

# Massachusetts School Building Authority

Deborah B. Goldberg  
*Chairman, State Treasurer*

John K. McCarthy  
*Executive Director*



## Board Meeting

March 25, 2015



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# Project Visits & Local Votes

- Since the January 14, 2015 Board meeting, the MSBA has visited 27 projects.
- Three Districts have voted affirmatively to appropriate feasibility funds.
- Two Districts have voted affirmatively to appropriate full project funds.

Project Visits			Local Votes
Assabet Valley RSD Athol-Royalson RSD Auburn Ayer Shirley RSD Chicopee Georgetown Gloucester Greater Lowell RSD Greenfield Lynn	Newton North Reading Peabody Revere Southwick-Tolland RSD ( <i>Woodland</i> ) Southwick-Tolland RSD ( <i>Powder Mill</i> ) Southwick-Tolland RSD ( <i>Regional HS</i> )	Springfield ( <i>Brookings</i> ) Springfield ( <i>Central</i> ) Sutton Wachusett RSD Wakefield Webster Wilmington Winthrop Winchester Worcester County RSD	<u>Feasibility Funds</u> Carver Millis Worcester ( <i>South High</i> )  <u>Full Project Funds</u> Worcester ( <i>Nelson Place</i> ) Westborough



# Project Milestones

Since the January 14, 2015 Board meeting, the MSBA has attended one project milestone celebration.

## Ribbon Cutting Ceremony

- Wilmington High School (*Wilmington*)



State Treasurer Deborah Goldberg at the Ribbon Cutting Ceremony for Wilmington High School on February 24, 2015.



Executive Director Jack McCarthy and Senator Bruce Tarr at the Ribbon Cutting Ceremony for Wilmington High School on February 24, 2015.



# Project Visits

Upcoming site visits anticipated in April and May:

## Project Visits

Assabet Valley RSD  
Auburn  
Ayer Shirley RSD  
Concord-Carlisle RSD  
Georgetown  
Greater Lawrence RSD  
Greater Lowell RSD  
Greenfield  
Lynn

Newton  
Peabody  
Revere  
Southwick-Tolland-Granville RSD  
*(Regional HS)*  
Southwick-Tolland-Granville RSD  
*(Woodland)*  
Southwick-Tolland-Granville RSD  
*(Powder Mill)*

Sutton  
Wachusett RSD  
Wilmington  
Winchester  
Winthrop  
Worcester County RSD



# Project Removal From Eligibility Period | **Vote**

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District	School	Invitation Date
Orange	Dexter Park School	March 26, 2014



# Project Removal From Accelerated Repair Program | **Vote**

District	School	Invitation Date
Hampden-Wilbraham Regional School District	Wilbraham Middle School	June 4, 2014



# Amendment to Feasibility Study Agreement | **Vote**

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District	School
Hopkinton	Center Elementary School
Narragansett Regional School District	Templeton Center Elementary School





# Invitation to Eligibility Period | Vote

District	School
Easthampton	Maple Elementary School
Everett	George Keverian School
Lowell	Lowell High School



# Invitation to Feasibility Study | **Vote**

District	School
Ipswich	Winthrop Elementary School
Millis	Clyde F. Brown Elementary School



# 2015 Statement of Interest Process

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The 2015 SOI Process opened on Friday, January 9, 2015

## Accelerated Repair

- Closed on February 13, 2015
- 61 SOIs were submitted by 29 Districts

## Core Program

- The SOI closing date for districts submitting under Core Program will be April 10, 2015
- 26 Core Program SOIs have been submitted to date from 16 Districts



# Accelerated Repair Program

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Review of the 61 SOIs is currently underway

- Hard Copy submission requirements complete
- Content review underway
- Site Visits and other due diligence through April and May

Anticipate ARP Invites at the June 2015 Board Meeting



# Accelerated Repair Program

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District selected scope of work:

- 20 Roofs
- 3 Boilers
- 14 Windows
- 1 Roof & Boilers
- 9 Roof, Windows, Boilers
- 2 Windows & Boilers
- 12 Other



# Accelerated Repair Program

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Close to 60% of the 61 ARP SOIs were filed by 6 Districts

