement in the original recommendation. In the Schematic Design submittal that served as the basis for the project recommendation in August 2025, there were windows identified as being less than the thirty (30) years that qualify for reimbursement. After the August meeting, the District and OPM reported that the age for these windows was over thirty (30) years. Consequently, staff are seeking an adjustment to the previously approved grant to reflect the true window ages.

The revisions resulted in a total reduction of scope exclusions of $892,305 and an increase to the Maximum Total Facilities Grant of $571,076.

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

Vote to Amend Prior Vote Authorizing the Executive Director to Execute a Project Funding Agreement for the Proposed Accelerated Repair Project

VOTED: Whereas, on August 27, 2025, the Board of Directors authorized the Executive Director to enter into a Project Funding Agreement with the Northern Berkshire Regional Vocational Technical School District for a roof and window and door replacement project at the Charles McCann Vocational Technical High School; and whereas, the Board of Directors hereby amends its vote of August 27, 2025 authorizing the Executive Director to Execute a Project Funding Agreement for the Proposed Accelerated Repair Project in accordance with the corrected Estimated Total Facilities Grant and Maximum Total Facilities Grant values; as further described in the materials presented to the Board and attached hereto.

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant
Northern Berkshire Regional Vocational Technical School District	Charles McCann Vocational Technical High School	Roof/Windows/ Doors	$16,779,269	$9,911,292	$10,412,889

The Superintendent of the Northern Berkshire Regional Vocational Technical School District, James Brosnan, expressed thanks to the MSBA.

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

Roll Call Vote:

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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 twenty-one (21) Schematic Design submissions representing twelve (12) Districts for the ARP. The projects include eighteen (18) roof replacement projects and three combined roof and window/door replacement projects.

MSBA staff reviewed the existing conditions analyses and proposed schedules provided by the Districts and discussed the scopes and budgets with the Districts and their consultants. The Districts provided combined Total Project Budgets of approximately $102 million, which include total construction estimates of approximately $83 million. Collectively, the Estimated Maximum Total Facilities Grants for these projects total $59,458,487. Including potentially eligible project contingencies, the combined Maximum Total Facilities Grants total $62,265,685.

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

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 Facilities Grant	Maximum Total Facilities Grant
Amherst-Pelham	Amherst Regional Middle School	Partial Roof	$10,024,016	$5,754,272	$6,033,698

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

Ashburnham-Westminster	Meetinghouse School	Roof	$2,551,814	$1,294,339	$1,348,270
Blackstone Valley Regional Vocational Technical School District	Blackstone Valley Regional Vocational Technical High School	Partial Roof	$5,728,357	$2,748,502	$2,879,329
Boston	Gardner Pilot Academy	Windows/Doors	$4,454,889	$2,506,827	$2,620,687
	Lyndon K-8 School	Windows/Doors	$6,506,890	$3,659,679	$3,831,594
Boxford	Harry Lee Cole School	Partial Roof	$1,335,126	$352,047	$364,484
Kingston	Kingston Elementary School	Partial Roof	$1,591,856	$697,273	$725,445
Marshfield	Martinson Elementary School	Roof	$7,406,864	$3,473,493	$3,644,230
Middleton	Fuller Meadow School	Partial Roof	$2,299,029	$725,968	$755,732
Narragansett	Narragansett Middle School	Partial Roof	$1,688,234	$954,557	$994,330
	Narragansett Regional High School	Roof	$9,176,314	$5,157,138	$5,419,541
New Bedford	Carlos Pacheco Elementary School	Roof	$2,172,640	$1,661,902	$1,732,067
	Casimir Pulaski Elementary School	Roof	$8,144,173	$5,902,077	$6,194,644
	Ellen R. Hathaway Elementary School	Roof	$2,234,273	$1,705,955	$1,787,418
	Elwyn G. Campbell Elementary School	Roof	$3,504,690	$2,680,763	$2,795,204
	Hayden-McFadden Elementary School	Roof	$6,769,629	$4,835,229	$5,070,471

