

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

August 28, 2024



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Project Votes



Project Removal from Capital Planning | **Vote**

| District | School |
|---------------------|----------------------------|
| Town of Belchertown | Jabish Brook Middle School |



Preferred Schematic Design | **Vote**

| District | School | Project Scope | Estimated Total Construction | Estimated Total Project Costs |
|-----------------|--------------------------|---------------|------------------------------|-------------------------------|
| Hamilton-Wenham | Cutler Elementary School | New | \$117,244,050 | \$150,835,732 |
| Total | | | \$117,244,050 | \$150,835,732 |



Preferred Schematic Design | Hamilton-Wenham

Cutler Elementary School

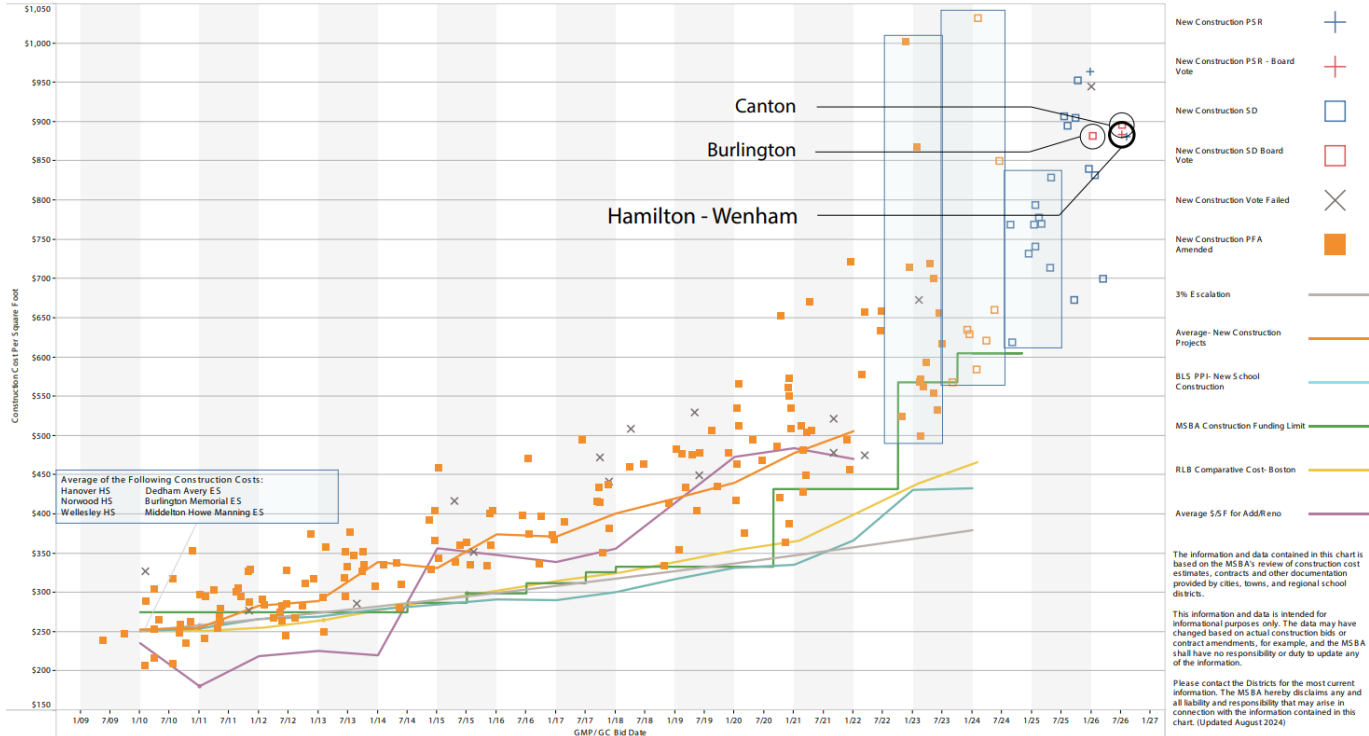
- Year Opened: 1951
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: 1-5
- Agreed Upon Enrollment: 740
- Proposed Scope of Project: New Construction
- Existing Square Footage: 45,800
- Proposed Square Footage: 132,663
- Estimated Total Construction Cost of Preferred Schematic: \$117,244,050



Preferred Schematic Design | Hamilton-Wenham

Cutler Elementary School

New Construction Costs Compared to Common Economic Indicators | August 2, 2024





Project Scope and Budget | **Vote**

| District | School | Project Scope | Total Project Budget | Estimated Maximum Total Facilities Grant |
|--------------|---------------------------------|---------------|----------------------|--|
| Burlington | Fox Hill Elementary School | New | \$100,484,141 | \$30,919,834 |
| Canton | William H. Galvin Middle School | New | \$241,764,835 | \$72,808,198 |
| Total | | | \$324,248,976 | \$103,728,032 |



Project Scope and Budget | Burlington

Fox Hill Elementary School

- Year Opened: 1967
- Current Grade Configuration: K-5
- Agreed Upon Grade Configuration: K-5
- Agreed Upon Enrollment: 325
- Scope of Project: New Construction
- Existing Square Footage: 64,400
- Proposed Square Footage: 91,000
- District Total Project Budget: \$100,484,141
- Estimated Basis Total Facilities Grant: \$65,222,294
- Reimbursement Rate: 47.41%*
- Estimated Maximum Total Facilities Grant: \$30,919,834

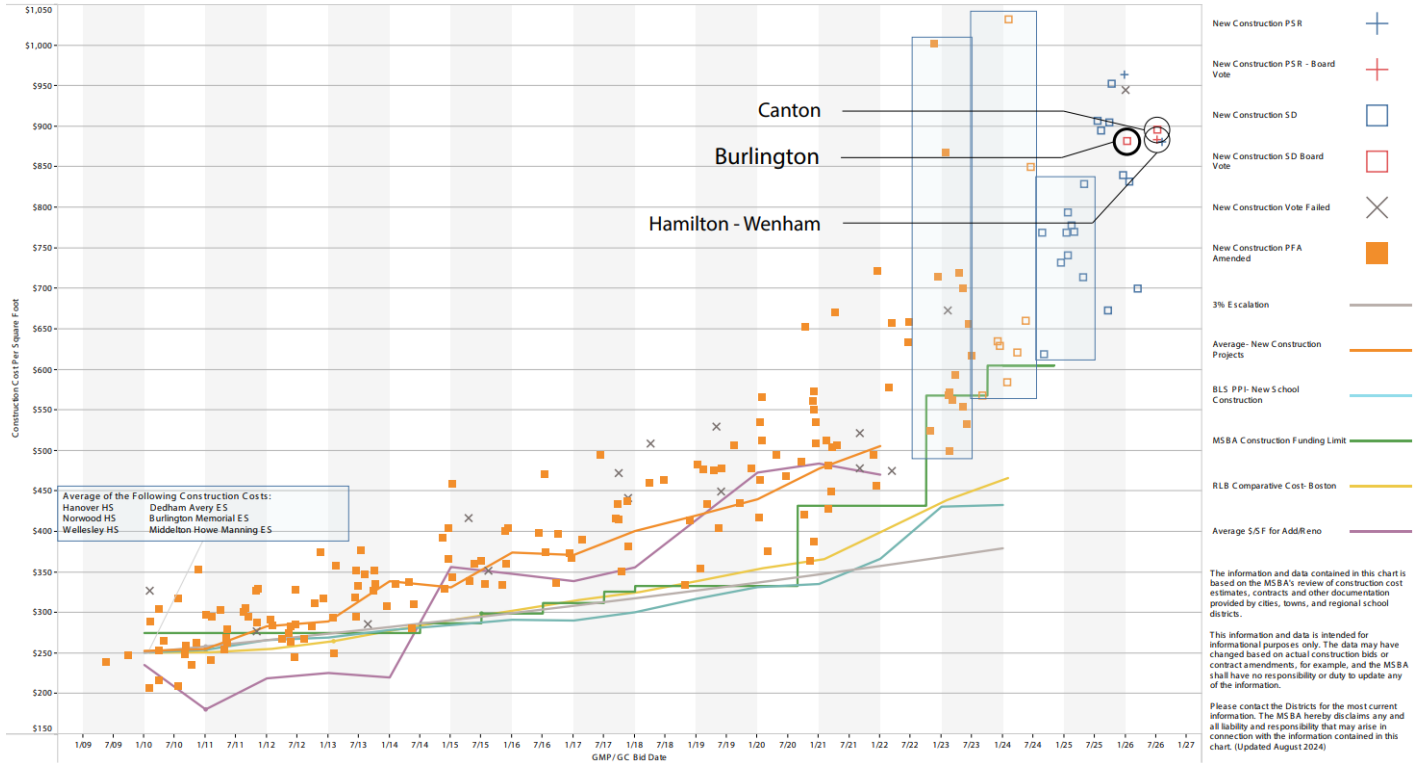
** The MSBA has provisionally three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District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



