



# BOSTON CITY COUNCIL

Committee on Ways and Means  
Benjamin J. Weber, Chair

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One City Hall Square 5<sup>th</sup> Floor, Boston, MA 02201 ◊ Phone: (617) 635-3040 ◊ [city.council@boston.gov](mailto:city.council@boston.gov)

## REPORT OF COMMITTEE CHAIR

February 11, 2026

Dear Councilors,

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

*Docket #0128, Message and order for your approval an Order authorizing the City of Boston to appropriate the amount of Six Million Five Hundred Thousand Dollars (\$6,500,000.00) for the purpose of paying costs for the window and door replacement projects at the following schools: the Edward Everett Elementary School and the Richard J. Murphy K-8 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.*

*Docket #0129, Message and order for your approval an Order authorizing the City of Boston to appropriate the amount of Three Million Dollars (\$3,000,000.00) for the purpose of paying costs for the roof replacement projects at the following schools: the Thomas J. Kenny Elementary School and Hugh Roe O’Donnell 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.*

These matters were sponsored by Mayor Michelle Wu and were referred to the Committee of the Whole on January 28, 2026; they were referred to the Committee on Ways and Means on February 4, 2026.

### **Summary of Legislation**

*Docket #0128* requests approval to appropriate the amount of Six Million Five Hundred Thousand Dollars (\$6,500,000.00) for the purpose of paying costs for the window and door replacement projects at the Edward Everett Elementary School and the Richard J. Murphy K-8 School. This appropriation may be eligible for a grant from the Massachusetts State Building Authority (MSBA).

*Docket #0129* requests approval to appropriate the amount of Three Million Dollars (\$3,000,000) for the purpose of paying costs for the roof replacement projects at the Thomas J. Kenny Elementary School and Hugh Roe O’Donnell Elementary School.

These schools were submitted to the MSBA Accelerated Repair Program (ARP) with a Statement of Interest (SOI) in February of 2024—alongside Adams 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.



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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. Dockets #0128-0129 will appropriate funds to pay for the window, door, and roof replacement projects at the listed schools. 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.

### *Information Received at Hearing*

The Committee held a hearing on Monday, February 9, 2026 to discuss Dockets #0128-0129. Carleton Jones, Director, Public Facilities Department (PFD), and Brian McLaughlin, Senior Project Manager (SPM), PFD testified on behalf of the Administration.

Senior Project Manager (SPM) McLaughlin stated that before the Council in this hearing is a request for funding to support the construction for window, door, and roof replacements projects at four schools as part of the MSBA ARP. He stated the 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 Massachusetts, and is funded through one penny of the 6.25% Massachusetts sales tax. He stated MSBA has two programs: the Core program, which is for large renovation projects, including the Dearborn Elementary, the Boston Arts Academy (BAA), and the Carter School, and the ARP, which focuses on the replacements of roofs, windows, doors, and boiler systems in otherwise structurally sound buildings.

He stated over the past seven years, the City has made a concerted effort to increase its collaboration with the MSBA; to date, there are 57 projects at various stages (including completed) in either of the two MSBA programs. There are seven projects that are in the Core program, including four that have been completed, one in pre-design (the Shaw Taylor), one finishing the eligibility period (Ruth Batson Academy), and one beginning the eligibility period (Madison Park Technical Vocational High School). The Shaw-Taylor project is currently procuring an architect and will start design in the coming months. There are 50 projects in the ARP, including 32 that have been completed, three in construction, seven in design for 2027 construction, and eight in pre-design for 2028 construction. In total, these MSBA projects reflect \$655M in construction costs with \$240M in reimbursements.

