The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

Massachusetts School Building Authority
Board Meeting Minutes of April 29, 2026

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on April 29, 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; 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; Jennifer Gonzalez, Deputy Executive Director; Michael Rodino; Mike McGurl; Matt Donovan; Maria Puopolo; Brian Kelley; Chris Alles; Karl Brown; Greg Brunell; Elena Seiti; Katie DeCristofaro; Julie Leonard; Wei Xu; Roxanne Johnson-Nance; Vladislav Nivorozhkin; Becca Whidden; Kyra Stark; Kathleen Andrade; August Knuth; Casey Phillips; Nicholas Govostes; 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 explained that, per the Commonwealth's Open Meeting Law, MGL, c. 30A §20, any person is permitted to record the open meeting; she then explained that she is obligated to inform attendees of any recording at the beginning of the meeting. The Chair asked MSBA Deputy General Counsel, Brian Kelley, whether anyone was known to be recording the meeting. Mr. Kelley responded that an individual named Christine Monaghan had informed the MSBA in advance that they would be recording the meeting. The Chair then requested that anyone else recording the meeting please identify themselves using the "raise hand" feature, to which nobody else identified themselves.

Finally, the Chair introduced the members of the Board of Directors and then proceeded with the first item on the agenda.

Approval of February 25, 2026, Minutes

The Chair asked for a motion to accept the minutes of the February 25, 2026, Board meeting. A motion was made by Ms. McKenzie and seconded by Ms. Kwan:

Approval of the Minutes of February 25, 2026, Board Meeting

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

VOTED: That the Board of Directors at the Massachusetts School Building Authority hereby approves the Minutes of the February 25, 2026, 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 Updates

The Director of Capital Planning, Mike McGurl, provided the Board with an overview of recent project removals in the Core and Accelerated Repair Programs, the status of ongoing projects in these programs, as well as an overview of currently anticipated Cap utilization over the next four years.

Mr. McGurl explained that, across the October, December, and February Board of Directors meetings, there had been four (4) Core program removals and six (6) Accelerated Repair Program removals. He explained that the number of removals the MSBA is experiencing remains within past precedence, amounting to around a 12% historical removal rate. Mr. McGurl then stated that all active 2020 Statements of Interest "SOI's" have achieved local funding in support of their Project Scope and Budget approvals, and that four (4) 2021 Projects have pending local approvals, all of which will be voted on over the next two (2) months.

For 2024 SOI's, 18 of 19 projects have successfully obtained local funding for Feasibility studies, and the remaining district is expected to complete the process with their member towns by mid-May. Mr. McGurl then went on to explain that despite the recent removals, the capital pipeline remains full, with the current pipeline utilizing all cap space, forecasted through FY29.

Project Removal from Eligibility Period

MSBA Senior Capital Program Managers, Elena Seiti and Katie DeCristofaro, then presented two (2) Core Program project removals for the Board's approval.

Ms. DeCristofaro explained that staff are recommending that the Board vote to remove Pioneer Valley Regional School District from the Eligibility Period. The District submitted a Statement of Interest for the Northfield Elementary School and was invited into Eligibility Period on December 13, 2024.

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Ms. DeCristofaro stated that the MSBA conducted a call with the Pioneer Valley Regional School District on January 29, 2026, and later received written communication notifying the MSBA that the District was not able to generate sufficient member support to proceed with local actions and approvals to secure the feasibility study funding.

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

Vote on Removing the Pioneer Valley Regional School District's Statement of Interest from the MSBA's Eligibility Period

VOTED: That, whereas, on December 13, 2024, the Board voted to invite the Pioneer Valley Regional School District into the MSBA's Eligibility Period for the Northfield Elementary School; and, whereas, as described in the materials attached hereto as Exhibit A, the Pioneer Valley Regional School District has notified the MSBA that it has decided not to further pursue its Statement of Interest for the Northfield Elementary School, the Board hereby removes the Pioneer Valley Regional School District's Statement of Interest for the Northfield Elementary 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
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

Ms. Seiti then explained that staff are also recommending that the Board vote to remove the Town of West Bridgewater from the Capital Pipeline. The District submitted a Statement of Interest for the Rose L. MacDonald Elementary School and was invited into the Eligibility period on December 21, 2022. At the June 18, 2025 Board meeting, the Board approved the District's Preferred Schematic Design, which proposed to consolidate the student populations of the existing Rose L. MacDonald Elementary School, the Howard Elementary School and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6 on the site of the existing Rose L. MacDonald Elementary School.

