

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

MSBA Updates, Policies and Practices

May 1, 2026

Our Mission

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

Agenda

- School Survey 2025
- Statements of Interest
 - ARP Invites
 - Core Program
 - Tips for Filing
- Orientation Overview
 - Module 1: Eligibility Period
 - Module 2: Forming the Project Team
- MSBA Funding Policy Updates
- Green Schools Program
- Model School Program



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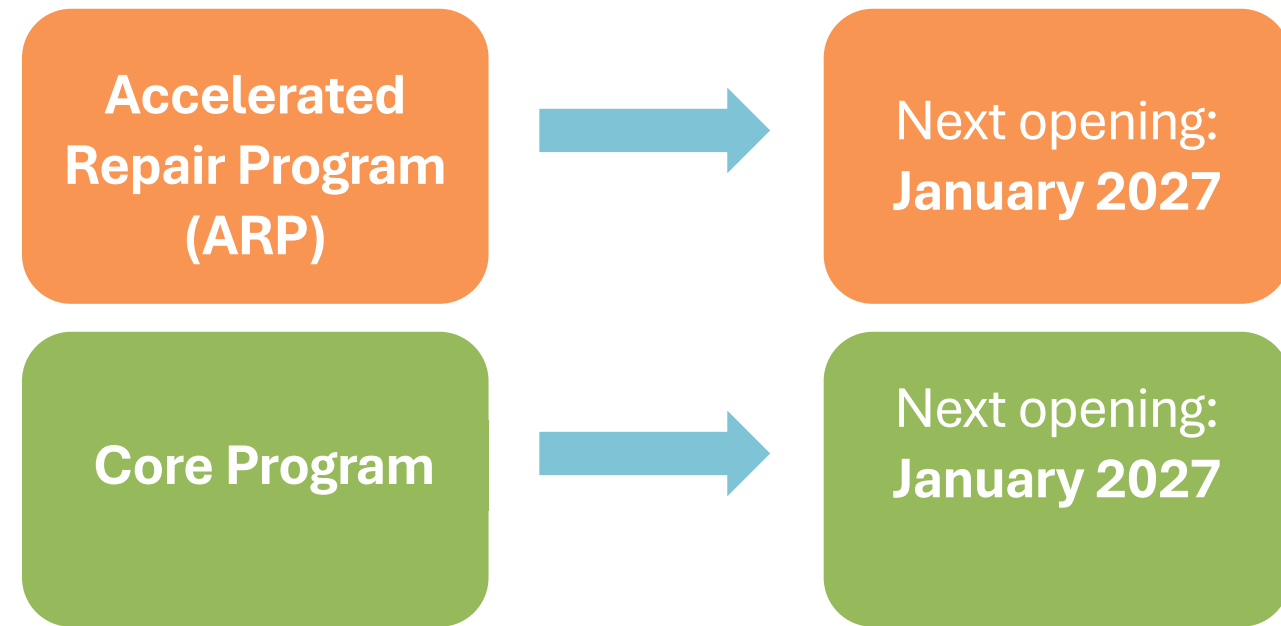


2026 Statements of Interest



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

- Submitting an SOI is the critical first step in the MSBA's program for school building construction, addition, and/or renovation or repair grants
- Allows districts to inform the MSBA about deficiencies that may exist in a local school facility and how those deficiencies inhibit the delivery of the district's educational program
- More information about filing an SOI can be found on the MSBA website:
 - [Statements of Interest | Massachusetts School Building Authority \(massschoolbuildings.org\)](https://massschoolbuildings.org)





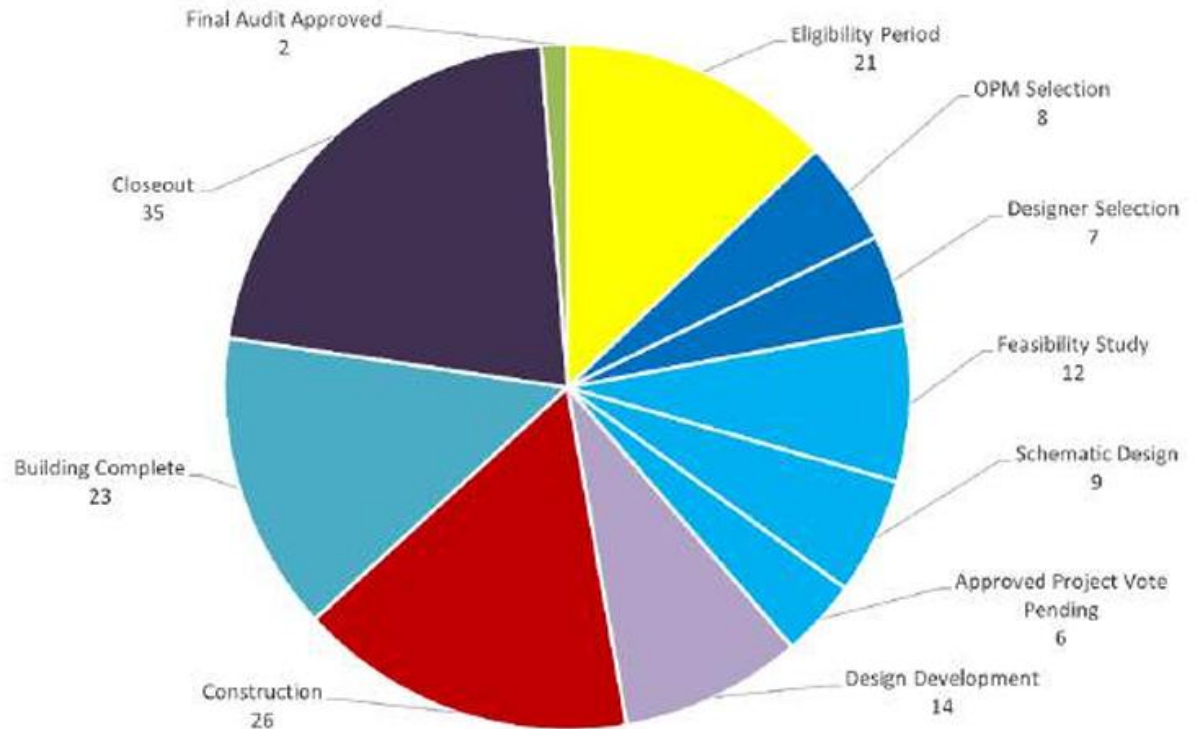
SOI Submissions: 2015 - 2026

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
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
2024	119	47	22	72	70
2025	126	27	15	99	93
2026	34	34	Dec. 26	N/A	N/A



