

**Massachusetts School Building Authority  
Board Meeting Minutes of April 10, 2019**

A meeting of the Massachusetts School Building Authority (the “Authority” or “MSBA”) was held on April 10, 2019 at 40 Broad Street, Boston, Massachusetts.

**Members Present:** Deborah Goldberg, State Treasurer and Chairman; Anne Brockelman, appointed member; Sean Cronin, Designee of the Secretary of Administration and Finance; Matt Deninger, Designee of the Commissioner of Education; Sheila Vanderhoef, appointed member; and Terry Kwan, appointed member.

**Others Present:** James MacDonald, Chief Executive Officer; Christine Nolan; Mary Pichetti; John Jumpe; Katie DeCristofaro; Mike McGurl; Karl Brown; Christy Murray; Laura Guadagno; Tamia Buckingham; Gianpiero Tirella; Julie Leonard; Brian Kelley; Colleen Smith; Mike Bergquist; Siobhan Tolman; Matt Donovan; Maria Puopolo; Sarah Andrews; 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.

**Call to Order**

The Acting Chairman James MacDonald called the meeting to order at 10:00 a.m. and asked if anyone was recording the meeting. A reporter from the Lowell Sun announced that they were recording the meeting.

Then, the Acting Chairman provided an update on Executive Director Jack McCarthy. He commented that Mr. McCarthy is doing well and looks forward to returning to work soon.

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: invite three districts into feasibility study; authorize the MSBA to enter into Project Funding Agreements for six Accelerated Repair projects in five districts with a combined Estimated Maximum Total Facilities Grant of approximately \$8.2 million; authorize four proposed projects to proceed into Preferred Schematic Design, with an estimated \$242 million in total construction costs; and invite five districts to enter into a Project Scope and Budget Agreement with a combined Estimated Maximum Total Facilities Grant of approximately \$434 million. The Board will also be voting to approve six final audits from five districts with a combined Final Total Facilities Grant amount of \$49,079,115. Finally, the Board will be voting on the MSBA’s Authorization of 2019 Dedicated Sales Tax Bonds.

**Acceptance of the February 13, 2019 Minutes**

The Acting Chairman asked for a motion to accept the minutes of the February 13, 2019 Board Meeting. A motion was made by Ms. Kwan and seconded by Mr. Deninger.

Ms. Kwan commented that she would like to amend the minutes by changing the word “will” to “may” in the second paragraph on page 16 regarding the Science/Technology/Engineering Area Guidelines. The sentence should read, “Students in grades 3-6 may receive a Science/Technology/Engineering room, whether they are in elementary school or middle school.”

**Approval of the Minutes of the February 13, 2019 Board Meeting**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the February 13, 2019 Board meeting as revised.

*VOTE: There being no further questions or comments, the Board approved the Motion to approve the Minutes of the February 13, 2019 Board Meeting as amended by majority – 6 in favor, 0 abstaining.*

**Invitation to Feasibility Study**

MSBA Capital Program Manager Katie DeCristofaro explained that staff are recommending that the Board vote to invite the following districts to collaborate with the MSBA to conduct a Feasibility Study: the City of Boston for the William E. Carter School, the Northeast Metropolitan Regional Vocational School District for the Northeast Metropolitan Regional Vocational Technical High School, and the Town of Randolph for the Elizabeth G. Lyons Elementary School. She explained that these districts have completed the necessary prerequisites and she provided a brief summary of the enrollment options for the districts.

The Acting 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 in Exhibit A, for each of the schools listed in Exhibit A 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 in Exhibit A.

Mr. Deninger commented that the Department of Elementary and Secondary Education has been having ongoing discussions with the Northeast Metropolitan Regional Vocational School District regarding Chapter 74 programs.

Ms. Kwan commented that districts need to have a well-thought-out and thorough educational plan that is created by the educators and not the consultants. She noted that the plan should include professional development for staff for the future. She commented that she is happy to see that the City of Boston has been invited into the pipeline, noting that we need to work together for the Build Boston Public Schools plan.

The Acting Chairman commented that State Representative Jon Santiago sent a letter offering his support for the project at the William E. Carter School in Boston.

