

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

Chair

Mary L. Pichetti

Executive Director/Deputy CEO

James A. MacDonald
Chief Executive Officer



Board Meeting

October 25, 2023



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Executive Session



Project Votes



Recommendation to Revise MSBA Project Funding Limits



Historic Construction Funding Levels

Date	Construction Funding Limit \$/sf
January 2009	\$275
July 2014	\$287
July 2015	\$299
July 2016	\$312
July 2017	\$326
January 2018	\$333
June 2021	\$360
December 2022	Building - \$393 + Site - \$39 <u>\$432/sf</u>

2009 set constructing funding limit to \$275/sf + eligible Demolition & Abatement (“D&A”)

Increase construction funding limit five times based on growth in cap space

June 2021 increased funding based on a comparison of estimated grants to estimated cap space.

Our most recent increase was effectively a 20% increase which did impact the capacity to invite.



Impact of FY24 State Budget

Estimated Cap Space Prior to Implementation of the Adjustments to MSBA Funding Limits Included in FY2024 State Budget	Estimated Cap Space Resulting from Adjustments to MSBA Funding Limits Included in FY2024 State Budget
For Fiscal Year 2023 the limit is estimated to be \$897,198,033 plus allocated cap space from FY22 Reconciliation.	For Fiscal Year 2023 the limit shall be \$1,200,000,000 plus allocated cap space from FY22 Reconciliation.
Adjusted annually by the lesser of the rate of growth, by percentage, of dedicated sales tax revenue or 4.5% .	Adjusted annually by the lesser of the rate of growth, by percentage, of dedicated sales tax revenue or 6.5%
Accelerated Repair Program is funded within the Annual Grant Cap Space.	Accelerated Repair Program is funded outside of the Annual Grant Cap Space.



Historic Invitations into Eligibility Period

SOI Year	Number of Invitations	Average Grant per Project at Base Matrix ¹	Range of Grants at Base Matrix ¹
2018	12	\$49.2 M	\$20.6 M - \$145.4 M
2019	11	\$53.6 M	\$17.4 M – \$107.1 M
2020	15	\$53.6 M	\$16.7 M - \$104.9 M
2021	17	\$48.3 M	\$12.4 M - \$94.1 M
2022	10	\$98.7 M ²	\$34.7 M - \$396.3 M ²

1 – Base Matrix refers to the estimated budget established at the time of Invitations into Eligibility Period.

2 – This Base Matrix Budget includes the full value of the 2022 SOI invitations exclusive of the application of MSBA's Administrative Procedures.



Cost Review Assumptions

Factor	Projects Currently in the Grant Program	Potential Future Project Invitations
Feasibility Study Agreement Grant	Project specific Maximum Total Facilities Grant and fiscal year in which the project is invited to conduct a feasibility study	\$600,000 obligated two fiscal years after the future SOI is assumed to be submitted to the MSBA
Enrollment	Latest projected enrollment	757 students
Eligible Building Area	Latest project estimate	154,004 gross square feet
Total Reimbursement Rate	Statutory Reimbursement Rate + 5% for incentives	63.18% (58.18% + 5% for incentives)
Building Cost Funding Limit	Assumed to increase 6.5% annually	
Cap Space	Assumed to increase 6.5% annually	
Future Annual SOI Invitation	Not applicable	Short term increase then stabilize



Building Cost Funding Limit Summary

FY24 \$/SF Building Cost Funding Limit	FY24 Estimated Core Program Grants	Estimated No. of Initial Invitations	Sustainable Level of Invitations
\$419	\$1,284,091,940	26	22-23
\$525	\$1,542,022,658	21	18-19
\$550	\$1,601,545,131	20	17-18



Project Funding Limit Recommendations

- Adjust the current policy of funding from up to \$393/sf for building costs plus eligible demolition and abatement (exclusive of eligible sitework costs) to \$550/sf for building costs plus eligible demolition and abatement (exclusive of eligible sitework costs);
- Apply MSBA's sitework cost allowance guidelines to include up to \$55/sf in addition to the proposed building costs increase of \$550/sf for a total construction cost funding limit of \$605/sf plus eligible demolition and abatement; and
- Make the policy effective for districts receiving Board approval of a Project Scope and Budget on or after October 1, 2023.



Project Scope and Budget Revisions

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant	Revised Estimated Maximum Total Facilities Grant	Maximum Total Facilities Grant	Revised Maximum Total Facilities Grant
East Longmeadow	East Longmeadow High School	New	\$177,460,652	\$61,826,434	\$80,967,085	\$63,197,430	\$82,338,081
Hopkinton	Elmwood Elementary School	New	\$158,422,394	\$45,865,093	\$60,607,875	\$46,784,822	\$61,527,604
Whitman Hanson Regional School District	Whitman Middle School	New	\$135,289,672	\$44,490,112	\$58,146,727	\$45,503,102	\$59,159,717
Total:			\$471,172,718	\$152,181,639	\$199,721,687	\$155,485,354	\$203,025,402



Recommendation to Approve Supplemental Grants



Recommendation to Approve Supplemental Grants

Adjust Maximum Total Facilities Grants for projects in two categories:

- Received Project Scope and Budget approval prior to October 1, 2022 AND have accepted or will accept bids on or after January 1, 2022, per the approved legislation in the Commonwealth's Fiscal Year 2024 Budget.
 - Apply adjustments commensurate with positive funding limits approved by the Board of Directors on December 21, 2022.
- Received Project Scope and Budget approval after October 1, 2022 and before October 1, 2023.
 - Apply adjusted funding limits to align with recommended funding limits for projects with PS&B approval before October 1, 2022 and after October 1, 2023.



Recommendation to Approve Supplemental Grants

- 30 Projects eligible per Commonwealth's FY24 Budget (PS&B before 10/1/2022)

MSBA Funding Limits	Applied to PS&B before 6/1/2021	Applied to PS&B after 6/1/2021	Applied per Recommendation
Building Cost	\$333/sf	\$360/sf	\$393/sf
Sitework	Included above	Included above	\$39/sf (10% of above)
Total Construction Funding Limit	\$333/sf	\$360/sf	\$432/sf
OPM Fee	3.5% of construction budget	3.5% of \$500/sf	No change if PS&B before 6/1/2021. 3.5% of \$550/sf if PS&B after 6/1/2021.
Designer Fee	10.0% of construction budget	10.0% of \$500/sf	No change if PS&B before 6/1/2021. 10.0% of \$550/sf if PS&B after 6/1/2021.
Owner's Contingency	No limit	0.5% of construction budget for New OR 1.0% of construction budget for Add/Reno	No change if PS&B before 6/1/2021. No change if PS&B after 6/1/2021.



Recommendation to Approve Supplemental Grants

- 9 Projects with PS&B approval after October 1, 2022 but before October 1, 2023

MSBA Funding Limits	Applied to PS&B after 10/1/2022 but before 10/1/2023	Applied per Recommendation
Building Cost	\$393/sf	\$516/sf
Sitework	\$39/sf (10% of above)	\$52/sf (10% of above)
Total Construction Funding Limit	\$432/sf	\$568/sf
OPM Fee	3.5% of \$550/sf	No change.
Designer Fee	10.0% of \$550/sf	No change.
Owner's Contingency	0.5% of construction budget for New OR 1.0% of construction budget for Add/Reno	No change.



Project Votes



Authorization to Execute Project Funding Agreement- Accelerated Repair Program | **Vote**

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Boston	Dennis C. Haley School	Boiler	\$2,128,400	\$1,175,584
	Dr. William Henderson Upper School	Roof	\$3,601,887	\$1,597,783
	Jeremiah E. Burke High School	Boiler	\$1,524,074	\$813,184
	The English High School	Window/Door	\$11,241,814	\$5,596,320
Haverhill	Silver Hill School	Boiler	\$1,471,297	\$1,033,098
Quincy	Francis W. Parker School	Boiler	\$1,568,629	\$766,920
	Montclair School	Partial Roof	\$2,115,518	\$648,157
	Wollaston School	Partial Roof	\$1,440,327	\$644,783
Total			\$25,091,946	\$12,275,829



Preferred Schematic Design | **Vote**

District	School	Project Scope	Estimated Total Construction	Estimated Total Project Costs
Berkley	Berkley Community School	New	\$61,614,533	\$75,077,221
Dedham	Oakdale Elementary School	New	\$87,069,047	\$113,189,761
Scituate	Hatherly Elementary School	New	\$92,366,934	\$120,077,014
Stoughton	South Elementary School	New	\$86,049,823	\$107,992,528
Total			\$327,100,337	\$416,336,524



Preferred Schematic Design | Berkley

Berkley Community School

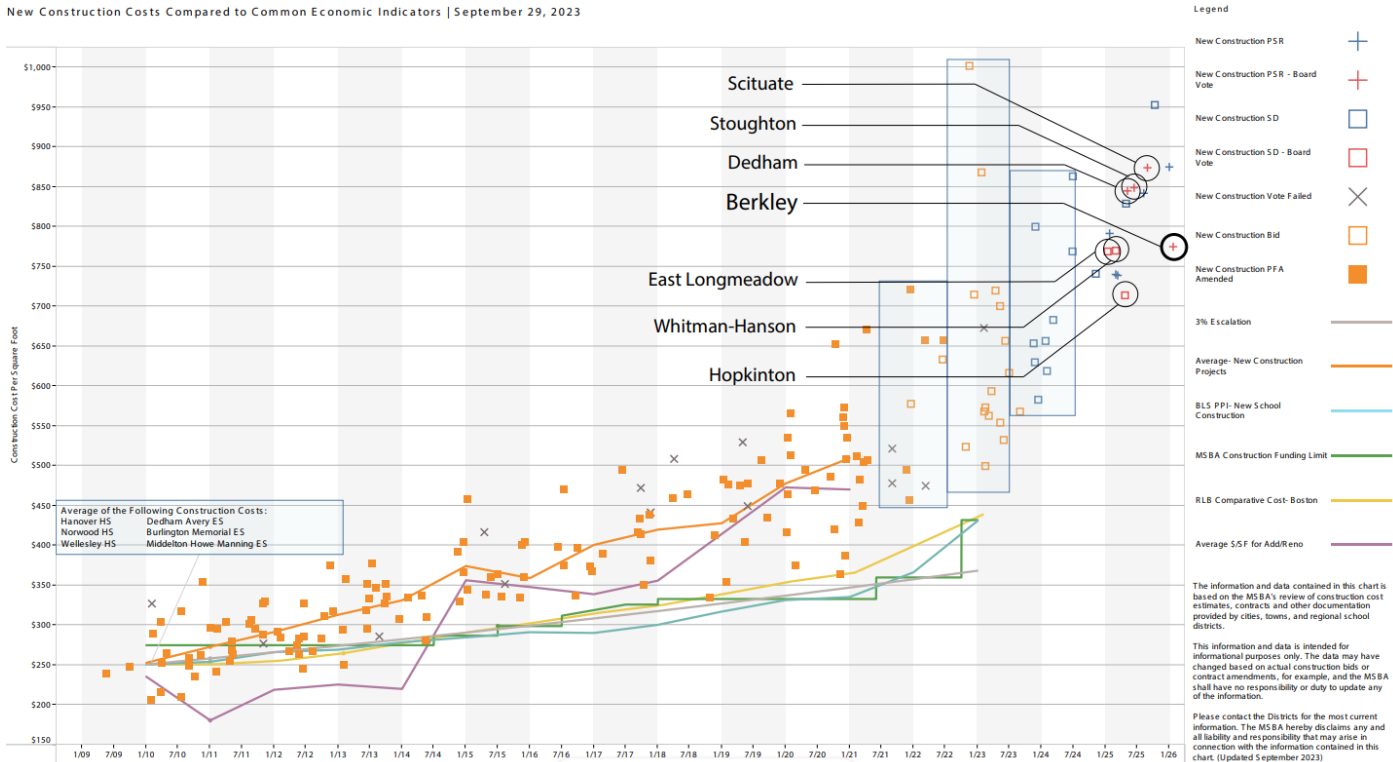
- Year Opened: 1962
- Current Grade Configuration: PK-4
- Agreed Upon Grade Configuration: K-4, serving PK-4
- Agreed Upon Enrollment: 385
- Proposed Scope of Project: New Construction
- Existing Square Footage: 72,272
- Proposed Square Footage: 79,537
- Estimated Total Construction Cost of Preferred Schematic: \$61,614,533



