Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

James MacDonald Chief Executive Officer Chairperson

Jack McCarthy Executive Director



# **Board Meeting**

### October 31, 2018

www.MassSchoolBuildings.org



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# **Project Votes**

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# Invitation to Feasibility Study | Vote

District	School		
Ashland	David Mindess Elementary School		
Somerset	Somerset Middle School		
Wellesley	Ernest F. Upham Elementary School		

### Re-Categorization of Previous Board Invitation from Eligibility Period to Feasibility Study | Vote

District	School
Amesbury	Amesbury Elementary School



### Preferred Schematic Design | Vote

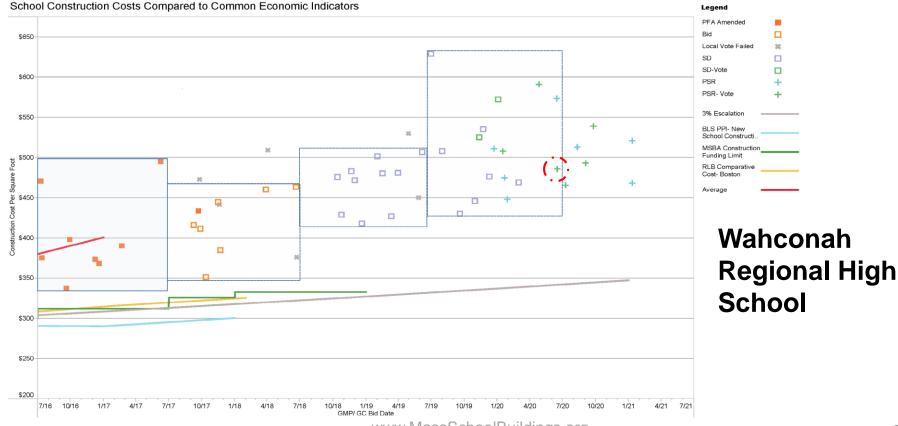
District	School	Project Scope	Estimated Total Construction	Estimated Total Project Cost
Central Berkshire Regional School District	Wahconah Regional High School	New	\$59,905,000	\$73,288,000
Marblehead	Elbridge Gerry Elementary School	New	\$44,365,209	\$56,343,815
Pentucket Regional School District	Pentucket Regional High School	New	\$124,267,810	\$155,534,763
Westborough	Annie E. Fales Elementary School	New	\$35,479,967	\$44,948,606
West Springfield	Philip G. Coburn Elementary School	New	\$53,349,645	\$67,000,000
Weymouth	Maria Weston Chapman Middle School	Add/Reno	\$127,760,729	\$169,123,697
		Totals	\$445,128,360	\$566,238,881

### Preferred Schematic Design | Central Berkshire Regional School District

### Wahconah Regional High School

- Year Opened: 1961
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 460 students
- Proposed Scope of Project: New Construction on existing site
- Existing Square Footage: 114,000 GSF
- Proposed Square Footage: 123,400 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$59,905,000

### Preferred Schematic Design | Central Berkshire Regional School District

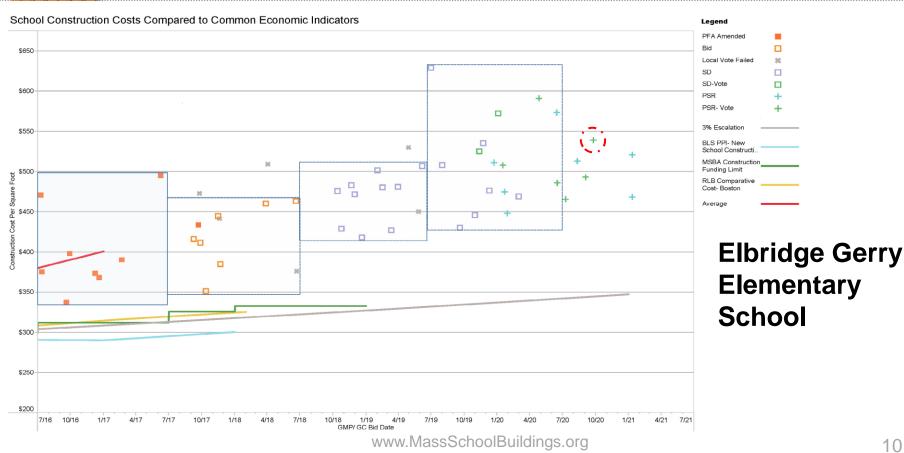


## Preferred Schematic Design | Marblehead

### **Elbridge Gerry Elementary School**

- Year Opened: 1906
- Current Grade Configuration: K-1
- Agreed Upon Grade Configuration: K-3
- Agreed Upon Enrollment: 450 students
- Proposed Scope of Project: New Construction to replace existing Elbridge Gerry Elementary School, L.H. Coffin School, and the Upper and Lower Malcolm L. Bell Schools with a new PK-3 elementary school facility on the existing Bell Elementary School site
- Existing Square Footage: 17,000 GSF
- Proposed Square Footage: 82,331 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$44,365,209

