

The February 26, 2025 Board meeting minutes were approved by the MSBA's Board of Directors at the April 30, 2025 meeting.

**Massachusetts School Building Authority
Board Meeting Minutes of February 26, 2025**

A meeting of the Massachusetts School Building Authority (the "Authority" or "MSBA") was held on February 26, 2025. 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 10:01 P.M. and asked if anyone was 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 December 13, 2024 Board of Directors meeting; (2) invite five districts into Feasibility Study; (3) authorize four proposed projects to proceed into Preferred Schematic Design, with an estimated \$969 million in total construction costs; (4) invite one district to enter into a Project Scope and Budget Agreement, with an Estimated Maximum total Facilities Grant of approximately \$48.9 million; and (5) approve six final audits from four districts with a Final Total Facilities Grant amount of approximately \$77 million.

The Board will also be voting on authorizing the Executive Director to enter into a contract for Low Voltage Work at 10 Post Office Square and voting on authorization for the Executive Director to provide an issuance of one or more series of Dedicated Sales Tax Bonds, Refunding Bonds, and Tender Offer of Prior Bonds.

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

Approval of December 13, 2024 Minutes

The Chair asked for a motion to accept the minutes of the December 13, 2024 Board meeting. A motion was made by Mr. Deninger and seconded by Ms. Kwan:

Approval of the Minutes of December 13, 2024 Board Meeting

The February 26, 2025 Board meeting minutes were approved by the MSBA's Board of Directors at the April 30, 2025 meeting.

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Minutes of the December 13, 2024 Board meeting.

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 Feasibility Study

Next, MSBA Capital Program Manager, Katie DeCristofaro, explained that staff are recommending that the Board vote to authorize five 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 Dighton Elementary School in the Dighton-Rehoboth Regional School District. Staff will be working with the District to study options that maintain the facility's current grade K-4 configuration for 515 students plus Pre-K.

The second District for consideration is the Hemenway Elementary School in the City of Framingham. Staff will be working with the district to study options that maintain the facility's current grade K-5 configuration for 985 plus neighborhood Pre-K.

The third District for consideration is Leicester High School in the Town of Leicester. Staff will be working with the district to study options that maintain the facility's current grade 9-12 configuration for 365 students.

The fourth District for consideration is Medford High School in the City of Medford. Staff will be working with the district to study options that maintain the facility's current grade 9-12 configuration for 1,395 students plus the potential addition of district-wide Pre-K.

The fifth District for consideration is the Marguerite E. Peaslee Elementary School in the Town of Northborough. Staff will be working with the district to study the following two options: 310 students in the facility's current configuration of grade K-5 plus Pre-K; and 625 students representing the district's town-wide 3-5 enrollment.

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

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

Vote on Inviting Communities to Collaborate with the MSBA

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to Conduct a Feasibility Study

VOTED: That the Executive Director is hereby authorized to invite certain communities to collaborate with the MSBA to conduct and/or review a Feasibility Study, as described in 963 CMR 2.00 *et seq.*, and subject to any conditions set forth in Exhibit A, for each of the schools listed in Exhibit A attached hereto.

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

The Superintendent of the Dighton-Rehoboth Regional School District, Bill Runey, commented that the district is appreciative of both the Board and MSBA staff. He thanked MSBA Project Coordinator Robin McElaney. Superintendent Runey explained that the district is excited and grateful for this opportunity.

It was noted that the MSBA received a letter of support from State Senate President Karen Spilka for the Framingham project.

Framingham's Assistant Director of Buildings and Grounds, James Duane, commented that Framingham is very excited for this project, and they appreciate MSBA's partnership and support.

The Superintendent of Leicester, Brett Kustigan, thanked the Board and MSBA staff for their consideration. He commented that getting to this point has been a long road for Leicester and they are very excited about this opportunity.

It was noted that the MSBA received a joint letter of support from State Senator Patricia Jehlen, State Representative Christine Barber, State Representative Paul Donato, and State Representative Sean Garballey for the Medford High School project.

