

The December 13, 2024 Board meeting minutes were approved by the MSBA's Board of Directors at the February 26, 2025 meeting.

**Massachusetts School Building Authority
Board Meeting Minutes of December 13, 2024**

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on December 13, 2024. The meeting was held remotely via Zoom.

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

Others Present: James MacDonald, Chief Executive Officer; Mary Pichetti, Executive Director/Deputy Chief Executive Officer; Mike McGurl; Christine Nolan; Matt Donovan; Maria Puopolo; Brian Kelley; Kathleen Andrade; August Knuth; Siobhan Tolman; Annie Hudson; Barbara Hansberry; Chris Alles; Karl Brown; John Jumpe; Elena Seiti; Katie DeCristofaro; Michael Rodino; Gianpiero Tirella, Julie Leonard; Miriam Vazquez; Vlad Nivorozhkin; municipal representatives; legislative representatives; local elected officials; and other members of the MSBA and the public.

Call to Order

The Chair called the meeting to order at 1:01 P.M. and asked if anyone was recording the meeting.

MSBA Chief Executive Officer James MacDonald announced that WHAV Haverhill is recording the meeting.

The Chair explained that the meeting is being held in accordance with Chapter 30A of the Massachusetts General Laws and 940 CMR 29.03, but subject to Chapter 2 of the Acts of 2023, which permits remote participation by all Board members and allows the MSBA to use adequate alternative means, such as a conference call line, to ensure public access to the deliberations of the Board.

Next, the Chair provided a brief overview of the items on the agenda for the meeting. She explained that the Board will be voting to: (1) approve the minutes from the October 30, 2024 Board of Directors meeting; (2) invite 22 Core Program Statements of Interest into Eligibility Period; (3) invite four districts into Feasibility Study; (4) authorize two proposed projects to proceed into Preferred Schematic Design, with an estimated \$370 million in total construction costs; (5) approve eight final audits from four districts with a Final Total Facilities Grant amount of approximately \$42.6 million; (6) amend the FY25 budget; and (7) authorize the Executive Director to execute and enter into an agreement for furniture, fixtures, and equipment ("FF&E").

Finally, the Chair also noted that the Board will receive updates from the Executive Director, Capital Planning staff, and Finance staff.

Approval of October 30, 2024 Minutes

The Chair asked for a motion to accept the minutes of the October 30, 2024 Board meeting. A motion was made by Ms. Kwan and seconded by Mr. Deninger:

Approval of the Minutes of October 30, 2024 Board Meeting

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the October 30, 2024 Board meeting.

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There being no Board discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Invitation to Eligibility Period

Next, MSBA Senior Capital Program Manager Katie DeCristofaro explained that staff are recommending that the Board vote to invite the following districts into Eligibility Period: the Athol-Royalston Regional School District for the Athol High School, the City of Boston for the John W. McCormack School, the Dennis-Yarmouth Regional School District for the Marguerite E. Small Elementary School, the Town of Duxbury for the Alden School, the Town of Ipswich for the Paul F. Doyon Memorial School, the Town of Lenox for the Lenox Memorial High School, the Town of Medfield for the Dale Street Elementary School, the Town of Milton for the Cunningham School, the Town of Natick for the Memorial Elementary School, the Town of Norwell for the Norwell High School, the Pioneer Valley Regional School District for the Northfield Elementary School, the City of Pittsfield for the Crosby Elementary School, the Town of Plymouth for the Hedge Elementary School, the Shawsheen Valley Regional Vocational Technical School District for the Shawsheen Valley Regional Vocational Technical High School, the Town of Shrewsbury for the Shrewsbury Senior High School, the City of Springfield for the White Street Elementary School, the Triton Regional School District for the Triton Regional High School, the Upper Cape Regional Vocational Technical School District for the Upper Cape Regional Vocational Technical High School, the Town of West Boylston for the West Boylston Junior/Senior High School, the City of West Springfield for the John Ashley Elementary School, and the Whittier Regional Vocational Technical School District for the Whittier Regional Vocational Technical High School.

She explained that the MSBA received 47 Statement of Interest (SOI) submissions filed by 36 districts in 2024 under the Core Program.

At the July 31, 2024 Facilities Assessment Subcommittee meeting, staff reported that the 2024 Statement of Interest due diligence process commenced when the SOI system closed on April 12, 2024. Staff recommended 28 SOIs for further review, 14 of which were senior study candidates with on-site visits conducted in August and September 2024. The remaining 14 of 28 were desktop reviews combining information previously collected during senior studies and any updated information from their 2024 SOIs.

Ms. DeCristofaro then provided a summary of the 22 SOIs that staff are recommending for the Board to invite into Eligibility Period. She thanked the Program Team, Data Team, Enrollment Team, IT Team, as well as the Communications Department and the Legal Department for their collaborative efforts in reaching the Eligibility Period phase in the Core Program Statement of Interest due diligence process.

