

Chamber of
Commerce

Brockton High School Brockton, MA

September 24, 2026



AGENDA

1. INTRODUCTION
2. MSBA PROCESS AND TIMELINE
3. WORK TO DATE
4. PREFERRED SOLUTION
5. PROJECT FINANCE
6. COMMUNITY ENGAGEMENT
7. Q&A



BROCKTON HIGH SCHOOL

PROJECT TEAM



CITY OF BROCKTON

Mayor Moises M. Rodrigues
Nelson Fernandes

STATE GOVERNMENT

Representative Bridget Plouffe
Senator Michael D. Brady
Representative Michelle DuBois
Representative Rita A. Mendes



CITY COUNCIL

Marlon D. Green
Carla Darosa
Jeff. Charnel
Winthrop Farwell Jr.
David C. Teixeira
Maria T. Tavares
Philip E. Griffin
Susan Nicastro
Jeffrey A. Thompson
John Lally
Shirley Asack

BROCKTON PUBLIC SCHOOLS

Dr. Priya Tahiliani
Sharon Wolder
Kevin McCaskill

SCHOOL COMMITTEE

Moises M. Rodrigues
Claudio Gomes
Stephen V. Pina
Ana Oliver
Tony Rodrigues
Sandra Centeio
Joyce Asack
Tim Sullivan
Dr. Priya Tahiliani

SCHOOL BUILDING COMMITTEE

Mayor Moises M. Rodrigues
Dr. Priya Tahiliani
Tony Rodrigues
William Forte
Kenneth Thompson
Lenine Pina
Adelino Vicente
Kevin McCaskill
Jeffrey Thompson
James O'Brien, Esq.
Michael Morris
Kim Gibson
Catherine Rickert
Frederick Rodriguez



LEFTFIELD

Jim Rogers
Kevin Sullivan
Alyssa Chatani
Brian Dakin
Adele Sands
Francois Exilhomme



KBA

Brian Solywoda
Paul Dominov
Joe Milani
Craig Olsen
Greg Joynt
Larry Trim



MASSACHUSETTS SCHOOL BUILDING AUTHORITY
CITY OF BROCKTON TAXPAYERS

BROCKTON HIGH SCHOOL

MSBA BUILDING GRANT PROGRAM



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The City of Brockton and Brockton Public Schools

has an opportunity to receive a

Grant Reimbursement from the MSBA

to pay costs associated with a new or renovated school facility project

BROCKTON HIGH SCHOOL

MSBA BUILDING GRANT PROGRAM



WHERE DOES THE GRANT MONEY COME FROM?

The money comes from

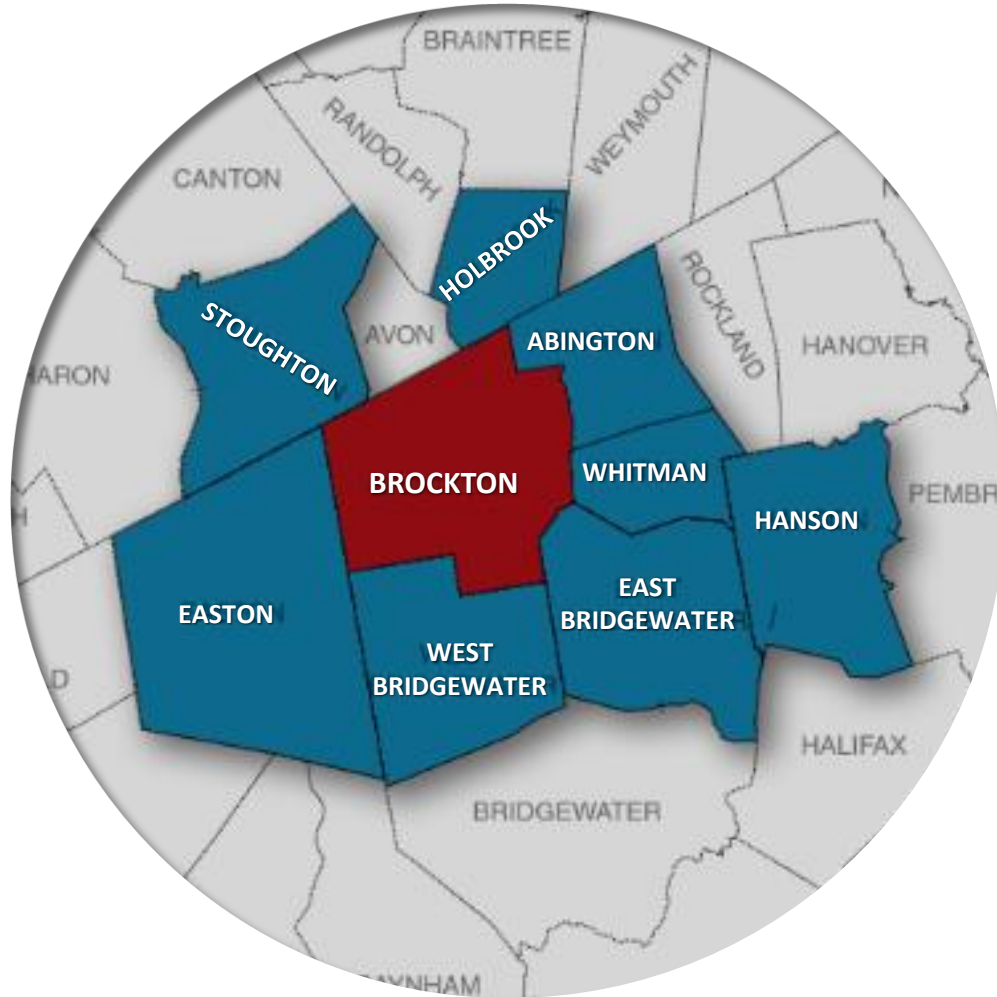
Taxes paid by Brockton residents
and taxpayers throughout the Commonwealth

1 penny of the state's 6.25% sales tax

Your state tax dollars have already been used in hundreds of school districts for their new schools. Brockton has now been given an opportunity to accept state grant money for investment in Brockton's current and future needs! Through the MSBA grant program, Brockton may receive hundreds of millions of dollars toward the project.