State Representative Garballey thanked the Chair and Board for considering Medford in moving onto the next phase in the MSBA pipeline. He explained that a new Medford High School is important to the district and is strongly supported throughout the city. Representative Garballey commented that Medford is excited about collaborating with the MSBA.

The Vice Chair of the Medford School Committee, Jenny Graham, thanked the Board and MSBA staff, specifically Senior Project Coordinator Allison Sullivan who has been very helpful every step of the way. She commented that Medford is very excited about the next phase.

Mayor Breanna Lungo-Koehn of Medford thanked the MSBA for moving the district into Feasibility. She commented that everyone has been working very hard to move forward.

The Superintendent of Northborough, Greg Martineau thanked the MSBA for its consideration to enter into Feasibility. He commented that Northborough is excited about this opportunity.

Ms. Kwan emphasized to all districts joining the Feasibility Study phase that it is important to spend an efficient amount of time on the educational plan. She also commented that it is vital to have the plan written by current staff members as opposed to having the plan written by a consultant or a

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member of the design team because it will really speak to what the district wants and needs regarding education rather than just the beauty of the design. In addition to this, it is important to create a staff development plan not only for the teaching faculty members but for everyone who works in the building such as facility management personnel to ensure readiness once the school is open.

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.

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 Monument Mountain Regional High School in the Berkshire Hills Regional School District. The Berkshire Hills Regional School District is proposing to replace the existing Monument Mountain Regional High School with a new facility on the site of the existing school.

The proposed project is designed for 485 students in grades 9-12 and includes an estimated total project budget of approximately \$164.8 million, with an estimated total construction budget of approximately \$136.3 million.

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

Vote on Moving the Berkshire Hills Regional School District to Schematic Design

VOTED: That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Berkshire Hills Regional School District with, in concept, the development of schematic designs to replace the existing Monument Mountain Regional 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 district on submitting a well written educational plan. She commented that the submitted plan built on what is occurring in the district elementary schools and middle school. The plan included multidisciplinary learning and a robust development plan. Ms. Kwan

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explained that this shows how when smaller districts are regionalized, the district is able to provide students with a very rich curriculum that benefits all learners.

The Superintendent of Berkshire Hills Regional School District, Peter Dillon, thanked Ms. Kwan for her comments. He explained that the district is excited about this tremendous opportunity for students and the community. He thanked the MSBA and the Board for their ongoing support.

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 Lexington High School in the Town of Lexington. The Town of Lexington is proposing to replace the existing Lexington High School with a new school on the site of the existing facility.

The proposed school is designed for 2,395 students in grades 9-12 and proposes construction of a new four hundred and sixty-two thousand square foot high school building. This project also includes the renovation and expansion of an existing thirty-four thousand square foot Field House for a building project that totals approximately five hundred and nine thousand square feet.

It should be noted that the proposed site is subject to Article 97 protections and MEPA review and approval. Also, for reference, MSBA staff is currently working to finalize an extension of the District's Feasibility Study Agreement to align with the project schedule and the work remaining in the Schematic Design phase.

Upon a successful preferred schematic vote, the MSBA anticipates that the District will present a progress update of their Preferred Schematic to the MSBA's Facilities Assessment Subcommittee in advance of the District's Schematic Design submittal. This update is to ensure a mutual understanding and agreement of the proposed project scope and to ensure that this scope will be reflected in the District's Schematic Design submittal.

The estimated total project budget is approximately \$662 million dollars, with an estimated total construction budget of approximately \$529.7 million dollars.

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

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Vote on Moving the Town of Lexington 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 Lexington with, in concept, the development of schematic designs for an addition and renovation project at the Lexington High School serving 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.

The Superintendent of Lexington, Dr. Julie Hackett thanked the MSBA and the Board. She explained that the district is looking forward to getting into the Schematic Design Phase and coming back to the Facilities Assessment Subcommittee with a submission.

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 Shaker Lane Elementary School in the Town of Littleton. The Town of Littleton is proposing to replace the existing Shaker Lane Elementary School with a new facility on the side of the existing school.

The proposed school is designed for 435 students in grades Kindergarten to 2, plus Pre-Kindergarten and includes an estimated total project budget of approximately \$98.1 million with an estimated total construction budget of approximately \$81.7 million.