- 9 – Springfield
- 8 – Taunton
- 7 – Boston
- 5 – New Bedford
- 4 – Worcester
- 3 – Middleborough



# Project Update | Falmouth: Lawrence Middle School

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## Update on Project Funding Agreement Authorization

- MSBA authorization to execute a Project Funding Agreement in January 2015
- District is seeking an additional 40 days to appropriate Total Project Budget funding (130 days total)

Subsequent to the January 14, 2015 Board of Directors Meeting, the Town of Falmouth has requested additional days beyond the requisite 90 days to receive appropriations for its project. Staff is recommending 130 days for the Town of Falmouth to secure funding for its Project Funding Agreement.



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

(1 of 2)

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Bellingham	South Elementary School	Roof	\$1,373,905	\$596,321
Brockton	Barrett Russell School	Partial Window	\$2,029,821	\$1,515,344
Franklin County Regional Vocational Technical School District	Franklin County Technical School	Window/Door	\$2,100,882	\$1,467,903
Gardner	Elm Street School	Window/Door Boiler	\$4,158,176	\$3,129,130
Gill-Montague Regional School District	Sheffield Elementary School	Partial Window/Door	\$1,116,764	\$780,683
Hudson	Mulready Elementary School	Partial Roof	\$1,499,558	\$743,043





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

(2 of 2)

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Medfield	Ralph Wheelock Elementary School	Boiler	\$551,905	\$179,137
Melrose	Herbert Clark Hoover Elementary School	Window/Door	\$1,398,853	\$652,579
North Attleborough	Roosevelt Avenue Elementary School	Boiler	\$400,000	\$195,035
Peabody	John E. McCarthy Memorial School	Roof Window/Door	\$4,829,568	\$2,550,054
South Shore Regional School District	South Shore Vocational Technical High School	Boiler	\$663,708	\$337,834
Wayland	Claypit Hill School	Window/Door	\$1,800,000	\$552,551
<b>Totals</b>			<b>\$21,923,140</b>	<b>\$12,699,614</b>



# Preferred Schematic Design | **Vote**

District	School	Project Scope	Estimated Total Construction	Estimated Total Project Costs
Beverly	Briscoe Middle School	New	\$98,189,878	\$121,819,300
New Bedford	John Hannigan Elementary School	New	\$33,001,000	\$40,400,000
<b>Totals</b>			<b>\$131,190,878</b>	<b>\$162,219,300</b>



# Preferred Schematic Design | Beverly

## Briscoe Middle School

- Year Opened: 1923
- Current Grades: 6-8
- Preferred Solution Grade Configuration: 5-8
- Preferred Solution Enrollment: 1,395
- Proposed Scope of Project: replace the existing Briscoe Middle School and the Memorial Building, with a new 5-8 facility on the site of the existing Memorial Building
- Existing Square Footage: 144,349
- Proposed Square Footage: 233,264
- Estimated Construction Cost of Preferred Schematic: \$98,189,878



# Preferred Schematic Design | New Bedford

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## John Hannigan Elementary School

- Year Opened: 1921
- Current Grades: 1-5
- Agreed Upon Grade Configuration: PK, K-5
- Agreed Upon Enrollment: 400
- Proposed Scope of Project: New
- Existing Square Footage: 48,550
- Proposed Square Footage: 79,362
- Estimated Construction Cost of Preferred Schematic: \$33,001,000



# Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Woburn	Wyman Elementary School	New	\$33,705,396	\$13,974,154
<b>Totals</b>			<b>\$33,705,396</b>	<b>\$13,974,154</b>

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



# Project Scope and Budget | Woburn

## Wyman Elementary School

- Year Opened: 1892
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 410
- Scope of Project: New, combining Wyman and Hurd Elementary Schools
- Existing Square Footage: 35,436
- Proposed Square Footage: 70,701
- District Total Project Budget: \$33,705,396
- Estimated Basis Total Facilities Grant: \$25,528,231
- Reimbursement Rate\*: 54.74%
- Estimated Maximum Total Facilities Grant: \$13,974,154

\* 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 the 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
2015	14	10,810	\$887.5 M	\$698.3 M