*The April 10, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors on May 31, 2019.*

Boston Interim Superintendent Laura Perille thanked Chief Executive Officer James MacDonald, the Board, and MSBA staff for their support. She offered her best wishes for Executive Director Jack McCarthy's recovery. She commented that on behalf of the Mayor and the City she wanted to thank the MSBA for their collaboration. She noted that she is grateful to move forward in the process and excited for this opportunity for the City.

Principal of the William E. Carter School Mark O'Connor thanked Treasurer Goldberg and the MSBA for this opportunity, adding that this is an exciting day for the school. He commented that the community is grateful for the opportunity, support, and collaboration. He thanked the Board for its consideration.

Deborah Goldberg, State Treasurer and Chairman, arrived and presided over the remainder of the meeting.

The Chairman commented that the William E. Carter School is a unique school and has fabulous teachers and administrators.

Northeast Metropolitan Regional Vocational School District Superintendent Dave DiBarri thanked the Chairman and Board for this opportunity. He commented that this is a great opportunity to expand vocational education not only in the District but in the state. He thanked Matt Donovan, Jack McCarthy, Diane Sullivan, and Brittany Gomes for all of their support and help throughout the process.

The Chairman commented that State Representative William Driscoll sent a letter offering his support for the project at the Elizabeth G. Lyons School in Randolph.

Randolph Superintendent Thea Stovell thanked the Board and MSBA staff. She commented that the Town is very excited for this opportunity for the children and staff at the Elizabeth G. Lyons School. She noted that the MSBA has a great staff that have been supportive and collaborative throughout the process.

There was a brief discussion about the enrollment process for the Northeast Metropolitan Regional Vocational School District.

***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 – 6 in favor, 0 abstaining.*

### **Accelerated Repair Program Project Funding Agreement Authorization**

MSBA Senior Project Manager Mike McGurl explained that MSBA staff have received a Schematic Design submission from five districts for Accelerated Repair projects at six schools. The proposed projects combined include two roof replacements, one window and door replacement, and three boiler replacements. MSBA staff have reviewed the existing conditions analysis and proposed schedule provided by each district and have discussed the scope and budget with the districts and their consultants. The districts have provided a combined Total Project Budget of \$15,877,382, which includes a total combined construction estimate of \$12,622,893. The combined Estimated Maximum Total Facilities Grant for these six projects is \$8,216,511. Including potentially eligible project contingencies, the combined Maximum Facilities Grant is \$8,584,081.

Next, Mr. McGurl explained that, if approved, the F.A. Day Middle School project will be added to the existing Project Funding Agreement for the Bigelow Middle School in Newton, which received Project Funding Agreement authorization at the February 13, 2019 Board of Directors meeting. The two boiler replacement projects received invitations to the Accelerated Repair Program at the June 27, 2018 Board of Directors Meeting.

Additionally, the City of Springfield received Project Funding Agreement authorization at the February 13, 2019 Board of Directors meeting for a partial roof replacement project at the Milton Bradley School. The Milton Bradley School and the Springfield High School of Science and Technology received invitations to the Accelerated Repair Program at the June 27, 2018 Board of Directors Meeting. If approved, the Springfield High School of Science and Technology will be added to the Milton Bradley School Project Funding Agreement.

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

**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:

| <b>District</b> | <b>School</b>                                     | <b>Scope</b>  | <b>Total Project Budget</b> | <b>Estimated Maximum Total Facilities Grant</b> | <b>Maximum Total Facilities Grant</b> |
|-----------------|---|---------------|-----------------------------|---|---------------------------------------|
| Bourne          | Bourne High School                                | Roof          | \$2,111,209                 | \$687,508                                       | \$715,893                             |
| East Longmeadow | Meadow Brook Elementary School                    | Roof          | \$3,188,859                 | \$1,285,400                                     | \$1,338,736                           |
| Newton          | F.A. Day Middle School                            | Boiler        | \$1,160,066                 | \$346,762                                       | \$360,753                             |
| Springfield     | Springfield High School of Science and Technology | Boiler        | \$5,217,083                 | \$2,848,901                                     | \$2,983,417                           |
| Ware            | Stanley M. Koziol Elementary School               | Boiler        | \$917,042                   | \$640,554                                       | \$662,713                             |
|                 | Ware Middle School                                | Windows/Doors | \$3,283,123                 | \$2,407,386                                     | \$2,522,569                           |
| <b>Totals</b>   |   |               | <b>\$15,877,382</b>         | <b>\$8,216,511</b>                              | <b>\$8,584,081</b>                    |

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East Longmeadow Superintendent Gordon Smith thanked the Board and MSBA. He commented that he is excited for a new Accelerated Repair project and appreciates the partnership with the MSBA.