Ms. Seiti explained that, at a Special Town Meeting held by the District on January 31, 2026, the project did not achieve the required 2/3 majority, with the District identifying the cost of the project and the associated tax increase as potential reasons for not receiving the necessary local support.

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

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

VOTED: That, whereas, on December 21, 2022, the Board voted to invite the Town of West Bridgewater to collaborate with the MSBA; and whereas, on December 13, 2023, the Board voted to invite the Town of West Bridgewater to conduct a Feasibility Study for the Rose L. MacDonald Elementary School; and, whereas, on December 12, 2025, the Board voted to approve a Proposed Project to consolidate the student populations of the existing Rose L. MacDonald Elementary School, Howard Elementary School, and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6 on the site of the existing Rose L. MacDonald Elementary School, and authorized the Executive Director to execute a Project Scope and Budget Agreement and Project Funding Agreement with the Town of West Bridgewater for the Proposed Project, and whereas, as described in the materials attached hereto as Exhibit B, the Town of West Bridgewater has notified the MSBA that it has decided not to further pursue its Statement of Interest, or feasibility Study invitation, for the Rose L. MacDonald Elementary School, the Board hereby removes the Town of West Bridgewater's Statement of Interest for the Rose L. MacDonald 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 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

Project Removal from Accelerated Repair Program

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

Ms. Seiti then explained that staff are also recommending that the Board vote to remove two (2) projects from the Accelerated Repair Program, both of which had been invited into the Program at the October 29, 2025, Board of Directors meeting.

Ms. Seiti stated that the Hampden-Wilbraham Regional School District had received an invitation for a window and door replacement project at the Wilbraham Middle School, then later informed the MSBA of its decision to withdraw the Statement of Interest in order to file a new Statement of Interest for the Wilbraham Middle School under the 2026 Core Program. As a result, the District executed a Declaration of Removal of a Statement of Interest for the Wilbraham Middle School.

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

Vote on Removing the Hampden-Wilbraham Regional School District's Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on October 29, 2025, the Board voted to invite the Hampden-Wilbraham Regional School District to participate in the MSBA's Accelerated Repair Program for the Wilbraham Middle School; and, whereas, as described in the materials attached hereto as Exhibit C, the Hampden-Wilbraham Regional School District 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 Wilbraham Middle School, the Board hereby removes the Hampden-Wilbraham Regional School District's Accelerated Repair Program Statement of Interest for the Wilbraham 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.

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

Ms. Seiti then explained that the City of Salem received an invitation for a roof replacement and heat pump conversion project at the Carlton Innovation School. Following the invitation to the program, the Salem School Committee voted to merge the Carlton Innovation School with the Saltonstall School at the Saltonstall School building starting in the 2026-2027 school year. As a result, the

District executed a Declaration of Removal of a Statement of Interest for the Carlton Innovation School.

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

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

VOTED: That, whereas, on October 29, 2025, the Board voted to invite the City of Salem to participate in the MSBA's Accelerated Repair Program for the Carlton Innovation School; and, whereas, as described in the materials attached hereto as Exhibit C, the City of Salem 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 Carlton Innovation School, the Board hereby removes the City of Salem's Accelerated Repair Program Statement of Interest for the Carlton Innovation 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 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

Invitation to Feasibility Study

Next, MSBA Senior Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize four districts from the 2024 Core Program Statement of Interest invitations to proceed into the Feasibility Study phase. She noted that the districts were invited into Eligibility Period on December 13, 2024, and have since completed all the necessary prerequisites, including: the filing of their educational profile questionnaires, finalizing enrollments, and securing feasibility study/schematic design funding.