## Preferred Schematic Design | Marblehead

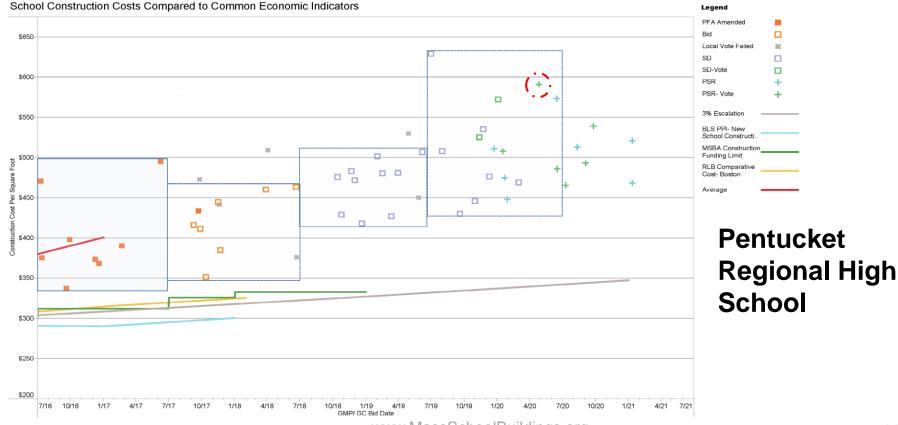


### Preferred Schematic Design | Pentucket Regional School District

### **Pentucket Regional High School**

- Year Opened: 1958
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 7-12
- Agreed Upon Enrollment: 965 students
- Proposed Scope of Project: New Construction to replace the existing Pentucket Regional High School and Middle School with a new District-wide grades 7-12 middle/high school on the existing site
- Existing Square Footage: 208,000 GSF
- Proposed Square Footage: 210,426 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$155,534,763

### Preferred Schematic Design | Pentucket Regional School District



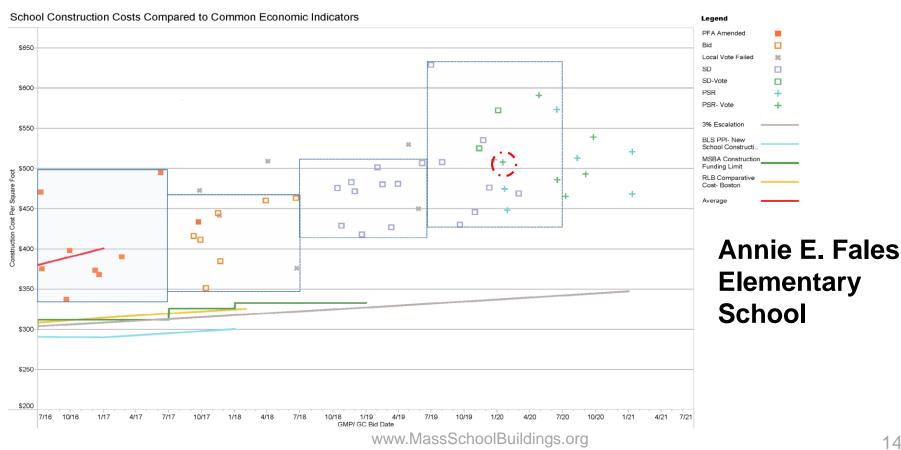
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# Preferred Schematic Design | Westborough

### **Annie E. Fales Elementary School**

- Year Opened: 1963
- Current Grade Configuration: K-3
- Agreed Upon Grade Configuration: K-3
- Agreed Upon Enrollment: 400 students
- Proposed Scope of Project: New Construction on existing site
- Existing Square Footage: 50,675 GSF
- Proposed Square Footage: 69,913 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$35,479,967

