

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

John K. McCarthy
Executive Director



Board Meeting

June 3, 2015



Project Visits & Local Votes

- Since the March 25, 2015 Board meeting, the MSBA has visited 24 projects.
- One District has 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 Ayer Shirley RSD Chicopee Concord-Carlisle RSD Georgetown Gloucester Greater Lowell RSD Lunenburg Lynn	Newton North Adams Peabody Revere South Hadley Southwick-Tolland RSD <i>(Woodland ES)</i> Southwick-Tolland RSD <i>(Powder Mill IS)</i>	Southwick-Tolland RSD <i>(Regional HS)</i> Sutton Wachusett RSD West Bridgewater Winthrop Winchester Worcester County RSD	<u>Feasibility Funds</u> Saugus <u>Full Project Funds</u> Brookline Pittsfield



Project Milestones

Since the March 25, 2015 Board meeting, the MSBA has attended six project milestone celebrations.

Ground Breaking Ceremonies

- Milford, Woodland ES
- Haverhill, Caleb Dustin Hunking MS

Topping Off Ceremony

- Winthrop, Winthrop Middle/High School

Ribbon Cutting Ceremonies

- Springfield, Central HS (Science Wing)
- Springfield, Elias Brookings ES

Dedication Ceremony

- West Springfield, West Springfield HS



State Treasurer and MSBA Chair Deborah Goldberg and MSBA CEO and Deputy Treasurer Maureen Valente at the Caleb Dustin Hunking Middle School Groundbreaking Ceremony in Haverhill, May 5, 2015.



MSBA Executive Director Jack McCarthy and a Winthrop student sign the beam at the Winthrop High School Topping Off Ceremony, April 28, 2015.



Project Visits

Upcoming site visits anticipated in June and July:

Project Visits		
Assabet Valley RSD Athol-Royalston RSD Auburn Ayer Shirley RSD Concord-Carlisle RSD Duxbury Greenfield Lunenburg Lynn Newton	North Adams North Reading Peabody Revere South Hadley Southwick-Tolland-Granville RSD <i>(Regional HS)</i> Southwick-Tolland-Granville RSD <i>(Woodland ES)</i>	Southwick-Tolland-Granville RSD <i>(Powder Mill IS)</i> Wachusett RSD Wakefield West Bridgewater Winchester Winthrop Worcester County RSD



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

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



Amendment to Feasibility Study Agreement | **Vote**

District	School	Description
Boston	Josiah Quincy Upper School	FSA Duration Extended



Project Update |

Franklin County RVTSD: Franklin County Technical School

Update on Project Funding Agreement Authorization

- MSBA authorization to execute a Project Funding Agreement in March 2015
- District is seeking an additional 30 days to appropriate Total Project Budget funding (120 days total)

Subsequent to the March 25, 2015 Board of Directors Meeting, the Franklin County Regional Vocational Technical School District has requested additional days beyond the requisite 90 days to receive appropriations for its project. Staff is recommending 120 days for the Franklin County Regional Vocational Technical School District to secure funding for its Project Funding Agreement.



2015 Statement of Interest Process

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

- Closed on April 10, 2015
- 97 SOIs were submitted by 66 Districts
 - 61 Priority SOIs
 - 36 Non-Priority SOIs



Accelerated Repair Program

Review of the 61 SOIs is complete

- Hard Copy submission requirements
- Content review
- Site Visits and other due diligence

2015 ARP Invites recommended at the June 3, 2015 Board Meeting



Core Program

District Profile: 67 Districts

- 38 Towns
- 13 Cities
- 16 Regional School Districts
- 56 of 67 Districts have history with MSBA Grant Program

Type of School: 97 SOIs

- 45 Elementary Schools
- 10 Intermediate Schools
- 1 K-8 Schools
- 13 Middle Schools
- 25 High Schools
- 1 High School w/PREK- K
- 2 Other (Alternative Programs)



Invitation to Accelerated Repair Program | **Vote**

(1 of 5)