BROCKTON HIGH SCHOOL

MSBA BUILDING GRANT PROGRAM



Local Communities that have Participated in School Core Grant Funding Program

Abington

Middle/High School (2017)

Holbrook

Middle/High School (2017)

Stoughton

Stoughton High School (2019)
South Elementary School (In Design)

Whitman-Hanson

High School (2005)

Whitman

Whitman Middle School (In Construction)

East Bridgewater

Middle/High School (2013)
Central School (In Design)

West Bridgewater

Middle/High School (2013)

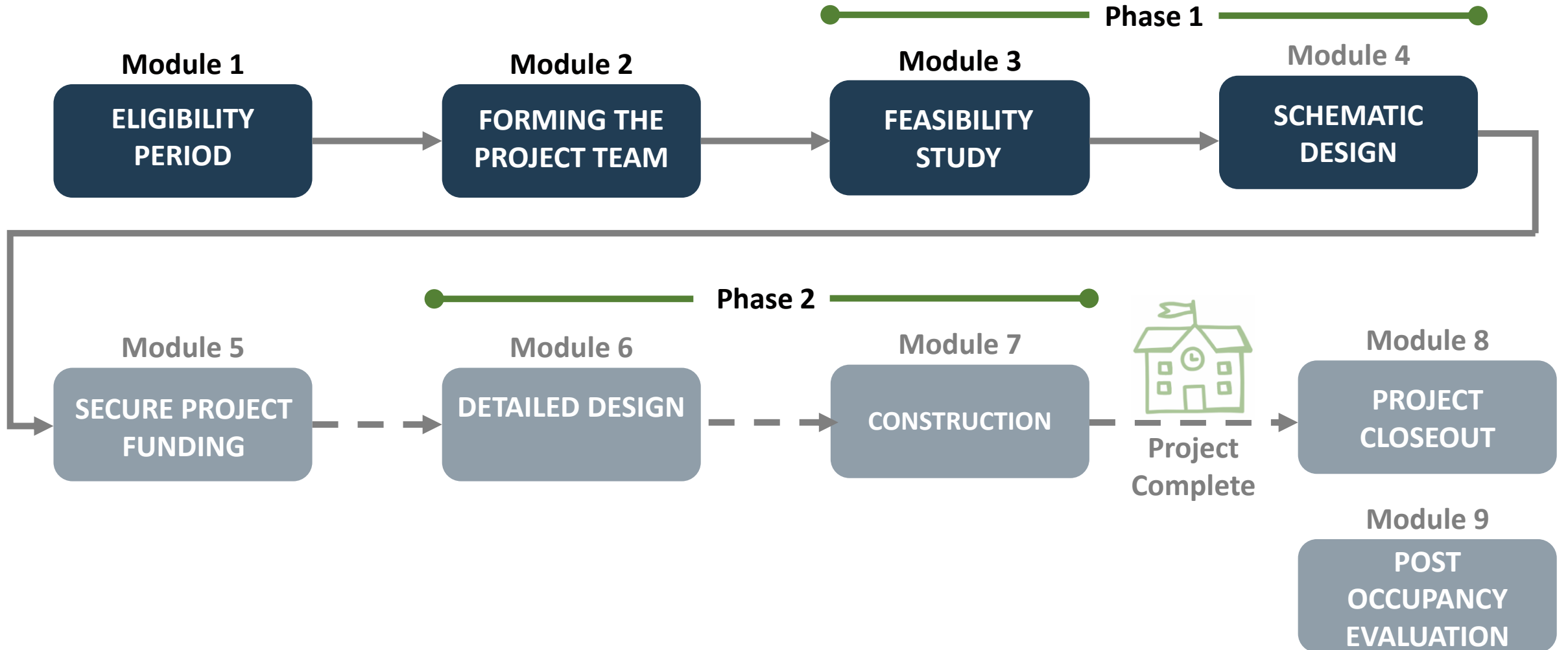
Easton

Oliver Ames High School (2008)
Easton Middle School (2008)
Blanche A. Ames Elementary School (2023)

Brockton
NO PROJECTS

BROCKTON HIGH SCHOOL

MSBA PROCESS



FEASIBILITY STUDY PHASE

Preliminary Design Program (PDP)	January	2026
Preferred Schematic Report (PSR)	April	2026

SCHEMATIC DESIGN PHASE

	December	2026
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Project Scope & Budget and Project Funding Agreement	February	2027
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Meetings & Vote	February/March	2027	*
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* Tentative Dates

GOAL:

Develop and evaluate alternatives to determine what is the **most fiscally responsible and educationally appropriate long-term solution** for the District.

Evaluation of Existing Conditions

- | | |
|--|---|
| ☒ Site Assessment | ☒ Electrical Assessment |
| ☒ Historical Analysis | ☒ Technology Assessment |
| ☒ Building Code & Accessibility Analysis | ☒ Safety & Security Assessment |
| ☐ Architectural Assessment | ☒ Preliminary Geotechnical Evaluation |
| ☒ Structural Assessment | ☒ Phase I Environmental Site Assessment |
| ☐ Fire Protection Assessment | ☐ Hazardous Materials Inspection & Report |
| ☒ Plumbing Assessment | ☐ Traffic Impact Study |
| ☒ Mechanical Assessment | |

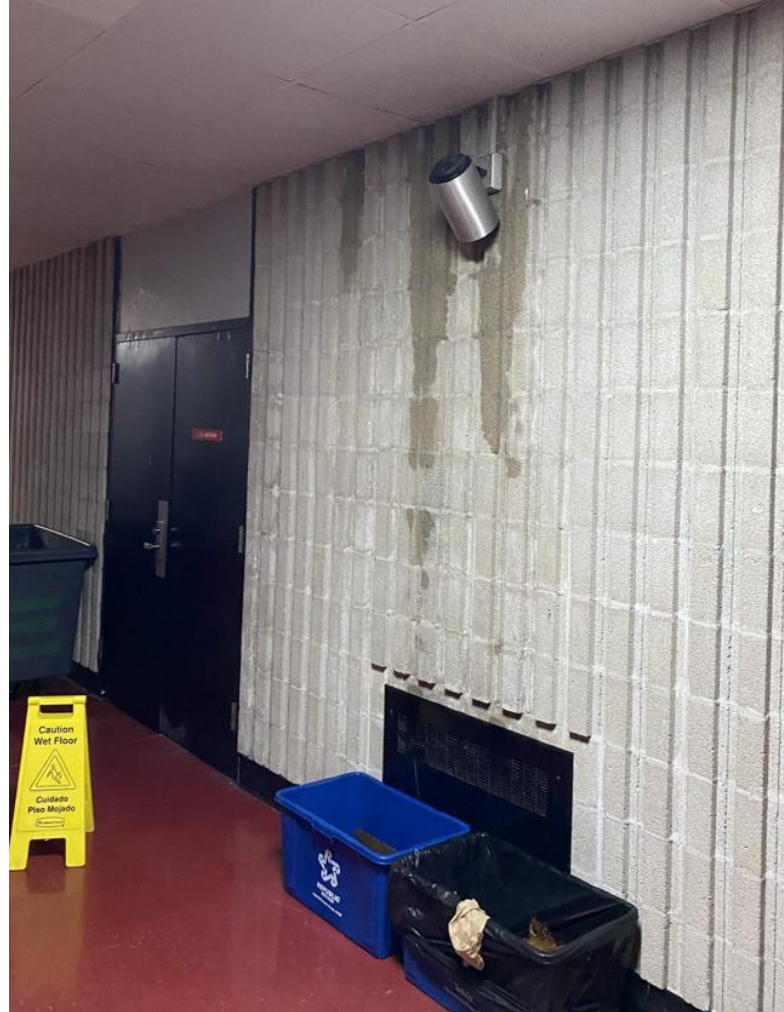
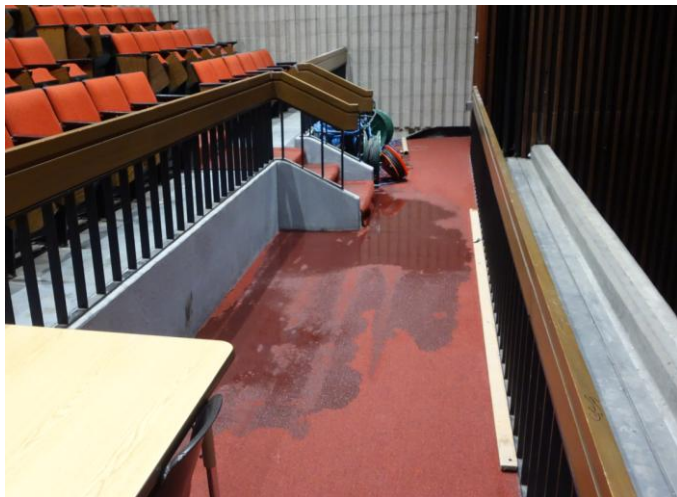
Development & Evaluation of Multiple Options

