The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

Massachusetts School Building Authority
Board Meeting Minutes of February 25, 2026

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on February 25, 2026. 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; Matthew Deninger, Designee of the Commissioner of Education; Terry Kwan, appointed member; Anne Brockelman, appointed member; Sheila Vanderhoef, appointed member; and Cassandra McKenzie, appointed member.

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

Call to Order

The Chair called the meeting to order at 10:03 A.M. and asked if anyone was recording the meeting.

The Chair explained that the meeting is being held in accordance with Chapter 30A, section 20, of the Massachusetts General Laws, as amended by Chapter 2 of the Acts of 2025, which permits remote participation by all Board members via the use of adequate alternative means, such as audio or video conferencing, to ensure public access to the deliberations of the Board. All Board members were participating remotely via Zoom Webinar, and public access was likewise provided via electronic means.

The Chair continued, stating that pursuant to the Commonwealth's Open Meeting Law, Massachusetts General Laws, Chapter 30A, Section 20, she advised that any person may make a video or audio recording of the meeting. However, she indicated she was obligated to inform attendees of any recording at the beginning of the meeting. The Chair then asked if any attendees informed the MSBA of their intention to record the meeting, to which MSBA General Counsel Christine Nolan responded that there were not. The Chair then asked that if anyone intended to record the meeting to identify themselves via the "Raise Hand" feature on the Zoom Webinar screen. With no attendees identifying themselves, the Chair proceeded to the next item.

The Chair then announced the names of the Board members who were participating remotely in all or a portion of the meeting: Anne Brockelman, Terry Kwan, Cassandra McKenzie, Sheila Vanderhoef, Sean R. Cronin, and Matthew Deninger. The Chair explained that all Board

members had to participate in any votes scheduled to take place and that all votes had to be taken via roll call. She reminded the Board members that, unless extenuating circumstances arose, all those participating in roll call votes were required to have their cameras activated prior to voting.

The Chair then turned to the first item on the agenda.

Approval of December 12, 2025, Minutes

The Chair asked for a motion to accept the minutes of the December 12, 2025 Board meeting. A motion was made by Ms. McKenzie and seconded by Ms. Vanderhoef:

Approval of the Minutes of December 12, 2025, Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the December 12, 2025, Board Meeting.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Project Removal from Eligibility Period

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

At their October 20, 2025, annual Town meeting, the Town failed to secure the required two-thirds majority vote to fund the $2,000,000 feasibility study for the proposed West Boylston Junior/Senior High School project. As a result, the School Committee and the Board of Selectmen voted to remove the West Boylston Junior/Senior High School Statement of Interest and subsequently submitted its Declaration of Removal for the West Boylston Junior/Senior High School to the MSBA.

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

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

Vote on Removing the Town of West Boylston'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 West Boylston into the MSBA's Eligibility Period for the West Boylston Junior/Senior High School; and, whereas, as described in the materials attached hereto as Exhibit A, the Town of West Boylston has notified the MSBA that it has decided not to further pursue its Statement of Interest for the West Boylston Junior/Senior High School, the Board hereby removes the Town of West Boylston's Statement of Interest for the West Boylston Junior/Senior High School from the MSBA's Eligibility Period and authorizes the Executive Director to do all acts necessary to 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

Next, MSBA Senior Capital Program Manager, Elena Seiti, explained that staff are recommending that the Board vote to remove East Bridgewater's Gordon W. Mitchell Middle School from the Accelerated Repair Program (ARP). The project was invited into the ARP at the October 30, 2024, Board meeting.

The Town of East Bridgewater received an invitation for a roof and partial window and door replacement project at the Gordon W. Mitchell Middle School. Following the completion of its schematic design, the District elected not to proceed with the project, indicating a potential lack of local support due to other ongoing capital projects, such as the District's Core Program project at the Central Elementary School, for which the bond authorization was locally approved in

November 2025. The District executed and submitted a Declaration of Removal of a Statement of Interest.

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

Vote on Removing the Town of East Bridgewater's Statement of Interest From the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 30, 2024, the Board voted to invite the Town of East Bridgewater to participate in the MSBA's Accelerated Repair Program for the Gordon W. Mitchell Middle School; and, whereas, as described in the materials attached hereto as Exhibit B, the Town of East Bridgewater 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 Gordon W. Mitchell Middle School, the Board hereby removes the Town of East Bridgewater's Accelerated Repair Program Statement of Interest for the Gordon W. Mitchell Middle 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.

Following the motion, Ms. Kwan asked whether the District was proceeding with their Core Program project even though they were withdrawing their ARP project that was subject to the vote. Ms. Seiti confirmed the District was moving forward with its Core Program project.

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 Feasibility Study

Next, MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to invite five (5) districts into the Feasibility Study phase of the Core Program. She noted that the Districts were invited into Eligibility Period on December

13, 2024, and had since completed all the necessary prerequisites, including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic design funding. Ms. DeCristofaro then briefly reminded the Districts that were planning to attend the Module 2 Orientation to join the Zoom meeting at 1:00 PM later that day.

The first District for consideration was the Athol-Royalston Regional School District and the Athol High School. Staff would be working with the District to study the following options: (1) 445 students at the facility's current grade 9-12 configuration, plus District Pre-K, and (2) 585 students in grades 8-12, plus District Pre-K.

The second District for consideration was the Dennis-Yarmouth Regional School District and the Marguerite E. Small Elementary School. Staff would be working with the District to study the following options: (1) 355 students in the facility's current grade K-3 configuration, plus the Town of Yarmouth Pre-K, and (2) 670 students in grades K-3, which would consolidate the Marguerite E. Small Elementary School and the Station Avenue Elementary School, plus the Town of Yarmouth Pre-K.

The third District for consideration was the Town of Milton and the Cunningham Elementary School. Staff would be working with the District to study the following options: (1) 1,400 students in grades K-5, continuing co-location with the Collicot Elementary School, plus District Pre-K, (2) 495 students in grades K-5, at an additional elementary school, plus neighborhood Pre-K, and (3) 660 students in grades 7-8, at an additional middle school, plus District Pre-K.

The fourth District for consideration was the Town of Norwell and the Norwell High School. Staff would be working with the District to study options that maintain the facility's current grade 9-12 configuration for 680 students.