The Chairman commented that State Representative Todd Smola sent a letter offering his support for the projects at the Stanley M. Koziol Elementary School and the Ware Middle School in Ware.

**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 – 6 in favor, 0 abstaining.*

### **Recommendation for Preferred Schematic**

The MSBA's Director of Project Management, John Jumpe, explained that the Board is being asked to approve the preferred schematic designs for the South Middle School located in the Town of Braintree, the George H. Mitchell Elementary School located in the Bridgewater-Raynham Regional School District, the Raymond E. Shaw Elementary School located in the Town of Millbury, and the Jefferson Elementary School located in the Town of Rockland.

The Town of Braintree is proposing to replace the existing South Middle School with a new grades 5-8 facility on the existing site. This proposed project will serve an agreed upon enrollment of 800 students that will serve grades 5-8. The proposed project has an estimated construction cost of \$69,181,408.

The Chairman then asked for a motion, and the following motion was made by Mr. Deninger 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 to replace the existing South Middle School with a new grades 5-8 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.

Ms. Kwan commented that typically the Board does not recommend courtyards. She noted the importance of the district having an appropriate maintenance plan and an educational plan for the courtyard.

Mr. Deninger commented that there was a discussion at the Facilities Assessment Subcommittee meeting about the plans for the existing school. He noted that he would like to be kept updated regarding the plans.

Braintree Mayor Joseph Sullivan thanked the Board and the MSBA. He commented that the project is very important for the realignment of the Town of Braintree. He commented that he appreciates the MSBA staff as they have been phenomenal and have worked very closely with the District on this

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project. He noted that the existing building will be in operation during the construction of the new building, adding the District will continue to discuss the plans for the building after construction.

Braintree Superintendent Dr. Frank Hackett thanked the Board and MSBA staff. He commented that he appreciates the 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 – 6 in favor, 0 abstaining.*

The Bridgewater-Raynham Regional School District is proposing to replace the existing George H. Mitchell Elementary School with a new facility on the existing site. This proposed project will serve an agreed upon enrollment of 740 students in grades K-2. The proposed project has an estimated construction cost of \$65,962,536.

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

**Vote on Moving the Bridgewater-Raynham 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 Bridgewater-Raynham Regional School District with, in concept, the development of schematic designs to replace the existing George H. Mitchell Elementary School with a new 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.

Mr. Cronin commented on the agreed upon enrollment and asked if the District has a declining enrollment.

Mr. Jumpe explained that the District plans to eliminate one grade from the new building and move the grade to another building in the District.

Bridgewater Town Manager Michael Dutton thanked the Board and MSBA staff. He commented that he appreciates the support of the MSBA staff.

Bridgewater-Raynham Regional School District Superintendent Derek Swenson commented that he is excited for the consideration from the Board. He noted that he looks forward to continuing the partnership with the MSBA. He thanked the Bridgewater-Raynham School Committee and the consultant team.

***VOTE:** There being no further questions or comments, the Board approved the Motion to move the Bridgewater-Raynham Regional School District to Schematic Design by majority – 6 in favor, 0 abstaining.*

The Town of Millbury is proposing to replace the existing Raymond E. Shaw Elementary School with a new grades 3-6 facility on the existing site. This proposed project will serve an agreed upon

enrollment of 550 students serving grades 3-6. The proposed project has an estimated construction cost of \$44,300,000.

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

**Vote on Moving the Town of Millbury 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 Millbury with, in concept, the development of schematic designs to replace the existing Raymond E. Shaw Elementary School with a new grades 3-6 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.

The Chairman commented that State Representative Paul Frost sent a letter offering his support for the project at the Raymond E. Shaw Elementary School in Millbury.

Millbury Superintendent Greg Myers thanked the Board on behalf of the community for the opportunity to partner with the MSBA to address the needs of the Town of Millbury. He thanked the MSBA staff for their guidance and support and noted that he looks forward to the next step in the process.

