

Massachusetts School Building Authority

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Board Meeting

March 26, 2014



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Project Visits & Local Votes

- Since the January 29, 2014 Board meeting, the MSBA has visited 34 projects.
- One District has voted affirmatively to appropriate feasibility funds.
- Two Districts have voted affirmatively to appropriate full project funds.

Project Visits			Local Votes
Andover Assabet Valley RSD Ayer Shirley RSD Concord-Carlisle RSD Douglas Dracut Duxbury Essex-North Shore RVT Franklin Greenfield Hingham	Lexington Marshfield Medford Methuen Monomoy RSD Newburyport (Nock/Molin) Norfolk County Agricultural North Reading Salem (Collins) Somerset-Berkley RSD Southwick-Tolland-Granville RSD	Springfield (Central) Springfield (Brookings) Southern Worcester County Stoneham Sutton Wakefield Webster West Bridgewater West Springfield Weston Williamsburg Wilmington	Gloucester Milford Worcester



Project Milestones

Since the January 29, 2014 Board meeting, the MSBA has attended two project milestone celebrations.

- Groundbreaking Ceremony
 - Revere High School (*Revere*)
- Dedication Ceremony
 - Danvers High School (*Danvers*)



Project Visits

Upcoming site visits anticipated in April and May:

Project Visits

Andover
Ayer Shirley RSD
Concord-Carlisle RSD
Douglas
Dracut
Duxbury
East Bridgewater
Essex-North Shore RVT
Franklin
Greenfield
Hingham

Lexington
Marblehead
Marshfield
Medford
Methuen
Newburyport (Bresnahan)
Newburyport (Nock/Molin)
Norfolk County Agricultural
North Reading
Salem (Collins)
Somerset-Berkley RSD

Southern Worcester County
Southwick-Tolland-Granville RSD
Springfield (Brookings)
Springfield (Central)
Webster
West Bridgewater
West Springfield
Weston
Williamsburg
Wilmington



FY 2014 SOI Process

- FY 2014 SOI Process opened on Friday, January 10, 2014
- Accelerated Repair
 - Closed on February 14, 2014
- Core Program
 - The SOI closing date for districts submitting under the Core Program will be April 11, 2014



Accelerated Repair Program

- Review of the 117 SOIs are currently underway
 - Hard Copy Submission Requirements Complete
 - Content Review Underway
 - Site Visits and other due diligence through April and May
- Anticipate ARP Invites at June 2014 Board Meeting



Accelerated Repair Program

- District selected scope of work:
 - 33 Roof
 - 26 Windows
 - 25 Boiler
 - 15 Roof & Boilers
 - 7 Roof, Windows, & Boilers
 - 6 Roof & Windows
 - 2 Windows & Boilers
 - 3 Other (Carpet Replacement, Retaining Wall, Emergency Generator)



Accelerated Repair Program

- Close to 60% of the 117 ARP SOIs were filed by 13 Districts:
 - 16 - Springfield
 - 7- Brockton
 - 6 - Lowell & Taunton
 - 5 - Hampden-Wilbraham
 - 4 - Quincy & Worcester
 - 3 - Auburn, Middleborough, Mohawk Trail, Randolph, Uxbridge, and Winchendon



Core Program

April 11, 2014 Deadline

- 19 Core SOI have been received
 - 8 - Addition/Renovation
 - 6 - Repair
 - 5 - New School Construction
- Core Review
 - Hard Copy SOI review through mid May
 - Content Review, site visits, and Senior Studies through the Summer into early Fall
 - Anticipate invites into Eligibility Period at Fall/Winter Board meetings



Invitation to Eligibility Period | **Vote**

District	School
Orange	Dexter Park School
Shrewsbury	Beal Early Childhood Center



Invitation to Feasibility Study | **Vote**

District	School
Beverly	Briscoe Middle School
Hopkinton	Center Elementary School
Newton	Cabot Elementary School



Project Funding Agreement Accelerated Repair Program | **Vote**

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Nashoba Valley Technical School District	Nashoba Valley Technical High School	Partial Roof	\$2,847,362	\$1,400,552
Springfield	Chestnut Accelerated Middle School	Roof	\$4,469,273	\$3,068,174
Stoughton	Helen H. Hansen Elementary School	Window	\$1,157,112	\$556,403
	Joseph R. Dawe, Jr. Elementary School	Window	\$1,363,925	\$703,756
	West Elementary School	Roof	\$1,370,017	\$655,549
Walpole	Fisher School	Roof	\$1,933,936	\$863,631
Wareham	Wareham High School	Roof	\$2,708,922	\$1,754,016
Westford	Colonel John Robinson School	Window	\$2,087,458	\$703,586
Total			\$17,938,005	\$9,705,667