The fifth and final District for consideration was the Upper Cape Cod Regional Vocational Technical High School. Staff would be working with the District to study the following options: (1) 780 students in the facility's current grade 9-12 configuration for existing Chapter 74 programs, (2) 975 students in the facility's current grades 9-12 configuration, offering expanded Chapter 74 programs, and (3) a range between 780-975 students in the facility's current grades 9-12 configuration, offering expanded Chapter 74 programs.

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

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

Vote on Inviting Communities to Collaborate with the MSBA to Conduct a Feasibility Study

VOTED: That the Executive Director is hereby authorized to invite certain communities to collaborate with the MSBA to conduct and/or review a Feasibility Study, as

described in 963 CMR 2.00 et seq., and subject to any conditions set forth in Exhibit C, for each of the schools listed in Exhibit C attached hereto.

VOTED: That the Executive Director is hereby authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable in connection with conducting and/or reviewing a Feasibility Study for each of the schools listed in Exhibit C.

The Chair then invited the Districts to speak. MSBA's Director of External Affairs Administration and Operation, Maria Puopolo, introduced each District, speaker(s), and letters of support received for their respective project.

For the Athol-Royalston Regional School District, it was noted that two (2) letters of support were received. One was a joint letter of support from State Senator Jo Comerford and State Representative Susannah M. Whipps. The other letter was from Athol Town Manager, Shaun Suhoski.

Ms. Puopolo indicated that the Superintendent of Schools for Athol-Royalston, Matt Ehrenworth, was not available to speak but had provided her with a statement to read on his behalf. The statement, read by Ms. Puopolo, first expressed Mr. Suhoski's apologies for not being able to attend due to weather impacts on travel plans. He then thanked the Board and the MSBA on behalf of the District. He highlighted MSBA Senior Project Coordinator Robin McElaney and others for helping with the process and indicated the District was looking forward to working together further. The statement concluded by thanking the MSBA again for the opportunity and by indicating that the District was excited to participate in the remainder of the process.

Next, Senator Comerford began speaking. She thanked the Chair and the MSBA for having her and indicated that she joined the Superintendent in supporting the project and was deeply grateful to MSBA for giving it support. Senator Comerford concluded by requesting that her full support be extended for her other projects in front of the Board during the meeting.

For the Dennis-Yarmouth Regional School District, State Senator Julian Cyr and Superintendent Marc Smith were present. The Superintendent spoke on behalf of the District, and began by thanking the Board for the invitation, indicating the District was still recovering from the recent snowstorm and the various challenges it brought. He explained that the District had enjoyed working with the MSBA through their time in Eligibility Period. He thanked those on the school building committee and Senator Cyr. He then gave a shoutout to the Yarmouth Town Administrator, Robert Whritenour, and the town folks who had supported the project to that point. He also gave a shoutout to MSBA Senior Project Coordinator Claire Lerner, who had been very helpful with helping the District navigate the process. The Superintendent concluded by stating he was looking forward to what is next and by conveying his thanks again.

For the Town of Milton, it was noted that one (1) letter of support was received from State Representative Richard Wells.

Speaking on behalf of the District was Superintendent John Phelan, who explained that the District was grateful to work with the MSBA, the Board, and the entire staff. He locally thanked State Senator William Driscoll and Representative Wells and indicated the District was truly grateful for the opportunity and looked forward to the next steps.

For the Town of Norwell, it was noted that two (2) letters of support were received. One letter was from State Senator Patrick O'Connor, the other from State Representative Patrick Kearney.

Speaking on the District's behalf was Superintendent of Schools Matthew Keegan, who thanked the Board for the opportunity and thanked the Select Board and Town Administrator, Darleen Sullivan. He concluded by indicating that the District looked forward to learning about the next steps and again conveyed his thanks.

For the Upper Cape Cod Regional Vocational Technical School District, speaking on behalf of the District was Superintendent Roger Forget. The Superintendent thanked the Board and explained he appreciated the opportunity to move into the Feasibility Study phase of the process and that the District looked forward to working together moving forward. He concluded by thanking the Board and MSBA.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Authorization to Execute Project Funding Agreements – Accelerated Repair Program

Next, MSBA Senior Project Manager, John Crisley, explained that, prior to this meeting, the MSBA had received sixteen (16) Schematic Design submissions representing thirteen (13) Districts for the ARP. The projects include thirteen (13) roof replacement projects, two (2) window and door projects, and one (1) combined roof plus window/door replacement project.

MSBA reviewed the existing conditions analysis and proposed schedules provided by the Districts and discussed the scope and budgets with the Districts and their consultants. The Districts had provided combined Total Project Budgets of approximately $132 million, which

included total construction estimates of approximately $106 million. Collectively, the combined Estimated Maximum Total Facilities Grants for those projects totaled $70,653,130.

The Chair asked for a motion, and the following motion was made by Ms. Kwan 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 Total Facilities Grant	Maximum Total Facilities Grant
Berlin-Boylston	Boylston Elementary School	Roof	$5,668,517	$2,744,842	$2,881,257
Boston	Samuel Adams Elementary School	Windows/Doors	$19,996,706	$9,992,711	$10,468,571
East Longmeadow	Mapleshade Elementary School	Partial Roof	$2,894,260	$1,317,668	$1,372,571
Haverhill	Silver Hill School	Roof	$3,521,829	$2,587,459	$2,706,173
Longmeadow	Center School	Roof	$8,694,432	$3,762,665	$3,873,756
Monomoy	Monomoy Regional Middle School	Roof	$11,801,239	$3,766,390	$3,947,822
New Bedford	Alfred J. Gomes Elementary School	Roof	$13,787,624	$10,047,828	$10,548,806

Newburyport	Newburyport High School	Partial Roof	$3,597,300	$1,344,356	$1,406,562
	Rupert A. Nock Middle School	Partial Roof	$3,416,297	$1,319,145	$1,380,399
Northborough	Marion E. Zeh Elementary School	Roof	$5,683,152	$2,599,005	$2,712,546
Norton	Norton Middle School	Roof	$11,443,631	$5,676,524	$5,963,094
Somerset	South Elementary School	Windows/Doors	$5,169,824	$2,456,719	$2,599,082
Southborough	P. Brent Trottier Middle School	Roof	$8,833,964	$3,446,366	$3,611,094
Winchendon	Memorial Elementary School	Roof; Windows/Doors	$11,623,494	$8,192,449	$8,580,428
	Murdock Middle-High School	Roof	$6,881,394	$4,850,131	$5,081,086
	Toy Town Elementary School	Roof	$9,364,675	$6,548,872	$6,821,742
		Total:	$132,378,338	$70,653,130	$73,954,989

Hearing no discussion from the Board, the Chair then invited the Districts to speak.