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

Vote on Moving the Town of Littleton 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 Littleton with, in concept, the development of schematic designs to replace the existing Shaker Lane Elementary School and construct a new facility serving students in Kindergarten through grade 2, plus Pre-Kindergarten on the site of the existing school, as further described in the materials presented to the Board and attached

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hereto, in accordance with G.L. c. 70B and 963 CMR 2.00 et seq. and all other guidelines and policies of the Authority.

Ms. Kwan commented that Littleton submitted a very well written educational plan. She explained that it included elements that could enhance educational experiences for students. It also included a very strong professional development plan which incorporated things done in the past as well as plans for during construction and after the new building opens. The educational plan described a number of facilities by their proposed names such as “den learning spaces.” Ms. Kwan stated that this would be a good model for other districts to look at when writing their own educational plan.

It was noted that the MSBA received a letter of support from State Representative James Arciero for the Shaker Lane Elementary School Project.

An Aide to State Representative James Arciero, Jeff Tucker, thanked the Chair, Board, and specifically Ms. Kwan for her comments on behalf of Representative Arciero.

The Superintendent of Littleton, Dr. Kelly R. Clenchy, commented that she was excited to speak on behalf of the district. She thanked Ms. Kwan for her comments regarding the educational plan. She also thanked MSBA staff for their guidance and support as well as the OPM on the project. The Superintendent commented that the School Building Committee for this project has been working really well together and has engaged the town. There is strong support across the board. She explained that they all feel very fortunate to be a part of this program and thanked the MSBA for all their work on projects throughout the Commonwealth.

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 Old Colony Regional Vocational Technical High School in the Old Colony Regional Vocational Technical School District. The Old Colony Regional Vocational Technical School District is proposing to replace the existing Old Colony Regional Vocational Technical High School with a new facility on the site of the existing school.

The proposed school is designed for 776 students in grades 9-12 and includes an estimated total project budget of approximately \$281.2 million with an estimated total construction budget of approximately \$221.4 million.

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

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Vote on Moving the Old Colony Regional Vocational Technical School District to Schematic Design

VOTED That the Board of Directors hereby authorizes the Executive Director to do all acts necessary, execute and deliver any and all documents and agreements, and expend funds as deemed appropriate by the Executive Director to assist the Old Colony Regional Vocational Technical School District with, in concept, the development of schematic designs to replace the existing Old Colony Regional Vocational Technical High School with a new facility serving students in grades 9-12 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.

It was noted that the MSBA received a letter of support from State Representative Mark Sylvia for the Old Colony Project.

Superintendent Aaron Polansky of the Old Colony Regional Vocational Technical School District commented that he is thrilled about the invitation to move forward with Schematic Design. He explained that the district is very excited about their partnership with the MSBA. This is the first large scale project for the district, and it will open doors for students, staff, and member communities. The Superintendent expressed gratitude to the Board as the district navigates this process and embarks on the next phase.

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.

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

Next, the MSBA's Design Director, Karl Brown, explained that the Board is now being asked to authorize the Executive Director to execute a Project Scope and Budget Agreement and a Project Funding Agreement with the Hamilton-Wenham Regional School District for a potential project at the Cutler Elementary School. The recommendation is for the consolidation of the existing Cutler Elementary School and Winthrop Elementary School to construct a new three-story, 127,300 square foot facility on the site of the existing Cutler Elementary School.

The proposed project has a design enrollment of 740 students in grades 1 through 5. The District provided a Total Project Budget of approximately \$142.3 million, which includes a total construction budget of approximately \$108.5 million.

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The Design Director noted that the proposed site development associated with the District's proposed project requires a lease agreement extension. Therefore, the MSBA Board's authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement, will be conditioned upon the District meeting the MSBA requirements for land use requirements.

