

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

Chairperson

James MacDonald

Chief Executive Officer

Jack McCarthy

Executive Director



Board Meeting

February 13, 2020



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Project Votes



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

District	School	Invitation Date
Hanover	Cedar Elementary School	June 26, 2019



Authorization to Execute PFA - ARP | **Vote**

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Agawam	Agawam Junior High School	Boiler	\$1,205,806	\$617,862
Blackstone Valley Regional Vocational Technical School District	Blackstone Valley Regional Vocational Technical High School	Partial Roof	\$1,486,419	\$751,188
Chelmsford	South Row Elementary School	Partial Roof	\$516,646	\$248,997
Dracut	Brookside Elementary School	Roof	\$3,536,208	1,745,262
	George H. Englesby Elementary School	Roof	\$2,806,808	\$1,446,863
East Bridgewater	Central Elementary School	Partial Roof	\$2,222,224	\$1,123,134
Fitchburg	South Street Elementary School	Partial Roof; Partial Boiler	\$3,105,244	\$2,370,144
Hampden-Wilbraham Regional School District	Wilbraham Middle School	Roof	\$3,169,773	\$1,575,085



Authorization to Execute PFA - ARP | **Vote**

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Lowell	Frederic T. Greenhalge Elementary School	Boiler	\$1,479,485	\$1,035,368
	James S. Daley Middle School	Boiler	\$1,880,962	\$1,311,532
	Rogers Early Learning Center	Boiler	\$2,135,646	\$1,505,076
	S. Christa McAuliffe Elementary School	Boiler	\$1,498,147	\$1,026,312
Southborough	Mary E. Finn Elementary School	Boiler	\$1,155,908	\$365,276
Wakefield	Greenwood School	Roof	\$1,675,490	\$677,556
Wayland	Loker Elementary School	Partial Roof	\$3,798,498	\$1,178,571
Worcester	Burncoat Street Preparatory School	Partial Roof	\$1,017,713	\$770,685
	Lincoln Street School	Boiler	\$1,346,274	\$1,017,257
	Tatnuck Magnet School	Roof	\$2,025,697	\$1,518,616
	Vernon Hill School	Roof	\$2,504,165	\$1,878,257
	Worcester East Middle School	Roof	\$2,968,689	\$2,196,055

Totals **\$41,535,802** **\$24,359,096**



Invitation to Feasibility Study | Vote

District	School
Norwood	Dr. Philip O. Coakley Middle School
Tyngsborough	Tyngsborough Middle School



Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Nauset Regional School District	Nauset Regional High School	Add/Reno	\$131,825,665	\$35,572,564
Waltham	Waltham High School	New	\$374,567,387	\$118,373,814
Totals			\$506,393,052	\$153,946,387

Nauset Regional High School

- Year Opened: 1970
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 905 students
- Scope of Project: Addition/Renovation
- Existing Square Footage: 178,058 GSF
- Proposed Square Footage: 214,250 GSF
- District Total Project Budget: \$131,825,665
- Estimated Basis Total Facilities Grant: \$82,878,551
- Reimbursement Rate*: 43.39%
- Estimated Maximum Total Facilities Grant: \$35,572,564

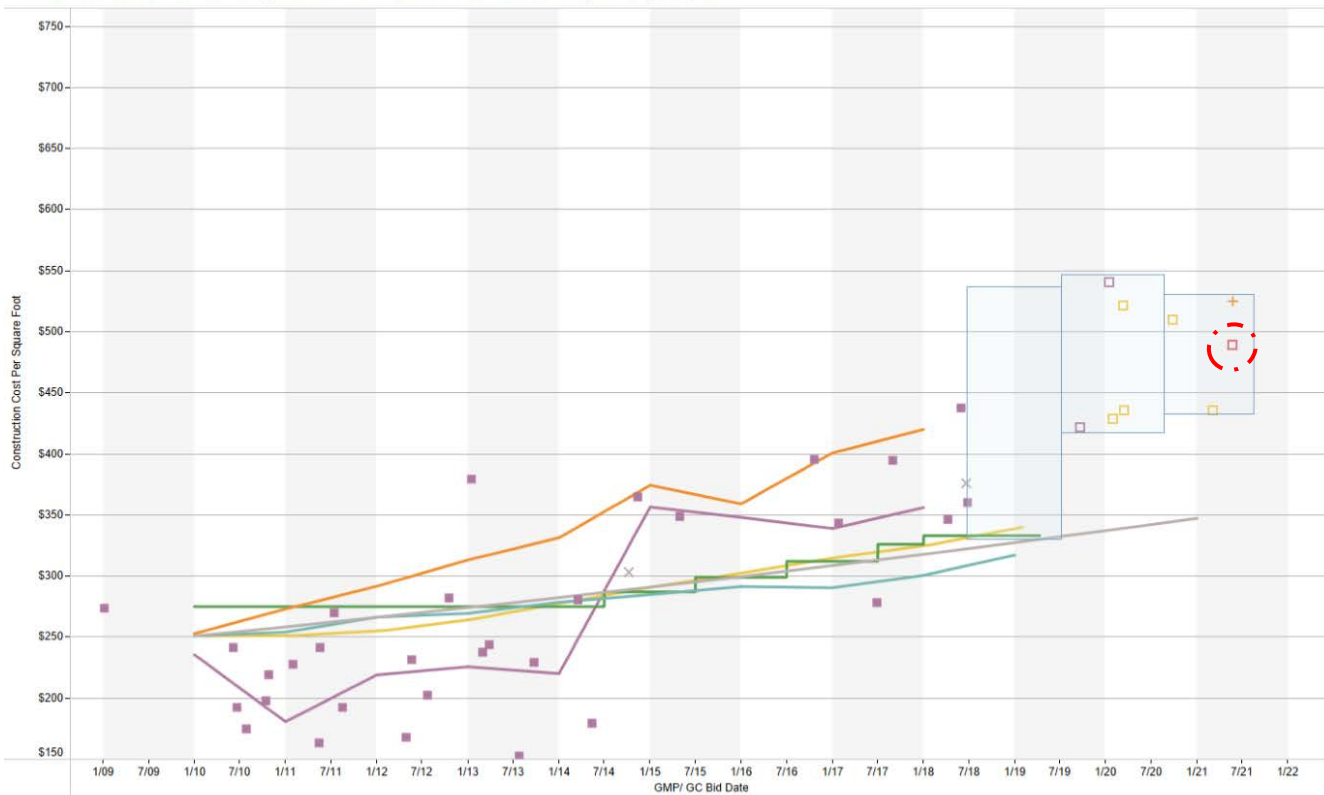
* The MSBA has provisionally included 2.58 incentive points for reno/reuse, subject to the District maintaining the proportion of renovated and new construction space outlined in the Schematic Design submission. If the District changes the proportion of renovated and new construction space in future phases of the project, the District may not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

** The MSBA has provisionally included 2 incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.



Project Scope and Budget | Nauset Regional School District

Addition/Renovation Costs Compared to Common Economic Indicators | January 23, 2020



Legend

- Addition / Renovation PSR +
- Addition / Renovation SD □
- Addition / Renovation SD - Board Vote □
- Addition / Renovation Bid □
- Addition / Renovation PFA Amended ■
- Addition / Renovation Vote Failed X
- 3% Escalation —
- Average- New Construction Projects —
- BLS PPI- New School Construction —
- MSBA Construction Funding Limit —
- RLB Comparative Cost- Boston —
- Average \$/SF for Add/Reno —

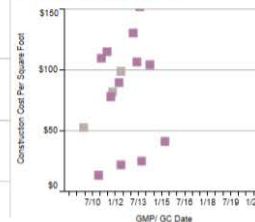
An orange average line of new construction costs is included for reference.

The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts.

This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information.

Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart. (Updated January 2020)

Projects Below \$150/ SF





Project Scope and Budget | Waltham

Waltham High School

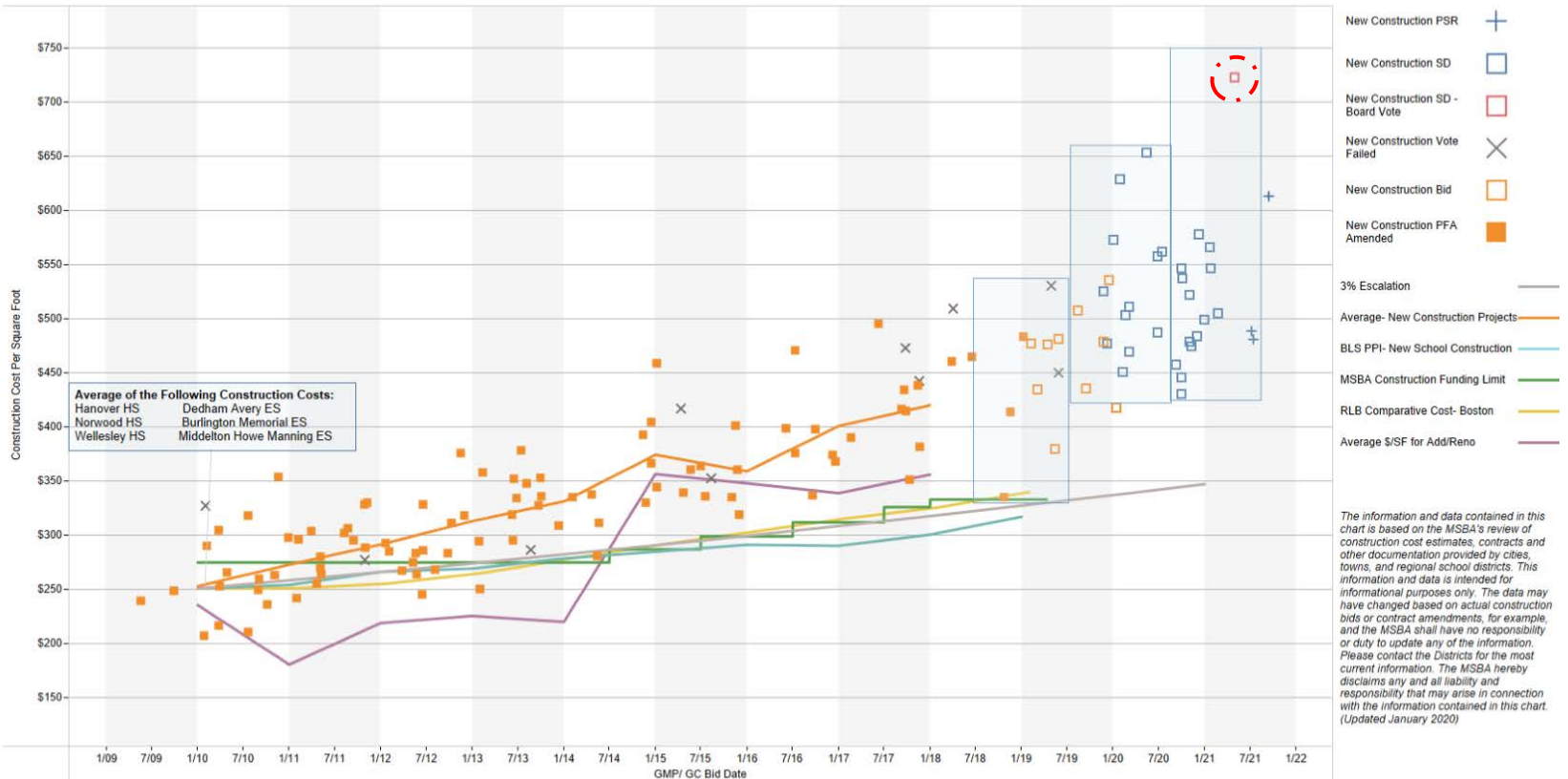
- Year Opened: 1968
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 1,830 students
- Scope of Project: New Construction on a new site
- Existing Square Footage: 384,800 GSF
- Proposed Square Footage: 414,854 GSF
- District Total Project Budget: \$374,567,387
- Estimated Basis Total Facilities Grant: \$180,159,866
- Reimbursement Rate*: 65.71%
- Estimated Maximum Total Facilities Grant: \$118,373,814

** 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 | Waltham

New Construction Costs Compared to Common Economic Indicators | January 23, 2020





Audit Update

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



Audit Status Update

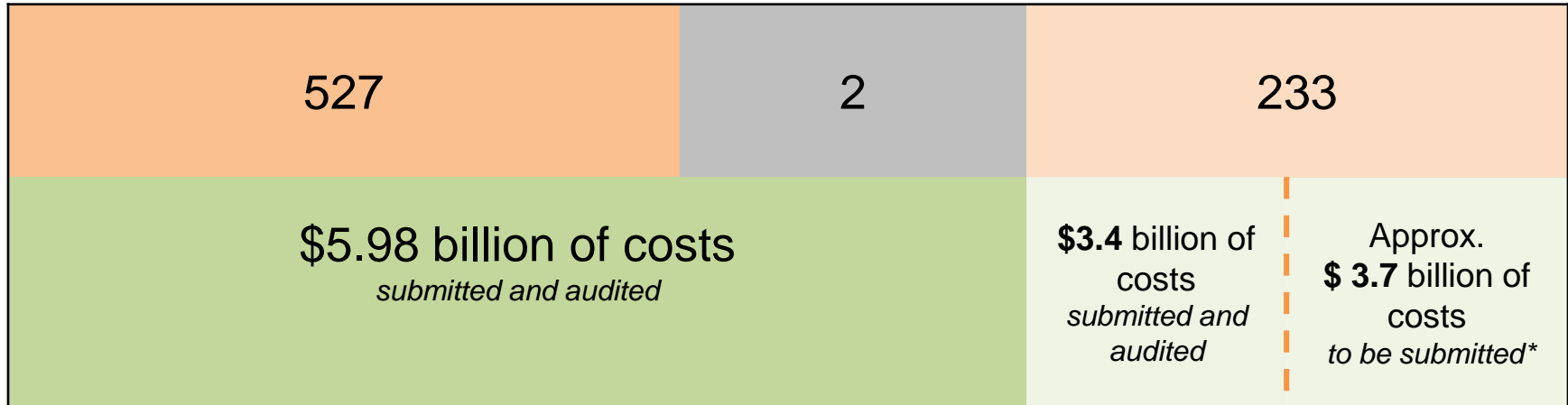
Capital Pipeline Program

■ Today's Vote

Completed Projects

Projects
Currently Have
Executed FSA
and PFA

Estimated Costs
Remaining



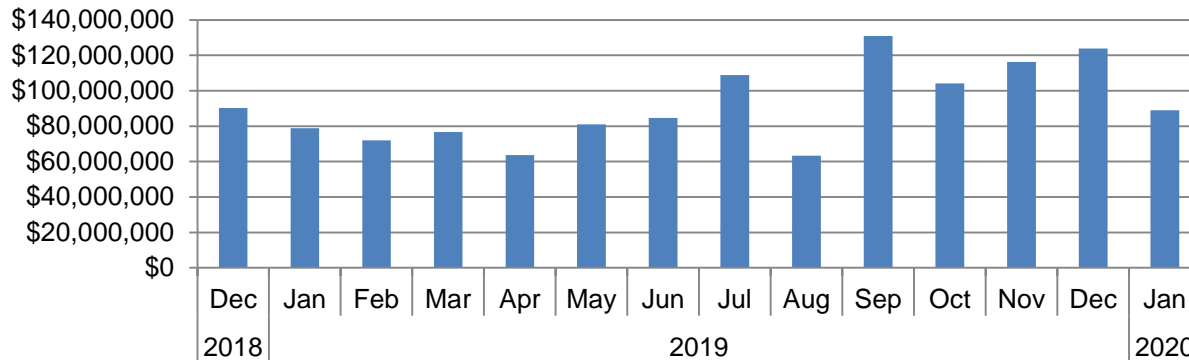
**Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of February 3, 2020.*



Capital Pipeline Program | Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$92.8 million
- Total 12 Month Audited Costs = \$1.1 billion

