

# Massachusetts School Building Authority

Deborah B. Goldberg

State Treasurer and Receiver-General

*Chairperson*

James A. McDonald

*Chief Executive Officer*

Jack McCarthy

*Executive Director*



## MSBA Overview

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## Our Mission

Partner with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.

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## About Us, Leadership & Organization

- **About Us**
- **Board of Directors**
- **Organizational Structure**
- **Process**
- **2017 School Survey**



# Board of Directors – Membership



**Deborah Goldberg**

Chairperson of the MSBA, Treasurer and Receiver General of the Commonwealth



**Anne Brockelman**  
Appointed Member, Senior Associate, Perry Dean Rogers Partners Architects (PDR)



**Sean Cronin**  
Designee of the Secretary of Administration and Finance



**Sheila Vanderhoef**  
Appointed Member, Town Administrator, Town of Eastham



**Matt Deninger**  
Designee of the Commissioner of Education



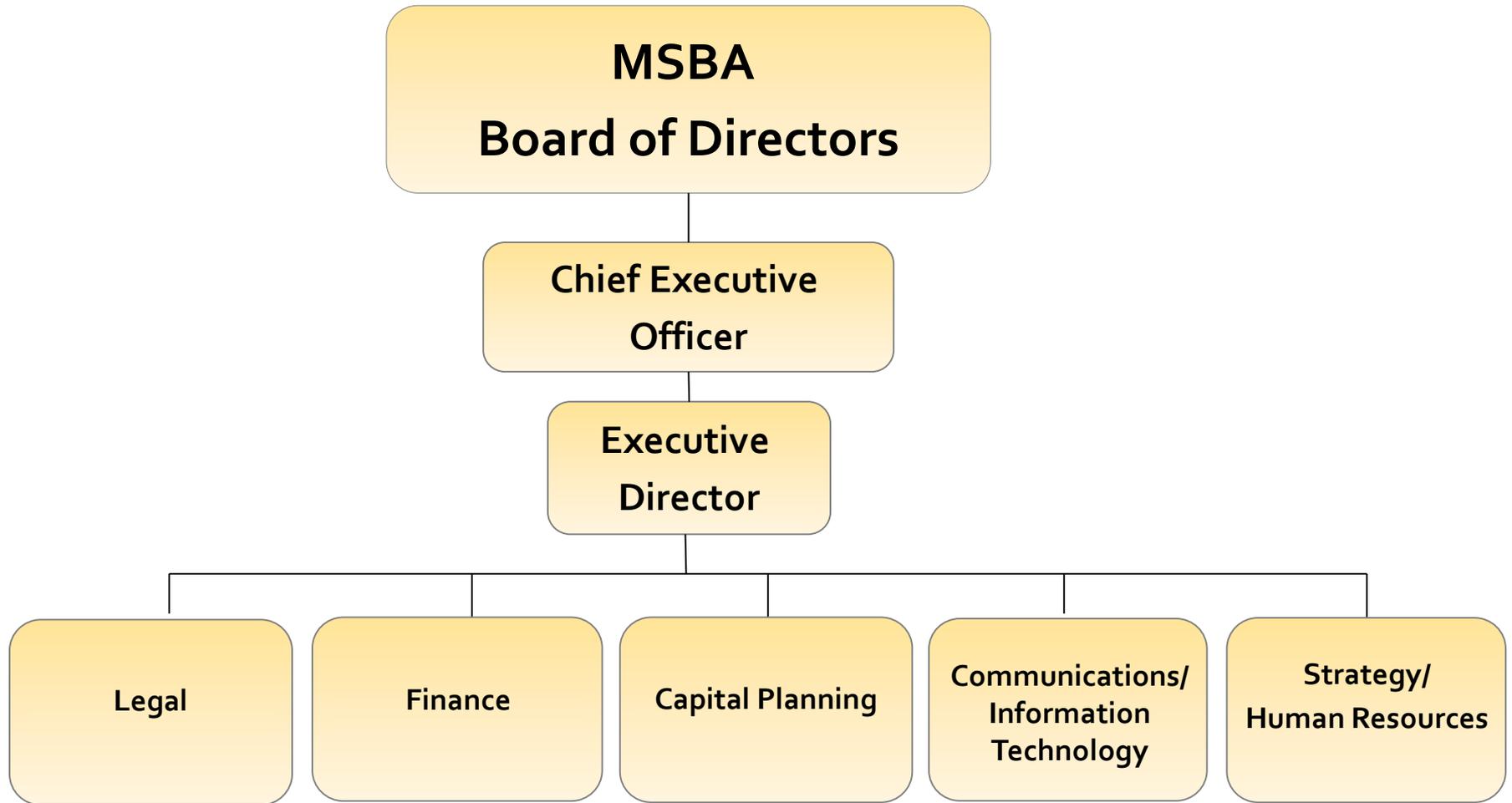
**Terry Kwan**  
Appointed Member, Former teacher/School Committee member