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

Vote on Inviting Communities to Eligibility Period

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

Ms. Kwan asked when each district will begin their Eligibility Period.

Ms. DeCristofaro explained that the start dates for the Eligibility Period are based on the voting cycles within the district.

Ms. Kwan commented that there are a few vocational technical schools being voted into Eligibility Period today, and with that, there is always discussion surrounding which students should become eligible for inclusion. Some schools opt for high standards-based testing, while others use an open lottery to ensure that there is a mix of students and learning abilities. Ms. Kwan explained that she is concerned about the MSBA reviewing the educational plans in the Facilities Assessment Subcommittee without knowing the composition of the students that are being served. She suggested that the vocational schools be moved to the latest possible dates for Eligibility, to have their educational plans reviewed with that in mind.

The Chair commented that she doesn't foresee any significant changes to how vocational technical districts enroll their students in the near future. She explained that regardless of the student population, the goals of the vocational technical schools remain the same. The Chair acknowledged Ms. Kwan's concern, noting that many issues are discussed for extended periods at the state level and take a significant amount of time before any changes occur. However, she emphasized that overall these schools offer terrific academic opportunities for learners at all levels.

Mr. Deninger agreed with the Chair's statement.

The Chief Executive Officer announced that in addition to WHAV recording the meeting, Ipswich Local News, the Milton Times, the Dorchester Reporter, and Natick Public Schools were also recording the meeting.

Thereafter, the CEO then explained that due to the large number of districts being voted into Eligibility Period, only legislators and superintendents would be allowed to comment following the Board discussion.

The Superintendent of the Athol-Royalston Regional School District, Matthew Ehrenworth, commented that the district is thrilled to receive a vote into Eligibility. He thanked the Board and MSBA staff for their support. The Superintendent explained that this vote will significantly make a tremendous impact on the lives of the students in the Athol-Royalston Regional School District.

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The Superintendent of Boston, Mary Skipper, thanked the Chair, CEO, Executive Director, Deputy Executive Director, the Board, and MSBA staff. She explained that this is an exciting opportunity for the entire Boston community. The Superintendent shared that she recently attended an event at the Josiah Quincy Upper School, a recent MSBA project, and noted how a new facility allows students to dream and express themselves. She added that the City of Boston is excited to continue working with the MSBA.

The Chair thanked the Superintendent of Boston for mentioning the Josiah Quincy Upper School and agreed that it is a beautiful school.

The Superintendent of Dennis-Yarmouth Regional School District, Dr. Marc Smith, thanked MSBA staff and Board members for their support. He remarked that there is significant excitement throughout the community about moving this project forward and meeting the needs of all students in the Dennis-Yarmouth community.

It was noted that the MSBA received a letter of support from State Senator Patrick O'Connor for the Alden School project in the Town of Duxbury.

The Superintendent of Duxbury, Dr. Danielle E. Klingaman, thanked the Board and MSBA staff. She commented that this is an important opportunity, and the district is honored to be invited into Eligibility and to work with the MSBA throughout this process.

It was noted that the MSBA received letters of support for the Paul F. Doyon Memorial School project in the Town of Ipswich from State Senator Bruce Tarr and State Representative Kristin Kassner.

State Representative Kassner expressed her pride in attending the Board meeting in support of Ipswich's Statement of Interest for the Paul F. Doyon Memorial School. She thanked the MSBA for their work with the town.

Valerie Coolidge, an aide to State Senator Bruce Tarr, spoke on the Senator's behalf and expressed his support for the Paul F. Doyon Memorial School project.

The Superintendent of Ipswich, Dr. Brian J. Blake, thanked the MSBA for their careful review and due diligence regarding Ipswich's Statement of Interest. He stated that Ipswich is excited to work closely with the MSBA and is looking forward to this project.

The Superintendent of Lenox, Dr. William E. Collins, commented that the town is very appreciative of being invited into the Eligibility Period.

It was noted that the MSBA received a letter of support for the Dale Elementary School project in the Town of Medfield from State Representative Denise Garlick.

The Chair of the Medfield School Committee, Michelle Kirkby, thanked the MSBA staff and Board on behalf of the Town of Medfield and the Dale Street Elementary School community. She expressed gratitude for this opportunity and excitement about moving the project forward.

It was noted that the MSBA received a letter of support for the Cunningham Elementary School project in the Town of Milton from State Senator Walter Timilty.

The Superintendent of Milton, Dr. Peter Burrows, expressed that Milton is thrilled to be part of the MSBA process. He thanked the MSBA team for the opportunity and explained that the potential new facility would have a significant impact on addressing the overcrowding occurring across the district. He added that he is looking forward to the work ahead.

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It was noted that the MSBA received a letter of support for the Memorial Elementary School project in the Town of Natick from State Senator David Linsky.

The Superintendent of Natick, Dr. Melissa Spash, commented that she is thrilled to partner with the MSBA and move forward with the Memorial Elementary School project.