	Sgt. William H. Carney Academy	Roof	$6,951,662	$5,178,835	$5,433,165
	Whaling City Junior-Senior High School	Roof	$5,703,804	$4,362,696	$4,553,340
Somerset	North Elementary School	Windows/Doors	$2,290,471	$1,227,618	$1,278,769
Sudbury	General John Nixon Elementary School	Partial Roof	$4,064,845	$1,596,082	$1,672,327
	Josiah Haynes Elementary School	Roof	$7,821,563	$2,983,235	$3,130,940
		Total	**$102,421,139**	**$59,458,487**	**$62,265,685**

It was noted that the MSBA received a joint letter of support from State Senator Jo Comerford, State Representative Mindy Domb, State Representative Aaron Saunders, and State Representative Natalie Blais for the Amherst Regional Middle School project. It was also noted that the MSBA received a letter of support from State Senator Comerford.

The Assistant Director of Finance for the Amherst-Pelham Regional School District, Shannon Bernacchia, expressed her sincere appreciation for the Board's consideration.

It was noted that the MSBA received a letter of support from State Senator Jo Comerford for the Meetinghouse School project. It was also noted that the MSBA received a letter from the entire Legislative Delegation supporting the project.

The Superintendent of Ashburnham-Westminster Public Schools, Dr. Todd Stuart, expressed gratitude to the MSBA for their work.

It was noted that the MSBA received a letter of support from State Senator Ryan Fattman for the Blackstone Valley Regional Vocational Technical High School

Blackstone Valley Regional Vocational Technical School District's Superintendent, Anthony Steele, Thanked the MSBA for all their work.

It was noted that the MSBA received a letter of support from State Senator Michael Rush for the Lyndon Pilot Academy.

It was noted that there were representatives from the City of Boston on the call in support of the listed Boston ARP projects.

It was noted that the MSBA received a letter of support from State Senator Bruce Tarr for the Harry Lee Cole School project.

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

It was noted that there were representatives from the Town of Boxford on the call in support of the Harry Lee Cole School project.

It was noted that there were representatives from the Town of Kingston on the call in support of the Kingston Elementary School project.

It was noted that the MSBA received a joint letter of support from State Senator Patrick O'Connor and State Representative Kenneth Sweezy for the Martinson Elementary School project. It was also noted that the MSBA received a letter from Representative Patrick Kearney supporting the project.

It was noted that there were representatives from the Town of Marshfield on the call in support of the Martinson Elementary School project.

It was noted that the MSBA received a joint letter of support from State Senator Bruce Tarr and State Representative Bradley Jones for the Fuller Meadow School project. It was also noted that the MSBA received a letter from State Representative Sally Kerans supporting the project.

It was noted that there were representatives from the Town of Middleton on the call in support of the Fuller Meadow School project.

It was noted that the MSBA received a letter of support from the entire Legislative Delegation for the Narragansett Regional High School project. It was also noted that the MSBA received a letter from the School Building Committee Chair of the Narragansett Regional High School project, Jennifer Smith.

It was noted that the City of New Bedford received a letter of support from State Senator Mark Montigny for the listed New Bedford ARP projects.

It was noted that there were representatives from the City of New Bedford on the call in support of the New Bedford projects.

The Superintendent of the Northern Berkshire Regional School District, James Brosnan, expressed his thanks again for the opportunity to be a part of the MSBA's ARP.

It was noted that the MSBA received a letter of support from State Senator Michael Rodrigues for the North Elementary School project.

The Superintendent of Somerset Public Schools, Jeff Schoonover, thanked the MSBA and Board.

It was noted that the MSBA received letters of support from State Senator Jamie Eldrige, State Representative Carmine Gentile, and the Superintendent of Sudbury Public Schools, Brad Crozier, for the Sudbury schools.

It was noted that there were representatives from the Town of Sudbury on the call in support of the Sudbury projects.

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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 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

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 Franklin County Technical High School, located in the Franklin County Regional Vocational Technical School District. The District is proposing a new facility on the site of the existing school. The proposed project is designed for 600 students in grades 9-12 and includes an estimated Total Project Budget of approximately $246.6 million, which includes an estimated total construction budget of approximately $197.2 million.

