

Massachusetts School Building Authority

Deborah B. Goldberg

State Treasurer and Receiver-General

Chair

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director/Deputy CEO



ACEC State Markets Conference

April 11, 2024

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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MSBA Updates

- Recent Policy and Legislative Changes
- Green Schools Program
- FY 2024 Consultant Procurements
- Statements of Interest
- Accelerated Repair Program
- Our Capital Projects
- Bid Activity
- Commissioning
- Post Occupancy Evaluation Program

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Recent Policy and Legislative Changes



MSBA Annual Cap

- With a dedicated revenue stream of one penny of the state's 6.25-percent sales tax, MSBA is collaborating with municipalities to equitably invest in finding the right-sized, most fiscally responsible and educationally appropriate solutions to create safe, sound, and sustainable learning environments.
- On August 9, 2023, Governor Healey signed the FY24 Commonwealth Budget which included legislative language providing the MSBA with additional resources and flexibility:
 - Increase to the MSBA's Annual Cap to \$1,200,000,000 (approx. 33%) effective as of July 1, 2022, provided that the grant amounts related to the ARP program shall not count against the limit.
 - Increase to the allowable rate of growth in the Annual Cap from 4.5 percent up to 6.5 percent based on the increase in the dedicated sales tax revenue.
 - Provide \$100,000,000 in one-time funding for COVID-impacted construction projects, to be used as supplemental grants for Core Program school facility projects previously approved by the MSBA's Board of Directors, presently in our capital pipeline that have been impacted by unanticipated cost escalations.



Project Funding Limits Policy

- MSBA funds up to \$550/sf for building costs plus eligible demolition and abatement (exclusive of eligible sitework costs); up from \$393/sf.
- MSBA funded up to \$55/sf (up from \$39/sf) in addition to the eligible building costs for a total construction cost funding limit of \$605/sf plus eligible demolition and abatement; up from \$342/sf
- Accelerated Repair Project funding levels are

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Green Schools Policy

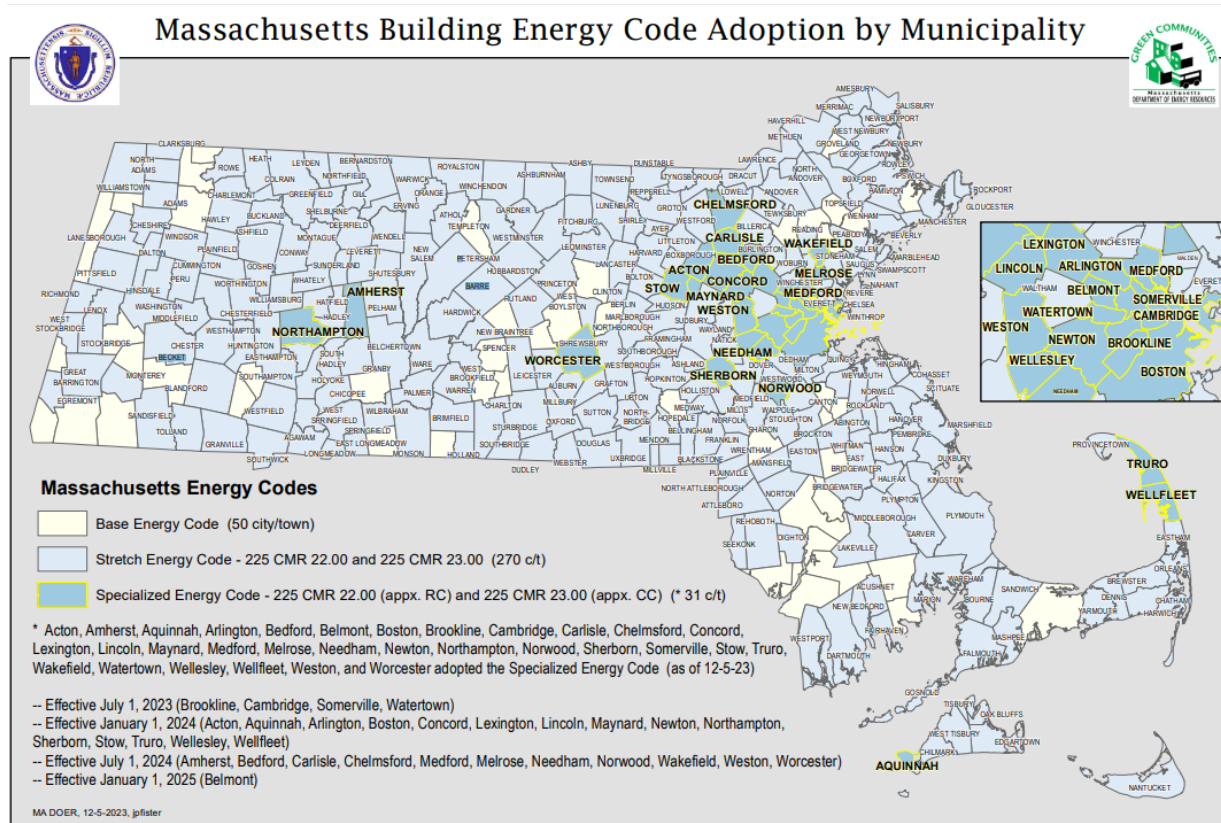


Green Schools Program Policy Update

- Advocate of “green” sustainable building design for all MSBA-funded public K-12 school buildings
- Regular adjustments to its Green Schools Program Policy to promote increasing levels of energy efficiency in school design in alignment with the state’s goals to move toward net-zero buildings.
- Since 2010, the MSBA has required all projects to exceed base code in energy efficiency by 10% and, in 2017, the MSBA updated its incentive points for projects to exceed base code in energy efficiency by 20%