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

- Anticipated Bids in 2015:
  - March – Georgetown (DBB)
  - April – Northborough (DBB), Winthrop (CMR)
  - May – North Middlesex RSD (DBB), Haverhill (CMR)



# Core Program

## Construction Estimate vs. 2014 Bid Amount

- All 15 bids have been received
- Of the 15, 11 bids came in within the estimated budget

District	School	Scope	Project Type	Bid Date	Construction Estimate **	Bid Amount **	Variance from Construction Estimate	Reimbursement Rate	Potential Grant Variance *
				Total	\$653,331,390	\$630,068,878	\$23,262,512	-	\$15,708,202
Revere	William McKinley ES	New	DBB	Jan-14	\$33,897,336	\$31,575,000	\$2,322,336	80.00%	\$1,857,869
North Adams	Silvio O. Conte MS	New	DBB	Mar-14	\$21,853,267	\$21,983,496	-\$130,229	80.00%	\$0
Ayer Shirley RSD	Ayer Shirley RHS	Add/Reno	CMR	Mar-14	\$44,372,576	\$44,375,799	-\$3,223	70.25%	\$0
Greater Lowell RSD	GLRVTHS	Major Repair	CMR	Mar-14	\$53,165,631	\$52,472,010	\$693,621	76.84%	\$532,978
South Hadley	Plains ES	New	DBB	May-14	\$21,563,821	\$21,391,144	\$172,677	62.69%	\$108,251
Wachusett RSD	Mountview MS	New	DBB	May-14	\$43,122,257	\$34,887,000	\$8,235,257	57.93%	\$4,770,684
Chicopee	Chicopee Academy	Add/Reno	DBB	May-14	\$30,776,990	\$31,487,000	-\$710,010	80.00%	\$0
Auburn	Auburn MS	New	CMR	May-14	\$35,474,676	\$33,559,242	\$1,915,434	58.61%	\$1,122,636
Greater Lawrence RSD	GLRVTHS	Major Repair	DBB	May-14	\$4,361,641	\$3,484,000	\$877,641	78.95%	\$692,898
Peabody	Higgins MS	New	DBB	Jun-14	\$75,088,552	\$70,094,700	\$4,993,852	56.16%	\$2,804,547
Winchester	Winchester HS	Add/Reno	CMR	Nov-14	\$100,935,610	\$101,235,610	-\$300,000	42.92%	\$0
Athol-Royalston RSD	Riverbend ES	New	DBB	Nov-14	\$35,191,363	\$31,594,000	\$3,597,363	80.00%	\$2,877,890
Lynn	Thurgood Marshall MS	New	CMR	Nov-14	\$67,725,244	\$67,725,244	\$0	80.00%	\$0
Lunenburg	Lunenburg MS/HS	New	CMR	Dec-14	\$59,570,728	\$57,994,017	\$1,576,711	59.11%	\$931,994
Newton	Angier ES	New	CMR	Dec-14	\$26,231,698	\$26,210,616	\$21,082	40.10%	\$8,454

\*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.





# Core Program

## Construction Estimate vs. 2015 Bid Amount

- Two of the 14 bids received in 2015.
- Of the two, both bids came in within the estimated budget.

				Total	\$78,377,310	\$78,370,567	\$6,743	-	\$4,042
District	School	Scope	Project Type	Bid Date	Construction Estimate **	Bid Amount **	Variance from Construction Estimate	Reimbursement Rate	Potential Grant Variance *
Gloucester	West Parish ES	New	CMR	Jan-15	\$29,995,466	\$29,995,466	\$0	59.73%	\$0
Milford	Woodland ES	New	CMR	Jan-15	\$48,381,844	\$48,375,101	\$6,743	59.94%	\$4,042

\*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

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- **2013 Accelerated Repair Program**
  - 84% of the 44 reported projects came within the estimated budget
  - The remaining one project will be bid by March 26, 2015
  
- **2014 Accelerated Repair Program**
  - 100% of the four reported projects came within the estimated budget
  - 29 additional projects are scheduled to be bid on or prior to June 3, 2015



# MSBA Sustainable Schools Policy Recommendation

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MSBA staff, with assistance from one of its consultants, has performed the following tasks since the January 2015 Board meeting:

- Evaluated minimum standards and potential additional reimbursement for all Core Program projects.
- Determined equitable levels of achievement and energy efficiency requirements between the new NE-CHPS and LEED-S criteria.
- Conducted outreach meetings with design consultants and related organizations.


