

**Massachusetts School Building Authority
Board Meeting Minutes of February 15, 2017**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on February 15, 2017 at 40 Broad Street, Boston, Massachusetts.

Members Present: Deborah Goldberg, State Treasurer and Chairman; James MacDonald, First Deputy Treasurer and Authorized Designee of the Authority’s Chairman; Terry Kwan, appointed member; Richard Bertman, appointed member; Sean Cronin, Designee of the Secretary of Administration and Finance; Matt Deninger, Designee of the Commissioner of Education; Greg Sullivan, appointed member; Sheila Vanderhoef, appointed member.

Others Present: Jack McCarthy, Executive Director/Deputy Chief Executive Officer; Dennis Ryan; Barbara Hansberry; Jennifer Gonzalez; Tamia Buckingham; Mary Pichetti; Michael McGurl; John Jumpe; Diane Sullivan; Karl Brown; Christine Nolan; Colleen Smith; Siobhan Tolman; Ken Wissman; Matt Donovan; Maria Puopolo; members of the press; municipal representatives; legislative representatives; local elected officials; and other members of the public. A sign-in sheet is on file at the MSBA.

James MacDonald, First Deputy Treasurer and Authorized Designee of the Authority’s Chairman, served as the Acting Chairman for a portion of the meeting. Then Deborah Goldberg, State Treasurer and Chairman, presided over the remainder of the meeting.

Call to Order

The Acting Chairman called the meeting to order at 9:00 a.m. He welcomed new Board member Sheila Vanderhoef noting that he looks forward to working with her. He commented that when Treasurer Goldberg arrives at the meeting she will swear in Ms. Vanderhoef and reappoint Mr. Bertman. The Acting Chairman then asked if anyone is recording the meeting. No one announced that they were recording the meeting.

Next, the Acting Chairman provided a brief overview of the items on the agenda for the meeting. He explained that the Board will be voting: to remove a project from the Accelerated Repair Program; to invite 17 2016 Core Program Statement of Interest applicants into the Eligibility Period; to invite seven districts into Feasibility Study; and to authorize the MSBA to enter into Project Funding Agreements for 35 Accelerated Repair Projects with an Estimated Maximum Total Facilities Grant of \$54.3 million. He noted that the Board will also be voting: to authorize eight proposed projects to proceed into Preferred Schematic Design, with an estimated \$591.3 million in total construction costs; to authorize the use of the Poverty Factor Points from Calendar Year 2015 for the proposed Somerville High School Project; to invite two districts to enter into Project Scope and Budget Agreements and Project Funding Agreements, with Estimated Maximum Total Facilities Grants of \$216.8 million; and to approve 16 final audits from 10 districts with a combined Total Facilities amount of \$98.7 million. The Board will be voting on the MSBA’s Sustainable Design Policy and Investment Management Policy.

Acceptance of the November 9, 2016 Minutes

The Acting Chairman asked for a motion to accept the minutes of the November 9, 2016 Board Meeting. The following motion was made by Ms. Kwan and seconded by Mr. Sullivan:

Approval of the Minutes of the November 9, 2016 Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the November 9, 2016 Board meeting.

VOTE: There being no questions or comments, the Board approved the Motion to approve the Minutes of the November 9, 2016 Board Meeting by majority – 5 in favor, 2 abstaining.

Project

Accelerated Repair Program Project Removal

MSBA Director of Program Management Diane Sullivan explained that the Board is being asked to vote to remove the Statement of Interest for the Quaboag Regional Middle High School in the Quaboag Regional School District from the Accelerated Repair Program. She explained that upon further investigation it was determined that the boilers do not meet the twenty year service requirement for the Accelerated Repair Program. The MSBA and the District are in agreement to remove the Statement of Interest for the Quaboag Regional Middle High School from the MSBA Accelerated Repair Program.

The Acting Chairman asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Deninger:

Vote on Removing the Quaboag Regional School District's Accelerated Repair Statement of Interest from the MSBA Accelerated Repair Program

VOTED: That, whereas, on July 20, 2016, the Board of Directors voted to invite the Quaboag Regional School District to participate in the MSBA's Accelerated Repair Program for the Quaboag Regional Middle High School; and, whereas, as described in the materials attached hereto, the Quaboag Regional School District has notified the MSBA that it has decided not to further pursue its Accelerated Repair Statement of Interest or Accelerated Repair Program invitation for the Quaboag Regional Middle High School, the Board hereby removes the Quaboag Regional School District's Accelerated Repair Statement of Interest for the Quaboag Regional Middle High School from the MSBA's Accelerated Repair Program and authorizes the Executive Director to do all acts necessary and execute and deliver any and all documents and agreements in connection with such removal.

VOTE: There being no questions or comments, the Board approved the Motion to Remove the Quaboag Regional School District's Accelerated Repair Statement of Interest from the MSBA Accelerated Repair Program by majority – 5 in favor, 2 abstaining.

Invitation to Eligibility Period

MSBA Director of Program Management explained that the Board is being asked to vote to invite the following districts into the Eligibility Period: the Acton-Boxborough Regional School District for the CT Douglas Elementary School, the Town of Braintree for the South Middle School, the Bridgewater-Raynham Regional School District for the George H. Mitchell Elementary School, the Town of Easton for the Center School, the City of Fitchburg for the Crocker Elementary School, the

City of Gardner for the Waterford Street Elementary School, the City of Gloucester for the East Gloucester Elementary School, the City of Lawrence for the Oliver Partnership School, the Town of Leicester for the Leicester Middle School, the Town of Millbury for the Raymond E. Shaw Elementary School, the Nauset Regional School District for the Nauset Regional High School, the Town of Orange for the Dexter Park School, the Town of Rockland for the Jefferson Elementary School, the Town of Sharon for the Sharon High School, the City of Springfield for the William N. Deberry School, the Town of Westborough for the Annie E. Fales Elementary School, and the City of Worcester for the Doherty Memorial High School. She provided a brief summary of the deficiencies stated by the districts in their Statements of Interest.

Deborah Goldberg, State Treasurer and Chairman, arrived and swore in Board members Sheila Vanderhoef and Richard Bertman. She commented that she looks forward to working with Ms. Vanderhoef and Mr. Bertman and thanked them for their service.