Susan Nicholl, the District Director for State Senate President Karen Spilka, expressed support for the Memorial Elementary School project in Natick on behalf of the State Senator.

It was noted that the MSBA received a joint letter of support for the Norwell High School project from the district's entire delegation.

The Superintendent of Norwell, Matthew Keegan, thanked MSBA staff and the Board for their support. He commented that Norwell is looking forward to bringing a new high school to the community and noted the strong support surrounding this project.

It was noted that the MSBA received a letter of support for the Crosby Elementary school project in the City of Pittsfield from State Representative Tricia Farley-Bouvier.

State Representative Tricia Farley-Bouvier thanked the Chair and the entire MSBA team. She commented that the Crosby Elementary School project is particularly important to her, explaining that it serves as a high-needs school within the district. She noted that the School Committee and members of the community came together to put forth this project and emphasized that addressing the needs of Crosby Elementary will positively impact the entire district.

The Superintendent of Pittsfield, Joseph Curtis, thanked the MSBA for the opportunity to speak on the Crosby Elementary School project. He expressed the City of Pittsfield's sincere gratitude to the Board for inviting the Crosby Elementary School into Eligibility. He explained that this marks a critical step in Pittsfield's commitment to providing the best possible learning environment for its students. He highlighted that a new elementary school campus would be the first in Pittsfield in over fifty years and would have an extremely positive impact on the community. The Superintendent commented that the partnership with the MSBA is deeply appreciated.

The Superintendent of Plymouth, Dr. Chris Campbell, thanked MSBA staff, specifically Katie DeCristofaro and her team, as well as the Chair and the Board, for considering Plymouth for Eligibility. He shared that the district is eager to partner with the MSBA, having experienced great success with two former core projects.

The Chair of the Shawsheen Valley Technical School Committee, Brian O'Donnell, thanked the MSBA on behalf of the Superintendent, Tony McIntosh, and the other School Committee members. He specifically thanked MSBA Executive Director, Mary Pichetti, for her support.

It was noted that the MSBA received a letter of support for the Shrewsbury Senior High School project from the district's legislative delegation.

The Chair of the Shrewsbury School Committee, Jon Wensky, thanked the Chair, the Board, and MSBA staff. He expressed his appreciation for the care and due diligence demonstrated by MSBA staff and explained that this project would address severe overcrowding issues within the district.

It was noted that the MSBA received a joint letter of support for the Joseph P. Keefe Technical High School project in the South Middlesex Regional Vocational Technical School District from State Representative Kate Donaghue, State Representative Jack Lewis, and State Representative Danielle Gregoire.

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State Representative Priscilla Sousa thanked the MSBA for their commitment to the Joseph P. Keefe Technical High School project. She commented that this opportunity will be life-changing for its students.

The Superintendent of the South Middlesex Regional Vocational Technical School District, Jonathan Evans, thanked the MSBA staff and Board. He also thanked State Representative Sousa, Senate President Spilka, and the entire legislative delegation for their support throughout this process. He commented that the district is looking forward to bringing new opportunities to support its student population as the project moves forward.

The Superintendent of Pioneer Valley Regional School District, Patricia Kinsella, thanked the Chair, Board, CEO, Executive Director, and MSBA staff. She stated that the district is excited about this opportunity and looks forward to partnering with the MSBA.

Mayor Domenic Sarno of the City of Springfield thanked the Chair, Board, CEO, Executive Director, and MSBA staff. He noted that the schools being consolidated for the White Street Elementary School project currently lack adequate facilities for their students. He explained that the new project will enable the city to provide equitable and accessible education for its students.

It was noted that the MSBA received a joint letter of support for the Triton Regional High School project from the district's entire delegation.

State Representative Kristin Kassner thanked the Board, Chair, and MSBA staff for their support and consideration of the Triton Regional High School project.

The Superintendent of the Triton Regional School District, Brian Forget, thanked the MSBA on behalf of the students and staff of the Triton Regional High School. He commented that the community will make the most of this opportunity.

The Superintendent of the Upper Cape Cod Regional Vocational Technical School District, Roger Forget, thanked the Chair, Board, CEO, Executive Director, and MSBA staff. He expressed that this opportunity means a great deal to the community and thanked the district's legislators for their support. The Superintendent also thanked MSBA staff member Katie DeCristofaro for her patience and communication throughout the process. He commented that the district looks forward to partnering with the MSBA for the Upper Cape Cod Regional Vocational Technical High School project.

It was noted that the MSBA received a joint letter of support for the West Boylston Junior/Senior High School project from the district's entire delegation.

The Chair of the West Boylston School Committee, James Pedone, thanked the MSBA and commented that West Boylston is grateful to have been accepted into the Core Program for the West Boylston Junior/Senior High School.

It was noted that the MSBA received a letter of support for the John Ashley Elementary School project in the Town of West Springfield from State Senator John Velis.

The Superintendent of West Springfield, Stefania Raschilla, thanked the Board and MSBA staff. She also thanked the Town Council and School Committee for their commitment to the students. She commented that this project will provide students with the support needed to achieve their academic potential.