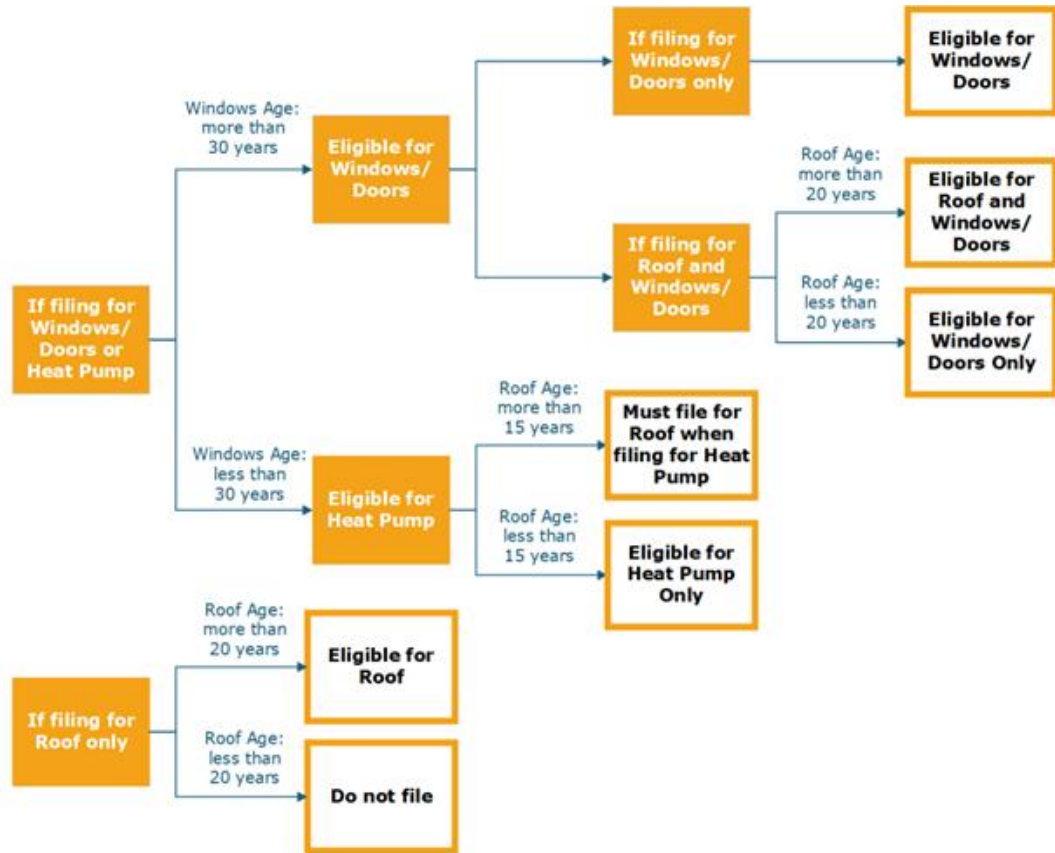
Core Program – Project Overview

- Currently, there are **163 Core Program** projects in the MSBA’s Eligibility Period and Capital Pipeline
 - 63 projects are in the early phase of the grant program and have not yet secured funding authorizations for the full project
 - 40 projects have secured full project funding and are in Design Development or Construction
 - 60 projects are in Building Complete Closeout, or Final Audit Approved phases



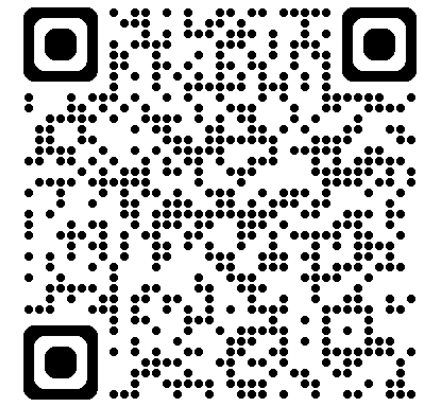


Accelerated Repair Program



- Check that your school project fits the criteria for the new ARP using the chart to the left.
 - Next ARP opening is anticipated for **January 2027**

ARP –
MSBA Website



*The MSBA website provides further information about the new ARP:
[Accelerated Repair Program | Massachusetts School Building Authority](#)*



Heat Pump Program

Heat Pump Conversions:

- Roofs: less than 15 years old (installed in or after 2012).
- Windows: less than 30 years old (installed in or after 1997).
- Renovated/Opened (including HVAC): in or before 2010.
- Mechanical Heating Distribution: **not** supported by steam.

Heat Pump Conversions and Roofs:

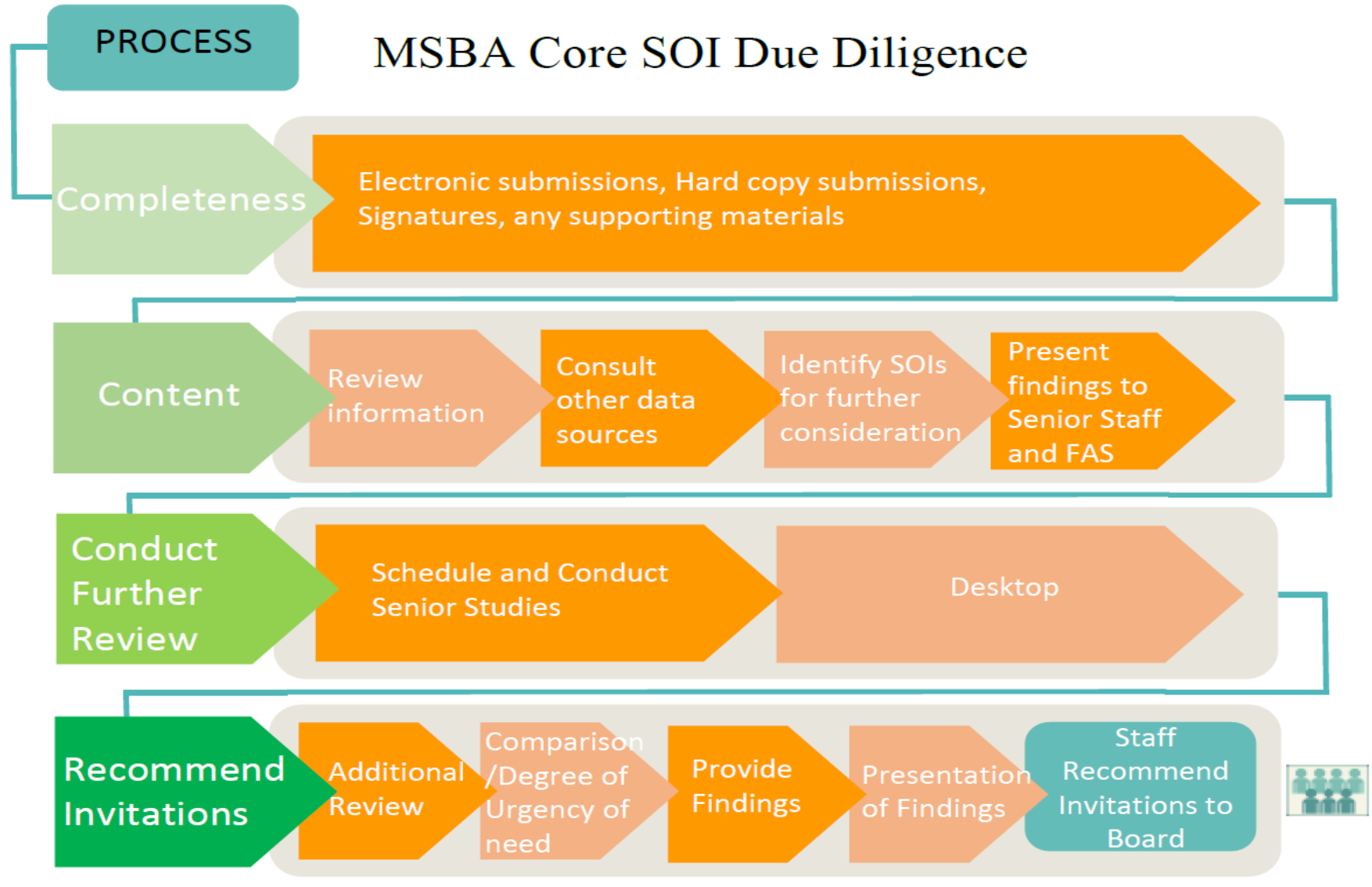
- Roofs: more than 15 years old (installed in or after 2012).
- Windows: less than 30 years old (installed in or after 1997).
- Renovated/Opened (including HVAC): in or before 2010.
- Mechanical Heating Distribution: not supported by steam.



Agawam High School, Agawam – MSBA Tour of Geothermal Well Drilling Site (October 2025)

Heat Pumps - 2025 SOI Submissions			
Districts	SOI Submissions	Qualifying SOIs	Non-Qualifying SOIs
17	28	25	3

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





Tips for Filing

Considerations When Drafting and Filing an SOI

#1: Program Type & Potential Project Scope

- Core Program considers all building deficiencies plus enrollment and program deficiencies
 - *New Construction, Addition/Renovation, Extensive Repairs*
- ARP considers roofs, windows, and heat pumps

#2: Avoid Redundancy

- Review prior responses to similar questions to avoid restating the same items

#3: Vote Requirements

- Must be uploaded to SOI application system to finalize SOI submission
 - *City/Town Requirements*
 - *Regional School District Requirements*
 - *Schedule votes early; form of vote available on website*



Tips for Filing

Considerations When Drafting and Filing an SOI

#4: Signatures

- Chief Elected Official, School Committee Chair, and Superintendent sign both **Closed School form** and **SOI**
- Emails prompting these signatures are system generated



#5: Sharing Critical Information

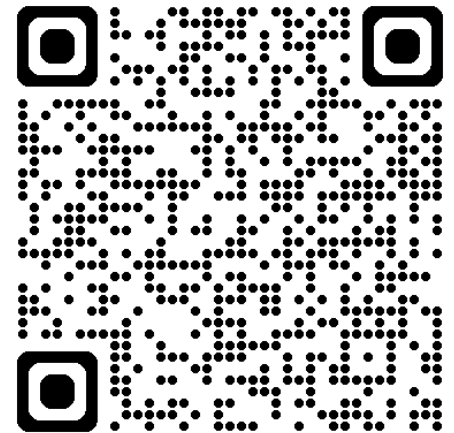
- *What does the MSBA need to know about the proposed project and the long-term plans of the district?*



Communications and Resources

- Outreach to Districts – December 2026 with periodic communications throughout the SOI filing period
- MSBA Website
 - [SOI System User Guide](#)
 - [ARP SOI Process Overview](#)
 - [Core Program SOI Process Overview](#)
- MSBA Staff Contact Information ([massschoolbuildings.org](https://www.massschoolbuildings.org))
 - [Statements of Interest | Massachusetts School Building Authority](#)
 - [Accelerated Repair Program | Massachusetts School Building Authority](#)

**MSBA
Website**



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2025 School Survey



School Survey 2025

School Year 2024-2025

916,000 Pre-K through 12th grade students and special education students beyond 12th grade