MSBA staff makes these recommendations for all Core Program projects requesting Preferred Schematic approval on or after the July 29, 2015 MSBA Board meeting.



# Energy Efficiency Comparison

LEED-S V4		
% over code*		Points
New	Add/Reno	
0	0	0
1	0	0
2	0	0
3	1	0
4	2	0
5	3	0
6	4	1
8	6	2
10	8	3
12	10	4
14	12	5
16	14	6
18	16	7
20	18	8

NE-CHPS 3rd		
% over code*		Points
New	Add/Reno	
0	0	0
1	0	0
2	0	0
3	1	0
4	2	0
5	3	0
10		6
15		9**
20		12

 Minimum level of efficiency required as a "Prerequisite"

**Minimum 10% above code required for no added reimbursement (6 points NECHPS, 3 points LEEDV4)**

**Minimum 15% above code for 2% added reimbursement (9 points NECHPS, 6 points LEEDV4)**

\*MA CMR 780 8th edition Bldg. Code, LEED and CHPS use 2010 ASHRAE 90.1 and 2012 IECC as a baseline

\*\*Interpolated



# Current Policy & Proposed Policy

Minimum Requirements	
Current Policy	Proposed Policy
Using LEED-S V4, for no additional reimbursement, achieve a minimum of “Certified” (40 points).	Using LEED-S V4, for no additional reimbursement, achieve a minimum of “Certified” (40 points), <b>including a minimum of 3 points in EA Credit “Optimize Energy Performance”</b> . OR; Using NE-CHPS 3.0, for no additional reimbursement, achieve a minimum of “Verified” (110 points for new construction or 85 points for addition / renovation), <b>including 6 points in EE Prerequisite #1.0</b> .

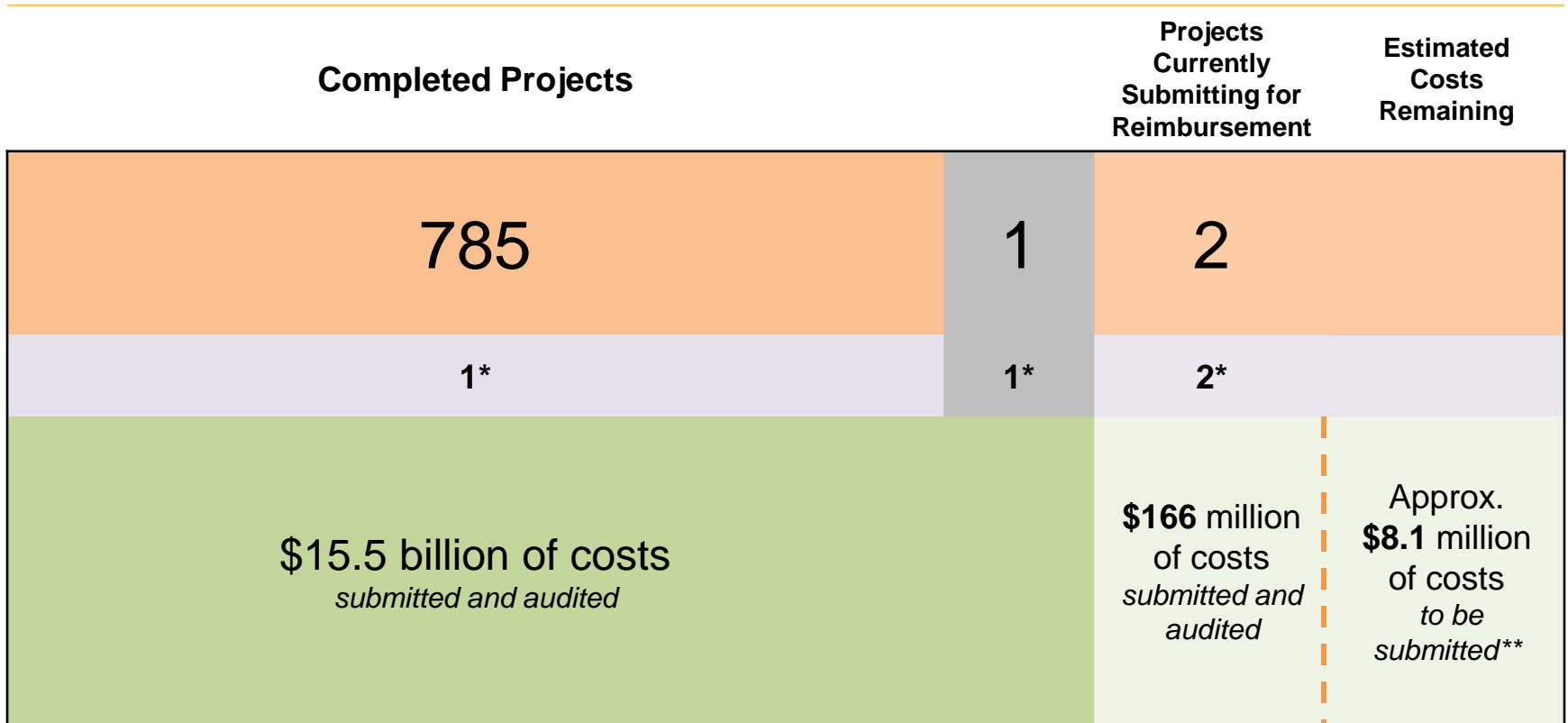
Additional Reimbursement	
Current Policy	Proposed Policy
Using LEED-S V4, for 2% additional reimbursement, achieve a minimum of “Silver” (50 points), including a minimum of 6 points in EA Credit “Optimize Energy Performance”.	Using LEED-S V4, for 2% additional reimbursement points, achieve a minimum of “Silver” (50 points), including a minimum of 6 points in EA Credit “Optimize Energy Performance”. OR; Using NE-CHPS 3.0, for 2% additional reimbursement, achieve a minimum of “Verified” (110 points for new construction or 85 points for addition / renovation), <b>including a minimum of 9 points in EE Credit #1.1</b> .