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It was noted that the MSBA received a joint letter of support for the Whittier Regional Vocational Technical High School from State Senator Pavel Payano, State Senator Barry Finegold, State Representative Andy Vargas, State Representative Dawne Shand, State Representative Ryan Hamilton, and State Representative Adrienne Pusateri Ramos.

It was also noted that the MSBA received a letter of support for the Whittier Regional Vocational Technical High School from Mayor Melinda Barrett of the City of Haverhill.

The Superintendent of the Whittier Regional Vocational Technical School District, Maureen Lynch, thanked the Chair for her leadership and support for schools across the Commonwealth of Massachusetts. She also thanked the CEO, Board, Executive Director, and MSBA staff for their support. The Superintendent commented that this vote represents a momentous milestone for the community, and they are excited for a second chance to build a new school for Whittier's students. She highlighted the tremendous collaboration and commitment among the member communities.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

- Anne Brockelman – Yes
- Terry Kwan - Yes
- Cassandra McKenzie - Yes
- Sheila Vanderhoef – Yes
- Sean Cronin – Yes
- Matt Deninger – Yes
- Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Invitation to Feasibility Study

Next, MSBA Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize four districts to proceed into the Feasibility Study phase. She noted that the districts were invited into Eligibility Period on December 13, 2023, and have completed all the necessary prerequisites, including: the filing of their educational profile questionnaire, finalizing enrollment, and securing feasibility study/schematic design funds to proceed.

The first District for consideration is the Colonel Moses Parker Middle School in the Town of Chelmsford. Staff will be working with the District to study the following three options: 930 students in the facility's current configuration of grades 5 and 6; 1,390 students in grades 4-6, which would relocate grade four students from the District's four elementary schools to the Colonel Moses Parker Middle School; and 1,885 students in grades 5-8, which would consolidate the Colonel Moses Parker Middle School with the McCarthy Middle School.

The second District for consideration is the Essex Elementary School in the Manchester-Essex Regional School District. Staff will be working with the District to study the following three options: 250 students in the facility's current configuration of K-5, plus Pre-K; 165 students in K-3, plus Pre-K, which would relocate grades 4 and 5 from the Essex Elementary School to the Memorial Elementary School in the Town of Manchester; and 515 students for a district-wide K-5, plus Pre-K, at the Memorial Elementary School in the Town of Manchester.

The third District for consideration is the Winter Hill Community School in the City of Somerville. The Winter Hill Community School was one of seven schools serving the district's Pre-K through

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grade 8 enrollment. In a letter dated July 14, 2023, the City of Somerville informed the MSBA of the Winter Hill Community School's closure. The MSBA understands the Winter Hill Community School remains unoccupied, with its students relocated across the other six elementary schools. Staff will be working with the District to study the following two options: 690 students, plus Pre-K, to restore the former school's configuration of grades Pre-K through grade 8; and 925 students, plus Pre-K, in grades K-8, which would consolidate the Winter Hill Community School with the Benjamin G. Brown Elementary School.

The fourth District for consideration is the Gerena Elementary School in the City of Springfield. Staff will be working with the district to study options that maintain the facility's current configuration of K-5 for 630 students, plus Pre-K.

Based on the completion of the Eligibility Period requirements, staff recommend that the Board vote to authorize these four districts to proceed into Feasibility Study.

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

**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 B, for each of the schools listed in Exhibit B attached hereto.

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

It was noted that the MSBA received a joint letter of support for the Colonel Moses Parker Middle School project in the Town of Chelmsford from State Representative James Arciero, State Representative Simon Cataldo, and State Representative Rodney Elliott.

It was also noted that the MSBA received a letter of support for the Colonel Moses Parker Middle School project from the Superintendent of Chelmsford, Dr. Jay Lang.

The Superintendent of Chelmsford thanked the Chair and MSBA staff. He commented that Chelmsford is extremely grateful for the opportunity to build a new school, which will help the district address the needs of its students and provide high-quality education.

It was noted that the MSBA received a letter of support for the Essex Elementary School project in the Manchester-Essex Regional School District from State Senator Bruce Tarr.

The Superintendent of the Manchester-Essex Regional School District, Pamela Beaudoin, thanked the MSBA for their support and consideration. She commented that Manchester-Essex is thrilled to begin this process and looks forward to partnering with the MSBA.

It was noted that the MSBA received a letter of support for the Winter Hill Community School project in the City of Somerville from the district's entire legislative delegation.

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Mayor Katjana Ballantyne of the City of Somerville thanked the MSBA for the opportunity to speak. She commented that Somerville is in need of a new school for the Winter Hill Community, which remains a top priority for the city. She noted that students are currently in a temporary facility and therefore displaced from their neighborhoods. Mayor Ballantyne added that she is pleased the district is now one step closer to their goal of a new Winter Hill school. She thanked MSBA Program Manager Sarah Przybylowicz and the rest of the MSBA staff for their support.