Preferred Schematic Design | Berkley

Berkley Community School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023





Preferred Schematic Design | Dedham

Oakdale Elementary School

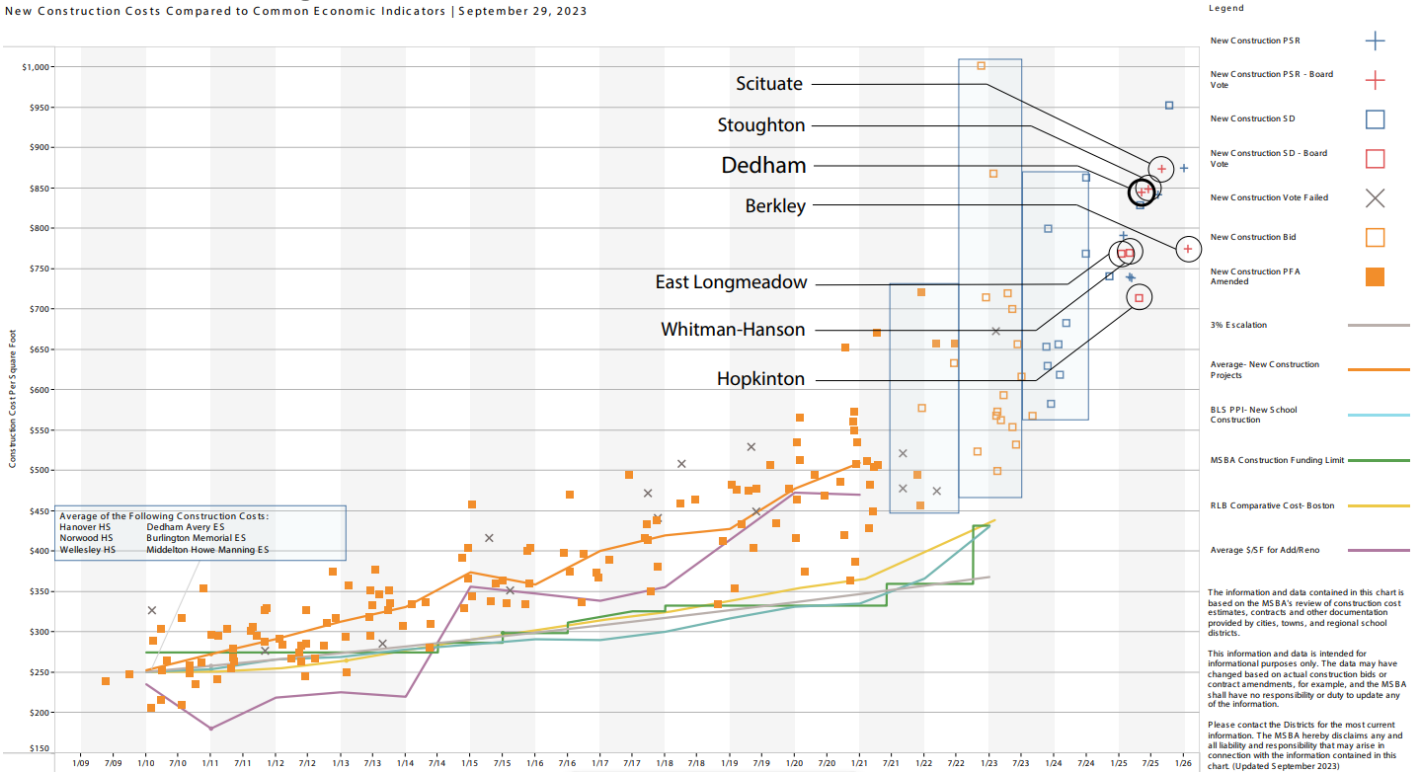
- Year Opened: 1902
- Current Grade Configuration: 1-5
- Agreed Upon Grade Configuration: 1-5
- Agreed Upon Enrollment: 550
- Proposed Scope of Project: New Construction
- Existing Square Footage: 53,524
- Proposed Square Footage: 103,000
- Estimated Total Construction Cost of Preferred Schematic: \$87,069,047



Preferred Schematic Design | Dedham

Oakdale Elementary School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023





Preferred Schematic Design | Scituate

Hatherly Elementary School

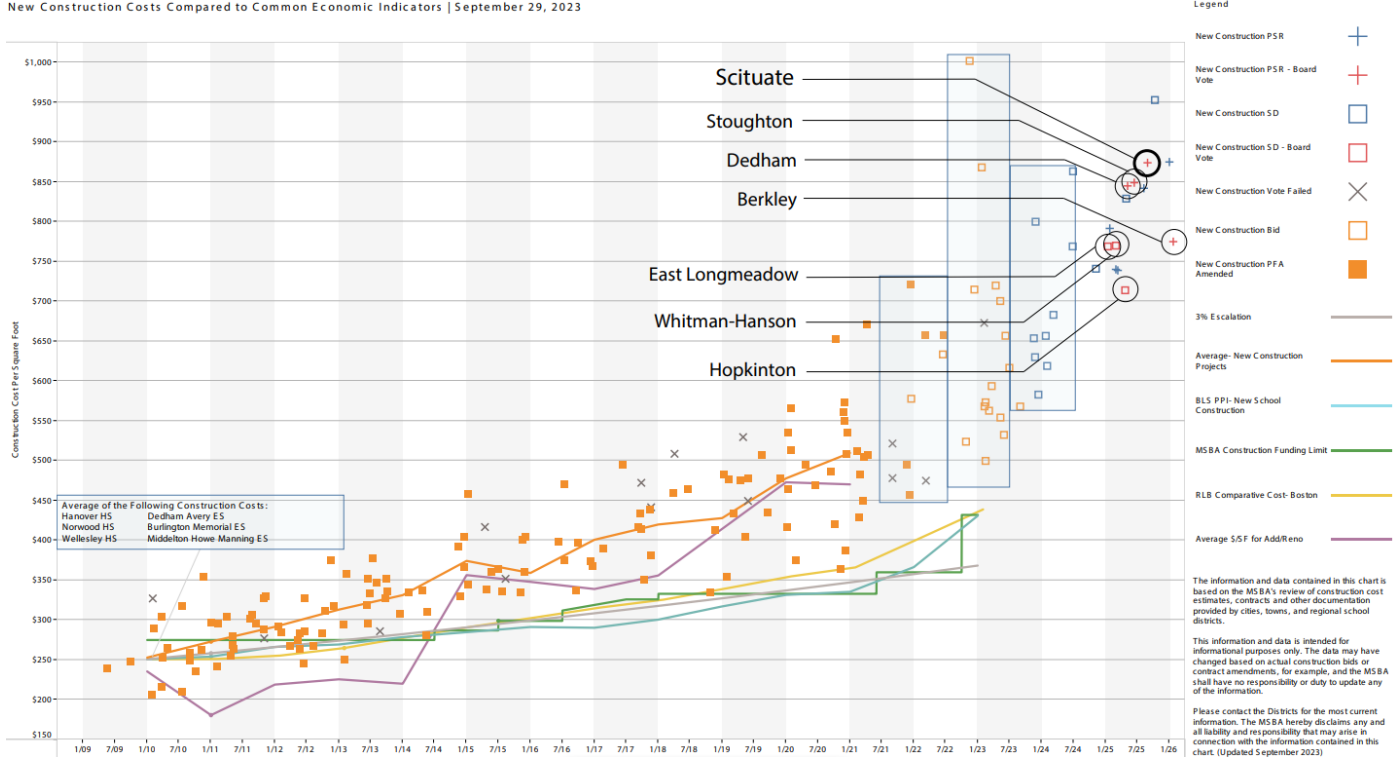
- Year Opened: 1962
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5, serving PK-5
- Agreed Upon Enrollment: 460
- Proposed Scope of Project: New Construction
- Existing Square Footage: 41,426
- Proposed Square Footage: 105,717
- Estimated Total Construction Cost of Preferred Schematic: \$92,366,934



Preferred Schematic Design | Scituate

Hatherly Elementary School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023



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 September 2023)



Preferred Schematic Design | Stoughton

South Elementary School

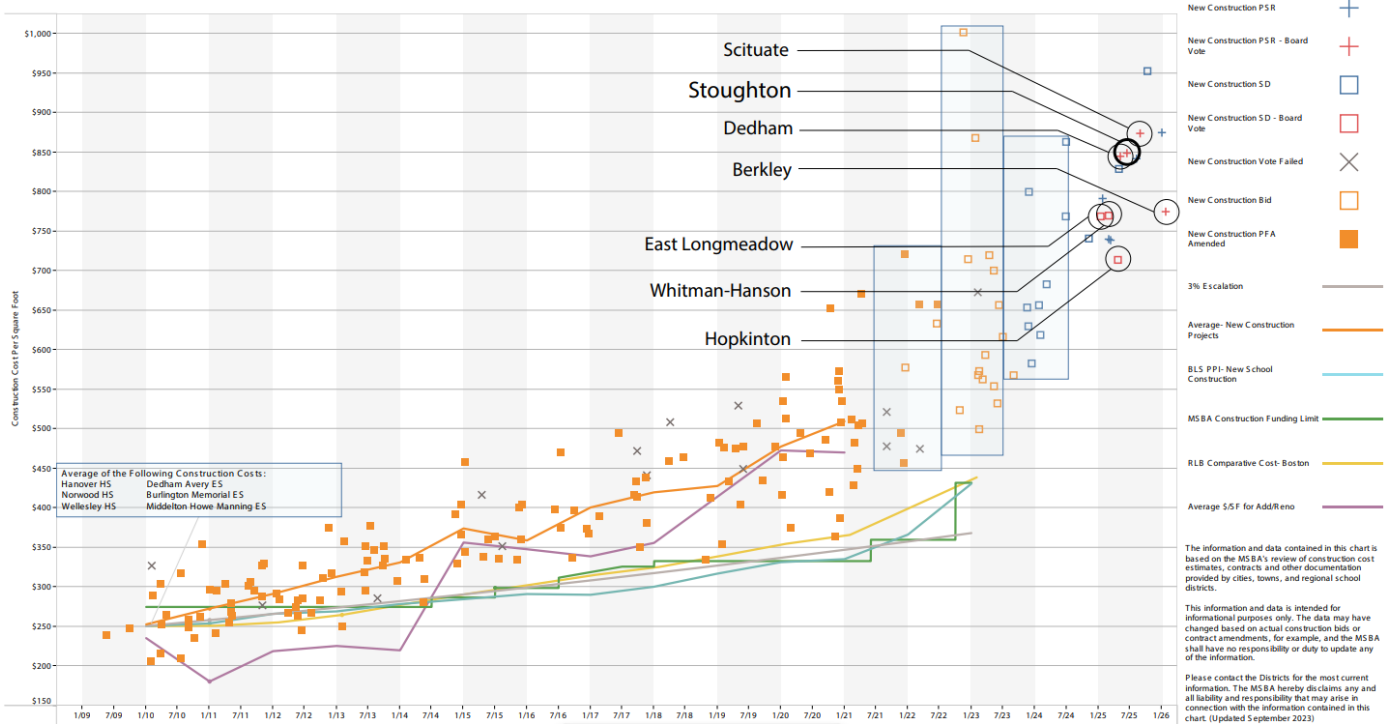
- Year Opened: 1957
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 515
- Proposed Scope of Project: New Construction
- Existing Square Footage: 40,000
- Proposed Square Footage: 101,370
- Estimated Total Construction Cost of Preferred Schematic: \$86,049,823



Preferred Schematic Design | Stoughton

South Elementary School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023





Project Scope and Budget | **Vote**

District	School	Project Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
East Longmeadow	East Longmeadow High School	New	\$177,460,652	\$80,967,085
Hopkinton	Elmwood Elementary School	New	\$158,422,394	\$60,607,875
Whitman-Hanson Regional School District	Whitman Middle School	New	\$135,289,672	\$58,146,727
Total			\$471,172,718	\$199,721,687



Project Scope and Budget | East Longmeadow

East Longmeadow High School

- Year Opened: 1960
- Current Grade Configuration: 9-12
- Agreed Upon Grade Configuration: 9-12
- Agreed Upon Enrollment: 800
- Scope of Project: New Construction
- Existing Square Footage: 186,890
- Proposed Square Footage: 191,796
- District Total Project Budget: \$177,460,652
- Estimated Basis Total Facilities Grant: \$130,715,587
- Reimbursement Rate: 61.95%*
- Estimated Maximum Total Facilities Grant: \$80,967,085