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

Vote on Moving the Franklin County Regional Vocational Technical School District 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 Franklin County Regional Vocational Technical School District with, in concept, the development of schematic designs to replace the existing Franklin County Technical High School with a new facility serving students in grades 9 through 12, on the site of the existing Franklin County Technical High 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.

The Superintendent of the Franklin County Regional School District, Richard Martin, thanked MSBA and the Board for their consideration and 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
Sean Cronin – Yes

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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 the Charles E. Roderick Elementary School, located in the Town of Wrentham. The Town is proposing to replace the existing Charles E. Roderick Elementary School with a new facility on the site of the existing school.

The proposed school is designed for 595 students in grades 3-6, and includes an estimated Total Project Budget of approximately $122.4 million, which includes an estimated total construction budget of approximately $93.7 million.

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

Vote on Moving the Town of Wrentham 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 Wrentham with, in concept, the development of schematic designs to replace the existing Charles E. Roderick Elementary School with a new facility serving students in grades 3 through 6 on the site of the existing Charles E. Roderick 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.

The Superintendent of Wrentham Public Schools, Dr. Allan Cameron, thanked MSBA 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
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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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 East Bridgewater for a potential project at the Central Elementary School. The proposed project would replace the existing Central Elementary School with a new facility to be constructed on the site of the existing school.

The proposed project has a design enrollment of 510 students in Kindergarten through grade 2. The District provided a Total Project Budget of approximately $125.2 million, which includes a total construction budget of approximately $100.9 million.

The Chair asked for a motion, and the following motion was made by Ms. McKenzie 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 East Bridgewater

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Central Elementary School and construct 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 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 East Bridgewater, in such forms as she may determine to be acceptable, for the Central Elementary School project at a reimbursement rate of sixty-four and four-hundredths percent (64.04%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $51,252,841 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 $52,222,362 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 East Bridgewater Public Schools, Dr. Gina Williams, expressed her gratitude and excitement for the 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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

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 Lexington for a potential project at the Lexington High School. The proposed project would be an addition and renovation project of the existing Lexington High School.

The proposed project has a design enrollment of 2,395 students in grades 9 through 12. The Town provided a Total Project Budget of approximately $659.7 million, which includes a total construction budget of approximately $534.1 million.

The proposed project site is subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution. Therefore, the MSBA Board's authorization to enter into a Project Scope and Budget Agreement and a Project Funding Agreement will make the execution of the Project Funding Agreement conditional upon the District meeting the MSBA requirements for ownership, control, and use of the proposed project site.

Additionally, the proposed project is subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter into a Project Scope and Budget Agreement and a Project Funding Agreement will make the execution of the Project Funding Agreement conditional upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for an addition and renovation at the existing Lexington High School facility serving students in grades 9 through –12, 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 Lexington, in such forms as she may determine to be acceptable, for the Lexington High School project at a reimbursement rate of thirty-six and ninety-five hundredths percent (36.95%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $118,777,148 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 121,737,564 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 letter of support from State Senator Cindy Friedman for the Lexington High School project.

The Superintendent of Lexington Public Schools, Dr. Julie Hackett, thanked the MSBA and recognized several team members for their work on community engagement.

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 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 Millis for a potential project at the Millis Middle/High School. The proposed project would be an addition and renovation of the existing Millis Middle/High School.

The proposed project has a design enrollment of 645 students in grades 6 through 12. The Town provided a Total Project Budget of approximately $125.0 million, which includes a total construction budget of approximately $98.3 million.

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for an addition and renovation at the existing Millis Middle/High School facility serving students in grades 6 through 12, 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 Millis, in such forms as she may determine to be acceptable, for the Millis Middle/High School project at a reimbursement rate of fifty-nine and eight hundredths percent (59.08%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $66,515,343 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 $68,256,981 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 letter of support was received from State Representative James Arena-DeRosa.

The Superintendent of Millis Public Schools, Bob Mullaney, expressed his thanks to MSBA staff and the Board of Directors for their consideration.