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

Vote to Authorize the Executive Director to Execute a Project Scope and Budget Agreement and Project Funding agreement with the Hamilton-Wenham Regional School District

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby approves the Potential Project to consolidate the student population of the existing Cutler Elementary School and Winthrop Elementary School and construct a new facility serving grades 1-5 on the site of the existing Cutler Elementary School, as further described in the materials presented to the Board and attached hereto and as such Proposed Project shall be further defined in the Project Scope and Budget Agreement, and authorizes the Executive Director to take all steps necessary to execute and deliver a Project Scope and Budget Agreement and Project Funding Agreement with the Hamilton-Wenham Regional School District, in such forms as she may determine to be acceptable, for the Cutler Elementary School project at a reimbursement rate of fifty-one and twenty-eight hundredths percent (51.28%) of approved, eligible costs, up to an Estimated Maximum Total Facilities Grant of \$48,944,814 which shall not include any funds for owner's or construction contingency expenditures; that the Board of Directors hereby further authorizes the Executive Director to increase the Estimated Maximum Total Facilities Grant up to a Maximum Total Facilities Grant of \$49,779,346, in the event that the MSBA determines, in its sole discretion, that any owner's and/or construction contingency expenditures are eligible for reimbursement pursuant to MSBA regulations, guidelines, or policies; that the Board of Directors hereby further authorizes the Executive Director to expend funds in accordance with such Project Funding Agreement.

It was noted that the MSBA received letters of support from State Senator Bruce Tarr, State Representative Kristin Kassner, and State Representative Sally Kerans, all in support of the Cutler Elementary School Project.

State Representative Kristin Kassner thanked the MSBA for considering Hamilton-Wenham for this opportunity. She commented that this will continue to create a learning environment to help all students succeed.

The Superintendent of the Hamilton-Wenham Regional School District, Eric Tracy, commented that he is grateful for MSBA partnership because of their collaboration in improving educational facilities across the Commonwealth.

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

Roll Call Vote:

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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 695 Capital Pipeline Program Projects plus the six projects subject to vote today, altogether representing approximately \$9 billion in submitted and audited costs.

She continued, explaining that the MSBA has also audited approximately \$9 billion in submitted costs for the 253 projects currently submitting monthly requests for reimbursements. Based on the 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 \$171 million over the 12 months preceding this Board meeting, and the total amount submitted and audited in this 12-month period equals approximately \$2.05 billion.

Approval of Audits, Capital Pipeline Program

The MSBA's Director of Audit, Miriam Vazquez, explained that the Board is being asked to approve six Capital Pipeline Program audits listed on Exhibit B. She explained that the total combined grant amount for these six projects is \$77,590,874.

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

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 B 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

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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.

The Executive Director then explained that staff have finalized two contracts the MSBA was directly responsible for regarding the office move – the Furniture, Fixtures, and Equipment (FF&E) Contract as well as the Low Voltage Contract. These two contracts will have updates in today's meeting. She thanked the staff who worked so hard to make these contracts happen. The FF&E Contract included work from Siobhan Tolman, Kerrie Griffin, Madeline McAuliffe, Elena Seiti, Norvalett Payne, Belinda Ochoro and Roxann Johnson-Nance. The Low Voltage Contract included work from Siobhan Tolman, Kerrie Griffin, Neil Cronin, Brian Kelley, Augie Knuth, Kathleen Andrade, Annie Hudson, Sharon George, Phil Daley, and Jeremy Moore. She also thanked the department heads in the Legal Department, Capital Planning Department, and IT Department for working alongside their teams to get these two contracts to completion – Christine Nolan, Mike McGurl, and Matt Donovan. In preparation for MSBA's relocation, staff have been archiving to prepare for a smaller office. It has been a massive undertaking, but archiving is almost completed. Staff are actively working through the disposition phases of the surplus policy with anticipation for the bidding of disposal, decommissioning, and relocation contract to be advertised next week. This is an all hands-on deck task with wonderful contributions from all staff.

Thereafter, the Executive Director presented a PowerPoint displaying outreach events that MSBA staff had participated in over the past few weeks. On January 21, 2025 MSBA staff hosted the MSBA Superintendent Roundtable on the 2025 Statement of Interest Process.

On January 24, 2025, Jim MacDonald, the CEO of the MSBA, attended the Massachusetts Municipal Association Trade Show at the Boston Convention and Exhibition Center with the MSBA's Director of Administration and Operations, Matt Donovan, and MSBA's Director of External Affairs, Maria Puopolo.