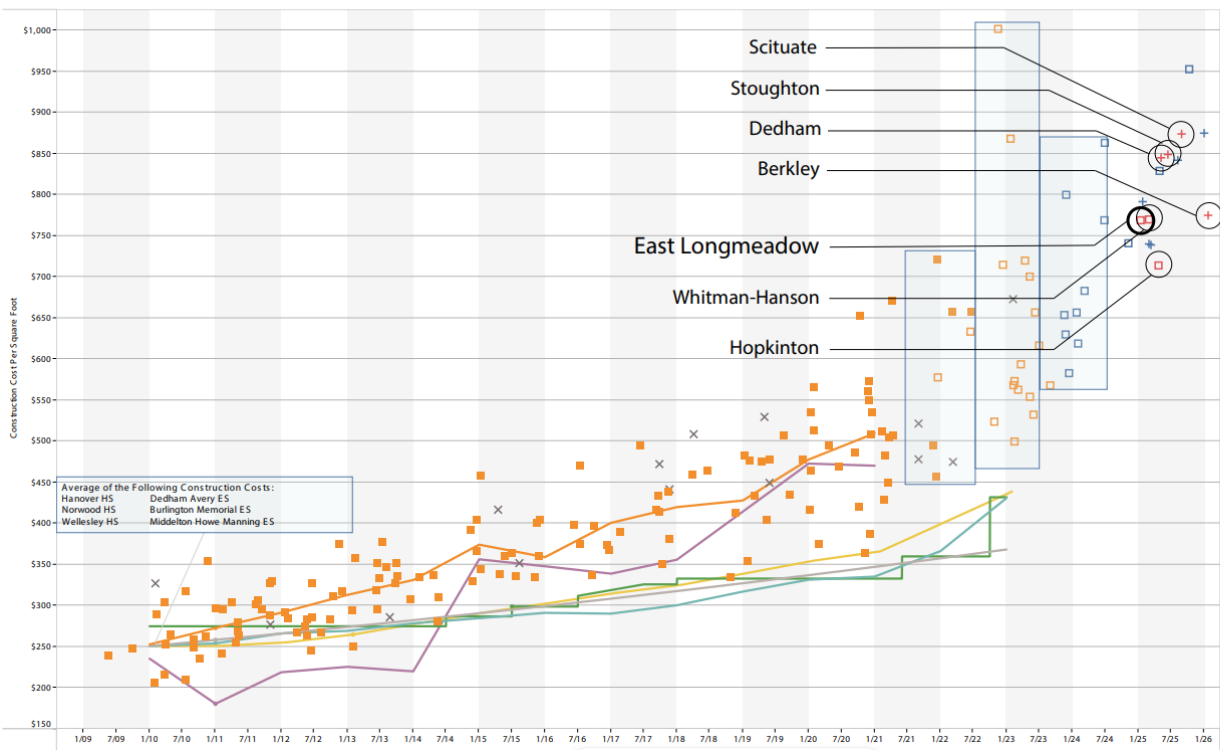
** The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*



Project Scope and Budget | East Longmeadow

East Longmeadow High School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023



- Legend
- New Construction PSR +
 - New Construction PSR - Board Vote +
 - New Construction SD □
 - New Construction SD - Board Vote □
 - New Construction Vote Failed X
 - New Construction Bid □
 - New Construction PFA Amended ■
 - 3% Escalation —
 - Average- New Construction Projects —
 - BLS PPI- New School Construction —
 - MSBA Construction Funding Limit —
 - RLB Comparative Cost- Boston —
 - Average 5/5F for Add/Reno —

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Project Scope and Budget | Hopkinton

Elmwood Elementary School

- Year Opened: 1964
- Current Grade Configuration: 2-3
- Agreed Upon Grade Configuration: 2-4
- Agreed Upon Enrollment: 1,195
- Scope of Project: New Construction
- Existing Square Footage: 78,957
- Proposed Square Footage: 175,002
- District Total Project Budget: \$158,422,394
- Estimated Basis Total Facilities Grant: \$123,515,434
- Reimbursement Rate: 49.07%*
- Estimated Maximum Total Facilities Grant: \$60,607,875

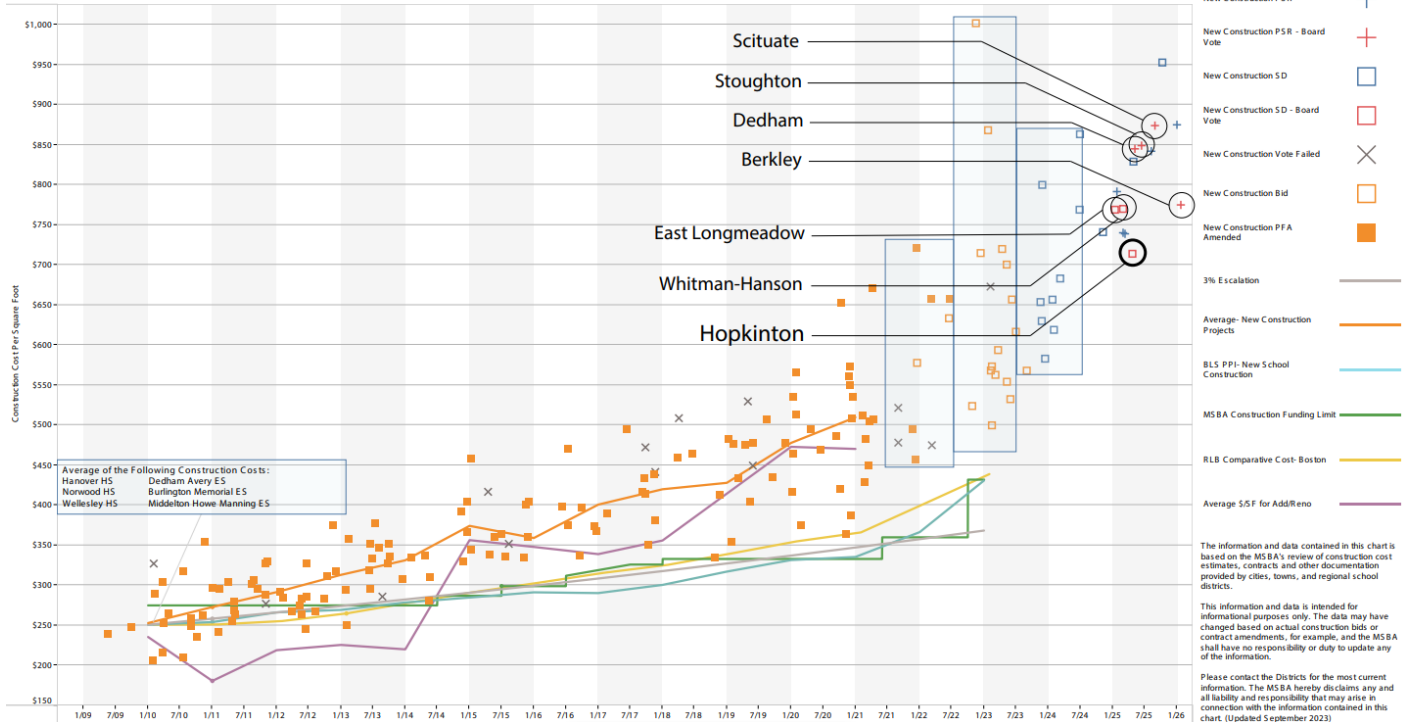
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Project Scope and Budget | Hopkinton

Elmwood Elementary School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023





Project Scope and Budget | Whitman-Hanson Regional School District

Whitman Middle School

- Year Opened: 1972
- Current Grade Configuration: 6-8
- Agreed Upon Grade Configuration: 5-8
- Agreed Upon Enrollment: 675
- Scope of Project: New Construction
- Existing Square Footage: 105,004
- Proposed Square Footage: 138,605
- District Total Project Budget: \$135,289,672
- Estimated Basis Total Facilities Grant: \$91,864,683
- Reimbursement Rate: 63.31%*
- Estimated Maximum Total Facilities Grant: \$58,146,727

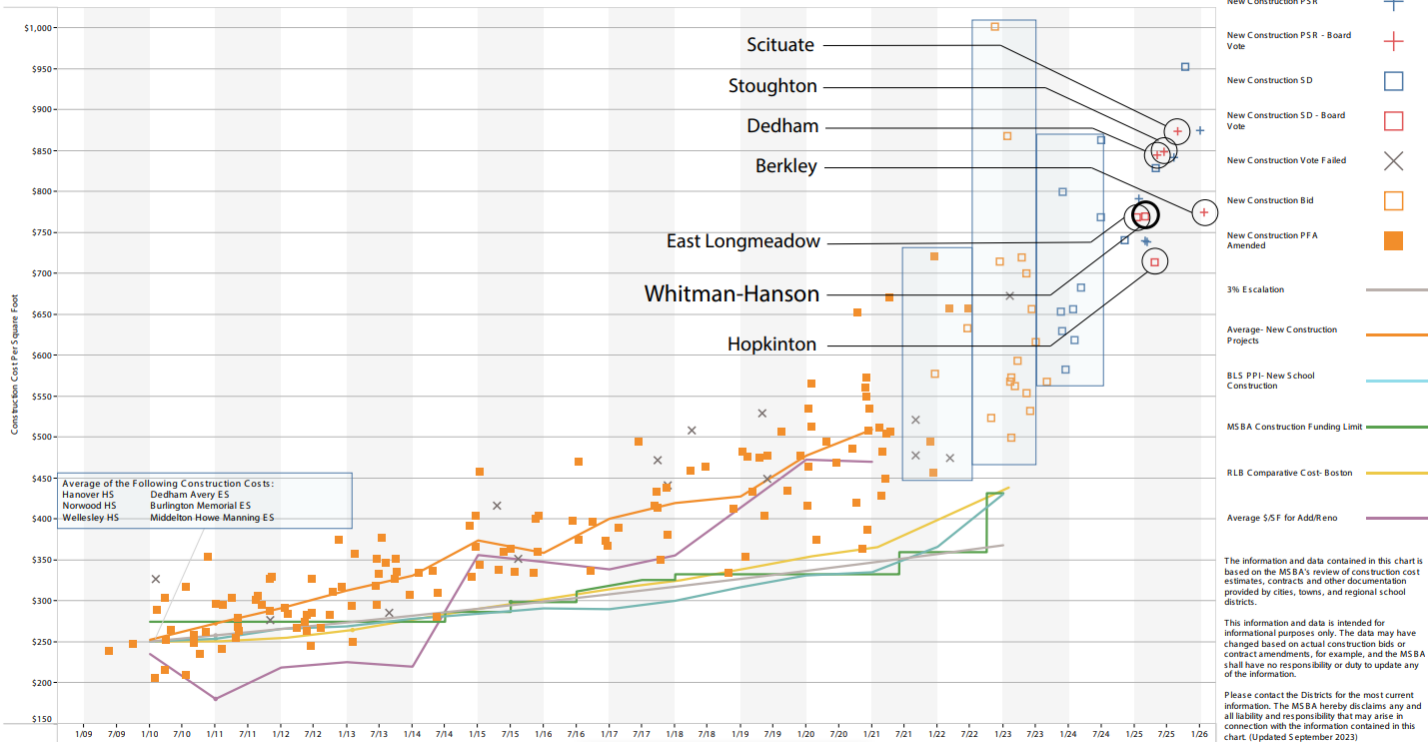
** The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*



Project Scope and Budget | Whitman-Hanson Regional School District

Whitman Middle School

New Construction Costs Compared to Common Economic Indicators | September 29, 2023





Audit Update



Audit Status Update

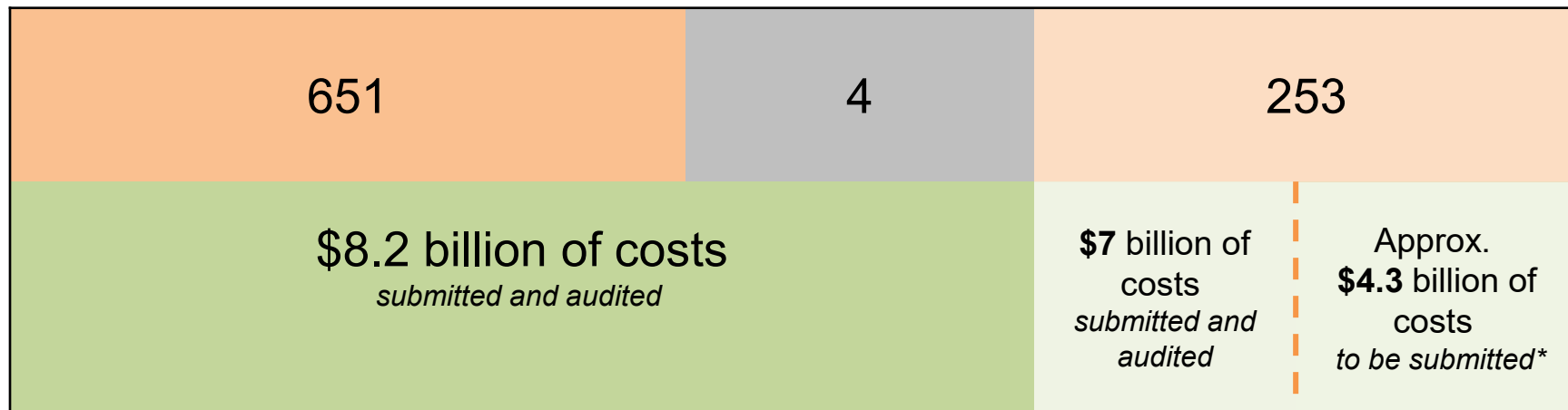
Capital Pipeline Program

■ Today's Vote

Completed Projects

Projects
Currently Have
Executed FSA
and PFA

Estimated Costs
Remaining

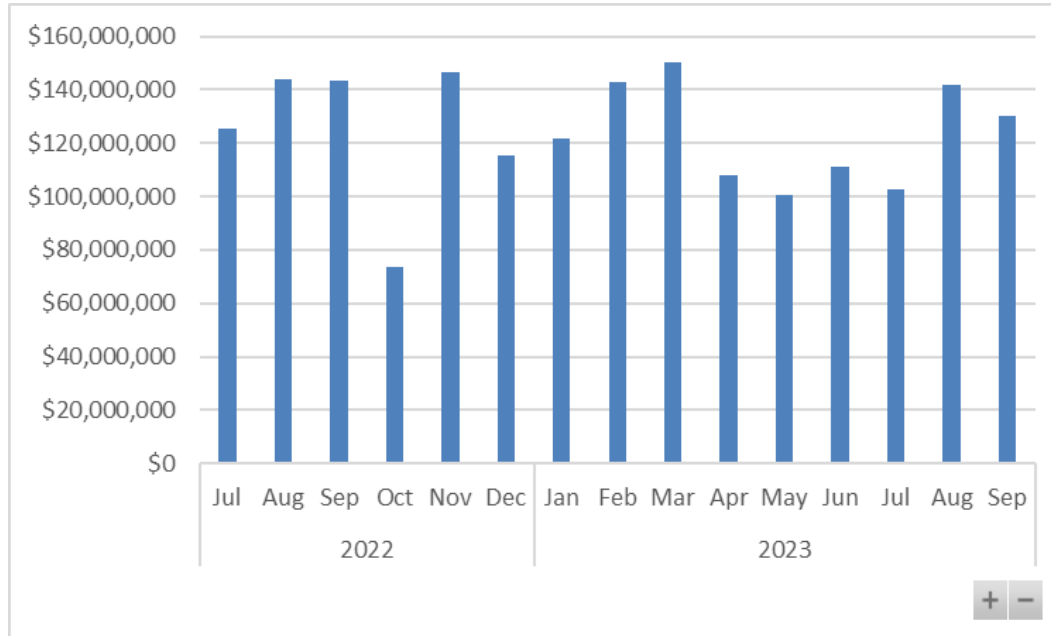


*Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of October 10th, 2023.