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 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 Old Colony Regional Vocational Technical School District for a potential project at the Old Colony Regional Vocational Technical High School. The proposed project would replace the existing Old Colony Regional Vocational Technical High School with a new facility on the site of the existing school.

The proposed project has a design enrollment of 776 students in grades 9 through 12. The District provided a Total Project Budget of approximately $288.7 million, which includes a total construction budget of approximately $226.2 million.

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

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Old Colony Regional Vocational Technical School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Old Colony Regional Vocational Technical High School with a new facility serving students in grades 9-12 on the site of the existing Old Colony Regional Vocational Technical High 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 Old Colony Regional Vocational Technical School District, in such forms as she may determine to be acceptable, for Old Colony Regional Vocational Technical High School project at a reimbursement rate of sixty and forty-nine hundredths percent (60.49%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $127,023,961 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 $129,076,089 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 Kelly Dooner, State Representative Mark Sylvia, and State Senator Michael Rodrigues.

The Superintendent of Old Colony Regional Vocational Technical School District, Aaron Polansky, expressed his thanks and gratitude for the opportunity and the guidance received from 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

Audit

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

The MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 717 Capital Pipeline Program Projects, including the eleven projects subject to a vote today, altogether representing approximately $9.7 billion in submitted and audited costs.

She continued by explaining that the MSBA has also audited approximately $9.4 billion in submitted costs for the 240 projects currently submitting monthly requests for reimbursement. Based on the Total Project Budget information and submitted costs to date for approved projects, the MSBA estimates that approximately $4.2 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged $147 million over the 12 months preceding this Board meeting, and that the total amount submitted and audited during this 12-month period equals approximately $1.77 billion.

Approval of Audits, Capital Pipeline Program

The MSBA's Director of Audit explained that the Board is being asked to approve four Capital Pipeline Program audits listed on Exhibit E. She explained that the total combined grant amount for these eleven projects is $120,196,146.

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

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 E 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 October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

The Executive Director started her report by presenting a PowerPoint highlighting outreach events she attended with MSBA staff. On October 7, the Executive Director attended the Geothermal Construction Site Tour at Agawam High School with MSBA External Affairs Coordinator, Melanie Soter, Senior Project Manager, John Crisley, and Senior Project Manager, Stephen Garvey. The event was an educational session on choosing geothermal energy hosted by the Town of Agawam, Agawam Public Schools, Brightcore Energy, UndauntedK12, Eversource and Fontaine Brothers. It was well attended by representatives from school districts and/or towns with projects in the MSBA pipeline and it gave them the opportunity to share experiences with each other and to see firsthand how the ground source heat pump wells are drilled at a school construction project. The new Agawam High School facility will feature 150 wells at 500 feet deep and the project is expected to reach completion in 2028.

The Executive Director also attended an event at the Associated General Contracts of Massachusetts ("AGCMA") on October 14 with the Director of Capital Planning, the External Affairs Coordinator, and the Director of External Affairs, Maria Puopolo. The event was held at the Wentworth Institute of Technology. During the event, the Director of Capital Planning presented updates from the MSBA program.

Thereafter, the Executive Director shared photos from a variety of ceremonies. Staff attended Groundbreaking Ceremonies at the Clinton Middle School in the Town of Clinton, the Hatherly Elementary School in the Town of Scituate, and the Squantum Elementary School in the City of Quincy. She noted that the Quincy team discovered a time capsule during the demolition of the 1947 portion of the building and opened it as part of the Groundbreaking Ceremony. The letter was written by Superintendent Gossard in 1947 as the City built this addition to their 1907 building. A portion of the letter read: To residents of Quincy 50, 75 or 100 years hence: This addition is being made approximately two years after the close of hostilities in World War II. Obstacles have been great in securing materials, but we trust that your judgement will be that the building has stood up well and that it has served the young people of Quincy satisfactorily over this period of years. The Executive Director shared that, to her, this letter is a signal for continued determination. Although some of the reasons are different, the challenges the MSBA has faced in the last decade, such as supply chain, are not new. It is the resourcefulness of Massachusetts residents and their drive to provide a good environment for students that has made and continues to make a difference.