- ☒ Educational Visioning
- ☒ Educational Programming
- ☒ Development of Space Summaries
- ☒ Site Selection/Development Requirements
- ☒ Review of Potential Options including Base Repair, Addition/Renovation & New Construction

No final decisions have been made; the Feasibility Study is evaluating multiple options to identify the most fiscally responsible and educationally appropriate solution.

BROCKTON HIGH SCHOOL

WHY: The Cost to Maintain



MAINTENANCE SPENDING:

2023	\$900,000
2024	\$950,000
2025	\$950,000

**\$2.8 MILLION SPENT ON
MAINTENANCE OVER THE
LAST THREE YEARS.**

BROCKTON HIGH SCHOOL

WHY IS IT IMPORTANT



Education When Brockton High School Was Built



21st Century Learning Environment

The existing facility no longer meets the requirements of modern or future educational objectives and educational delivery

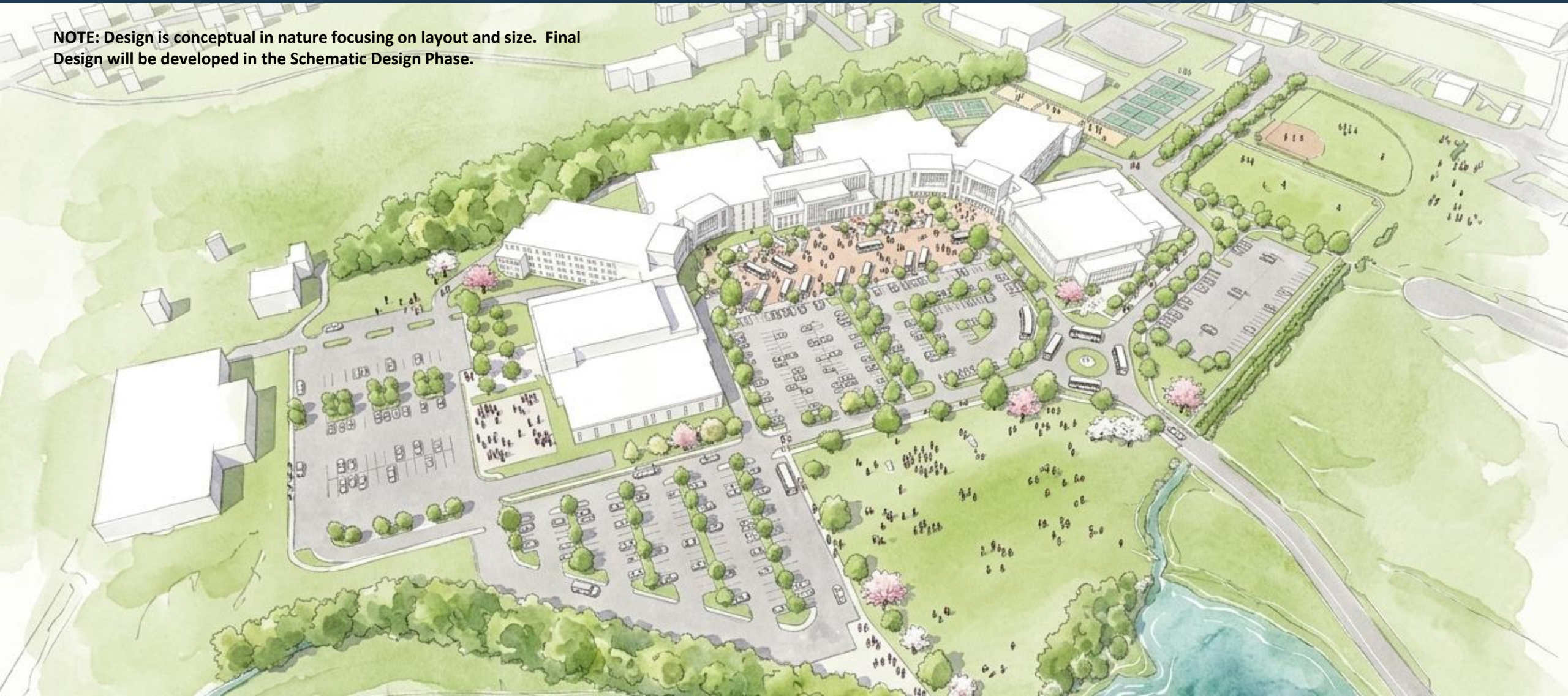
BROCKTON HIGH SCHOOL

PREFERRED SOLUTION

BROCKTON
CITY OF CHAMPIONS



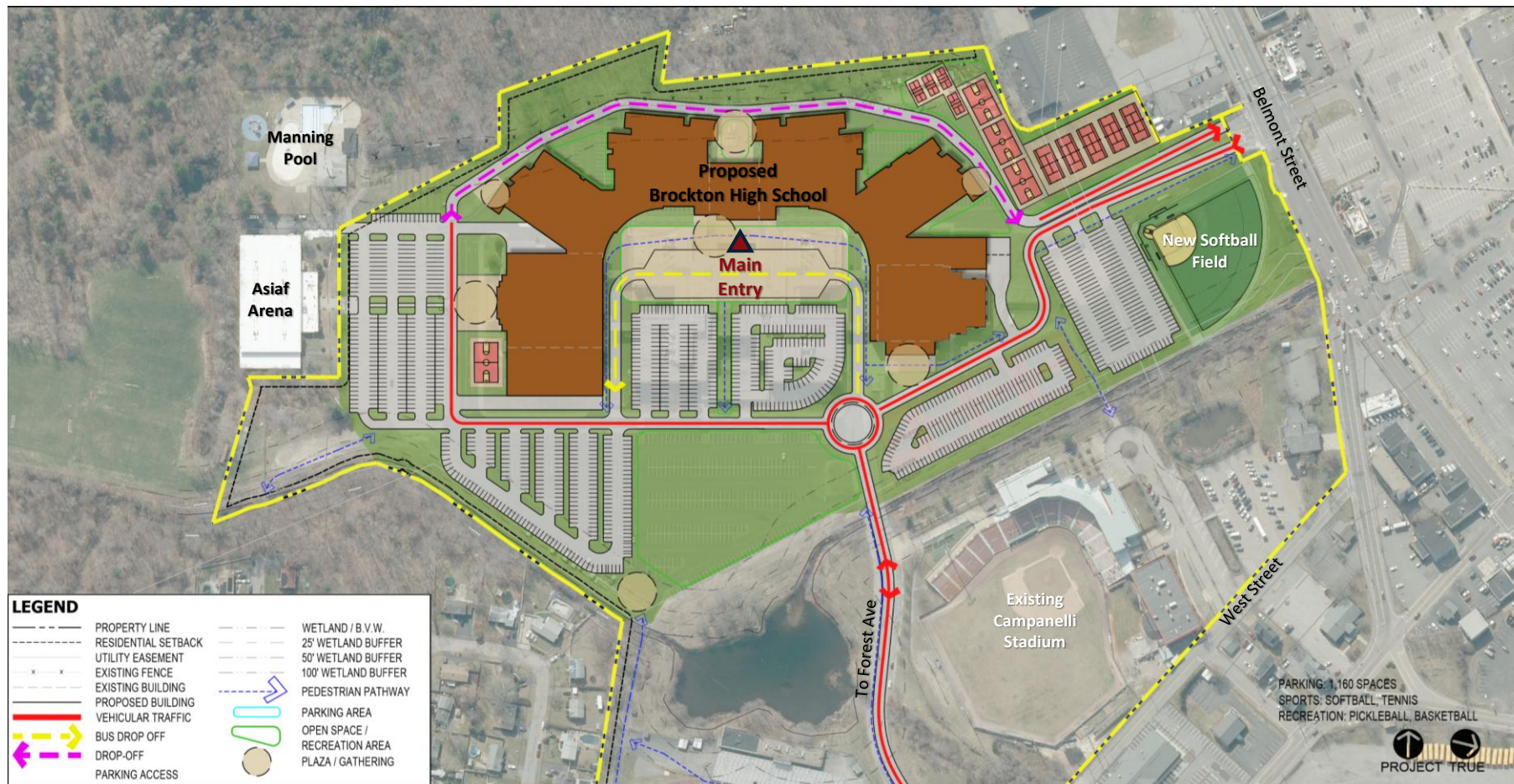
NOTE: Design is conceptual in nature focusing on layout and size. Final Design will be developed in the Schematic Design Phase.



BROCKTON HIGH SCHOOL

OPTION 2B – ADDITION/RENOVATION

- Construct New Academic Building
- Renovate Athletic and Performing Arts Buildings



BROCKTON HIGH SCHOOL

BUILDING DIAGRAM

BROCKTON
CITY OF CHAMPIONS



BROCKTON HIGH SCHOOL

EXPANDING CTE EDUCATION

Expanded CTE offerings would strengthen workforce development, create structured career pathways for students, and connect them with local employers.

Existing Programs

- Automotive
- Carpentry
- Culinary Arts
- Graphic Communications
- Health Assisting

New Chapter 74 Programs

- Electrical
- Broadcasting & Multimedia

Future Chapter 74 Programs

- Heating, Ventilation, and Air Conditioning (HVAC)
- Facilities Management
- Robotics & Animation



The District is exploring expanded Career Technical Education (CTE) programs to support local workforce needs and increase eligibility for Chapter 74 and Perkins funding.

BROCKTON HIGH SCHOOL

CITY OF BROCKTON | EXISTING & PROJECTED DEBT



BUDGET SUPPORTED EXISTING AND PROJECTED DEBT SERVICE				HIGH SCHOOL EXEMPT DEBT SERVICE		
	A	B	C (A+B)	D	E	F
Fiscal Year	Existing Debt Service (Including POBs + City's UAAL + Public Safety)	Non-Excluded Estimated High School Debt Service	Total Budget Supported Debt Service	High School Excluded Debt Service	Estimated Residential Tax Rate Impact per \$1,000 of Projected High School Debt Service	Estimated Residential Single Family Tax Rate Impact per Projected High School Debt Service
2027	51,761,726	-	51,761,726	275,000	0.02	8.24
2028	52,517,557	-	52,517,557	275,000	0.02	8.24
2029	53,586,451		53,586,451	962,500	0.06	28.85
2030	53,753,762	-	53,753,762	2,887,500	0.18	86.56
2031	54,078,235	-	54,078,235	5,637,500	0.35	169.00
2032	53,966,249	-	53,966,249	9,212,500	0.57	276.18
2033	54,329,214	-	54,329,214	10,733,839	0.67	321.79
2034	54,714,275	-	54,714,275	10,733,839	0.67	321.79
2035	55,097,194	-	55,097,194	10,733,839	0.67	321.79
2036	55,072,194	-	55,072,194	11,192,172	0.70	335.53
2037	21,940,405	15,571,339	37,511,744		0.00	0.00