The Chairman then presided over the remainder of the meeting.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Mr. Deninger:

Vote on Inviting Communities to the Eligibility Period

VOTED: That the Board approves the Districts and Schools that are set forth on Exhibit A for invitation into the Eligibility Period and that the Eligibility Period for each District and School that is listed on Exhibit A will commence upon the date specified on Exhibit A as the “Eligibility Period Commencement Date” for each District and School; that the Executive Director is hereby authorized to commence the Eligibility Period for each such District and School upon the date of such District’s and School’s separate Eligibility Period Commencement Date; and that the Executive Director is hereby further authorized to do all acts and things, to execute and deliver any and all documents and agreements, and to expend funds necessary or desirable in connection with inviting each of these communities into the Eligibility Period and to commence the Eligibility Period.

Mr. Sullivan spoke commenting that he has been a member of the MSBA Board for three years and previously was the Massachusetts Inspector General for 10 years where his work focused on fair competition. He explained that he reviews the Statement of Interest Process each year to ensure that the process is being conducted in accordance with the MSBA’s regulations and statute. He commented that all applications are treated with fairness. He added that hundreds of hours have gone into the process and that he is confident that the review process has been conducted in a comprehensive and fair manner.

Ms. Kwan commented that the MSBA does not have enough resources to work with all of the districts in need. She suggested the MSBA look into ways to manage more projects with other sources of funding.

The Chairman commented that her team has been researching other sources of funding for the MSBA, adding that the MSBA could invite more districts into the program if they have additional resources.

The Board Meeting Minutes of February 15, 2017 were approved by the MSBA Board of Directors on May 12, 2017.

Next, the Chairman recognized several state and local officials that were present at the meeting to represent the 17 districts listed above. She then opened the floor to Board member comments and discussion.

Acton-Boxborough Regional School District Superintendent Glenn Brand spoke thanking the Board for consideration. He commented that he looks forward to partnering with the MSBA.

The Chairman noted that State Representative Jennifer Benson has offered her support for the CT Douglas Elementary School in the Acton-Boxborough Regional School District.

Braintree Mayor Joseph Sullivan introduced other local officials who were present at the meeting. He commented that he appreciates the partnership the Town has had with the MSBA the past few years, noting that the Town has previously worked on another project with the MSBA. He commented that he looks forward to continuing the partnership with the MSBA.

State Representative Mark Cusack, who represents Braintree, spoke thanking the Board and MSBA staff for their support. He commented that State Senator John Keenan and State Senator Walter Timilty have also offered their support for a project at the South Middle School in Braintree.

Bridgewater Town Manager Michael Dutton spoke thanking the Board and the MSBA staff. He commented that he looks forward to working with the MSBA and he appreciates the partnership.

Derek Swenson, Bridgewater-Raynham Regional School District Superintendent, spoke thanking the Board for its support and Diane Sullivan for all of her help throughout the process.

State Representative Claire Cronin, who represents Easton, spoke thanking the Board and MSBA staff for their support for the project at the Center School.

Dr. Andrew Keough, Easton Superintendent, spoke thanking the Board and the MSBA staff for their consideration and the invitation to the Eligibility Period. He commented that a project at the Center School has the full support of the School Committee and the Board of Selectmen in the Town.

Easton Town Administrator Connor Read spoke thanking the Board and State Representative Claire Cronin for their support. He commented that a project is great for the community and has full community support.

The Chairman noted that State Senator Walter Timilty, who represents Easton, has offered his support for a project at the Center School.

Fitchburg Superintendent, Andrew Ravenelle, spoke noting that the City of Fitchburg previously had worked with the MSBA on a Green Repair project. He commented that the enrollment in the City is growing and he looks forward to partnering again with the MSBA. He noted that the Mayor and the legislative delegation send their full support for a project at the Crocker Elementary School.

Gardner Mayor Mark Hawke spoke thanking the Board for its consideration.

Gloucester Superintendent Dr. Richard Safier spoke commenting that the City recently completed the project at the West Parish Elementary School. He noted that he is privileged and thankful for the opportunity to work on another project with the MSBA.

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Lawrence Mayor Dan Rivera commented that he is excited for a project at the Oliver Partnership School. He thanked the Board and MSBA staff for consideration.

Lawrence Superintendent Jeff Riley thanked the Board and MSBA staff on behalf of the children of Lawrence for their consideration and hard work.

Mr. Cronin spoke about the importance of planning a capital budget and encouraged the City to ensure they have a solid financial plan for the project.

Mayor Dan Rivera commented that project has the full support of the City Council and the legislative delegation.

Leicester Superintendent Judy Paolucci thanked the Board and MSBA staff for this opportunity.

Paul McCarthy, Leicester School Committee Chairman, commented that he looks forward to this opportunity and he appreciates the consideration of the Board.

Millbury Superintendent Greg Myers spoke expressing his appreciation for the opportunity to address the needs of the Town. He thanked Diane Sullivan and her team for their help.

Ms. Vanderhoef commented that she wants to disclose that she will be retiring from the Town of Eastham which is a member Town of the Nauset Regional School District.

Giovanna Venditti, Nauset Regional School District Director of Finance and Operations, spoke thanking the Board and MSBA staff. She commented that she is grateful for the partnership with the MSBA and wanted to thank Diane Sullivan and her team for all of their efforts.

Orange Superintendent Tari Thomas commented that she appreciates being invited back into the MSBA's program. She commented that she appreciates being considered and thanked Diane Sullivan and her team.

Stephanie Conrod, Orange School Committee Chair, spoke commenting that she is looking forward to working with the MSBA.

Orange Town Administrator Diana Schindler commented that she is grateful to be invited into the program and thanked the Board and MSBA staff.

Rockland Superintendent Alan Cron spoke on behalf of the School Committee and the Town thanking the Board and MSBA for this opportunity. He also thanked Diane Sullivan and her team for all of their hard work.

Daniel Biggins, Rockland School Committee Chairman, thanked the Board and MSBA for this opportunity, adding that the Town is very supportive of a project at the Jefferson Elementary School.

State Senator John Keenan, who represents Rockland, spoke offering his support for a project at the Jefferson Elementary School.