For the Berlin-Boylston Regional School District, it was noted that a joint letter of support was received from State Representative Meghan Kilcoyne and State Senator Robyn Kennedy.

For the City of Boston, the Executive Director of the Public Facilities Department, Carleton Jones, spoke on the City's behalf. He began by thanking the Chair, the MSBA Executive Director Mary Pichetti, the MSBA Chief Executive Officer Jim MacDonald, and the entire MSBA staff. Mr. Jones indicated he was grateful for the collaboration with the MSBA and for the work that had been done so far. He explained that the goal is to make every student that the Boston Public Schools system serves have a great experience and that going through the MSBA grant process is one way to achieve that goal. He also explained that the upgrades sought for the Samuel Adams

Elementary School would extend the useful life of the school and improve the student experience. Mr. Jones concluded by thanking the Board and the MSBA once again.

For the Town of East Longmeadow, it was noted that a letter of support was received from State Senator Jake Oliveira.

For the City of Haverhill, it was noted that two (2) letters of support were received. One was a joint support letter from State Senator Pavel Payano, State Senator Barry Finegold, State Representative Andy Vargas, and State Representative Ryan Hamilton. The other letter was from Haverhill Public Schools Chief Financial Officer, Clancy Main.

For the Town of Longmeadow, it was noted that a letter of support was received from State Senator Jake Oliveira.

For the Monomoy Regional School District, Superintendent Dr. Scott Carpenter spoke on the District's behalf. Dr. Carpenter explained that the District was grateful for the support for the middle school roofing project, particularly during times with snow. He emphasized the needs of the school and concluded by thanking the Board and the MSBA.

For the City of New Bedford, present but not speaking were Owner's Project Managers Deborah Marai and Samuel Abate.

For the City of Newburyport, it was noted that a letter of support was received from Superintendent of Newburyport Public Schools, Sean Gallagher, and that State Senator Bruce Tarr had made a phone call in support of the District.

Speaking on behalf of the District, Superintendent Gallagher thanked the Chair and the Board for the opportunity to speak. He explained that the District prioritized the health of their roofs and that the District had reached a critical mass in terms of long-term preservation. He indicated the goal is for safe learning environment for students and that the project would materially extend the useful life of the facility and educational program within it. He noted that there was unanimous and enthusiastic community support for the project. The Superintendent concluded by expressing he was deeply grateful for the partnership and that he looked forward to carrying out the project.

For the Town of Northborough, it was noted that a joint letter of support was received from State Senator Robyn Kennedy, State Representative Kate Donaghue, and State Representative Meghan Kilcoyne.

For the Town of Norton, it was noted that two (2) letters of support were received. One was a joint letter of support from State Representatives Steven Howitt and Michael Chaisson. The other letter was from State Senator Paul Feeney.

For the Town of Somerset, it was noted that a letter of support was received from State Senator Michael Rodrigues. Speaking on behalf of the District was State Representative Justin Thurber.

Representative Thurber explained that he knew the school committee of Somerset was in full support of the project and that the District appreciated the project being up for a vote. He concluded by expressing his hope for a favorable vote and thanking the Board.

For the Town of Southborough, it was noted a joint letter of support was received from State Senator James Eldridge and State Representative Kate Donaghue.

For the Town of Winchendon, it was noted that four (4) letters of support were received. A joint letter of support was received from State Senator Jonathan Zlotnik, State Representative Susannah Whipps, and State Senator Jo Comerford. Letters of support were also received from the Chairman of the Board of Selectmen, Andrew Beavais, from the School Committee Chair Michael Barbaro, and from the Superintendent Charlotte King.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Recommendation for Preferred Schematic Design

Next, the MSBA's Director of Project Management, Chris Alles, explained that the Board was being asked to approve the Preferred Schematic Design for the Blackstone-Millville Regional High School, located in the Blackstone-Millville Regional School District. The District was proposing a project that would replace the existing Blackstone-Millville Regional High School with a new facility on the site of the existing school. The proposed project was designed for 580 students in grades 7-12 and includes an estimated Total Project Budget of approximately $199.5 million, with an estimated total construction budget of approximately $153.5 million.

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

Vote on Moving the Blackstone-Millville Regional School District to Preferred Schematic

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

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 Blackstone-Millville Regional School District with, in concept, the development of schematic designs to replace the existing Blackstone-Millville Regional High School with a new facility serving students in grades 7 through 12, on the site of the existing Blackstone-Millville Regional 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.

Hearing no Board discussion. the Chair then invited the District to speak.

It was noted that two (2) letters of support were received for the project. The first was a joint letter of support from State Representative Michael Soter and State Senator Ryan Fattman. The second letter was from the District's Interim Superintendent, Jill Pilla-Gallerani.

Interim Superintendent, Jill Pilla-Gallerani, spoke on behalf of the District, expressing how grateful they were for the opportunity to advance the project into the next phase of the MSBA's process and to get one step closer to the goal of making the school a cornerstone of the community. She thanked the MSBA for their time, guidance, and thoughtful review and expressed her appreciation for the collaborative approach and support provided.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Next, the Director of Project Management explained that the Board was being asked to approve the Preferred Schematic Design for the Anna E. Barry Elementary School in the City of Chicopee. The District was proposing a project that would replace the existing Anna E. Barry Elementary School with a new facility on an alternate site adjacent to the Szetela Early Childhood Center.

The proposed school was designed for 340 students in Kindergarten through grade 5, plus Pre-K, and includes an estimated total project budget of approximately $124.3 million, with an estimated total construction budget of approximately $99.4 million.

The Director of Project Management explained that if the District was approved by the Board to proceed into Schematic Design for the project, and is then later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement will make the execution of the Project Funding Agreement contingent upon the District gaining full ownership, control, and exclusive use of the proposed site, unless said condition was met prior to such vote. The District's preferred option required a taking by eminent domain.