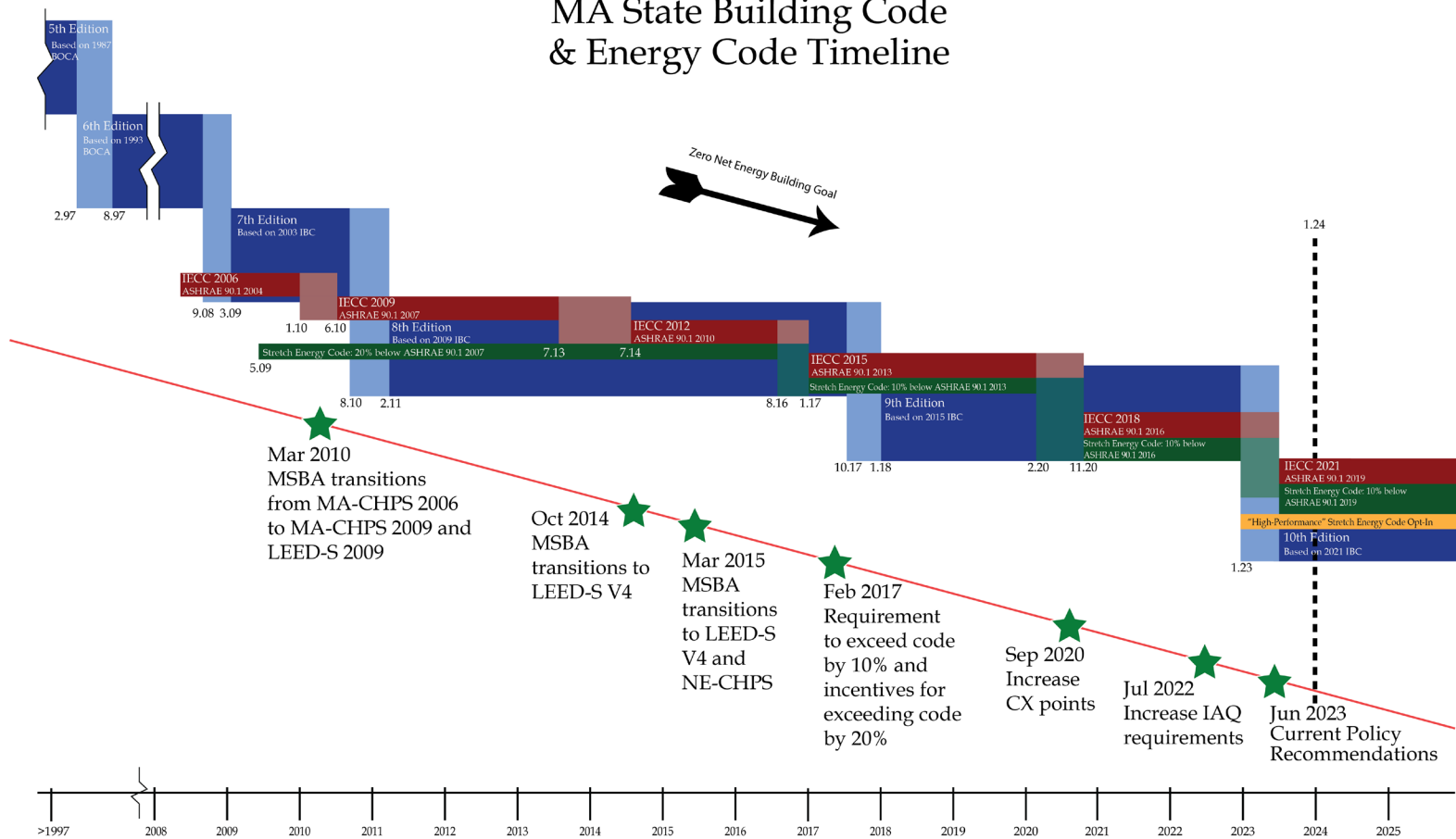
Green School Programs

- The most recent Green Communities map on the DOER website shows that as of Dec 2023, 270 of the 351 communities in Massachusetts have adopted the Massachusetts “Stretch Energy Code” as their basis of energy code standards, and 31 communities have adopted the "Net-Zero Specialized Stretch Code".
- The new municipal opt-in “Net-Zero Specialized Stretch Code” was released by the MA DOER as an option for communities starting in July, 2023.



Green School Programs

MA State Building Code & Energy Code Timeline



last updated 06.23



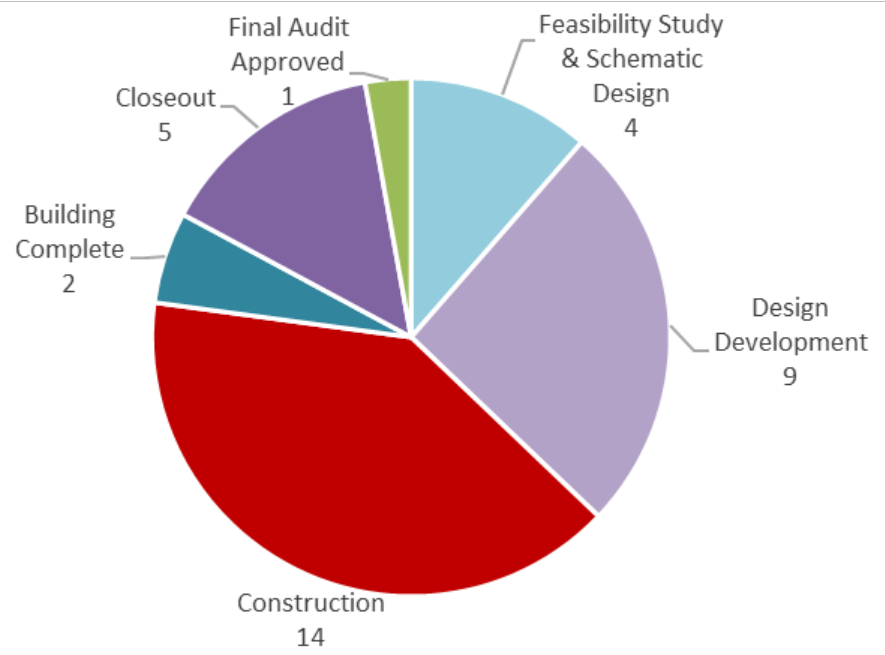
Green Schools Program Policy Update

- In 2022, added required indoor air quality points for all projects
- In 2023, added an incentive point for indoor air quality
- In 2023, increased to 3 incentive points for use of the "Opt-in" specialized energy code
- In addition to an emphasis on increased energy efficiency and improved indoor air quality, the MSBA's Green Schools Program encourages sustainable site development, efficient transportation costs, reduced water consumption, sustainable use of materials, and a higher quality educational environment.