**Greg Sullivan**  
Appointed Member, Former MA Inspector General



# MSBA Organizational Structure





# Designer Selection Panel

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The Designer Selection Panel (DSP) was created to ensure an impartial and objective designer selection process that encourages best practices in school construction and the distribution of workload among the many qualified design firms. Members of the DSP include 13 permanent members recruited from MSBA professional staff and independent professional groups and 3 “revolving” members recommended by the school district on a project-by-project basis

- Any city, town, or regional school district invited into the MSBA’s capital pipeline for a potential school renovation or construction project estimated to cost in excess of \$5 million must select a designer through the MSBA’s Designer Selection Panel.
- The DSP focuses its review and selection of designers on:
  - Prior relevant experience of firm and its designers in the supervision of projects similar in type, size, dollar value and complexity to project being considered
  - Documented evidence of past performance – number of projects designed, project dollar value, number and percentage completed on time, dollar value of change orders, safety record and number of legal actions
  - Current workload and ability to undertake the contract based on the number and scope of projects for which the firm is currently under contract
  - The identity and qualifications of the consultants who will work on the project
  - Attention to detail in the submitted application



# Owner's Project Manager (OPM) Review Panel

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The OPM Review Panel was created to assist districts with the selection of qualified OPMs to assist both the local district and the MSBA on overseeing school project construction.

- Any project estimated to cost more than \$1.5 million is required to have an OPM.
- The MSBA must approve the OPM for approved school projects that exceed the \$1.5 million threshold and may require an OPM on certain projects under the threshold.
- Cities, towns, and regional school districts must conduct a qualifications based selection process for selecting an OPM and submit to the MSBA a summary of the qualification process, the basis of its selection and recommendation to the MSBA for approval.
- The OPM Review Panel focuses its review and approval on:
  - Prior relevant experience of firm, Project Director and Project Representative in the supervision of projects similar in type, size, dollar value and complexity to project being considered
  - Documented evidence of past performance - number of projects managed, project dollar value, number and percentage completed on time, dollar value of change orders, safety record and number of legal actions
  - Management approach
  - Key personnel
  - Capacity and skills of the firm - current workload
  - Financial stability

# \$12.8 Billion Grant Payments Distributed Since Creation of Program



**Massachusetts School Building Authority**  
**Summary of Spending Report**  
 Through October 12, 2017  
 Through Batch # 2918

Updated on:  
 Date: 10/11/2017  
 Time: 4:15p

Prior Grants Payments	FY2005 to FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	Program to Date Totals
Qrt 1	772,930,522	48,708,516	48,850,018	44,341,367	42,066,348	40,186,395	956,896,771
Qrt 2	639,392,994	39,025,416	40,824,472	39,515,860	35,010,489		793,769,231
Qrt 3	593,741,963	42,186,644	36,892,246	32,471,720	28,227,925		733,520,498
Qrt 4	934,060,672	78,711,856	71,380,188	68,608,490	65,469,769		1,218,230,975
*Other :	556,358,592	1,104,037			31,414,440		588,877,069
<b>Total Prior Grants</b>	<b>3,496,484,742</b>	<b>209,736,469</b>	<b>197,946,924</b>	<b>184,937,437</b>	<b>202,188,971</b>	<b>40,186,395</b>	<b>4,331,480,938</b>