The first District for consideration is the Ruth Batson Academy in the City of Boston. Staff will be working with the District to study the following two (2) options: 560 students in the facility's current grade 7-12 configuration or 1,000 students in grades 7-12, to align with Boston Public Schools Long-Term Facilities plan.

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The second District for consideration is the Town of Duxbury and the Alden School which benefited from a 30-day extension from its original Eligibility Period expiration date to secure its feasibility study/schematic design authorization.

The third district for consideration is the Town of Ipswich and the Paul F. Doyon Memorial School. Staff will be working with the District to study the following two (2) options: 425 students in grades K-5, plus Pre-K or 805 students in grades K-5, which would consolidate the Paul F. Doyon Memorial School and the Winthrop Elementary School, plus Pre-K.

The final district for consideration is the City of Springfield and the White Street Elementary School. Staff will be working with the District to study the following three options: 1,150 students in the facility's current grade K-5 configuration, plus neighborhood PreK; 1,425 students in grades K-5, which would consolidate the White Street Elementary School and the Kensington International School, plus neighborhood Pre-K; or 800 students in grades K-5, which would consolidate the White Street Elementary School and the Kensington International School in a three-section school, plus neighborhood Pre-K.

Based on the completion of the Eligibility Period requirements, staff recommend that the Board vote to authorize these four (4) districts to proceed into Feasibility Study.

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

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 D, for each of the schools listed in Exhibit D 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 D.

Ms. Kwan expressed to the Districts, as they proceed into Feasibility Study, that they should proceed with care as they design their educational programs. She explained that Districts often use consultants who show them wonderful elements that could be included in the schools, but the Districts need to ensure that they also work with their town finance teams to make sure they can vet the cost of any of the school inclusions they consider for their projects. She then explained that the MSBA and Board members review the educational programs carefully and reminded the Districts that they need to remain cognizant of costs as they proceed forward.

The Chair then invited the Districts to speak.

Duxbury's Superintendent, Danielle Klingaman, expressed gratitude on behalf of Duxbury Public Schools, thanking the MSBA and board for the invitation and subsequent extension. She stated that Duxbury looks forward to working closely with the Board as they continue to invest in the future. A joint letter was submitted on behalf of the district by Senator Patrick O'Connor and Representative Kenneth Sweezey.

Ipswich's Superintendent, Dr. Brian Blake, thanked the MSBA for the invitation and expressed excitement at moving forward into Feasibility Study. State Representative Kristin Kassner submitted a letter of support.

Springfield's Mayor, Domenic Sarno, thanked the Chair and Mr. MacDonald, as well as the Superintendent, Dr. Sonia E. Dinnall, and the Chief of Facilities, John Kerrigan. Dr. Dinnall expressed gratitude to Mayor Sarno, calling him the Education Mayor, and stating that he puts education and students front and center. Dr. Dinnall indicated that Ms. Kwan's words had not fallen on deaf ears and that the District needs to find ways to build innovating learning spaces for their kids while also being mindful of the budget. She stated that she looks forward to the continued support. Mayor Sarno concluded by thanking Board member Mr. Cronin.

Ms. Kwan then remarked that Districts need to be aware of trends in building schools with an emphasis on project-based learning in Districts where the high schools are not prepared to provide similar programs, to which Dr. Dinall responded by saying that Ms. Kwan was on point and that project-based learning needs supportive schools, schedules, and qualified staff. The Chair then remarked that it takes a village.

The Chair then explained that the Board would proceed with voting on the motion, but that the City of Boston's Mayor, Michelle Wu, would be joining shortly thereafter to deliver remarks. She then asked for a Roll Call 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 Project Scope and Budget: Estimated Maximum Total Facilities Grants of $157,225,377

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

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Funding Agreement with the Franklin County Regional Vocational Technical School District for a potential project at Franklin County Technical High School. The proposed project would replace the existing High School with a new facility on the site of the existing school. The proposed project has a design enrollment of 600 students in grades 9 through 12. The District provided a Total Project Budget of approximately $236.5 million dollars, which includes a total construction budget of approximately $193.6 million dollars.