## Preferred Schematic Design | Westborough

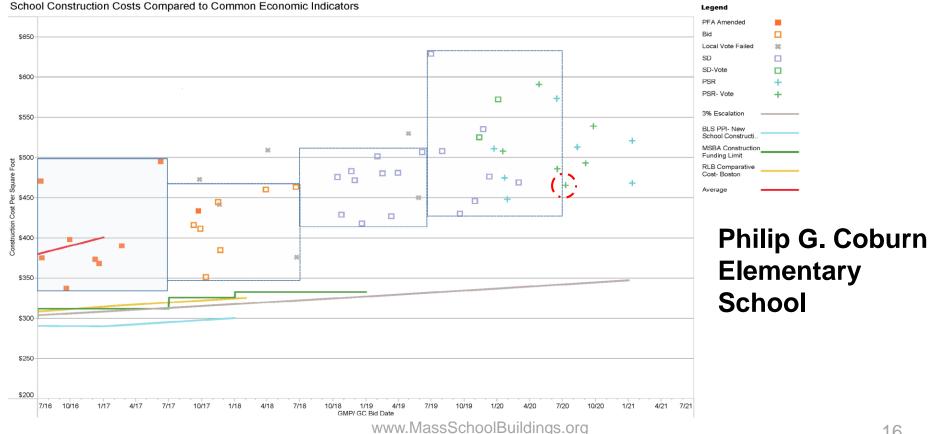


### Preferred Schematic Design | West Springfield

### Philip G. Coburn Elementary School

- Year Opened: 1926
- Current Grade Configuration: 1-5
- Agreed Upon Grade Configuration: K-5 and Kindergarten ELL
- Agreed Upon Enrollment: 585 students
- Proposed Scope of Project: New Construction on existing site
- Existing Square Footage: 70,904 GSF
- Proposed Square Footage: 114,658 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$53,349,645

# Preferred Schematic Design | West Springfield

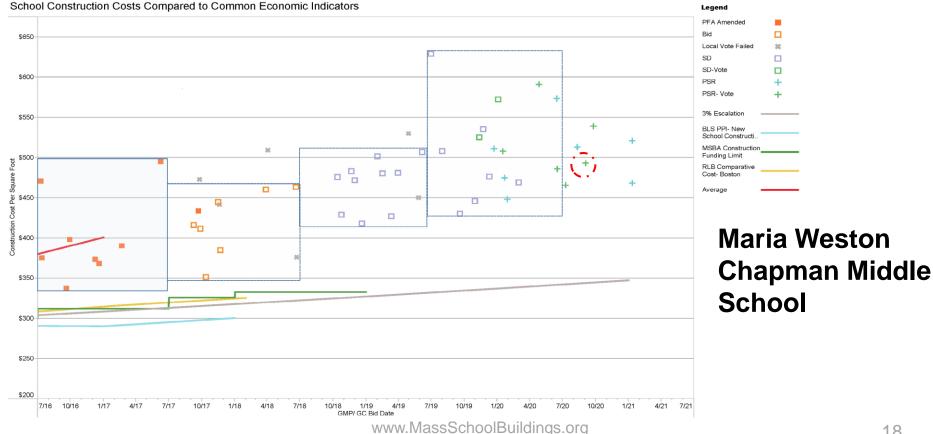


# Preferred Schematic Design | Weymouth

### Maria Weston Chapman Middle School

- Year Opened: 1961
- Current Grade Configuration: 7-8
- Agreed Upon Grade Configuration: District-wide 6-8
- Agreed Upon Enrollment: District-wide 1,470 students
- Proposed Scope of Project: Addition/Renovation
- Existing Square Footage: 233,230 GSF
- Proposed Square Footage: 259,193 GSF
- Estimated Total Construction Cost of Preferred Schematic: \$127,760,729

# Preferred Schematic Design | Weymouth





### Project Scope and Budget | Vote

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Framingham	Fuller Middle School	New	\$98,276,878	\$37,997,085
Shrewsbury	Beal Early Childhood Center	New	\$92,809,274	\$33,222,716
		Total	\$191,086,152	\$71,219,801

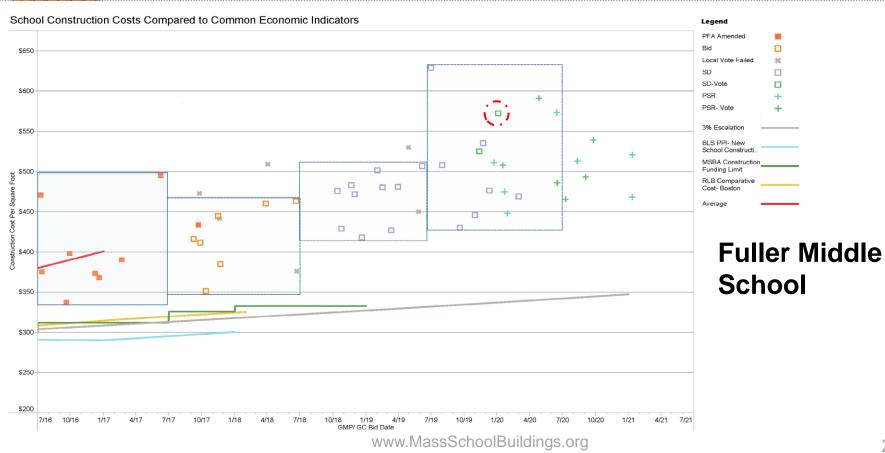
# Project Scope and Budget | Framingham

### **Fuller Middle School**

- Year Opened: 1958
- Current Grade Configuration: 6-8
- Agreed Upon Grade Configuration: 6-8
- Agreed Upon Enrollment: 630 students
- Scope of Project: New Construction on existing site
- Existing Square Footage: 196,000 GSF
- Proposed Square Footage: 136,790 GSF
- District Total Project Budget: \$98,276,878
- Estimated Basis Total Facilities Grant: \$60,999,748
- Reimbursement Rate\*: 62.31%
- Estimated Maximum Total Facilities Grant: \$37,997,085