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

Vote on Moving the City of Chicopee 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 City of Chicopee with, in concept, the development of schematic designs to replace the existing Anna Barry Elementary School with a new facility, serving students in Kindergarten through grade 5, plus Pre-Kindergarten, on an alternate site adjacent to the Szetela Early Childhood Center, 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.

Hearing no Board discussion, the Chair then invited the District to speak. Maria Puopolo then introduced the District, their speaker, and letters of support received for the project.

It was noted that two (2) letters of support were received. The first was a joint letter of support from State Senator Jake Oliveira, State Senator John Velis, and State Senator Adam Gomez. The second was a letter from Senator Oliveira individually.

Speaking on behalf of the District was the Deputy Superintendent of Academics, Jennifer Bellville, who expressed gratitude for being able to continue working with the MSBA and thanked the support team. Ms. Bellville concluded her remarks by indicating she looked forward to moving along with this project and making the District's vision possible.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes

Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Next, the Director of Project Management explained that the Board was being asked to approve the Preferred Schematic Design for the Pollard Middle School, located in the Town of Needham. The District was proposing a project that would replace the existing Pollard Middle School with a new facility on the site of the existing school.

The proposed school was designed for 1,335 students in grades 6-8 and includes an estimated total project budget of approximately $336 million, with an estimated total construction budget of approximately $258.7 million.

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

Vote on Moving the Town of Needham 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 Needham with, in concept, the development of schematic designs to replace the existing Pollard Middle School with a new facility serving students in grades 6-8 on the site of the existing Pollard Middle 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.

Hearing no Board discussion, the Chair then invited the District to speak.

It was noted that a letter of support was received from State Representative Josh Tarsky, who was present at the meeting and spoke briefly. Representative Tarsky mentioned that he appreciated the time to speak and that the project to be voted on was an important project for the town. He indicated the project was one that was well thought out and one that would help students. Representative Tarsky reiterated the importance of the project to the town and that they were in favor of it. He concluded by thanking the Board for the time to speak.

Needham School Committee Chair, Michael O'Brien, spoke on behalf of the District. He began by thanking the MSBA for the opportunity to present on the project and that he was grateful for

the project and the help in shaping the community. Mr. O'Brien gave a shoutout to MSBA Senior Project Coordinator, Claire Lerner, for guiding the town through the process. He then explained that there was strong support from the community and that the Needham School Committee had engaged with the community in over eighty (80) meetings to discuss the project. He further explained that the project builds on the town's master plan developed in 2019 to create a cohesive and enriching middle school experience for its students. In closing, he indicated the new middle school would provide modern and flexible spaces that met the needs of every learner they had. Mr. O'Brien concluded by thanking the Board and the MSBA for their time and expressing that he looked forward to their continued partnership.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

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

Next, the MSBA's Design Director, Karl Brown, explained that the Board was being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Dracut for a potential project at the Joseph A. Campbell Elementary School. The proposed project would consolidate the student population of the existing Joseph A. Campbell Elementary School and Greenmont Avenue Elementary School with a new facility on the site of the existing Joseph A. Campbell Elementary School.

The proposed project has a design enrollment of 860 students in Kindergarten through grade 5, plus Pre-K. The District provided a Total Project Budget of approximately $177.3 million, which included a total construction budget of approximately $139.6 million.

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

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to consolidate the student population of the existing Joseph A. Campbell Elementary School and Greenmont Avenue Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing Joseph A. Campbell Elementary School, as further described in the materials presented to the Board and attached hereto 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 Dracut, in such forms as she may determine to be acceptable, for the Joseph A. Campbell Elementary School project at a reimbursement rate of sixty-three and nineteen hundredths percent (63.19%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $81,178,438 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 $82,501,269 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.

Hearing no Board discussion, the Chair then invited the District to speak.

Speaking first was State Representative Colleen Garry, who thanked the Chair and the Board. Representative Garry concluded her remarks by indicating the project was vital to the community and by asking the Board for their support. Speaking next was Dracut Superintendent, Steven Stone, who explained that the project was the fourth Dracut project with the MSBA in his last fourteen years as superintendent and that he greatly appreciated the support. He thanked Representative Garry for her support and indicated that the project would redefine Dracut public schools for years to come. He concluded his remarks by again thanking the Board and the MSBA for their support.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Next, the MSBA's Design Director explained that the Board was being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Martha's Vineyard Regional School District for a potential addition and renovation project at the Martha's Vineyard Regional High School in Oak Bluffs.

The proposed project had a design enrollment of 805 students in grades 9-12. The District provided a Total Project Budget of approximately $333.5 million, which included a total construction budget of approximately $256.2 million.

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

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Martha's Vineyard Regional School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for an addition and renovation project at the Martha's Vineyard Regional High School, serving grades 9-12, 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 Martha's Vineyard Regional School District, in such forms as she may determine to be acceptable, for the Martha's Vineyard Regional High School project at a reimbursement rate of forty-six and thirty-one hundredths percent (46.31%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $71,771,642 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 $75,331,755 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.

Hearing no Board discussion, the Chair invited the District to speak.

Mike Owen, a project executive working on the project, spoke on behalf of the District. Mr. Owen explained that being an island community, the District desperately needed the school to serve as a future resource for students on the island. He indicated that a great deal of diligence and work had gone into the project to bring it to this point. Mr. Owen concluded by expressing his gratitude, that he was excited to move forward, and that he hoped the Board voted favorably on the project.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

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

The proposed project has a design enrollment of 335 students in grades 1-5. The District provided a Total Project Budget of approximately $79.8 million, which included a total construction budget of approximately $63.2 million.

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

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Kittredge Elementary

> School with a new facility serving students in grades 1 through 5 on the site of the existing school, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Town of North Andover, in such forms as she may determine to be acceptable, for the Kittredge Elementary School project at a reimbursement rate of fifty-five and seventy-seven hundredths percent (55.77%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $28,697,290 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 $29,225,990 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.

Hearing no Board discussion, the Chair invited the District to speak.