Additionally, the District's proposed project design is subject to the review of the Massachusetts Environmental Policy Act Office (or "MEPA"), and to Mass Wildlife's Natural Heritage & Endangered Species review.

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

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the Franklin County 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 Franklin County Technical 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 Franklin County Regional Vocational Technical School District, in such forms as she may determine to be acceptable, for the Franklin County Technical High School project at a reimbursement rate of sixty-six and twenty-seven hundredths percent (66.27%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $111,824,632 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 $113,749,731 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 Chair then invited the District to speak.

District Director, Elena Cohen, on behalf of State Senator Joanne Comerford, thanked the MSBA and expressed strong support for the proposal and for the invitation. Senator Comerford also submitted a letter of support on behalf of the District. Superintendent Richard Martin spoke next, indicating that Franklin County was very excited to move forward with the project and that the District has been working hard with its 19 member towns. Superintendent Martin concluded by stating he was very pleased with the support received so far and the direction the project was heading in.

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

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

The Chief Executive Officer, Jim MacDonald, then asked the Chair to circle back to Boston's Mayor Wu.

Mayor Wu greeted everyone and expressed her deep gratitude to everyone in attendance, and stated that she knows it is possible for the country's oldest school district to also be the country's best school district. She stated that this program helps transform the experiences of students and that this is a huge opportunity for an incredible community.

The Chair then thanked the Mayor for her partnership.

Returning to the next project, Mr. Brown then asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Wrentham for a potential project at Charles Roderick Elementary School. The proposed project would involve replacing the existing building with a new facility, built on the same site.

The proposed project has a design enrollment of 595 students in grades 3 through 6. And the District provided a Total Project Budget of approximately $106.5 million dollars, which includes a total construction budget of approximately $81.7 million dollars.

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

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

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project 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 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 Wrentham, in such forms as she may determine to be acceptable, for the Charles E. Roderick Elementary School project at

> a reimbursement rate of fifty-four and thirty three hundredths percent (54.33%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of $45,400,745 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 $46,066,828 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 Chair then invited the District to speak.

Superintendent, Allan Cameron, thanked the MSBA for the opportunity to create generational change for many, expressing deep gratitude for the MSBA's partnership and support over the last four (4) years. The Superintendent concluded by stating he was looking forward to a building that fosters academic and social success.

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

<u>Audit</u>

Audit Update

The MSBA's Financial Audit Manager, Wei Xu, began his audit update by explaining that the MSBA has completed final audits for 741 Capital Pipeline Program Projects, including the five (5) projects subject to a vote today, altogether representing approximately $10.7 Billion in submitted and audited costs.

He continued by explaining that the MSBA has also audited approximately $9.4 billion in submitted costs for the 265 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 $4.4 billion in additional costs will be submitted for audit for these projects.

Mr. Xu then explained that monthly submitted costs have averaged $154 million over the 12 months preceding this Board meeting, and that the total amount submitted and audited during this 12-month period equals approximately $1.851 billion.

Approval of Audits, Capital Pipeline Program

Mr. Xu then explained that the Board is being asked to approve five (5) Capital Pipeline Program audits listed on Exhibit E. He explained that the total combined grant amount for these five projects is $181,654,759.

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

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

<u>MSBA Updates</u>

Executive Director's Report

MSBA Executive Director, Mary Pichetti started her report by presenting a PowerPoint discussing 2026 Core Program Statement of Interest updates, highlighting outreach events attended by MSBA staff members, and providing an update on the "My Ideal School Contest."