Preferred Schematic | **Vote**

District	School	Project Scope	Preliminary Design Pricing – Estimated Total Construction Cost	Estimated Total Project Costs
Abington	Frolio Middle School	New	\$78,580,352	\$96,429,104
Holbrook	Holbrook Junior-Senior High School	New	\$78,842,409	\$101,134,951
Plymouth	Plymouth South High School	New	\$88,844,129	\$107,499,000
		Total	\$246,266,890	\$305,063,055



Preferred Schematic | Abington

Frolio Middle School

- Year Opened: 1937
- Current Grades: 7-8
- Agreed Upon Grade Configuration: PreK; 5-12
- Agreed Upon Enrollment: 1,115
- Proposed Scope of Project: New middle/high school on high school site
- Existing Square Footage: 51,729
- Proposed Square Footage: 243,494
- Estimated Construction Cost of Preferred Schematic: \$78,580,352



Preferred Schematic | Holbrook

Holbrook Junior-Senior High School

- Year Opened: 1956
- Current Grades: 7-12
- Agreed Upon Grade Configuration: PreK-12
- Agreed Upon Enrollment: 1,095
- Proposed Scope of Project: New PreK-12 facility on the existing Holbrook Junior/Senior High School site
- Existing Square Footage: 96,440
- Proposed Square Footage: 217,353
- Estimated Construction Cost of Preferred Schematic: \$78,842,409



Preferred Schematic | Plymouth

Plymouth South High School

- Year Opened: 1985
- Current Grades: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 1,005
- Proposed Scope of Project: New 9-12 facility on the existing High School site
- Existing Square Footage: 221,026
- Proposed Square Footage: 247,631
- Estimated Construction Cost of Preferred Schematic: \$88,844,129



Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Boston	Henry Dearborn Middle School	New	\$73,498,295	\$36,615,390
Georgetown	Georgetown Middle-High School	Renovation	\$7,805,726	\$3,686,039
Milford	Woodland Elementary School	New	\$60,900,000	\$27,564,734
Northborough	Lincoln Street Elementary School	Add/Reno	\$25,470,153	\$9,925,570
Totals			\$167,674,174	\$77,791,733

*See district specific slides for conditional reimbursement rate incentive point information.



Project Scope and Budget | Boston

Henry Dearborn Middle School

- Year Opened: 1912
- Grades: 6-9
- Agreed Upon Grade Configuration: 6-12
- Agreed Upon Enrollment: 600
- Scope of Project: New STEM/Early College Academy on the existing site
- Existing Square Footage: 111,880
- Proposed Square Footage: 128,304
- District Total Project Budget: \$73,498,295
- Estimated Basis Total Facilities Grant: \$48,600,199
- Reimbursement Rate*: 75.34%
- Estimated Maximum Total Facilities Grant: \$36,615,390
- City Council Meeting: June 2014

*The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly. The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method.



Project Scope and Budget | Georgetown

Georgetown Middle-High School

- Year Opened: 1961
- Grades: 6-12
- Agreed Upon Grade Configuration: 7-12
- Agreed Upon Enrollment: 720
- Scope of Project: Limited Renovation/Repair
- Existing Square Footage: 128,670
- Proposed Square Footage: 128,670
- District Total Project Budget: \$7,805,726
- Estimated Basis of Total Facilities Grant: \$7,070,860
- Reimbursement Rate: 52.13%
- Estimated Maximum Total Facilities Grant: \$3,686,039
- Town Meeting: May 6, 2014
- Town Ballot: May 13, 2014



Project Scope and Budget | Milford

Woodland Elementary School

- Year Opened: 1977
- Grades: 3-4
- Agreed Upon Grade Configuration: 3-5
- Agreed Upon Enrollment: 985
- Scope of Project: New 3-5 facility on the existing site
- Existing Square Footage: 67,648
- Proposed Square Footage: 132,539
- District Total Project Budget: \$60,900,000
- Estimated Basis of Total Facilities Grant: \$47,296,472
- Reimbursement Rate*: 59.94%
- Estimated Maximum Total Facilities Grant**: \$27,564,734
- Special Town Meeting: February 10, 2014

*The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

** Excludes cost recovery associated with the Woodland Elementary School and the Middle School East facility.



Project Scope and Budget | Northborough

Lincoln Street Elementary School

- Year Opened: 1965
- Grades: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 270
- Scope of Project: Addition/Renovation
- Existing Square Footage: 44,000
- Proposed Square Footage: 52,920
- District Total Project Budget: \$25,470,153
- Estimated Basis of Total Facilities Grant: \$18,769,988
- Reimbursement Rate*: 52.88%
- Estimated Maximum Total Facilities Grant: \$9,925,570
- Debt Exclusion Vote: April 28, 2014
- Funding Authorization: May 12, 2014

*The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.