The Superintendent of Schools, Pamela Lathrop, spoke on behalf of the District, thanking the Board for the opportunity to speak and expressing her sincere appreciation to the MSBA for their guidance, expertise, and partnership throughout the project. She explained that the District was grateful for the support in moving forward thoughtfully and that the assistance had been instrumental in planning a high-quality learning environment that would serve students for generations to come. The Superintendent concluded her remarks by thanking the Board again and indicating the District appreciated the MSBA's work across the entire commonwealth.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

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

The proposed project has a design enrollment of 1,000 students in grades 9-12. The District provided a Total Project Budget of approximately $447.4 million, which included a total construction budget of approximately $372 million.

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

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Salem High School with a new facility serving grades 9 through 12 on the site of the existing school, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the City of Salem, in such forms as she may determine to be acceptable, for the Salem High School project at a reimbursement rate of seventy-nine and sixty-three hundredths percent (79.63%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $203,535,088 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 $207,979,114 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.

Hearing no Board discussion, the Chair then invited the District to speak.

It was noted that six (6) letters of support were received for the project. Letters of support were received by State Senator Joan Lovely, Salem City Council President Alice Merkl, Salem City

Councilor Kyle Davis, Salem School Committee member Beth Anne Cornell, Ward 2 City Councilor Andrew Smith, and Ward 6 Councilor Meghan Stott.

Speaking for the District was Mayor Dominick Pangallo, who began by thanking the Chair and the MSBA for support. He expressed his excitement with the project moving forward and that he was grateful to MSBA staff and the School Building Committee. The Mayor explained that Salem was in need of a building that met their needs and one that could serve the community for years. He further explained that there was unanimous support from city council for the bond and that 2026 was Salem's 400th anniversary, which was being commemorated by the City by making significant investments in their public features. Mayor Pangallo concluded by thanking the Board and the MSBA again and indicated he looked forward to moving the project forward.

The Chair then congratulated the Salem Superintendent of Schools, Steven Zrike, for being named the new Secretary of Education. Mr. Zrike was present and thanked the Chair for her kind words. He explained that he was looking forward to serving the Commonwealth in the new role and that he was grateful for the support for the project. Mr. Zrike concluded by saying he was looking forward to the work that was to come and thanked the Chair for the shoutout.

There being no further 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

Audit Status Report

Next, MSBA's Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA had completed final audits for 736 capital pipeline program projects, including the three projects subject to the forthcoming vote, altogether representing approximately $10.3 billion in submitted and audited costs.

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

The Director of Audit continued by explaining that an additional 250 projects were currently submitting monthly requests for reimbursement and that the MSBA estimated additional costs of approximately $5.3 billion would be submitted for audit for those projects.

The Director of Audit then explained that monthly submitted costs have averaged $148 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

Next, the MSBA's Director of Audit explained that the Board was being asked to approve three final audits – two (2) for Core Program projects and one (1) for an ARP project. She explained that the total combined grant amount for those three (3) projects was approximately $71 million. As a result of final audits for those projects, approximately $4 million would be restored to the authorization cap.

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

Approval of Audit Costs for Several Projects

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the final audited approved grant amounts for the projects listed in the spreadsheet attached hereto as Exhibit D and authorizes the Executive Director to make payments consistent with this vote.

There being no further 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 February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

The MSBA's Executive Director, Mary Pichetti, began her report by presenting a PowerPoint highlighting three (3) outreach events, one (1) project ceremony, and several staff updates.

First, the Executive Director explained that the MSBA hosted a roundtable titled "*From Concept to Completion: The School Building Process and Student Engagement*." She thanked all of the presenters, including the Superintendent of Revere Public Schools, Dianne Kelly, the Project Director at Leftfield, Brian Dakin, the Associate Principal at Perkins Eastman, Dawn Guarriello, the Principal at LPA Architects, Christina Bazelmans, and the Vice President of Consigli Construction, Todd McCabe. She also thanked Bob Bell from Perkins Eastman, Matt Consigli from Consigli Construction, and MSBA's own Diane Sullivan, all of whom were integral to planning and developing the event.

The roundtable panel also featured students who had participated in their schools' respective building projects from participating in a student school building committee, researching design details with the design firm, and to co-op opportunities working with the contractor. The students shared meaningful insights into the personal impact and sense of accomplishment for them due to their involvement in the project. They also offered recommendations for improving future student participation experiences. The Executive Director indicated that MSBA looked forward to adding more student engagement sessions into the Authority's messaging and program.

Second, the Executive Director explained that the MSBA hosted a second roundtable in January 2026 that featured a presentation by MSBA Senior Capital Program Manager Katie DeCristofaro, who reviewed the Statement of Interest (SOI) filing period dates and due diligence schedule. The roundtable also included presentations from MSBA Program Manager Jennifer Flynn, who shared the top ten tips for Core Program SOI filers, and from MSBA's Director of Program Development Diane Sullivan, who provided an update on communications and available resources.

For the third outreach event, the Executive Director explained that she, Maria Puopolo, Jennifer Flynn, and MSBA Director of Administration and Operations Matt Donovan attended the Massachusetts Municipal Association's Connect 351 Conference at the Menino Convention and Exhibition Center in Boston's Seaport District. The conference brought together representatives from communities across the Commonwealth to share ideas, learn from one another, connect with valuable resources, and explore different products and services available to support their work. The Executive Director also gave a shoutout to Sean Cronin, who moderated two panels at the conference, including one on the bureaus in the Division of Local Services and the resources on their website.

Next, the Executive Director indicated that MSBA staff had attended one (1) topping off ceremony since the December Board meeting. Maria Puopolo presented on behalf of MSBA at the ceremony at the Clinton Middle School. Due to inclement weather, which included strong winds, the ceremony was over the course of two days. The beam was raised on Thursday, December 18th, 2025, and the ceremony was held on December 19th, 2025. The Executive

Director went on to state that the previous school was 51 years old and that it would be replaced with a new facility serving 700 students in grades 4-8.

Moving on to staff updates, the Executive Director welcomed two (2) new staff members to the MSBA: Jeffrey Soulard joined the Finance team as Treasurer and Esmé Juros joined the Capital Planning's Project Team as a Project Manager 2-Design. The Executive Director also congratulated several staff members for their promotions into new roles: Maria Caprigno and Claire Lerner were promoted to Senior Project Coordinators, Erin Agan was promoted to Project Manager 2 on the Construction Administration team, Jeremy Moore was promoted to Information Security Engineer, Jennifer Sampson was promoted to IT Project Manager, Anne Hudson was promoted to Senior Legal Assistant, and Shannon Hadorn was promoted to Senior Executive Assistant.