The Executive Director explained that the 2026 Core Statement of Interest submissions closed on April 17th, with the MSBA receiving 34 SOI's from 26 Districts. MSBA staff have now begun their due diligence period. She also noted that the "My Ideal Schools Contest" application will close on May 1st with more than 500 submissions received to date. The Executive Director highlighted a letter received from students in Falmouth. She then stated that decisions will be made in June, where ten winners will receive $100 prizes and a grand prize winner will receive $200. The Chair expressed her

excitement, as well as how difficult of a time she would have choosing only ten (10) winners from the pool of over 500 applicants.

The Executive Director then discussed recent outreach events that MSBA staff members attended. In March, the MSBA's Director of Administration & Operations, Matt Donovan, and the Executive Director attended the Massachusetts Building Trade Unions Convention, and in April, MSBA Director of Capital Planning, Mike McGurl, presented MSBA updates to the American Council of Engineering Companies of Massachusetts.

On April 16th, the Doherty Memorial High School in the City of Worcester hosted the MSBA's Story of a Building Seminar. The day included presentations from the City of Worcester and the project consultants including the work to envision, design and build Doherty Memorial High School, the City's fourth Core Program Project while simultaneously using the Accelerated Repair Program to improve conditions at their other schools. The Project Consultants led a session on the Living Lab program which provided opportunities for student engagement throughout the project. This session included Doherty High School Students. The day concluded with a wonderful conversation between Treasurer Goldberg and Mayor Petty, highlighting the critical role of municipal leaders in supporting long-term capital and financial planning. The Executive Director thanked staff who assisted with, and presented at, the event, including Meredith Roberts, Julia Long, Kyra Stark, Anushka Naik, Elena Seiti, Christina Forde, Andrew Shelburne, and John Crisley. She also provided her sincere thanks to MSBA staff member Shannon Hadorn who was instrumental throughout the planning process. Finally, the Executive Director thanked MSBA Board member, Cassandra McKenzie, for attending as well as Director of External Affairs, Maria Puopolo, who managed the event and all of its details from start to finish.

The Executive Director then shared that the MSBA recently held ceremonies for one groundbreaking, three topping offs, and one ribbon cutting. A groundbreaking was held for the Berkely Community School in the Town of Berkley, which was attended by MSBA Deputy Executive Director, Jennifer Gonzalez, Maria Puopolo, and Rebecca Rokne. A topping-off ceremony was held at Pickering Middle School in the City of Lynn, which was attended by the Chair, the Chief Executive Officer, the Executive Director and MSBA staff members Utsavi Gadani and Emily Udy. The Executive Director remarked that she was excited to see the school rising up from the ground, especially because the Chair had been supporting the project even before becoming Treasurer. The MSBA also held a topping off ceremony for the Hatherly Elementary School in the Town of Scituate. That ceremony was attended by MSBA staff member, Ashley Stanton. The Executive Director expressed regret at not being able to attend this ceremony but mentioned she was able to attend another ceremony for the project where students got the chance to sign the beams, at which the Executive Director's own grandniece was a participating student. The Chair also attended a topping off ceremony for the Squantum Elementary School in the City of Quincy. Finally, the Chief Executive Officer, the Deputy Executive Director, and Maria Puopolo attended a ribbon cutting ceremony at Nauset Regional High School in the Town of Eastham.

Next, the Executive Director provided the Board with MSBA staff updates. The Executive Director welcomed new staff members Valerie Nivose, an Administrative Assistant in the Capital Planning

Department, as well as Timar Sealy and Max Chan, who were both hired as Audit Analyst I's in the Finance Department. She then announced that MSBA staff member, Carolyn Wetnicka, would be starting in a new role as an IT Business Analysis Manager. The Executive Director then congratulated MSBA staff member, Madeline McAuliffe, and her husband, Tom, on the birth of their son, Thomas. The Chair added a congratulations to the Chief Executive Officer on the recent birth of his grandchild and also congratulated the birth of new babies from other staff members at the Treasury HR Office.

Project Status

Next, MSBA staff provided four (4) Recommendations for Board approval and one (1) status update. MSBA Director of Construction Administration, Greg Brunell, presented a recommendation to the board for a Project Management Services Consultant.