# Audit Status Update

**Former Program**

■ **Today's Vote**



→ \$1.4 billion in audit savings

\* Grant Conversion

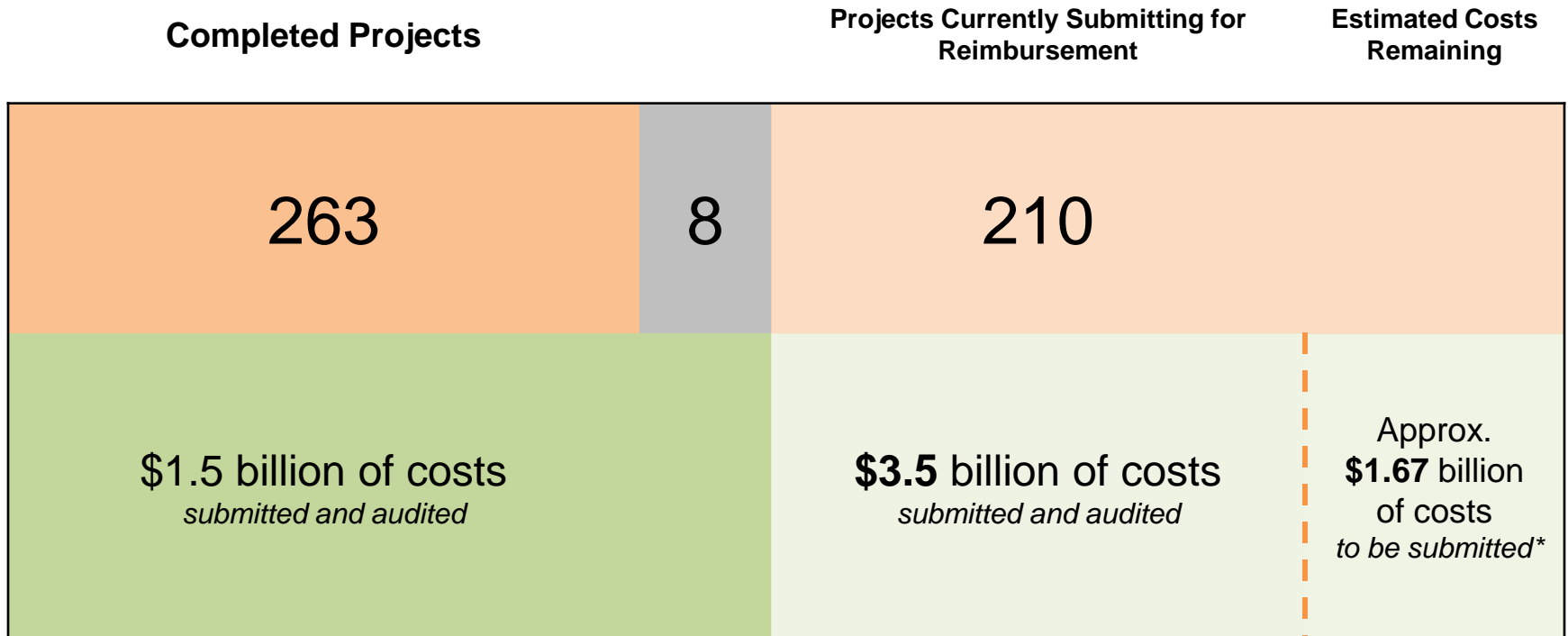
\*\* Estimated based on Total Project Budgets from executed funding and submitted costs as of March 16, 2015.