District	School
Blackstone Valley Regional Vocational Technical School District	Blackstone Valley Regional Vocational Technical High School
Boston	Charles Sumner Elementary School
	Curley K-8 School
	David A. Ellis Elementary School
	Donald McKay K-8 School
	Dorchester Academy
	Grover Cleveland Middle School
	Young Achievers Science and Math Pilot K-8 School



Invitation to Accelerated Repair Program | **Vote**

(2 of 5)

District	School
Cambridge	Fletcher Maynard Academy
	Kennedy-Longfellow School
Chicopee	Belcher Elementary School
	Fairview Veterans Memorial Middle School
Deerfield	Deerfield Elementary School
Fairhaven	Hastings Middle School
Greenfield	Federal Street Elementary School
Leicester	Leicester High School
Leominster	Johnny Appleseed Elementary School
Ludlow	East Street Elementary School
Middleborough	Memorial Early Childhood Center



Invitation to Accelerated Repair Program | **Vote**

(3 of 5)

District	School
New Bedford	Alfred J. Gomes Elementary School
	Casimir Pulaski Elementary School
	Hayden-McFadden Elementary School
	John A. Parker Elementary School
	Sgt. William H. Carney Memorial Academy
North Reading	E. Ethel Little School
Peabody	Peabody Veterans Memorial High School
Quincy	Beechwood Knoll Elementary School
	Merrymount Elementary School
Revere	Garfield Elementary School



Invitation to Accelerated Repair Program | **Vote**

(4 of 5)

District	School
Springfield	Daniel B. Brunton School
	Mary M. Walsh School
	Springfield Public Day High School
	STEM Middle Academy
Stoughton	West Elementary School
Taunton	Edmund Hatch Bennett School
	Joseph H. Martin Middle School
Wareham	John W. Decas Elementary School
Watertown	Watertown Middle School
West Bridgewater	Spring Street Elementary School



Invitation to Accelerated Repair Program | **Vote**

(5 of 5)

District	School
Worcester	Flagg Street School
	Francis J. McGrath Elementary School
	Grafton Street School
	Jacob Hiatt Magnet School
Wrentham	Delaney Vogel School



Preferred Schematic Design | **Vote**

District	School	Project Scope	Estimated Total Construction	Estimated Total Project Costs
Carver	Carver Elementary School	New	\$43,024,117	\$55,582,625
Hopkinton	Center Elementary School	New	\$34,676,000	\$44,970,000
Totals			\$77,700,117	\$100,552,625



Preferred Schematic Design | Carver

Carver Elementary School

- Year Opened: Erwin K. Washburn Building: 1975*
Governor John Carver Building: 1951*
- Current Grade Configuration: PK-5
- Agreed Upon Grade Configuration: PK-5
- Agreed Upon Enrollment: 750
- Proposed Scope of Project: New Construction
- Existing Square Footage: 99,010 in total
- Proposed Square Footage: 112,350
- Estimated Construction Cost of Preferred Schematic: \$43,024,117

*Carver Elementary School (PK-5) is comprised of two buildings on the same site that function as one school



Preferred Schematic Design | Hopkinton

Center Elementary School

- Year Opened: 1928
- Current Grade Configuration: K-1
- Agreed Upon Grade Configuration: 395
- Agreed Upon Enrollment: PK-1
- Proposed Scope of Project: New on the Irvine Street site
- Existing Square Footage: 52,000
- Proposed Square Footage: 83,680
- Estimated Construction Cost of Preferred Schematic: \$34,676,000



Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Brookline	Edward Devotion School	Add / Reno	\$120,150,000	\$25,910,852
Pittsfield	Taconic High School	New	\$120,799,929	\$72,491,194
Totals			\$240,949,929	\$98,402,046

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



Project Scope and Budget | Brookline

Edward Devotion School

- Year Opened: 1922
- Current Grade Configuration: K-8
- Agreed Upon Grade Configuration: K-8
- Agreed Upon Enrollment: 1,010 students
- Scope of Project: Addition/Renovation
- Existing Square Footage: 162,051
- Proposed Square Footage: 227,087
- District Total Project Budget: \$120,150,000
- Estimated Basis Total Facilities Grant: \$67,775,172
- Reimbursement Rate*: 38.30%
- Estimated Maximum Total Facilities Grant: \$25,910,852

* 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. The MSBA also 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 receive approval for the Construction Manager at Risk delivery method and/or does not meet the energy efficiency requirements, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant amount accordingly.