Waiting List Payments	FY2005 to FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	Program to Date Totals
Annual Payments	278,425,051	16,770,935	16,292,162	16,292,159	16,292,157	15,220,435	359,292,899
75% Lump Sum	1,618,712,465						1,618,712,465
25% Lump Sum (final audit)	639,853,899						639,853,899
100% Lump Sum (final audit)	423,601,754						423,601,754
Pro-Pay (audit as you build)	1,875,765,743	15,588,905	10,242,087	9,448,187	5,143,835		1,916,188,757
<b>Total Waiting List</b>	<b>4,836,358,914</b>	<b>32,359,840</b>	<b>26,534,249</b>	<b>25,740,346</b>	<b>21,435,992</b>	<b>15,220,435</b>	<b>4,957,649,776</b>

Capital Pipeline Program Payments	FY2005 to FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	Program to Date Totals
<b>Total Capital Pipeline</b>	<b>1,513,582,095</b>	<b>625,549,750</b>	<b>544,518,569</b>	<b>411,764,406</b>	<b>388,740,197</b>	<b>117,663,434</b>	<b>3,601,818,451</b>

<b>Total by Fiscal Year</b>	<b>9,846,425,751</b>	<b>867,646,059</b>	<b>768,999,742</b>	<b>622,442,189</b>	<b>612,365,160</b>	<b>173,070,264</b>	<b>12,890,949,165</b>
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# 2017 Statements of Interest

**2017** 

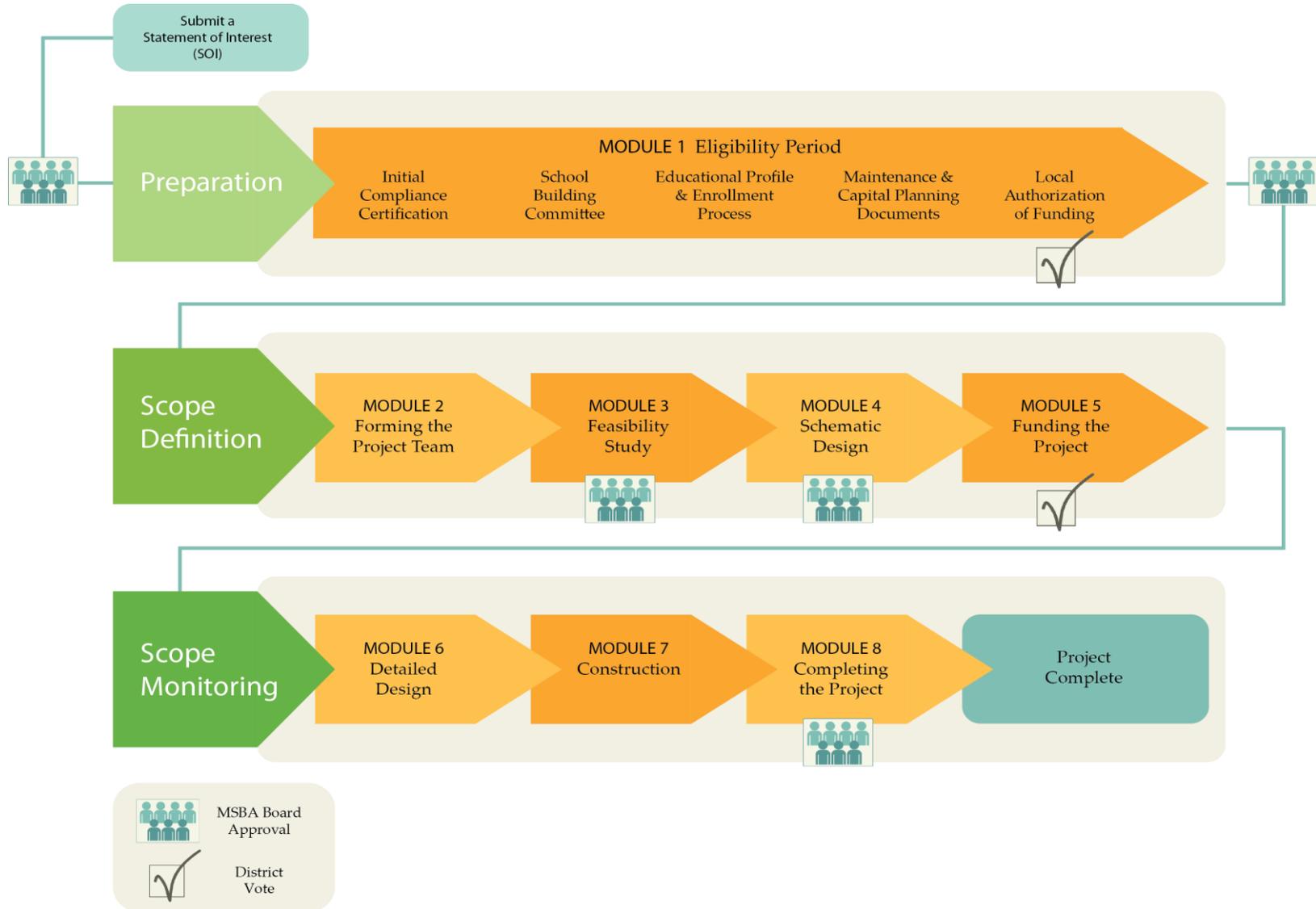
**Statement of Interest  
Submittal Period**

