



BOSTON CITY COUNCIL

Committee on Ways and Means
Benjamin J. Weber, Chair

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

REPORT OF COMMITTEE CHAIR

April 1, 2026

Dear Councilors,

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

Docket #0570, Message and order authorizing the City of Boston to appropriate the amount of Twenty Million Two Hundred Thousand Dollars (\$20,200,000.00) for the purpose of paying costs for the window and door replacement projects at the following schools: Adams 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 March 18, 2026.

Summary of Legislation

Docket #0570 requests approval to appropriate the amount of Twenty Million Two Hundred Thousand Dollars (\$20,200,000.00) for the purpose of paying for window and door replacement projects at the Adams Elementary School. This appropriation may be eligible for a grant from the Massachusetts State Building Authority (MSBA).

Adams Elementary was submitted to the MSBA Accelerated Repair Program (ARP) with a Statement of Interest (SOI) in February of 2024—alongside Edward Everett Elementary School, Richard J. Murphy K-8 School, Thomas J. Kenny Elementary School, Hugh Roe O’Donnell Elementary School, Chittick Elementary School, Gardner Pilot Academy, and Lyndon Elementary 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. The Council appropriated \$11.1M to pay for the costs of window and door replacement projects at Gardner Pilot Academy School and the Lyndon Elementary School in November of 2025. The Council appropriated \$9.5M (Dockets #0128-0129) to pay for the costs of window and door replacement projects at Edward Everett Elementary School, Richard J. Murphy K-8 School, Thomas J. Kenny Elementary School, Hugh Roe O’Donnell Elementary School in February of 2026. Docket #0570 will be the final appropriation for the 2024 ARP projects.

The repair and replacement of windows, doors, and roofs at these schools is based on the results of a feasibility study and schematic design undertaken by the City as part of the MSBA process.



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Information Received at Hearing

The Committee held a hearing on Thursday, March 26, 2026 to discuss Dockets #0570-0571. Carleton Jones, Executive Director, Public Facilities Department (PFD), Brian McLaughlin, Senior Project Manager (SPM), Public Facilities Department, and Brian Forde, Director of Operations, Boston Public Schools (BPS) testified on behalf of the Administration.

SPM McLaughlin provided an overview of the MSBA, stating it is a state authority that oversees the funding of public school capital projects within the Commonwealth. It is a reimbursement agency that works with local communities to create affordable, sustainable, and energy efficient schools across the Commonwealth, and is funded through one penny of the 6.25% sales tax. The MSBA has two programs: the CORE program and the Accelerated Repair Program (ARP). The CORE program is for large renovation and new school construction projects such as the Dearborn School, the Boston Arts Academy, the Josiah Quincy Upper School, and the Carter School. The ARP focuses on the repair or replacement of windows, doors, roofs, and boiler (now heat pump) systems in otherwise structurally sound buildings.

SPM McLaughlin provided an update on MSBA projects. He stated there are 7 Core projects of which 4 are complete (Dearborn School, Boston Arts Academy, Josiah Quincy Upper School, and the Carter School), one is in pre-design (Shaw-Taylor Elementary), one is finishing the eligibility period (Ruth Batson Academy), and one is beginning its eligibility period (Madison Park Technical Vocational High School). He stated there are 50 ARP projects, of which 34 are complete, 1 is in construction, 7 are in design for 2027 construction, and 8 are in pre-design for 2028 construction. In total, these MSBA projects reflect \$696M in construction costs, with \$263M coming back in reimbursements from the MSBA to the City.

The Adams project scope of work was to replace windows and exterior doors; however, during the design, the estimate to perform this work was above the 30% assessed value of the building triggering the Massachusetts Architectural Access Board's accessibility code upgrades. When this was realized, the City requested and was granted two additional months to scope and assess the accessibility project with the architect, resulting in a project that will replace all windows and doors at the Adams Elementary while making it a fully accessible building for staff, students, and the community in East Boston. Some accessibility highlights include introducing an elevator to the building, providing accessible bathrooms on each floor, and creating accessible entrances into the building. This will be the first year MSBA is reimbursing on costs when Americans with Disabilities (ADA) requirements are triggered. The Adams Elementary project is expecting approximately \$10.4M of its total \$20.2M cost to be reimbursed; this appropriation will require two votes and will allow for the architect to complete design and be ready for a 2027 construction start.

Representatives stated windows vary in shape and size depending on the school, but the City is working to replace windows with more uniform shapes and sizes, that are also more energy efficient. They stated the Chittick Elementary was originally submitted in the 2024 ARP projects (alongside the Adams) but after the design phase the City realized the Chittick costs would trigger accessibility requirements (similar to the Adams). However, due to the layout of the Chittick, said requirements would require more time to scope out and design, time the City did not have within the MSBA process.



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Committee Chair Recommended Action

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

Benjamin J. Weber, Chair
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