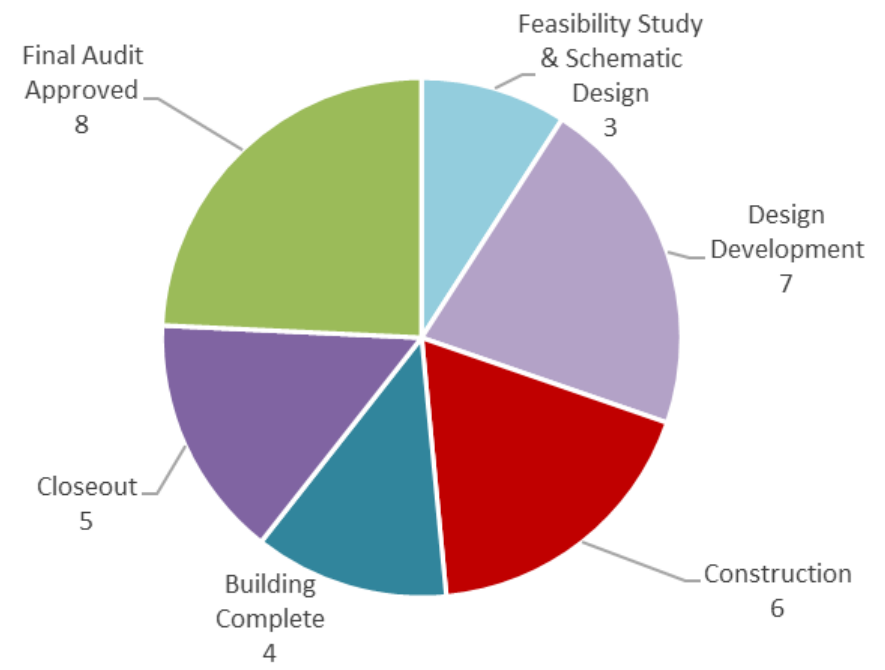


Green School Program

All Electric



Geothermal Wells



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FY 2024 Consultant Procurements



FY 2024 Consultant Procurements

Procurement	Issuance of RFR	RFR Response Deadline	Award of Contract or Approval for Future Assignment(s)
Technical Services	November 9, 2023	December 14, 2023	April 24, 2024
School Survey	January 22, 2024	March 12, 2024	June 26, 2024
Enrollment Studies	February 29, 2024	March 21, 2024	June 26, 2024
ARP Heat Pump Pilot Study	February 29, 2024	March 29, 2024	June 26, 2024
Commissioning Services	March 7, 2024	April 12, 2024	June 26, 2024
ARP Designers	March 28, 2024	April 25, 2024	August 28, 2024
ARP Owner's Project Managers	April 4, 2024	May 2, 2024	August 28, 2024

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Statements of Interest



SOI Submissions: 2008 to 2023

Year	Number of SOIs Submitted	Number of CORE Program SOIs Submitted	Number of CORE Program Invitations	Number of Green Repair/ ARP Program SOIs Submitted	Number of Green Repair/ ARP Program Invitations
2008	431	425	104	6	6
2009	237	206	41	31	31
2010	224	202	19	22	22
2011	371	184	18	187	149
2012	267	198	11	69	36
2013	201	123	17	78	47
2014	229	110	18	119	51
2015	158	97	26	61	44
2016	156	89	17	67	49
2017	156	83	15	73	36
2018	130	70	12	60	34
2019	144	61	11	83	42
2020	161	71	15	90	25
2021	118	58	17	60	28
2022	121	54	10	67	33
2023	63	63	19	N/A	N/A



School Districts Looking to Update or Build a School with the MSBA?

- SOI Opening for CY2024 occurred on **Friday, January 12, 2024**.
 - Deadline for ARP SOI submissions was **Friday, March 1, 2024**.
 - Deadline for Core Program SOI submittals will be **Friday, April 12, 2024**.
- More information about filing an SOI can be found on the MSBA website:
 - [Statements of Interest | Massachusetts School Building Authority \(massschoolbuildings.org\)](https://www.massschoolbuildings.org/statements-of-interest)

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Accelerated Repair Program



Accelerated Repair Program (ARP)

At the October 25, 2023 MSBA Board of Directors meeting, the ARP program was approved as follows:

Description	Recommendation
Open ARP January 2024 (Closed March 1, 2024)	Open for windows over the age of 30 years and roofs over 25 years, with an estimated budget of \$150 million
Roof Restoration	Include this provision in the feasibility study for roof invitations to determine fit
Heat Pump Conversion	Procure a consultant in 2024 with goal to offer in January 2025 SOI opening
Open biennially (every two years)	Commence biennial opening in January 2025 for window and roof projects, representing two years' worth of projects

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Our Capital Pipeline



Project Overview Report

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MESSAGE FOR DISTRICTS

To respond to the impact of the ongoing (COVID-19) pandemic, the MSBA office temporarily closed since March 17, 2020. However, the MSBA remains open to partnership with districts and we continue to process reimbursement requests, contracts and approvals and reimburse districts through electronic means. For more information, [click here](#).

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 - Cost/Product Data and Other Resources
 - Capital Planning Information: Project Information
 - Capital Planning Information: Cost Data
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 - 2021 Statements of Interest Summary
 - 2020 Statements of Interest Summary
 - 2019 Statements of Interest Summary
 - 2018 Statements of Interest Summary
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 - Maintenance and Capital Planning
 - MSBA Enrollment Methodology
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Info for

School Building Authority has put together a frequently Asked Questions.



- MSBA Designer Select Tuesday, September 13, 2023 [MORE](#)
- MSBA Board of Directors Wednesday, August 31, 2023 [MORE](#)
- MSBA Designer Select Tuesday, August 16, 2023 [MORE](#)



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Capital Planning Data and Information: Project Information

The MSBA has prepared the following information to gauge and track the progress of SOIs that have been invited into the MSBA's Capital Pipeline:

Project Information:

Capital Planning Overview Report

[Capital Planning Project Overview Report](#) [PDF] The Project Overview Report presents status and recent activities of projects in the Capital Pipeline. The Project Overview Report serves as an update on the status of all projects in all phases and programs of the Capital Pipeline, from Eligibility Period to Final Audit Approved. This report is updated for each Board Meeting and includes the Project Status List, Estimated Bid Schedule, and Construction Status Report. These documents were last updated for the December 13, 2023 Board Meeting.

Capital Pipeline Status Chart

[Capital Pipeline Status Chart](#) [PDF] The Capital Pipeline Status Chart provides the status of SOIs categorized in the MSBA's Capital Pipeline, as reported following the December 13, 2023 Board Meeting.