Fiscal Year 2026

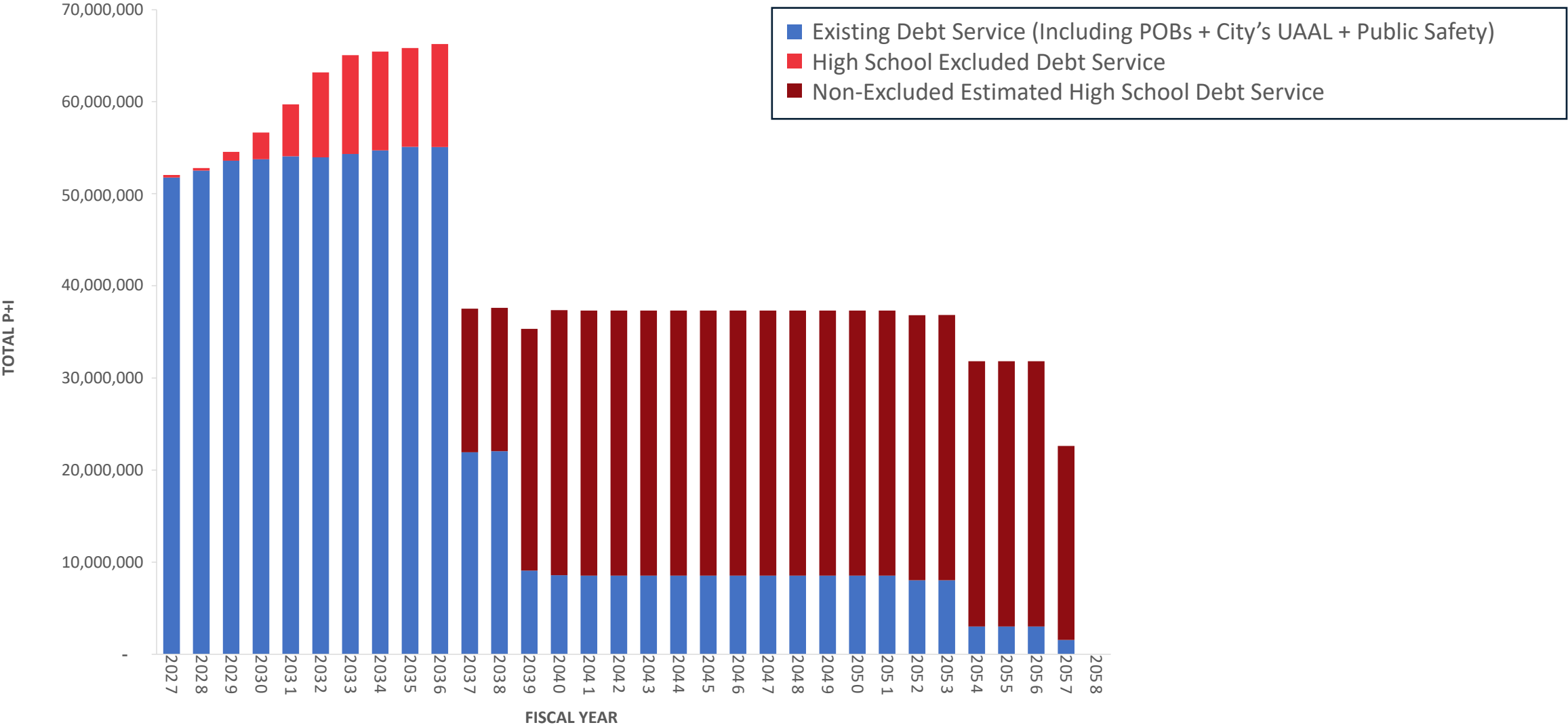
Residential % Total Tax Levy: 75.23%
 Residential Valuation: \$12,063,176,887
 Average Single Family Home Value: \$480,725

Values Provided are Estimated.

Final Values to be Determined
End of 2026/Early 2027

BROCKTON HIGH SCHOOL

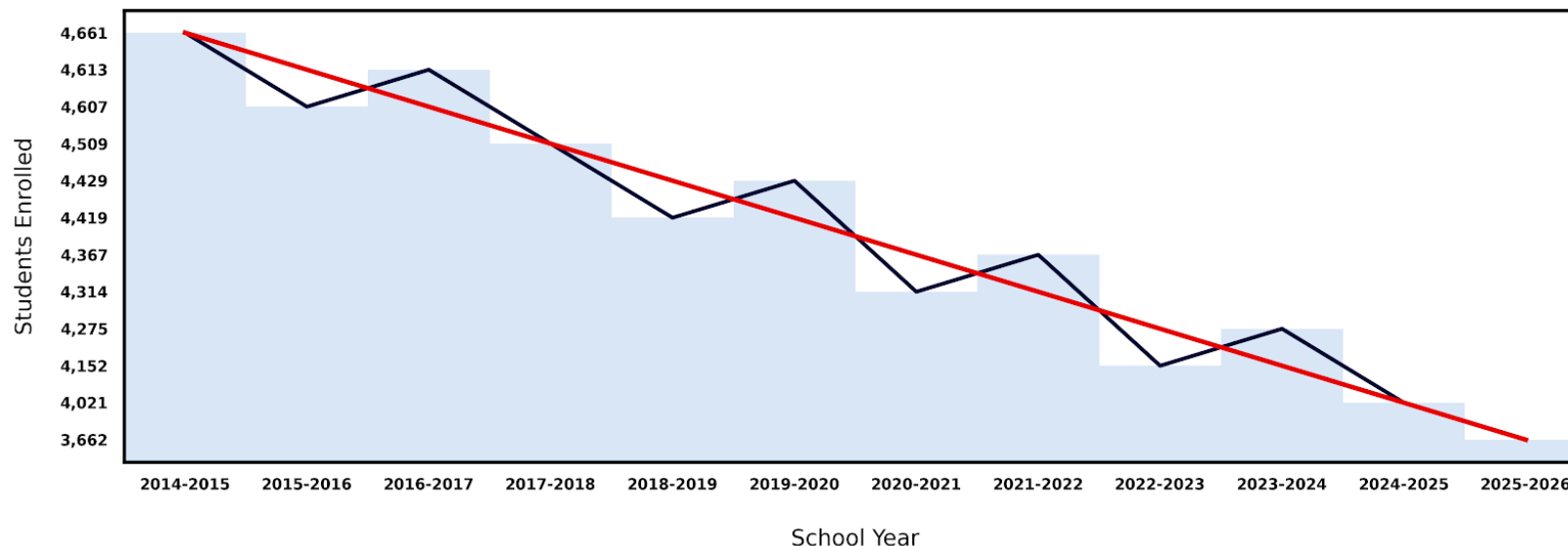
CITY OF BROCKTON | EXISTING & PROJECTED DEBT