On December 3, 2025, staff issued a Request for Responses ("RFR") seeking qualified firms to provide project management services to the MSBA with a requested scope of services that included assisting in conducting reviews of specifications, plans, project budgets and schedules submitted by public school districts and their consultants in support of the districts' applications for MSBA funding as well as providing ongoing review and monitoring of MSBA-approved projects, and collecting and recording all necessary project data. The RFR required that Respondents specifically certify that they will not perform, or seek to perform, services as a consultant or subconsultant in relation to the management, design, or construction of any public school project that is funded in part by the MSBA during the term of any contract that may be awarded pursuant to the RFR.

Six (6) responses were first reviewed for completeness and responsiveness by the MSBA's Legal Department and then were evaluated by a selection committee who recommended that the Board authorize the Executive Director to enter into negotiations and execute a Master Services Agreement with Keville Enterprises, Inc. Staff intend to commence services beginning on July 1, 2026, for an initial two-year term, with an option to extend the term for up to two (2) additional one-year renewal periods, at the MSBA's discretion.

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

Vote Authorizing the Executive Director to Enter into Contract for a

Project Management Services Consultant

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver a master services agreement for a consultant to provide project management services, the cost of which may exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such a master services agreement to be evidenced conclusively by her execution thereof.

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

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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

Then, MSBA Senior Project Manager, Becca Whidden, presented a recommendation for Post Occupancy Evaluation House Doctor Services.

The recommendation for professional House Doctor services is being made to assist the MSBA in maintaining the MSBA's Post Occupancy Evaluation ("POE') program. The anticipated scope of services generally include advising MSBA staff on the ongoing refinement of POE data collection and reporting tools and processes, performing occasional post occupancy evaluations of MSBA-funded K-12 school buildings, researching opportunities for MSBA staff to share post occupancy findings and lessons learned, and special studies, on an as needed basis.

The MSBA received seven (7) responses to the RFR, which were first reviewed for completeness and responsiveness by the MSBA's Legal Department and then were evaluated by a selection committee. The selection committee then invited three (3) of the Respondents to interview, ultimately recommending Fielding International & CMTA to provide the services outlined in the RFR for an initial two-year term with the option to extend the term for up to two (2) additional one year renewal terms, at the sole discretion of the MSBA.

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

Vote Authorizing the Executive Director to Enter into a Contract for

Post Occupancy Evaluation House Doctor Services

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver a master services agreement for consultants to provide post occupancy evaluation house doctor services, the cost of which may exceed $250,000.00, containing such provisions as she shall deem advisable, the definitive form of such a master services agreement to be evidenced conclusively by her execution thereof.

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

Roll Call Vote:

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 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

MSBA Design Director, Karl Brown, then presented a recommendation for Educational Program Review Services Consultants.

The recommendation for Educational Program Review Services Consultants is being made to provide supplemental services to MSBA staff reviewing educational programs during the Preliminary Design Program and Preferred Schematic phases of a feasibility study. The anticipated scope of services includes providing review and comments for the submitted ed plans, potentially making recommendations for standardization of the submittal requirements, and any other special studies or work related to educational programming as needed.

The MSBA received ten responses to the RFR, which were first reviewed for completeness and responsiveness by the MSBA's Legal Department and then were evaluated by a selection committee. The selection committee then invited four of the Respondents to interview, ultimately recommending Commonwealth Consulting Agency, My Learning Place Integrated Design, and STEM Learning Design to provide the services solicited in the RFR for an initial two-year term with the option to extend the term for up to two (2) additional one-year renewal periods, at the sole discretion of the MSBA.

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

Vote Authorizing the Executive Director to Enter into Contracts for

Educational Program Review 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 for consultants to provide educational program review services, the cost of which may exceed $250,000.00 per agreement, 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 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 Project Manager III, Kyra Stark, presented a recommendation to update the MSBA Green School Program Policies.