The Executive Director then took a moment to recognize MSBA staff who participated in the Treasury's 2025 LEAD Program. The program used comprehensive criteria aimed at identifying individuals with exceptional leadership potential and a commitment to personal and organizational growth. The MSBA participants for 2025 were August Knuth, Elena Seiti, Jessica Swanson, Julie Leonard, and Kathleen Andrade.

In closing, the Executive Director concluded her presentation by congratulating Allison Sullivan and her family on the birth of her son Colin in January.

Data Master Plan Procurement

Next, MSBA Senior Project Manager, Yona Baer, presented a recommendation for the selection of a consultant for the Data Master Plan and Governance Framework procurement. Mr. Baer explained that the Data Master Plan was a strategic blueprint for how data should support capital planning and project management at the MSBA. The plan looks across how data is collected, how it flows between systems, how it supports workflows, and how it informs planning, policy, and decision making.

Mr. Baer explained the scope of work and the goal of the Data Master Plan, which was to establish a clear, shared framework that would make future system and data decisions intentional, coordinated, and aligned with MSBA operations.

The selected consultant's role would be to evaluate and recommend an updated plan for how the MSBA collects, manages, integrates, and uses data across Capital Planning. Pursuant to that analysis, the consultant would recommend improvements to the Capital Planning department's data needs, collection tools, data governance, and workflows in order to influence a future-state system framework aligned with MSBA's operational needs.

Next discussing the schedule, Mr. Baer indicated the Request for Responses (RFR) was issued on September 15, 2025. Eleven (11) applications were received in response to the RFR, which resulted in four (4) shortlisted firms who the selection committee subsequently interviewed. Prior

to making a final recommendation, the representatives of the Procurement Management Team met with the recommended respondent, including all of the respondent's key personnel, to ensure their ability to complete the project as defined in the scope.

Based on the evaluation criteria and respondent interviews, Mr. Baer explained that staff were recommending the Executive Director be authorized to enter into a Master Services Agreement with Auribus Consulting LLC to provide the services solicited in the RFR for an initial two-year term through March 30, 2028.

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

Vote Authorizing Executive Director to Enter into Contracts for Data Master Plan Consultants

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver one or more Master Services Agreements with Auribus Consulting LLC to assist in developing a comprehensive Data Master Plan that will assess, structure, and optimize the MSBA's data collection, management, and analysis practices with a focus on the need of the Capital Planning Department, the cost of which is anticipated to exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such Master Services Agreements to be evidenced conclusively by her execution thereof.

There being no further 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 Overview Report

Next, MSBA's Director of Capital Planning, Michael McGurl, provided an update on the Old Colony Regional Vocational Technical School District. He explained that the District received its Project Scope and Budget Board vote on October 29, 2025. The 120-day period to secure local

project funding following the Board vote was scheduled to expire the day after this meeting, February 26, 2026.

The District held a District-wide election on November 18, 2025, that failed to reach the required simple majority across its five member towns. By letter dated February 3, 2026, the District requested an extension through November 30, 2026, to prepare for and hold a second District-wide election in the Fall of 2026. The Director of Capital Planning indicated that staff supported an extension of 277 days through November 30, 2026.

Next, MSBA Project Manager III, Zhanna Pekelis, shared the upcoming bid maps. The MSBA was tracking twenty-three (23) projects for filed sub bidding through 2028. This included all projects that had been approved for Preferred Schematic Design prior to this meeting. The twenty-three (23) projects had a total estimated construction budget of approximately $3.88 billion.

For 2025, fifteen (15) projects received filed sub-bids, including the most recent addition of North Adams in December. For 2026, three (3) projects received filed sub-bids, including the most recent additions of Berkley and Burlington in January, along with Revere in February.

Since the December 2025 Board meeting, 2026 has nine (9) projects that have yet to receive filed sub-bids. These projects have a combined estimated construction budget of about $1.3 billion. The next projects to bid will be Reading in May, followed by South Shore Regional, Stoughton, and Canton in July.

With a look ahead to 2027, there are twelve (12) projects with a combined estimated construction budget of approximately $2.1 billion. Marlborough was added following its Preferred Schematic approval at the December Board meeting, but Ms. Pekelis explained that the project count would remain the same at twelve (12) following this meeting because of the removal of West Bridgewater and the addition of Chicopee.

For 2028, there are two (2) projects with a combined estimated construction budget of approximately $493 million. Swansea was added following its Preferred Schematic approval at the December Board meeting. Ms. Pekelis noted that the project count would increase to four (4) following this meeting due to the additions of Blackstone-Millville and Needham.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. He noted that staff would continue to provide updates on the forthcoming projects at the April 2026 Board meeting. Final reporting on all 2025 projects was anticipated at the April Board meeting, with Quincy's Guaranteed Maximum Price (GMP) being the remaining project to report. The Director of Capital Planning indicated that there is no filed sub bid activity to note in March or April. In May, filed sub-bids are scheduled for Reading.

For Design Bid Build Bids and Guaranteed Maximum Prices, in March the MSBA expects the Quincy project, in April the anticipated GMP for Revere, and in May the general contractor bids for Reading.

The Director of Capital Planning continued, stating that for 2025 Design Bid Build Bids and Guaranteed Maximum Prices, MSBA had four (4) additional projects added to the 2025 bid results table for a total of fourteen (14), with Quincy being the remaining project.

Since the December 2025 Board meeting, the reporting projects included one (1) Design Bid Build (DBB) and three (3) Construction Manage at Risk (CMR) projects. Tri County had reported that they agreed to a GMP below its PFA Construction Budget by almost 4%, which represented approximately $9 million. Agawam, the lone addition-renovation among the four (4) projects, reported their GMP, which was slightly above its PFA Construction budget, but the percentage was negligible. Lastly, Clinton reported that they agreed to a GMP below its PFA Construction budget by almost 5%, representing approximately $5.7 million.