BROCKTON HIGH SCHOOL

ENROLLMENT DECLINE

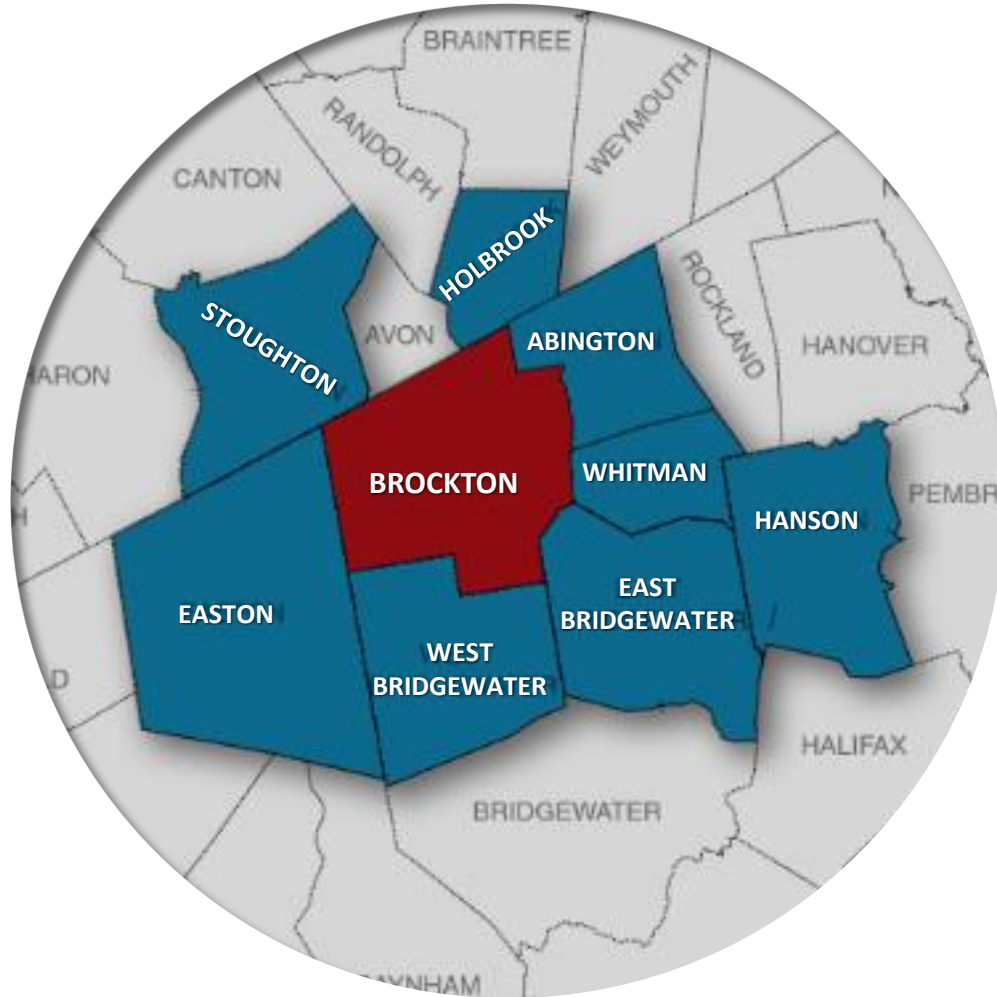
Brockton High Schools Enrollment



For the 2025–2026 school year, Brockton’s Grade 9–12 enrollment totaled 3,662 students.
This represents a decline of 1,000+ students since 2014–2015.

BROCKTON HIGH SCHOOL

MSBA BUILDING GRANT PROGRAM



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Brockton
NO PROJECTS

BROCKTON HIGH SCHOOL

THE COST OF DOING NOTHING

MSBA FAILED VOTE POLICY EXAMPLES:

	Tisbury School Tisbury, MA — 2018	Pickering & West Lynn Middle Lynn, MA — 2017	Dale Elementary Medfield, MA — 2019
Initial total project cost	\$46.6million	\$188million (2 schools)	\$82million
District share- (tax impact driver)	\$32million	\$92million	\$53million
What happened next	Local vote failed by 21 votes and forfeited the MSBA grant.	Local vote failed. Reapplied to MSBA in 2018–2021.	Local vote failed and forfeited the MSBA grant.
Cost of delay	District was forced to address the school project without MSBA in 2022. The project ultimately cost the District \$82million.	District was invited in to MSBA in 2022 for Pickering only: \$190million (1 school).	The Current project is estimated at \$120m

BROCKTON HIGH SCHOOL

LF & KBA RECENT PROJECTS



LeftField	KBA
Waltham High School	Attleboro High School
Wakefield High School	Diman Voc Tech High School
Durfee High School	Nashoba Regional High School
South Shore Voc Tech High School	Minuteman Regional Voc Tech High School
Billerica High School	Bay Path Regional Voc Tech High School

BROCKTON HIGH SCHOOL

THE COST OF DOING NOTHING/WHY NOW?

POTENTIAL ESCALATION IMPACT – BASED ON C.2.2A PSR COST

Year	Estimated Construction Cost	Estimated Total Project Cost
2026	\$653,434,218.00	\$801,292,377.00
2027	\$679,571,586.72	\$833,344,072.08
2028	\$706,754,450.19	\$866,677,834.96
2029	\$735,024,628.20	\$901,344,948.36
2030	\$764,425,613.32	\$937,398,746.30
2031	\$795,002,637.86	\$974,894,696.15
2032	\$826,802,743.37	\$1,013,890,483.99
2033	\$859,874,853.11	\$1,054,446,103.35
2034	\$894,269,847.23	\$1,096,623,947.49
2035	\$930,040,641.12	\$1,140,488,905.39
2036	\$967,242,266.76	\$1,186,108,461.60