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: February 13, 2020 Approval of Final Audits – Capital Pipeline Projects

MSBA ID	District Name	School Name	Project Type	Project Scope	Reimb. Rate	MSBA CX	Total Project Budget	Final Costs Submitted	Ineligible Costs	Basis for Final Total Facilities Grant	Authorized Grant for Cap Reconciliation	Final Total Facilities Grant	Grant Reconciliation FY	Additional Savings in Final Audit Grant for Cap Reconciliation	
1	201300520015	Carver	Carver Elementary School	Core Program	New Construction	59.47%	X	\$48,348,872	\$47,458,209	\$5,002,178	\$42,456,031	\$26,203,752	\$25,248,602	FY 16	\$955,150
2	201302420505	Provincetown	Provincetown High	Core Program	Repair	50.68%	X	\$7,410,360	\$7,944,941	\$1,458,763	\$6,486,178	\$3,551,731	\$3,287,195	FY 16	\$264,536
TOTAL							\$55,759,232	\$55,403,150	\$6,460,941	\$48,942,209	\$29,755,483	\$28,535,797		\$1,219,686	



MSBA Updates

- **Executive Director's Report**
- Project Status Updates
 - MSBA Post Occupancy Pilot Program | Update
 - Project Overview Report



Project Visits and Local Votes

- Since the December 11 Board meeting, the MSBA has visited 26 projects.
- 3 Districts have voted affirmatively to appropriate feasibility study funds as of February 7, 2020.

Project Visits		Local Votes	
Attleboro Belmont Blue Hills Boston Braintree Bristol County Cape Cod Fall River Foxborough Framingham Harvard Lexington Ludlow	Manchester-Essex Marlborough Middleborough Natick Northbridge Saugus Shrewsbury Somerville Springfield Stoughton Taunton Westport Worcester	Feasibility Study Funds Webster	Full Project Funds Acton-Boxborough Rockland



Project Visits

Upcoming site visits anticipated in March and April:

Project Visits	
Attleboro	Marlborough
Belmont	Middleborough
Boston	Natick
Braintree	Northbridge
Bristol County	Saugus
Cape Cod	Shrewsbury
Fall River	Somerville
Foxborough	Springfield
Framingham	Stoughton
Harvard	Taunton
Lexington	Westport
Ludlow	Worcester
Manchester-Essex	



Project Milestone Ceremonies

Groundbreaking Ceremonies

Mabelle M. Burrell Elementary
School – Foxborough

Topping Off Ceremonies

Somerville High School





Outreach

- MFAA Meeting – Assabet Valley RVTHS
- Massachusetts Municipal Association Meeting and Trade Show
- New Mayors Event
- MMA Annual Meeting
- House Bonding Committee





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Project Update |

Town of Braintree: South Middle School

120-day Extension for the Town of Braintree Local Appropriation for Project, Scope, and Budget Authorization

- Project Scope and Budget approval by the Board occurred on August 21, 2019
 - 120-days to appropriate local funds expired on December 26, 2019
- Braintree Town Council required actions occurred on:
 - January 23, 2020
 - February 4, 2020
- Debt-exclusion override to occur at a March 28, 2020 Special Election

Staff supports an additional extension beyond the 120-day deadline of December 26, 2019 to April 1, 2020 (97 days) in furtherance of the Town's efforts to secure its funding for the South Middle School Project



MSBA Updates

- Executive Director's Report
- **Project Status Updates**
 - **MSBA Post Occupancy Pilot Program | Update**
 - Project Overview Report

MSBA Post-Occupancy Evaluation (POE) Program

MSBA's Support for Public School Construction

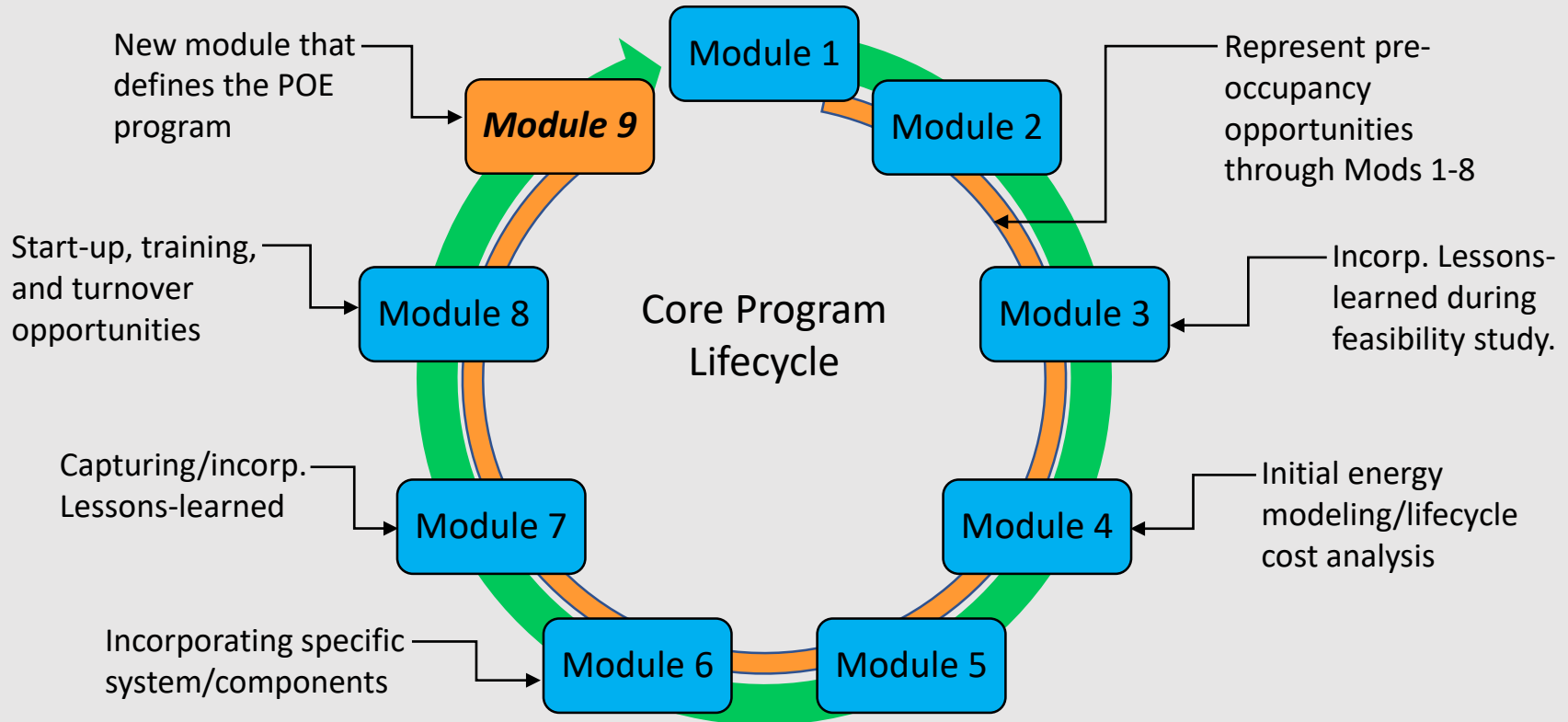
Learning from the experience and protecting the investment!

\$14.2 BILLION
IN PAYMENTS MADE

More than \$14.2 billion paid to cities,
towns, and regional school districts



Adding 'Module 9' to Core Program Projects



MSBA Post-Occupancy Pilot Program - Building Visits

Sample Findings & Recommendations

“White Roofs – The majority of new schools are equipped with white roofs for their benefits of reducing heat island effect and earning points under LEED or CHPS. However, the white roof materials pose slip and fall hazards when moisture is present (dew, rain, snow, and ice).”