**VOTE:** *There being no further questions or comments, the Board approved the Motion to move the Town of Millbury to Schematic Design by majority – 6 in favor, 0 abstaining.*

The Town of Rockland is proposing to replace the existing Jefferson Elementary School and the existing Memorial Park Elementary School with a new district-wide grades 1-4 facility on the site of the existing Memorial Park Elementary School, contingent on the District gaining full ownership, control, and exclusive use of the proposed site. This proposed project will serve an agreed upon enrollment of 760 students serving grades 1-4. The proposed project has an estimated construction cost of \$62,614,341.

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

**Vote on Moving the Town of Rockland 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 Rockland with, in concept, the development of schematic designs to replace the existing Jefferson Elementary School and the existing Memorial Park Elementary School with a new district-wide grades 1-4 facility on the site of the existing Memorial Park Elementary School, contingent upon the District gaining full ownership, control, and exclusive use of the proposed 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.

Rockland Superintendent Dr. Alan Cron thanked the Board and MSBA. He noted that the MSBA is important for promoting equity and education in the state, adding that the MSBA should be a model for other states. He commented that he appreciates the creativity of the Board.

State Representative David DeCoste, who represents Rockland, thanked the Board and MSBA staff for their support.

***VOTE:*** *There being no further questions or comments, the Board approved the Motion to move the Town of Rockland to Schematic Design by majority – 6 in favor, 0 abstaining.*

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

MSBA Design Director, Karl Brown, 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 a project at the Arlington High School located in the Town of Arlington. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is to replace the existing facility with a new Arlington High School on the existing site.

The District submitted a total project budget of \$290,851,820. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$167,950,192, and the proposed Estimated Maximum Total Facilities Grant would be \$83,472,651 with the District's 49.72% reimbursement rate.

The Chairman then asked for a motion, and the following motion was made by Ms. Vanderhoef 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 Town of Arlington**

**VOTED:** That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing facility with a new Arlington High School on the existing site, 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 Town of Arlington, in such forms as he may determine to be acceptable, for the Arlington High School project at a reimbursement rate of forty-nine and seventy-two hundredths percent (49.72%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$83,472,651, 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 \$86,019,645, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible



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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.

Ms. Brockelman noted that she would like to abstain from voting for the projects at the Arlington High School in the Town of Arlington, the Wahconah Regional High School in the Central Berkshire Regional School District, and the Lowell High School in the City of Lowell. She explained that her firm, Perry Dean Rogers Partners Architects, is currently working with Skanska on other unrelated projects.

The Chairman commented that State Senator Cindy Friedman and State Representative Dave Rogers both sent letters offering their support for the project at the Arlington High School.

Arlington High School Building Committee Chairman Jeff Thielman thanked the Board and MSBA. He commented that working with the MSBA staff has been great and he is very excited about the project.

Arlington Superintendent Dr. Kathleen Bodie thanked the Board and MSBA staff. She commented that she is thankful for the compliments the Town has received throughout the process regarding the educational plan and noted that she is excited to be in front of the Board today.

There was a brief discussion among Board members regarding the tax impact this project will have on the average single-family home.

**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 Town of Arlington by majority – 5 in favor, 1 abstaining.*

MSBA Design Director, Karl Brown, 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 a project at the Wahconah Regional High School located in the Central Berkshire Regional School District. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is to replace the existing facility with a new Wahconah Regional High School on the existing site.

The District submitted a total project budget of \$72,721,109. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$51,383,073, and the proposed Estimated Maximum Total Facilities Grant would be \$30,540,668 with the District's 59.44% reimbursement rate.

The Chairman then asked for a motion, and the following motion was made by Mr. Deninger 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 Central Berkshire Regional School District**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing facility with a new Wahconah Regional High School on the existing site, 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 Central Berkshire Regional School District, in such forms as he may determine to be acceptable, for the Wahconah Regional High School project at a reimbursement rate of fifty-nine and forty-four hundredths percent (59.44%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$30,540,668, 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 \$31,311,527, 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.

Wahconah Regional High School Principal Aaron Robb thanked the Board and MSBA and commented that the community is grateful for the partnership with the MSBA. He noted that the Superintendent sends her regards as she was unable to attend the meeting today. He then thanked the MSBA staff, the OPM, and Designer for all their efforts.

Ms. Kwan commented that the Central Berkshire Regional School District represents a good example of regionalization. She noted that the Board tries to encourage regionalization, especially for smaller towns within the state. She congratulated the District.