Project Scope and Budget | Burlington

Fox Hill Elementary School

New Construction Costs Compared to Common Economic Indicators | August 2, 2024





Project Scope and Budget | Burlington

Fox Hill Elementary School





Project Scope and Budget | Canton

William H. Galvin Middle School

- Year Opened: 1971
- Current Grade Configuration: 6-8
- Agreed Upon Grade Configuration: 5-8
- Agreed Upon Enrollment: 1,020
- Scope of Project: New Construction
- Existing Square Footage: 131,903
- Proposed Square Footage: 218,350
- District Total Project Budget: \$241,764,835
- Estimated Basis Total Facilities Grant: \$138,009,080
- Reimbursement Rate: 52.88%*
- Estimated Maximum Total Facilities Grant: \$72,808,198

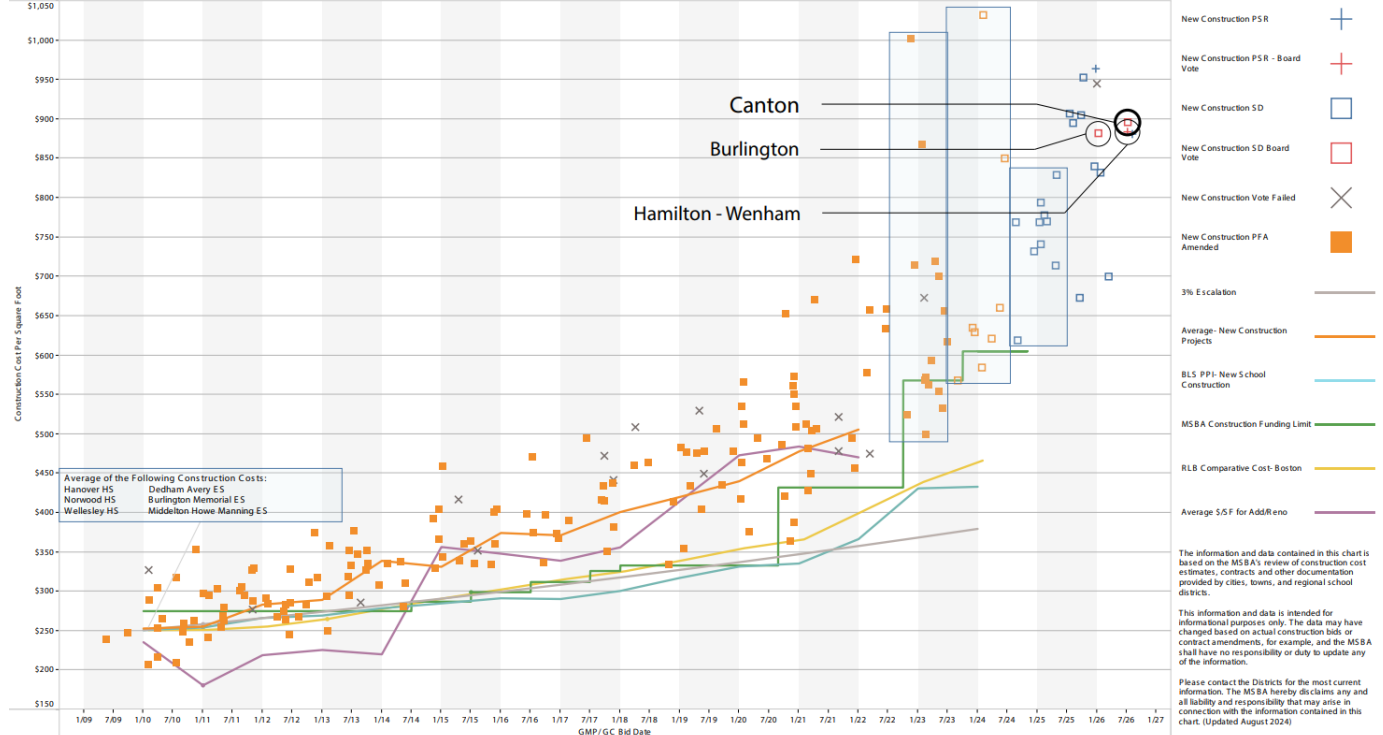
** The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, 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 | Canton

William H. Galvin Middle School

New Construction Costs Compared to Common Economic Indicators | August 2, 2024



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

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 August 1 2024)



Project Scope and Budget | Canton

William H. Galvin Middle School





Audit Update



Audit Status Update

Capital Pipeline Program

■ Today's Vote

Completed Projects

Projects
Currently Have
Executed FSA
and PFA

Estimated Costs
Remaining

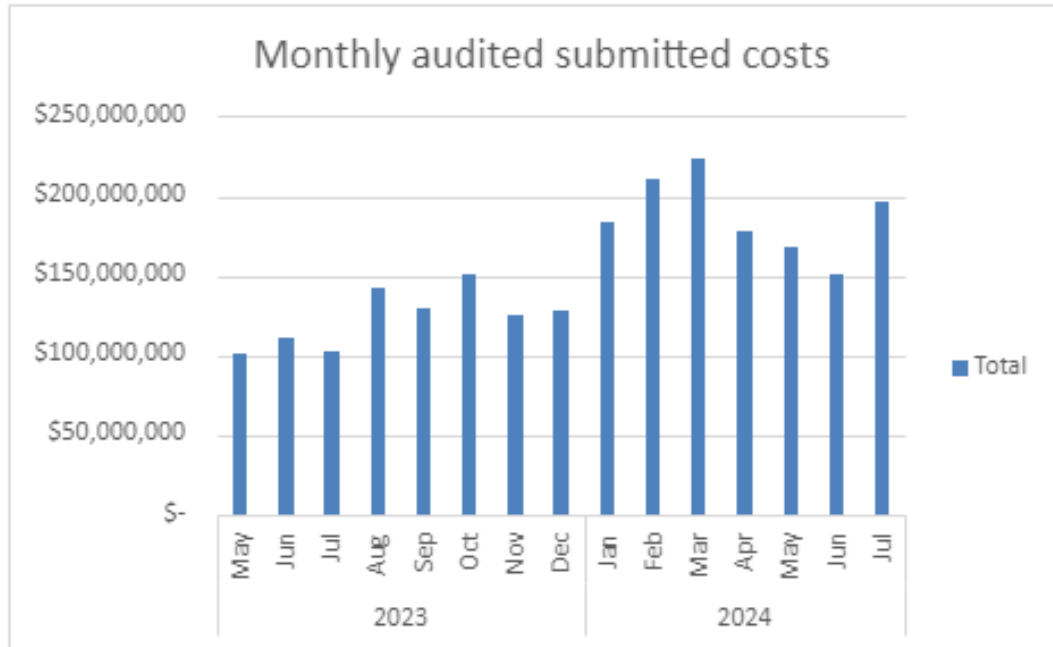


*Estimated based on Total Project Budgets from executed funding agreements and submitted costs as of August 14, 2024.