In 2024, the City submitted eight projects to the MSBA for consideration in the ARP; six windows and doors projects and two roof projects at the following schools: Gardner Pilot Academy, Lyndon K-8 School, Murphy K-8 School, Everett Elementary School, Kenny Elementary School, O'Donnell Elementary School, Adams Elementary School, and Chittick (which has since been removed). City Council voted to support these submissions to the MSBA on February 14, 2024; City Council voted to approve a \$1.2M appropriation for design of these projects in November of 2024. The MSBA board approved the total project budgets for the Gardner and Lyndon projects at their meeting on October 29, 2025 and it voted to approve the total project budgets for the Murphy, Everett, Kenny, and O'Donnell projects at their meeting on December 12, 2025. The MSBA board gives the City 90 days from their vote of approval to appropriate funds for the completion of design through to completion of the project. After



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City Council approval, the architect should finish design through winter/spring of 2026 with construction slated for summer 2027. The last school of 2024 ARP submissions, the Adams Elementary, should be approved by the MSBA board at their meeting in February with the City Council to vote on the design and construction appropriation in March of 2026.

SPM McLaughlin stated for window projects to be submitted to the MSBA, they must meet certain requirements: they must be at least 25 years old, and the district must submit a lengthy application that relays information about both the windows and the rest of the school. After the MSBA reviews the hard copy, they visit the school with a third party engineer to ensure the building is otherwise structurally sound. Director Jones stated windows are also being brought up to modern standards to maximize energy efficiency for the health and safety of the building. SPM McLaughlin stated occasionally when replacing windows, the HVAC system is also replaced, but that decision is made on a case by case basis.

SPM McLaughlin stated the MSBA as it currently stands started accepting projects in 2007; originally it only had one program but has since created two (ARP and Core) which allows for districts to submit buildings for systems replacement, thereby increasing the longevity of a building by 20 to 25 years in some cases. He stated in the past year, the City submitted nine ARP projects and was approved for eight; for the year prior all ARP projects the City submitted were approved and all Core projects submitted by the City in the last three years have been invited into the eligibility period.

SPM McLaughlin provided an overview of the MSBA process: it starts with an eligibility period which is a nine month period during which districts have to complete certain requirements, thereby allowing the MSBA to ascertain whether the district is able to support a large construction project. In the eligibility period, the district must have a vote of the school committee and the municipality's governing body to agree to bring on an Owner's Project Manager (OPM) and an architect and have their legal counsel sign a document that outlines the rules and regulations of the MSBA, amongst other requirements. After the 290 day eligibility period, there is a feasibility study and schematic design process that can take anywhere from 18 to 24 months. Overall the MSBA process may add two to three years on a construction timeline but at the end of the process, the project is a better product, having navigated the MSBA guidelines which include community input.

Director Jones stated Boston Public Schools (BPS) has a facilities condition system similar to that of the City (called the Brightly System) that tracks facilities conditions across the district. He stated PFD is in charge of implementation but the BPS Capital team is the entity that decides which schools will be next on the list for construction and replacement projects. In the event that a window is damaged or broken, the BPS facilities department will repair said window. He stated the City tries to ensure when implementing repair projects, it is maximizing energy efficiency to create long term solutions as opposed to quick fixes. Additionally for projects that are submitted to the MSBA, the district takes into consideration the longevity of the building to ensure funds are being utilized for schools that will remain functioning for the foreseeable future. He stated windows and doors last at least 15 to 20 years and roofs last at least 20 to 25 years.

SPM stated the MSBA made the ARP a biannual program this past year, so the application process will not open again until January 2027; the MSBA has opened their Core program application process but the City is unsure whether it will be submitting any schools at this time.



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SPM McLaughlin stated the Chittick Elementary school was removed from the process due to the realization during the schematic design submission that the cost of window replacement at the Chittick exceeded 30% of the total assessed value of the school. By State Statute in the event that the cost of a system replacement exceeds 30% of the total assessed value of the building, the district must upgrade the entire building to become fully Americans with Disabilities Act (ADA) compliant. He stated the operational and financial costs of doing so has compelled the district to take a step back and re-evaluate what the capital future of the school will look like.

Director Jones stated with regards to capital improvements at BPS schools, the district will address them in various ways depending on the scale of improvements. For less intensive fixes, it will have the BPS facilities team address the issue; for more intensive fixes, they will evaluate whether the school needs to be added to the overall capital plan.

***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 this matter **OUGHT TO BE READ FOR THE FIRST TIME AND ASSIGNED FOR FURTHER ACTION.**

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