Capital Pipeline Program | Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$120 million
- Total 12 Month Audited Costs = \$1.44 billion





Capital Pipeline Program | Closeout Audits

Today's Vote: October 25, 2023 Approval of Final Audits – Capital Pipeline Projects

	MSBA ID	District Name	School Name	Project Type	Project Scope	Reimb. Rate	Total Project Budget	Final Costs Submitted	Ineligible Costs	Basis for Final Total Facilities Grant	Final Total Facilities Grant	Grant Reconciliation FY	Additional Savings in Final Audit Grant for Cap Reconciliation
1	201902810080	Springfield	Frederick Harris	Accelerated Repair	Boiler	80.00%	\$1,165,201	\$1,064,831	\$125,971	\$938,860	\$751,088	ARP FY20	\$611,181
2	201902810100	Springfield	Indian Orchard Elementary	Accelerated Repair	Boiler	80.00%	\$715,710	\$636,963	\$2,284	\$634,679	\$507,743	ARP FY20	\$215,400
3	201902810160	Springfield	Sumner Avenue	Accelerated Repair	Boiler	80.00%	\$680,206	\$592,199	\$550	\$591,649	\$473,319	ARP FY20	\$275,940
4	200903420505	Wilmington	Wilmington High	Core Program	New Construction	55.19%	\$82,688,116	\$81,067,494	\$15,477,675	\$65,589,819	\$36,199,021	FY12 PS&B	\$1,794,224
							TOTAL	\$85,249,233	\$83,361,487	\$15,606,480	\$67,755,007		\$2,896,745



MSBA Updates

- **Executive Director's Report**
- Project Status Updates
 - Reconciliation of Project Obligations and Annual Cap
 - Project Overview Report
 - MSBA Model School Program Recommendation
 - Acceleration Repair Program Recommendations



Lookahead



	August	September	October	November	December	January
ARP Program Legislative Update	FAS meeting ARP re-launch and program changes	FAS meeting ARP re-launch and program changes	Board meeting Recommend ARP program changes	ARP SOI Information session November 14, 2023		Open ARP program 2024
Funding limit increases Legislative Update		FAS meeting Review construction cost funding limit	Board meeting Recommend updates to project funding limits			
Supplemental Grants Legislative Update		FAS meeting Review implementation of supplemental grants	Board meeting Recommend supplemental grants			
Model School (MS)	FAS Recommend MS visits	FAS meeting MS final evaluation	Board meeting Recommend new MS			
Regulations	FAS Regulation overview		Board meeting Present draft regulations for public process	Commence Public Comment Period	Public Comment Period Continues	Public Comment Period Continues
SOI 2023	FAS SOI recommendations for visits	SOI 2023 visits	SOI 2023 visits	FAS Presentation for SOI invitations	Board meeting Recommend SOI invitations	Open Core program 2024
School Survey (SS)	Review and update questions from previous school survey	Review and update questions from previous school survey	Review and update questions from previous school survey Draft RFQ	FAS Present school survey timeline		



MSBA Updates

- Executive Director's Report
- **Project Status Updates**
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Reconciliation of Project Obligations and Annual Cap



MSBA Updates

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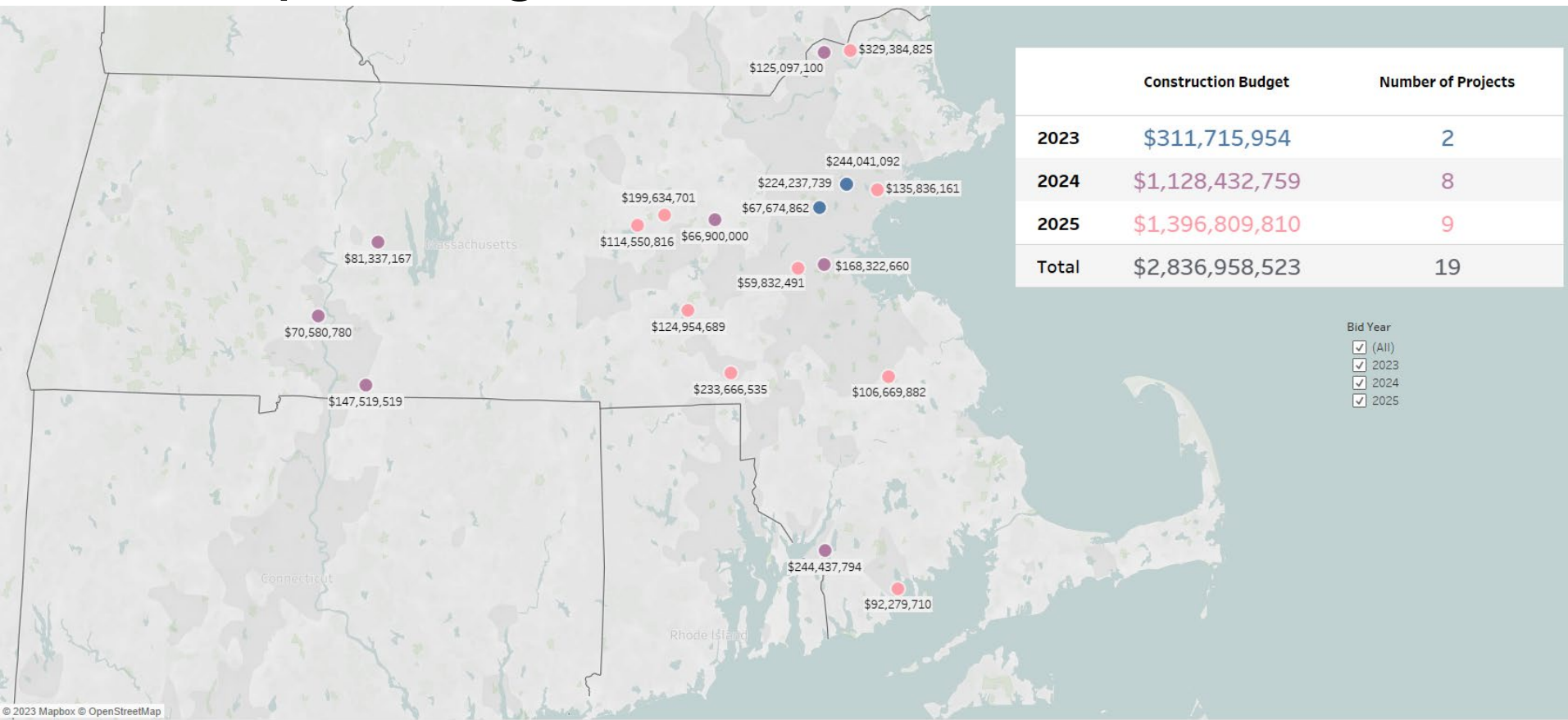
Accelerated Repair – Bid Summary

2021 Accelerated Repair Program

- 12 of 15 reported projects bid within the estimated budget
- 11 projects remain from 26 approved projects
 - Remaining 11 projects anticipated to bid by the December Board of Directors meeting