Capital Pipeline Program | Monthly Audited Project Costs

- Rolling 12 month submitted costs monthly average of \$165.7 million
- Total 12 Month Audited Costs = \$1.99 billion





Capital Pipeline Program | Closeout Audits

Today's Vote: August 28, 2024 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 | 200900610021 | Chicopee | Dupont Middle | Core Program | Renovation | 80.00% | \$37,999,940 | \$39,022,628 | \$2,487,358 | \$36,535,270 | \$29,228,216 | FY13 PS&B | \$872,365 |
| 2 | 202000960015 | Falmouth | Teaticket | Accelerated Repair | Roof | 37.32% | \$3,723,264 | \$3,304,764 | \$351 | \$3,304,413 | \$1,233,207 | ARP FY22 | \$156,316 |
| 3 | 200908300605 | Minuteman Voc Tech | Minuteman Regional High | Core Program | New Construction | 44.75% | \$144,922,480 | \$147,844,783 | \$49,566,069 | \$98,278,714 | \$43,979,725 | FY16 PS&B | \$1,226,336 |
| | | | | | | TOTAL | \$186,645,684 | \$190,172,175 | \$52,053,778 | \$138,118,397 | \$74,441,148 | | \$2,255,017 |



MSBA Updates

- **Executive Director's Report**
- Project Status Updates
 - Accelerated Repair Program Consultant Procurement 2024-2026 – Update
 - Recommendation to Revise MSBA Project Funding Limits Policy – Vote
 - Supplemental Grant Update
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Lookahead



| | | | | | | |
|----------------------------|--|--|---|--|--|---|
| SOI 2024 - ARP | FAS presentation 7/31 on Due Diligence status | Site Visits Commence August 2024 | Site visits continue | Recommendations anticipated at October Board Meeting | | |
| SOI 2024 – Core Program | FAS presentation 7/31 on Due Diligence status | Site Visits Commence late August | Site Visits continue | Site Visits continue | Complete due diligence and prepare recommendations | Recommendations anticipated at December Board meeting |
| Office Lease | At June meeting, Board Authorized ED to enter into negotiations | Recommend office lease | Commence preparation for office move | Commence preparation for office move | Commence preparation for office move | Staff recommendation for operational budget increase to incorporate office move |
| Heat Pump Conversion Study | Commence study to develop typologies and determine pilot program for schools | Develop typologies and determine pilot program for school visits | Finalize data collection template and commence site visits | Conduct site visits | Complete site visits, review data, and commence report | Review data and draft report |
| School Survey (SS) | Prepare data collection tool in anticipation of site visits | Prepare data collection tool in anticipation of site visits | Complete data collection tool. Commence pilot Rosetta Stone visits. | Complete pilot Rosetta Stone visits, finalize data collection tool, and commence 1580 visits | Conduct site visits through March | Conduct site visits through March |



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ARP Procurement Update | Designers 2024 – 2026

- The MSBA received (24) applications in response to the RFR for ARP Designers.
- The RFR requested designer services for the replacement of windows/doors and the replacement or restoration of roofs that have reached minimum years of service. The MSBA will conduct a separate procurement for heat pump designers in 2025.
- The Designer Selection Panel determined that the following (21) design firms submitted the strongest applications and best met the requirements for providing services in the Accelerated Repair Program:

| | |
|------------------------------------|-------------------------------|
| BWA Architecture | Kaestle Boos Associates |
| CGKV Architects (MBE) | Matz Collaborative Architects |
| Civitects | Mount Vernon Group Architects |
| CSS Architects (WBE) | Next Phase Studios |
| Dietz & Company Architects (WBE) | Raymond Design Associates |
| edmStudio | S/L/A/M Collaborative |
| Gale Associates | Socotec |
| Gannett Fleming | Tighe & Bond |
| Gorman Richardson Lewis Architects | Turowski2 Architecture |
| Habeeb & Associates Architects | TSKP Studio (MBE) |
| Johnson Roberts Associates | |



ARP Procurement Update | OPM 2024 – 2026

- The MSBA received (21) applications in response to the RFR for ARP Owner Project Managers.
- The eligible project scope for the 2024 ARP Program is limited to the replacement of windows/doors and the replacement or restoration of roofs that have reached minimum years of service. The MSBA will conduct a separate procurement for the heat pump designers in 2025, however, it is anticipated that OPMs selected from this procurement will also be assigned heat pump projects.
- MSBA Staff determined that the following project management firms submitted the strongest applications and best met the requirements for providing services in the Accelerated Repair Program:

| | |
|--------------------------------|--------------------------------|
| AECOM | Jones Lang LaSalle |
| Anser Advisory | Next Level OPM |
| Architectural Consulting Group | NV5 Consultants |
| Atlantic Construction (MBE) | Project Planning Professionals |
| CHA Consulting | PCA360 |
| Colliers Project Leaders | Skanska USA Building |
| CSL Consulting | SMMA |
| GreenerU | The Vertex Companies |
| Hill-LiRo | Watermark |



Recommendations 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 <u>+ Site - \$39</u> \$432/sf |
| October 2023 | Building - \$550 <u>+ Site - \$55</u> \$605/sf |

- 2009 set constructing funding limit to \$275/sf + eligible Demolition & Abatement (“D&A”)
- Increase construction funding limit five times based on growth in grant cap space
- Since June 2021 increased funding based on a comparison of estimated grants to estimated cap space.
- Our most recent increase was effectively a 40% increase, possible through a legislative change.



Historic Growth of the Dedicated Sales Tax

| Fiscal Year | Sales Tax Growth (%) |
|-------------|----------------------|
| FY05 | 3.73% |
| FY06 | 2.68% |
| FY07 | 1.13% |
| FY08 | -0.15% |
| FY09 | -6.22% |
| FY10 | -1.65% |
| FY11 | 2.76% |
| FY12 | 2.42% |
| FY13 | 1.72% |
| FY14 | 6.67% |

| Fiscal Year | Sales Tax Growth (%) |
|-------------|----------------------|
| FY15 | 5.02% |
| FY16 | 4.52% |
| FY17 | 2.29% |
| FY18 | 3.82% |
| FY19 | 5.33% |
| FY20 | 2.70% |
| FY21 | 20.07% |
| FY22 | 7.94% |
| FY23 | 6.32% |
| FY24 | -1.60% |

- Sales tax growth varies
- Until this year dedicated sales tax has increased annually since 2010
- For three of last 20 years sales tax growth was equal to or exceeded 6.5%.



Model Assumptions

| Factor | Assumption |
|--|--------------------------------------|
| FSA Grant per Project | \$600,000 |
| Average Enrollment | 757 |
| Total Eligible SF per Project | 160,000 |
| Total Reimbursement Rate | 63.18% (58.18% base + 5% incentives) |
| Increase in Building Cost Funding Limit | Assumed 6.5% annually long-term |
| Increase in Grant Cap (Sales Tax Growth) | Assumed 6.5% annually long-term |
| Annual SOI Invitations (FY24-29) | Short term increase then stabilize |



Building & Site Cost Funding Limit Summary

| FY25 \$/sf Building Cost Funding Limit | FY25 \$/sf Site Cost Funding Limit | Estimated 2024-2025 Invitations | Sustainable Level of Invitations |
|---|---|--|---|
| \$550 | \$55 | 18 | 17 |
| \$569 | \$57 | 16-17 | 16-17 |
| \$586 | \$59 | 16 | 16 |



Project Funding Limit Recommendations

- Adjust the current policy of funding from up to \$550/sf for building costs plus eligible demolition and abatement (exclusive of eligible sitework costs) to **\$586/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 **\$59/sf** in addition to the proposed building costs increase of \$586/sf for a total construction cost funding limit of **\$645/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 January 1, 2025.**