Estimated Bid Schedule

[Estimated Bid Schedule](#) [PDF] This schedule provides information regarding completed and upcoming bid packages for 2022 and 2023. The information contained in the chart was updated for the December 13, 2023 Board Meeting. The dates included in the chart are estimates only and reviewers should contact the District for the most current information.

Consultant/Contractor Status Report

[Consultant/Contractor Status](#) [PDF] This chart provides information regarding the District, prioritized school, SOI status, OPM (if selected), Designer (if selected), Commissioning Agent (if selected), Construction Procurement Status, and the CM-at-Risk form or General Contractor (if available). The information contained in the chart was updated for the December 13, 2023 Board Meeting. Please note that all of the information has not been provided for some of the districts in the "audit" and "complete" status categories.

MSBA Bid Map

[Upcoming MSBA Bids](#) This interactive map shows the location, projected construction budget, and year in which Filed Sub Bidding is scheduled to occur for all MSBA projects that have been approved for Preferred Schematic Design.

MSBA APPLICATIONS

- Enrollment Projection
- Maintenance and Capital Planning
- OPM Report
- Pro-Pay Reimbursements

YOUR STATEMENT OF INTEREST





December 2022 – Invitations to Pipeline

District	School	Eligibility Period Commencement Date
Brockton	Brockton High School	March 1, 2023
West Bridgewater	Rose L. MacDonald Elementary School	March 1, 2023
Chicopee	Barry Elementary School	April 3, 2023
East Bridgewater	Central Elementary School	April 3, 2023
Franklin County Regional Vocational Technical High School	Franklin County Technical High School	May 1, 2023
Salem	Salem High School	May 1, 2023
Swansea	Joseph Case Junior High School	May 1, 2023
Blackstone Millville Regional School District	Blackstone Millville Regional High School	June 1, 2023
Marlborough	Richer Elementary School	June 1, 2023
Wrentham	Charles E. Roderick School	June 1, 2023



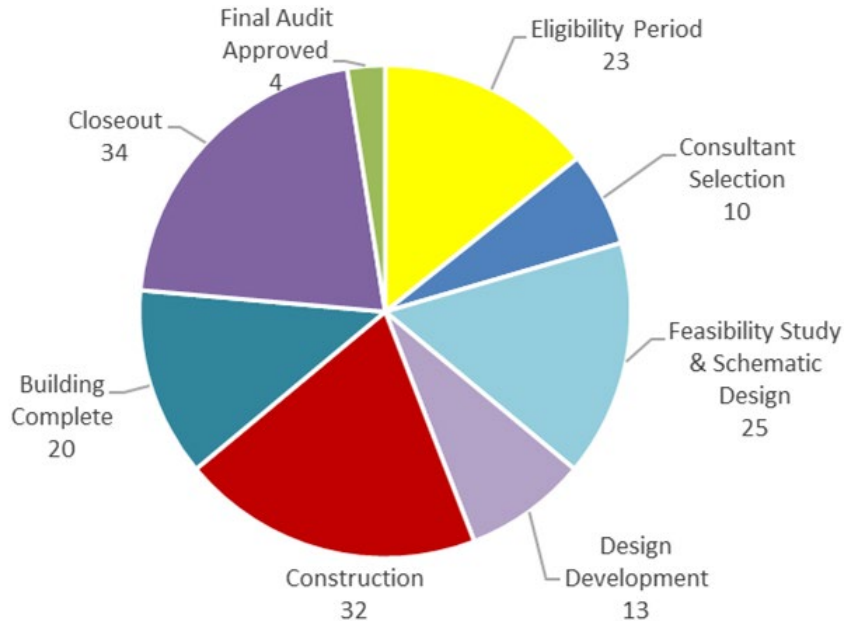
December 2023 – Invitations to Pipeline

District	School	Eligibility Period Commencement Date
Boston	Pauline Agassiz Shaw Elementary School	July 1, 2024
Chelmsford	Colonel Moses Parker Middle School	April 1, 2024
Dighton-Rehoboth Regional School District	Dighton Elementary School	May 1, 2024
Everett	Everett High School	July 1, 2024
Framingham	Hemenway Elementary School	June 3, 2024
Haverhill	John G. Whittier Middle School	June 3, 2024
Leicester	Leicester High School	April 1, 2024
Manchester-Essex Regional School District	Essex Elementary School	March 4, 2024
Medford	Medford High School	May 1, 2024
Milford	Milford High School	August 1, 2024
Needham	Pollard Middle School	May 1, 2024
New Bedford	Charles S. Ashley Elementary School	June 3, 2024
Northborough	Marguerite E. Peaslee Elementary School	April 1, 2024
Peabody	Peabody Veterans Memorial High School	August 1, 2024
Somerville	Winter Hill Community School	March 4, 2024
South Hadley	Mosier Elementary School	March 4, 2024
Springfield	German Gerena Elementary School	April 1, 2024
Westford	Colonel John Robinson Elementary School	August 1, 2024
Worcester	Burncoat Senior High School	July 1, 2024

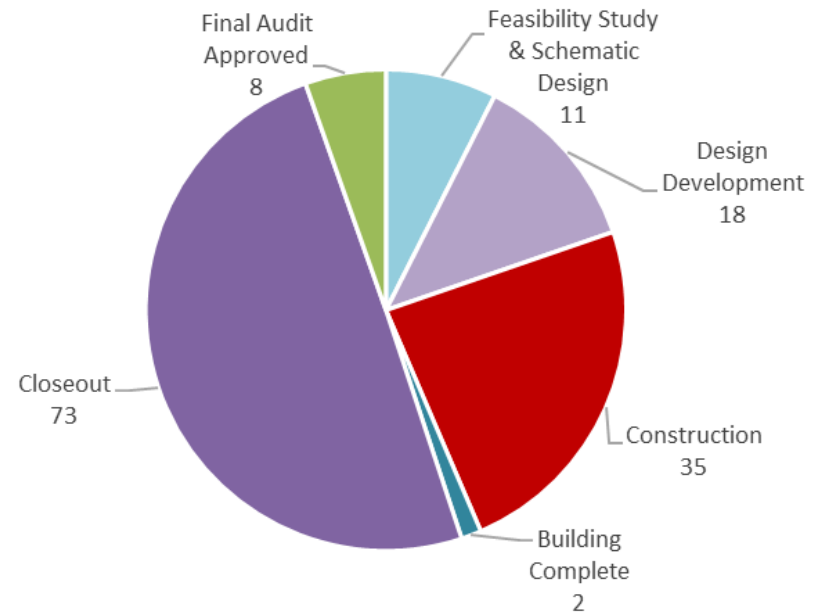


Current Project Status

A total of 308 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.