The Director of Capital Planning then explained that the bid average for the fourteen (14) reported projects was $740 per square foot, which was a small increase since the December Board meeting. Tri County, Agawam, and Clinton are all approximately $800 per square foot, with Agawam being about $5 per square foot above the mark. North Adams was estimated at $725 per square foot at PFA and came in at $690 per square foot.

Collectively, the average of $740 per square foot compares to $790 per square foot at Project Scope and Budget. The Director of Capital Planning noted that when Quincy is ultimately reported, these averages would increase with the PFA estimate for the project being $1,020 per square foot.

Finally, the Director of Capital Planning presented the Core Program bid results for 2026. For 2026, the MSBA was tracking twelve projects receiving filed sub bids. Those twelve (12) projects included eight (8) CMR and four (4) DBB. The estimated budgets ranged from $701 per square foot for the Revere High School to $1,033 per square foot for the North Attleborough High School. The average was approximately $875 per square foot.

The Director of Capital Planning noted that both Revere and North Attleborough could be considered outliers within the group, as the remaining ten (10) projects ranged from $825 per square foot to $935 per square foot, with eight (8) projects in the $800s. Removing those two (2) outliers from the average would not change the result of $875 per square foot. For comparison, the three PSR projects approved at this Board meeting are targeting bidding in 2028 with estimated costs close to $1,000 per square foot.

The Berkley project received its general contractor bids with the low bid being $3.8 million above budget, which is close to 5.5% above estimate. The Burlington project, alternatively, received its general contractor bids with the low bid being $11.6 million below budget, or approximately 14.5% below. Both Berkley and Burlington received two (2) general contractor

bids, which was within the range of two-to-four that have become the expectation with DBB projects.

The Chair noted that there were a substantial number of bids that came in under budget and thought that was an interesting trend. The Director of Capital Planning agreed, stating that the MSBA had seen some tough bids in the 2021-2022 stretch, but that now numbers are leveling and more bids have come in at or below budget since then. The Chair commented that perhaps the COVID-19 pandemic and/or the current tariffs have impacted how bids now come in. She also indicated she had been hearing from different labor organizations and that the work in Massachusetts was off, so it was possible they were becoming more competitive when it came to school construction bidding.

Finance

Next, MSBA's Chief Financial Officer (CFO), Michael Rodino, presented three (3) voting items, the first being the MSBA's Debt Management Policy. He explained that the State Finance Governance Board oversees the investment, borrowing and other financial transactions by state entities. Their regulations require boards to review and adopt policies governing, among other things, debt management. The MSBA's existing debt management policy was last approved in February 2024. The CFO explained that staff had reviewed the current policy and made minor, non-substantive wording changes along with updates to reflect current debt balances. Following an affirmative vote by the Board, the updated policy would be forwarded to the State Finance Governance Board as required.

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

Approval of Massachusetts School Building Authority's Debt Management, Post-Issuance Compliance and Continuing Disclosure Obligations Policies and Procedures

VOTED: That the Board hereby approves the MSBA Debt Management, Post-Issuance Compliance and Continuing Disclosure Obligations Policies and Procedures in substantially the same form as attached hereto and authorizes the Executive Director to do all acts necessary to comply with this Policy and to establish any additional policies and procedures for the management of the Authority's debt as she may deem appropriate or necessary.

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

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Next, the CFO presented the vote to authorize the execution of a cash defeasance. In September 2025, the MSBA issued the 2025A and 2025B debt issuance, which included a cash defeasance. Following the close of that transaction, MSBA staff continued to monitor the debt portfolio and has identified an opportunity to utilize unrestricted cash to defease bonds that are able to be called in calendar year 2026. The CFO further explained that there are four bond series, which have a combined total outstanding principal amount of $517,470,000. If all four (4) series were defeased, then gross future debt service would be reduced by approximately $770 million through fiscal year 2047.

The CFO went on to say that the cash defeasance will help plan for future new money and potential refunding issuance in calendar year 2027. He explained that staff were prepared to move forward with the defeasance with the assistance of the selected financial advisor, Omnicap, following affirmative vote by the Board. Staff recommended an authorization in an amount not to exceed $550 million to execute the defeasance.

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

Authorization to Execute Defeasance

VOTED: To authorize the Executive Director to apply available moneys of the MSBA to the cash defeasance of one or more series of prior bonds issued by the MSBA, as determined by the Executive Director in an principal amount not to exceed $550,000,000, and in furtherance thereof the Executive Director, with respect to the cash defeasance, is hereby delegated all powers of the MSBA under Section 3B of Chapter 70B of the Massachusetts General Laws.

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

Following the motion, Mr. Cronin asked the CFO if the defeasance would be assumed in the financial model that was being completed. The CFO responded that he did not believe the model currently incorporated the defeasance, to which Mr. Cronin asked whether it should. The CFO indicated that discussions would be had about modifying the model to incorporate the defeasance.

There being no further discussion, the Chair called 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, MSBA's Director of Audit, Miriam Vazquez, presented on the recommendation for independent audit services, which was a voting item for the Board. The Director of Audit explained that the MSBA issued a Request for Responses (RFR) on December 15, 2025, from qualified certified public accounting firms to perform the annual audit on the MSBA's financial statements for fiscal years 2026 to 2028, with two (2) one-year options to renew. The MSBA received four responses from the following firms: (1) Berry, Dunn, McNeil & Parker, LLC, (2) CBIZ, (3) CliftonLarsonAllen, LLP, and (4) RSM (the incumbent audit firm).

The four (4) responses were evaluated based on the following criteria: qualifications of the firm, key personnel to be assigned to the audit, the audit work plan, the proposed overall approach, the supplier diversity program, and Invest in Massachusetts response. Each firm was invited to a virtual interview with the MSBA's selection committee, which was comprised of four MSBA staff members with experience in auditing and/or who would have extensive interaction with the auditors.

Based on the evaluation of the written responses received and the interviews conducted, the committee recommended to the Board that the Executive Director be authorized to enter into a contract with the firm CliftonLarsonAllen, LLC, for a three-year contract with two (2) one-year options to renew.

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

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

Vote Authorizing Executive Director to Enter into Contracts for External Auditing Services

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver one or more master services agreements and engagement letters with CliftonLarsonAllen LLP for external auditing services, the aggregate cost of which may exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such master services agreements to be evidenced conclusively by her execution thereof.