The Chairman noted that State Senator Walter Timilty, who represents Sharon, has offered his support for a project at the Sharon High School.

Sharon Superintendent Tim Farmer commented that he is happy to be in front of the Board today. He noted that he is looking forward to this opportunity, adding that the Town of Sharon has a strong commitment to education. He commented that he appreciates all the work of the MSBA and thanked the Board and MSBA staff.

Sharon High School Principal Jose Libano commented that he attended the Story of a Building event, noting that it was very informative and he appreciates all of the work that was put into the event. He thanked the Board and MSBA staff.

Daniel Warwick, Springfield Superintendent, commented that he appreciates consideration from the Board and the MSBA staff. He noted that the City has partnered with the MSBA on multiple projects that are improving the City and school district.

The Chairman noted that State Representative Hannah Kane has offered her support for the project at the Annie E. Fales Elementary School in Westborough.

Jim Malloy, Westborough Town Manager, and Steve Doret, School Committee member and Chair of the PreK-3 Building Committee, spoke thanking the Board and MSBA staff.

Mayor Joseph Petty of Worcester spoke thanking the Board and MSBA staff. He commented that urban areas face many challenges and the work of the MSBA is making a very important difference for the City.

Mr. Deninger welcomed the districts to the Eligibility Period. He commented that they are entering into a multi-year partnership and should be prepared to be pushed by the MSBA and Board. He noted that districts should rely on MSBA staff for guidance and spoke about the importance of developing a strong educational plan. He commented that the educators should be writing the educational plans, adding that the educational plan should drive the design of the building.

Ms. Kwan commented that we are currently in the 18th year of the 21st century. She encouraged districts to look at what they want for their schools now and in the future.

VOTE: *There being no questions or comments, the Board approved the Motion to Invite Communities to the Eligibility Period by majority – 7 in favor, 0 abstaining.*

The Director of Program Management introduced Capital Program Manager, Kathryn DeCristofaro, and Senior Project Coordinator, Sarah Blache, commenting on the significance of their hard work with the Statement of Interest process. The Director of Program Management then provided an update regarding the 2017 Statement of Interest process. She explained that the process opened January 6, 2017. Accelerated Repair Program Statement of Interests are due on or before Friday, February 17, 2017 and Core Statement of Interests due on or before April 7, 2017. She provided a Statement of Interest schedule which included anticipated actions by the MSBA.

Invitation to Feasibility Study

Next, the Director of Program Management explained that staff is recommending that the Board vote to invite the following districts to collaborate with the MSBA to conduct a Feasibility Study: the Town of Arlington, the Town of Framingham, the Town of Marblehead, the Town of Shrewsbury,

the City of Springfield, the Town of Tewksbury, and the Town of Wareham. She provided a brief summary of the issues stated by the districts in their SOIs.

The Chairman asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Deninger:

**Vote on Inviting Communities to Collaborate with the MSBA
to Conduct a Feasibility Study**

VOTED: That the Executive Director is hereby authorized to invite certain communities to collaborate with the MSBA to conduct and/or review a Feasibility Study, as described in 963 CMR 2.00 *et seq.*, and subject to any conditions set forth on Exhibit B, for each of the schools listed on Exhibit B attached hereto.

VOTED: That the Executive Director is hereby authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable in connection with conducting and/or reviewing a Feasibility Study for each of the schools listed on Exhibit B.

The Chairman recognized several state and local officials that were present at the meeting to represent the seven districts listed above. She then opened the floor to Board member comments and discussion.

The Chairman commented that State Representative Sean Garballey, who represents Arlington, has offered his support for the project at the Arlington High School.

Arlington Town Manager Adam Chapdelaine commented that he is thankful to the MSBA staff for their leadership and he is very happy with the process. He looks forward to moving forward with the project and to continuing the partnership with the MSBA.

State Representative Chris Walsh, who represents Framingham, spoke in support of the project at the Fuller Middle School commenting that he is excited about the process. He noted that he is looking forward to moving forward with the project to have a school of which the Town can be proud.

State Representative Kimberly Ferguson, who represents Framingham, spoke offering her support for a project at the Fuller Middle School.

Robert Halpin, Framingham Town Manager, spoke thanking the Board and MSBA staff, adding that the community is in strong support of a project.

The Chairman commented that State Senator Thomas McGee, who represents Marblehead, offered his support for a project at the Elbridge Gerry Elementary School.

Maryann Perry, Marblehead Superintendent, thanked the Board for this opportunity, noting that she is thankful for their partnership. She thanked MSBA staff for their help throughout the process.

The Chairman commented that Shrewsbury State Representative Hannah Kane and State Senator Michael Moore have both offered their support for a project at the Beal Early Childhood Center in Shrewsbury.

Springfield Superintendent Daniel Warwick spoke thanking the Board and MSBA staff. He commented that he is proud to be a part of the process and appreciates this opportunity.

The Chairman commented that Tewksbury State Representative and State Senator Barbara L'Italien have offered their support for a project at the Louise Davy Trahan Elementary School.

Tewksbury Superintendent Chris Malone spoke thanking the Board and MSBA staff for help throughout the process.

Michael MacMillan, Wareham Public Schools Business Manager, spoke thanking the Board and MSBA staff for considering the application for the Minot Forest Elementary School. He noted that the community is very supportive of a project.

VOTE: *There being no further questions or comments, the Board approved the Motion to invite several communities to collaborate with the MSBA to conduct a Feasibility Study by majority – 7 in favor, 0 abstaining.*

Accelerated Repair Program Project Funding Agreement Authorization

MSBA Project Manager Mike McGurl explained that that MSBA staff has received a Schematic Design submission from 20 districts for Accelerated Repair projects at 35 schools. The proposed projects include 19 roof replacements, 8 window and door replacements, and 12 boiler replacements. The districts have provided a combined Total Project Budget of \$96,004,197 which includes a total combined construction estimate of \$77,532,583. The combined Estimated Maximum Total Facilities Grant for these 35 projects is \$54,303,504. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$57,028,192.