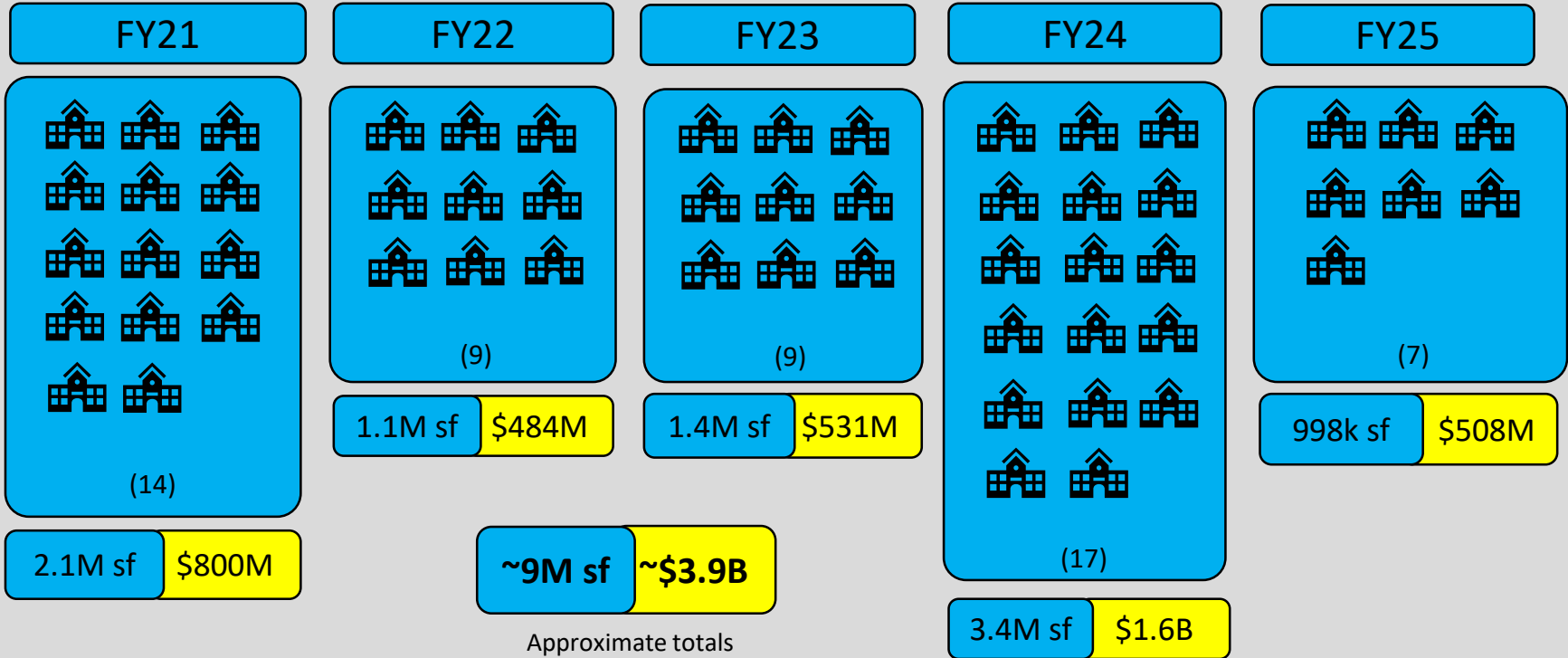
“Training at Project Turnover - Dissatisfaction with current training processes at project turnover; Spread sessions out over time; Engage building staff on walkthroughs early; Consider requiring OPMs take responsibility for coordination; Staff felt that training at handoff was short, poorly formatted, and generally of low use.”

“Lighting controls - Centralized lighting control systems are not user-friendly; Consider integration with HVAC controls, they are generally easier for O&M staff to monitor and adjust.”

“Submetering - Buildings have submetering systems that have been designed and installed but it appears they are not being used. 43% of the buildings surveyed have energy submetering installed, but none of the building staff monitor or use the submetering systems.”

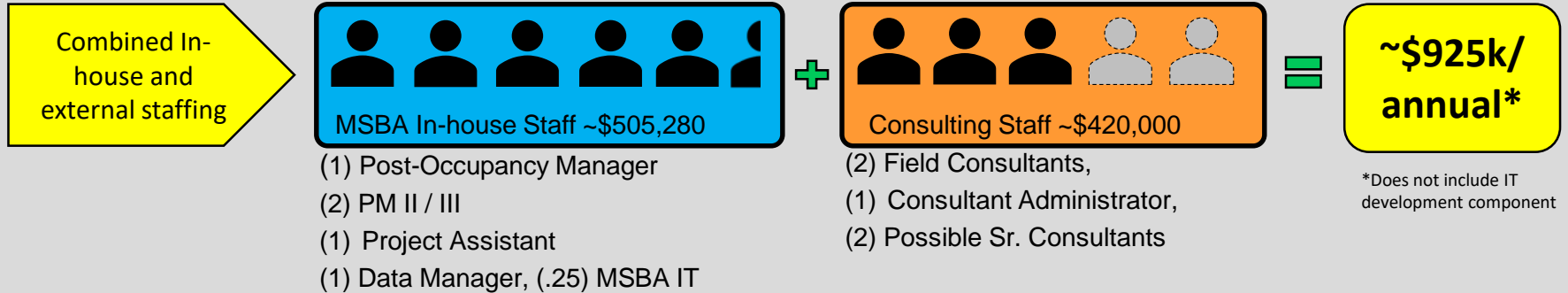
MSBA Post-Occupancy Evaluation Program

Projected POE's & Associated Construction Cost (FY21 -FY25)*



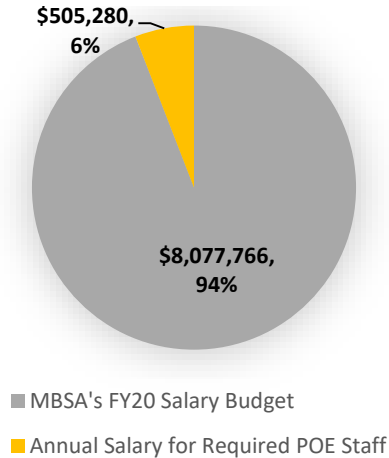
*Based on project schedules, this assumes an average of 11.2 evaluations or (12) per year. Assume 50-60 evaluations through FY25.