Supplemental Grant Update



Supplemental Grants Update

| Category 1, Group 1 District – School |
|---|
| <i>Andover - West ES</i> |
| <i>Ashland - David Mindess</i> |
| <i>Boston - Josiah Quincy Upper School</i> |
| <i>Fitchburg - Crocker ES</i> |
| <i>Gloucester - East Gloucester ES</i> |
| <i>Lawrence - Oliver Partnership School</i> |
| <i>Lowell - Lowell HS</i> |
| <i>Peabody - William A Welch Sr</i> |
| <i>Stoneham - Stoneham HS</i> |
| <i>Swampscott - Hadley ES</i> |
| <i>Walpole - Bird MS</i> |
| <i>Westwood - Paul R. Hanlon ES</i> |
| <i>Worcester - Doherty Memorial HS</i> |

| Category 1, Group 2 District – School |
|--|
| <i>Boston - Carter School</i> |
| <i>Bristol-Plymouth - Bristol-Plymouth RVTHS</i> |
| <i>Greater Fall River - Diman RVTHS</i> |
| <i>Groton-Dunstable - Florence Roche School</i> |
| <i>Hingham - William L. Foster ES</i> |
| <i>Lawrence - Francis M Leahy ES</i> |
| <i>Nauset - Nauset Regional HS</i> |
| <i>Northeast Metro - Northeast Metropolitan HS</i> |
| <i>Norwood - Coakley MS</i> |
| <i>Randolph - Elizabeth G. Lyons ES</i> |
| <i>Somerset - Somerset MS</i> |
| <i>Spencer-East Brookfield RSD - David Prouty HS</i> |
| <i>Tyngsborough - Tyngsborough MS</i> |
| <i>Watertown - Watertown HS</i> |
| <i>Webster - Bartlett JSHS</i> |
| <i>Wellesley - Upham Elementary School</i> |
| <i>Westfield - Franklin Ave</i> |

| Category 2 District – School |
|--------------------------------------|
| <i>Amherst - Fort River ES</i> |
| <i>Brookline - Pierce K-8</i> |
| <i>Haverhill - Consentino MS</i> |
| <i>Holyoke - Peck MS</i> |
| <i>Maynard - Green Meadow ES</i> |
| <i>Nashoba - Nashoba Regional HS</i> |
| <i>Tri-County - Tri-County RVTHS</i> |
| <i>Wakefield - Wakefield HS</i> |
| <i>Winchester - Lynch ES</i> |

* All projects have executed Project Funding Agreement Amendments reflecting increased funding limits and supplemental grants.



MSBA Updates

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 - Accelerated Repair Program Consultant Procurement 2024-2026 – Update
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 - **Project Overview Report**



Project Update: Town of Stoughton, South Elementary School

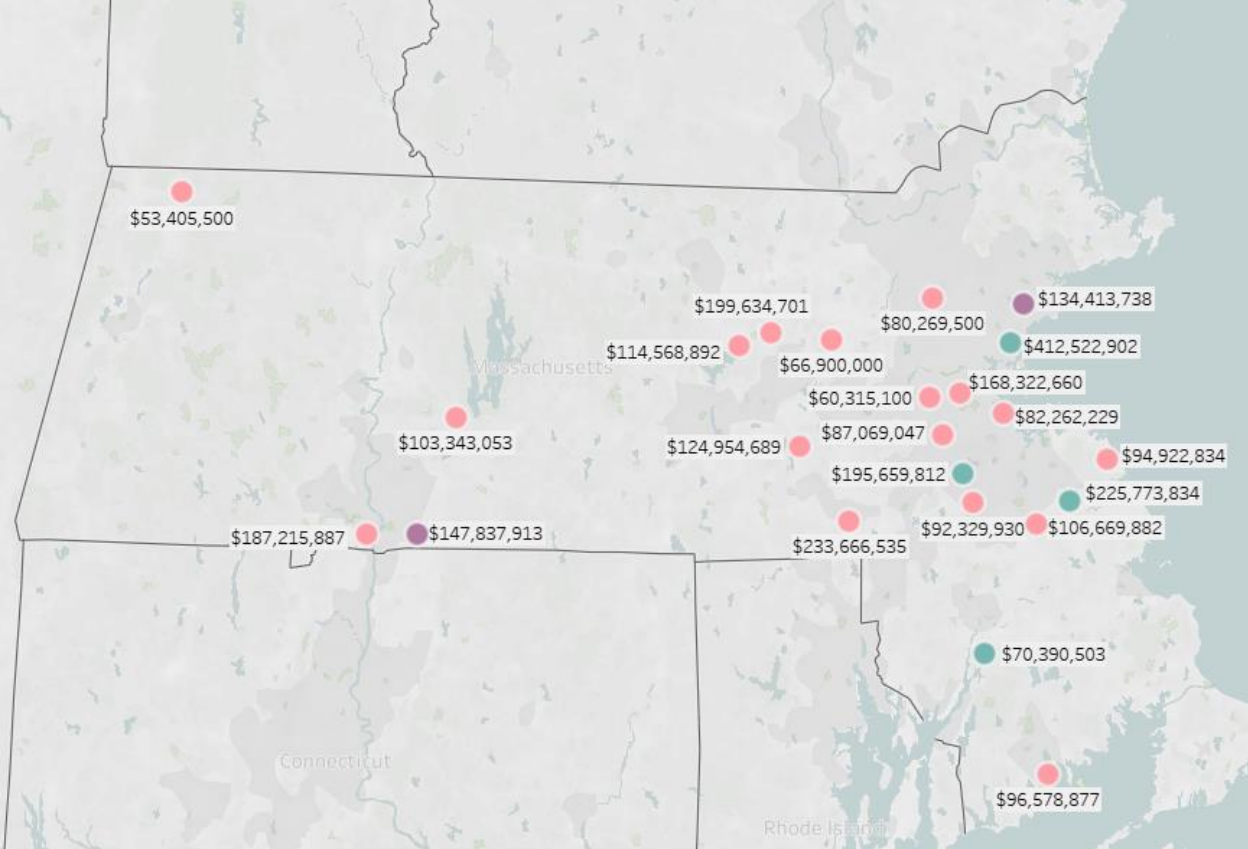
- Project Scope and Budget Approval: April 24, 2024
- 120-day deadline to secure local authorization: August 22, 2024
- Town Meeting Vote: May 6, 2024 – Passed
- Debt Exclusion Ballot Question Vote: June 11, 2024 – Failed
- The Town requests an extension to re-evaluate the construction delivery method, reaffirm support for the Project at a Special Town Meeting in Fall 2024 and a subsequent debt exclusion ballot question on April 1, 2025
- Staff supports an additional extension of time through April 3, 2025



