Meeting Minutes
Massachusetts School Building Authority
Facilities Assessment Subcommittee Meeting
Wednesday, July 15, 2026

A meeting of the Massachusetts School Building Authority (the "MSBA") Facilities Assessment Subcommittee (the "FAS") was held on July 15, 2026. The meeting was held remotely via Zoom.

Members Present: Cassandra McKenzie, Chair; Matt Deninger, Designee of the Commissioner of Education; Terry Kwan, appointed member; and Anne Brockelman, appointed member.

Others Present: Jim MacDonald, Mary Pichetti, Christine Nolan, Brian Kelley, Chris Alles, Jeffery Adams, Anushka Naik, John Jumpe, Vladislav Nivorozhkin, Katie DeCristofaro, Elena Seiti, other MSBA staff, District representatives and members of the public.

Call to Order

Cassandra McKenzie, Chair of the Facilities Assessment Subcommittee, called the meeting to order at 9:36 AM. The Chair explained that the meeting is being held in accordance with Chapter 30A, section 20, of the Massachusetts General Laws.

Next, the Chair explained that, per Massachusetts Open Meeting Law, 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 then requested that anyone recording the meeting please identify themselves using the "raise hand" feature. MSBA Deputy General Counsel, Brian Kelley, confirmed that no one was recording the meeting.

MSBA Executive Director, Mary Pichetti, introduced the members of the FAS, MSBA staff, and District personnel, and then proceeded with the first item on the agenda.

City of Medford – Medford High School District Presentation

MSBA Project Manager Jeffrey Adams provided an overview of the project, which is an addition/renovation project of the existing Medford High School for grades 9-12.

Medford Mayor Breanna Lungo-Koehn provided opening remarks for the District, thanking the Board and the MSBA, noting that the District is excited for the Project to move forward.

Medford's Superintendent of Schools, Dr. Suzanne Galusi, provided a detailed overview of the education program, noting that there have been lengthy discussions about the intentional design of the building and creating a community-centered school. The District explained that is a priority to have an adaptive space at the school

The Project design was presented by the Designer, SMMA. The presentation included a description of the floorplan. The Designer reviewed certain land use restrictions that are in place, noting the topography of the site. The Designer discussed variations in the Project from

the MSBA guidelines. He also provided an overview of the proposed sustainability elements of the Project.

The District's School Committee Chair, Jenny Graham, spoke about community engagement, including the five community forums held by the District noting the plans to present information at future community forums before the debt exclusion vote.

LeftField, the District's OPM, presented the timeline for the Project with a targeted MSBA approval date of April 2027. The District's vote for the Project is expected to be held in June of 2027. The overall timeline of the Project is expected to be approximately nine years.

During the presentation, the FAS, MSBA staff, and the District discussed the following topics:

- Site topography, constraints and overall complexity of the Proposed Project;
- Inclusion of specialized programming including substantially separate Special Education programs and clarification of proposed distribution and adjacencies;
- DESE review of the Special Education submission following Schematic Design;
- Appreciation for the District's Educational Program and its goals of integrating CTE and additional program elements into a unified high school, as well as the updates made since the original submission;
- Opportunity to use the proposed construction duration to maximize professional development, staff engagement and teacher planning time;
- Suggestion to consider interdisciplinary learning opportunities, particularly for second-semester seniors to engage in seminars or exploratory projects;
- Appreciation for the overall building design and organization, including the location of music spaces in relation to the existing gym, the main entry courtyard and smaller rear courtyards;
- Opportunity to enhance the visibility of the auditorium entrance;
- Interior circulation and vertical connectivity between the proposed Dining Commons and Media Center;
- The view of the building upon approach and the proposed parking area;
- Variations from MSBA space guidelines associated with proposed District administration and community spaces and considerations for the Schematic Design phase;
- The proposed construction schedule and logistics as well as the importance of forecasting construction costs;
- Potential locations of geothermal wells on the site;

- Clarification of the location and number of proposed elevators; and,
- Building geometry, orientation, and design considerations associated with preserving the building area proposed for renovation.

MSBA Director of Project Management Chris Alles then provided an overview of next steps for the district.