MSBA Post-Occupancy Evaluation Program Projected Staffing

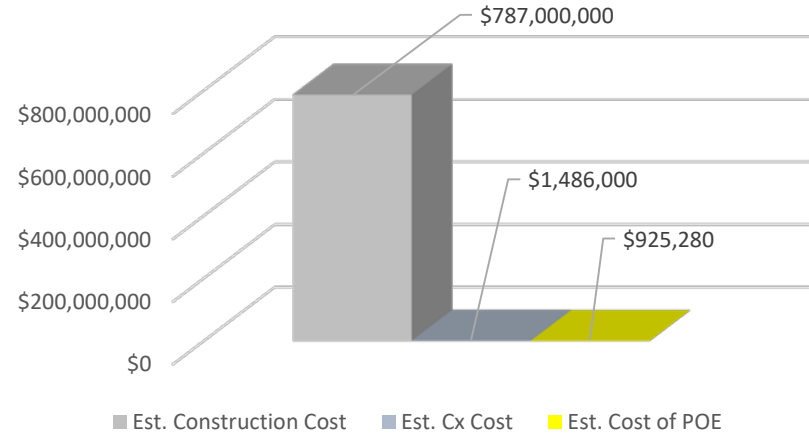


MSBA Post-Occupancy Evaluation Program Cost Analysis

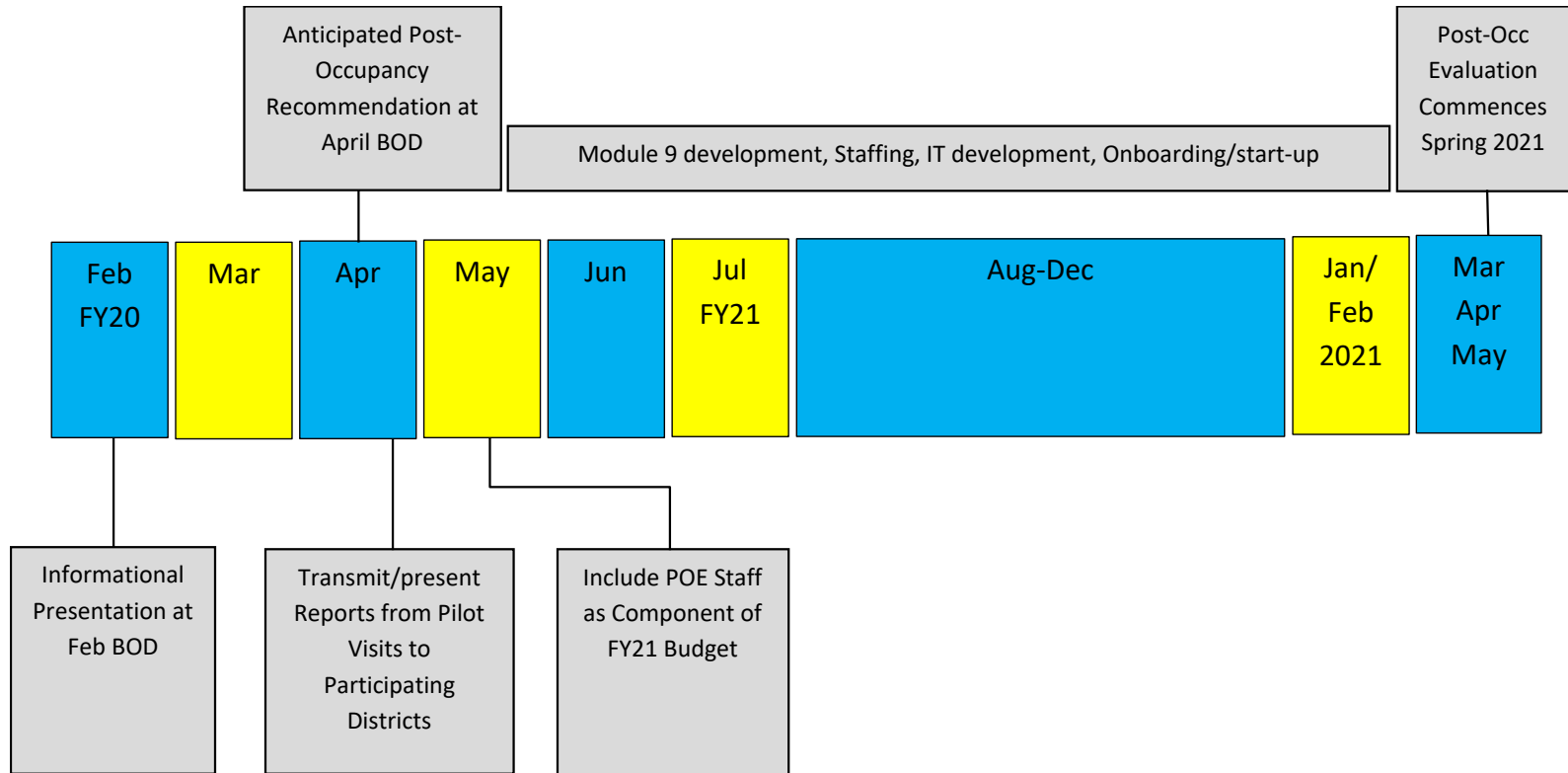
Annual Salary Comparison



Annual Construction Cost Comparison



MSBA Post-Occupancy Evaluation Program Anticipated Roll-out





MSBA Updates

- Executive Director's Report
- **Project Status Updates**
 - MSBA Post Occupancy Pilot Program | Update
 - **Project Overview Report**



Core Program - Bid Summary

Year	Number of Projects	Design Basis for Enrollment	Project Budget	Construction Budget
2019	22	21,110	\$2.55 billion	\$2.07 billion
2020	15	14,250	\$1.82 billion	\$1.45 billion
2021	7	9,350	\$1.19 billion	\$0.95 billion
Totals	44	43,770	\$5.57 billion	\$4.47 billion

Note: These numbers are based on preliminary information received from the District and are subject to further review and calculation. Data is shown only for projects which have prior Project Scope and Budget Agreement approval by the Board.




Core Program - Anticipated Bids

Anticipated Sub-Bids in February, March, and April:

- February – Belmont (CMR), Wareham (DBB)
- March – Westborough (CMR)
- April – None

Anticipated DBB Bids or GMP Executions in February, March, and April:

- February – Bristol County (CMR), Framingham (CMR), Somerville (CMR), Wareham (DBB)
- March – Attleboro (CMR), Belmont (CMR), Boston (CMR), Danvers (CMR), Fall River (CMR)
- April – None




Core Program – Bid Results

- Of the 22 projects scheduled to receive sub-bids in 2019, 15 have reported DBB bids or GMP executions to date.
- 15 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 **
Lexington	Maria Hastings	New	CMR	1/9/2019	\$53,143,418	\$53,094,418	-\$49,000	35.79%	-\$17,537
Taunton	Mulcahey ES	New	DBB	1/25/2019	\$50,074,205	\$42,460,700	-\$7,613,505	80.00%	-\$6,090,804
Middleborough	Middleborough HS	New	DBB	2/8/2019	\$83,582,398	\$79,461,000	-\$4,121,398	61.29%	-\$2,526,005
Natick	J F Kennedy MS	New	DBB	3/6/2019	\$87,559,890	\$79,110,300	-\$8,449,590	48.21%	-\$4,073,547
Saugus	Saugus HS	New	CMR	3/28/2019	\$128,085,356	\$127,984,618	-\$100,738	57.72%	-\$58,146
Ludlow	Chapin Street ES	New	DBB	5/14/2019	\$45,754,614	\$40,305,929	-\$5,448,685	61.57%	-\$3,354,755
Worcester	South High Comm.	New	CMR	5/28/2019	\$173,111,181	\$171,995,000	-\$1,116,181	80.00%	-\$892,945
Harvard	Hildreth ES	New	CMR	7/18/2019	\$43,218,281	\$43,214,978	-\$3,303	50.68%	-\$1,674

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

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



Core Program – Bid Results

- Of the 22 projects scheduled to receive sub-bids in 2019, 15 have reported DBB bids or GMP executions to date.
- 15 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 **
Foxborough	Mabelle M. Burrell ES	Add/Reno	DBB	9/20/19	\$27,057,700	\$25,900,000	-\$1,157,700	56.01%	-\$648,248
Springfield	Brightwood ES	New	CMR	9/17/19	\$67,114,296	\$65,536,531	-\$1,577,765	80.00%	-\$1,262,212
Easthampton	Maple ES	New	DBB	11/26/19	\$90,122,000	\$84,831,000	-\$5,291,000	63.15%	-\$3,341,267
Westport	Westport JR/SR High School	New	CMR	1/8/20	\$79,880,726	\$78,071,720	-\$1,809,006	49.47%	-\$894,915
Manchester Essex RSD	Manchester Memorial ES	New	CMR	1/14/20	\$41,288,104	\$41,288,104	\$0	35.93%	\$0
Northbridge	W. Edward Balmer ES	New	CMR	1/14/20	\$79,742,662	\$77,447,743	-\$2,294,919	63.78%	-\$1,463,699
Shrewsbury	Beal Early Childhood Center	New	CMR	1/28/20	\$74,361,830	\$72,640,605	-\$1,721,225	54.86%	-\$944,264
Total					\$1,124,096,661	\$1,083,342,646	-\$40,754,015	-	-\$25,570,198

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

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



Accelerated Repair – Bid Summary

2017 Accelerated Repair Program

- 26 of the 33 reported projects bid within the estimated budget
- Remaining one project is anticipated to bid by the April 2020 Board of Directors meeting

2018 Accelerated Repair Program

- 13 of the 15 reported projects bid within the estimated budget
- Additional 10 projects are anticipated to bid by the April Board of Directors meeting



Finance Update

- **Sales Tax Collection | Update**
- Grant Payments | Update
- FY20 Budget | Update
- Authorization of 2020 Dedicated Sales Tax Bonds, Refunding Bonds and Cash Defeasance of Prior Bonds | Vote