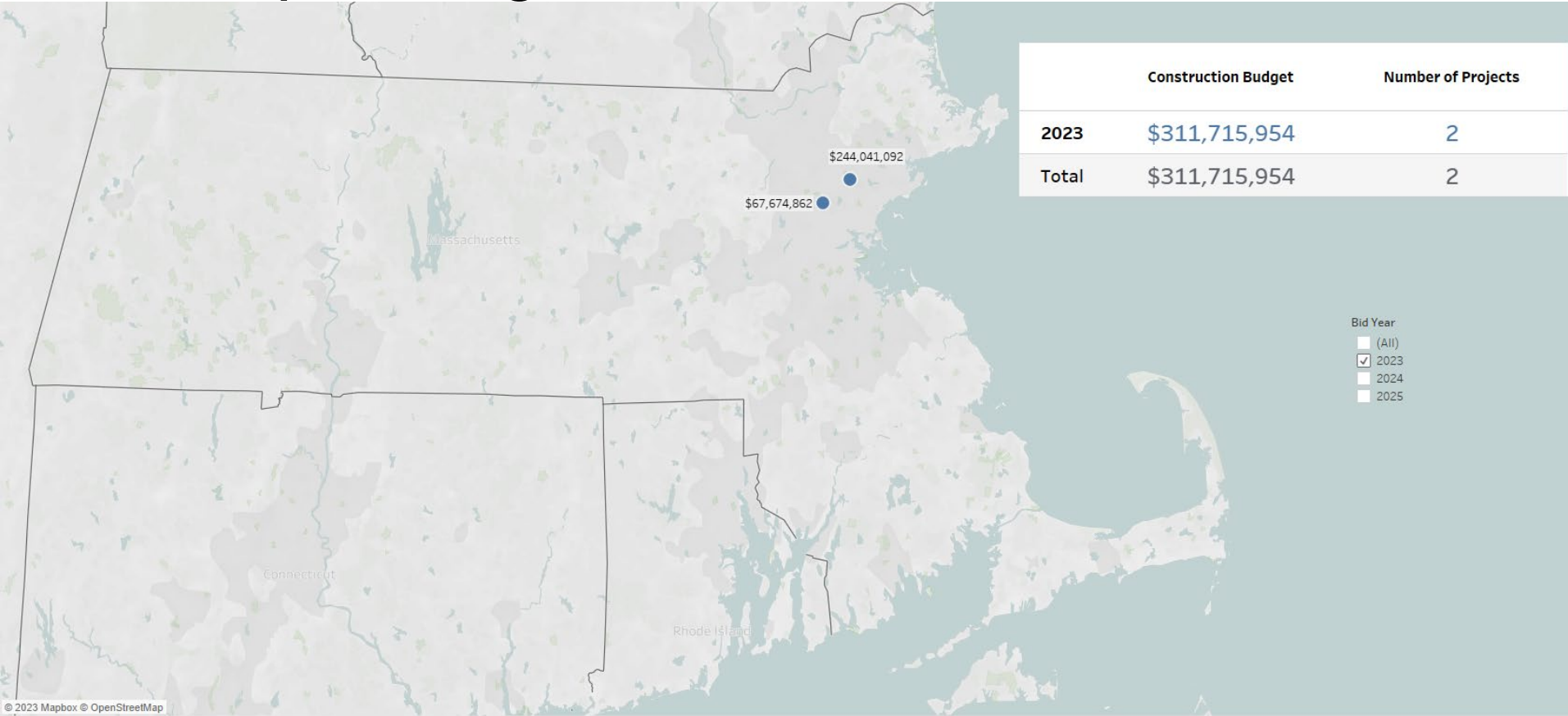


Upcoming MSBA Bids





Upcoming MSBA Bids 2023



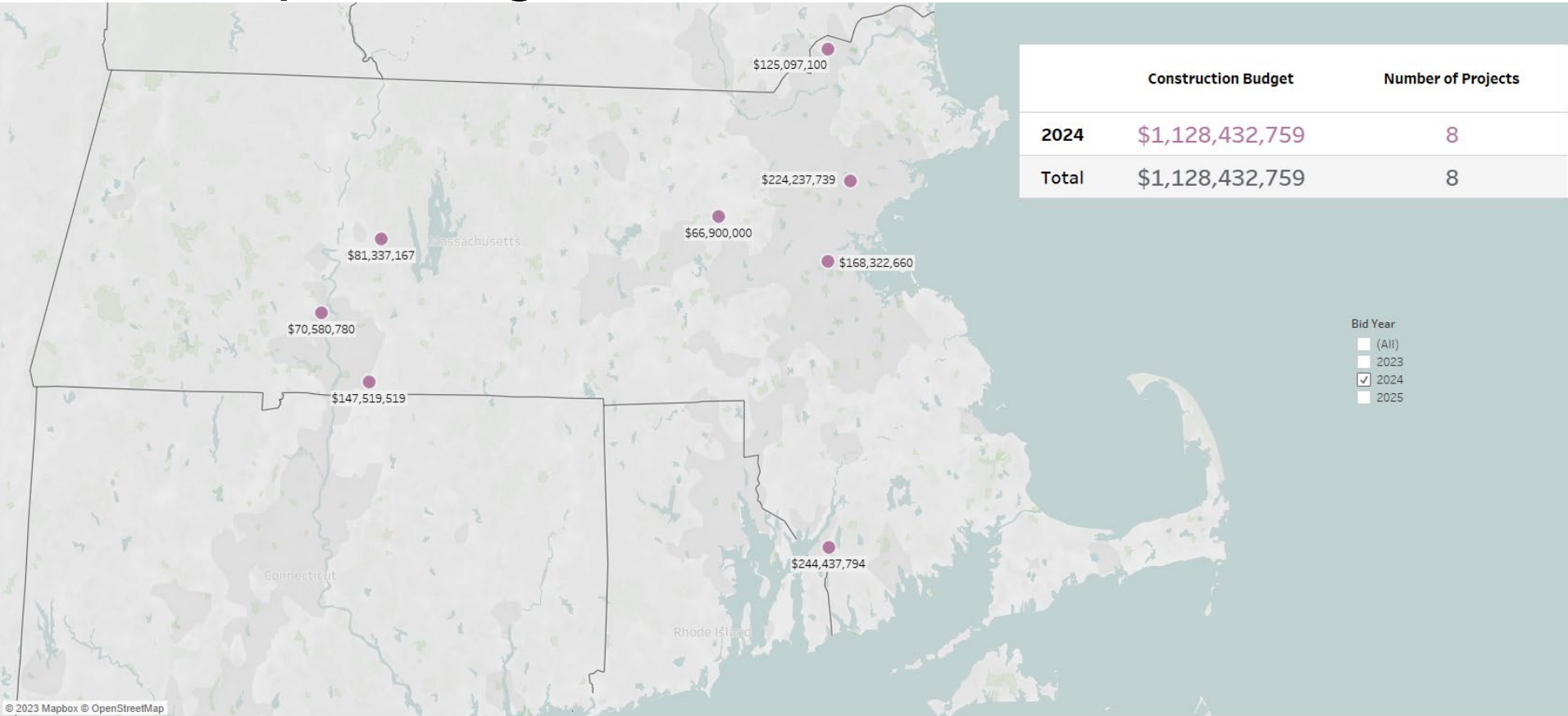
	Construction Budget	Number of Projects
2023	\$311,715,954	2
Total	\$311,715,954	2

Bid Year

- (All)
- 2023
- 2024
- 2025

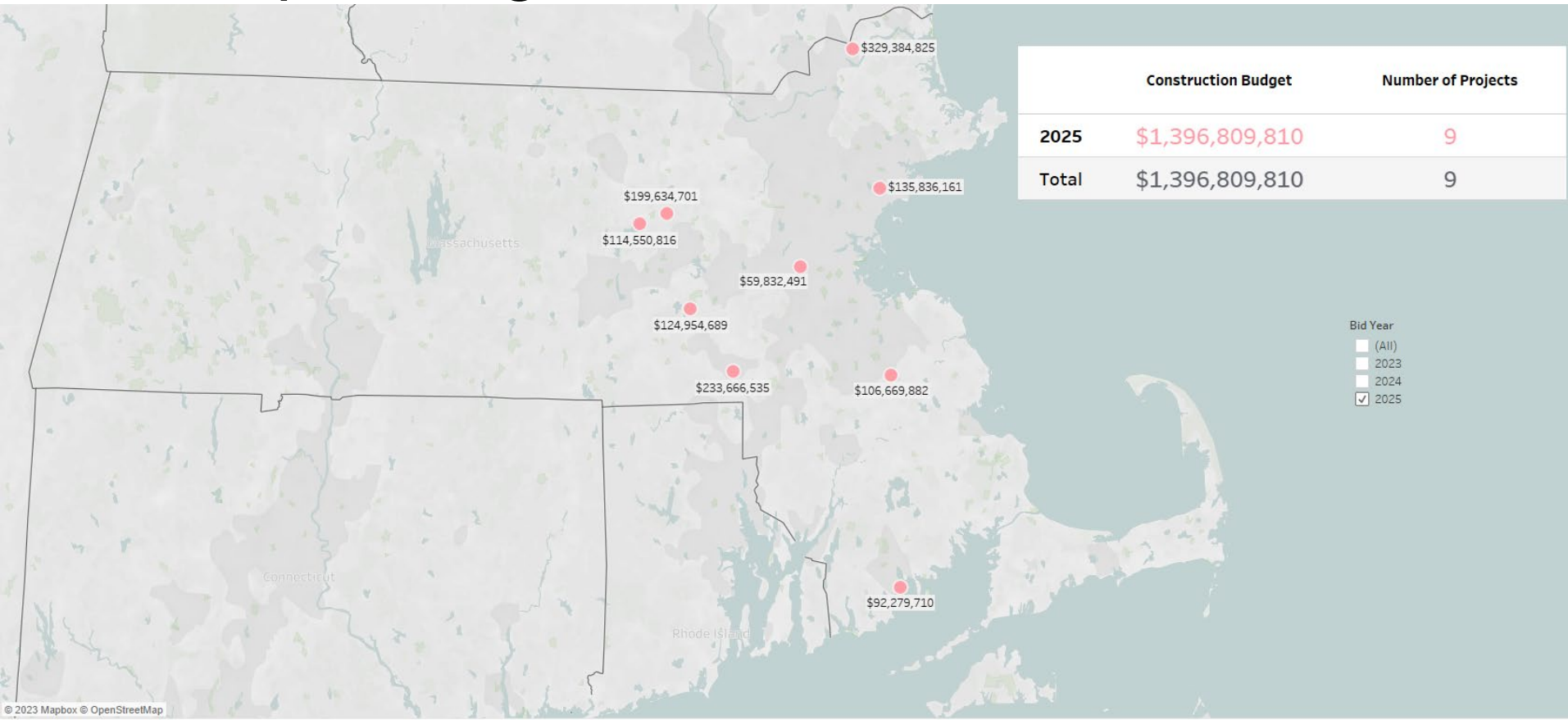


Upcoming MSBA Bids 2024





Upcoming MSBA Bids 2025





Core Program - Anticipated Bids

Anticipated Sub-Bids in November, December, and January:

- November – Winchester (DBB)
- December – None
- January – Holyoke (DBB)

Anticipated DBB Bids or GMP Executions in November, December, and January :

- November – Boston Carter (CMR), Northeast Metro (CMR), Spencer-East Brookfield (CMR), Webster (DBB), Winchester (DBB)
- December – Tyngsborough (CMR)
- January – Holyoke (DBB)



Core Program – Bid Results 2023

- 18 projects scheduled to receive sub-bids in 2023, 12 have reported DBB bids or CMR executions to date
- 10 reported bids came in above the estimated budget

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Randolph	Elizabeth G Lyons Elementary School	New	DBB	1/25/2023	\$41,576,611	\$42,461,700	\$885,089	80.00%	\$0
Walpole	Bird Middle School	New	CMR	2/14/2023	\$92,874,826	\$92,988,102	\$113,276	52.22%	\$0
Fitchburg	Crocker Elementary School	New	DBB	2/14/2023	\$49,774,500	\$57,872,519	\$8,098,019	80.00%	\$0
Somerset	Somerset Middle School	New	CMR	3/16/2023	\$69,956,365	\$69,900,000	-\$56,365	56.89%	\$32,066
Westfield	Franklin Ave School	New	DBB	3/21/2023	\$50,430,464	\$52,542,787	\$2,112,323	77.00%	\$0
Wellesley	Ernest F. Upham Elementary School	New	CMR	4/13/2023	\$56,399,123	\$57,624,314	\$1,225,191	34.90%	\$0
Watertown	Watertown High School	New	DBB	5/10/2023	\$138,651,235	\$147,961,000	\$9,309,765	49.33%	\$0
Hingham	William L. Foster Elementary School	New	DBB	5/16/2023	\$88,114,851	\$88,528,700	\$413,849	40.54%	\$0

*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 2023

- 18 projects scheduled to receive sub-bids in 2023, 12 have reported DBB bids or CMR executions to date
- 10 reported bids came in above the estimated budget

District	School	Scope	Project Type	Bid Date	Construction Estimate *	Bid Amount *	Variance from Construction Estimate	Reim. Rate	Potential Grant Variance **
Lawrence	Francis M Leahy Elementary School	New	DBB	5/24/2023	\$81,846,297	\$92,396,000	\$10,549,703	80.00%	\$0
Norwood	Coakley Middle School	New	CMR	6/12/2023	\$114,347,205	\$115,823,497	\$1,476,292	54.34%	\$0
Groton-Dunstable	Florence Roche School	New	CMR	6/29/2023	\$61,741,339	\$72,160,796	\$10,419,457	48.27%	\$0
Bristol-Plymouth	Bristol-Plymouth RVHS	New	DBB	8/31/2023	\$240,885,538	\$238,460,831	-\$2,424,707	62.25%	\$1,509,380
Total					\$1,086,598,354	\$1,128,720,246	\$42,121,892	-	\$1,541,446

*The construction estimate and bid amount include pre-construction services and alternates. Norwood is the exception after removal of the PFA Alternate scope.

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



Core Program – Additional Funding Update

- Projects below have reported additional project funding following Project Scope and Budget approval
- Budget increases will be incorporated into each Project Funding Agreement by bid amendment
- Projects also identified in the Project Variance section of the Project Overview Report and the Capital Planning Data & Information: Cost Data page of the MSBA website

District	School	Scope	Construction Estimate *	Total Project Budget	Maximum Total Facilities Grant	Additional Funding **
Andover	West Elementary School	New	\$119,178,907	\$151,661,968	\$38,442,820	\$16.40 M
Boston	Carter School	New	\$69,363,383	\$91,966,532	\$61,290,298	\$19.61 M
Boston	Josiah Quincy Upper School	New	\$147,562,305	\$193,591,467	\$54,075,966	\$30.30 M
Fitchburg	Crocker Elementary School	New	\$49,774,500	\$65,032,984	\$42,145,758	\$11.60 M
Groton-Dunstable	Florence Roche School	New	\$61,741,339	\$78,650,734	\$26,503,001	\$10.50 M
Lawrence	Francis M Leahy	New	\$81,846,297	\$103,740,911	\$61,290,298	\$15.50 M
Lawrence	Oliver Partnership School	Add/Reno	\$105,160,310	\$132,300,000	\$61,647,551	\$15.50 M

*The construction estimate includes 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 – Additional Funding Update

- Projects below have reported additional project funding following Project Scope and Budget approval
- Budget increases will be incorporated into each Project Funding Agreement by bid amendment
- Projects also identified in the Project Variance section of the Project Overview Report and the Capital Planning Data & Information: Cost Data page of the MSBA website

District	School	Scope	Construction Estimate *	Total Project Budget	Maximum Total Facilities Grant	Additional Funding **
Lowell	Lowell High School	Add/Reno	\$271,244,856	\$343,399,220	\$215,992,406	\$38.50 M
Nauset	Nauset Regional High School	Add/Reno	\$104,708,165	\$131,825,665	\$36,676,476	\$38.10 M
Randolph	Elizabeth G. Lyons Elementary School	New	\$41,576,611	\$50,384,511	\$27,558,249	\$0.99 M
Stoneham	Stoneham High School	New	\$153,677,188	\$189,593,594	\$48,968,062	\$24.99 M
Swampscott	Hadley Elementary School	New	\$77,937,159	\$98,316,523	\$32,572,001	\$2.91 M
Wellesley	Ernest F. Upham Elementary School	New	\$56,399,123	\$72,500,000	\$13,508,529	\$0.35 M
Worcester	Doherty Memorial High School	New	\$239,610,676	\$293,384,178	\$135,241,024	\$24.67 M

*The construction estimate includes pre-construction services and alternates.