Summary of Bid Data

Year	Number of Projects	Design Basis for Enrollment	Project Budget	Construction Budget
2014	13	10,815	\$632.0 M	\$493.0 M
2015	1	970	\$80.2 M	\$62.0 M
Grand Total	14	11,785	\$712.2 M	\$555.0 M

Note: These numbers are based on preliminary information received from the District and are subject to further review and calculation.

- Anticipated Bids in 2014:
 - April – Auburn, Wachusett RSD, South Hadley
 - May – Peabody, Greater Lawrence RSD
 - June – Chicopee



Core Program Construction Estimate vs. 2014 Bid Amount

- Two bids received in 2014.
- Of the two projects, one bid came in within the estimated budget.

				Total	\$55,750,603	\$53,558,496	\$2,192,107	-	\$1,857,869
District	School	Scope	Project Type	Bid Date	Construction Estimate **	Bid Amount **	Variance from Construction Estimate	Reimbursement Rate	Potential Grant Variance *
Revere	William McKinley ES	New	DBB	Jan-14	\$33,897,336	\$31,575,000	\$2,322,336	80.00%	\$1,857,869
North Adams	Conte MS	New	DBB	Mar-14	\$21,853,267	\$21,983,496	-\$130,229	80.00%	\$0

*These numbers are based on preliminary information received from the district and are subject to further review and calculation.

**The construction estimate and bid amount do not include pre-construction services and alternatives.



Construction Estimate vs. Bid Amount

- 2012 Accelerated Repair Program
 - Out of 36 projects, 32 bids were received in 2013. The remaining four projects are scheduled to be bid in 2014.
 - Of the 32, 30 bids have been reported.
 - Of the 30 projects, 25 bids came within the estimated budget.



ARP Projects Updates

Staff supports an extension beyond the 90-day deadline to 120 days in furtherance of the School Districts' efforts to secure funding for the proposed projects listed below.

District	School	Recommend ARP Roof	Recommend ARP Windows	Recommend ARP Boiler
Hatfield	Smith Academy	Roof	Windows	
Pathfinder Regional Vocational Technical School District	Pathfinder Regional Vocational Technical High School	Roof		
Pentucket Regional	Pentucket Regional Middle School	Roof		Boiler
Wellfleet	Wellfleet Elementary School	Roof		



Project Update |

Whitman-Hanson RSD: Maquan Elementary School

Update on Project Scope and Budget Authorization

- MSBA Board approval on July 31, 2013.
- Local Authorization Vote was on October 7, 2013.
- Project advancement was contingent upon votes by the Town of Hanson at Town Meeting. The District reported a procedural error in the Town Meeting vote, and as a result they have concluded that the vote passed.
- The School District seeks additional time for the Town of Hanson to now proceed with a ballot vote.

Staff supports an additional extension beyond the 120-day deadline to June 4, 2014 in furtherance of the School District's efforts to secure funding for the proposed project.



MSBA Sustainable Design Policy Update

Why is MSBA updating its guidelines?

- Revisions to MA State Building Code / International Energy Conservation Code
 - *Requires the use of 2012 IECC as of July 2014*
 - *Future of the current Stretch Energy Code is uncertain*

- Revisions to US Green Building Council's LEED-S
 - *"Version 4" opened for registration November 2013*
 - *Includes 2010 ASHRAE 90.1 Energy Standard for Buildings*

- Revisions to CHPS National Core Criteria
 - *Version 2.0 was completed February 2014*
 - *Includes 2012 IECC & 2010 ASHRAE 90.1 Energy Standard for Buildings*
 - *Current MA-CHPS requires compliance with Stretch Energy Code*
 - *Some state updates are in process, based on the CHPS Core Criteria*
 - *Revisions still underway*



Recommended Policy for MSBA Sustainable Schools

Minimum Requirements

Current Policy

Using 2009 MA-CHPS, for no additional reimbursement, achieve a level of Verified / 40 points for new construction, 35 points for renovation,

OR;

Using 2009 LEED-S, for no additional reimbursement, achieve a level of Certified / 40 points, including a minimum of 5 points in EA Credit #1.