Mayor Domenic Sarno of the City of Springfield commented that he is happy to move forward with the German Gerena Elementary School project. He thanked the Chair and MSBA staff.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Recommendation for Preferred Schematic Design

Next, the MSBA’s Director of Project Management, Chris Alles, explained that the Board is being asked to approve the Preferred Schematic Design for the North Attleborough High School in the Town of North Attleborough. The Town of North Attleborough is proposing to replace the existing North Attleborough High School with a new facility on the site of the existing school.

The proposed project is designed for 1,025 students in grades 9-12 and includes an estimated Total Project Budget of approximately \$290 million, and an estimated total construction budget of approximately \$226.5 million.

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

Vote on Moving Town of North Attleborough 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 North Attleborough with, in concept, the development of schematic designs to replace the existing North Attleborough High School and construct a new facility serving students in grades 9 through 12 on the site of the existing school, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

Ms. Kwan commended the Town of North Attleborough for their thorough educational plan, which incorporates multidisciplinary project-based learning. She suggested that other districts look at North Attleborough’s educational plan for inspiration when creating their own plan.

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It was noted that the MSBA received a joint letter of support for the North Attleborough High School project from State Representative Adam Scanlon and State Senator Paul Feeney.

State Representative Adam Scanlon thanked the Board and MSBA staff for their collaboration and support. He commented that this is a positive opportunity to build a hands-on learning environment.

The Superintendent of North Attleborough, John Antonucci, thanked the Board and MSBA staff. He commented that North Attleborough is excited about moving on to the next phase in the MSBA pipeline. He explained that building a new school will foster innovation and collaboration within the district. He also thanked Ms. Kwan for her comments on the district's educational plan.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan - Yes

Cassandra McKenzie - Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Next, the Director of Project Management explained that the Board is now being asked to approve the Preferred Schematic Design for the Wildwood Elementary School in the Town of Wilmington. The Town of Wilmington is proposing to consolidate the student populations of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School, and construct a new facility on the site of the existing North Intermediate School.

The proposed project is designed for 755 students in K-5, plus Pre-K, and includes an estimated Total Project Budget of approximately \$186.6 million, and an estimated total construction budget of approximately \$143.5 million.

MSBA staff also recommends that the Executive Director be authorized to extend the termination date of the Feasibility Study Agreement between the MSBA and the District, as part of its Invitation to Feasibility Study for the Wildwood Elementary School project, from December 21, 2024, to October 31, 2025.

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

Vote on Moving the Town of Wilmington 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 Wilmington with, in concept, the development of schematic designs to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School, and construct a new facility

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serving Kindergarten through grade 5, plus Pre-Kindergarten, on the site of the existing North Intermediate School, as further described in the materials presented to the Board and attached hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 *et seq.* and all other guidelines and policies of the Authority.

VOTED: Whereas, the Town of Wilmington requires additional time to complete the phases of the grant program, the Board of Directors hereby authorizes the Executive Director to extend the completion date of the Feasibility Study Agreement between the MSBA and the Town of Wilmington as part of its Invitation to Feasibility Study for the Wildwood Elementary School project, from December 21, 2024 to October 31, 2025, and the Executive Director is hereby authorized to do all acts and things, 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 this Feasibility Study for the Wildwood Elementary School

Ms. Kwan commented that Wilmington submitted a thorough and thoughtful educational plan for the Wildwood Elementary School project. She explained that the plan reflects much-needed professional development for staff as districts continue adjusting to in-person learning following the pandemic. She commended the district for incorporating this into their plan and suggested that other districts consider professional development as well.

The Superintendent of Wilmington, Dr. Glenn Brand, thanked the Board and MSBA staff. He commented that a partnership with the MBSA will provide the Wilmington community with the resources and tools needed to provide modern educational facilities which will support the youngest of students in unlocking their academic potential. The Superintendent also explained that the entire Wilmington community is eager to move forward with this project.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

- Anne Brockelman – Yes
- Terry Kwan - Yes
- Cassandra McKenzie - Yes
- Sheila Vanderhoef – Yes
- Sean Cronin – Yes
- Matt Deninger – Yes
- Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Audit

The MSBA’s Director of Audit, Miriam Vazquez, began her audit update by explaining that the MSBA has completed final audits for 681 Capital Pipeline Program Projects plus the eight projects subject to vote today, altogether representing approximately \$8.9 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$8.7 billion in submitted costs for the 257 projects currently submitting monthly requests for reimbursements. Based on the

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Total Project Budget information and submitted costs to date of approved projects, the MSBA estimates that approximately \$4.1 billion in additional costs will be submitted for audit for these projects.

The Director of Audit then explained that monthly submitted costs have averaged \$174.2 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$2.09 billion.

Approval of Audits, Capital Pipeline Program

The MSBA’s Director of Audit, Miriam Vazquez, explained that the Board is being asked to approve eight Capital Pipeline Program audits listed on Exhibit C. She explained that the total combined grant amount for these eight projects is \$42,609,608.