# Audit Status Update

**New Program**

■ **Today's Vote**

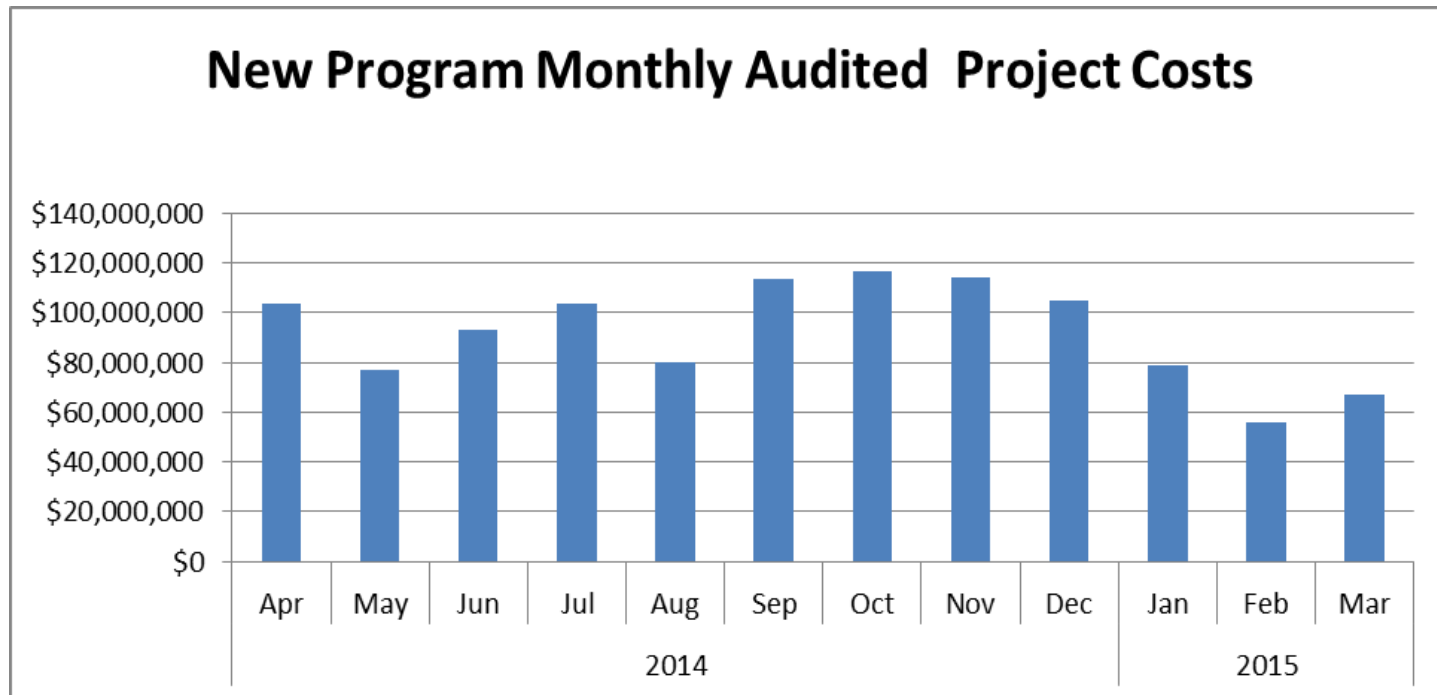


\*Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of March 20, 2015.