Project Overview Report



Upcoming MSBA Bids

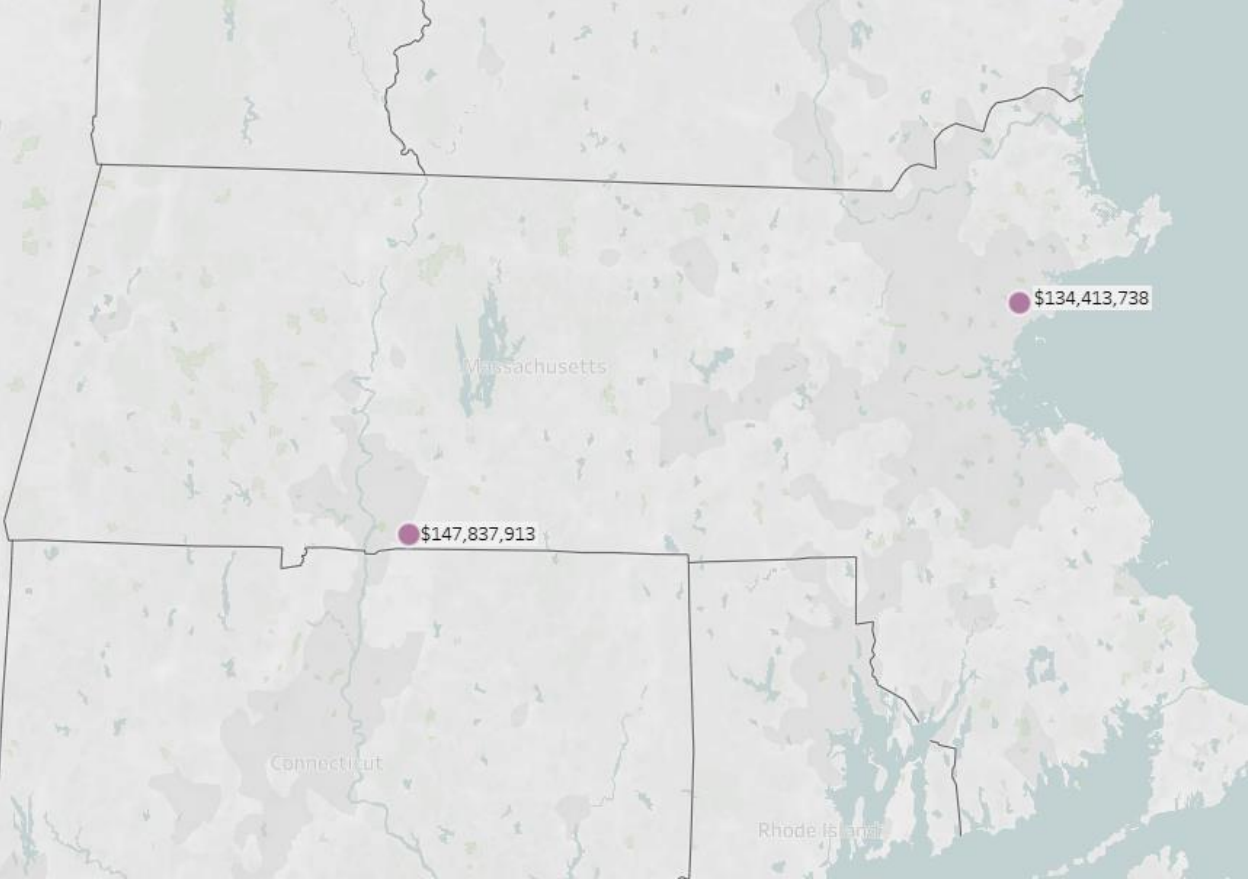


| | Construction Budget | Number of Projects |
|-------|---------------------|--------------------|
| 2024 | \$282,251,651 | 2 |
| 2025 | \$1,952,429,316 | 17 |
| 2026 | \$904,347,051 | 4 |
| Total | \$3,139,028,018 | 23 |

- Bid Year
- (All)
 - 2024
 - 2025
 - 2026



Upcoming MSBA Bids 2024



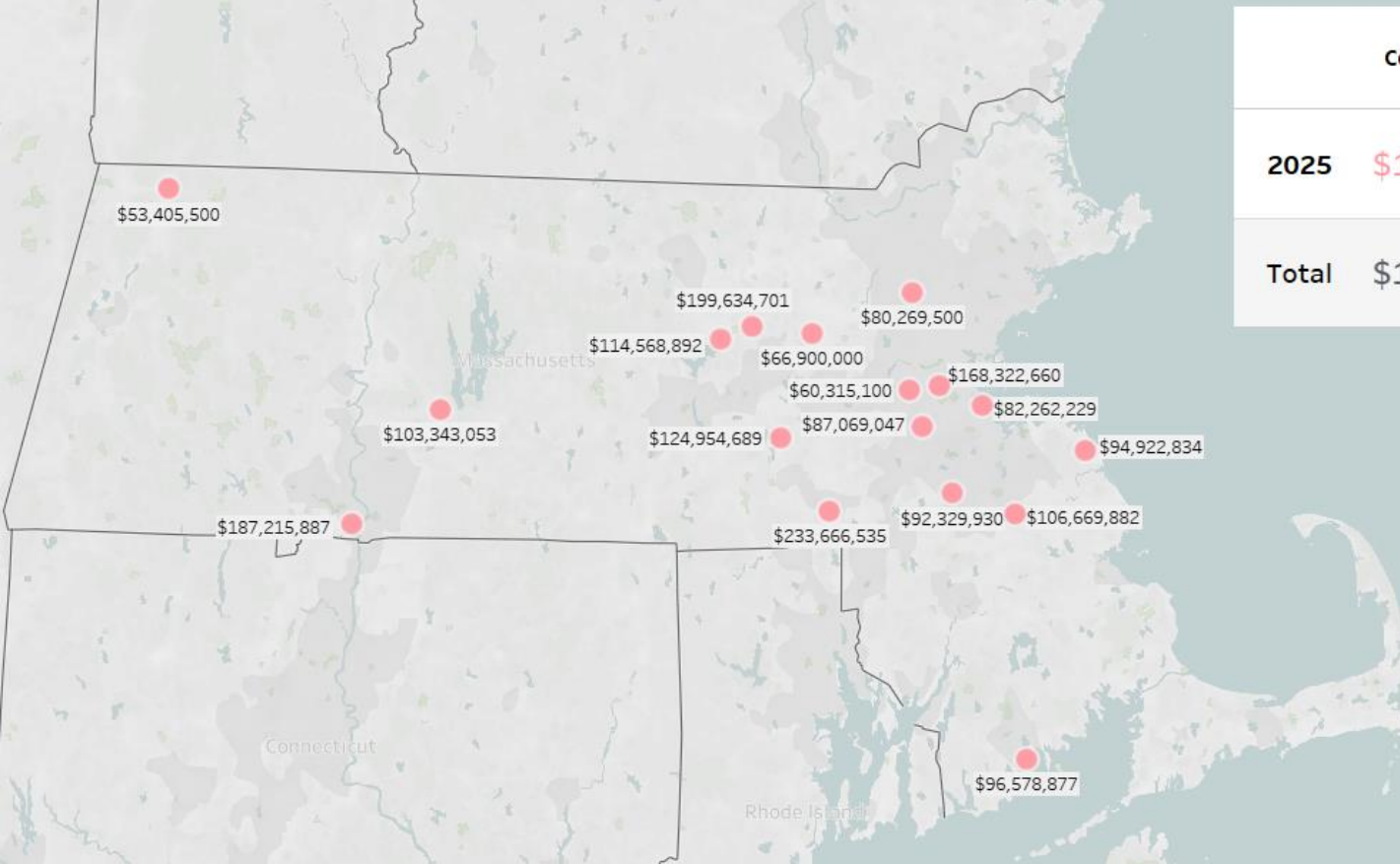
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|-------|---------------------|--------------------|
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| Total | \$282,251,651 | 2 |