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



MSBA Model School Program Update



Schedule

2023 Model School Procurement Schedule		
Task	Start	Finish
Phase 1 Initial Assessment of Responses	5/11/2023	6/23/2023
Inform FAS of Recommended Visits	7/19/2023	8/2/2023
Phase 2 School Visits	7/24/2023	8/25/2023
Committee finalizes selection of schools	8/25/2023	9/8/2023
Draft Recommendation	9/8/2023	9/11/2023
Reviews & Approvals	9/11/2023	9/15/2023
FAS: Present Recommendations	9/20/2023	9/27/2023
Review school candidates w/ DSP	10/3/2023	10/3/2023
Board Approval of New Model Schools		10/25/2023



Model School Overview

MINIMUM REQUIREMENTS

1. The proposed Model School must be all new, PK-12 construction, located within a 125 mile radius of Worcester, MA;
2. The proposed Model School must have been permitted using the 780 CMR Massachusetts State Building Code 9th edition or later or, if not permitted in Massachusetts, any building code or design criteria using the International Energy Conservation Code (“IECC”) no earlier than 2015 edition, and ASHRAE 90.1 no earlier than the 2013 version;
3. The proposed Model School must have been registered with either USGBC “LEED-S” or Collaborative for High Performance Schools (“CHPS”), and;
4. The proposed Model School must have been open for occupancy for a minimum of 12 months as of September 15, 2023.

PHASE 1| EVALUATION

1. Completeness of submission materials;
2. Adapt to other sites;
3. Adapt to a 20% addition and reduction in design;
4. Adapt to variations educational programs;
5. Maximum flexibility for future uses;
6. Differentiated learning spaces;
7. Conforms to space summary guidelines;
8. Sustainable Building Design Guidelines;
9. Environmental qualities;
10. MSBA Guidelines for Science Labs;
11. Cont. Cost/SF;
12. Percentage of Design Change Orders;
13. The ability of the proposed design team to comply with program goals;
14. Any other criteria that the MSBA may deem relevant to the evaluation of proposed model schools.

PHASE 2| SITE VISITS

Phase 2 review will include an MSBA Site Visit, and the review of any information and/or documentation that is requested by the MSBA from a Designer that is in addition to the information and documentation that was supplied by the Designer.



Minimum Requirements

Applicants			Minimum Requirements												
District	School	Architect	All new	Grade	Design Enrollment	125 miles from Worcester	Permitted (either are allowed)		Registered (either are allowed)					Sub. Comp. Date	Open for 12 months as of 9/15/23
							MA State Building Code: 9th	IECC 2015+ & ASHRAE 90.1 2013+	LEED-S	Total Pts.	CHPS	Total Pts.	EA		
ELEMENTARY SCHOOLS															
Town of Shrewsbury	Major Howard W. Beal Elementary School	Lamoureux Pagano	Y	K-4	790	Y	9th Edition	IECC 2015 & ASHRAE 90.1 2016	LEED-S v4	52				7/23/2021	Y
City of Marlborough	Goodnow Brothers Elementary School	Mount Vernon Group	Y	K-5	610	Y	9th Edition	IECC 2015 & ASHRAE 90.1 2013			NE-CHPS v3.1	129		4/9/2020	Y
Town of Ludlow	Harris Brook Elementary School	Mount Vernon Group	Y	2-5	630	Y	9th Edition	IECC 2015 & ASHRAE 90.1 2013			NE-CHPS v3.1	166		7/2/2021	Y
Town of Wareham	Wareham Elementary School	Mount Vernon Group	Y	PK-4	1020	Y	9th Edition	IECC 2018 & ASHRAE 90.1 2016	LEED-S v4	51				10/5/2021	Y
Town of Marblehead	Lucretia and Joseph Brown Elementary School (formerly Elbridge Gerry ES)	Raymond Design Associates	Y	PK-3	450	Y	9th Edition	IECC 2015 & ASHRAE 90.1 2013	LEED-S v4	54				10/1/2021	Y
Town of Millbury	Raymond E. Shaw Elementary School	Turowski2 Architecture	Y	3-6	550	Y	9th Edition	IECC 2018 & ASHRAE 90.1 2016	LEED-S v4	75				7/29/2022	Y
MIDDLE/HIGH SCHOOLS															
Town of Westport	Westport Middle-High School	Jonathan Levi Architects	Y	5-12	860	Y	9th Edition	IECC 2018 & ASHRAE 90.1 2013	LEED-S v4	54				8/31/2021	Y



Ludlow | Harris Brook Elementary School

Assets

- Conformance with MSBA space guidelines
- Sustainability features
- Differentiated learning spaces
- Expansion/Contraction
- Storage



Challenges

- Designed for a sloped site
- Acoustics associated with exposed mechanicals/roofing systems





Marblehead | Lucretia and Joseph Brown Elementary School

Assets

- Compact design
- Differentiated learning spaces
- Very low percentage of design related change orders
- STE space
- Flexible assembly spaces

Challenges

- Designed for a sloped site (built into hill)
- Cafeteria below MSBA guidelines



Community Wing Public Art Interior Mosaic Panel by Community Artist



Marlborough | Goodnow Brothers Elementary School

Assets

- Adaptation of current model with demonstrated ability to adapt to different site and program
- Compact design
- Flexible learning spaces
- Multipurpose/flexible stage use allowing for lunch/teaching to occur simultaneously

Challenges

- Plan for interior courtyard maintenance
- Percentage of design related change orders





Millbury | Raymond E. Shaw Elementary School

Assets

- Energy efficiency (LEED Gold)
- Very low percentage of design related change orders
- Adaptable to other sites
- Revit conformed set available with updates made during construction
- Differentiated learning spaces
- Outdoor classroom

Challenges

- Best suited for flat sites





Shrewsbury | Major Howard W. Beal Elementary School

Assets

- Very low percentage of design related change orders
- Flexible learning spaces
- Stage design and flexibility allowing for lunch/teaching to occur simultaneously
- Flexible breakout areas with sinks

Challenges

- Designed for a terraced site
- Public/private separation





Wareham | Wareham Elementary School

Assets

- Construction cost
- Sustainability features
- Differentiated learning spaces
- Natural light
- STE spaces



Challenges

- Change order percentage
- Designed for a sloped site





Westport | Westport Middle/High School

Assets

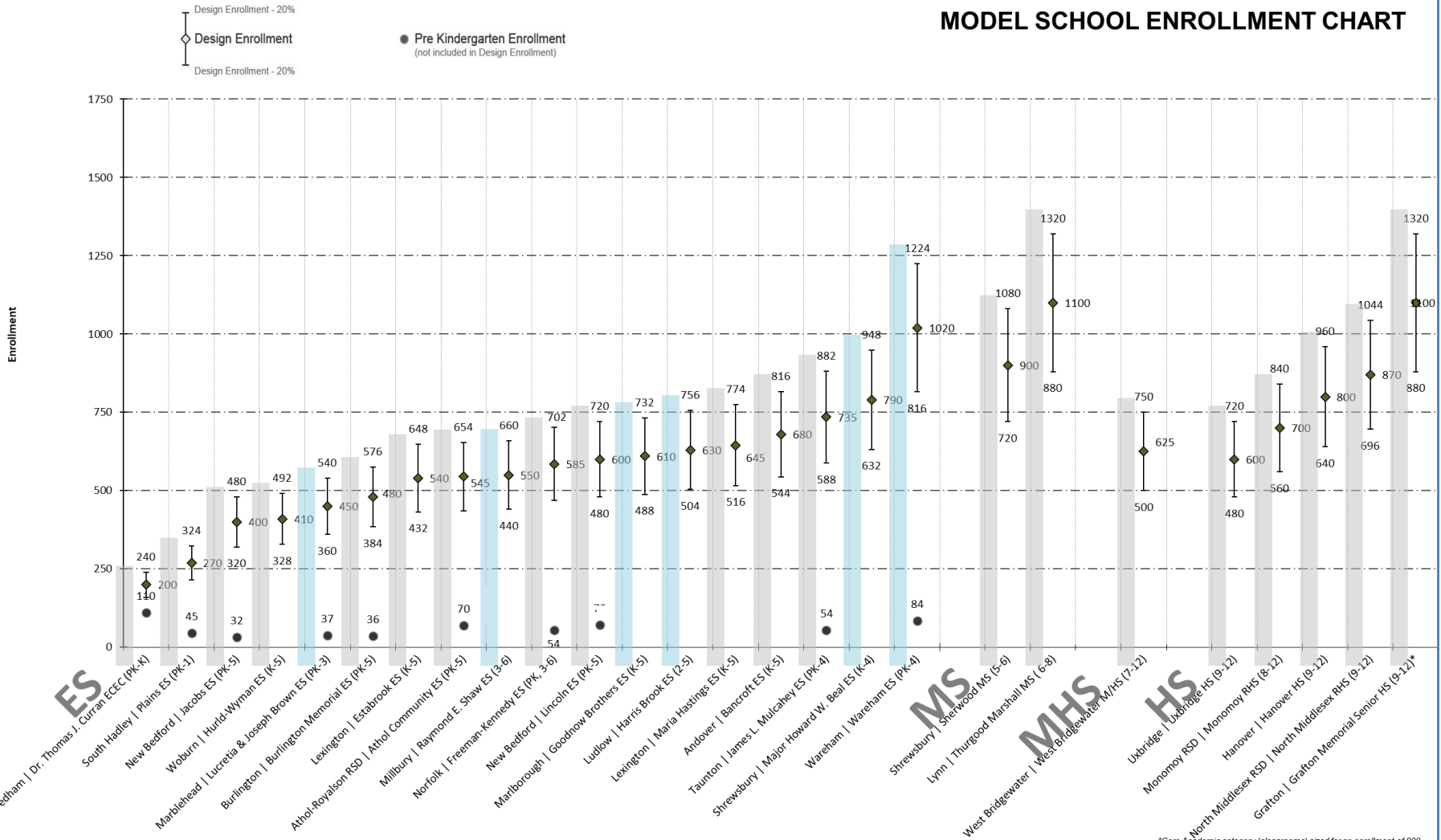
- Adaptable to other sites
- Differentiated learning spaces
- Breakout spaces (Cohort commons)
- Classroom daylighting



Challenges

- User feedback
- Overall change order percentage and design related change orders (related to HVAC changes)
- Conformance with MSBA guidelines in core spaces
- Auditorium acoustics

MODEL SCHOOL ENROLLMENT CHART



*Core Academic category (classrooms) sized for an enrollment of 900.

SUMMARY

OF RECOMMENDATIONS

RECOMMENDED

Ludlow, Harris Brook Elementary School
Marblehead, Lucretia and Joseph Brown Elementary School
Marlborough, Goodnow Brothers Elementary School
Millbury, Raymond E. Shaw Elementary School
Shrewsbury, Major Howard W. Beal Elementary School
Wareham, Wareham Elementary School

NOT RECOMMENDED

Westport Middle-High School



Accelerated Repair Program Update



Program History

Repair Program	Districts	Projects	Total Project Budgets	Maximum Facility Grants	Number of Projects Final Audit Approved
2022 Accelerated *	12	27	\$45,798,434	\$32,584,855	0
2021 Accelerated	15	26	\$109,602,763	\$59,925,011	0
2020 Accelerated	16	22	\$82,419,849	\$43,679,026	1
2019 Accelerated	24	38	\$85,180,989	\$52,047,959	9
2018 Accelerated	20	30	\$83,172,480	\$47,018,557	15
2017 Accelerated	19	34	\$117,020,597	\$73,280,673	19
2016 Accelerated	28	48	\$156,598,234	\$83,007,586	39
2015 Accelerated	24	43	\$136,680,652	\$91,974,052	42
2014 Accelerated	34	47	\$108,410,084	\$65,388,035	44
2013 Accelerated	25	45	\$94,650,790	\$54,662,551	45
2012 Accelerated	24	36	\$63,009,653	\$38,267,952	36
Green	93	189	\$366,647,226	\$222,889,218	189
Total	334	585	\$1,449,191,751	\$864,725,475	439

* Financial totals reflect Project Funding Agreement approvals through the August 30, 2023 Board of Directors Meeting (13 projects).



