



BOSTON CITY COUNCIL

Committee on Ways and Means
Brian J. Worrell, Chair

One City Hall Square 5th Floor, Boston, MA 02201 ♦ Phone: (617) 635-3040 ♦ city.council@boston.gov

REPORT OF COMMITTEE CHAIR

November 19, 2025

Dear Councilors,

The Committee on Ways and Means was referred the following docket for consideration:

Docket #1926, Message and order for your approval an Order authorizing the City of Boston to appropriate the amount of Eleven Million One Hundred Thousand Dollars (\$11,100,000.00) for the purpose of paying costs for the window and door replacement projects at the following schools: the Gardner Pilot Academy School and the Lyndon Elementary School. This includes the payment of all costs incidental or related thereto, and for which the City of Boston may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Public Facilities Department on behalf of the Boston Public Schools.

This matter was sponsored by Mayor Michelle Wu, and was referred to the Committee on October 29, 2025.

Summary of Legislation

Docket #1926 requests approval to appropriate the amount of Eleven Million One Hundred Thousand Dollars (\$11,100,000.00) for the purpose of paying costs for the window and door replacement projects at the Gardner Pilot Academy School and the Lyndon Elementary School. This appropriation may be eligible for a grant from the Massachusetts State Building Authority (MSBA). These schools were submitted to the MSBA Accelerated Repair Program (ARP) with a Statement of Interest (SOI) in February of 2024—alongside Kenny Elementary School, O’Donnell Elementary School, Adams Elementary School, Chittick Elementary School, Everett Elementary School, and Murphy K-8 School. MSBA reviewed all SOI submissions in Spring and Summer of 2024, visited schools in August of 2024, and voted to invite the aforementioned schools into their program at their Board meeting on October 30, 2024.

The Council initiated the second step in the MSBA process on November 18, 2024, when it voted to appropriate the amount of One Million Five Hundred Fifteen Thousand Dollars (\$1,515,000.00) for the purpose of paying the cost of a feasibility study and schematic design for the windows, doors, and roof replacement projects at the aforementioned schools. This docket signals the start of the next step in the process; the repair and replacement of doors and windows at the schools based on the results of the feasibility study and schematic design.

Information Received at Hearing

The Committee held a hearing on Thursday, November 6, 2025 to discuss Docket #1926. Brian McLaughlin, Senior Project Manager, Boston Public Schools, and Carleton Jones, Executive Director, Public Facilities Department testified on behalf of the Administration.



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Mr. McLaughlin stated MSBA is a state authority that oversees the funding of public school capital projects in the Commonwealth of Massachusetts; it is a reimbursement agency that works with local communities to create affordable, sustainable, and energy efficient schools across the state, and is funded through one penny of the 6.25% sales tax. The MSBA has two programs: the Core Program, which is for large renovation or new school construction projects (such as the Dearborn and the Boston Arts Academy), and the Accelerated Repair Program (ARP), which focuses on replacements of roofs, window, doors, and boiler systems in otherwise structurally sound buildings.

The City has made a concerted effort in recent years to strengthen its partnership with MSBA; as of today there have been 6 Core and 50 ARP projects. Of Core projects, the Dearborn, Boston Arts Academy, Carter, and Josiah Quincy Upper School have been completed; the Shaw-Taylor is in the pre-design phase (an Owners Project Manager has been hired and the district will be bidding for an architect starting in December) and the Ruth Batson Academy is finishing the MSBA eligibility period, with design slated to start in 2026. Of ARP projects, 32 have been completed, 3 are in construction, 7 are in design for 2027 construction, and 8 are in pre-design for 2028 construction (these projects were invited to enter the MSBA design period at last week's MSBA Board meeting). In total, these projects (both Core and ARP) represent \$655M in construction costs with just over \$240M in reimbursements (approximately 37% reimbursement).

The two schools addressed in this docket—Gardner Pilot and Lyndon— were both part of a slate of projects submitted to the MSBA ARP process in 2024. The City Council voted to support these submissions to the MSBA at its February 14, 2024 meeting; it then voted to accept and expend an appropriation of \$1.5M for the design of these projects on November 20, 2024. Below is an update on the other schools submitted in this same tract.

School Name	Scope	Neighborhood	Status
Gardner Pilot Academy	Doors and Windows	Allston	MSBA Board Approve Oct. 29, 2025
Lyndon K-8 School	Doors and Windows	West Roxbury	MSBA Board Approve Oct. 29, 2025
Murphy K-8 School	Doors and Windows	Dorchester	December 2025 MSBA Board Meeting
Everett Elementary School	Doors and Windows	Dorchester	December 2025 MSBA Board Meeting
Kenny Elementary School	Roof	Dorchester	December 2025 MSBA Board Meeting
O'Donnell Elementary School	Roof	Dorchester	December 2025 MSBA Board Meeting



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Adams Elementary School	Doors and Windows	East Boston	February 2026 MSBA Board Meeting
Chittick	Doors and Windows	Hyde Park	Removed

The Chittick school was removed from the process because after design work was completed, the City realized there would be onerous additional code requirements that it would not be able to handle at this time.

The docket being discussed will allow the City appropriate \$11.1M to support the costs associated with the window and door replacements at the Gardner and Lyndon, and will allow for the architect to complete design through winter/spring of 2026 and for construction to begin by summer 2027. The remaining schools from the 2024 ARP submission will also be able to begin construction in summer 2027 but will have appropriation orders in front of the Council separately at some point in January-March 2026. Mr. McLaughlin concluded his presentation with an overview of the other projects in the ARP and Core pipeline.

Representatives stated these constructions should not hinder Boston Public Schools (BPS) summer scheduling, as the team that builds the summer schedule works closely with the Public Facilities Department and the BPS capital team to be kept abreast of available and unavailable schools, thereby allowing them to ensure scheduling happens at non construction schools. They stated construction pricing has almost quadrupled since before COVID-19, but are tentatively hopeful that this increase is now plateauing.

Committee Chair Recommended Action

As Chair of the Committee on Ways and Means, I recommend moving the listed docket from the Committee to the full Council for discussion and formal action. At this time, my recommendation to the full Council will be that this matter **OUGHT TO BE READ FOR THE FIRST TIME AND ASSIGNED FOR FURTHER ACTION.**

Brian J. Worrell, Chair
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