Bid Year

- (All)
- 2024
- 2025
- 2026



Upcoming MSBA Bids 2025

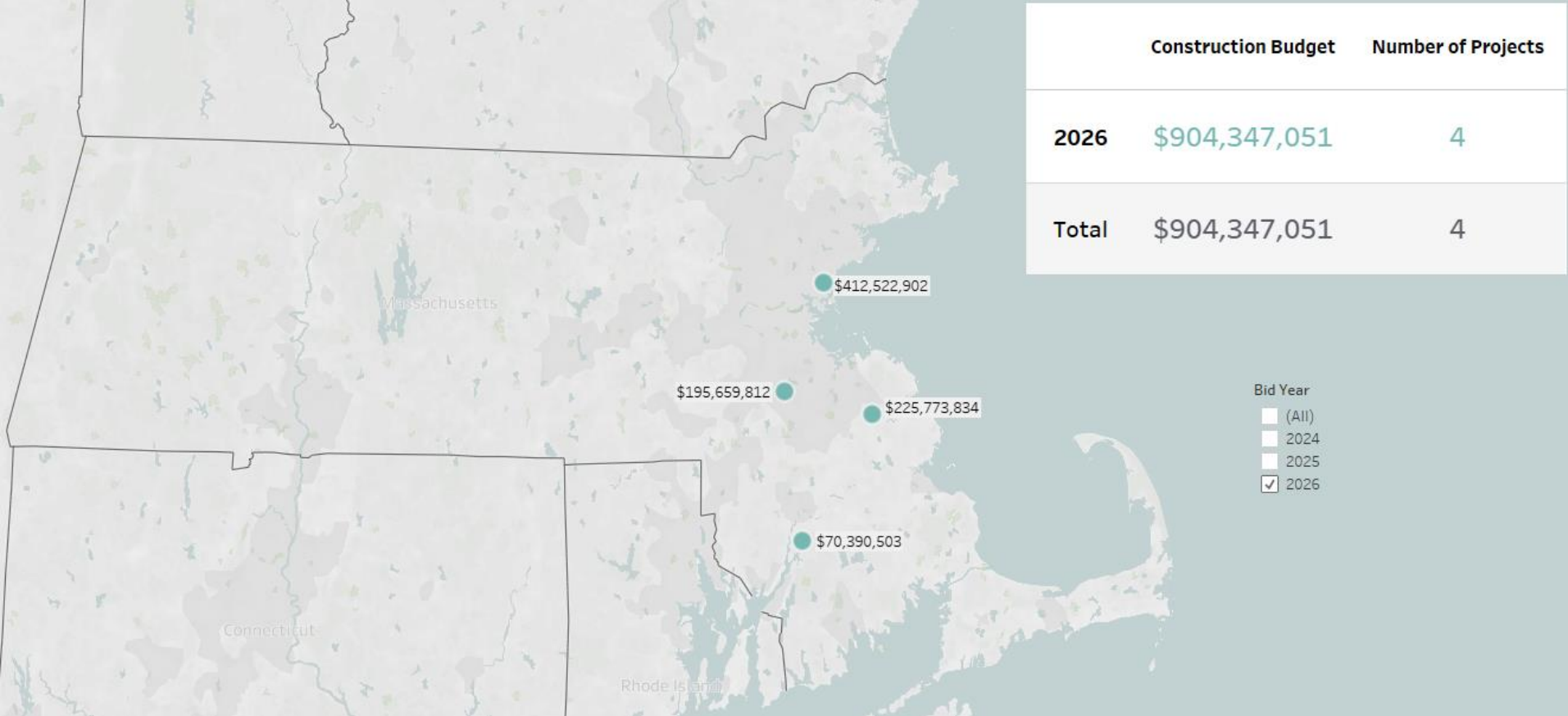


| | Construction Budget | Number of Projects |
|-------|---------------------|--------------------|
| 2025 | \$1,952,429,316 | 17 |
| Total | \$1,952,429,316 | 17 |

- Bid Year
- (All)
 - 2024
 - 2025
 - 2026



Upcoming MSBA Bids 2026





Core Program - Anticipated Bids

Anticipated Sub-Bids in September, October, and November:

- September – None
- October – None
- November – Lynn (CMR)

Anticipated DBB Bids or GMP Executions in September, October, and November:

- September – Greater Fall River (CMR), Amherst (DBB)
- October – None
- November – None



Core Program – Bid Results 2024

- 8 projects scheduled to receive sub-bids in 2024, 4 have reported DBB bids or CMR executions to date
- 4 reported bids came in under the estimated budget

| District | School | Scope | Project Type | Bid Date | Construction Estimate * | Bid Amount * | Variance from Construction Estimate | Reim. Rate | Potential Grant Variance ** |
|--------------|------------------------|----------|--------------|-----------|-------------------------|----------------------|-------------------------------------|------------|-----------------------------|
| Webster | Bartlett JSHS | Add/Reno | DBB | 1/17/2024 | \$78,185,900 | \$76,839,000 | -\$1,346,900 | 80.00% | \$1,077,520 |
| Holyoke | William R. Peck School | New | DBB | 1/26/2024 | \$70,580,780 | \$62,813,000 | -\$7,767,780 | 80.00% | \$6,214,224 |
| Haverhill | Consentino MS | New | DBB | 3/26/2024 | \$125,097,100 | \$113,750,000 | -\$11,347,100 | 80.00% | \$9,077,680 |
| Wakefield | Wakefield HS | New | CMR | 6/27/2024 | \$224,237,739 | \$220,898,896 | -\$3,338,843 | 53.14% | \$1,774,261 |
| Total | | | | | \$498,101,519 | \$474,300,896 | -\$23,800,623 | - | \$18,143,685 |

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

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



Accelerated Repair – Bid Summary

2021 Accelerated Repair Program

- 21 of 26 reported projects bid within the estimated budget
- All projects have reported their bid results

2022 Accelerated Repair Program

- 18 of 19 reported projects bid within the estimated budget
- 8 projects remain from 27 approved projects



Finance Update

- **Sales Tax Collections Update**
- Grant Payments Update
- FY 2025 Budget Update



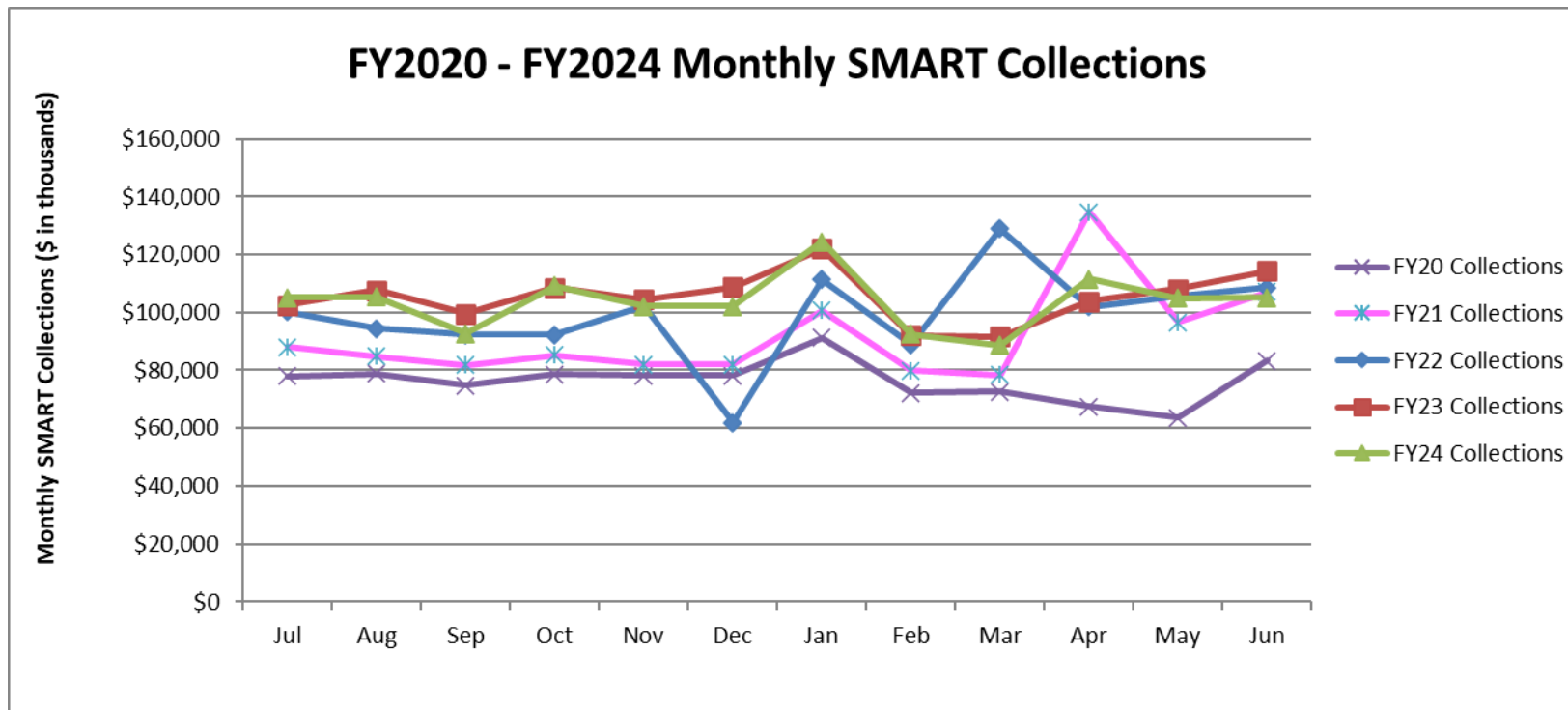
SMART Collections Update

| | 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 | \$ 114,449 | \$ 1,264,004 |
| \$ 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 | \$ 5,885 | \$ 75,131 |
| % 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% | 5.42% | 6.32% |
| FY24 Receipts | \$ 105,052 | \$ 105,303 | \$ 92,646 | \$ 109,255 | \$ 102,098 | \$ 102,241 | \$ 124,411 | \$ 92,432 | \$ 88,739 | \$ 111,597 | \$ 104,917 | \$ 105,096 | \$ 1,243,787 |
| \$ Change vs. FY23 | \$ 2,524 | \$ (2,306) | \$ (6,984) | \$ 698 | \$ (2,376) | \$ (6,618) | \$ 2,250 | \$ 314 | \$ (2,932) | \$ 7,711 | \$ (3,146) | \$ (9,353) | \$ (20,217) |
| % Change vs. FY23 | 2.46% | -2.14% | -7.01% | 0.64% | -2.27% | -6.08% | 1.84% | 0.34% | -3.20% | 7.42% | -2.91% | -8.17% | -1.60% |

- Full-year FY 24 collections were \$20.2 million (1.60%) lower than FY 23.
- July (FY25) collections of \$110.9 million were \$5.9 million (5.58%) higher than July of FY24.