SOI History

	2018	2019	2020	2021	2022	2023*
<u>Advertised Age Thresholds</u> (Roofs / Windows / Boilers)	20 / 30 / 20	20 / 30 / 20	25 / 30 / 25	25 / 30 / 25	25 / 30 / 25	N/A
SOIs Received	60	83	90	60	67	N/A
<u>Age Thresholds After Review</u> (Roofs / Windows / Boilers)	25 / 30 / 25	27 / - / 20	30 / 35 / 35	29 / 30 / 29	30 / 35 / 25	N/A
SOIs Invited	34	42	25	28	33	N/A
Roofs / Windows / Boilers	17 / 11 / 15	24 / 0 / 21	14 / 9 / 4	14 / 11 / 8	10 / 7 / 16	N/A

* ARP paused per October 26, 2022 Board of Directors Vote



Review of Program Considerations

- **Scope**
 - Possibility of roof restoration for eligible roofs in lieu of replacement;
 - Separate procurement to study updates to existing buildings introducing an electrification option with air or geothermal heat pumps.
 - Focus on reducing fossil fuel use in lieu of Boiler replacements;
 - Accessibility requirements – consider updating eligibility; (Review further in 2024)
 - Eligibility determinations for expanded HVAC items, rooftop equipment, building controls, HVAC, air filtration, and envelope; (Review further in 2024)
- **General Administration**
 - Invite quantity of districts fitting two-years' worth of budget;
 - Increase overall predictability for districts and the MSBA; (Review further in 2024)
 - District predictability for eligible ages of invitation; (Review further in 2024)
 - Potential ways to forecast invitations to benefit districts and staff; (Review further in 2024)
 - Stagger commencement of initial documents, etc. for two years of invitations to mitigate any impact on construction market or staffing. (Review further in 2024)



Recommendations for SOI opening 2024

Description	Recommendation
Open ARP January 2024	Open for windows and roofs with an estimated budget of \$150 million
Roof Restoration	Include this provision in the feasibility study for roof invitations to determine fit
Heat Pump Conversion	Procure a consultant in 2024 with goal to offer in January 2025 SOI opening
Open biennially (every two years)	Commence biennial opening in January 2025



Finance Update

- **Sales Tax Collections Update**
- Grant Payments Update
- FY 2024 Budget Update



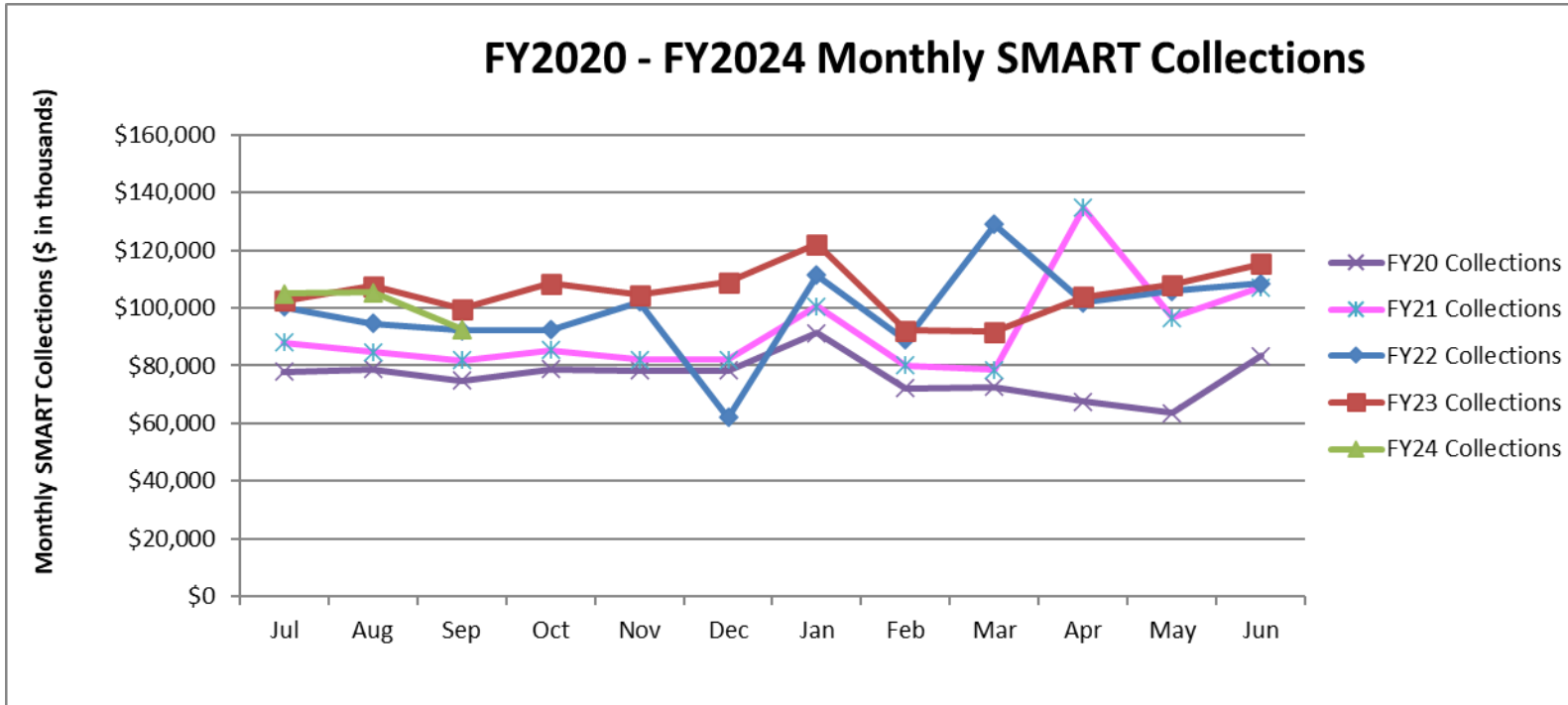
SMART Collections Update

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
FY23 Receipts	\$ 102,528	\$ 107,609	\$ 99,629	\$ 108,557	\$ 104,474	\$ 108,859	\$ 122,161	\$ 92,118	\$ 91,671	\$ 103,886	\$ 108,063	\$ 115,211	\$ 1,264,766
\$ Change vs. FY22	\$ 2,212	\$ 13,113	\$ 7,347	\$ 16,192	\$ 2,424	\$ 46,930	\$ 10,733	\$ 3,293	\$ (37,217)	\$ 1,946	\$ 2,275	\$ 6,647	\$ 75,893
% Change vs. FY22	2.21%	13.88%	7.96%	17.53%	2.38%	75.78%	9.63%	3.71%	-28.88%	1.91%	2.15%	6.12%	6.38%
FY24 Receipts	\$ 105,052	\$ 105,303	\$ 92,646										\$ 303,000
\$ Change vs. FY23	\$ 2,524	\$ (2,306)	\$ (6,983)										\$ (6,766)
% Change vs. FY23	2.46%	-2.14%	-7.01%										-2.18%

- FY 24 collections through September were \$6.8 million (2.18%) lower than the same period in FY 23.

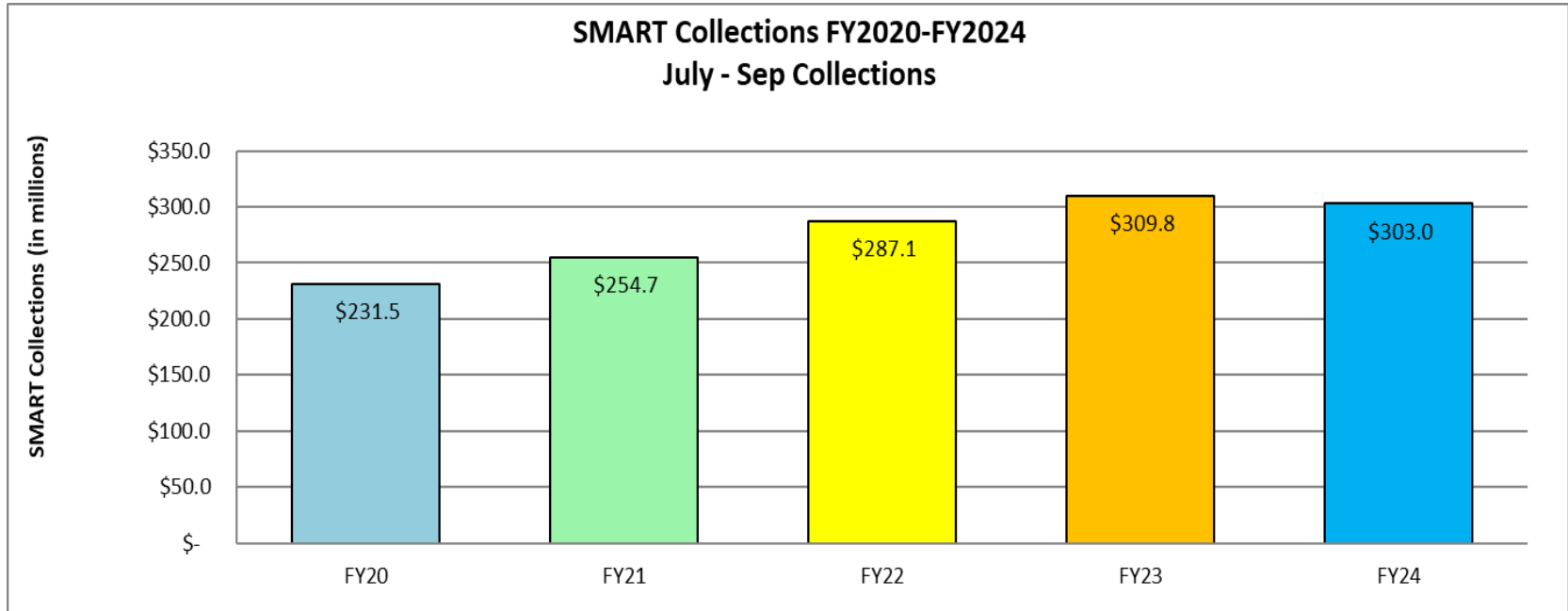


SMART Collections Update



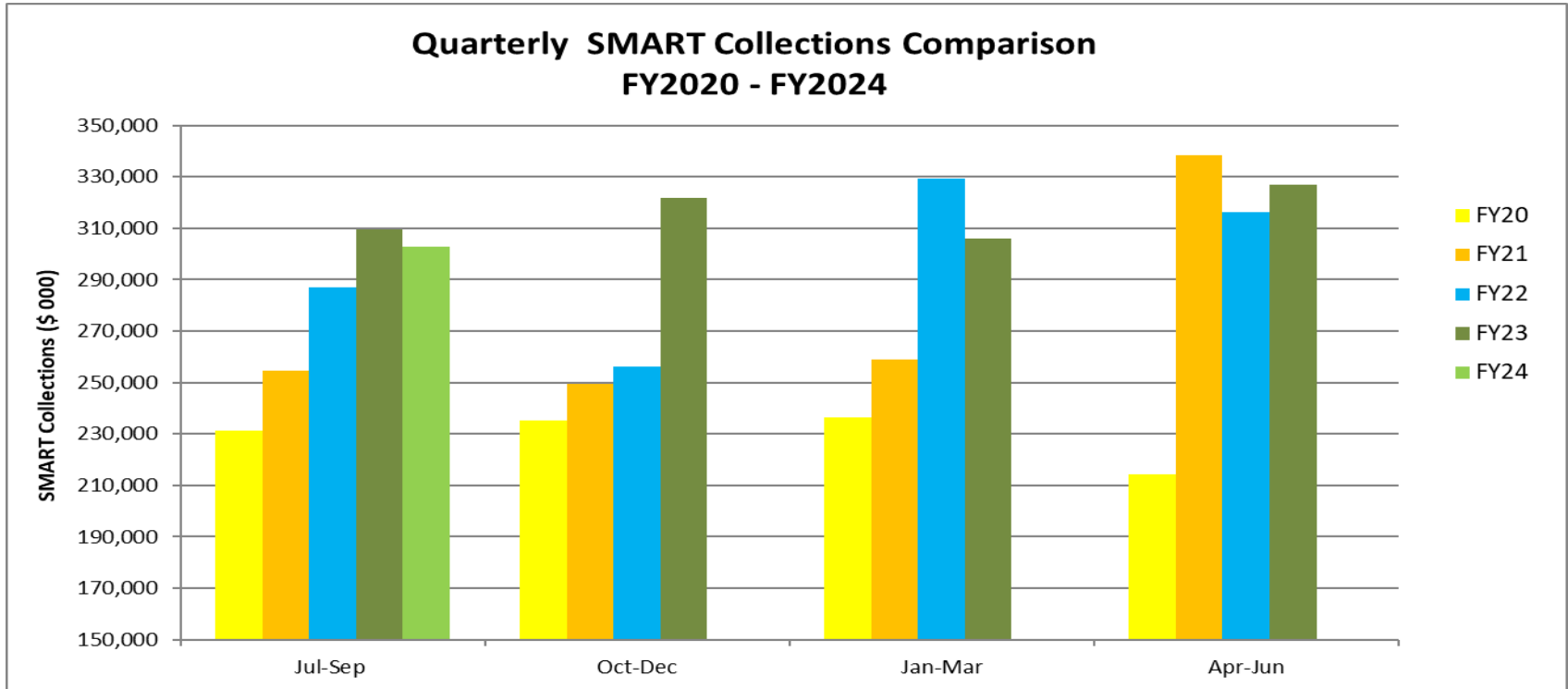


SMART Collections Update





SMART Collections Update



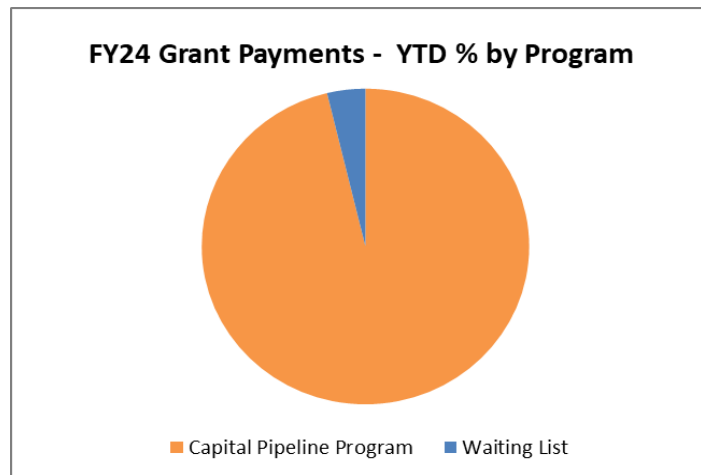
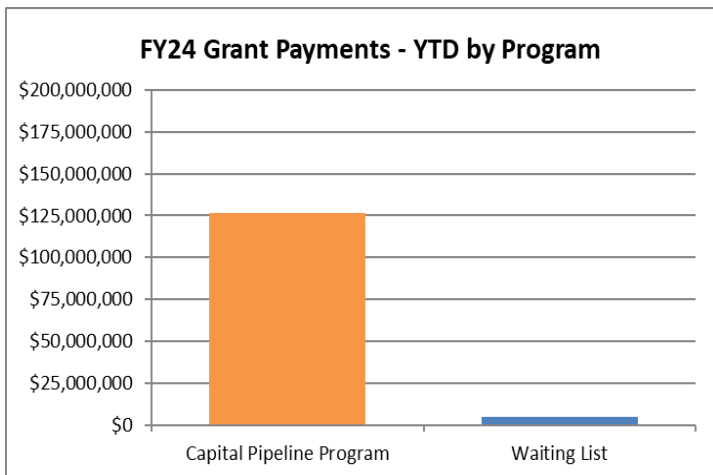


Grant Payments Update

FY24 YTD Grant Payments Summary*

Program	Grant Payments	YTD % by Program	# Projects	# Districts
Capital Pipeline Program	\$ 126,799,402	96%	89	76
Waiting List	\$ 4,969,563	4%	7	5
Total	\$ 131,768,965	100%	96	81

*Reflects grant payment data as of Oct. 6, 2023.