The Chair asked for a motion, and the following motion was made by Ms. McKenzie and seconded by Ms. Vanderhoef:

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 the projects listed in the spreadsheet attached hereto as Exhibit C and authorizes the Executive Director to make payments consistent with this vote.

There being no discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

MSBA Updates

Executive Director’s Report

Next, the MSBA’s Executive Director, Mary Pichetti, shared a lookahead for the next six months, covering items related to SOI 2025 ARP, SOI 2025 Core Program, the MSBA Office Lease, the SOI 2025 ARP Heat Pump Conversion, and the School Survey.

Thereafter, the Executive Director presented a PowerPoint displaying outreach events that MSBA staff had participated in over the past few weeks. On November 1, 2024, the Executive Director, the Director of Capital Planning, and the Director of Project Management presented at a webinar for the Massachusetts Association of School Superintendents. The topics presented focused on the Post Occupancy Program and the reopening of the ARP Program, including Heat Pump Studies.

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On November 8, 2024, the Executive Director attended the joint conference for the Massachusetts Association of School Committees and Massachusetts Association of School Superintendents to present on available grants.

On November 15, 2024, the Executive Director and the CEO attended the Story of a Building program at Pine Hill Elementary School in Westwood. This event was facilitated by MSBA's Director of Strategic Planning, Barbara Hansberry and MSBA staff member, Melanie Soter. The focus was on the use of geothermal for heating and cooling. Thirty-five people from seventeen districts that have just entered the MSBA pipeline were in attendance and expressed gratitude for the timeliness of the program.

The MSBA hosted MSBA Designer Roundtable: Site & Landscape, Design & Operations: Lessons Learned from the MSBA's POE Program on November 21, 2024. MSBA staff member Madeline McAuliffe hosted the call and presenters from the MSBA included the Director of Project Management as well as Becca Whidden.

On November 21, 2024, the Executive Director presented at a national webinar organized by the Center for Green Schools. The webinar, From Floor to Ceiling: Healthier Materials for School Interiors included a presentation from HMFH on the pilot program run on healthy materials at the MSBA-funded Bristol Plymouth Technical School.

MSBA staff members Chizoba Gatlin, Maria Puopolo, and Kerrie Griffin attended the 2024 Girls in Trade Eastern Conference and Career Fair in Dorchester on November 13, 2024. MSBA staff members Ashley Stanton, Maria Puopolo, Ruchi Mulay, and Isabel Doane attended the 2024 Girls in Trade Western Conference and Career Fair in Holyoke on November 19, 2024.

Next, the Executive Director provided the Board with an update to the MSBA "Building a Logo" contest. After a 10-week opening, the contest closed on November 22 with a total of 157 submissions from 21 schools with representation of 56 Massachusetts cities and towns. The top 10 have been narrowed down and are now going through an additional ranking process with the final step to invite the entire MSBA staff to participate in ranking the top 3 submissions. Staff are anticipating sharing the winning logo with the Board at the Board of Directors meeting in February. These submittals will combine with the previous work done by staff and inform the MSBA's final logo.

Thereafter, the Executive Director shared photos from a groundbreaking ceremony at East Longmeadow High School. She also shared photos from ribbon cutting ceremonies at Walpole Middle School and the John D. Hardy Elementary School in Wellesley. The Executive Director shared photos from the Topping Off Ceremony at the Dr. Albert B. Consentino Middle School in Haverhill.

Next, the Executive Director welcomed MSBA's new hires: Michael Rodino as Chief Financial Officer and Jessica Swanson as Human Resources Manager.

Continuing with staff updates, the Executive Director congratulated Nina Pappacostas on her marriage to her husband Dylan on December 7, 2024. She also congratulated Erin Agan and her husband Johnny on the birth of their daughter on August 26, 2024.

The Executive Director shared information on three volunteer events that MSBA staff attended: Massachusetts Fallen Heroes on November 20, 2024, Andy's Attic on November 25, 2024, and Becca's Closet on December 12, 2024.

The Executive Director thanked MSBA staff as well as the Board for their support.

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The Chair also thanked MSBA staff.

The CEO thanked the Executive Director for the update and recommended that they move to the next two voting items.

Finance

Next, the Executive Director thanked the entire Finance Department for their hard work over the last several months during their transition to the new Chief Financial Officer, Michael Rodino. She commented that everyone has stepped up to keep things running smoothly and on time. She thanked senior staff within the Finance Department including Gianpiero Tirella, Julie Leonard, and Miriam Vazquez.

The Executive Director introduced MSBA's new Chief Financial Officer, Michael Rodino. He has been the Controller at the Massachusetts Convention Center Authority since 2021. He recently served as their Interim Chief Financial Officer. Michael worked at the Office of the Comptroller for nine years, the last five of those years serving as the Chief Financial Reporting Officer. He has multiple years of finance experience in both the public and private sector. The MSBA is very happy to have him join the finance team.