Project Scope and Budget | Pittsfield

Taconic High School

- Year Opened: 1969
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 920 students
- Scope of Project: New School on Existing Site
- Existing Square Footage: 241,224
- Proposed Square Footage: 246,520
- District Total Project Budget: \$120,799,929
- Estimated Basis Total Facilities Grant: \$90,613,992
- Reimbursement Rate*: 80.00%
- Estimated Maximum Total Facilities Grant: \$72,491,194

* By statute, 80% is the maximum reimbursement rate. 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. The MSBA also 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 receive approval for and use the Construction Manager at Risk delivery method and/or does not meet the energy efficiency requirement, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant amount accordingly.



Summary of Bid Data

Year	Number of Projects	Design Basis for Enrollment	Project Budget	Construction Budget
2015	13	10,810	\$887.5 M	\$698.3 M
2016	1	600	\$58.2 M	\$46.5 M
Total	14	11,410	\$0.95 B	\$0.74 B

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

- Anticipated Bids in 2015:
 - May – North Middlesex RSD (DBB)
 - June – Boston Dearborn MS (CMR), Plymouth (DBB), Haverhill (CMR)



Core Program

Construction Estimate vs. 2015 Bid Amount

- Five of the 13 bids received in 2015
- Of the five, four 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	\$166,005,179	\$165,770,368	\$460,211	-	\$240,435
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
Georgetown	MS/HS	Repair	DBB	Mar-15	\$5,861,090	\$5,407,622	\$453,468	52.13%	\$236,393
Winthrop	MS/HS	New	CMR	Apr-15	\$63,542,179	\$63,542,179	\$0	59.97%	\$0
Northborough	Lincoln St ES	Add/Reno	DBB	May-15	\$18,224,600	\$18,450,000	\$0	52.88%	\$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

- **2013 Accelerated Repair Program**
 - 82% of the 45 reported projects came within the estimated budget

- **2014 Accelerated Repair Program**
 - 92% of the 12 reported projects came within the estimated budget
 - 21 additional projects are scheduled to be reported prior to the August 6, 2015 Board of Directors meeting