323 districts and 73 charter organizations

308
Districts Surveyed

1,556
School Orgs Studied

1,446
School Campuses Visited

73.2K
Acres Reviewed

1,548
Buildings Assessed

162M
Gross Sq Ft Walked

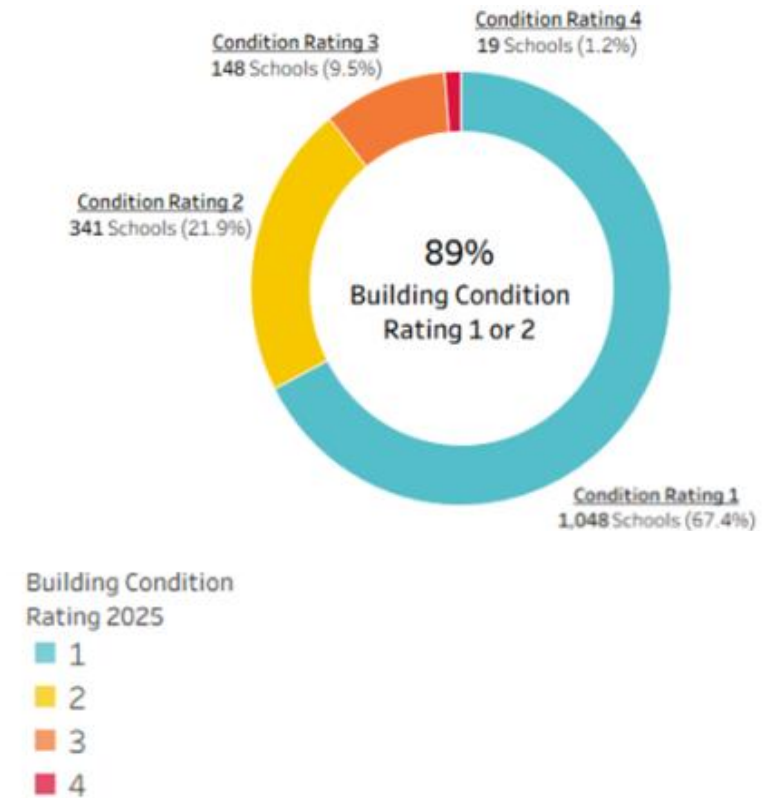
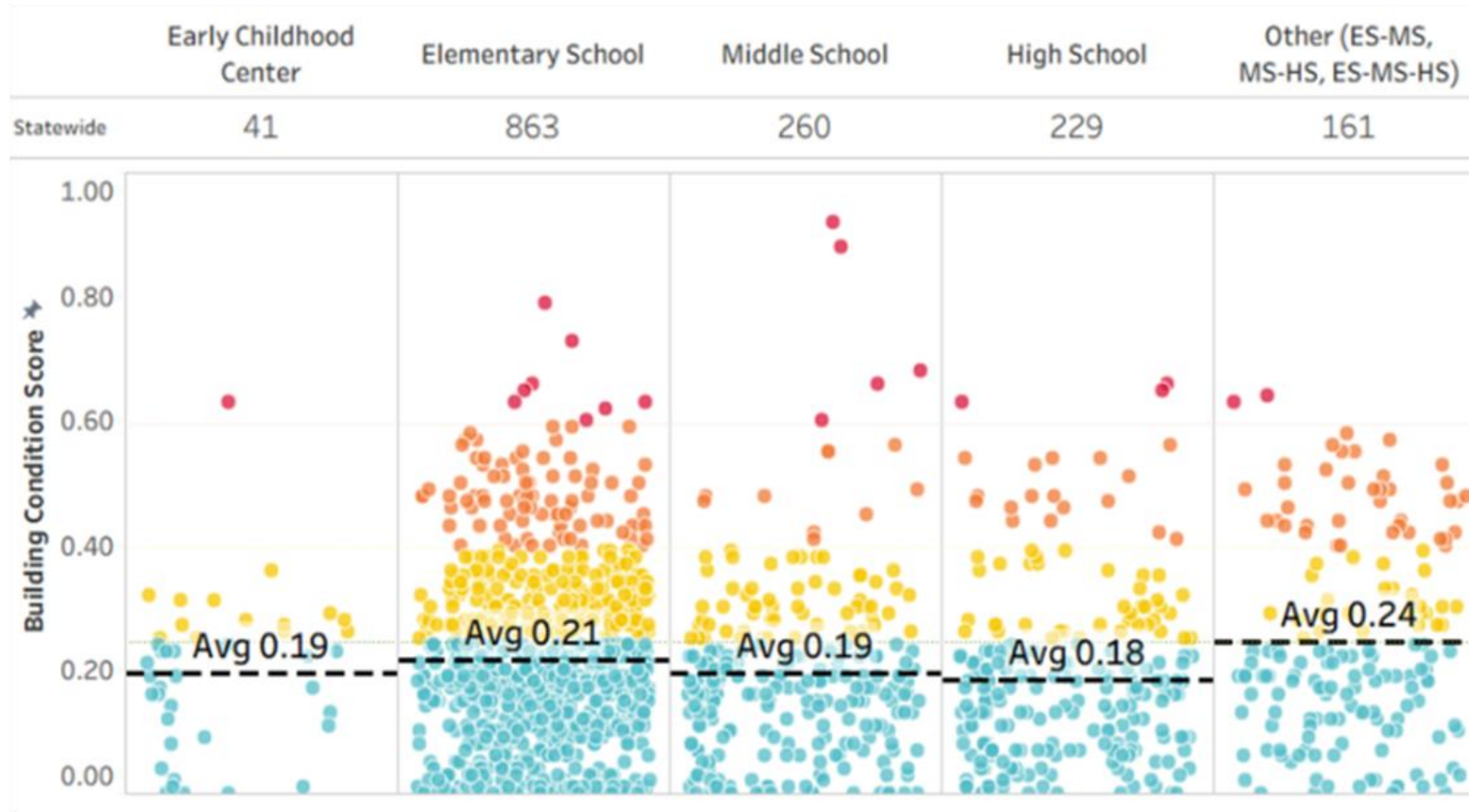
		Assessed 2025	In MSBA Pipeline	Not Eligible for MSBA Funding	Grand Total
■	EC Early Childhood Center	41 (44%)	1 (1%)	52 (55%)	94 (100%)
■	ES-L Lower Elementary School	111 (94%)	7 (6%)		118 (100%)
■	ES-I Intermediate School	80 (95%)	4 (5%)		84 (100%)
■	ES Elementary School	672 (93%)	43 (6%)	8 (1%)	723 (100%)
■	ES-MS Elem-Middle/PK-8 School	85 (82%)	2 (2%)	17 (16%)	104 (100%)
■	MS Middle School	260 (94%)	15 (5%)	2 (1%)	277 (100%)
■	MS-HS Middle-High School	67 (68%)	6 (6%)	26 (26%)	99 (100%)
■	HS-G General High School	159 (84%)	15 (8%)	15 (8%)	189 (100%)
■	HS-C Comprehensive High School	47 (75%)	16 (25%)		63 (100%)
■	HS-VA Vocational/Agricultural High School	25 (69%)	11 (31%)		36 (100%)
■	ES-MS-HS Elem-Middle-High/PK-12 School	9 (29%)	1 (3%)	21 (68%)	31 (100%)
■	Grand Total	1,556 (86%)	121 (7%)	141 (8%)	1,818 (100%)