161 Core Program projects



147 Accelerated Repair Program projects

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Bid Activity

Capital Planning Cost

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MESSAGE

To respond to the (COVID-19) pandemic temporarily close notice. However, partnership with community to support flexible, sustainable

communities to support flexible, sustainable

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Info for

- at 9:30 MOR
- M: Tues MOR
- M: Wedr MOR



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Capital Planning Data and Information: Cost Data

The MSBA has compiled the following information to provide general cost data for MSBA-funded school projects which have reached the design and construction phases. The data is intended for informational purposes only. The data may have changed since its publication as a result of contract amendments or other project variations.

Cost Data:

School Construction Costs Chart

This chart includes construction costs for new construction projects as bid beginning in FY 09, as well as construction cost estimates at preferred schematic and at schematic design for projects recently approved by the Board. Additionally, the chart provides an inset with a closer look comparing the schematic design estimates to the bids received in the past 36 months. Common economic indicators are included at the bottom of the chart.

Given the bidding climate in 2022, the MSBA has collected data from districts and their consultant teams for those projects that bid in 2022 and are scheduled to bid in 2023 and 2024 following Project Scope and Budget authorization. The spreadsheet presents project information on size, project delivery method, total project budget and construction budget and then includes updates to this information as the project progresses through design development and the bidding phases. This spreadsheet will be updated monthly with new or revised information indicated in red. Note the data is based in part on information provided by districts and their consultants. The data is fluid and subject to change. Please contact the districts for the most up to date information. ["MSBA Project Information"](#)

[School Construction Costs Chart](#)

Designer Construction Cost Chart

The Designer Construction Cost Chart includes projects approved by the MSBA Board of Directors between January 2019, and January 2023, and is based on reconciled construction budgets submitted by districts at the conclusion of schematic design. The direct construction costs per square foot above includes estimated direct building costs plus the applicable portion of the design and pricing contingency. The following is not included in the direct building cost: Special Construction, demolition, hazardous materials abatement, sitework, subcontractor bonds, insurance, general conditions, overhead and profit, GMP fee, GMP contingency, escalation to mid-point of construction, and alternates, if applicable.

[Designer Construction Cost Chart \(PDF\)](#)

[Designer Construction Cost Chart \(Tableau\)](#)

Designer and OPM Fees at Schematic Design

Current Data

These spreadsheets provide information regarding architectural/engineering fees and owner's project manager fees at Schematic Design for various school types (Elementary, Middle, Middle/High, and High Schools) whose estimated construction start date is January 2014 or later.

- Elementary Schools
- Middle Schools
- Middle/High Schools
- High Schools
- Design
- Summary

Historical Data

This spreadsheet provides information regarding architectural/engineering fees and owner's project manager fees at Schematic Design for various school types (Elementary, Middle, Middle/High, and High Schools) whose estimated construction start date is prior to January 2014.

- Designer and OPM Fees - Historical

Estimated Construction & Total Project Cost Data at Schematic Design

Current Data

These spreadsheets provide information regarding estimated construction & total project cost data at Schematic Design for various school types (Elementary, Middle, Middle/High, and High Schools) for projects whose estimated construction start date is January 2014 or later.