Subject to the approval of the Office of the Inspector General for the District's use of the Construction Manager at Risk construction delivery method for the Proposed Project and that the District actually uses that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District's intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District's reimbursement rate, accordingly.

## Project Scope and Budget | Framingham



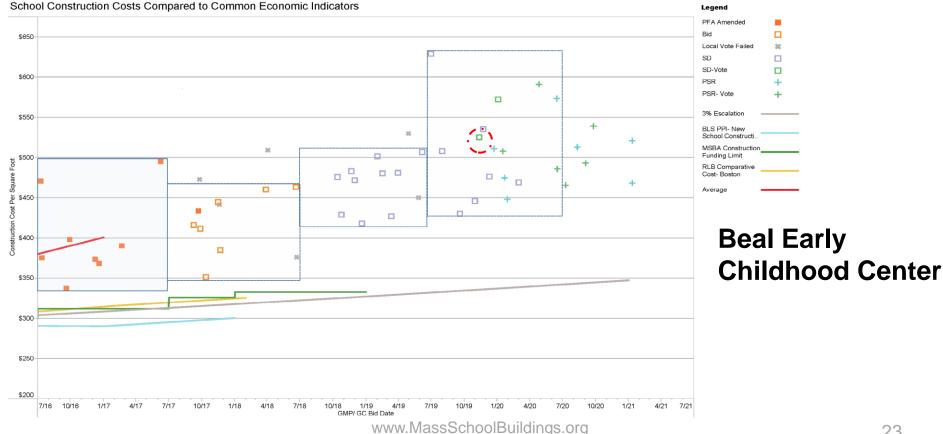
# Project Scope and Budget | Shrewsbury

### **Beal Early Childhood Center**

- Year Opened: 1922
- Current Grade Configuration: K-1
- Agreed Upon Grade Configuration: K-4
- Agreed Upon Enrollment: 790 students
- Scope of Project: New Construction on the Glavin Center site
- Existing Square Footage: 32,100 GSF
- Proposed Square Footage: 141,600 GSF
- District Total Project Budget: \$92,809,274
- Estimated Basis Total Facilities Grant: \$60,571,889
- Reimbursement Rate\*: 54.86%
- Estimated Maximum Total Facilities Grant: \$33,222,716

<sup>\*</sup> Subject to the District's actual use of that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District's intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District's reimbursement rate, accordingly.

## Project Scope and Budget | Shrewsbury





# Audit Update

#### Audit Status Report

 Approval of Final Audits with no appeals, Capital Pipeline Program MSBA grants | Vote



Former Program	Today's Vote		
Completed Projects		Projects Currently Submitting for Reimbursement	Estimated Costs Remaining
788		0	
3*		2*	
\$15.7 billion of co submitted and audited		<b>\$21.3</b> million of costs submitted and audited	Approx. <b>\$0</b> of costs <i>to be</i> <i>submitted**</i>

\* Grant Conversion

\*\*Estimated based on Total Project Budgets from executed funding and submitted costs as of October 22, 2018.



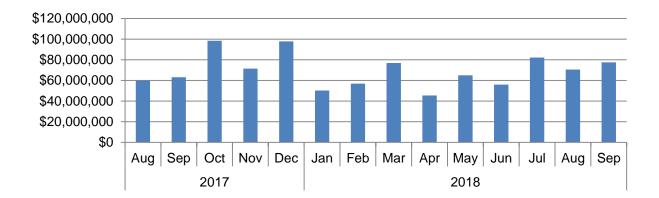
Capital Pipeline Program Completed Projects	Today's Vote	Projects Currently Have Executed FSA and PFA	Estimated Costs Remaining
458	14	230	
\$5.23 billion of cos submitted and audited	sts	<b>\$2.8</b> billion of costs submitted and audited	Approx. <b>\$ 2.86</b> billion of costs to be submitted*

\*Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of October 22, 2018.