## **CLOSING DATES:**

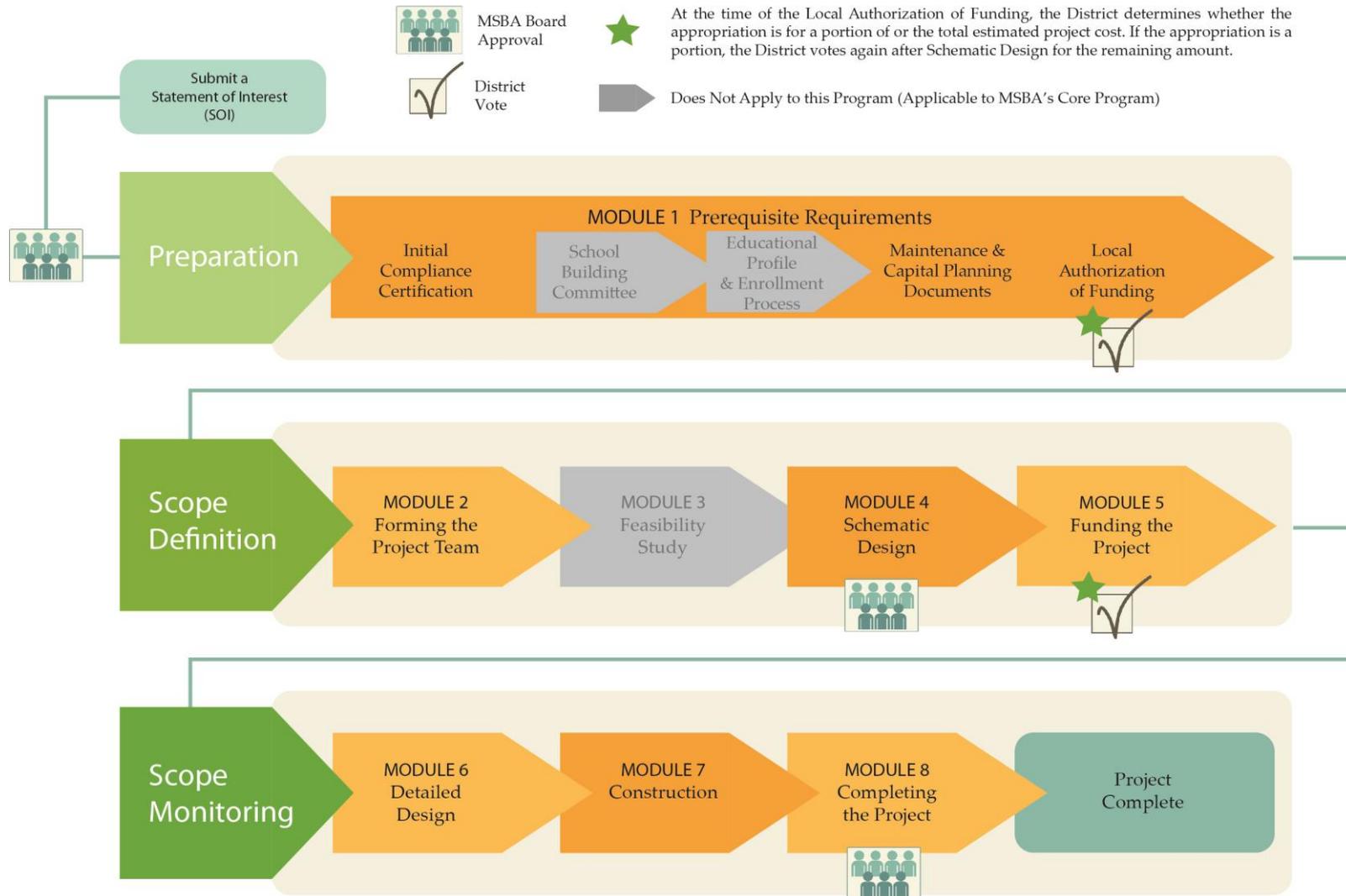
- **Accelerated Repair Program:** The SOI closing date for districts submitting for consideration in the Accelerated Repair Program (“ARP”), which is primarily for the repair and/or replacement of roofs, windows/doors, and/or boilers in an otherwise structurally sound facility closed on **Friday, February 17, 2017**.
  - 36 projects from 20 districts were invited into the program at our May and June 2017 Board Meetings.
- **Core Program:** The SOI closing date for districts submitting for consideration in the Core Program was **Friday, April 7, 2017**. The Core Program is primarily for projects beyond the scope of the Accelerated Repair Program, including extensive repairs, renovations, addition/renovations, and new school construction.
  - Invitations to our Core Program will be voted on at our December 13, 2017 Board Meeting.