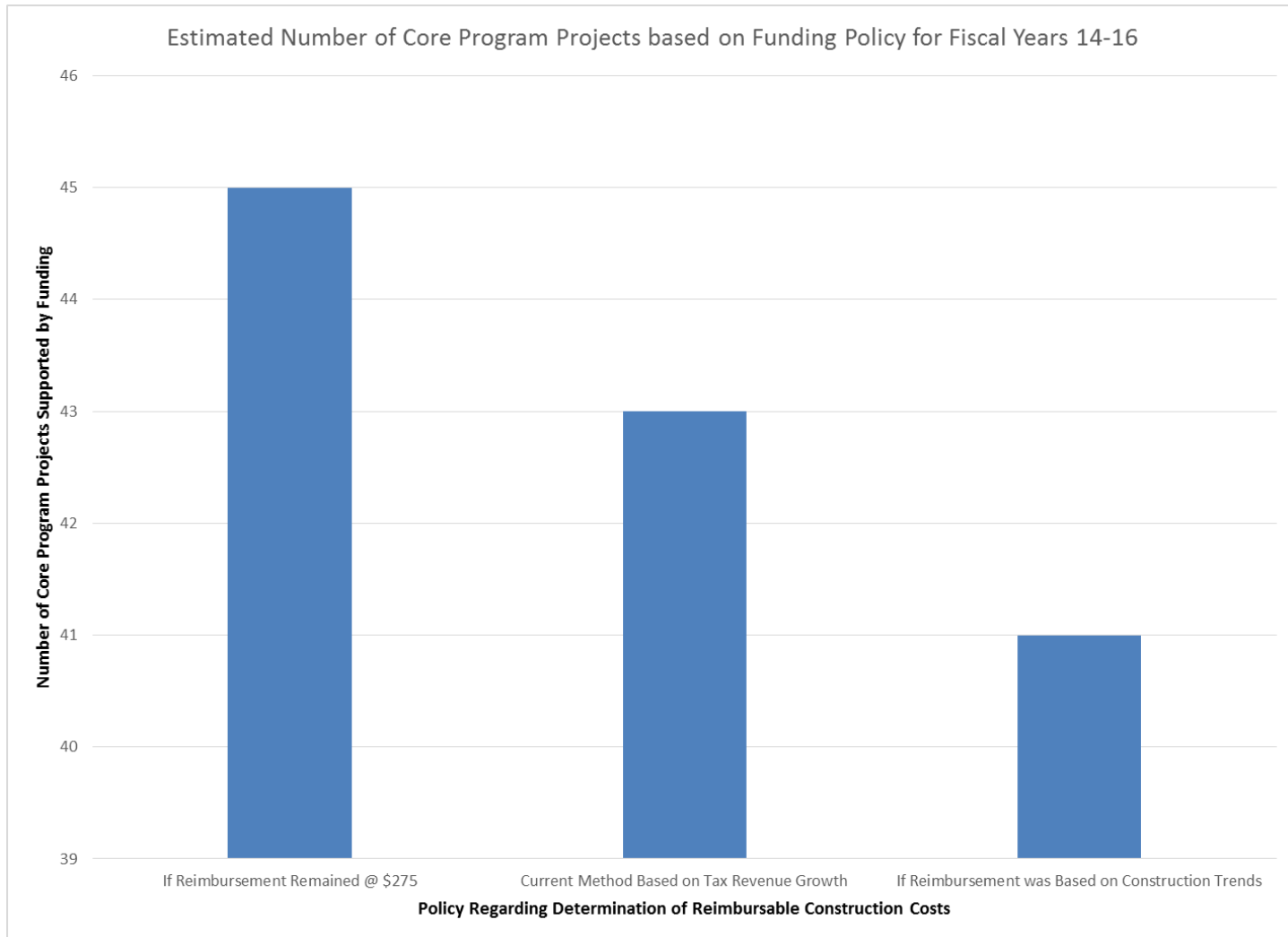


History of Construction Costs Policy

- 2009 MSBA set reimbursable limit of eligible construction costs to \$275/sf plus eligible demolition and abatement
- June 2013 MSBA established policy of reviewing construction costs annually.
- June 2014 MSBA established policy of basing adjustments to reimbursable limit of eligible construction costs to growth in the dedicated sales tax revenue