### Capital Pipeline Program | Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$70.7 million
- Total 12 Month Audited Costs = \$849 million

#### Capital Pipeline Program Monthly Audited Project Costs





# Audit Update

- Audit Status Report
- Approval of Final Audits with no appeals, Capital Pipeline Program MSBA grants | Vote

Capital Pipeline Program | Closeout Audits

### Today's Vote: October 31, 2018 Approval of Final Audits

	MSBA ID	District Name	School Name	Project Scope	MSBA CX	Reimb. Rate	Total Project Budget	Final Costs Submitted		Authorized Grant for Cap Reconciliation	Final Total Facilities Grant	Grant Reconciliation FY	Additional Savings in Final Audit Grant for Cap Reconciliation
1	200800170305	Town of Auburn	Auburn Middle School	New Construction	х	58.61%	\$41,654,123	\$40,247,186	\$33,333,009	\$20,767,312	\$19,536,477	FY 13	\$1,230,835
2	201600500012	Town of Canton	Lieutenant Peter M Hansen Elementary School	Roof	x	44.48%	\$1,603,838	\$1,476,081	\$1,366,494	\$764,641	\$607,817	ARP FY 17*	\$156,824
3	201401750007	Medfield Public Schools	Ralph Wheelock Elementary School	Boiler	х	39.84%	\$551,905	\$479,388	\$401,184	\$187,565	\$159,832	ARP FY 15	\$27,733
4	201107129999	Monomoy Regional School District	Monomoy Regional High School	New Construction - Model School	x	51.53%	\$59,451,080	\$58,943,950	\$53,343,649	\$29,696,270	\$27,487,982	FY 13	\$2,208,288
5	200802080005	Town of Norfolk	Freeman-Kennedy Elementary School	New Construction	х	53.16%	\$34,977,760	\$33,552,795	\$28,096,934	\$17,277,050	\$14,936,330	FY 10	\$2,340,720
6	201402290016	City of Peabody	John E. McCarthy Elementary School	Roof, Windows / Doors	х	54.79%	\$4,829,568	\$4,440,418	\$4,287,738	\$2,646,120	\$2,349,252	ARP FY 15	\$296,868
7	201402440018	Town of Randolph	John F Kennedy Elementary School	Windows / Doors	х	74.74%	\$2,669,252	\$2,431,630	\$2,359,327	\$1,949,975	\$1,763,361	ARP FY 15	\$186,614
8	201402440505	Town of Randolph	Randolph High School	Windows / Doors	х	74.74%	\$3,090,509	\$2,904,363	\$2,810,813	\$3,810,286	\$2,100,802	ARP FY 15	\$1,709,484
9	201602660015	Sharon Public Schools	Heights Elementary School	Roof	х	44.68%	\$2,324,663	\$1,568,273	\$1,558,684	\$992,947	\$696,420	ARP FY 17*	\$296,527
10	201103220005G	West Boylston Public Schools	Major Edwards Elementary School	Windows / Doors	х	56.26%	\$352,833	\$262,933	\$246,481	\$183,154	\$138,670	GRP FY 12	\$44,484
11	201303480060	City of Worcester	Columbus Park Elementary School	Windows / Doors, Boiler	х	78.95%	\$2,467,367	\$2,792,319	\$1,868,134	\$1,582,037	\$1,474,892	ARP FY 14	\$107,145
12	201303480230	City of Worcester	Tatnuck Elementary School	Windows / Doors	х	78.95%	\$2,038,196	\$2,119,077	\$1,664,257	\$1,568,764	\$1,313,931	ARP FY 14	\$254,833
13	201303480225	City of Worcester	Arts Magnet Elementary School	Windows / Doors	х	78.95%	\$1,801,521	\$1,813,292	\$1,432,334	\$1,234,937	\$1,130,828	ARP FY 14	\$104,109
14	201303480420	City of Worcester	East Middle School	Boiler	Х	78.95%				\$2,158,240			\$857,464
						TOTAL	\$160,678,113	\$154,811,185	\$134,416,633	\$84,819,298	\$74,997,368		\$9,821,929

\*Please note that ARP Canton and ARP Sharon are FY17 projects, so they do not apply in the original FY08-FY16 grant reconciliation. WWW.MassSchoolBuildings.org



# **MSBA Updates**

#### Executive Director's Report

- Project Status Updates
  - Project Overview Report

# Project Visits and Local Votes

- Since the August 29 Board meeting, the MSBA has visited 21 projects.
- 3 Districts have voted affirmatively to appropriate full project funds or feasibility study funds as of October 26, 2018.