MSBA Staff Presentations

Blackstone-Millville Regional School District – Blackstone-Millville Regional High School Schematic Design Update:

MSBA Project Manager Jeffrey Adams provided an update on the Blackstone-Millville Regional High School. Mr. Adams provided updates about the modifications to the square footage and how the District is seeking Green School Program incentive points. Mr. Adams went over the site plan and changes, the preferred schematic and schematic design.

City of Chicopee – Anna E. Barry Elementary School Schematic Design Update:

MSBA Project Manager Anushka Naik provided an update on the Anna E. Barry Elementary School in Chicopee. Ms. Naik presented the Preferred Schematic and Schematic Design, and the estimated costs. Ms. Naik explained that the project budget and square footage have both decreased. Ms. Naik explained the District is seeking additional incentive points.

Review of Core Project Funding Limits

MSBA Director of Project Data John Jumpe presented on the 2027 Funding Level Review. Mr. Jumpe spoke about the historic growth of the dedicated sales tax revenue. He then presented information on historic construction funding levels. He also presented a site cost impact analysis and information on how the MSBA is reimbursing projects.

MSBA Project Manager Vladislav Nivorozhkin presented a slide on the Funding Level Review Static Model Assumptions. This showed a comparison between fiscal year 2026 and fiscal year 2027 Model Assumptions. Mr. Nivorozhkin continued by presenting on the current funding levels. He also presented options leading into the 2030s and 2040s. He presented several options that were reviewed and considered by MSBA staff. Mr. Jumpe then provided an overview of these four options and indicated that MSBA staff were leaning towards Option 2A, which increases the Building Funding Limit from $605/sf to $625/sf, the Site Funding Limit (12% of Building Funding Limit) from $73/sf to $75/sf, the OPM & Designer Upper Limit (Building + Site) from $678/sf to $700/sf, and Demo & Abatement from $42/sf to $44/sf, because this option provides an appropriate balance.

Mr. Deninger asked if inflation was factored into this analysis. Mr. Jumpe explained that the team does not attempt to estimate future inflation but rather looks at a number of factors from past years to try to come up with what MSBA thinks is helpful for Districts in the program while considering the potential volume of invitations in the future.

2026 Core Program Further Review Recommendations

MSBA Senior Capital Program Manager Katie DeCristofaro provided an update on the Core Program Statement of Interest ("SOI") Due Diligence. The due diligence conducted to date determines which SOIs require further review, as well as which ones do not require further review.. For 2026, the MSBA received 34 SOI applications submitted by 26 Districts. Next steps include conducting senior studies and desktop reviews. Further updates will be provided at a November FAS meeting and the MSBA is anticipating recommending invitations into Eligibility Period at the December Board of Directors meeting.

Model School Procurement Update

MSBA Senior Capital Program Manager Elena Seiti provided an update on the 2026 Model School Procurement. Ms. Seiti presented on the Procurement Schedule, indicating that Phase 1, which was the initial assessment of responses, is complete. Phase 2, which includes school visits, selection of schools, and recommendations and approvals, is scheduled to commence on July 30, 2026. Site visits are expected to take place in August 2026, with finalized recommendations expected at the October 2026 Board meeting. Staff have also contacted Designer firms for future engagement in the Model School program.

Ms. Kwan asked whether the MSBA has any statistics on the model schools that have been selected or used. Ms. Seiti explained that there have been two model schools built since some changes were made to the administrative procedures in 2016. She added that some Districts have recently expressed interest in exploring the Model School Program.

Ms. Brockelman noted that many schools are in urban areas, so there may not be a lot of contexts where model schools can be used. The Executive Director explained that use of a Model School design can be a tool for accelerating the project schedule. The Executive Director indicated that many Districts are not able to utilize model schools as many are trying to build on unique sites, creditable to the topography of New England. She added that Districts need a flexible site in order to utilize Model Schools. MSBA views the Model School Program as another tool that Districts can use for certain scenarios and something additional that the MSBA can offer to them.

The Executive Director concluded by thanking MSBA staff for working so hard every day. She thanked everyone for the preparation work that is ongoing for the August Board meeting.

Closing Remarks

Ms. McKenzie sought a motion to adjourn the meeting. The motion was made by Mr. Deninger and seconded by Ms. Kwan.

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan – Yes

Matt Deninger – Yes

Cassandra McKenzie – Yes

The motion passed – 4 in favor, 0 against, 0 abstaining.

The meeting was adjourned at 11:29 AM.