The Chairman asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Sullivan:

Vote to Authorize the Executive Director to Execute Project Funding Agreements for Several Proposed Accelerated Repair Projects

VOTED: That the Board of Directors hereby approves the Proposed Accelerated Repair Projects, as set forth below and as further described in the materials presented to the Board and attached hereto, and as such Proposed Projects shall be further defined in the Project Funding Agreements, and authorizes the Executive Director to take all steps necessary to execute and deliver Project Funding Agreements with the Districts set forth below, in such forms as he may determine to be acceptable, and expend funds in accordance with such Project Funding Agreements, in accordance with the following:

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant
Agawam	Roberta G. Doering	Boiler	\$968,569	\$477,631	\$499,217

	School				
Auburn	Pakachoag Elementary School	Roof	\$958,492	\$429,975	\$448,433
Boston	Boston Latin School	Partial Boiler	\$1,923,254	\$1,203,077	\$1,259,154
	James F. Condon Elementary School	Boiler	\$1,063,022	\$666,881	\$695,961
	John W. McCormack Middle School	Roof	\$3,105,492	\$1,933,116	\$2,030,547
	Paul A. Dever Elementary School	Roof	\$2,772,056	\$1,728,096	\$1,814,865
	William E. Channing Elementary School	Boiler	\$938,357	\$587,717	\$614,342
Boxford	Spofford Pond Elementary School	Roof; Window/Door	\$4,981,379	\$1,635,089	\$1,720,669
Cambridge	Fletcher Maynard Academy	Roof	\$1,265,677	\$390,486	\$406,877
Canton	Lt. Peter M. Hansen Elementary School	Roof	\$1,740,000	\$730,947	\$764,641
Chicopee	Patrick E. Bowe School	Window/Door	\$3,182,085	\$2,119,199	\$2,227,090
	Chicopee Academy at Selser Memorial School	Partial Roof	\$1,699,814	\$1,134,709	\$1,187,226
Dartmouth	Dartmouth Middle School	Roof	\$5,894,699	\$2,865,109	\$3,006,500
Gloucester	Gloucester High School	Roof	\$4,942,950	\$1,933,365	\$2,068,718
Halifax	Halifax Elementary School	Roof; Window/Door	\$7,262,124	\$3,280,476	\$3,472,607
Lawrence	High School Learning Center	Boiler	\$1,497,662	\$1,142,606	\$1,194,449
Marshfield	Furnace Brook Middle School	Roof	\$8,503,235	\$2,856,660	\$3,043,038
North Brookfield	North Brookfield Elementary School	Roof	\$3,909,508	\$2,299,172	\$2,413,158
Northampton	Bridge Street School	Partial Roof	\$1,729,632	\$802,484	\$839,087
	Leeds Elementary School	Partial Roof	\$1,836,008	\$853,787	\$893,392
Quincy	Atherton Hough Elementary School	Partial Boiler	\$967,121	\$581,131	\$606,329
	Beechwood Knoll Elementary School	Boiler	\$723,785	\$457,697	\$475,260
	Merrymount Elementary School	Partial Boiler	\$994,133	\$600,927	\$627,175

	Wollaston Elementary School	Partial Boiler	\$856,976	\$541,403	\$563,326
Revere	Garfield Middle School	Boiler	\$1,288,843	\$871,699	\$917,710
Sharon	Heights Elementary School	Roof	\$2,324,663	\$947,353	\$992,947
Springfield	Alfred G. Zanetti Montessori Magnet School	Window/Door	\$3,156,421	\$2,396,427	\$2,506,263
	Kensington Avenue International School	Roof	\$1,488,913	\$1,091,826	\$1,142,092
	M. Marcus Kiley Middle School	Window/Door	\$9,498,611	\$7,210,934	\$7,578,732
	Mary M. Lynch Elementary School	Roof	\$2,117,130	\$1,618,626	\$1,693,704
Swansea	Elizabeth S. Brown Elementary School	Window/Door	\$1,468,488	\$754,824	\$788,805
Worcester	Belmont Street Community School	Window/Door	\$4,098,316	\$3,092,573	\$3,235,621
	Chandler Elementary Community School	Boiler; Window/Door	\$1,492,592	\$1,088,943	\$1,137,979
	Gerald Creamer Center	Partial Boiler; Window/Door	\$3,135,856	\$2,365,951	\$2,475,759
	Wawecus Road School	Window/Door	\$2,218,334	\$1,612,608	\$1,686,519
Totals			\$96,004,197	\$54,303,504	\$57,028,192

The Chairman recognized several state and local officials that were present at the meeting to represent the 20 districts listed above. She then opened the floor to Board member comments and discussion.

Brian McLaughlin, Chief of Staff for Boston Public Facilities Department, spoke thanking the Board and MSBA staff on behalf of Mayor Walsh and Superintendent Chang. He commented that the City had worked closely with the MSBA in the past and he looks forward to continuing these efforts.

A representative from State Senator Bruce Tarr's office spoke on behalf of the Senator noting that the Senator supports the project at the Spofford Pond Elementary School in Boxford.

Canton Superintendent Jennifer Fischer-Mueller spoke thanking the Board and MSBA staff.

Barry Nectow, Canton School Business Manager, spoke thanking the Board and MSBA staff. He commented that he looks forward to continuing the partnership with the MSBA.

A representative from State Representative Joseph Wagner's office spoke on behalf of the Representative noting that the Representative supports the projects at the Patrick E. Bowe School and the Chicopee Academy at Selser Memorial School in Chicopee.

A representative from State Representative Christopher Markey's office spoke on behalf of the Representative noting that the Representative supports the project at the Dartmouth Middle School.

A representative from State Senator Barbara L'Italien's office spoke on behalf of the Senator noting that the Senator supports the project at the High School Learning Center in Lawrence.

State Representative James Cantwell thanked the Board and MSBA staff. He spoke briefly about some of the building deficiencies at the Furnace Brook Middle School in Marshfield. Sean Costello, Marshfield School Committee Chairman, spoke thanking the Board and MSBA staff for their support. He commented that he looks forward to working with the MSBA in partnership.

Revere Superintendent Diane Kelly spoke thanking the Board and MSBA staff for their support.