MSBA staff also attended Topping Off Ceremonies at the Countryside Elementary School in Newton, the Tri-County Regional Vocational Technical High School, and the Whitman Middle School in the Whitman-Hanson Regional School District.

Finally, staff attended Ribbon Cutting Ceremonies at the Crocker Elementary School in the City of Fitchburg, the Foster Elementary School in the Town of Hingham, the Stoneham High School in the Town of Stoneham, the William R. Peck Middle School in the City of Holyoke, and the William E. Carter School in the City of Boston.

Next, the Executive Director welcomed MSBA's new hires: Casey Phillips and Nick Govostes as Staff Attorneys, Ryan Fay as a Legal Assistant, Alexandra Correoso and Charlie Bennett as Audit

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Analysts, Julia Long and Rebecca Rokne as Project Coordinators, Katie Samara as a Project Manager 2 in the Post Occupancy Evaluation team, Steve Garvey as a Senior Project Manager, and Teddy Bousquet as an HR Generalist.

Continuing with staff updates, the Executive Director congratulated Alisua Masmela and Neil Cronin on their new roles as Project Managers 3 on the Construction Administration team, Kyra Stark on her new role as a Project Manager 3 on the Design team, and Samantha Finnigan on her new role as a Project Manager 1 on the Post Occupancy Evaluation team. The Executive Director also congratulated HR Generalist II, Jack Cullen, on receiving a 2025 Performance Recognition Program Award. In addition, the Executive Director congratulated Associate General Counsel Augie Knuth on his engagement to his fiancée Laurie, Legal Assistant Annie Hudson on her engagement to her fiancé Derek, and Legal Assistant Isaac Fish on his wedding to his wife Cora. Lastly, the Executive Director congratulated Executive Assistant, Shannon Hadorn, on the graduation of her son, Lance Corporal Noah Hadorn, from the United States Marine Corps Recruit Training and his joining of the 8th Engineer Support Battalion with the 2nd Marine Logistics Group at Camp Lejeune, North Carolina.

The Executive Director shared that staff are working with MSBA's external auditor to prepare for the presentation of financial statements at the December 2nd Administration, Operations & Finance Subcommittee meeting. Staff have been working with the Office of the State Auditor since the beginning of 2025 and are currently scheduled for an exit interview with the draft report to follow.

Thereafter, the Executive Director explained that earlier this month she shared with the Board the report titled Fixing the Foundation: issued by Mass Inc and the Worcester Research Bureau. There is great need for school replacements and upgrades across the state with many competing priorities from urban centers to rural communities. The recent increase to the MSBA's Annual Cap in the FY 24 Commonwealth Budget has made a significant difference in the MSBA's program allowing the agency to increase its construction funding limit by 50% in the last three years, while increasing the number of invitations that it had made in previous years. And with the change allowing the Accelerated Repair Program to be counted outside the Annual Cap, at today's meeting, staff were able to invite ninety-three of the ninety-nine Statements of Interest into the program, which includes invitations to the recently added Heat Pump conversion program.

That said, the MSBA's program is a competitive program with limited funding and that there is still much to be done.

MSBA staff are working with its consultant to finalize the 2025 School Survey with a report anticipated on the first of the year. Staff will continue the work to review the survey data and how the data may inform our program. Staff will also continue the work already underway to review various components of the program and make recommendations, as allowed in our statute, that benefit districts such as the recommendations approved to date including adjusting the policy on reimbursement rates so that it doesn't decrease during the life of a project, increases to the allowances for both FF&E and technology, another increase to the construction per square foot price scheduled for January 2026 and another increase up to12% of the building cost for eligible sitework.

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Staff focus in the next sixty days is to onboard the ninety-three schools just invited to Accelerated Repair, prepare the recommendations for the 2025 Core Program for the December Board meeting, open the SOI system for the 2026 SOI process, and complete the School Survey 2025 report. With the 2025 survey information in hand, staff will look to understand the information presented in the Mass Inc report. The MSBA will need time to understand the analysis of the data between 2015 and 2024. Once the review has been completed, staff will circle back with the Board.