Funding Policy Impact





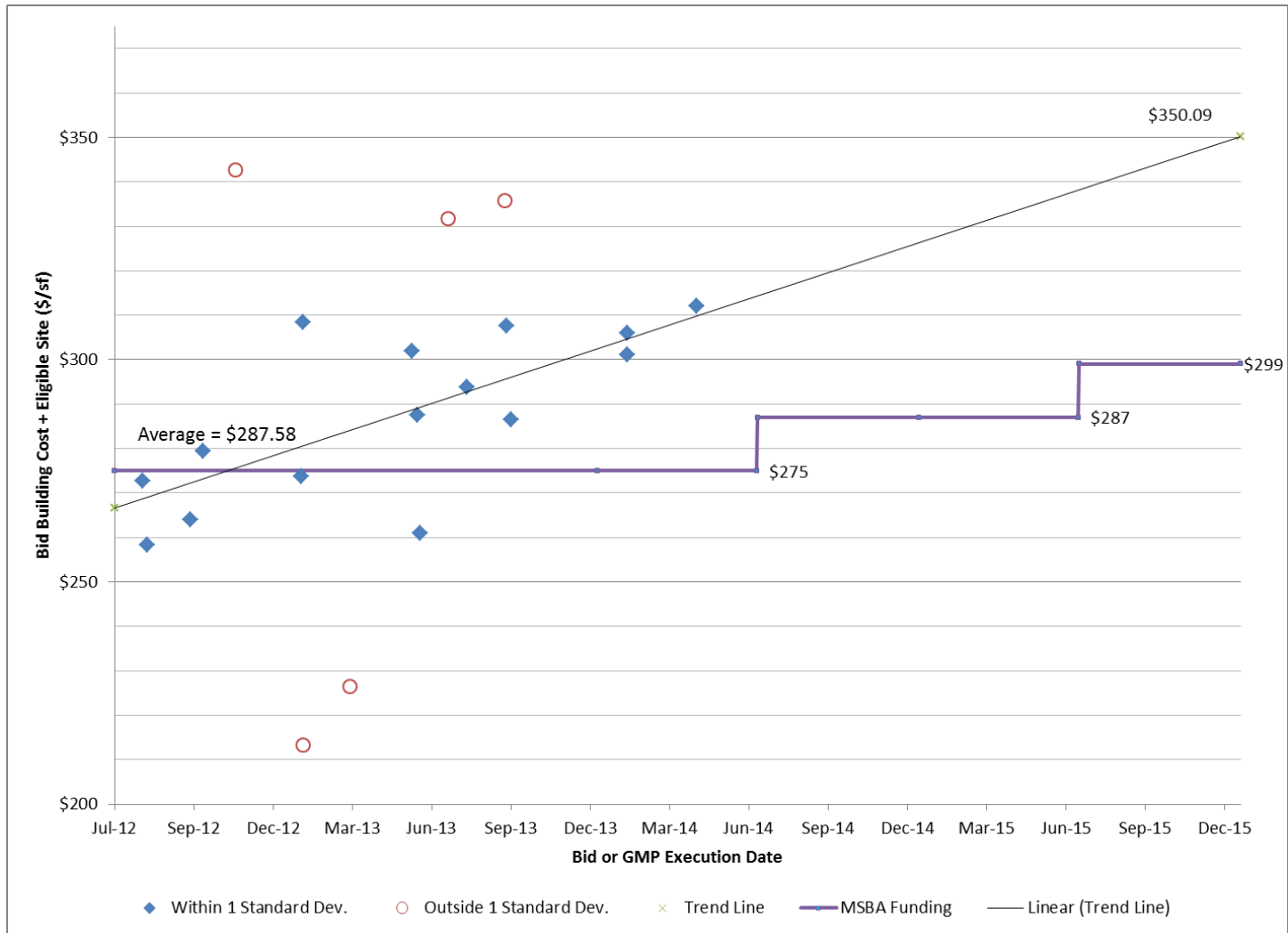
New Building + Eligible Site Costs

Fiscal Year	No.	Marked Up Building + Eligible Site Cost (\$/sf)			
		Schematic Design Estimates		GC Bid or CMR GMP	
		Average	Range	Average	Range
2010	6	\$294	\$256-\$359	\$226	\$197-\$261
2011	13	\$267	\$241-\$294	\$242	\$188-\$279
2012	14	\$264	\$242-\$292	\$259	\$224-\$289
2013	11	\$286	\$243-\$317	\$274	\$213-\$343
2014	8	\$312	\$275-\$339	\$309	\$286-\$336
2015	9	\$349	\$312-\$441	-	-

Estimates are presented by GC Bid or CM-R GMP execution dates.



New Building + Eligible Site Costs





Statutory Language

- Chapter 70B: Section 7 Determinations to be made before board of education approves school projects; appropriation items
 - Section 7. There shall be a limit on the estimated amount of grants approved by the authority during a fiscal year. For fiscal year 2008, the limit shall be \$500,000,000. For each fiscal year thereafter, the limit shall be the limit for the previous fiscal year plus the lower of the rate of growth in the dedicated sales tax revenue amount, as defined in subsection (a) of section 35BB of chapter 10, or 4.5 percent. [Amended by Ch. 139 of the Acts of 2006, §47]
- MSBA construction funding policies and practices will be informed by:
 - Lesser of the projected rate of growth in dedicated sales tax revenue or 4.5%
 - Construction cost will inform



Recommendations

- Adjust current policy of funding up to \$287/sf plus eligible demolition and abatement to \$299/sf plus eligible demolition and abatement based on the projected FY 16 dedicated sales tax revenue growth estimate of 4.1%.
- Make effective for districts receiving an approval of a proposed project on or after July 1, 2015.