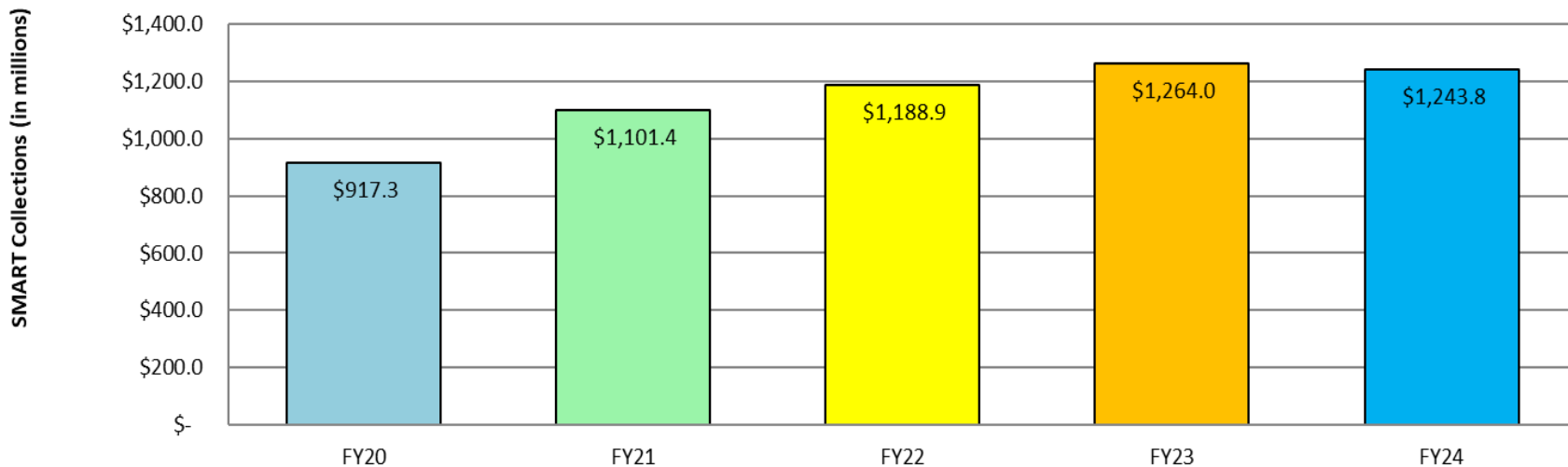
SMART Collections Update





SMART Collections Update

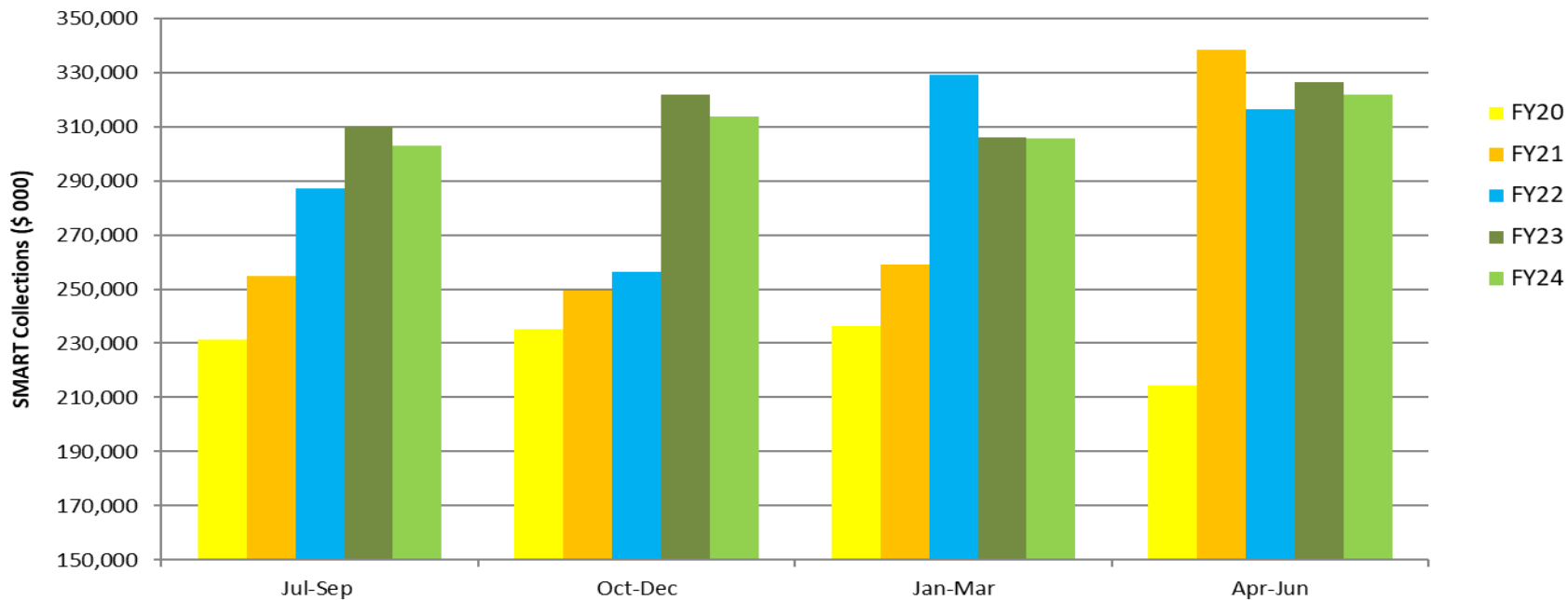
SMART Collections FY2020-FY2024
July - June Collections





SMART Collections Update

Quarterly SMART Collections Comparison
FY2020 - FY2024





Finance Update

- Sales Tax Collections Update
- **Grant Payments Update**
- FY 2025 Budget Update

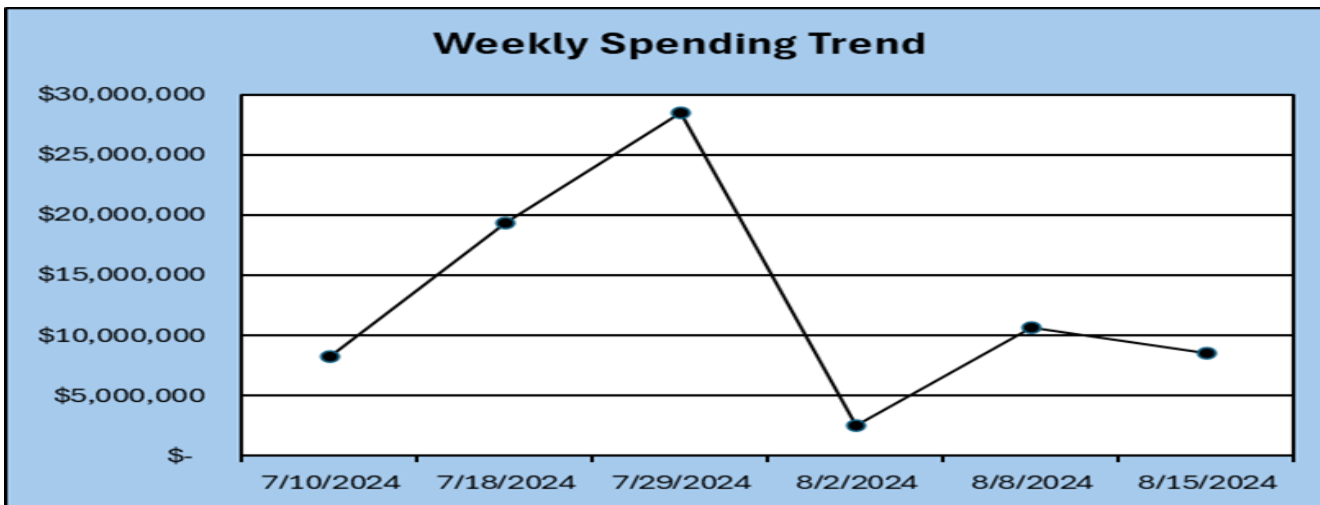


Grant Payments Update

FY25 YTD Grant Payments Summary*

| Program | Amount | # Projects | # Districts |
|--|----------------------|------------|-------------|
| Core Program Projects | \$ 75,509,360 | 50 | 48 |
| Accelerated Repair Projects | \$ 2,225,616 | 8 | 6 |
| Total Capital Pipeline Spending | \$ 77,734,976 | 58 | 53 |

*Reflects grant payment data as of Aug. 15, 2024.