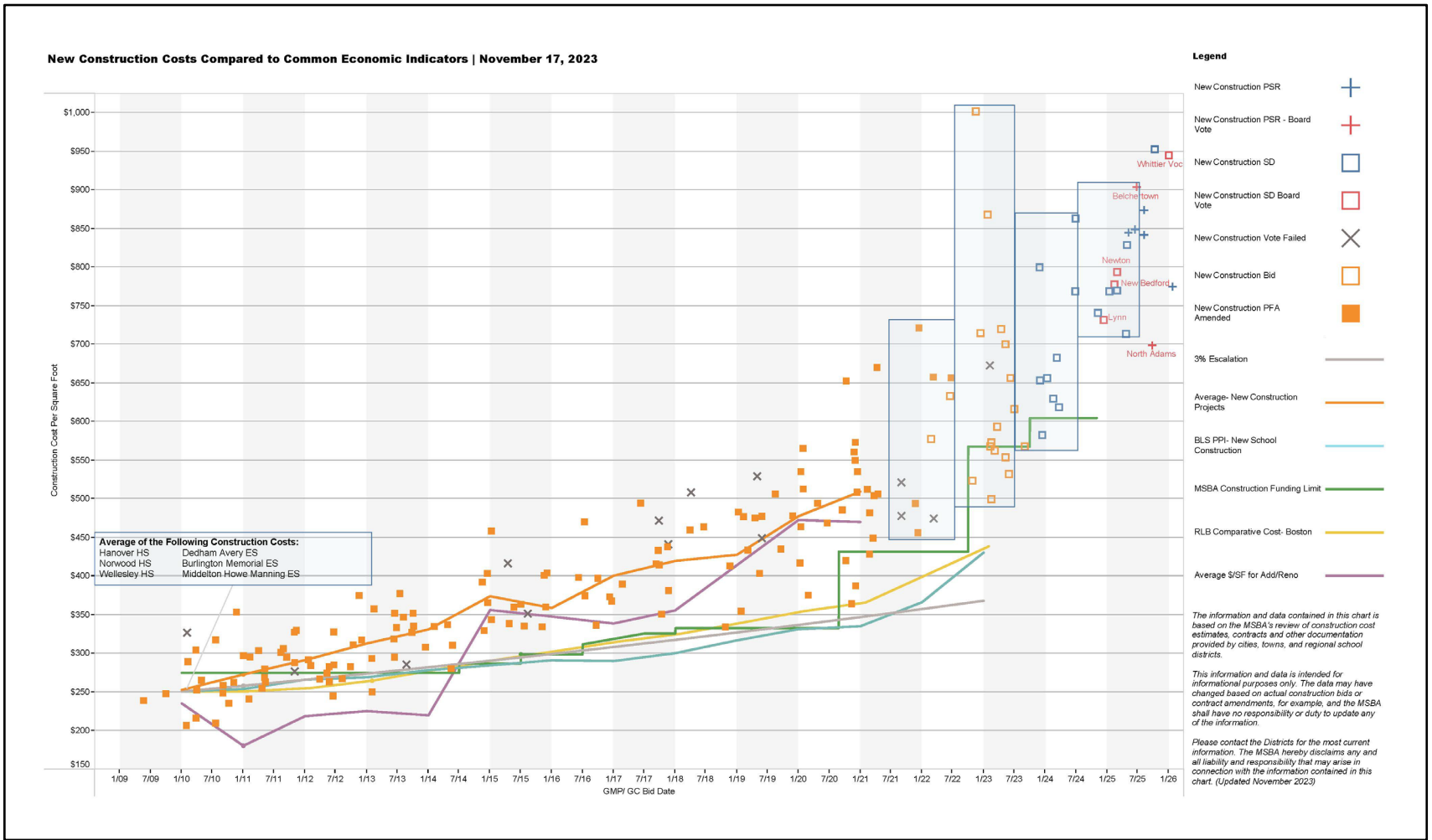
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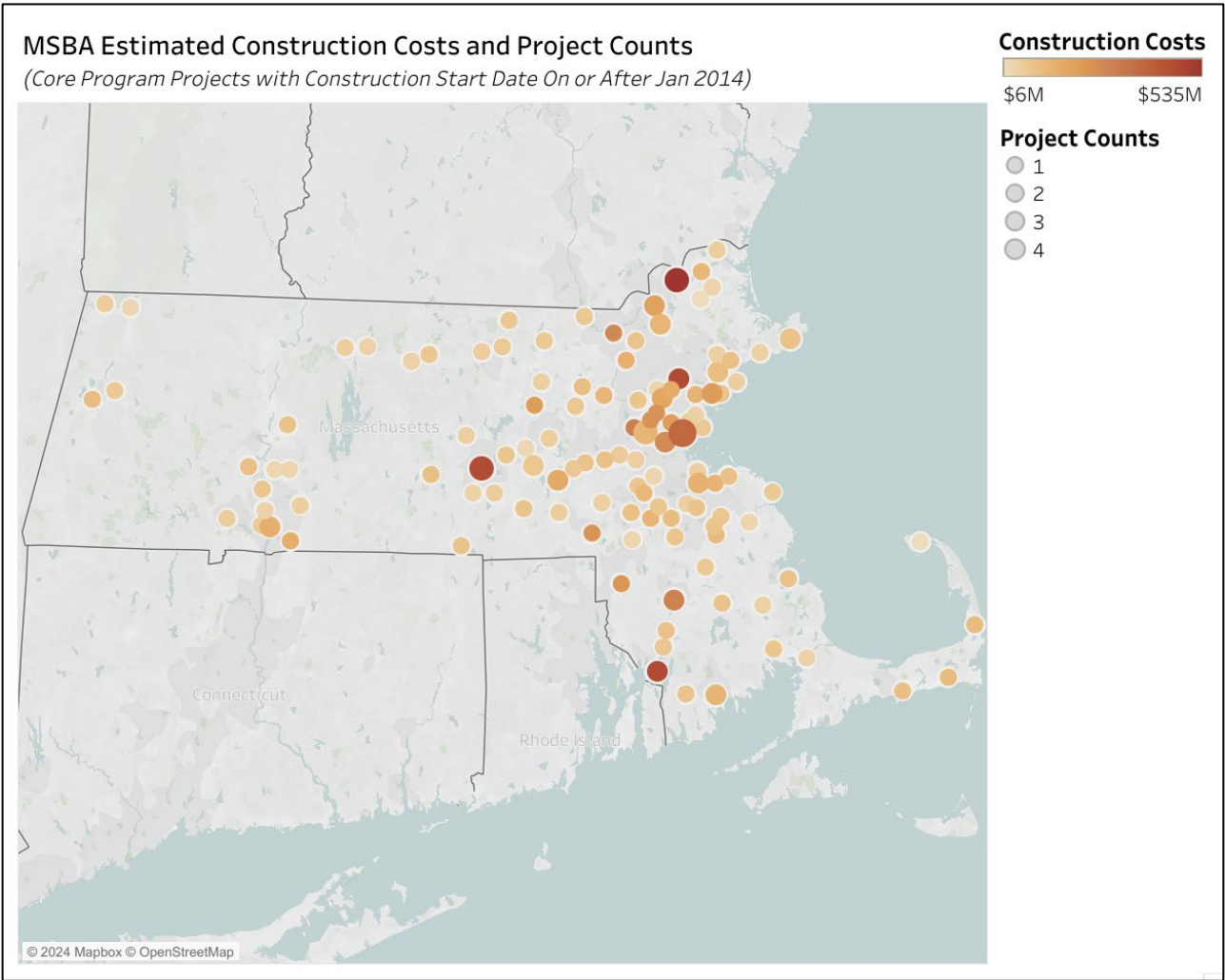
New Construction Cost Chart

Projects presented by date of GC Bid or GMP. Projects grouped by fiscal year for comparison.





Benchmark Cost Data





Construction Data

Year	Number of Projects	Design Basis for Enrollment	Estimated Project Budget	Estimated Construction Budget	Estimated Construction Range
2019	22	20,170	\$2,552,131,061	\$2,066,482,900	\$427 - \$629
2020	13	12,765	\$1,627,258,992	\$1,305,341,835	\$450 - \$652
2021	12	12,595	\$1,606,863,724	\$1,277,004,274	\$435 - \$722
2022	10	8,330	\$1,392,854,602	\$1,110,005,598	\$397 - \$829
2023	17	11,854	\$2,102,633,425	\$1,625,025,936	\$430 - \$805
2024	8	7,050	\$1,360,547,764	\$1,106,128,131	\$484 - \$863
2025	9	7,420	\$1,759,020,205	\$1,417,490,634	\$684 - \$953
Grand Total	91	80,184	\$12,401,309,773	\$9,907,479,308	

Note: These numbers are based on preliminary information received from the District and are subject to further review and calculation. Data is shown only for projects which have Project Scope and Budget Agreement approval by the Board.