ARP Designer Services FY2015-2017 Update

- The MSBA received 41 applications in response to the Request for Responses for Designer Services.
- The Designer Selection Panel determined that the following design firms submitted the strongest applications and best meet the requirements for providing services for the Accelerated Repair Program.

Roof and Exterior Windows / Doors:

- Baker/Wohl Architects, Inc.
- CBI Consulting, Inc.
- CGKV Architects, Inc.
- Civitects PC
- CSS Architects, Inc.
- Dietz & Co. Architects, Inc.
- Gale Associates, Inc.
- Habeeb & Associates Architects, Inc.
- HAKS Engineers, P.C.
- ICON Architecture, Inc.
- Johnson Roberts Associates, Inc.
- Kaestle Boos Associates, Inc.
- Knight, Bagge & Anderson, Inc.
- RDA Architects
- Russo Barr Associates, Inc.
- The S/L/A/M Collaborative
- Tai Soo Kim Partners, LLC
- Tighe & Bond, Inc.
- Turowski2 Architecture, Inc.

Boilers:

- Architectural Engineers , Inc.
- BLW Engineers, Inc.
- CSS Architects, Inc.
- Hesnor Engineering Associates, PLLC
- ICON Architecture, Inc.
- Johnson Roberts Associates, Inc.
- RDK Engineers
- Shekar & Associates, Inc.
- The S/L/A/M Collaborative
- Tai Soo Kim Partners, LLC
- Tighe & Bond, Inc.



ARP Project Management Services FY2015-2017 Update

- The MSBA received 20 responses to the Request for Project Management Services.
- MSBA staff determined that the following project management firms submitted the strongest responses and best meet the requirements for providing services in the Accelerated Repair Program.
 - Arcadis U.S., Inc.
 - Architectural Consulting Group, LLC
 - Atlantic Construction & Management, Inc.
 - Compass Project Management
 - exPERTcon, Inc.
 - Hill International, Inc.
 - Joslin, Lesser + Associates, Inc.
 - LeftField, LLC
 - Municipal Building Consultants, Inc.
 - NETCO Construction Project Managers, Inc.
 - P-Three, Inc.
 - Pinck & Co., Inc.
 - PMA Consultants, LLC
 - Potomac Capital Advisors, Inc.
 - Strategic Building Solutions, LLC
 - Skanska USA Building, Inc.
 - STV Construction, Inc. (dba STV/DPM)
 - The Vertex Companies, Inc.
 - Watermark Environmental, Inc.



Audit Status Update

Former Program

Today's Vote

Completed Projects		Projects Currently Submitting for Reimbursement	Estimated Costs Remaining
786	1	1	
2*	0*	2*	
\$15.5 billion of costs submitted and audited		\$59 million of costs submitted and audited	Approx. \$898,000 of costs to be submitted**