FY25 Budget Update

Thereafter, the Executive Director provided the Board with an update to the FY25 Budget. As discussed at the May 29, 2024 Board Business Meeting, there were two items not included in the FY25 Budget for which staff recommended an update at mid-year for consideration of an amendment to the Budget. She explained that at today's meeting, staff will share the status of the recommendation for two items.

The first item includes recommendations for additional staff needed to address the increase in the annual cap based on the 2023 legislation. It was noted that staff anticipated phasing increases over FY25 and FY26. However, given the recommendation to conduct an external assessment of the Finance Department, staff did not include any additional finance staff as part of the Budget request, noting instead that a report would be given at mid-year to provide an update on recruitment, the assessment, and any recommendations for additional finance staff.

Recruitment efforts continue with staff across departments placing large emphasis on this activity. Although hiring challenges continue, since May 29 when the FY25 Budget was approved, we have recruited 13 staff members with an additional offer accepted this week.

In 2024, the MSBA has onboarded over 20 staff members, which is twice as many as in 2023. An ambitious recruitment schedule was laid out for FY25, but it is critical to have trained staff in place to properly manage and support the increases in grant activity already present in the MSBA Grant Program based on the approved legislation. 13 active recruitments are already underway and remain committed to building on the momentum of 2024 moving into 2025. The assessment is complete and staff have begun the work to address the structure recommendations. The MSBA looks forward to continuing this work in conjunction with the new Chief Financial Officer, Michael Rodino.

At this time, MSBA staff is making the recommendation to add one additional full time employee for a Senior Accountant for the FY25 Budget with no additional increase to the budget. Further recommendations for additional positions or restructuring would be included as part of the FY26 Budget to be presented in the Spring of 2025.

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The second item pertains to the MSBA's Office Lease. At the time of the May 29, 2024 Business Board Meeting, the final decision on the MSBA's Lease renewal had not been made. With the decision to move to 10 Post Office Square, staff have been working to finalize the office build documents and prepare a budget for Board approval at today's meeting.

The Executive Director thanked Mr. Cronin and Mr. Deninger for connecting the MSBA with staff from their own teams who handled moving to an office reservation system. Both teams spent a great deal of time with MSBA staff, sharing their experiences and their work which has been incredibly helpful in finalizing the MSBA's efforts.

Staff are recommending a new lease at 10 Post Office Square as it provides the lowest annual and overall term costs, as well as providing a turnkey approach and a discretionary allowance toward the owner's build costs. Based on a review of the schematic design level drawings, staff are estimating a Total Project Budget cost of \$2,681,575. This amount includes a project contingency representative of a schematic design level. Of note, similar costs would have been incurred if the decision had been made to stay at 40 Broad Street as the reduction in square footage would have resulted in a phased renovation of our current spaces to fit within a reduced footprint.

The Chair asked for a motion, and the following motion was made by Ms. Vanderhoef and seconded by Ms. McKenzie:

**Approval of the Amended Massachusetts School Building Authority
Fiscal Year 2025 Operating and Capital Budget**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Massachusetts School Building Authority Fiscal Year 2025 Operating and Capital Budget, as amended, in the amount of \$882,650,171 with such changes or reallocations of funds as may be deemed necessary or desirable by the Executive Director for the efficient operation of the Authority.

Ms. McKenzie asked what the square footage at 10 Post Office Square was.

The Executive Director commented that the square footage is just over 18,500.

There being no more discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

Authorization for Furniture, Fixtures, and Equipment Contracts

Next, the Executive Director provided the Board with a staff recommendation for the Authorization for Furniture, Fixtures, and Equipment Contracts. Staff have been working continuously and have

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made great strides since the August approval to move to 10 Post Office Square. As indicated, the procurement, design, and construction schedule to complete the move in by June 1, 2025 is tight.

As staff have coordinated the schedule with the landlord, it has been noted that the delivery of the Furniture, Fixtures, and Equipment (FF&E) is critical for meeting the office inspection that will begin on or about May 11, 2025, in order to obtain the certificate of occupancy for June 1, 2025.

To support this schedule, the MSBA would like to execute one or more contracts for FF&E and begin work as soon as a qualified response is selected by the procurement team. The MSBA is coming to the Board in advance of completing the FF&E procurement so that the contract can be executed, and work can begin prior to the next regularly scheduled Board meeting on February 26, 2025. This contract is included in the Budget Amendment approved by the Board today.

Staff are specifically requesting that the Board of Directors authorize the Executive Director to execute one or more contracts for FF&E and the installation thereof, the cost of which is estimated to exceed \$250,000.

The Chair asked for a motion, and the following motion was made by Ms. Kwan and seconded by Ms. Vanderhoef:

**Vote Authorizing Executive Director to Enter into
Contracts for Furniture, Fixtures and Equipment**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver one or more agreements for furniture, fixtures and equipment, and the installation thereof, the cost of which may exceed \$250,000.00 per agreement, containing such provisions as she shall deem advisable, the definitive form of such agreements to be evidenced conclusively by her execution thereof

There being no discussion, the Chair asked for a roll call vote of the Board.