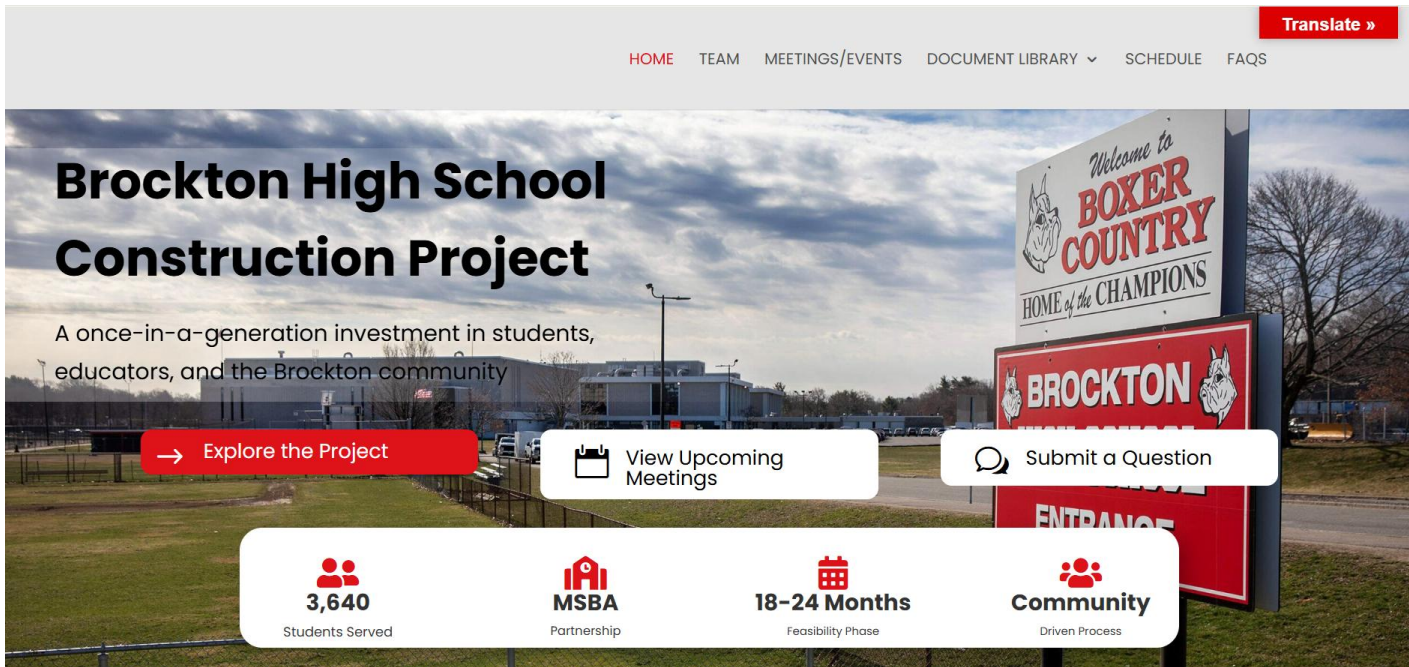
BROCKTON HIGH SCHOOL

JUST FIX IT

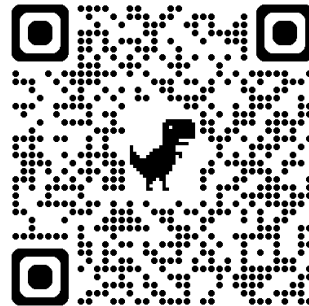
New Building/Add Reno	Base Repair
Estimated Total Project Cost \$780-800m	Estimated Total Project Cost \$460-500m
Estimated MSBA Share \$410-450m	Estimated MSBA Share \$0
Estimated District Share \$350-390m (incl escalation)	Estimated District Share \$460-500m(incl escalation)
Length of construction: ~60+ Months	Length of renovations in occupied building: ~108+ Months
Meets educational and student enrollment needs	No new programs; no expansion; no upgrades to equipment or exterior
Provides appropriately sized spaces	Does not improve educational spaces or needs

BROCKTON HIGH SCHOOL

COMMUNITY OUTREACH



Project Website – LIVE!
brocktonhsproject.com



- School Committee
- City Council
- Brockton Construction Career Day at Massasoit
- South Opportunity & Achievement Program (SOAP) Gala
- Brockton Rox - Community Night
- SOAP Hero's Day
- Minority and Women-Owned Business Enterprise (MWBE) Community Clean Energy Event
- SOAP Hall of Fame
- SOAP 8th Grade Career Fair
- Network & Learn: Brockton Area
- MWBE Mixer
- Urban League of Eastern Massachusetts
- NAACP Brockton Area Branch
- NAACP MLK Breakfast
- Ward Meetings
- Brockton HS CTE Night
- Cape Verdean Festival
- Keep Brockton Beautiful
- Connecting Activities Partnership (CAP) Career Day
- Legislative Labor Breakfast
- Mayor's Clergy Prayer
- Cardinal Spellman HS Toss Ceremony
- Breaking Through Roadblocks
- Brockton Young Professionals
- Coalition for Social Justice
- Brockton District Parent Advisory Council (DPAC)
- Brockton Council on Aging
- Haitian Community Partners
- Plymouth Democratic League
- Brockton Republican Committee
- Brockton FIFA Watch Parties
- Community Forums
- Sit Downs with Brockton HS Alumni and Residents
- Chamber of Commerce
- Elementary School Open Houses

Mèsi!

¡Gracias!

Merci!

Obrigadu!

Q&A

Thank you!

Obrigado!

Grazie!



