EXHIBIT A
Massachusetts School Building Authority
Accelerated Repair Program
Terms and Conditions

All applicants determined to be eligible for the Accelerated Repair Program by the MSBA Board of Directors are required to comply with the MSBA's rules, regulations, policies, and guidelines and meet the terms and conditions listed below.

The MSBA will not award a grant for a project at any school facility that: is at risk for being taken out of service; has been deemed educationally obsolete; requires additional space based on capacity issues; and/or has more extensive capital repair needs beyond repair or replacement of the roof, windows/doors and/or HVAC system.

The MSBA will not award a grant for the repair or replacement of a roof, window/door system, and/or heat pump conversion that is the result of neglect or poor maintenance by a district or to districts that have not met the MSBA's threshold maintenance standards or the requirements set forth in M.G.L. c. 70B and 963 CMR 2.00 *et. seq.*

No city, town or regional school district or independent agricultural and technical school has any entitlement to funds from the MSBA, and the MSBA, in its sole discretion, will determine which SOIs may be eligible for a potential grant(s), if any, under the Accelerated Repair Program.

Accelerated Repair Program Terms and Conditions:

1. No district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00. The provisions of 963 CMR 2.00 shall apply to all projects for which the district is seeking and/or receiving funds for a portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
2. The MSBA will only consider potential projects for existing municipally-owned or regionally-owned public school facilities currently used or that will be used to educate public PK-12 students.
3. All districts will be required to sign an Initial Compliance Certification (ICC).

4. All districts must comply with all MSBA rules, regulations, policies, and guidelines and use the MSBA's standard documents, including contract, budget, and audit forms.
5. All districts will be required to enter into a Project Funding Agreement with the MSBA and comply with all of the terms and conditions set forth in the Agreement to qualify for payments. Please refer to our website for a sample Project Funding Agreement.
6. All projects in the Accelerated Repair Program shall pursue measurable energy savings and shall incorporate sustainable maintenance practices.
7. Districts eligible for the Accelerated Repair Program will be encouraged to secure additional energy conservation resources from other sources (such as utility conservation programs) and will be expected to allocate savings from reduced energy consumption to improved routine and capital maintenance practices.
8. To expedite project delivery, the MSBA will pre-select Owner's Project Managers (OPMs) and Designers to work with districts participating in the Accelerated Repair Program. MSBA staff will assign both a pre-selected OPM and Designer to each district that has been invited into the Accelerated Repair Program.
9. Participating districts acknowledge the MSBA consultant assignment process and recognize that, upon assignment of project consultants by the MSBA, districts are responsible for negotiating applicable fees, executing the MSBA's standard OPM and Designer Accelerated Repair Program contracts with each assigned consultant, and managing the performance of their assigned consultant.
10. Districts are required to execute the MSBA's Accelerated Repair Program Contract for Project Management Services with their assigned OPM, regardless of whether the estimated construction costs exceed $1.5 million.
11. Each district that is invited into the Accelerated Repair Program by the MSBA must demonstrate its ability to (a) appropriate the funds necessary to process an initial study within 90 days of the District's Program Commencement date; and (b) appropriate funds to cover the total project budget within 90 days of receiving the MSBA's authorization to execute a Project Funding Agreement.
12. Districts may make monthly requests for reimbursement to the MSBA for an Approved Project but shall not make any requests for reimbursement that total less than $50,000. If the total value of a request for reimbursement is less than $50,000, the request must be held until such time as it can meet the $50,000 threshold.