School Survey 2025

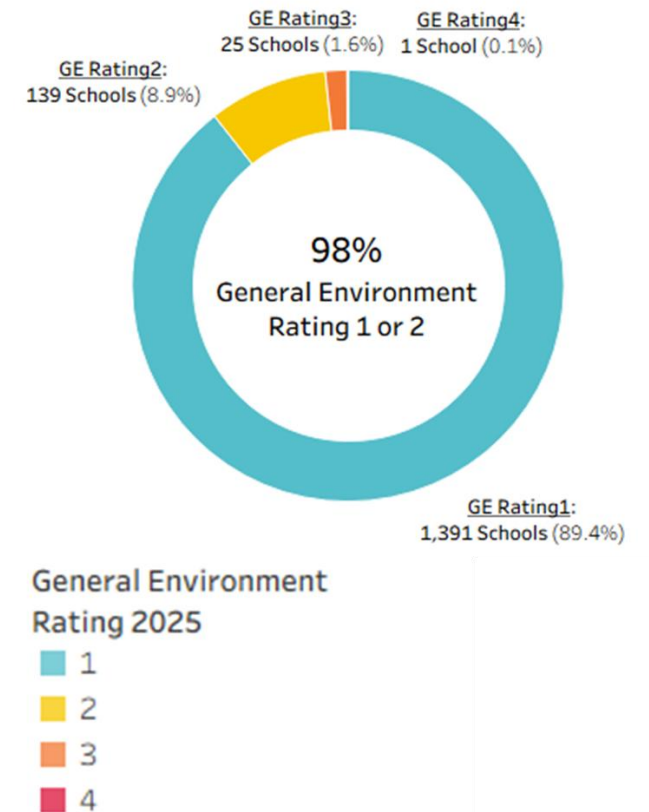
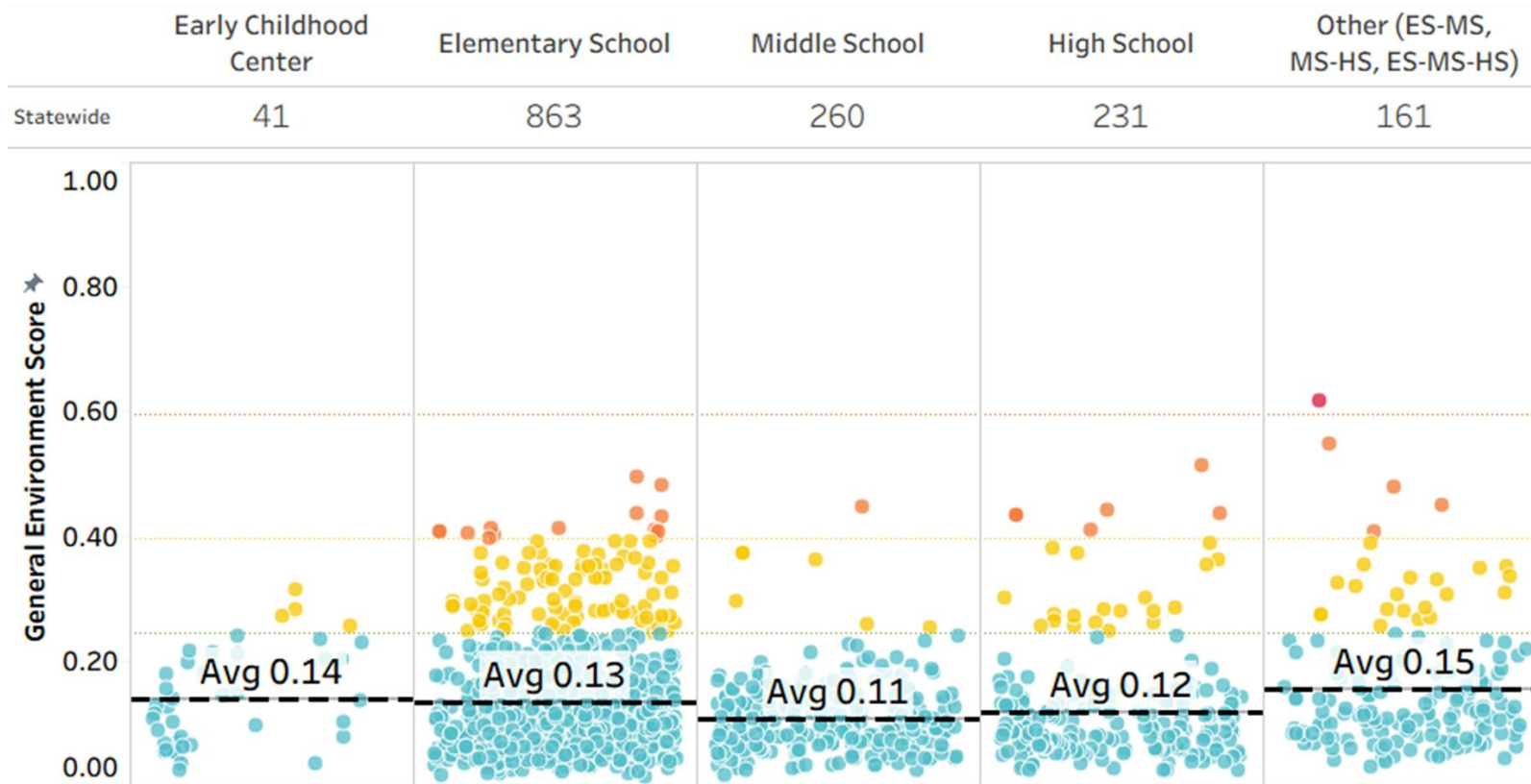
1. Improvements in School Building Condition – 89% With a Rating of 1 or 2