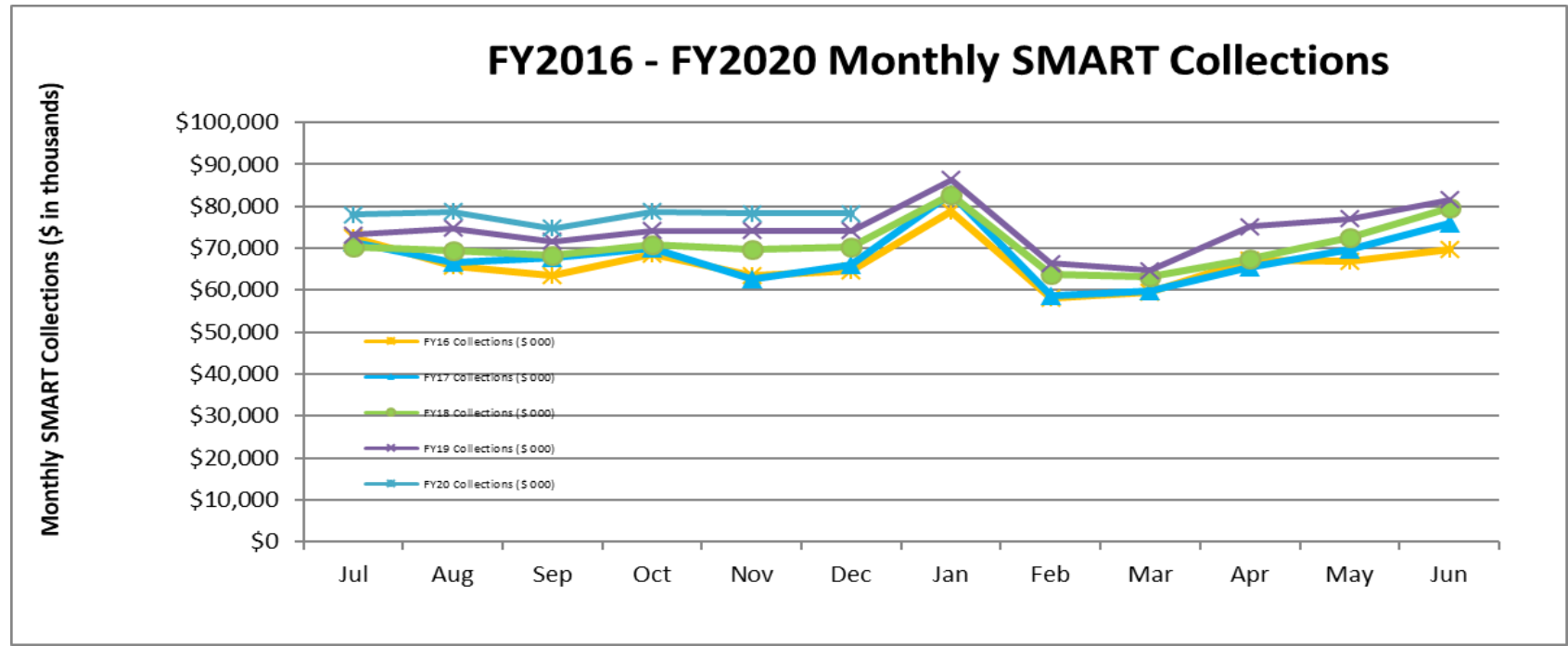
FY2020 SMART Collections Update

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
% 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	74,205	74,180	74,214	86,342	66,460	64,662	75,200	76,981	81,505	893,200
Change (\$ 000)	3,003	5,248	3,297	3,441	4,524	4,009	3,701	2,550	1,594	7,669	4,312	1,873	45,221
% Change	4.28%	7.56%	4.83%	4.86%	6.49%	5.71%	4.48%	3.99%	2.53%	11.36%	5.93%	2.35%	5.33%
FY20 vs FY19 Char	77,941	78,753	74,787	78,674	78,230	78,254							466,638
Change (\$ 000)	4,776	4,076	3,175	4,469	4,050	4,040							24,586
% Change	6.53%	5.46%	4.43%	6.02%	5.46%	5.44%							5.56%

- FY 2020 Consensus Revenue Estimate of \$954 million would represent growth of 6.8% over the FY 19 unaudited amount
- FY 2020 collections for July thru December 2019 are \$24,586 million (5.56%) higher than FY2019 collections for the same period