→ \$1.4 billion in audit savings

* Grant Conversion

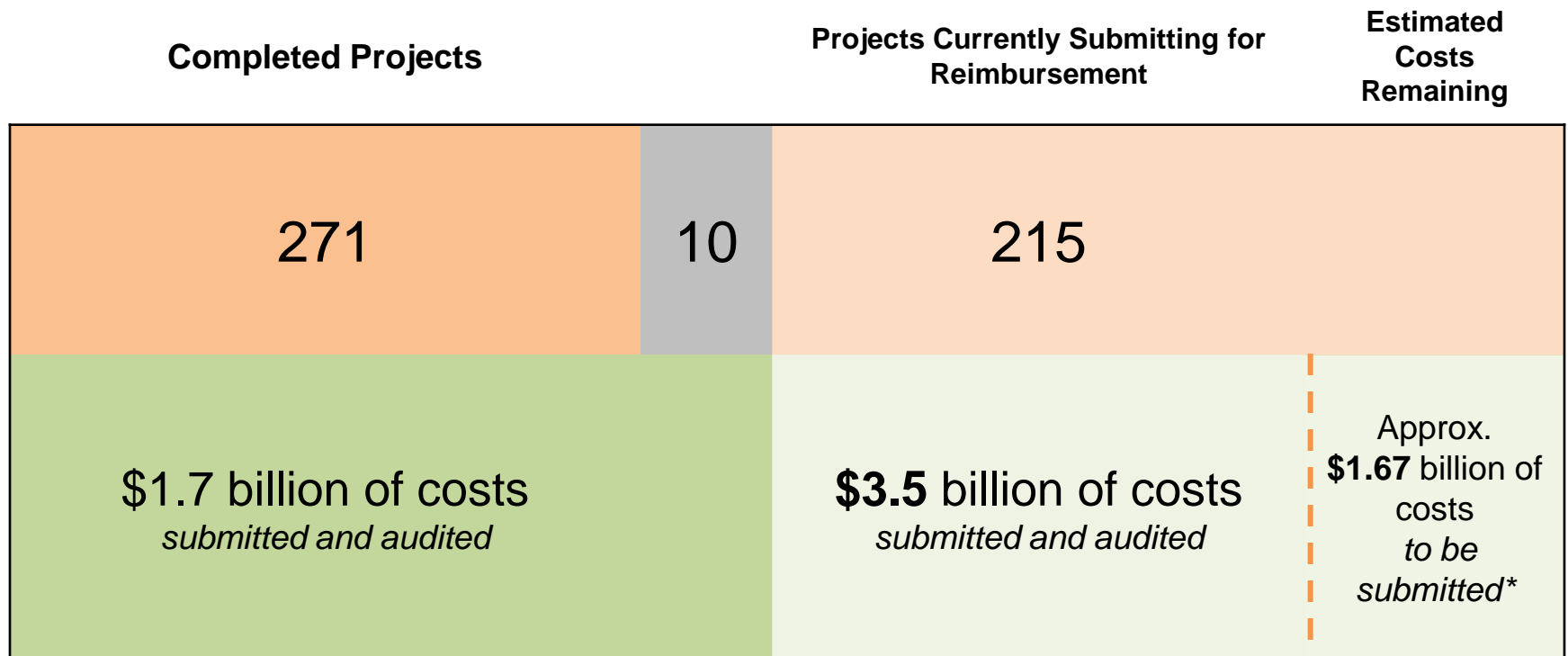
** Estimated based on Total Project Budgets from executed funding and submitted costs as of June 1, 2015.