# New Program: Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$92.5 million
- Total 12 Month Audited Costs = \$1.1 billion







# Waitlist Program: Closeout Audits

Today's Vote: Exhibit C, 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
Haverhill	Haverhill High School	N/A	68.48%	\$34,223,999	\$34,076,949	\$33,510,525	\$22,948,008
New Bedford	High School	N/A	90.00%	\$11,412,295	\$10,403,866	\$8,630,020	\$7,767,018
			<b>TOTAL</b>	<b>\$45,636,294</b>	<b>\$44,480,815</b>	<b>\$42,140,545</b>	<b>\$30,715,026</b>



# New Program: Closeout Audits

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

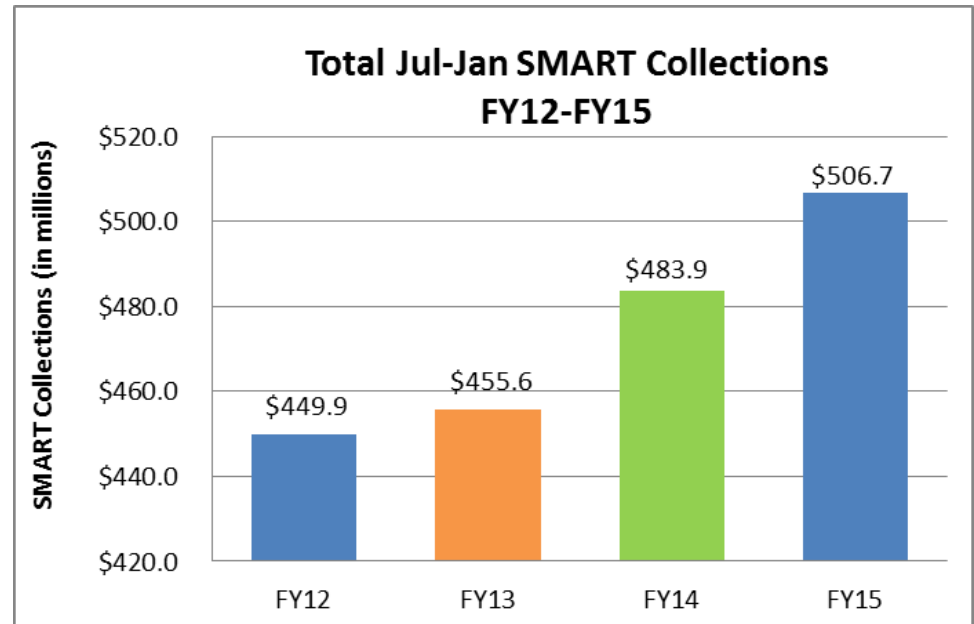
District	School Name	MSBA Cx	Reimb. Rate	Total Project Budget	Final Costs Submitted	Basis for Final Total Facilities Grant	Final Total Facilities Grant
Berkshire Hills RSD	Monument Mt Reg High	NA	47.64%	\$750,000	\$739,284	\$737,184	\$351,194
Fairhaven	Rogers (Wood) Elementary	X	63.50%	\$23,577,607	\$22,615,975	\$20,570,106	\$13,062,017
Marlborough	Marlborough High	X	54.16%	\$7,048,596	\$6,885,834	\$5,709,539	\$3,092,286
Marlborough	Francis J Kane	X	54.16%	\$1,048,677	\$731,335	\$643,771	\$348,666
Narragansett RSD	Phillipston Memorial	X	59.84%	\$161,232	\$161,270	\$130,508	\$78,096
Southeastern Reg Voc Tech	Southeastern RVTHS	X	80.00%	\$33,677,475	\$34,800,867	\$31,400,123	\$25,120,098
Springfield	Mary M Walsh School	X	80.00%	\$819,836	\$754,522	\$754,521	\$603,617
Springfield	Milton Bradley School	X	80.00%	\$767,533	\$711,172	\$665,080	\$532,064
			<b>TOTAL</b>	<b>\$67,850,956</b>	<b>\$67,400,259</b>	<b>\$60,610,832</b>	<b>\$43,188,038</b>