On February 5, 2025, MSBA staff held an informational meeting on the Accelerated Repair Program Syllabus. MSBA staff also held an informational meeting on the Heat Pump Designer Procurement Overview on February 11, 2025.

Next, MSBA's Director of External Affairs, Maria Puopolo, gave an update on the MSBA Building a Logo Contest.

After ten weeks of being open, the contest received 157 submissions from 10th, 11th and 12th grade students representing 56 Massachusetts cities and towns. The contest was geared towards connecting students with the work accomplished by the MSBA and inviting the most important clients, the students, to assist in reimagining a new authority logo. The processing of the drawings was led by a

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team of seventeen MSBA staffers, with representatives from each department. In total, submissions moved through three phases of selection and were placed in the hands of over 100 participating scorers, including the Treasurer, MSBA Board of Directors, and MSBA staff.

Winning 1st place was Jax Greenwald, an 11th grade student at Joseph P. Keefe Regional Technical School, who stated that his main goal was “to represent both the education and construction aspects of the MSBA.”

Winning 2nd place was Layla Gillick, a 12th grade student at Somerville High School, who informed us that her logo design, “...emulates a welcoming community where education is accessible and valued.”

Finally, winning 3rd place was Kacey Kellum, a 12th grade student at Northeast Metropolitan Regional Vocational Technical School, who chose to incorporate the aspect of a school building coming to life off a blueprint structure.

In the coming weeks, MSBA staff look forward to working with local school administrators to coordinate a celebration of their accomplishments.

Ms. Puopolo then acknowledged and thanked the members of the MSBA staff who worked to bring this contest to fruition: Alisua Masmela, Allison Sullivan, Anne Hudson, Bharat Murari, Claire Lerner, Emely Andrade, Gianpiero Tirella, Kathleen Andrade, Madeline McAuliffe, Maria Caprigno, Melanie Soter, Nina Pappacostas, Roxann Johnson-Nance, and Shannon Hadorn.

Next, the Director of External Affairs shared information regarding the 16th Annual My Ideal School Contest. The contest opened on Monday, February 10th. Submissions must be postmarked by Friday, April 18th. The contest is open to all first-grade students currently attending a Massachusetts public school. As always, the MSBA looks forward to the opportunity to see through the lens of our youngest learners, their vision of what an ideal school would look and feel like.

Thereafter, the Executive Director shared photos from a Topping Off Ceremony at Wakefield Memorial High School. She also shared photos from a ribbon cutting ceremony at the Westfield River Elementary School in Westfield.

Next, the Executive Director welcomed MSBA's new hires: Hattie Holland as a Project Manager 3 for the Post Occupancy Evaluation team, Ehtesham Patel as a Project Manager 1 in Construction Administration, Serena Burke as a Generalist in the Human Resources Department, Daniel McDonough as an IT Support Technician, Stefanie Howlett as a Website Content Manager, and Isaac Fish as a Legal Assistant. The Executive Director also welcomed two new Co-Ops to the MSBA: Conrad Meaders in the Capital Planning - Design team and Ashley Yang in the Capital Planning – Data team.

Continuing with staff updates, the Executive Director congratulated Bharat Murari and his wife Sruthi on the birth of their daughter on December 18, 2024.

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

10 Post Office Square Technology Fit-Out Contract

Next, the Director of Capital Planning, Mike McGurl, explained that the Board will be voting to authorize the Executive Director to enter into a contract for Low Voltage Work at 10 Post Office Square.

The February 26, 2025 Board meeting minutes were approved by the MSBA's Board of Directors at the April 30, 2025 meeting.

He thanked all MSBA staff who made the Fit-Out Contract vote and the following FF&E Contract update possible at this Board meeting.

The MSBA published an Invitation for Bids on January 21, 2025 for a project that included, but not limited to, the installation of all low-voltage wiring associated with Communications, IT, AV, Security, Network, and the MDF room for the MSBA's new office location at 10 Post Office Square. The Invitation for Bids was published in accordance with the documents prepared by the MSBA's consultant BR+A Consulting Engineers.