# Core Program Process Overview



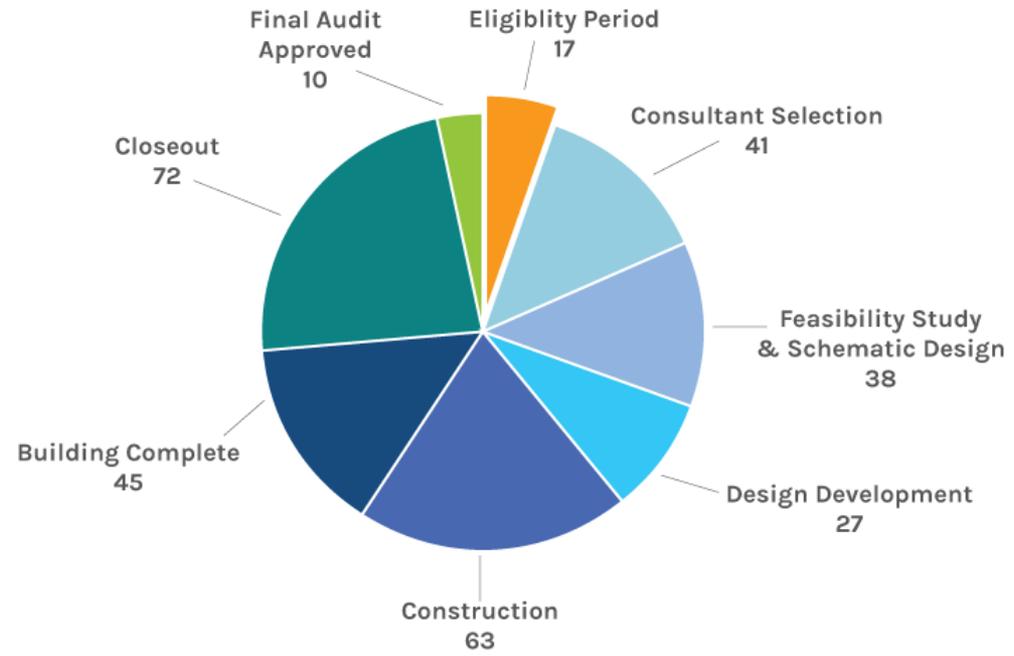
# Accelerated Repair Program Process Overview





# Current Project Status

A total of 313 projects that have received invitations from the Board of Directors (“Board”) to collaborate with the Massachusetts School Building Authority (“MSBA”) are currently in the MSBA’s Eligibility Period and Capital Pipeline. The summary chart provides the number of projects in Eligibility Period and each phase of the Capital Pipeline. For a detailed look at the Capital Pipeline projects, please go to [www.massschoolbuildings.org/building](http://www.massschoolbuildings.org/building) and select “Capital Pipeline Status Chart”.