# FY2015 SMART Collections Update

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	YTD
<b>FY14 Collections (\$ 000)</b>	64,231	60,261	56,759	61,476	57,320	59,134	71,526	53,144	483,851
<b>FY15 Collections (\$ 000)</b>	68,214	62,366	59,553	64,652	60,072	60,703	75,691	55,434	506,686
<b>Change (\$ 000)</b>	3,983	2,105	2,794	3,176	2,753	1,569	4,165	2,291	22,835
<b>% Change</b>	6.2%	3.5%	4.9%	5.2%	4.8%	2.7%	5.8%	4.3%	4.7%

- FY15 SMART collections through February were approximately \$22.8 million (4.7%) greater than FY14 collections during the same period
- Commonwealth's FY16 consensus revenue estimate for SMART collections projects approximately 4% growth to \$803.9 million



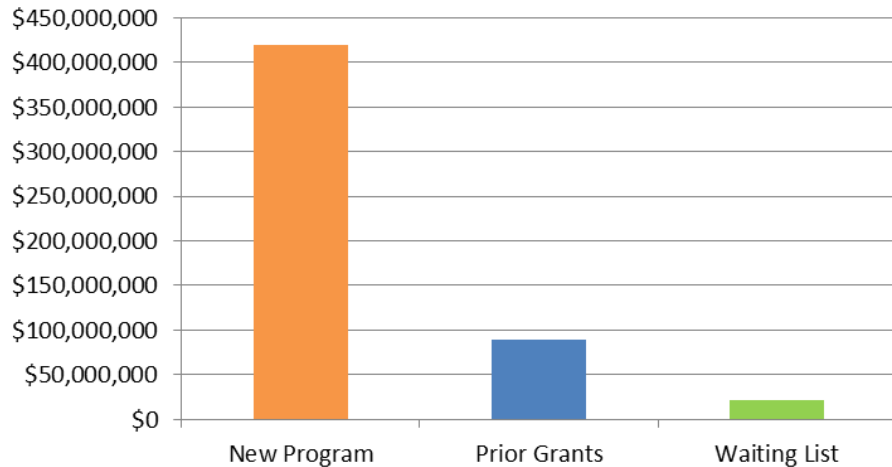


# Grant Payments – FY2015 YTD Update

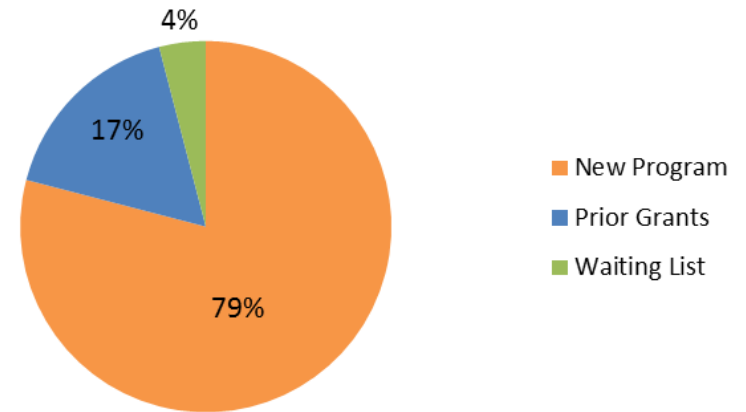
## *FY2015 YTD Grant Payments Summary\**

Program	Grant Payments	# Projects	# Districts
New Program	\$ 419,782,627	189	126
Prior Grants	\$ 89,674,490	118	84
Waiting List	\$ 21,541,527	30	23
	<b>\$ 530,998,644</b>	<b>337</b>	<b>183</b>

**FY2015 Grant Payments - YTD by Program**



**FY2015 Grant Payments - YTD % by Program**



\* Reflects grant payments as of March 18, 2015.