School Survey 2025

1. Improvements in School General Environment Condition – 98% With a Rating of 1 or 2





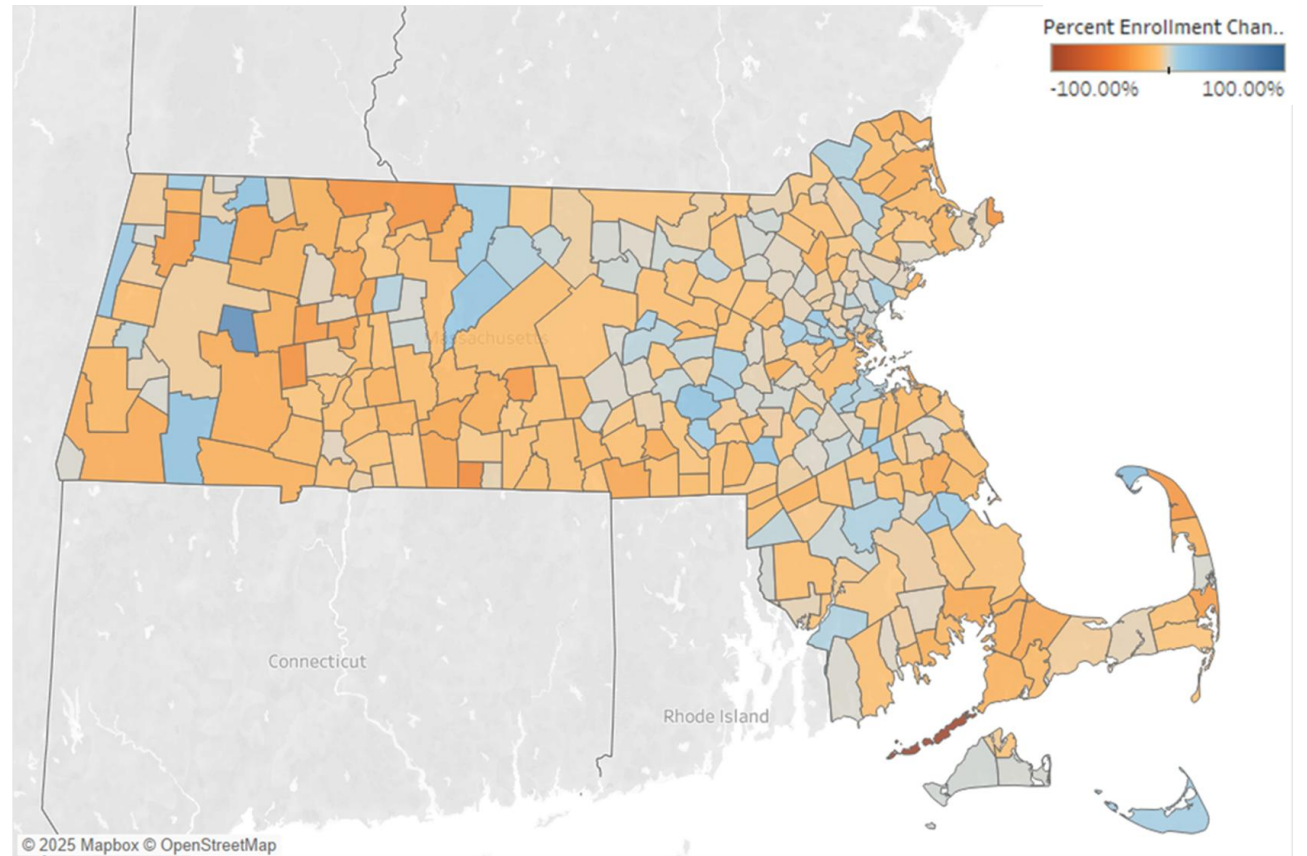
School Survey 2025

2. Widespread Demographic Change, Growing Capacity Surplus, and Data Informed Facility-Use Conditions

Non-charter public schools lost 88,000 students over two decades, with ongoing declines in many districts, particularly in western Massachusetts and metro-Boston.

More than half of schools are under-enrolled, with 275,000 empty seats in aging, inefficient facilities.

Since 2016, approximately 45 schools have closed or merged.