Proposed Policy

No MA-CHPS registration currently available.

OR;

Using LEED-S V4, for no additional reimbursement, achieve a minimum of Certified / 40 points.

Additional Requirements

Current Policy

Using 2009 MA-CHPS, for 2% additional reimbursement, achieve a level of Leader / 50 points for new construction, 45 points for renovation,

OR;

Using 2009 LEED-S, for 2% additional reimbursement, achieve a level of Silver / 50 points, including a minimum of 5 points in EA Credit #1.

Proposed Policy

No MA-CHPS registration currently available.

OR;

Using LEED-S V4, for 2% additional reimbursement, achieve a minimum of Silver / 50 points, including a minimum of 6 points in EA Credit #2.



Audit Status Update

Former Program

Completed Projects	Projects Currently Submitting for Reimbursement	Estimated costs remaining
784	4	
\$15.3 billion of costs submitted and audited	\$249 million of costs submitted and audited	Approx. \$16 million of costs to be submitted*

→ \$1.4 billion in audit savings to date

**Estimated based on Total Project Budgets from executed funding and submitted costs as of March 19, 2014*



Audit Status Update

New Program

■ **Today's Vote**

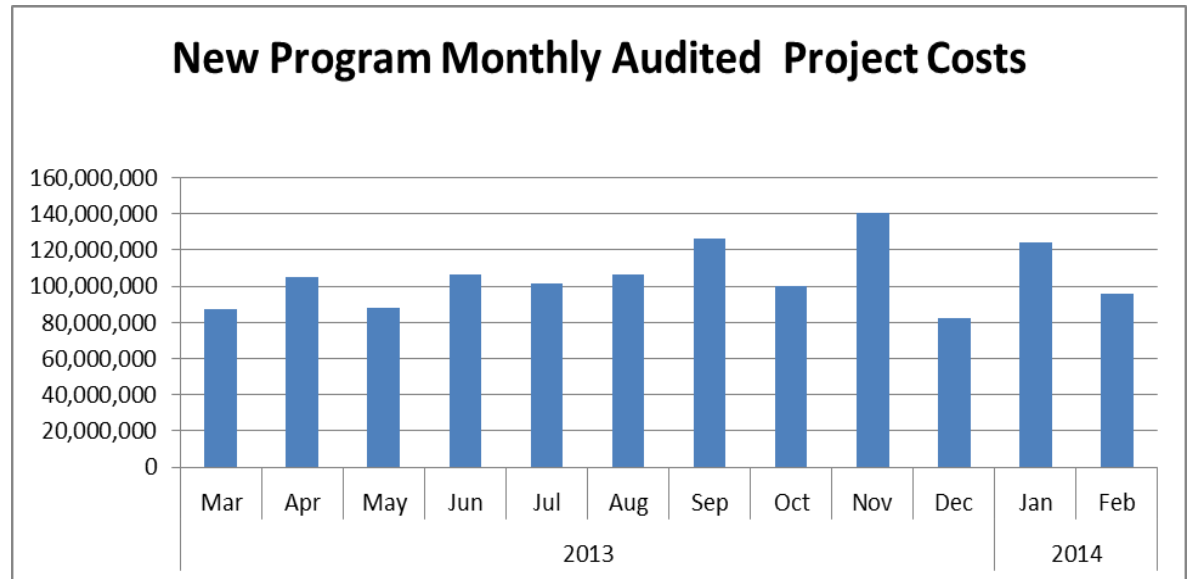
Completed Projects	■	Projects Currently Submitting for Reimbursement	Estimated costs remaining
184	10	213	Approx. \$1.58 billion of costs to be submitted*
\$745.6 million of costs submitted and audited		\$3.19 billion of costs submitted and audited	

**Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of March 18, 2014.*



New Program: Monthly Audited Project Costs

- Rolling 12 month submitted costs average of \$105 million
- Total 12 Month Audited Costs = \$1.26 billion