Finance Update

- Sales Tax Collections Update
- **Grant Payments Update**
- FY 2024 Budget Update



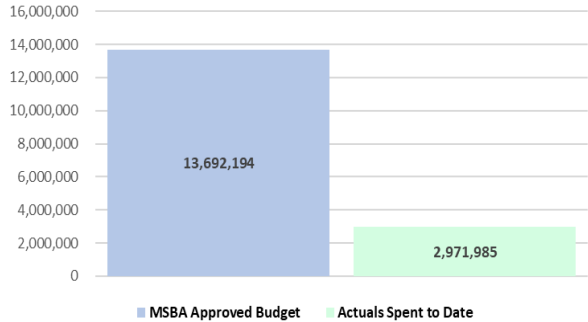
Finance Update

- Sales Tax Collections Update
- Grant Payments Update
- **FY 2024 Budget Update**

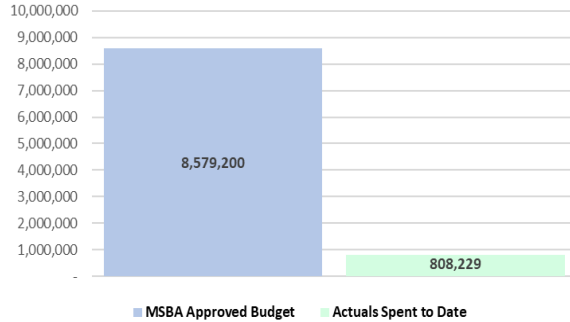


Fiscal Year 2024 Budget vs Actuals

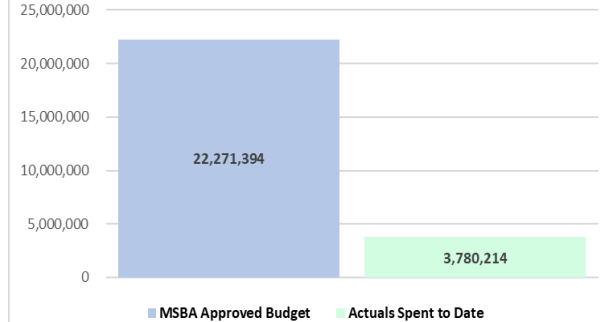
Total Admin Expenses



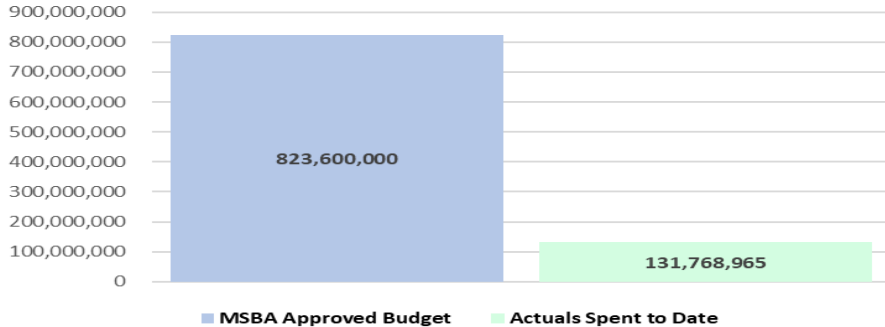
Total Capital Pipeline Support Services



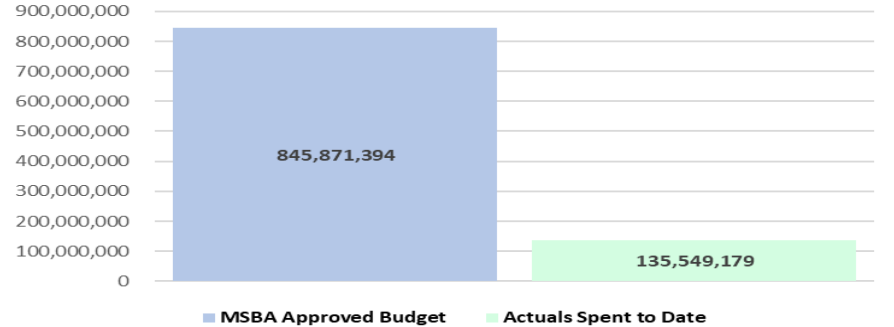
Total Operating Expenses



Total Grant Program

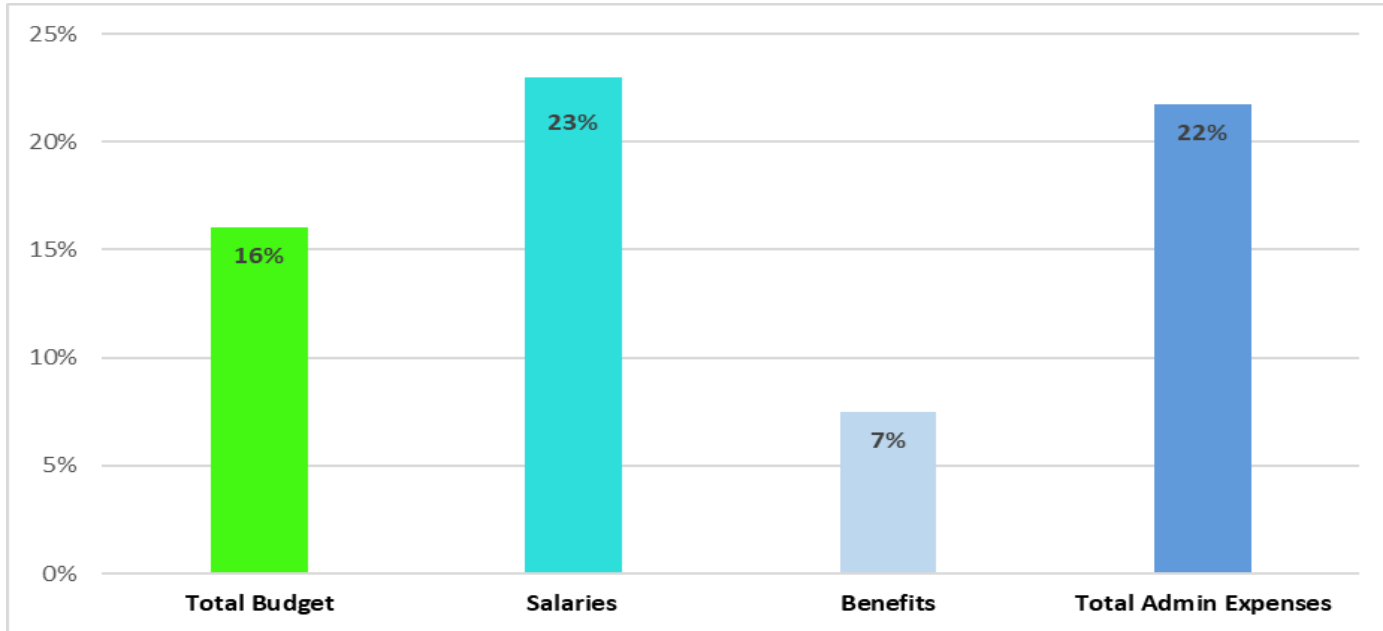


Total Operating & Capital Budget





Fiscal Year 2024 Spending





MSBA Regulations Revision Project



Presentation Agenda:

- **Introduction, Background and Objectives**
- **Overview of Proposed Revisions**
- **Process to Promulgate Revisions to the Regulations**
- **Conclusion and Recommendation**



Objectives

- to accurately reflect how the MSBA's grant process has evolved,
- to provide clarity and make the Regulations more user friendly,
- to make the Regulations easier to follow by arranging the sections in chronological order and matching the MSBA modules, and
- to provide a starting point for future MSBA programmatic changes and updates as the landscape of school construction continues to change.



Overview of Key Revisions to the Regulations

The regulations will now proceed from Module 1 through Module 9 as core program projects do, making it easier for districts and external stakeholders to understand the process.



Current Regulations

- 2.01: Authority, Applicability, Scope and Purpose
- 2.02: Definitions
- 2.03: General Requirements
- 2.04: General Site and School Construction Standards
- 2.05: Site Standards
- 2.06: Educational Program Space Standards
- 2.07: Cost Standards
- 2.08: Reconstruction, Renovation, and Repair Projects
- 2.09: Statement of Interest Process
- 2.10: Application and Approval Procedures
- 2.11: Owner's Project Manager
- 2.12: Designer Services
- 2.13: Design and Review Process
- 2.14: Total Facilities Grant Awards
- 2.15: Payment Requirements and Procedures
- 2.16: Audit Procedures
- 2.17: Min. Spending Reqs. for Building Maintenance
- 2.18: Grant Percentage Formula
- 2.19: Program Integrity
- 2.20: Waivers
- 2.21: Closing Schools

Proposed Regulations

- 2.01: Authority, Applicability, Scope and Purpose
- 2.02: Definitions
- 2.03: General Requirements
- 2.04: Application and Approval Process
- 2.05: Statement of Interest Process
- 2.06: Eligibility Period – Module 1
- 2.07: Forming the Project Team – Module 2
- 2.08: Feasibility Study – Module 3
- 2.09: Schematic Design – Module 4
- 2.10: Funding the Project – Module 5
- 2.11: Detailed Design – Module 6
- 2.12: Construction – Module 7
- 2.13: Completing the Project – Module 8
- 2.14: Post Occupancy Evaluation – Module 9
- 2.15: Accelerated Repair Program
- 2.16: Model School Program
- 2.17: Audit Procedures



Overview of Key Revisions to the Regulations

In addition to arranging the regulations into chronological order based on the MSBA's modules, the MSBA added stand-alone sections such as:

- Accelerated Repair Program (ARP)
- Construction (Module 7)
- Post Occupancy Evaluation (Module 9)
- Model School Program



Overview of Key Revisions to the Regulations

The MSBA made changes to the regulations to allow for the regulations to stay current year after year by eliminating references to outside standards and codes that periodically change.



Overview of Key Revisions to the Regulations

The MSBA clarified terminology used in the regulations and made technical changes to better capture our process and provide increased clarity for stakeholders.



Overview of Key Revisions to the Regulations

The MSBA updated the Statement of Interest section of the regulations to match the timing of the submission period that the MSBA follows for the Statement of Interest.



Overview of Key Revisions to the Regulations

The MSBA updated the Incentive Points portion of the regs.

- We removed Construction Manager at Risk and Model School incentive references from this section because the MSBA no longer provides these incentive points.
- The MSBA updated the Green School Program incentive to allow for three incentive points and, also included an additional point for Indoor Air Quality.



Overview of Key Revisions to the Regulations

The MSBA added greater details about the grant program, where appropriate, such as the addition of the educational profile questionnaire that is required during Eligibility Period.



Process

- Today: Board being asked to approve this draft to be issued for public comments
- Next: Public Hearings and Public Comment Period
- MSBA reviews comments and makes necessary changes
- Present a final draft to the Board of Directors
- Work with the Secretary of the State to promulgate revised Regulations



Public Hearings and Public Comment Period

- Public Hearings: Combination of in-person and virtual
- Approximately 10 hearings anticipated
- Timing: End of November - Mid December, then break for December holidays, and hold final hearings in January
- Public Comment Period: Planned to end January 31, 2024
- Notice requirements



Recommendation

Today we are asking the Board to approve the draft to be issued for public comment. The MSBA will conduct hearings, receive Comments, and then finalize another draft for the Board consider for promulgating.