Proje	ct Visits	Local Votes		
Billerica Blue Hills Bourne Braintree Carver Chelsea Dedham Hanover Lexington Millis Minuteman	Mt. Greylock Narragansett Needham Newton North Middlesex Pittsfield Quincy Somerville Stoughton Triton	Feasibility Study Funds Wellesley	Full Project Funds Springfield Foxborough	



### Upcoming site visits anticipated in November and December:

Project Visits				
Billerica Chelsea Dedham Hanover Lexington Millis Minuteman Mt. Greylock	Narragansett Needham Newton Quincy Saugus Somerville Triton			

# **Project Milestone Ceremonies**

#### **Ribbon Cutting Ceremonies**

- o Carver Elementary School
- o Granby Elementary School
- Beverly Middle School
- o Clark Avenue Middle School
- Taconic High School





#### **Meetings with Districts**

 Meeting with Superintendent Hackett (Lexington)

#### **Other Meetings:**

- o MFAA Fall Meeting
- Story of a Building





# **MSBA Updates**

- Executive Director's Report
- Project Status Updates
  - Project Overview Report



Year	Number of Projects	Design Basis for Enrollment	Project Bliddet	
2018	11	8,973	\$1.12 billion	\$0.90 billion
2019	15	14,220	\$1.57 billion	\$1.27 billion
2020	2	3,940	\$555 million	\$460 million
Totals	28	27,133	\$3.25 billion	\$2.63 billion

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

### **Anticipated Bids in November and December:**

- November Saugus (CMR), Somerville (CMR), Cape Cod Regional Voc Tech (DBB)
- December Lexington (CMR)



### Construction Estimate vs. 2018 Bid Amount

- Of the 11 bids and/or executions of a GMP in 2018, seven have been reported to date.
- Seven reported bids came in within the estimated budget.

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Millis	Clyde F Brown ES	New	CMR	2/26/2018	\$42,691,393	\$41,340,039	-\$1,351,354	57.27%	-\$773,920
Triton	Pine Grove ES	Add/Reno	CMR	4/9/2018	\$30,392,649	\$30,392,649 \$30,392,649		50.46%	\$0
Blue Hills Voc	Blue Hills Reg Voc Tech	Add/Reno	CMR	5/31/2018	\$70,690,857	\$70,690,856	-\$1	55.89%	\$1
Newton	Cabot ES	Add/Reno	CMR	6/1/2018	\$36,815,776	\$36,526,038	-\$289,738	40.22%	-\$116,533
Minuteman VRSD	Minuteman RHS	New	CMR	6/18/2018	\$119,620,892	\$119,450,892	-\$170,000	44.75%	-\$76,075
Braintree	Braintree East MS	Add/Reno	CMR	6/27/2018	\$67,886,699	\$66,424,396	-\$1,462,303	57.98%	-\$847,843
Marlborough	Marlborough ES (Richer ES)	New	DBB	10/24/2018	\$47,831,946	\$40,032,000	-\$7,799,946	67.71%	-\$5,281,343
				Total	\$415,930,212	\$404,856,870	-\$11,073,342	-	-\$7,095,715

\*The construction estimate and bid amount include pre-construction services and alternatives.

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

# Construction Estimate vs. 2018 Bid Amount

#### **2017 Accelerated Repair Program**

- 8 of the 10 reported projects bid within the estimated budget
- 16 projects are anticipated to bid by the December Board of Directors meeting



# **Finance Update**

#### Sales Tax Collections | Update

- Grant Payments | Update
- FY19 Budget | Update



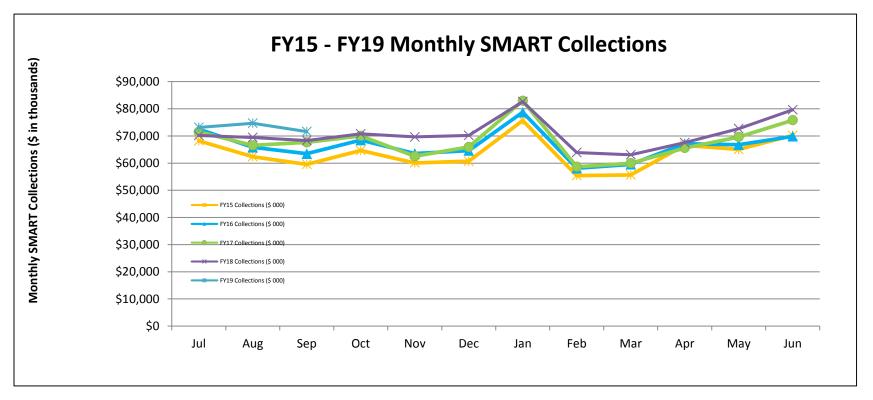
### FY19 SMART Collections Update

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun	YTD
FY16 (\$ 000)	72,473	65,832	63,453	68,475	63,558	64,618	78,727	58,102	59,541	67,146	66,751	69,856	798,531
FY17 (\$ 000)	71,513	66,555	67,659	70,041	62,532	65,937	82,948	58,672	59,943	65,555	69,626	75,810	816,790
FY18 (\$ 000)	70,162	69,429	68,315	70,763	69,656	70,206	82,641	63,910	63,067	67,530	72,669	79,632	847,979
Change (\$ 000)	(1,350)	2,875	656	723	7,123	4,268	(307)	5,238	3,125	1,975	3,043	3,822	31,190
% Change	-1.89%	4.32%	0.97%	1.03%	11.39%	6.47%	-0.37%	8.93%	5.21%	3.01%	4.37%	5.04%	3.82%
FY19 (\$ 000)	73,165	74,677	71,612										219,454
Change (\$ 000)	3,003	5,248	3,297										11,547
% Change	4.28%	7.56%	4.83%										5.55%