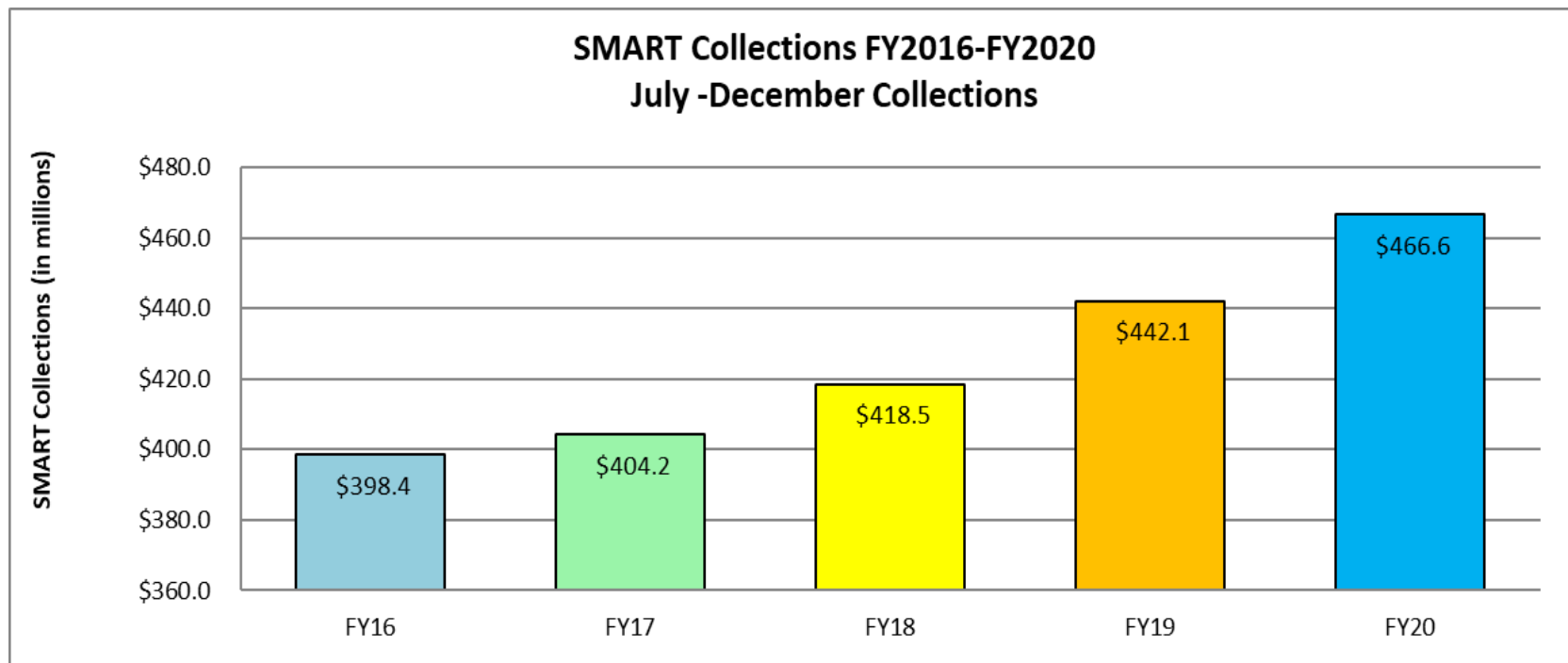


FY2020 SMART Collections Update



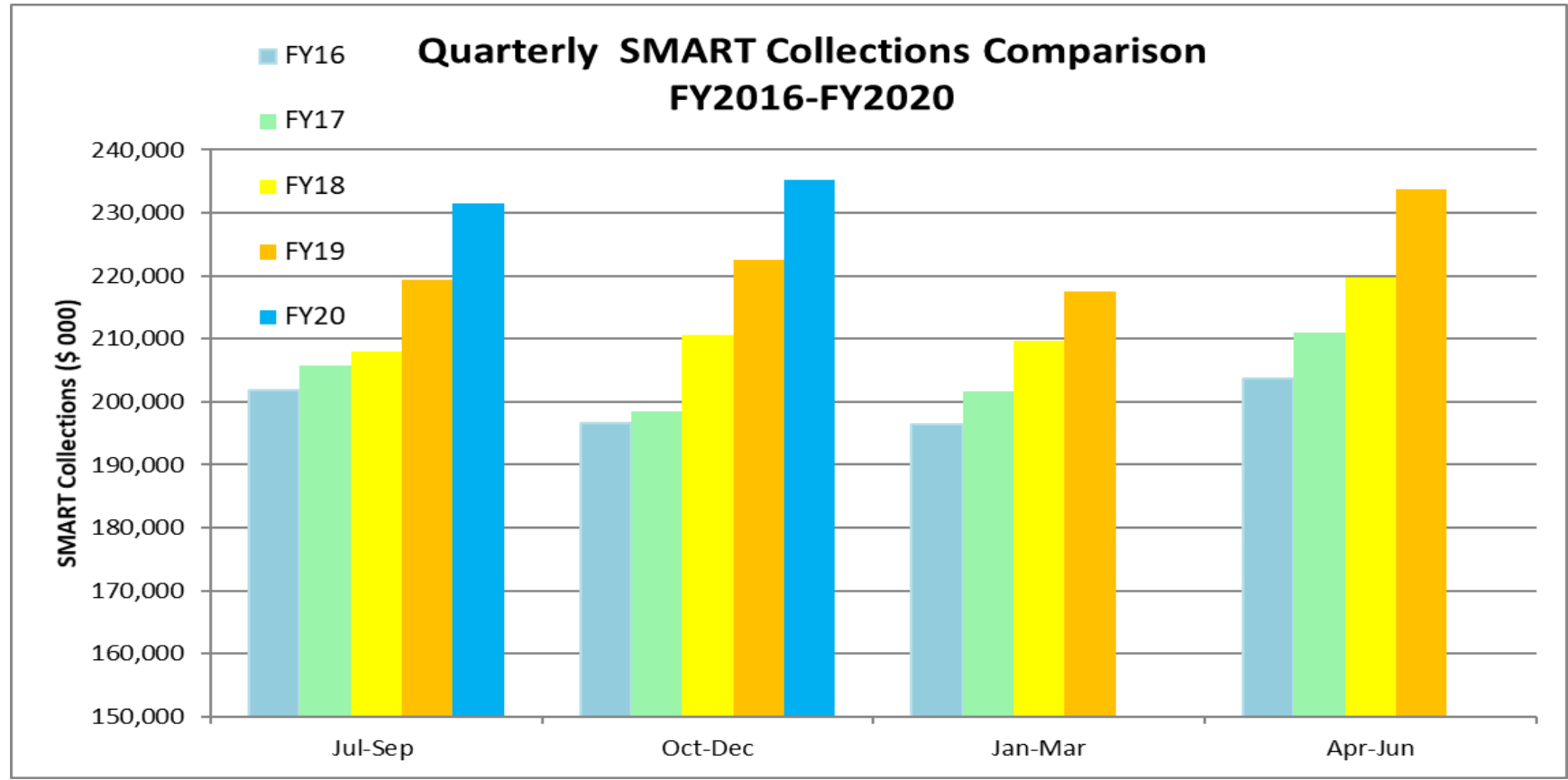


SMART Collections Year To Date





Quarterly SMART Collections





Finance Update

- Sales Tax Collection | Update
- **Grant Payments | Update**
- FY20 Budget | Update
- Authorization of 2020 Dedicated Sales Tax Bonds, Refunding Bonds and Cash Defeasance of Prior Bonds | Vote

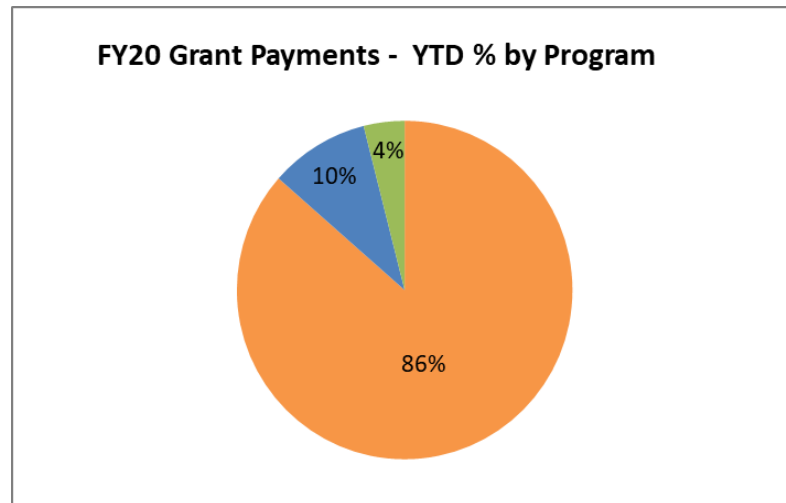
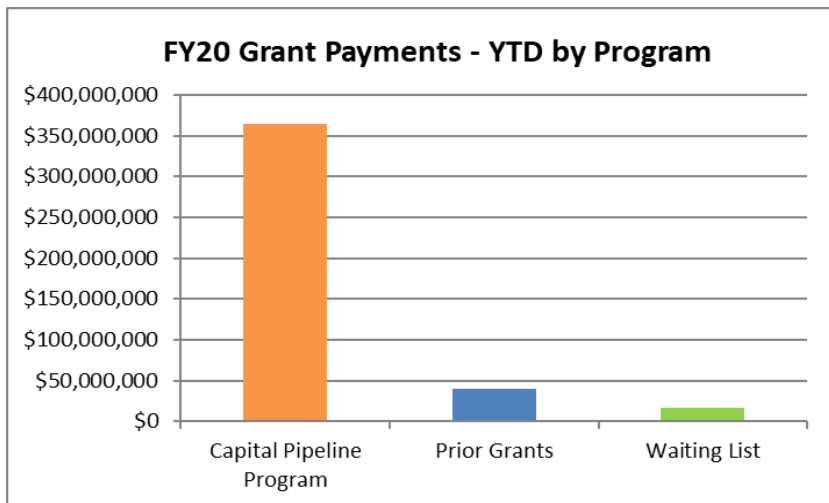


Grant Payments | FY2020 YTD Update

FY20 YTD Grant Payments Summary*

Program	Grant Payments	# Projects	# Districts	% of FY20 Payments
Capital Pipeline Program	\$ 363,890,414	154	101	86%
Prior Grants	\$ 40,396,393	42	36	10%
Waiting List	\$ 16,561,813	26	19	4%
Total	\$ 420,848,620	222	135	

*Reflects grant payment data as of January 24, 2020.