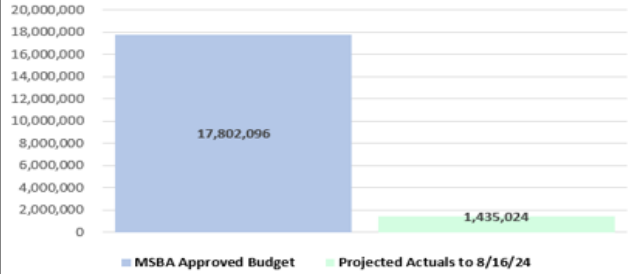
Finance Update

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- Grant Payments Update
- **FY 2025 Budget Update**

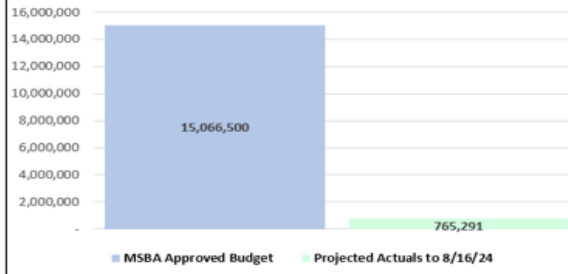


Fiscal Year 2025 Budget vs Actuals

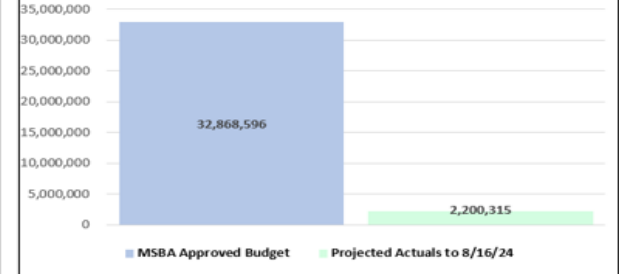
Total Admin Expenses



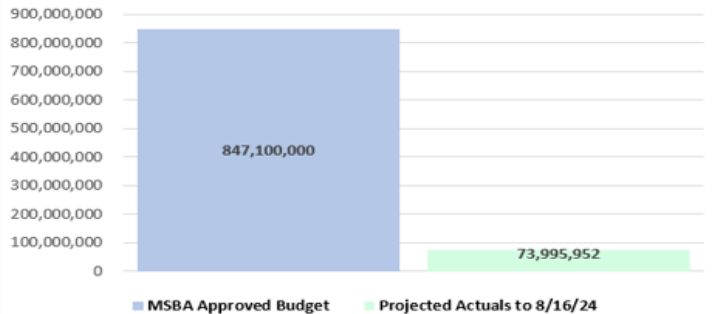
Total Capital Pipeline Support Services



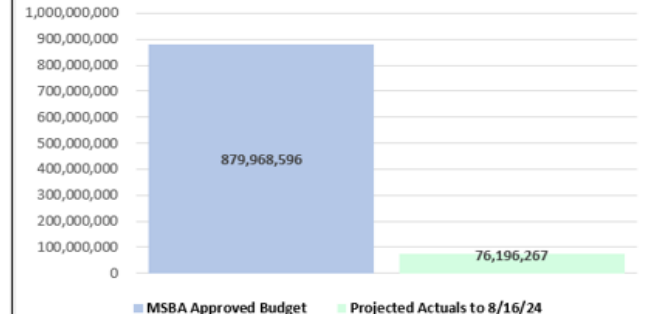
Total Operating Expenses



Total Grant Program

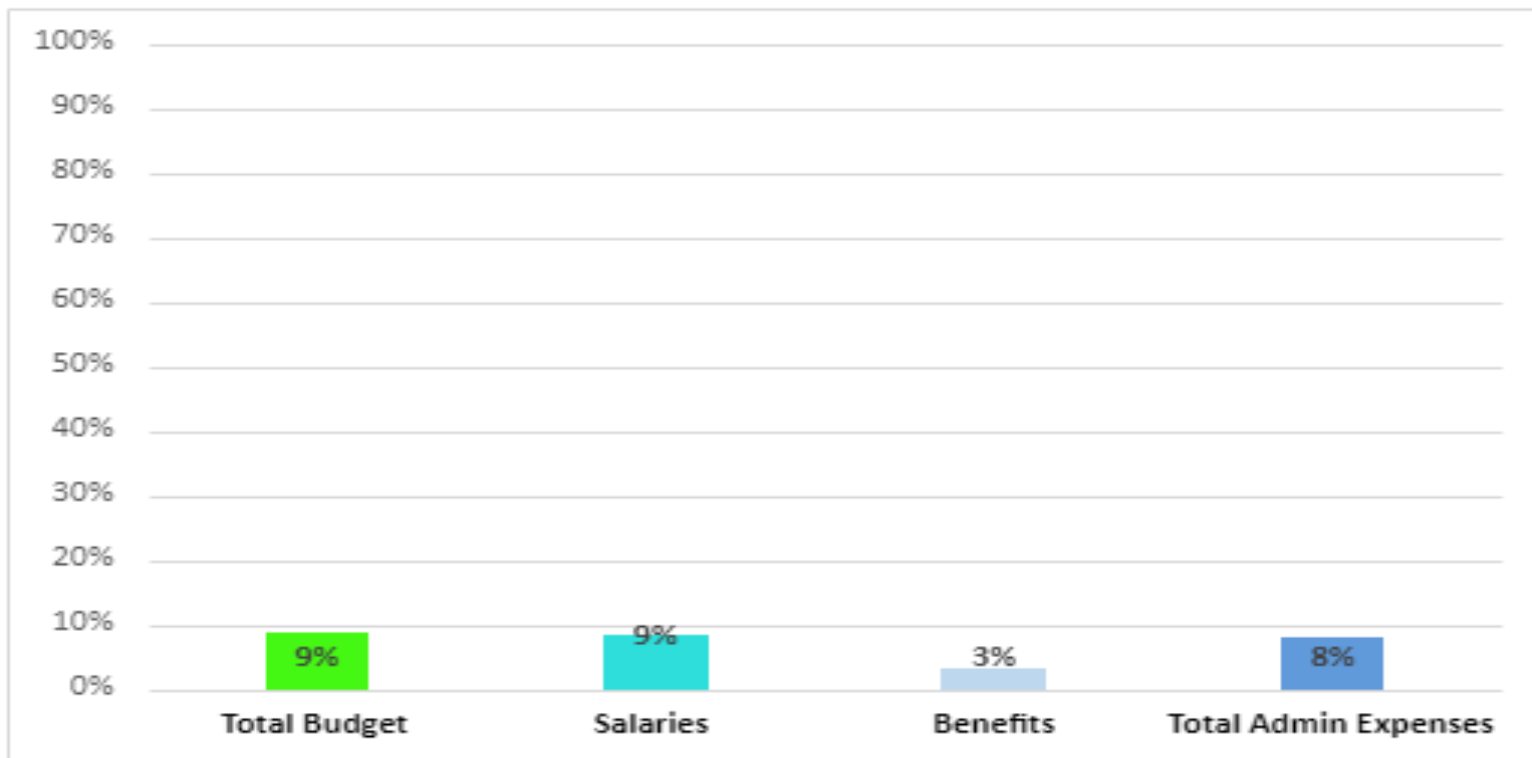


Total Operating & Capital Budget





Fiscal Year 2025 Spending





MSBA Lease