***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 Central Berkshire Regional School District by majority – 5 in favor, 1 abstaining.*

MSBA Design Director, Karl Brown, 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 a project at the Lowell High School located in the City of Lowell. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is for an addition and renovation project at the Lowell High School, contingent on the City obtaining full ownership, control, and exclusive use of the site.

The District submitted a total project budget of \$343,399,220. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$262,540,595, and the proposed Estimated Maximum Total Facilities Grant would be \$210,023,036 with the District's 80.00% reimbursement rate.

The Chairman then asked for a motion, and the following motion was made by Mr. Deninger 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 Lowell**

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 Lowell High School, contingent upon the City obtaining full ownership, control, and exclusive use of the site, 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 Lowell, in such forms as he may determine to be acceptable, for the Lowell High School project at a reimbursement rate of eighty percent (80.00%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$210,023,036, 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 \$215,992,406, 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.

State Senator Edward Kennedy, who represents Lowell, thanked the Board and MSBA for their support and patience over the past two years. He commented that the support in the City for the project is strong. He noted that he looks forward to a favorable vote today from the Board.

Lowell Mayor William Samaras thanked the Board and MSBA for their support for the project. He commented that this project will allow the high school to offer the students the programs they need and teachers the tools they need to educate the students. He thanked the MSBA staff for all of their help.

Lowell City Manager Eileen Donoghue thanked the Board and MSBA on behalf of the City. She commented that this project is a transformative project for the City. She thanked the MSBA staff, commenting that they have been tremendously helpful.

Mr. Cronin stepped out of the room.

***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 Lowell by majority – 4 in favor, 1 abstaining.*

MSBA Design Director, Karl Brown, 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 a project at the Pentucket Regional High School located in the Pentucket Regional School District. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is to replace the existing Pentucket Regional High School and the existing Pentucket Regional Middle School with a new District-wide grades 7-12 middle/high school on the existing site.

The District submitted a total project budget of \$146,332,328. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$92,157,587, and the proposed Estimated Maximum Total Facilities Grant would be \$52,752,304 with the District's 57.63% reimbursement rate.

The Chairman then asked for a motion, and the following motion was made by Mr. Deninger 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 Pentucket Regional School District**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to replace the existing Pentucket Regional High School and the existing Pentucket Regional Middle School with a new District-wide grades 7-12 middle/high school on the existing site, 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 Pentucket Regional School District, in such forms as he may determine to be acceptable, for the Pentucket Regional High School project at a reimbursement rate of fifty-seven and sixty-three hundredths percent (57.63%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$52,752,304, 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 \$54,118,605, 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.

Mr. Cronin returned to the meeting.

State Representative Lenny Mirra, who represents communities in the Pentucket Regional School District, thanked the Board and MSBA staff. He commented that he looks forward to a positive vote today and a positive vote at the Town Meetings.

State Senator Diana DiZoglio, who represents communities in the Pentucket Regional School District, thanked the Board and MSBA staff for their tremendous work and effort.

Pentucket Regional School District Superintendent Justin Bartholomew thanked the Board and MSBA. He noted that the MSBA process is fabulous and the staff was very helpful. He commented that he looks forward to continuing the partnership with the MSBA and thanked the Board for this opportunity.

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***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 Pentucket Regional School District by majority – 6 in favor, 0 abstaining.*

MSBA Design Director, Karl Brown, 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 a project at the Maria Weston Chapman Middle School located in the Town of Weymouth. He presented a PowerPoint and provided a brief summary of the proposed project. He explained that the proposed project is for an addition and renovation project at the existing Maria Weston Chapman Middle School for grades 6-8.

The District submitted a total project budget of \$164,235,130. As shown in the PowerPoint presentation, the basis of the MSBA grant would be \$93,829,663, and the proposed Estimated Maximum Total Facilities Grant would be \$57,266,151 with the District's 61.08% reimbursement rate.

The Chairman then asked for a motion, and the following motion was made by Mr. Deninger 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 Town of Weymouth**

**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 existing Maria Weston Chapman Middle School for grades 6-8, as further described in the materials presented to the Board and attached hereto, and subject to the participation limits set forth therein, 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 Town of Weymouth, in such forms as he may determine to be acceptable, for the Maria Weston Chapman Middle School project at a reimbursement rate of sixty-one and eight hundredths percent (61.08%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$57,266,151, 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 \$60,602,283, 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.