Audit Status Update

New Program

■ **Today's Vote**

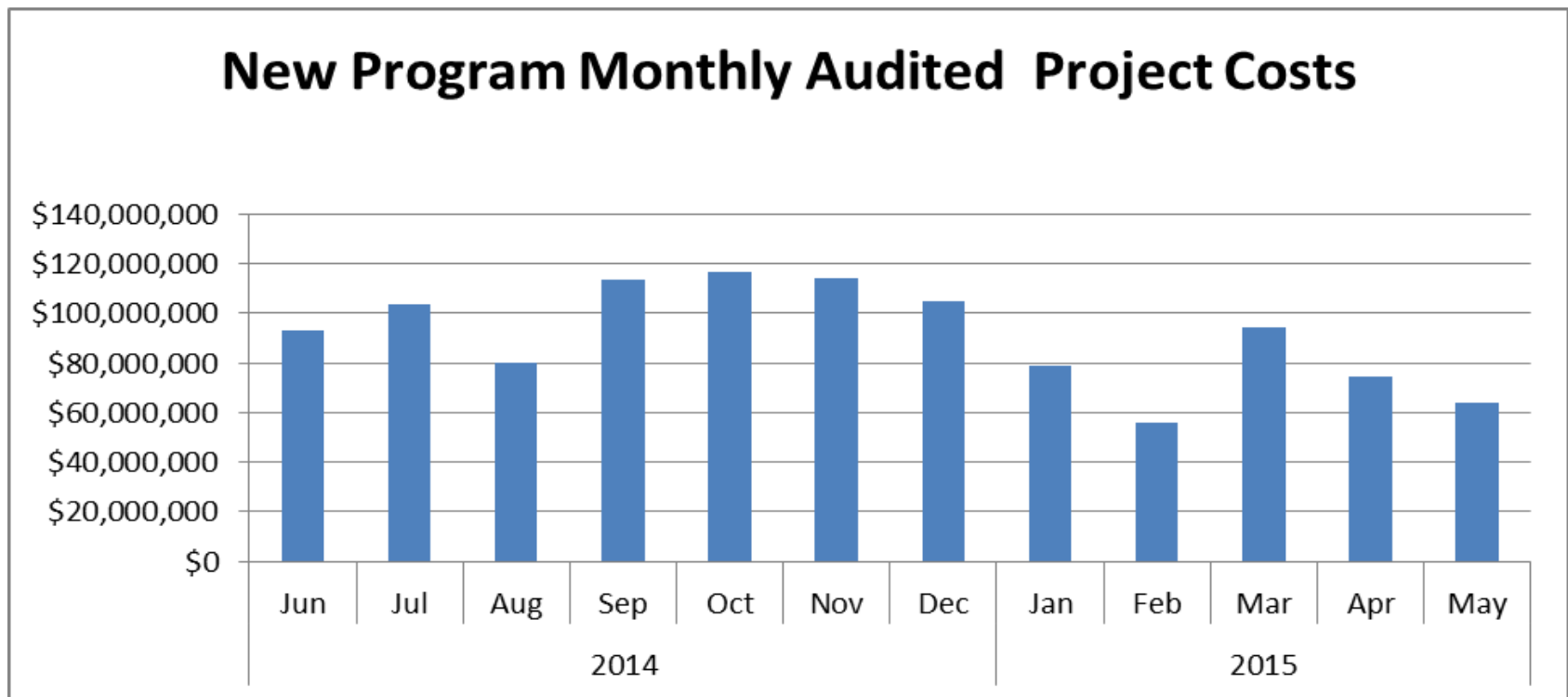


* Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of June 1, 2015.



New Program: Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$91.2 million
- Total 12 Month Audited Costs = \$1.09 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
Springfield	Roger L. Putnam Vocational Technical High School	X	90.00%	\$114,303,152	\$107,062,285	\$103,132,819	\$92,819,537
			Total	\$114,303,152	\$107,062,285	\$103,132,819	\$92,819,537



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
Arlington	Thompson Elementary	X	50.42%	\$20,598,956	\$19,570,558	\$17,866,043	\$9,008,059
Ashburnham-Westminster RSD	Briggs Elementary	X	58.46%	\$30,061,597	\$30,061,426	\$27,279,530	\$15,947,613
Billerica	Parker Elementary	X	55.69%	\$32,274,721	\$29,466,248	\$27,043,731	\$15,060,654
Blackstone-Millville RSD	A F Maloney Elementary	X	57.74%	\$948,537	\$879,264	\$843,400	\$486,979
Blackstone-Millville RSD	John F. Kennedy Elementary	X	57.74%	\$1,475,511	\$1,402,875	\$1,353,522	\$781,524
Easthampton	Easthampton High	X	63.84%	\$39,250,906	\$39,055,322	\$36,074,354	\$23,029,868
Leominster	Leominster Senior High	X	72.01%	\$45,941,738	\$43,398,508	\$38,756,849	\$27,908,807
Southampton	William E. Norris Elementary	X	55.00%	\$1,799,244	\$1,178,334	\$1,147,530	\$631,142
Springfield	Warner Elementary	X	80.00%	\$1,532,958	\$1,521,706	\$1,515,449	\$1,212,359
Winchester	Vinson-Owen Elementary	X	40.00%	\$28,352,342	\$25,984,448	\$24,612,581	\$9,845,032
			Total	\$202,236,510	\$192,518,689	\$176,492,989	\$103,912,037