- FY 19 Consensus Revenue Estimate of \$858.9 million would represent growth of 1.29% over the FY 18 unaudited amount
- FY 19 collections through September 2018 are \$11.547 million (5.55%) higher than FY18 collections during the same period

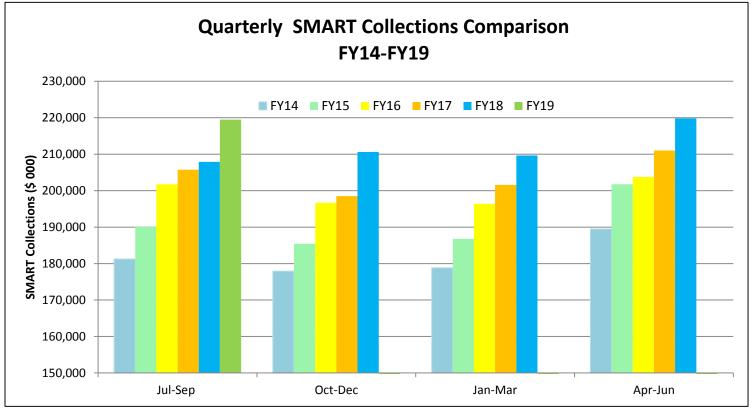


### FY 2019 SMART Collections Update



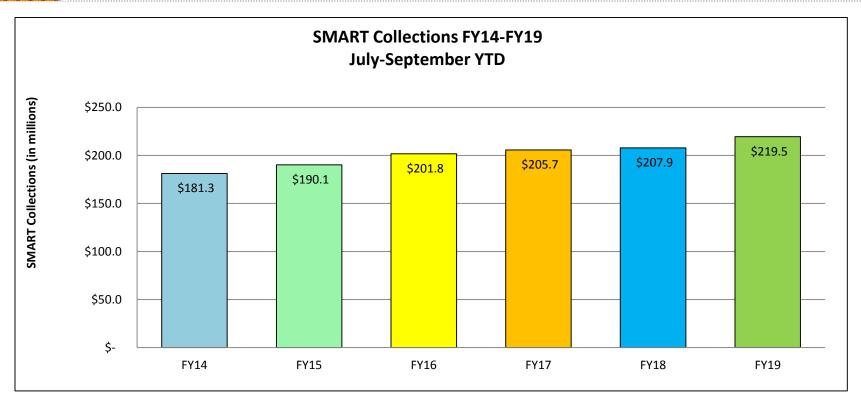


### **Quarterly SMART Collections**



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# **SMART Collections Year To Date**





# **Finance Update**

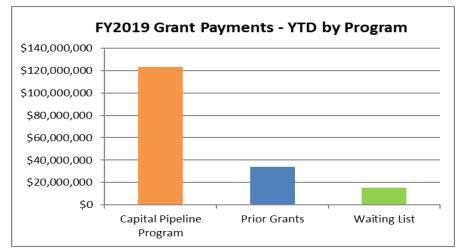
- Sales Tax Collections | Update
- Grant Payments | Update
- FY19 Budget | Update

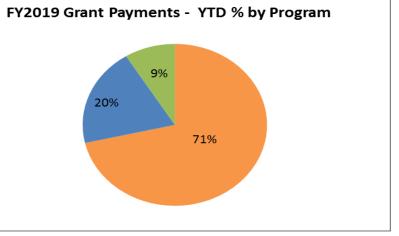
# Grant Payments | FY2019 YTD Update

#### FY2019 YTD Grant Payments Summary\*

				-
Program	<b>Grant Payments</b>	# Projects	# Districts	% of FY19 Payments
Capital Pipeline Program	\$ 123,439,540	100	80	71%
Prior Grants	\$ 33,809,510	40	33	20%
Waiting List	\$ 15,220,435	26	19	9%
Total	\$ 172,469,485	166	123	

\*Reflects grant payment data as of October 19, 2018.