Closeout Audits: New Program

Today's Vote: Exhibit D, Approval of Final Audits

District	School Name	MSBA Cx	Reimb. Rate	Total Project Budget	Final Costs Submitted	Basis for Final Total Facilities Grant	Final Total Facilities Grant
Brockton	Brockton High School	x	80.00%	\$7,758,526	\$7,752,369	\$7,200,901	\$5,760,721
Brockton	Downey Elementary School	x	80.00%	3,943,551	4,114,896	3,879,331	3,103,465
Brookline	Heath Elementary School	x	39.93%	8,276,809	8,157,615	7,647,906	3,053,809
Brookline	John D Runkle Elementary School	x	41.58%	29,152,870	28,069,990	25,447,801	10,581,196
Hamilton-Wenham Regional	Cutler Elementary School	x	43.42%	676,793	563,044	538,814	233,953
Newton	Bowen School	na	35.42%	167,475	161,107	151,022	53,492
Newton	Williams School	na	35.42%	301,900	291,598	291,598	103,284
North Andover	Annie L Sargent School	x	47.42%	575,445	565,319	541,091	256,585
North Andover	Atkinson Elementary School	x	47.42%	1,000,400	1,032,087	957,988	454,278
North Andover	North Andover Middle School	x	47.42%	2,227,052	2,164,276	2,059,112	976,431
				\$54,080,821	\$52,872,301	\$48,715,564	\$24,577,214

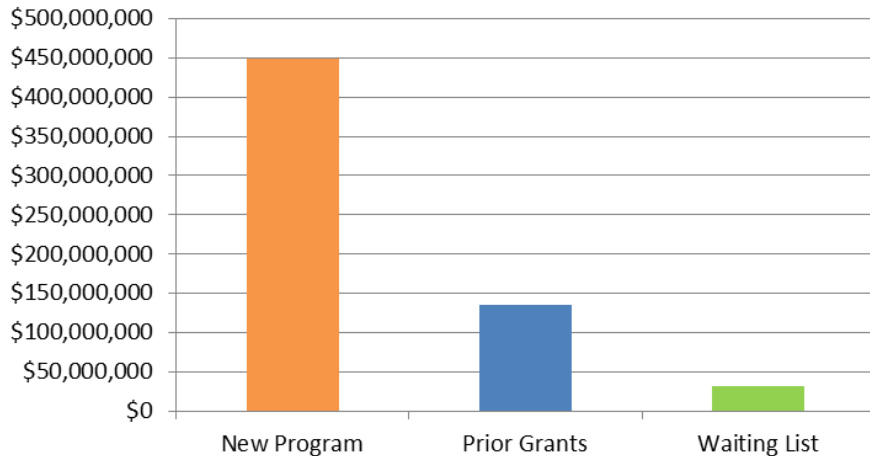


Grant Payments – FY2014 YTD Update

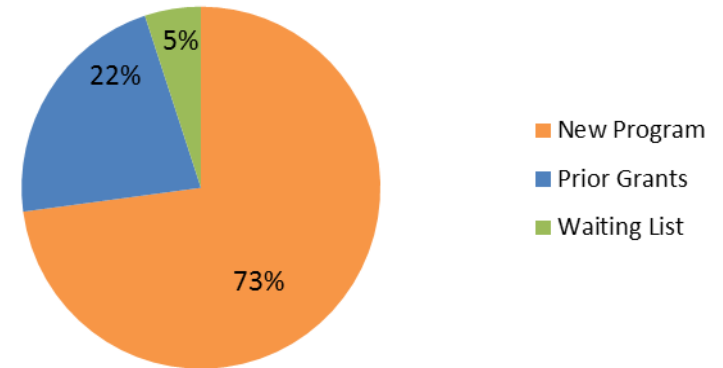
*FY2014 YTD Grant Payments Summary**

Program	Grant Payments	# Projects	# Districts
New Program	449,111,638	179	127
Prior Grants	135,876,062	181	114
Waiting List	31,198,044	30	22
	616,185,744	390	205

FY2014 Grant Payments - YTD by Program



FY2014 Grant Payments - YTD % by Program



* Reflects grant payments as of March 19, 2014.



SMART Collections Update

Month	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	YTD
FY13 Collections (\$ 000)	60,514	56,214	53,253	57,667	54,031	55,053	67,562	51,348	455,642
FY14 Collections (\$ 000)	64,231	60,261	56,759	61,476	57,320	59,134	71,526	53,144	483,851
Change (\$ 000)	3,717	4,047	3,505	3,809	3,289	4,081	3,964	1,796	28,209
% Change	6.1%	7.2%	6.6%	6.6%	6.1%	7.4%	5.9%	3.5%	6.2%

- Dept. of Revenue data for total SMART collections through February were \$28.2 million (6.2%) greater than collections through same period in FY13