VOTE: *There being no further questions or comments, the Board approved the Motion to execute Project Funding Agreements for several Accelerated Repair Projects by majority – 7 in favor, 0 abstaining.*

Recommendation for Preferred Schematic

MSBA Director of Project Management John Junpe explained that the Board is now being asked to approve the preferred schematic designs for the Blue Hills Regional Technical High School in the Blue Hills Regional School District, the East Middle School in the Town of Braintree, the Cape Cod Regional Technical High School in the Cape Cod Regional Vocational Technical School District, the Winthrop Elementary School in the Town of Ipswich, the Maria Hastings Elementary School in the Town of Lexington, the Saugus High School in the Town of Saugus, the Pine Grove Elementary School in the Triton Regional School District, and the Westport Middle School in the Town of Westport.

The Blue Hills Regional School District is proposing a limited renovation and repair project at the Blue Hills Regional Technical High School. This proposed project will serve an agreed upon enrollment of 900 students serving grades 9-12 with an estimated construction cost of \$71,665,900.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Ms. Kwan:

Vote on Moving the Blue Hills Regional Technical School District to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Blue Hills Regional Technical School District with, in concept, the development of schematic designs for a limited renovation and repair project at the Blue Hills Regional Technical High School, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

The Chairman recognized several local Blue Hills Regional Technical School District officials who were in attendance at the meeting and commented that State Senator Walter Timilty offered his support for the project at the Blue Hills Regional Technical High School.

James Quaglia, Blue Hills Regional Technical School District Superintendent, spoke thanking the Board and MSBA staff. He commented that the process has been very informative and he is excited for a project that will meet the needs of the future for the District.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Blue Hills Regional Technical School District to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Director of Project Management explained that the Town of Braintree is proposing an addition and renovation project at the East Middle School. This proposed project will serve an agreed upon enrollment of 1,180 students serving grades 5-8 with an estimated construction cost of \$67,869,363.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Ms. Kwan:

Vote on Moving the Town of Braintree to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Braintree with, in concept, the development of schematic designs for an addition and renovation project at the East Middle School, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Braintree Mayor Joseph Sullivan thanked the Board and MSBA staff. He commented that the Town is excited about the project at the East Middle School and is ready to take the next step in the process. He noted that he values the Town's relationship and partnership with the MSBA.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Town of Braintree to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Director of Project Management explained that the Cape Cod Regional Vocational Technical School District is proposing to replace the existing Cape Cod Regional Technical High School with a new facility on the existing site. This proposed project will serve an agreed upon enrollment of 650 students in grades 9-12, with an estimated construction cost of \$113,131,000.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Ms. Kwan:

Vote on Moving the Cape Cod Regional Vocational Technical School District to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Cape Cod Regional Vocational Technical School District with, in concept, the development of schematic designs to replace the existing Cape Cod Regional Technical High School on the existing site, as further described in the materials presented to the Board and

attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ms. Vanderhoef disclosed that she is currently an employee of the Town of Eastham, which is a member Town of the Cape Cod Regional Vocational Technical School District.

Robert Sanborn, Cape Cod Regional Vocational Technical School District Superintendent, thanked the Board and MSBA staff for their partnership.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Cape Cod Regional Vocational Technical School District to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Director of Project Management explained that the Town of Ipswich is proposing to consolidate the existing Winthrop Elementary School and Doyon Elementary School in a new building on the existing Winthrop Elementary School site. This proposed project will serve an agreed upon enrollment of 775 students for grades K-5, for a project that will serve grades PK-5, with an estimated construction cost of \$53,913,497.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Mr. Sullivan:

Vote on Moving the Town of Ipswich to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Ipswich with, in concept, the development of schematic designs to consolidate the existing Winthrop Elementary School and Doyon Elementary School in a new building on the existing Winthrop Elementary School site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ipswich Superintendent Dr. William Hart spoke thanking the Board and MSBA staff for their support, technical expertise, and collaboration. He commented that he looks forward to continuing to work with the Board and Staff on the project at the Winthrop Elementary School.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Town of Ipswich to Schematic Design by majority – 7 in favor, 0 abstaining.*

The Director of Project Management explained that the Town of Lexington is proposing to replace the existing Maria Hastings Elementary School on the existing site. This proposed project will serve an agreed upon enrollment of 645 students serving grades K-5, with an estimated construction cost of \$49,894,630.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Mr. Bertman:

Vote on Moving the Town of Lexington to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Lexington with, in concept, the development of schematic designs to replace the existing Maria Hastings Elementary School facility on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Lexington School Committee Chairman Alessandro Alessandrini spoke thanking the Board and MSBA staff. He commented that he appreciates the MSBA investing in the community.

VOTE: There being no further questions or comments, the Board approved the Motion to move the Town of Lexington to Schematic Design by majority – 7 in favor, 0 abstaining.

The Director of Project Management explained that the Town of Saugus is proposing to replace the existing Saugus High School with a new grades 6-12 middle/high school on the existing site with an estimated construction cost of \$127,885,356.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Mr. Deninger:

Vote on Moving the Town of Saugus to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Saugus with, in concept, the development of schematic designs to replace the existing Saugus High School facility with a new grades 6-12 middle/high school on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Scott Crabtree, Saugus Town Manager, spoke thanking the Board and MSBA staff. He commented that he appreciates this opportunity and looks forward to working with the MSBA and moving forward with the project at the Saugus High School.

VOTE: There being no further questions or comments, the Board approved the Motion to move the Town of Saugus to Schematic Design by majority – 7 in favor, 0 abstaining.

The Director of Project Management explained that the Triton Regional School District is proposing a limited renovation and repair project at the Pine Grove School. This proposed project will serve an agreed upon enrollment of 645 students serving grades K-5, with an estimated construction cost of \$28,336,465.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Mr. Sullivan:

Vote on Moving the Triton Regional School District to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Triton Regional School District with, in concept, the development of schematic designs for a limited renovation and repair project at the Pine Grove School, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Triton Regional School District Superintendent Brian Forget spoke thanking the Board and MSBA staff for this opportunity.

VOTE: There being no further questions or comments, the Board approved the Motion to move the Triton Regional School District to Schematic Design by majority – 7 in favor, 0 abstaining.