The Executive Director ended her report by thanking MSBA staff for their due diligence in preparing for today's meeting. She thanked everyone for their efforts in completing the agenda and organizing the meeting. She extended a special thank you to the Program team and Legal team for preparing all the documentation needed to onboard the new ARP invitations, as well as their work to provide the funding agreements to those approved today. The Executive Director thanked Maria Puopolo and the program team for their outreach to all of the districts in organizing the district speakers and the legislative letters. Finally, she thanked the Board members who commit their time to support these meetings as well as subcommittee meetings. They provide expertise and continuously extend continued support of the MSBA's program and staff.

Following the conclusion of the Executive Director's report, the Chair conveyed her sincere thanks and appreciation for the Executive Director. She complimented her ability to stay focused and her ability to address numerous challenges that arise from working with the complexities involved in the MSBA process. She also noted the difficulty of addressing the concerns of people who are unfamiliar with that process. The Chair continued, noting that everyone on the Board has no doubt regarding the passion and commitment the MSBA has to partnering with local communities and increase the capacity to do so over the last several years. There is frustration only in that the MSBA cannot do more. She commented that there is always room for improvement, but that this meeting was a great example of what the MSBA, as an organization, can achieve and how much more has already been achieved by removing ARP projects from the cap and adding more resources towards the program. The Chair acknowledged frustration amongst districts who have worked with the MSBA with the recently released Mass Inc. report and the emphatic support that has been directed towards the MSBA. The Chair concluded her comments by noting how far the organization has come.

Ms. Vanderhoef echoed the Treasurer's comments and gave a shoutout to the Executive Director's responsiveness, patience, and knowledge. She commented that the Executive Director is wonderful and that the MSBA staff is superb.

Mr. Cronin echoed everything previously said and acknowledged that the MSBA is a very complex organization.

Project Status

FY25 Approved Project Grants and Reconciliation to the Annual Program Funding Cap – Update

John Jumpe, Director of Project Data, gave a presentation providing an update on the FY25 approved project grants and reconciliation to the annual program funding cap. In accordance with recent

practices, staff will be updating the Board regarding Reconciliation of Approved Project Obligations to the Annual Program Funding Cap for the prior year, in this case the FY25 reconciliation. This presentation will start with an overview of annual reconciliation efforts before going into detail on this year's update.

Since the beginning, MSBA has monitored project grant obligations and the Annual Program Funding Cap. Changing district schedules, variations in scope, timing of local approvals, eligibility determinations, annual updates to district reimbursement rates, and MSBA funding levels all contribute to the challenge of predicting the amount and in which fiscal year a district will be ready for Board approval. To mitigate the uncertainty of these factors and to maximize the amount of funds available to support school construction grants, staff and the MSBA Board formalized reconciliation policies in FY17 and FY18. These formalized policies allow the MSBA to take full advantage of the annual Cap by allowing for either grants or remaining cap space to be allocated to future years. While implementing these policies, MSBA staff identified over $260 million in final audit savings in FY18 that could be restored to the annual cap. During FY19 through FY22, MSBA approved grants that exceeded the Annual Cap space, which was managed through the reconciliation process. In FY23, the MSBA increased funding levels by about 20% and invited in ten (10) Core Program projects. In FY24, on August 9, 2023, the Governor signed the Commonwealth's budget for FY24 which added about $364 million ($363,797,163) to the annual cap space for FY23, reaching $1.2 billion, and consequently increased the annual cap space for FY24 and future years to come. Based on the increases realized from the Commonwealth's FY24 budget, the MSBA invited nineteen (19) projects into the grant program for which most are expected to seek Board Approval in FY27. Based on current understanding, the grants associated with these projects are expected to begin exceeding the annual cap space for FY27, assuming all districts are successful. Last December, during FY25, staff recommended, and the Board approved, twenty-two (22) Core Program Project invitations, for which most are expected to seek Board approval of their proposed project scope and budget in FY28.

The Grant Funding Cap Space for FY25 was about $2.3 billion ($2,296,194,936) and accounted for sales tax, final audit savings, and about $1 billion allocated forward from FY24.