Weymouth Superintendent Dr. Jennifer Curtis-Whipple thanked the Board, MSBA staff, and the Town's consultants for their support.

Chair of the School Committee Lisa Belmarsh thanked the Board and MSBA staff, commenting that she is enthusiastic to be moving forward in the MSBA's process. She thanked the MSBA for all their support and assistance and noted that the school will transform the Town.

Ms. Brockelman commented that she reviewed the landscape design that was not complete at the Facilities Assessment Subcommittee Meeting. She noted that she was happy to see a lot of learning opportunity with the design, adding that this design could be a great model for other districts going forward.

***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 Town of Weymouth by majority – 6 in favor, 0 abstaining.*

## **Audit**

Tamia Buckingham, MSBA Director of Audit, began her audit update by explaining that the MSBA has completed final audits for 788 Former Waiting List Program projects plus the two remaining grant conversion projects that are being presented for final approval to the Board today, all together representing approximately \$15.7 billion in submitted and audited costs.

The Director of Audit then explained that the MSBA has completed final audits for 486 Capital Pipeline Program projects plus four projects that are being presented for final approval to the Board today, all together representing approximately \$5.42 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$2.97 billion in submitted costs for the 231 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 \$3.2 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$74.9 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$898.6 million.

### **Approval of Audits, Waiting List**

The Director of Audit explained that the Board is being asked to approve the two final Grant Conversion Program audits listed on Exhibit B. She explained that the total grant amount for the projects is \$17,025,570.

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

### **Approval of Audit Costs for Waiting List Projects**

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

*The April 10, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors on May 31, 2019.*

***VOTE:** There being no additional questions or comments, the Board approved the Motion by majority – 6 in favor, 0 abstaining.*

### **Approval of Audits, New Program**

The Director of Audit explained that the Board is being asked to approve four Capital Pipeline Program audits listed on Exhibit C. She explained that the total combined grant amount for these four projects is \$32,053,545.

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

### **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.

***VOTE:** There being no additional questions or comments, the Board approved the Motion by majority – 6 in favor, 0 abstaining.*

## **MSBA Updates**

### **Project Overview Report**

MSBA Director of Capital Planning, Mary Pichetti, provided an update on the project in the Dennis-Yarmouth Regional School District. She explained that the Board authorized the execution of a Project Scope and Budget Agreement for the Mattacheese Middle School at the December 12, 2018 Board of Directors Meeting. The District is seeking an additional 80 days beyond the 120-day deadline to finalize its Regional Agreement and to resolve pending litigation within the District.

Next, the Director of Capital Planning explained that the deadline for submitting Accelerated Repair Program SOIs closed on Friday, February 15, 2019. The MSBA received 83 Accelerated Repair Program SOIs. MSBA staff plan to visit 47 schools in 31 districts.

Then, the Director of Capital Planning explained that MSBA staff have added a section to the Project Overview Report to report on the status of the districts that are currently in the Closeout Phase. There are 74 projects in the Closeout Phase including 50 Accelerated Repair Projects, 22 Core Program Projects, and two Waiting List Projects.

MSBA Senior Project Manager Mike McGurl presented a PowerPoint, including a summary of bid data. He summarized available data for anticipated Sub-Bids in April, May, and June and anticipated DBB Bids or GMP Executions in April, May, and June.

MSBA Project Manager Christy Murray presented a PowerPoint with interactive maps with data for anticipated bids for the 2019 and 2020 calendar years, including the total construction budgets.

Mr. MacDonald commented that the new interactive maps are just another example of the analytics that MSBA does internally, adding that gathering the data and making it available for the Board is a remarkable feat. He congratulated Ms. Pichetti and her team.

Ms. Kwan commented that she appreciates all of the hard work of the staff. She noted that the staff does a tremendous job with providing the available data but could benefit from some increased technical resources.

MSBA Senior Project Manager Mike McGurl presented a PowerPoint, including a summary of bid results. He summarized available data for anticipated bids for the 2019 and 2020 calendar years noting that this information is preliminary. He reported that 24 Core Program projects have or will receive a bid in 2019 and four of the reported bids came in within the estimated budget. As part of his presentation, Mr. McGurl presented a chart on bid data for the projects in the MSBA Capital Pipeline. He then provided bid data for the MSBA's Accelerated Repair Program. He explained that for the 2017 Accelerated Repair Program, 18 of the 22 reported projects bid within the estimated budget. Twelve projects are anticipated to bid by the June Board of Directors meeting.