Over the past several months, MSBA staff have been reviewing new information related to changes to the third-party verification organizations used in MSBA's Green Schools Program that will affect existing MSBA policies. The last update to the Green Schools program took place in June of 2023, where the MSBA addressed significant changes to the Massachusetts State Building Code and doubled the reimbursement in the Green Schools Program from a maximum of 2% of a project's basis of total facilities grant to a maximum of 4%.

Of 34 Core Program projects that have completed Schematic Design since the 2023 update, all but three (3) of the schools are attempting the 4% additional reimbursement. The 30 projects aiming for the 4% reimbursement include less affluent communities with higher base reimbursement rates. The MSBA recently increased its funding limits for building and site costs, revised its policies regarding third-party funding for utility rebates and tax refunds and hosted educational roundtables on sustainability topics to support districts and design teams in understanding these developments.

Ms. Stark then presented a map from the Department of Energy showing which Massachusetts communities have adopted either the "stretch" energy code, which is the minimum requirement for MSBA Core program projects, the "Specialized" energy code, for which the MSBA offers an additional 3% reimbursement since 2023, and the "Base" energy code from the Mass State Building code.

In June of 2025, the MSBA met with the Director of the US Green Building Council's Center for Green Schools and the Executive Director of the Collaboration for High Performance Schools (or "CHPS"), and were informed that CHPS would consolidate their organization within the USGBC, is no longer accepting projects for registration, and will phase out supporting all projects registered with CHPS over the following two years. In response, MSBA staff issued Project Advisory 92, and will use the USGBC's LEED criteria as the only third-party verification system to document and substantiate a project's sustainability goals.

Ms. Stark then explained that the LEED system is transitioning to a new Version 5, which reorganizes the Indoor Air Quality points used by the MSBA's Green Schools Program, therefore the MSBA has updated the requirements in the policy to align with these new points. She then presented PowerPoint slides depicting the requirements under the new LEED Version 5, and compared them to

the Core Program's minimum requirements, explaining that the MSBA recommends maintaining the current requirement to achieve LEED "Silver," minimum levels of Indoor Air Quality standards using LEED, and the requirement to meet the Massachusetts "Stretch" energy code.

Ms. Stark concluded by discussing the proposed implementation of the recommended policy updates.

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

Ms. Kwan then asked MSBA staff to provide an opinion on whether the LEED program is moving forward in terms of sustainability initiatives, to which Karl Brown responded that it is an international program that is moving towards carbon neutral fuel efficiency. Ms. Kwan then asked that MSBA staff continue to monitor where these sustainability programs are trending and that if there are any notable changes in direction to please notify the Board.

Approval of Massachusetts School Building Authority's

Green Schools Program Policy

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the changes to the MSBA Green Schools Program Policy as outlined in the April 22, 2026 Memorandum titled, "Recommendation to Update the MSBA Green Schools Program Policy", as presented to the Board of Directors and attached hereto and authorizes the Executive Director to do all acts and things necessary to implement the MSBA Green Schools Program Policy; and further authorizes the Executive Director to establish any additional policies and procedures for the management of the Authority's Green Schools Program, as the Executive Director 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
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

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

Prior to the project overview report, Franklin County Regional Vocational Technical School District Superintendent, Richard Martin, expressed his gratitude to the MSBA and excitement at the opportunity for the Franklin County Technical High School project to move forward.

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

Project Overview Report

Next, MSBA Project Manager, Vlad Nivorozhkin, shared the upcoming bid maps. The MSBA is currently tracking 26 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 26 projects have a total estimated construction budget of approximately $4.37 billion.

Since the February 2026 Board meeting, 2026 now 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 project to bid will be the Town of Reading in May followed by the South Shore Regional Vocational School District, the Town of Stoughton, and the Town of Canton in July.

Looking ahead to 2027, there are now 13 projects with a combined estimated construction budget of approximately $2.2 billion. The City of Chicopee was added following its Preferred Schematic approval at the February Board Meeting, and the project count will decrease to 12 following today's removal of the Town of West Bridgewater.

2028 now has four (4) projects with a combined estimated construction budget of approximately $905 million. The Blackstone-Millville Regional School District and the Town of Needham were added following their Preferred Schematic approval at the February Board Meeting.