Upcoming MSBA Bids

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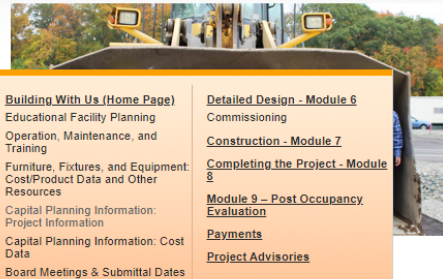
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COVID-19 Info Districts

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School Building Authority has put together a frequently Asked Questions.



MSBA Design Tuesday, September 15, 2022
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MSBA Board Wednesday, August 24, 2022
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MSBA Design Tuesday, August 23, 2022
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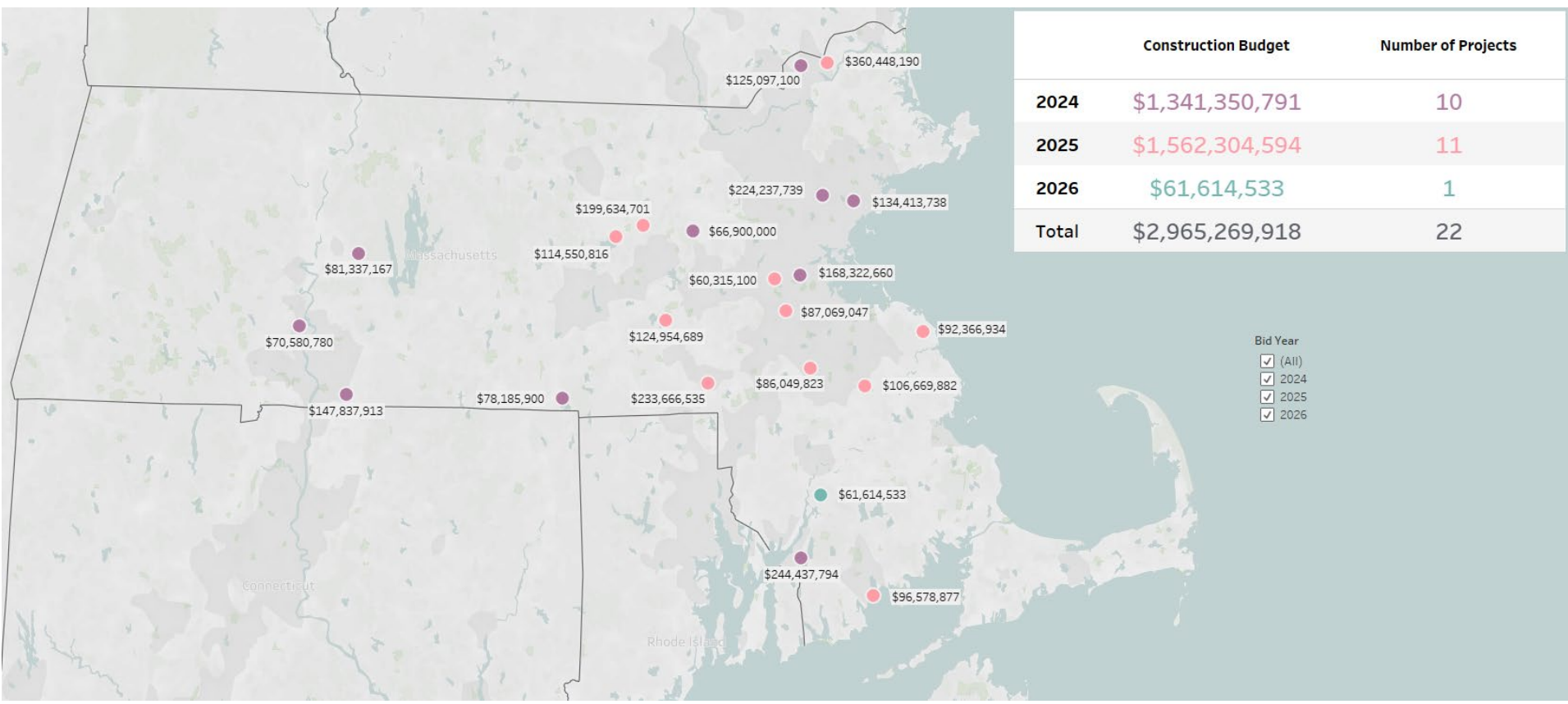
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MSBA Bid Map

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Upcoming MSBA Bids



Estimated Bid Schedules 2024-2026



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Capital Planning Project Information

The MSBA has prepared the following information for the Board of Directors meeting on November 17, 2023. The information includes the Project Status, Eligibility Period to Finalize the Project Status documents were last updated, and the report should be directed to the appropriate MSBA representative.

Capital Planning Overview

[Capital Planning Project Information](#) and recent activities of projects are updated on the status of projects. The Eligibility Period to Finalize the Project Status documents were last updated, and the report should be directed to the appropriate MSBA representative.

Capital Pipeline Status

[Capital Pipeline Status](#) SOIs categorized in the Board of Directors meeting.

Estimated Bid Schedules

[Estimated Bid Schedules](#) upcoming bid packages updated for the February only and reviewers should be directed to the appropriate MSBA representative.

Consultant/Contractor

[Consultant/Contractor](#) prioritized school, SOI status selected). Construction funding available). The information is available for the Board of Directors meeting. Please note that the "audit" and "complete" status is subject to change.