Next, the Director of Project Management explained that the Town of Westport is proposing to replace the existing Westport Middle School with a new District-wide grades 5-12 middle/high school on the existing site with an estimated construction cost of \$78,702,802. He commented that the recommendation also includes authorization for the Town to consider using the Longmeadow High School as a potential model school design.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Ms. Kwan:

Vote on Moving the Town of Westport to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Town of Westport with, in concept, the development of schematic designs to replace the existing Westport Middle School facility with a new District-wide grades 5-12 middle/high school on the existing site, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

VOTED: That the Board of Directors hereby authorizes the Executive Director to invite the Town of Westport to evaluate the Model School Program design for the Longmeadow High School, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

State Representative Paul Schmid, who represents Westport, spoke offering his support for the project and support from State Senator Michael Rodrigues.

Westport Superintendent Ana Dargon spoke thanking the Board and MSBA staff. She commented that she is looking forward to the partnership with the MSBA.

VOTE: *There being no further questions or comments, the Board approved the Motion to move the Town of Westport to Schematic Design by majority – 7 in favor, 0 abstaining.*

Discussion on City of Somerville Poverty Factor

Mr. Deninger spoke about the City of Somerville Poverty Factor and how a recent change in DESE's methodology for calculating the percentage of low-income students could impact MSBA reimbursement rates for some districts that were in the MSBA's Capital Pipeline at the time of the DESE change, such as Somerville. He noted that this has been discussed at prior Board meetings and explained that approximately 84% of districts were not affected by this change but a few, such as Somerville, could be. He asked the Board to grandfather Somerville's 2015 rate for the Somerville High School project in concert with the Board's decision to apply the 2015 rate to a limited pool of projects should that rate be more advantageous to the district than the rate in place at the time of project approval.

The Chairman asked for a motion, and the following motion was made by Ms. Kwan and seconded by Mr. Bertman:

Vote on using the Poverty Factor Points that were allocated to the City of Somerville for Calendar Year 2015 to calculate the Estimated Total Facilities Grant and the Maximum Total Facilities Grant for the proposed Somerville High School Project

VOTED: That the Board of Directors hereby authorizes the Executive Director to use the Poverty Factor Points that were allocated to the City of Somerville for Calendar Year 2015 to calculate the Estimated Total Facilities Grant and the Maximum Total Facilities Grant for the proposed Somerville High School Project and to do all acts and things necessary or desirable in connection with this Authorization.

There was a discussion among Board members and MSBA staff regarding the pool of projects that this may affect and that those projects will be looked at on a case by case basis.

VOTE: *There being no further questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

Approval of Project Scope and Budget Agreement and Authorization for Project Funding Agreement

MSBA Director of Project Management John Junpe explained that the Board is now being asked to approve a Project Scope and Budget Agreement and to authorize the MSBA to enter into a Project Funding Agreement for projects at the Pickering Middle School and the West Lynn Middle School in the City of Lynn and the Somerville High School in the City of Somerville. He presented a PowerPoint and provided a brief summary of the proposed projects.

He explained that the proposed projects at the Pickering Middle School and the West Lynn Middle School are to replace the existing Pickering Middle School facility with a new Pickering Middle School and construct a new West Lynn Middle School on two different sites, conditional upon the City obtaining full ownership, control, and exclusive use of the proposed project sites. The District submitted a total project budget of \$83,661,513 for the Pickering Middle School project and \$104,590,019 for the West Lynn Middle School project. As shown in the PowerPoint presentation,

the basis of the MSBA grant would be \$52,198,026 for the Pickering Middle School project and \$69,177,732 for the West Lynn Middle School project. The proposed Estimated Maximum Total Facilities Grant would be \$41,758,421 for the Pickering Middle School project and \$55,342,186 for the West Lynn Middle School project with the District's 80% reimbursement rate.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Ms. Kwan:

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the City of Lynn

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves a Potential Project to replace the existing Pickering Middle School facility with a new Pickering Middle School and a new West Lynn Middle School on two different sites, conditional upon the City obtaining full ownership, control, and exclusive use of the proposed project sites, as further described in the materials presented to the Board and attached hereto and as shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the City of Lynn, in such forms as he may determine to be acceptable, for the new Pickering Middle School and the new West Lynn Middle School at a reimbursement rate of eighty percent (80.00%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$41,758,421 for the new Pickering Middle School and up to an Estimated Maximum Total Facilities Grant of \$55,342,186 for the new West Lynn Middle School, which Estimated Maximum Total Facilities Grants shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grants up to a Maximum Total Facilities Grant of \$43,095,895 for the new Pickering Middle School and up to a Maximum Total Facilities Grant of \$57,011,996 for the new West Lynn Middle School, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

There was a brief discussion among Board members and MSBA staff regarding the City's ability to fund the Pickering Middle School and the West Lynn Middle School projects.

Lynn Mayor Judith Flanagan spoke thanking the Board and MSBA staff for their assistance with the projects. She commented that the City was recently able to open a new middle school and that it has been the pride of the City.

The Chairman commented that State Senator Thomas McGee offered his support for the projects in the City of Lynn.

Lynn Superintendent Dr. Catherine Latham spoke thanking the Board and MSBA staff for their support.

VOTE: *There being no further questions or comments, the Board approved the Motion to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the City of Lynn by majority – 7 in favor, 0 abstaining.*

Next, the Director of Project Management explained that the proposed project at the Somerville High School is for an addition and renovation project at the existing Somerville High School. The District submitted a total project budget of \$255,982,704. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$158,994,538, and the proposed Estimated Maximum Total Facilities Grant would be \$119,706,988 with the District's 75.29% reimbursement rate.

The Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Mr. Deninger:

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the City of Somerville

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project for an addition and renovation project at the Somerville High School, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the City of Somerville, in such forms as he may determine to be acceptable, for the Somerville High School project at a reimbursement rate, which was calculated using the City of Somerville's Poverty Factor Points for Calendar Year 2015, of seventy-five and twenty-nine hundredths percent (75.29%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$119,706,988, which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$123,963,307, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

Somerville Mayor Joseph Curtatone spoke thanking the Board and MSBA staff for their consideration and positive disposition on the community poverty factor for the City. He commented that the City is in full support of the project at the Somerville High School, adding that the City recently had a historic debt exclusion vote that passed with 74% in favor.