Next, the Mr. McGurl gave an overview of the three-month lookahead. In May, sub-bids are scheduled for the Town of Reading and in July, filed sub-bids are scheduled for CMR projects in the Town of Stoughton, the South Shore Regional Vocational School District, and the Town of Canton.

For Design-Bid-Build Bids and Guaranteed Maximum Prices, May includes the anticipated Guaranteed Maximum Price for Revere and the Town of Reading, and July is expected to include the Town of Canton with the Town of Stoughton and the South Shore Regional Vocational School District to come in the months to follow.

For 2025 Design Bid Build Bids and Guaranteed Maximum Prices, we have added the final project, the Squantum Elementary School in the City of Quincy. 11 of 15 projects bid within their PFA Construction Budget, which aligns with historic results. The average project in 2025 was a little more than 5.5% under budget, which aligns with the 2024 projects.

The bid average for the 15 projects is $760 per square foot, as compared to $806 at Project Scope and Budget. The Bid results ranged from $600 to $1,040 per square foot. The Construction Budgets ranged from $50.5 million to $224.6 million.

Finance

Sales Tax Collections Update

Next, MSBA Chief Financial Officer, Mike Rodino, presented a PowerPoint and provided an FY2026 sales tax collections update. FY2026 collections for the month of February totaled approximately $88 million, which resulted in a decrease of approximately $5 million or 5.36% less than collections from February of FY25.

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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.

Grant Payments Update

Next, Mr. Rodino provided an update regarding MSBA grant payments for projects in FY26, noting that the MSBA has made $618,400,509 in grant payments to date in Fiscal Year 2026. These payments were for 132 projects in 98 districts and represent a combination of both Core Program Projects and Accelerated Repair Projects.

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

FY26 Budget Update

Next, the MSBA's Budget Manager, Roxanne Johnson-Nance, provided the Board with a FY 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.

FY26 Budget Amendment Recommendation

Mr. Rodino explained to the Board that, to date, total actual grant payments are tracking very close to budgeted amounts for FY26. MSBA staff have analyzed historical spending by month and have noted that June has been the highest paying month in nine (9) of the last 20 fiscal years. Even without taking into account a potentially large June payout, an estimated additional $166 million may be paid out through the close of FY26 which would put the program over budget, leaving the program without the budget needed to reimburse Districts within FY26. For these reasons, MSBA staff are recommending a budget increase of $100 million for the capital grant program for FY26.

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

Vote to Approval of the Amended Massachusetts School Building Authority

Fiscal Year 2026 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 Capital Budget, for the Grant Payments line item from $759,919,139 to $859,919,139, an increase of $100,000,000, as may be deemed necessary for the efficient payment of district reimbursement requests within FY 2026, in accordance with the April 17, 2026 Amendment to the Fiscal Year 2026 MSBA Capital Budget Board Memorandum.

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

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 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 and Motion to Adjourn

The Chair thanked MSBA staff for their presentations and briefly marveled at the amount of data that the MSBA staff acquire for the presentations. The Chair then asked for a motion to adjourn the meeting. The motion was made by Mr. Deninger 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 11:39.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- February 25, 2026, Board Meeting Minutes
- Project Removal from Eligibility Period
- Project Removal from Capital Pipeline
- Project Removal from Accelerated Repair Program
- Invitation to Feasibility Study
- Invitation to Project Scope and Budget
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Executive Director's Report

The April 29, 2026, Board Meeting Minutes were approved by the MSBA's Board of Directors at the June 24, 2026 meeting.

- Recommendation for Project Management Services Consultant
- Recommendation for Post Occupancy Evaluation House Doctor Services
- Recommendation for Educational Program Review Services Consultants
- Recommendation to Update the MSBA Green School Program Policies
- Project Overview Report
- FY26 Sales Tax Collection Update
- FY26 Budget Update
- FY26 Grant Payments Update
- FY26 Budget Amendment Recommendation