THE RIGHT CHOICE IN PROJECT MANAGEMENT



USING DESIGN TO ELEVATE
ENVIRONMENTS AND EXPERIENCES

Architecture • Interior Design • Landscape Architecture | www.KBA-Architects.com

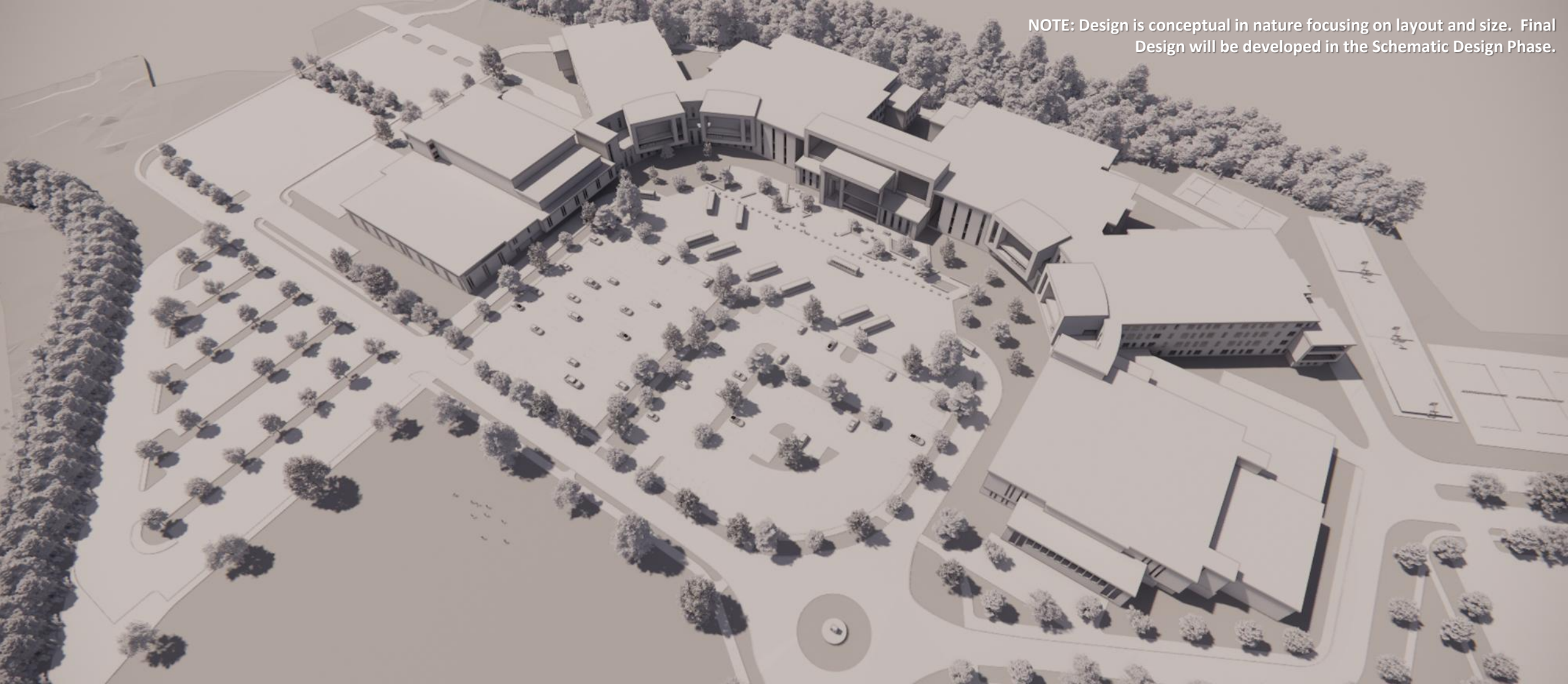
BROCKTON HIGH SCHOOL

PREFERRED SOLUTION