## **Finance**

MSBA Chief Financial Officer, Laura Guadagno spoke about the plans to authorize the Dedicated Sales Tax Bonds in July.

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

### **Authorization of 2019 Dedicated Sales Tax Bonds Authorization to Provide for the Issuance by the Authority of One or More Series of Dedicated Sales Tax Bonds**

VOTED: To authorize the Executive Director to provide for (i) the issuance by the Authority of one or more series of Dedicated Sales Tax Bonds (the "Bonds") pursuant to Section 206 of the Trust Agreement dated as of August 1, 2005 (as amended, supplemented and restated, the "Trust Agreement") between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee") in an aggregate principal amount not to exceed \$500,000,000, that may be issued as either senior or subordinate lien bonds and (ii) the issuance by the Authority of one or more series of Dedicated Sales Tax Refunding Bonds (the "Refunding Bonds") pursuant to Section 207 of the Trust Agreement in an aggregate principal amount not to exceed \$250,000,000 that may be issued as either senior or subordinate lien bonds for the purpose of refunding prior bonds issued by the Authority, as determined by the Executive Director and providing for costs of issuance of the Refunding Bonds, and in furtherance thereof the Executive Director, with respect to the Bonds and the Refunding Bonds, is hereby delegated all powers of the Authority under Section 3B of Chapter 70B of the Massachusetts General Laws.

VOTED: To authorize the Executive Director and such other officers of the Authority as the Executive Director may designate, acting singly, upon the advice of the Authority's bond counsel or disclosure counsel, to do all acts and things and to execute and deliver any and all documents, certificates and other instruments necessary or



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desirable in connection with the issuance of the Bonds and/or the Refunding Bonds, including without limitation a purchase contract providing for the sale of the Bonds and/or the Refunding Bonds, a preliminary and final official statement with respect to the Bonds and/or Refunding Bonds, continuing disclosure agreements, one or more supplemental trust agreements, one or more refunding and/or defeasance escrow agreements, and one or more agreements providing for the investment of the proceeds of the Bonds and/or Refunding Bonds.

There was a brief discussion about refundings.

***VOTE:** There being no additional questions or comments, the Board approved the Motion by majority – 6 in favor, 0 abstaining.*

### **Sales Tax Collection Update**

MSBA Financial Administration Manager, Julie Leonard, presented a PowerPoint and provided an FY19 SMART Collections update. The FY19 Consensus Revenue Estimate of \$858.9 million would represent growth of 1.29% over the FY18 unaudited amount. The FY19 collections through February 2019 are \$29.772 million (5.27%) higher than FY18 collections during the same period.

She presented a slide with a graphical depiction of FY15 - FY19 monthly SMART fund collections, and then quarterly SMART collections from FY14 - FY19, followed by year-to-date SMART collections by year from FY14 - FY19.

### **Grant Payments Update**

MSBA Treasurer, Gianpiero Tirella, provided an update regarding MSBA grant payments for projects, noting that the MSBA has made \$375,014,978 in grant payments to date in Fiscal Year 2019. This is for 261 Capital Pipeline Program, Prior Grant, and Waiting List projects in 155 districts.

### **FY 19 Budget Update**

MSBA Chief Financial Officer, Laura Guadagno, provided the Board with a FY19 budget update. She presented a PowerPoint and provided a summary of the Administrative, Operations and Grant Programs Budget and the Capital Pipeline Professional Support Services Budget for FY19 with a summary of expenditures to date.

There was a brief discussion regarding the capital pipeline program grants.

The meeting was adjourned at 11:45 a.m.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- February 13, 2019 Board Meeting Minutes
- Invitation to Feasibility Study
- Project Funding Agreement Recommendations for the Accelerated Repair Program

*The April 10, 2019 Board Meeting minutes were approved by the MSBA's Board of Directors on May 31, 2019.*

- Preferred Schematic Design Recommendations
- Project Scope and Budget Phase Recommendations
- Audit Status Report
- Recommendation for Approval of Final Audits, Waiting List Projects
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Project Overview Report
- Authorization of 2019 Dedicated Sales Tax Bonds
- Sales Tax Collection Update
- Grant Payments Update
- FY19 Budget Update