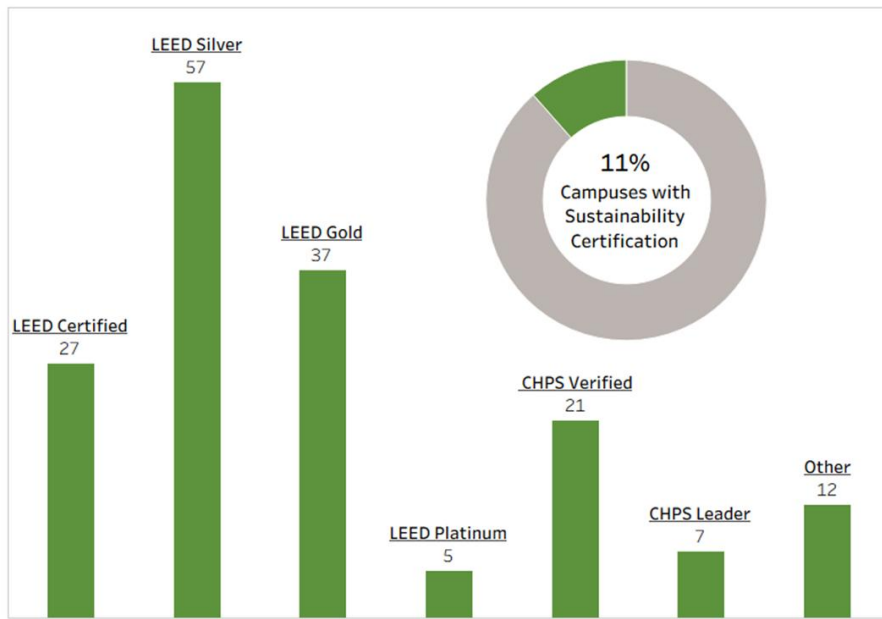


School Survey 2025

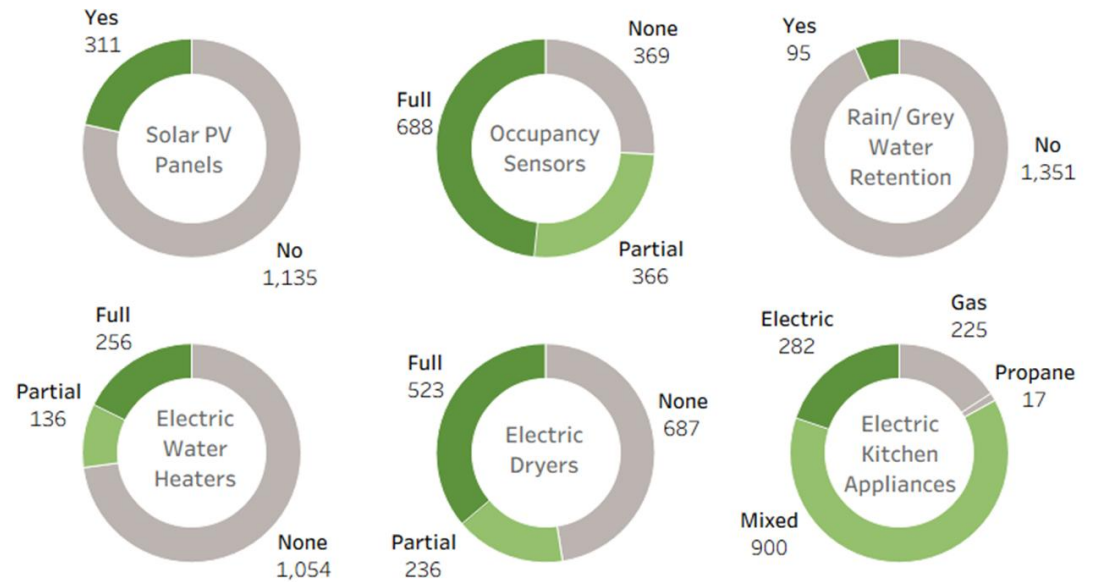
3. Strategies for an Energy Efficient, Healthy, and Sustainable Schools

To guide future school standards and funding, the MSBA's 2025 Survey gathered increased HVAC and energy data.

School Campuses with Sustainable Design Certifications



School Campuses Featuring Sustainable Building Strategies



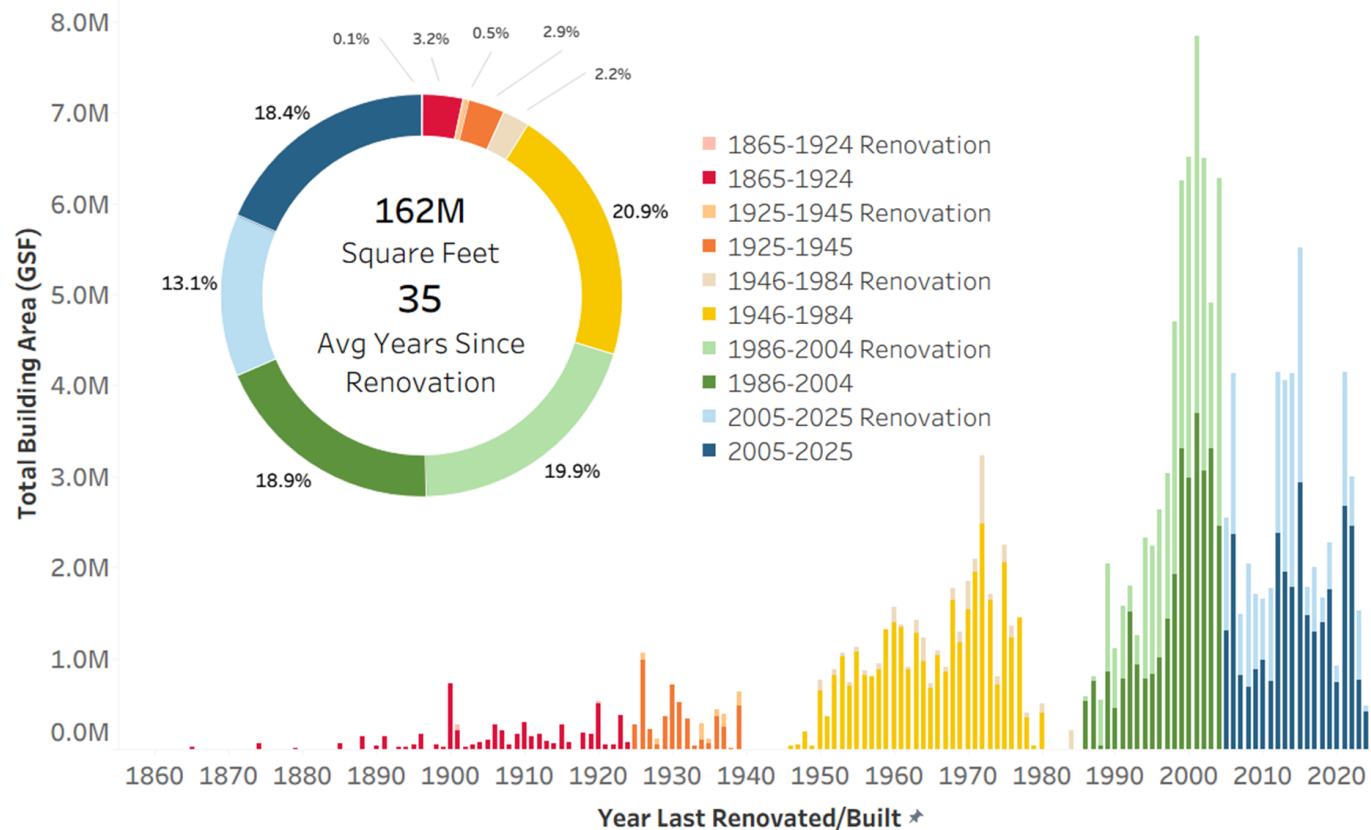


School Survey 2025

2. A Need for Continued Investment

Although most schools are in good condition, 167 of 1,556 have low condition ratings of 3 or 4, indicating a need for major renovations or possible replacement.

School Building Renovation Timeline (Square Feet by Year)



Without ongoing investment and maintenance, aging facilities will reduce the number of Massachusetts schools rated in top condition.

Questions?

*William R. Peck Middle School,
Holyoke*

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Orientation Overview

- **Module 1: Eligibility Period**
- **Module 2: Forming the Project Team**



Module 1: Eligibility Period



A district has up to 270 days from its Eligibility Period commencement date to complete all deliverables.



Module 2: Forming the Project Team

In this Module, the District procures the team of professionals utilizing MSBA-specific procurement and standard Request for Services (RFS) templates and contracts. The team of professionals the District procures are the **Owner's Project Manager (OPM)** and the designer.