The MBE and WBE participation goals for this contract are 2.84% and 4.38%, respectively.

The MSBA posted the Invitation for Bids on the bid docs website and advertised it on the MSBA's website, COMMBUYS, the Central Register, and The Boston Globe.

The MSBA conducted a site viewing at the new office location at 10 Post Office Square on January 29, 2025, followed by a virtual pre-bid conference on February 3, 2025. A total of four addenda were issued.

The MSBA received three General Bids by the February 11, 2025 deadline.

Subsequently, MSBA staff determined that Lynnwell Associates, Inc. to be the lowest eligible responsive general bidder for the project. Lynnwell Associates had bid \$1,018,000.

At the December 13, 2024, Board of Directors meeting, the Board approved the amended Fiscal Year 2025 Operating and Capital Budget to include an increase of \$2,681,575 for costs associated with the office relocation to 10 Post Office Square. The increased value included an estimated budget of \$952,000 for Construction, which includes \$882,000 for the anticipated Office Technology Fit-Out. The overrun of \$136,000 will be funded by a matching portion of the Contingency within the office relocation budget. The office relocation budget of \$2.68 million includes \$350 thousand (\$349,770) allocated for Contingency.

Also found in the associated Board Memo is an update to include a budget realignment for the office relocation to better align with the MSBA's general ledger accounts. The MSBA Office Relocation Budget total remains the same.

In conclusion, MSBA staff is seeking the Board's approval for the Executive Director to enter into a contract with Lynnwell Associates, to install low-voltage wiring associated with Communications, IT, AV, Security, Network, and the MDF room for MSBA's new office location at 10 Post Office Square. The contract value exceeds \$250,000. Pursuant to the MSBA's By-laws, the Board must authorize the Executive Director to enter into agreements that exceed this amount.

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 Contract for
Low Voltage Work at 10 Post Office Square, Boston**

VOTED: That the Board of Directors of the Massachusetts School Building Authority hereby authorizes the Executive Director to execute and deliver a contract with Lynnwell Associates, Inc., to install low voltage wiring associated with Communications, IT, AV, Security, Network and the MDF room for the Authority's new office location at

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10 Post Office Square, Boston, in accordance with the materials presented to the Board and attached hereto, the cost of which contract is anticipated to exceed \$250,000.00, containing such provisions as she shall deem advisable, the definitive form of such agreement 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 Director of Capital Planning then gave an update regarding the 10 Post Office Square Furniture, Fixtures, and Equipment Contract.

He explained that it is a non-voting item stemming from the December 2024 Board of Directors meeting. To maintain compliance with the office build-out schedule and schedule for occupancy, at the December Board meeting, MSBA staff requested authorization from the Board to execute a contract for FF&E and begin work with a qualified response once selected. This request was made in advance of completing the FF&E procurement and was approved by the Board.

On December 6, 2024, the MSBA issued a Request for Responses (“RFR”) for vendors qualified to provide FF&E. The MSBA received nine proposals by the January 21, 2025 response deadline.

The MSBA worked with its consultant, Dyer Brown, to assist in reviewing responses and to guide the MSBA in selecting the respondent providing the best value to the MSBA. Through their initial analysis, Dyer Brown determined that five of the nine proposals were missing substantive information that was requested in the RFR and that these five proposals could not be further evaluated. Dyer Brown’s initial analysis reduced the group of respondents to four proposals.

These four responses were then evaluated to determine which proposal provided the best value to the MSBA and will most effectively meet the MSBA’s business needs. Based on this analysis and review, Dyer Brown provided a recommendation for Strategic Spaces.

MSBA staff reviewed the proposals and Dyer Brown's recommendations and subsequently made a recommendation to the Executive Director to work with Strategic Solutions. The Executive Director has approved the selection and the MSBA has engaged Strategic Solutions in accordance with the Board's December authorization.

The FF&E estimate on the MSBA’s office move budget is \$800,000. The pricing estimate presented by Strategic Solutions is \$463 thousand (\$463,204). MSBA staff notes that it expects that the pricing estimate will change as the MSBA finalizes orders, checks availability and lead times, and makes adjustments to the planned FF&E purchase.