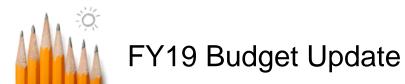






# **Finance Update**

- Sales Tax Collections | Update
- Grant Payments | Update
- FY19 Budget | Update



#### Administrative Operations and Grant Programs Budget - Attachment A

Expense Category	FY17 Expenditures 7/1-6/30	FY 18 Budget*	FY18 Expenditures 7/1-06/30	Variance to FY18 Budget	% FY18 Budget	FY 19 Budget	FY19 YTD Expenditures 7/1-10/04	Variance to FY19 Budget	
Administrative Expense Budget					[				
Salaries & Benefits <sup>[1]</sup>	5,937,029	7,426,770	6,566,944	(859,826)	88.4%	7,923,758	1,764,736	(6,159,021)	22.3%
General & Administrative Office Expenses <sup>[2]</sup>	317,332	383,001	378,950	(4,051)	98.9%	402,840	72,460	(330,380)	18.0%
Occupancy & Utilities <sup>[3]</sup>	1,117,289	1,160,707	1,133,911	(26,796)	97.7%	1,172,895	323,730	(849,165)	27.6%
Consulting & Professional Support Services <sup>[4]</sup>	181,293	227,500	137,105	(90,395)	60.3%	331,600	131,475	(200, 125)	39.6%
Information Technology <sup>[5]</sup>	203,235	267,480	132,275	(135,205)	49.5%	271,530	28,696	(242,834)	10.6%
Total Administrative Expense Budget <sup>[6]</sup>	7,756,178	9,465,458	8,349,184	(1,116,274)	88.2%	10,102,622	2,321,097	(7,781,525)	23.0%
Other Postemployment Benefits (OPEB) <sup>[7]</sup>	100,000	500,000	500,000	0	100.0%	100,000	0	(100,000)	0.0%
Capital Pipeline Professional Support Services & Issuance Related Costs									
Project Related Professional Support Services <sup>[8]</sup>	5,401,285	5,020,000	3,098,402	(1,921,598)	61.7%	4,950,000	499,222	(4,450,778)	10.1%
Cost of Issuance <sup>[9]</sup>	2,589,507	3,250,000	2,298,577	(951,423)	70.7%	1,000,000	399,171	(600,829)	39.9%
Total Capital Pipeline Program Professional Support Services	7,990,792	8,270,000	5,396,979	(2,873,021)	65.3%	5,950,000	898,392	(5,051,608)	15.1%
Arbitrage Rebate <sup>[10]</sup>	950,122	250,000	0	(250,000)	0.0%	1,000,000	0	(1,000,000)	0.0%
Grant Program									
Prior Grants <sup>[11]</sup>	202,188,971	171,154,798	131,154,798	(40,000,000)	76.6%	139,087,058	33,809,510	(105,277,548)	24.3%
Waiting List <sup>[12]</sup>	21,435,992	26,185,431	17,134,055	(9,051,376)	65.4%	17,912,702	13,986,706	(3,925,996)	78.1%
Capital Pipeline Program Grants <sup>[13]</sup>	388,740,197	506,126,869	409,022,154	(97,104,715)	80.8%	500,074,771	103,750,941	(396,323,830)	20.7%
Total Grant Program	612,365,160	703,467,098	557,311,007	(146,156,091)	79.2%	657,074,531	151,547,157	(505,527,374)	23.1%
Loan Program Disbursements <sup>[14]</sup>	0	10,000,000	0	(10,000,000)	0.0%	10,000,000	0	(10,000,000)	0.0%
Grand Total - Operating Budget	629,162,252	731,952,556	571,557,170	(160,395,386)	78.1%	684,227,153	154,766,647	(529,460,506)	22.6%



#### Capital Pipeline Professional Support Services Detail

#### **Capital Pipeline Professional Support Services - Attachment B**

	FY17 Expenditures 7/1-6/30	FY 18 Budget	FY18 Expenditures 7/1-06/30	% FY18 Budget	FY 19 Budget	FY19 YTD Expenditures 7/1-10/04	Variance to FY19 Budget	% FY19 Budget
Commissioning Consultants <sup>[1]</sup>	2,614,790	3,400,000	2,631,113	77.4%	3,200,000	392,202	(2,807,798)	12.3%
Project Management Services <sup>[2]</sup>	492,938	130,000	39,815	30.6%	0	0	0	n/a
Architectural Services <sup>[3]</sup>	483,525	840,000	341,775	40.7%	650,000	107,020	(542,980)	16.5%
Capital Program Information Systems <sup>[4]</sup>	0	200,000	0	0.0%	500,000	0	(500,000)	0.0%
School Survey <sup>[5]</sup>	1,810,032	100,000	85,699	85.7%	100,000	0	(100,000)	0.0%
Other - Post Occupancy Survey <sup>[6]</sup>	0	350,000	0	0.0%	500,000	0	(500,000)	0.0%
Legal <sup>[7]</sup>	0	0	0	n/a	0	0	0	n/a
Capital Program Support Services	5,401,285	5,020,000	3,098,402	61.7%	4,950,000	499,222	(4,450,778)	10.1%



### Fiscal Year 2019 Expenditure Charts