Roll Call Vote:

Anne Brockelman – Yes
Terry Kwan - Yes
Cassandra McKenzie - Yes
Sheila Vanderhoef – Yes
Sean Cronin – Yes
Matt Deninger – Yes
Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

The Chair thanked the Executive Director and all MSBA staff for their incredible hard work taking on this big move in addition to their normal workload.

Project Status

Project Overview Report

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The Director of Capital Planning provided an update for substantially completed projects. For projects scheduled for 2024, 14 projects are scheduled to achieve substantial completion. 10 of the 14 projects have provided staff with Certificates of Substantial Completion.

In August and October, staff provided status updates for Stoneham High School. Stoneham is now targeting Friday, December 20, for substantial completion of its final remaining area, the auditorium.

Next, MSBA Project Manager, Vlad Nivorozhkin, shared the upcoming bid maps. The MSBA is currently tracking twenty-seven projects for filed sub-bidding through 2026. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The twenty-seven (27) projects have a combined total estimated construction budget of approximately \$3.55 billion.

For 2024, six projects have received filed sub-bids. The filed sub-bid dates for Lynn and East Longmeadow have moved to January 2025 since the previous update.

Since the October Board meeting, 2025 now has two additional projects following final trade bids for Lynn and East Longmeadow moving from December to January. The sixteen projects have a combined estimated construction budget of about \$1.95 billion. Among the first to bid in 2025 will be Lynn, East Longmeadow, Newton, and Maynard. These districts are forecasting an early/mid-January timeframe. They will be followed by New Bedford, Whitman-Hanson, and Brookline. These three districts are targeting a late January/early February timeframe.

2026 now has eleven projects with a combined estimated construction budget of about \$1.6 billion. Leominster, Longmeadow, Reading, and Southborough were added following their Preferred Schematic approval at the October Board meeting. The project count will increase to twelve in 2026 following today's meeting with the addition of North Attleborough. Furthermore, Wilmington is targeting early 2027. Staff will begin presenting the 2027 map at the February Board meeting.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. In January, East Longmeadow, Lynn, Maynard, New Bedford, and Newton are all anticipating sub-bids.

For Design Bid Build Bids and Guaranteed Maximum Prices, staff are continuing to anticipate the Guarantee Maximum Price for Greater Fall River in December. In January, East Longmeadow is anticipating its Guarantee Maximum Price. Staff are also anticipating general contractor bids for Newton and Maynard. In February, Brookline and Lynn are anticipating their Guaranteed Maximum Prices while Maynard and Newton are anticipating their general contractor bids. Currently, there are no projects scheduled to conclude in March.

Before the October Board meeting, Amherst reported receiving its general contractor bids. Bid protests were filed and a decision was issued the first week in December. Staff anticipate adding Amherst to the 2024 table for the February board meeting.

Each of the four projects previously reported in 2024 has been below budget. The average for the four projects is \$633/sf versus \$672/sf at Project Funding Agreement (PFA). The average for the remaining four projects is \$723/sf. At PFA, the average for all six projects was approximately \$680/sf (\$679/sf).

Finally, the Director of Capital Planning presented the latest bid summary for the Accelerated Repair Program. There are no updates to provide since the October Board meeting. For the 2022 program, nineteen of the twenty reported projects bid within their estimated budget while seven of the twenty-seven remain pending.

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Finance

Next, the MSBA's Director of Audit, Miriam Vazquez, gave an overview of the FY2024 Audited Financial Statements.

The Executive Director commented that the work the finance team has been doing will continue under the new CFO, Michael Rodino, who has experience with the business plan. She explained that the audit is a high priority for the finance team. The Executive Director thanked the Director of Audit for her work on this year's audit.

Mr. Cronin congratulated the audit staff.

The Chair asked for a motion to adjourn the meeting. The motion was made by Ms. Kwan and seconded by Mr. Deninger.

Roll Call Vote:

Anne Brockelman – Yes

Terry Kwan - Yes

Cassandra McKenzie - Yes

Sheila Vanderhoef – Yes

Sean Cronin – Yes

Matt Deninger – Yes

Deborah Goldberg – Yes

The motion passed – 7 in favor, 0 against, 0 abstaining.

The meeting was adjourned at 11:27 am.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- October 30, 2024 Board Meeting Minutes
- Invitation to Eligibility Period
- Invitation to Feasibility Study
- Recommendation for Preferred Schematic Design
- Audit Status Report
- Recommendation for Approval of Final Audits, Capital Pipeline Program
- Approval of the Amended Massachusetts School Building Authority Fiscal Year 2025 Operating and Capital Budget
- Authorization for Furniture, Fixtures and Equipment
- Project Overview Report
- Sales Tax Collection Update
- Grant Payments Update
- FY25 Budget Update