Mary Skipper, Somerville Superintendent, thanked the Mayor for his support and thanked Mr. Deninger for his help with the special education program for the High School.

VOTE: *There being no further questions or comments, the Board approved the Motion to Execute a Project Scope and Budget Agreement and Project Funding Agreement with the City of Somerville by majority – 7 in favor, 0 abstaining.*

Audit

Tamia Buckingham, MSBA Director of Audit, began her audit update by explaining that the last of the former program audits were approved at the November 2015 Board meeting, with two remaining grant conversion projects to close out. To date, the MSBA has audited \$15.7 billion in costs for Waiting List and Prior Grant projects.

The Director of Audit then explained that the MSBA has completed final audits for 363 Capital Pipeline Program projects plus 16 projects that are being presented for final approval to the Board today, all together representing approximately \$3 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$3.6 billion in submitted costs for the 223 projects currently submitting monthly requests for reimbursement. Based on the Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$1.7 billion in additional costs will be submitted for audit for these projects. Monthly submitted costs have averaged \$63 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12 month period equals approximately \$754 million.

Approval of Audits, New Program

The Director of Audit explained that the Board is being asked to approve 16 Capital Pipeline Program audits listed on Exhibit C. She explained that the total combined grant amount for these 16 projects is \$98,721,470.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Mr. Deninger:

Approval of Audit Costs for Several Projects

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the final audited approved grant amounts for each of the projects listed in the spreadsheet attached hereto as Exhibit C and authorizes the Executive Director to make payments consistent with this vote.

The Chairman recognized legislators and staff who were present and who expressed support for these final project audits.

***VOTE:** There being no questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

MSBA Updates

Executive Director's Report

The Executive Director began his report by thanking the MSBA staff members for their hard work in preparing for the Board meeting. He noted that since the November 9, 2016 Board meeting, the MSBA has visited 19 projects and seven districts have voted affirmatively to appropriate full project funds or feasibility study funds. He explained that the MSBA anticipates making 14 project visits in

March and April. He presented a list of the upcoming district visits along with photos of recent MSBA events as part of his PowerPoint presentation. He explained that since the last Board meeting, MSBA staff have engaged in outreach with multiple school districts and legislators, and have attended several meetings where they have participated as presenters and as stakeholders.

The Executive Director provided an update on the progress of the Dearborn and the Josiah Quincy Upper School projects in the City of Boston.

Next, the Executive Director explained that the Town of Amherst was unable to secure a vote to appropriate funds for the proposed project at the Wildwood Elementary School. This was the Town's second project funding vote that did not pass. He commented that the Town will have an open Town meeting to try to pass the vote for a third time.

The Executive Director then provided an update on the MSBA's statewide School Survey explaining that School Survey assessments have been completed and he expects the report to be ready this summer.

Next, the Executive Director welcomed the following new employees to the MSBA: Sharon George as a Business Architecture Analyst; Jacob Lessard as Co-op; Allie Lopez-Cuadra as a Web Administrator; and Rachel O'Brien as an Administrative Assistant. He then congratulated Donna Paul on her new role as an Administrative Assistant, Briana Malloy-Walker on her new role as Executive Assistant, and Nicole Maida on her promotion to Accounts Payable Analyst. He then congratulated Mike McGurl and his family on the January 5, 2017 birth of his daughter.

Project Overview Report

The Director of Capital Planning presented a PowerPoint, including a summary of bid data. She summarized available data for anticipated bids for the 2017 calendar year noting that this information is preliminary. She reported that one out of nine Core Program projects received a bid in 2017 and the one bid came in within the estimated budget. As part of her presentation, the Director of Capital Planning presented a chart on bid data for the projects in the MSBA Capital Pipeline. She then provided bid data for the MSBA's Accelerated Repair Program. She explained that for the 2015 Accelerated Repair Program, 29 of the 31 reported projects came in within the estimated budget. She noted that the 11 remaining projects are anticipated to be bid by March 2017.

Mashpee Update

The Director of Capital Planning then provided an update on the project at the Quashnet Elementary School in Mashpee. She explained that during the development of the schematic design, the District and the designer learned that the removal of the windows encroaches into the roof system. The District has asked to expand the scope of its current Accelerated Repair Program invitation to also replace the 25 year old roof in addition to the windows, which were part of the current Accelerated Repair Program invitation. She explained that staff presented an update at the December 14, 2016 Facilities Assessment Subcommittee meeting and recommended adding the roof scope to the original invitation. Staff also recommend that the scope extension vote be taken at the May 12, 2017 Board of Directors Meeting concurrent with an authorization vote for a Project Funding Agreement.

Sustainable Design Policy

MSBA Senior Architect Karl Brown presented a PowerPoint and provided an update regarding the MSBA's Sustainable Building Policy and recommendations based on changes to the Massachusetts State Building Code and requirements for increased efficiency.

He explained that MSBA staff recommends new minimum requirements for all new construction and major renovation/addition Core Program projects requesting Preferred Schematic approval on or after June 28, 2017 as part of the proposed revised High Efficiency Green School Program. All new construction and major renovation/addition Core Program projects funded by the MSBA must either (1) achieve a minimum of "Certified" using the most current LEED-S or (2) achieve a minimum of "Verified" using the most current NE-CHPS. These projects must also exceed the level of energy efficiency required in the current Massachusetts (base) energy code by 10%, using the LEED-S EA "Optimize Energy Performance" credit submittal or the NE-CHPS "Energy Efficiency" credit submittal to demonstrate that performance. These standards will be general requirements and do not qualify a district for additional reimbursement. He explained that for 2% additional reimbursement, and in addition to the minimum requirements described above, projects must exceed the level of energy efficiency required in the current Massachusetts (base) energy code by 20%, using the LEED-S EA "Optimize Energy Performance" credit submittal or the NE-CHPS "Energy Efficiency" credit submittal to demonstrate that performance. The requirement to comply with the current policy remains in effect for all Core Program projects that request Preferred Schematic approval before the June 28, 2017 MSBA Board meeting.