Project grant approvals associated with the Annual Cap Space for FY25 totaled about $694 million ($693,908,510), covering nineteen (19) feasibility studies and eleven (11) Core Program project approvals.

The remaining $1.6 billion from FY25, being allocated to future fiscal years, will be needed to cover the recent increases in project funding levels and the forty-one (41) Core Program Projects invited in FY24 and FY25, for which most are expected to seek MSBA approval in FY27 and FY28.

Separate from the annual cap but included in the Board memo, the Board approved $30.6 million ($30,564,897) in grants associated with Accelerated Repair Program which, as a result of the Commonwealth's FY24 budget, is now accounted for outside of the annual cap space.

Project Overview Report

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Next, MSBA Project Manager Zhanna Pekelis shared the upcoming bid maps. The MSBA is currently tracking twenty-five (25) projects for filed sub bidding through 2028. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The twenty-five (25) projects have a total estimated construction budget of approximately $4.13 billion.

For 2025, fourteen (14) projects have received filed sub-bids, including the most recent additions of Quincy's Squantum Elementary School in September and Agawam High School in October.

Since the August 2025 Board meeting, 2025 now has two (2) projects that have yet to receive filed sub-bids. These projects have a combined estimated construction budget of about $134 million. The next project to bid will be North Adams in November. Burlington moved its bid date from January 2026 to December 2025.

Looking ahead to 2026, there are now thirteen (13) projects with a combined estimated construction budget of approximately $1.97 billion. Among the first bids in January will be Berkely and Revere. Future 2026 bid maps will show a reduced project count of eleven (11) to coincide with today's removal of Hamilton-Wenham and Southborough projects. The remaining projects include construction budgets totaling just under $1.8 billion dollars.

2027 now has nine (9) projects with a combined estimated construction budget of approximately $1.66 billion. Martha's Vineyard has been added following its Preferred Schematic approval at the August meeting. The project count will increase to eleven (11) following today's addition of Wrentham and Franklin County Regional Vocational Technical.

2028 now has its first project with the addition of Salem High School, following its Preferred Schematic approval at the August Board meeting, with an estimated construction budget of $364 million.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. In November, sub-bids are scheduled for North Adams (DBB). In December, sub-bids are scheduled for Burlington (DBB). Finally, 2026 begins with Berkley (DBB) and Revere (CMR).

For Design Bid Build Bids and Guaranteed Maximum Prices, staff are anticipating general contractor bids for North Adams along with Guaranteed Maximum Prices for Agawam, Lynn, and Quincy. In December, Tri-County is scheduled to come to a Guaranteed Maximum Price. Lastly, January includes a general contractor bid for Berkley and Burlington, as well as a Guaranteed Maximum Price for Clinton.

For 2025 Design Bid Build Bids and Guaranteed Maximum Prices, one project has been added to the 2025 bid results table.

The initial report from Nashoba is that they have agreed to a Guaranteed Maximum Price equal to their PFA Construction Budget. This makes the bid results not too dissimilar to the two (2) prior CMR projects that bid this year in East Longmeadow and Brookline.

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The bid average for the nine (9) projects is $711 per square foot, an increase from the $680 per square foot that was reported in August. This reflects Nashoba's $953 per square foot cost.

Collectively, the average of $711 compares to $789 at Project Scope and Budget.

There are seven (7) projects remaining in 2025. As a reminder, at Project Funding Agreement, the average for all sixteen (16) projects was $804 per square foot and ranged from $684 to $1,020 per square foot. Please note that the PFA average for the remaining projects is $834 per square foot.

Finance

SparkRock and Questica Renewal

The Chief Financial Officer ("CFO"), Michael Rodino, discussed the SparkRock and Questica Renewal, which is a voting item. SparkRock is the Authority's general ledger accounting system and Questica is the Authority's budget preparation and reporting system, both of which have been in use since the competitive procurement in February 2020. The respective 5-year contracts expire on November 22, 2025 for SparkRock and on December 29, 2025 for Questica. To avoid any lapse in service with these important systems, the Authority is recommending that the Board vote to extend these contracts for 5-year contracts totaling $502,877.42 for SparkRock and $216,732.11 for Questica.