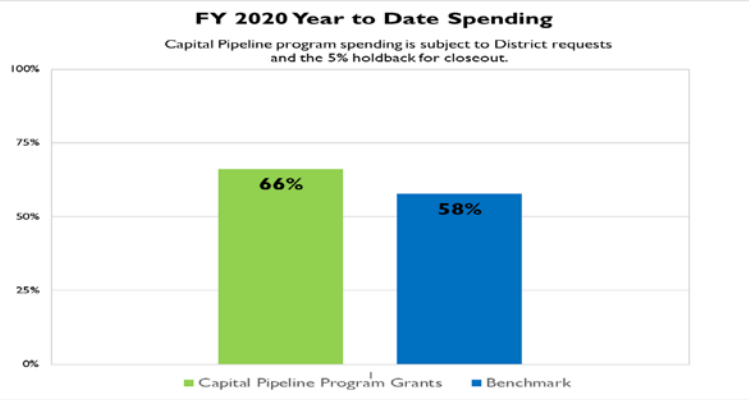
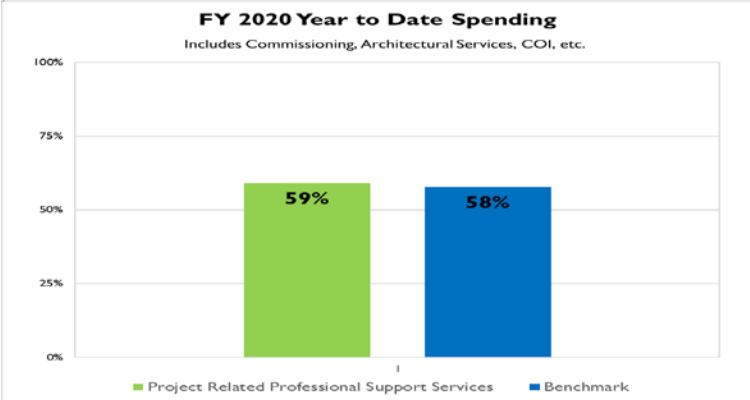
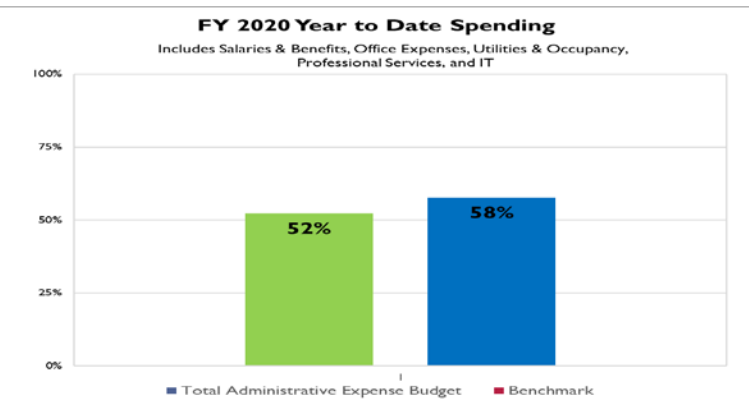
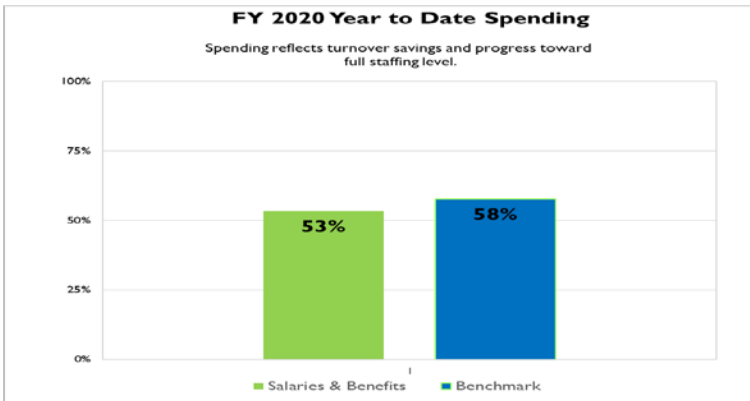


Finance Update

- Sales Tax Collection | Update
- Grant Payments | Update
- **FY20 Budget | Update**
- Authorization of 2020 Dedicated Sales Tax Bonds, Refunding Bonds and Cash Defeasance of Prior Bonds | Vote

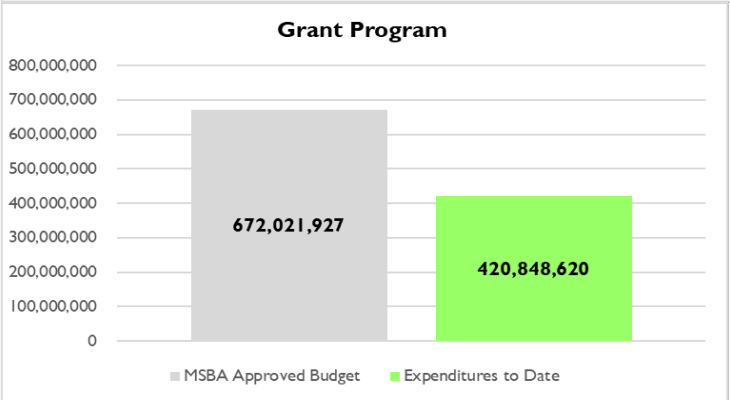
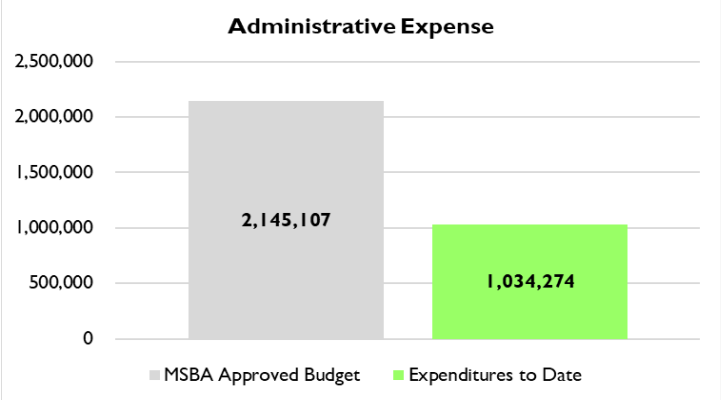
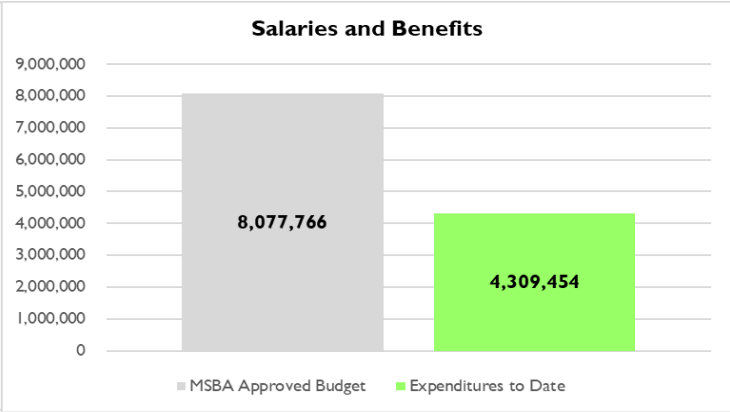
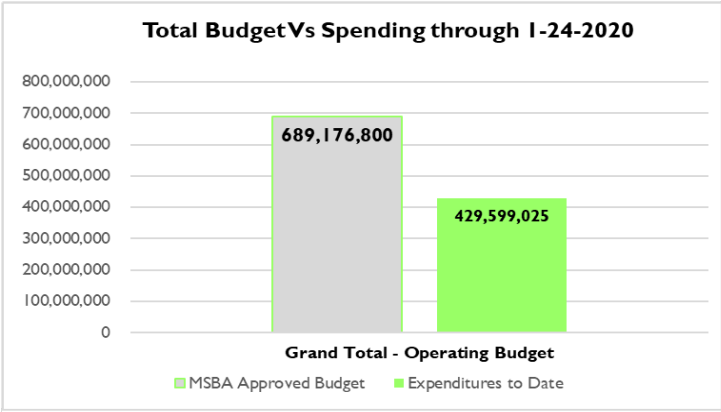


Fiscal Year 2020 Expenditure Charts





Fiscal Year 2020 Budget Update





Finance Update

- Sales Tax Collection | Update
- Grant Payments | Update
- FY20 Budget | Update
- **Authorization of 2020 Dedicated Sales Tax Bonds, Refunding Bonds and Cash Defeasance of Prior Bonds | Vote**



Borrowing Authorization

- **Up to \$500 Million – New Money Bonds**
 - Anticipated May/June 2020
- **Up to \$1.5 Billion - Refunding Bonds**
 - TBD - depending upon interest rate environment and opportunity for savings
- Tax-exempt/Taxable - Senior/Subordinate
- **Up to \$150 Cash Defeasance of Outstanding Bonds**
 - TBD