# MSBA Construction Cost Update

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- Adjusted the current policy of funding up to \$312/sf plus eligible demolition and abatement, to \$326/sf plus eligible demolition and abatement, based on the statutory limit of 4.5%
- Make the policy effective for districts receiving an approval of a proposed project on or after July 1, 2017.

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## 2017 School Survey

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# 2016 School Survey – Key Findings

## Number of Schools & Total Square Footage

- **1,859** public schools
- **1,695** schools evaluated
- **886,074** students
- **330** school districts
- **1,773** school-related permanent buildings
- **173,508,438** gross square feet

## Age of Schools

- Since 2000, **58.8%** of approximately **173 million** existing **square feet** of school facility space has been **newly built or renovated**.
- **131** school (approximately 8%) are **over 100 years old**. **16** are in the **MSBA grant program**.



# 2016 School Survey – What is it?

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- The school survey is a general facility assessment meant to establish a baseline for all of the Commonwealth's schools and to help the MSBA understand how the needs of individual districts fit within the statewide spectrum of need.
- It is essential that the MSBA successfully preforms these periodic surveys in order to meet our enabling legislation.
- Previously completed in 2005 and 2010.
- We visited all the schools in Massachusetts from September 2016 through January 2017.



# 2016 School Survey – Key Findings

## Size of Schools

- Review of 1,419 assessed schools shows little evidence of widespread overcrowding with most of space needs being met through the use of permanent space. A small percentage (~1.2%) of assessed classrooms are in temporary spaces.
- Of the more than 48,348 classrooms assessed, only 605 are located in temporary spaces.
- 98 schools (7%) have more than 10% of their classroom space in temporary spaces.



# 2016 School Survey – Key Findings

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## Enrollment Trends

- During the 2010 survey report period, there was a **3.3%** statewide **decline** in K-12 public school **enrollment** from 2004-2005 school year (approximately **900,500** students). Since then, enrollment **declined** roughly **1.6%** statewide to approximately **886,000 students** in 2015-2016.



# 2016 School Survey – Key Findings

## School Rating Summary

**Massachusetts school buildings performed well in**  
primary scoring matrices, which **rated:**

- **Building Conditions:** An overall rating for the general conditions of a school facility's major systems.
- **General Environment:** An overall rating that reflects the school building's environment.
- **Capacity Utilization:** An overall rating that reflects the school building's utilization.

For more information, please visit our website at

[http://www.massschoolbuildings.org/programs/needs\\_survey](http://www.massschoolbuildings.org/programs/needs_survey)



# Commissioning

*MSBA fully-funded process involving independent third party testing a building's systems and materials and the operation of the building as a whole*

- MSBA commissioned buildings undergo an intensive quality assurance process
- Many benefits of commissioning for the District
- 100% funded by the MSBA
- Building commissioning is also a critical component in any “green” building program including LEED and MA-CHPS

## **Commissioned Systems**

- ✓ Building Envelope
- ✓ Roofing Systems
- ✓ HVAC Systems
- ✓ Plumbing Systems
- ✓ Electrical Power and Lighting Systems
- ✓ Voice, Data and Video Systems
- ✓ Life Safety Systems
- ✓ Building Automation and Control Systems

Total Value of commissioning work orders to date = \$29.3 million



## A Few Achievements

- \$12.8 billion in payments to cities, towns and regional school districts
- The MSBA's fully-funded Commissioning process, has a total value of over \$28 million in work orders
- We have completed final audits of 1,167 projects, totaling over \$18.7 billion in submitted costs
- Since our inception, the MSBA has participated in, or is currently working on, over 600 projects state-wide
- Currently there are a total of 96 districts, representing 220 projects, either active or completed in the Accelerated Repair Program





## A Few More Achievements

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- Through partnering with districts, we have improved learning facilities for over 600,000 students across the Commonwealth
- We developed a data based enrollment projection methodology in order to build right-size schools
- We have completed Needs Surveys in 2005 and 2010 and are finalizing data for 2016. Need Surveys are conducted to assess the condition of all of the elementary and secondary public schools across the Commonwealth





# Stay Updated on the MSBA



- Visit us online at [www.MassSchoolBuildings.org](http://www.MassSchoolBuildings.org)



-  Like us on Facebook



- Follow us on Twitter (@MASS\_sba)

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## Questions?

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