There being no discussion, the Chairman asked for a motion, and the following motion was made by Mr. Bertman and seconded by Mr. Sullivan:

Approval of Massachusetts School Building Authority's Sustainable Design Policy

VOTED: That the Board hereby approves the MSBA Sustainable Design Policy and recommendation that all new construction and major renovation/addition Core Program projects requesting Preferred Schematic approval on or after June 28, 2017, must comply with the revised High Efficiency Green School Program, as presented to the Board and as further described in the materials attached hereto; and authorizes the Executive Director to do all acts necessary to comply with this Policy and recommendation and to establish any additional policies and procedures for the management of the Authority's Sustainable Design program as he may deem appropriate or necessary.

VOTE: *There being no questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

Holyoke Update

Next, the Director of Capital Planning spoke about the City of Holyoke and presented information as part of her PowerPoint presentation. She explained that at the March 30, 2016 Board meeting, the Board authorized the District to complete a survey of the conditions at all of the District's educational facilities as part of the feasibility study for the McMahon Elementary School to support the City's Level 5 District Turnaround plan. MSBA staff engaged with its technical consultant STV and in July 2016 kicked off the survey of 11 schools and 1 closed facility. The Director of Capital

Planning explained that, based upon the data gathered, the Survey developed three strategies for the City's consideration for potential use of existing facilities: Strategy A: Options that maintain the District's current grade configuration of PK-8 and 9-12; Strategy B: Options that include a grade reconfiguration to PK-5, 6-8 middle school and 9-12 high school; and Strategy C: Options that include a grade reconfiguration to PK-5 and a 6-12 middle/high school consolidation. The MSBA and its consultants presented to the School Committee and to the community and the District held four public meetings to solicit feedback from the community regarding the strategies and the District's educational plan. The Director of Capital Planning noted that the District has communicated to the MSBA that it is ready to proceed with the feasibility study and, based on its educational plan and community feedback, would like to study options in Strategy B for a potential project that will serve the District's middle school population.

Mr. Deninger added that Commissioner Chester likes this approach and appreciates the support that the MSBA is offering the District.

There was a brief discussion regarding how the City will be able to fund its share of a project. Mr. McCarthy explained that the MSBA has been working with the City regarding this issue and has requested a letter of support from City officials regarding local funding for a project.

Finance

Fiscal Year 2016 Financial Statements

The Director of Audit spoke about the MSBA's Financial Statements for FY16. She provided an overview and explained that KMPG issued an unmodified (i.e. clean) opinion.

Ms. Kwan commented that receiving a clean audit 12 years in a row speaks to how well the agency is managed.

Mr. Sullivan commented that the MSBA has a long, tremendous history of transparency that should be noted. He spoke about how much the MSBA makes public, adding that there is no comparison and it is a record of accomplishment. He commented that the Board should be proud of all of the work done up until today and that the MSBA will continue to do.

Mr. Cronin offered his congratulations to the MSBA.

Mr. McCarthy thanked Jennifer Gonzalez, the MSBA's Chief Financial Officer, and her team for all their hard work on the audit and the excellent report.

MSBA Investment Management Policy

The MSBA's Chief Financial Adviser, Ken Wissman, spoke about the MSBA's Investment Management Policy, which was provided to Board members and which the MSBA is required to review, approve and file with the State Finance Governance Board every two years. Mr. Wissman explained that the MSBA reviewed the current policy and is pleased overall. He noted that the MSBA has one recommended change to clarify that accounts at MMDT and at Issuing and Paying Agents are not fully covered by the FDIC nor collateralized.

There was a brief general discussion about interest rates.

The Chairman asked for a motion, and the following motion was made by Mr. Sullivan and seconded by Mr. Deninger:

Approval of Massachusetts School Building Authority's Investment Management Policy

VOTED: That the Board hereby approves the MSBA Investment Management Policy in substantially the form attached hereto and authorizes the Executive Director to do all acts necessary to comply with this Policy and to establish any additional policies and procedures for the management of the Authority's investments as he may deem appropriate or necessary.

***VOTE:** There being no questions or comments, the Board approved the Motion by majority – 7 in favor, 0 abstaining.*

Sales Tax Collections Update

The Chief Financial Officer, Jennifer Gonzalez, began by thanking the audit team for its hard work. She presented a PowerPoint and provided a SMART Fund update explaining that audited SMART collections for FY16 were approximately \$34.4 million (4.50%) greater than in FY15. There was growth in every month except for June 2016. She explained that the FY17 SMART fund estimate has been updated to \$813.208 million, noting that the revised amount would produce growth of 1.84% over the FY16 unaudited amount. Collections through December 2016 are 5.827 million (1.46%) greater than FY16 collections during the same period.

There was a discussion among Board members and MSBA staff regarding trying to maintain the same volume of projects in which the MSBA is participating each year and how sales tax receipts impact this. There was also a brief discussion about the rate of increase for construction costs outpacing the rate of increase for sales tax receipts.

Grant Payments Update

Next, the Chief Financial Officer provided an update regarding grant payments for projects, noting that the MSBA has made \$319,736,598 in grant payments to date in FY17. This is for 272 Capital Pipeline Program, Prior Grant, and Waiting List projects in 155 districts.

Budget Update

The Chief Financial Officer provided the Board with a budget update. She presented a PowerPoint and provided a summary of the Administrative, Operations and Grant Programs Budgets for Quarter One for FY17.

Next, the Chief Financial Officer provided an overview of the Capital Pipeline professional support services and presented the FY17 expenditure charts. There were some brief, general discussions among Board members and MSBA staff regarding the FY17 budget.

Legal

The meeting was adjourned at 12:30 p.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- November 9, 2016 Board Meeting Minutes
- Project Removal from the Accelerated Repair Program
- Invitations to Eligibility Period
- Invitations to Feasibility Study
- Project Funding Agreement Recommendations for the Accelerated Repair Program
- Preferred Schematic Design Recommendations
- Somerville Poverty Factor
- Project Scope and Budget Phase Recommendations
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Project Overview Report
- Approval of the MSBA Sustainable Design Policy
- Fiscal Year 2016 Financial Statements
- Approval of the MSBA Investment Management Policy
- Sales Tax Update
- Grant Payments Update
- Fiscal Year 2017 Budget Update