There being no further discussion, the Chair called 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.

Sales Tax Collections Update

Next, the CFO presented an update on two (2) non-voting items. First, an update on the fiscal year 2026 sales tax collection. Sales tax collections for the month of January 2026 (the most recent month available) totaled approximately $121.4 million, representing approximately a $6.7 million or 5.2% decrease from January 2025. For the fiscal year 2026 through January 2026, total sales tax collections totaled approximately $766 million, which resulted in a decrease of $7.7 million or -1% in sales tax revenue when compared to July 2024 through January 2025.

Using the chart on the PowerPoint presentation, the CFO explained that, with the exception of fiscal year 2022, the monthly trend of collections by year for fiscal year 2023 to fiscal year 2026 were relatively consistent.

Grant Payments Update

The CFO then presented an update on the fiscal year 2026 grant payments. Through February 13, 2026, grant payments totaled approximately $508.4 million, which represents 66.91% of the fiscal year 2026 budget of $759.9 million. Of the actual amount paid, $482.8 million was Core Program payments, while $25.7 million were ARP payments. The CFO explained that the MSBA

had made payments for a total of 118 projects, 84 of them being Core Program projects and 34 being ARP projects spread across a total of 90 different districts.

Using the PowerPoint presentation, the CFO showed the monthly payments made from July 2025 to February 13, 2026, which demonstrated that the first two weeks of February were the third highest paying month in fiscal year 2026 to date. He further explained that the total actual payments represented 66.91% of the budget through mid-February and were tracking closely to the fiscal year budget. If the payments continued at the demonstrated pace for the remainder of the fiscal year, the payments would end up exceeding the budget. The CFO explained, however, that estimates of weekly payments through the end of fiscal year 2026 were impacted by outside factors and involved high levels of variability. He concluded by mentioning staff would continue to closely monitor the weekly district payments and that he would provide an update at the April Board meeting that could potentially include recommendations if needed.

Fiscal Year 2026 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with a fiscal year 2026 budget update. She presented a PowerPoint with the fiscal year 2026 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 a breakdown of fiscal year 2026 spending by categories as percentages. As of February 13th, 2026, the MSBA spent 66% of the approved budgeted amount. On salaries, 51% was spent; on benefits, 75% was spent; and for total administrative expenses, 47% was spent.

Fiscal Year 2026 Budget Amendment Recommendation

Next, the Executive Director presented on the fiscal year 2026 budget amendment recommendation. She explained that at the December 12, 2025 meeting, the Board approved staff's recommendation to add 5,027 rentable square feet adjacent to the MSBA's existing rental space of 18,596 rental square feet. The Executive Director noted she would be providing an update on two items: (1) the costs through January 2026 of the build for the original office space, and (2) the estimated budget to complete the build for the 5,027 rentable square feet approved in December.

For her first update, the Executive Director explained that the original lease at 10 Post Office Square was approved by the Board of Directors in August 2024 with a move-in date of June 1, 2025, and the estimated budget to build for the 18,596 rental square feet was included in the fiscal year 2025 Budget, as amended on December 13, 2024. The MSBA moved into the new space on 6/16/25 with the majority of work and billings included as part of the fiscal year 2025 budget and the budget for the remaining work to be done included as part of the fiscal year 2026 budget. The Executive Director continued, stating that the total amount paid and remaining to be

paid was anticipated to be $1,853,525. Pursuant to the lease terms, the Landlord had provided a Tenant Allowance toward those costs, totaling $348,008.

For her second update, the Executive Director explained that the amendment to the lease at 10 Post Office Square was approved by the Board of Directors on December 12, 2025. Since approval, staff had finalized the amendment to the lease and commenced working closely with the Landlord to lay out the scope and the schedule for the build. Additionally, staff had expedited the procurement for the engineering consultant needed to design security, audiovisual, telephone and data requirements.

With a move-in date of September 1, 2026, staff were operating under an accelerated schedule and anticipated the development of bid documents in early spring to support bidding in April 2026. Based on this schedule, the Executive Director continued, the MSBA would start incurring costs as early as the beginning of March 2026. Staff had developed a preliminary, estimated budget based on the costs of the previous build and other available information and were requesting Board approval of the estimated budget to support the schedule. Over the next several months, with an engineering consultant onboard, staff would evaluate that budget and provide any updates that may be needed.

The Executive Director explained that the fiscal year 2026 budget inadvertently included a full year of rental cost and did not account for the free rent in year one, per the terms of the lease. Staff recommended that the fiscal year 2026 budget be amended to include a transfer from the existing budget line item for annual lease payments of $920,502 to a new line item to build the expansion space in the amount of $675,000. The estimated budget for costs related to the office expansion space is $675,000, which includes contingency as representative of a pre-design level.

There being no further discussion, the Chair asked for a motion. The following motion was made by Ms. Vanderhoef and seconded by Ms. Kwan:

Approval of the Amended Massachusetts School Building Authority
Fiscal Year 2026 Operating and Capital Budget

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves an amendment to the Massachusetts School Building Authority Fiscal Year 2026 Operating and Capital Budget to include a transfer from the existing budget line item for the annual lease payments of $920,502 to a new line item to build the expansion of the MSBA office space in the amount of $675,000.

Following the motion, Ms. McKenzie asked the Executive Director if the MSBA was planning to use the same engineering and design team as the original office buildout project for the new office buildout project. The Executive Director responded by stating that it was determined that a new procurement was needed and therefore a new team would be used.

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

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 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.

Closing Remarks

The Chair thanked the Board and MSBA staff for the efficiency of this meeting. MSBA CEO Jim MacDonald thanked MSBA staff for the work put in to make the meeting's first webinar setting as effective as it was.

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

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

The meeting was adjourned at 11:53 AM.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- December 12, 2025, Board Meeting Minutes
- Project Removal from Eligibility Period
- Project Removal from Accelerated Repair Program
- Invitation to Feasibility Study
- Authorization to Execute Project Funding Agreement – Accelerated Repair Program

The February 25, 2026 Board Meeting Minutes were approved by the MSBA's Board of Directors at the April 29, 2026 meeting.

- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director Report
- Project Overview Report
- Sales Tax Collection Update
- Grant Payments Update
- FY26 Budget Update