Steps to Procure an OPM

As of the April 29, 2026 Board Meeting, five districts were in the process of procuring an Owner's Project Manager:

- Plymouth – Hedge Elementary School
- Shrewsbury – Senior High School
- Natick - Memorial Elementary School
- West Springfield – John Ashley Elementary School
- Milton – Cunningham Elementary School

1

Identify potential OPM Panel date with the MSBA & Form OPM Selection Committee

2

Draft Request for Services (RFS) & Receive MSBA approval

3

Place advertisement

4

Receive Applications

- Rank firms
- Conduct interviews
- Verify references
- Negotiate

5

Provide Selection Package to MSBA for review & Attend MSBA OPM Review Panel

6

Execute OPM Contract upon MSBA Approval



Module 2: Forming the Project Team

The **MSBA Designer Selection Panel (DSP)** has jurisdiction over the procurement of designers in connection with cities, towns, regional school districts, and independent agricultural and technical schools seeking funding from the MSBA for public school construction projects whose estimated construction cost is anticipated to be \$5,000,000 or greater.

As of the April 29, 2026 Board Meeting, four districts were in the process of procuring Designer services:

- Haverhill - John G. Whittier Middle School
- Peabody - Veterans Memorial High School
- Medfield - Dale Street Elementary School
- Pittsfield – Crosby Elementary School

Designer Selection directly follows the procurement of an OPM



M.G.L. Chapter 7C requires the MSBA designer selection process if project cost is equal or greater to \$5M



Districts partner with the Designer Selection Panel (DSP) to secure the choice of designer

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MSBA Funding Policy Updates



MSBA Funding Policy Update

Annual Cap

With a dedicated revenue stream of one penny of the state's 6.25-percent sales tax, MSBA collaborates 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.

August 9, 2023 Legislative Changes:

- **Increased** the MSBA's Annual Cap to **\$1,200,000,000** (approx. 33%) effective as of July 1, 2022, and 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



MSBA Funding Policy Update

Project Scope

For any invited ARP project starting with 2025, the MSBA will participate in ***ADA accessibility upgrades*** and ***fire protection upgrades*** required by code

For invited heat pump conversion projects, the MSBA will participate in ***electrical system upgrades*** required to support the heat pump solution



MSBA Funding Policy Update

Project Funding Limits

Board Approved – Effective January 2026

- Increased from \$586/sf for building costs, plus eligible demolition and abatement (exclusive of eligible sitework costs), to \$605/sf for building costs, plus eligible demolition and abatement (exclusive of eligible sitework costs)
- Increased the MSBA’s sitework cost allowance guidelines from 10% of building cost funding limit to 12% to include up to \$73/sf in addition to the proposed building cost increase of \$605/sf, for a total construction cost funding limit of \$678/sf, plus eligible demolition and abatement
- Increased the MSBA’s funding policies for FF&E from \$1,200/student to \$1,915/student and computer equipment from \$1,200/student to \$1,570/student)
- Increased funding limits for OPM and Designer basic services



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Core Program Features

- **Green Schools Program**
- **Model School Program**



Green Schools Program

- Since 2010, the MSBA has required all projects to exceed base code in energy efficiency by 10%
- Since 2017, the MSBA has updated its incentive points for projects to exceed base code in energy efficiency by 20%
- In 2023, the MSBA increased the current incentive point for projects with a higher than code level of energy efficiency to offer incentive points of 3% for projects constructed in accordance with the specialized energy code & added an incentive point (1%) for indoor air quality
- Green Schools Program Roundtable May 21 at 10am



**Northeast Metro Regional Voc.
Tech. High School,
Wakefield**



**Nashoba Regional High School,
Bolton**



**Stoneham High School,
Stoneham**



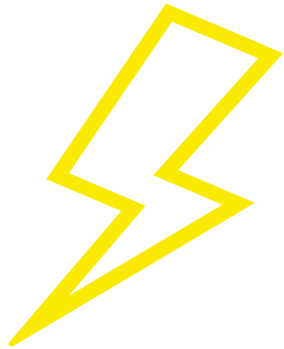
**Welch Elementary School,
Peabody**

<https://www.massschoolbuildings.org/index.php/about/roundtables/General>



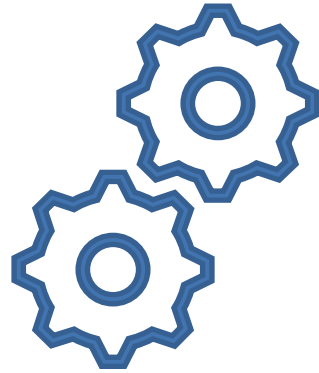
Green Schools Program – Energy Breakdown

Electric



- Completed: 19
- In-Progress: 34

Geothermal



- Completed: 12
- In-Progress: 27

Net-Zero



- Completed: 9
- In-Progress: 11



Hastings ES, Lexington



Carter School, Boston



Model School Program – William R. Peck Middle School, Holyoke



Holyoke – Making It Our Own

An example of “tried and true” design

- The construction timeline was reduced to 1.5 years
 - *Construction began in March 2024*
 - *Construction was completed in September 2025*
- The project was cost-effective thanks to its adapted design and shorter construction timeline
- The project was able to easily integrate sustainable elements, including air-source heat pumps



Additional Resources

Additional MSBA Information and Resources

- [1. Educational Facility Planning](#)
- [2. School Survey](#)
- [3. MSBA Green School Program Roundtable | Thursday, May 21, 2026 at 10:00 AM](#)

Non-MSBA Assistance and Grant Opportunities/Incentives

- [1. DESE current grant funding opportunities](#)
- [2. UndauntedK12 Overview](#)
- [3. Ground-Source Heat Pumps Tax Credit Overview](#)
- [4. Green School Works Technical Assistance Services](#)
- [5. MassDevelopment](#)
- [6. Mass Save Incentives](#)



Questions?

LYNCH
ELEMENTARY
SCHOOL

*Lynch Elementary School,
Winchester* ³⁴



MSBA Contacts

Jennifer Gonzalez

MSBA Deputy Executive Director

Jennifer.Gonzalez@MassSchoolBuildings.org

Matt Donovan

MSBA Director of Administration and Operations

Matt.Donovan@MassSchoolBuildings.org

**MSBA Website
Contact Link:**