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The MSBA held a kick-off meeting with Strategic Solutions and has scheduled weekly meetings with Strategic Solutions and MSBA's consultant Dyer Brown through early-March to make final decisions and order the FF&E in accordance with the office relocation schedule.

The Director of Capital Planning thanked the Board for their December authorization to allow staff to proceed with the FF&E procurement and allow for the work with the vendor to begin ahead of today's Board meeting.

Project Status

Next, the Director of Capital Planning provided an update for the Town of Stoughton. He explained that the Town of Stoughton received its Project Scope and Budget Board vote on April 24, 2024. The 120-day period to secure local project funding following the Board vote expired on August 22, 2024. The Town of Stoughton successfully secured a Town Meeting vote on May 6, 2024, but was unsuccessful in securing a ballot debt-exclusion vote held on June 11, 2024. In response, Stoughton sought and received a 224-day extension of time to conduct a second ballot debt-exclusion vote planned for April 3, 2025. Staff shared this project update at the August 28, 2024 Board of Directors meeting.

In both an email on January 23, 2025 and follow up letter on February 2, 2024, the Town of Stoughton notified the MSBA that an error had occurred in identifying the April 3rd date for the revote. As a result, it is requesting an additional five days to reach April 8, 2025.

Staff support a total of 27 additional days to reach April 30, 2025. In total, the District will have received the original 120 days plus an additional 251 days for a final duration of 371 days.

Project Overview Report

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

In 2025, ten projects are scheduled to achieve substantial completion.

Next, MSBA Project Manager, Vlad Nivorozhkin, shared the upcoming bid maps. The MSBA is currently tracking twenty-two projects for filed sub-bidding through 2027. This includes all projects that have been approved for Preferred Schematic Design prior to today's meeting. The twenty-two projects have a combined total estimated construction budget of approximately \$3.13 billion.

For 2025, seven projects have received filed sub-bids.

Since the December 2024 Board meeting, 2025 now has nine projects that have not yet received file sub-bids. These projects have a combined estimated construction budget of about \$1.17 billion. Among the first to bid in late February/early April will be Nashoba, Tri-County, and Hopkinton. They will be followed by Clinton and Scituate who are targeting July.

2026 now has twelve projects with a combined estimated construction budget of about \$1.82 billion. North Attleborough was added following its Preferred Schematic approval at the December 2024 Board meeting.

2027 now has one project, Wilmington, with an estimated construction budget of about \$144 million. It was added following its Preferred Schematic Approval at the December Board meeting. The

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project count will increase to five in 2027 following today's Board meeting with the addition of Berkshire Hills, Old Colony Regional Vocational Tech, Lexington, and Littleton.

Next, the Director of Capital Planning gave an overview of the three-month lookahead. In April, Hopkinton (DBB) and Tri-County (CMR) are anticipating sub-bids.

For Design Bid Build Bids and Guaranteed Maximum Prices, there is no reflection of general contractor bids expected for New Bedford. In March, staff are anticipating Guaranteed Maximum Prices for Brookline, Lynn, and East Longmeadow. In April, Tri-County is anticipated. Finally, in May, staff are anticipating general contractor bids for Hopkinton.

For 2024 Design Bid Build Bids and Guaranteed Maximum Prices, each of the six projects reported was below budget. The bid average for the six projects is \$643/sf versus \$679/sf at Project Funding Agreement. The range of the bid results begins at \$476/sf for Webster and goes to \$850/sf for Wakefield.

For 2025 Design Bid Build Bids and Guaranteed Maximum Prices, each of the three projects reported has been below its PFA construction budget. The bid average for the three projects is \$676 per square foot versus \$768 per square foot at PFA. The percentage under budget is between 8.7% and 16.9% for the three.

At Project Funding Agreement, the average for all 16 projects was \$809/sf. Please note that the average at PFA for the remaining 13 projects is \$818/sf.

Finally, the Director of Capital Planning presented on the latest bid summary for the Accelerated Repair Program.

For the 2022 program, twenty-one of the twenty-three reported projects bid within their estimated budget while four of the twenty-seven remain pending.