2023 ESTIMATED BID DATES									
Note bid dates are Estimates ONLY. Please contact Districts for exact information.									
November 17, 2023									
District	School Type	Enrollment	Project Type	Project Budget	Start	Finish	Construction Budget	Notes	Timeline (Oct '22 - Nov '23)
Fitchburg	ES	845	New	\$ 65.0	Wed 11/9/22	Tue 2/14/23	\$ 49.8	NTP approved: February 2023...	Fitchburg - Crocker Elementary School 11/9 - 1/31
Wellesley	ES	365	New	\$ 72.5	Tue 11/15/22	Thu 4/13/23	\$ 56.4	GMP approved: April 2023...	Wellesley - Ernest F. Upham Elementary School 11/15 - 3/3
Groton Dunstable	ES	645	New	\$ 78.7	Fri 11/18/22	Thu 6/29/23	\$ 61.7	GMP approved: June 2023...	Groton Dunstable - Florence Roche School 11/18 - 1/13
Randolph	ES	315	New	\$ 50.4	Wed 12/7/22	Wed 1/25/23	\$ 41.6	NTP approved: January 2023...	Randolph - Elizabeth G. Lyons Elementary School 12/7 - 1/11
Walpole	MS	905	New	\$ 115.8	Fri 12/16/22	Tue 2/14/23	\$ 92.9	GMP approved: February 2023...	Walpole - Bird Middle School 12/16 - 1/13
Westfield	ES	395	New	\$ 62.2	Fri 1/20/23	Tue 3/21/23	\$ 50.4	NTP approved: March 2023...	Westfield - Franklin Avenue Elementary School 1/20 - 3/7
Somerset	MS	590	New	\$ 85.0	Wed 1/25/23	Mon 3/6/23	\$ 70.0	GMP approved: March 2023...	Somerset Middle School 1/25 - 2/28
Boston	PK-12	60	New	\$ 92.0	Wed 2/15/23	Fri 11/17/23	\$ 69.4	GMP targeted: November 2023...	Boston - William E. Carter School 2/15 - 3/31
Hingham	ES	605	New	\$ 113.3	Wed 3/1/23	Tue 5/16/23	\$ 88.1	NTP approved: May 2023...	Hingham - William L. Foster Elementary School 3/1 - 4/25
Norwood	MS	1070	New	\$ 150.0	Wed 3/8/23	Mon 6/12/23	\$ 114.4	GMP approved: June 2023	Norwood - Coakley Middle School 3/8 - 4/18
Watertown	HS	720	New	\$ 201.5	Wed 3/22/23	Wed 5/10/23	\$ 138.7	NTP approved: May 2023...	Watertown High School 3/22 - 5/3
Lawrence	K-8	1000	New	\$ 103.7	Wed 4/5/23	Wed 5/24/23	\$ 81.8	NTP approved: May 2023...	Lawrence - Francis M. Leahy Elementary School 4/5 - 5/10

Massachusetts School Building Authority

Deborah B. Goldberg

State Treasurer and Receiver-General

Chair

James A. MacDonald

Chief Executive Officer

Mary L. Pichetti

Executive Director/Deputy CEO



Commissioning



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 = \$48.6 million

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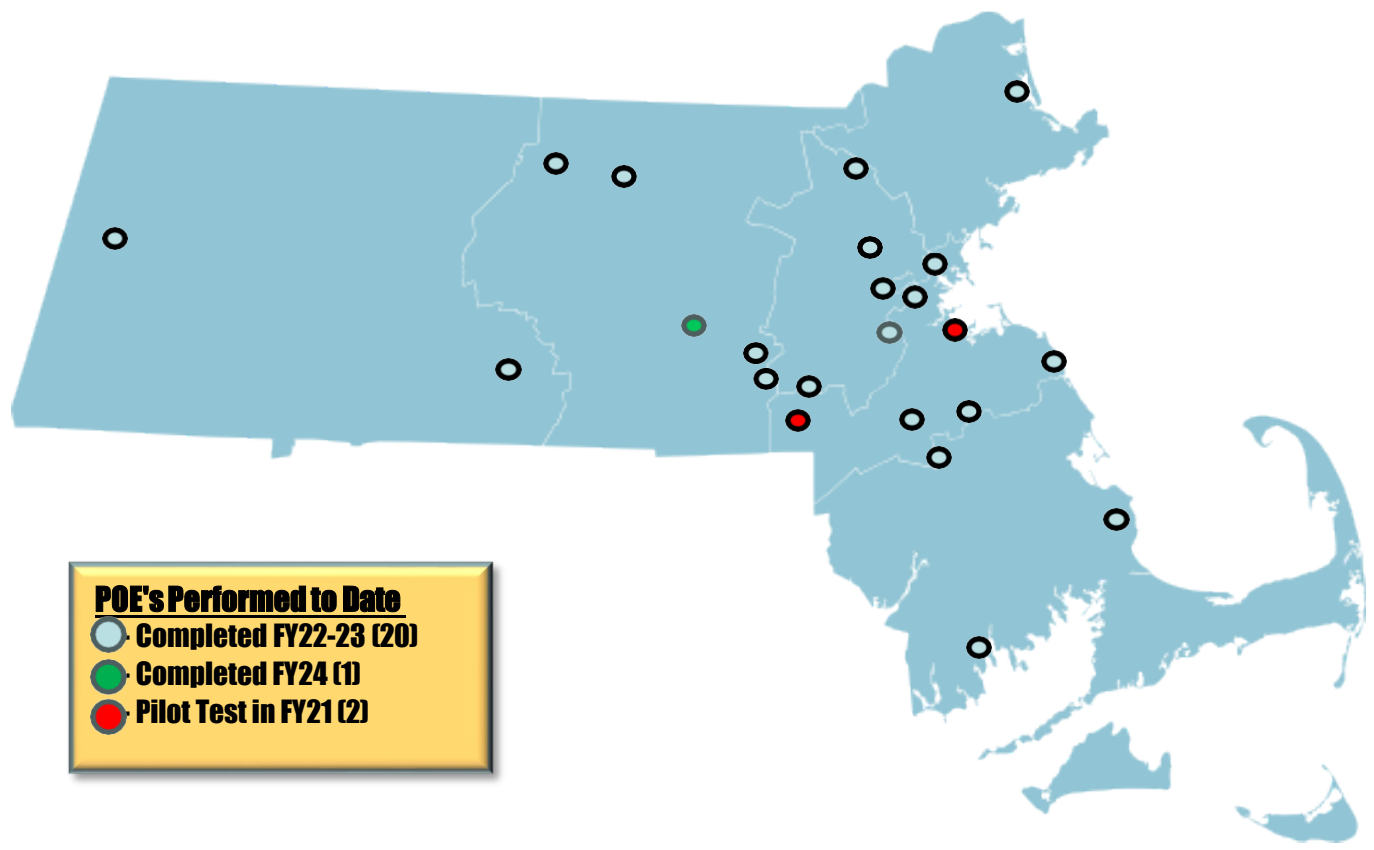


Post Occupancy Evaluation Program



Post-Occupancy Evaluation Program

POE Program Participants (through 10/23)





Summary

- Current and Future Opportunities
 - Board Meeting Agendas and Project Overview Report
- How firms might team on proposals
 - See Project Overview Report
- Plans for House Doctor Work
 - Current Procurements
- Climate Resiliency
 - Greens School Policy

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Questions?