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

Vote to Authorize the Executive Director to Extend Master Services Agreements with SparkRock for Enterprise Resource Planning System and Questica for Budgeting System

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to extend the Master Service Agreement with SparkRock for Enterprise Resource Planning System for a period of five (5) years, effective November 23, 2025, in accordance with the materials presented to the Board and attached hereto, the cost of which contract is anticipated to exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such agreement to be evidenced conclusively by her execution thereof.

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to extend the Master Service Agreement with Questica for a budget system for a period of five (5) years, effective December 30, 2025, in accordance with the materials presented to the Board and attached hereto

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

Roll Call Vote:

Anne Brockelman – Yes

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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

Grant Payments Update

Next, the CFO provided an update regarding MSBA grant payments for projects in FY26, noting that the MSBA has made more than $243 million in grant payments to date in Fiscal Year 2026. These payments were for eighty (80) projects in sixty-seven (67) districts and represent a combination of both Core Program Projects and Accelerated Repair Projects.

To end the Grant Payments Update, the CFO presented a slide which gave an overview of the MSBA's FY26 Monthly Capital Pipeline Spending.

Sales Tax Collections Update

Next, the CFO presented a PowerPoint and provided an FY2026 SMART Collections update. FY2026 collections for the first quarter of FY26 (July through September) totaled approximately $317 million, which resulted in a decrease of approximately $4.5 million or 1.41% less than collections during the first quarter of FY25.

He then presented a slide with a graphical depiction of FY2022 – FY2026 monthly SMART collections, and then year-to-date SMART collections by year from FY2022 – FY2026.

Debt Financing Update

Next, the CFO presented the final results of the recent debt financing. In February 2025, the Board authorized new money up to $500 million and refunding and tender offers up to $1.5 billion. Subsequently, in June 2025 the Board authorized up to $400 million in cash defeasance. The debt financing closed on September 18, 2025 with great results. The 2025A series bonds resulted in $500 million of new money which was deposited into a newly created MMDT account and will be used to fund district CORE and supplemental grant payments.

The refunding and tender offer, the 2025B series bonds along with the 2025 A were self-designated as social bonds, which helped market the bonds. The Authority issued $1.495 billion of principal and used debt service fund and debt service reserve funds totaling $152 million to refund or purchase approximately $1.848 billion of prior bonds. This transaction resulted in budgetary savings of approximately $218 million and present value savings of more than $168 million or 9.124%. The CFO noted that there was typo on the slide and some wording was inadvertently added on the slide.

In addition to the two (2) issuances previously mentioned, the Authority utilized approximately $397 million in available funds and almost $4 million in debt service releases to defease $505 million in

outstanding bonds. This resulted in budgetary savings, net of the cash deposit, of more than $373 million and present value savings of more than $46 million or 9.218%.

In total, these transactions achieved a 4.11% TIC and combined budgetary savings of $591 million. While, raising $500 million of new money proceeds, debt service coverage on the combined senior and subordinate liens improved from 3.12x to 3.37x.

FY26 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with a FY26 budget update. She presented a PowerPoint with the FY2026 budget compared to the actuals for the Total Operating and Capital Budget, Administrative Expenses, Capital Pipeline Support Services, Operating Expenses, and the Grant Program.

Thereafter, the Director of Budget and Finance Administration provided the Board with an overview of Fiscal Year 2026 Spending.

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

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

The meeting was adjourned at 11:42 AM.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- August 27, 2025, Board Meeting Minutes
- Project Removal from Eligibility Period
- Project Removal from Capital Pipeline
- Project Removal from Accelerated Repair Program
- Invitation to Accelerated Repair Program
- Authorization to Approve Corrective Grant for Previously Approved Project Funding Agreement – Accelerated Repair Program
- Authorization to Execute Project Funding Agreement – Accelerated Repair Program
- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget

The October 29, 2025 Board Meeting Minutes were approved by the MSBA's Board of Directors at the December 12, 2025 meeting.

- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director Report
- Project Overview Report
- SparkRock and Questica Renewal
- Sales Tax Collection Update
- Grant Payments Update
- FY26 Budget Update