Finance

Sales Tax Collections Update

Next, MSBA Treasurer, Gianpiero Tirella, presented a PowerPoint and provided an FY2025 SMART Collections update. FY2025 collections through January were \$32.2 million (4.35%) higher than the same period in FY24.

He then presented a slide with a graphical depiction of FY2021 – FY2025 monthly SMART collections, and then year-to-date SMART collections by year from FY2021 – FY2025.

Grant Payments Update

Next, the Treasurer provided an update regarding MSBA grant payments for projects in FY25, noting that the MSBA has made \$420,773,557 in grant payments to date in Fiscal Year 2025. These payments were for 134 projects in 87 districts and a combination of both Core Program Projects and Accelerated Repair Projects.

FY24 Budget Update

Next, the MSBA's Director of Budget and Finance Administration, Julie Leonard, provided the Board with a FY25 budget update. She presented a PowerPoint with the FY2025 budget compared to

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the actuals for the Total Operating and Capital Budget, Administrative Expenses, Capital Pipeline Support Services, Operating Expenses, and the Grant Program.

Issuance by the Authority of One or More Series of Dedicated Sales Tax Bonds and Dedicated Sales Tax Refunding Bonds

Next, the MSBA's CFO, Michael Rodino gave an overview of the next voting item on the agenda. He explained that during the December 2024 board meeting, members of the Finance staff provided updates on the investment services RFP, to pre-qualify financial advisory and investment service firms. This RFP was in anticipation of potential debt financing activities in late FY25 or FY26. To prepare for financing activity, the Board must vote to authorize the Executive Director to issue new money bonds and/or refunding bonds to recognize debt savings. In addition, the vote further authorizes the Executive Director to make tender offers to current bondholders to effectuate a refunding. The vote is for amounts up to \$500 million for new money bonds and \$1.5 billion for refunding bonds.

Authorization to Provide for the Issuance by the Authority of One or More Series of Dedicated Sales Tax Bonds and Dedicated Sales Tax Refunding Bonds

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

VOTED: To authorize the Executive Director to effect a refunding of prior bonds by an offer to beneficial owners of certain Authority bonds to tender said bonds for purchase pursuant to an invitation or offer to tender at the offer price to be set forth in a pricing notice (such offer constituting a "Tender Offer"), and in furtherance thereof the Executive Director, with respect to the Tender Offer, is hereby delegated all powers of the Authority with respect to the Tender Offer.

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

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deliver any and all documents, certificates and other instruments necessary or desirable in connection with (i) the issuance of the Bonds and/or the Refunding Bonds, including without limitation a purchase contract providing for the sale of the Bonds and/or the Refunding Bonds, a preliminary and final official statement with respect to the Bonds and/or Refunding Bonds, continuing disclosure agreements, one or more supplemental trust agreements, one or more refunding escrow agreements, and one or more agreements providing for the investment of the proceeds of the Bonds and/or Refunding Bonds and (ii) the Tender Offer, including without limitation, a dealer manager agreement, an information services provider agreement, an invitation or offer tender relating to the Tender Offer and various pricing and acceptance notices required in connection with the Tender Offer.

Mr. Cronin commented that it would be beneficial to receive an update on debt profile and how the penny could be leveraged more. He explained his hope to discuss with Financial Advisors prior to approving any issuance.

The Chair thanked Mr. Cronin and explained that the Executive Director is working towards the goal he has articulated.

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

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 11:21 am.

List of documents and exhibits used at the meeting:

- PowerPoint Presentation
- December 13, 2024 Board Meeting Minutes
- Invitation to Feasibility Study
- Recommendation for Preferred Schematic Design
- Invitation to Project Scope and Budget
- Audit Status Report
- 10 Post Office Square Technology Fit-Out Contract
- 10 Post Office Square Furniture, Fixtures and Equipment Contract
- Project Overview Report
- Sales Tax Collection Update
- Grant Payments Update
- FY25 Budget Update

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- Authorization to Issue Dedicated Sales Tax Bonds, Refunding Bonds, and Tender Offer of Prior Bonds