BROCKTON
CITY OF CHAMPIONS



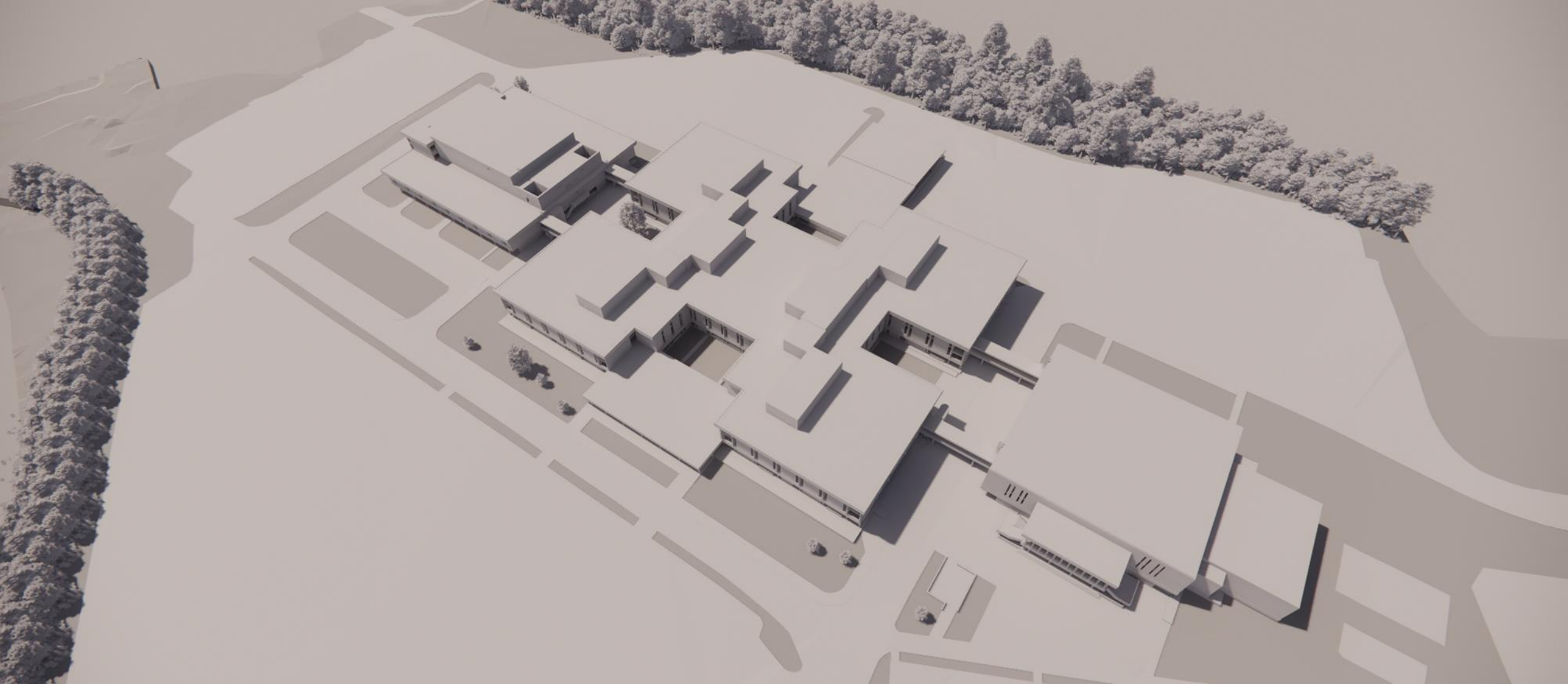
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BROCKTON HIGH SCHOOL

CONSTRUCTION PHASING

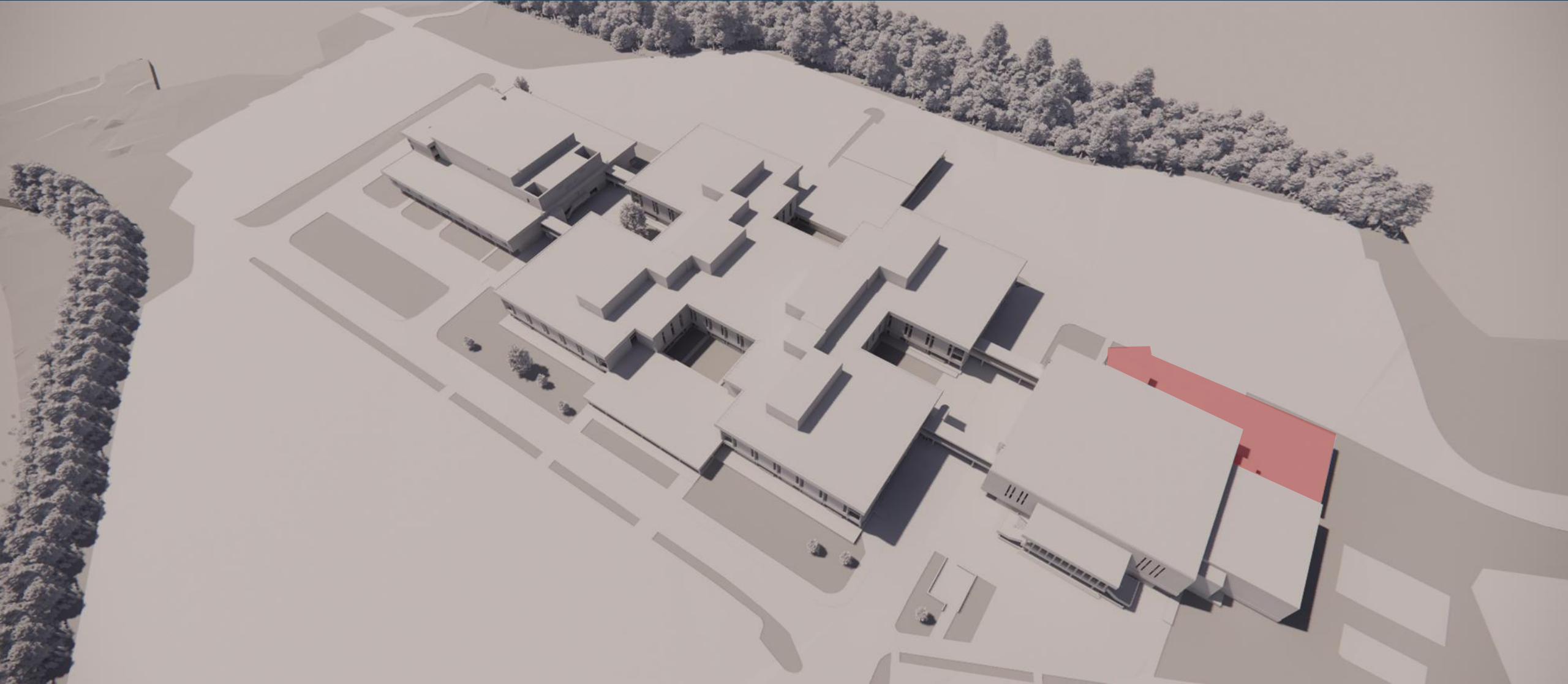
BROCKTON
CITY OF CHAMPIONS



BROCKTON HIGH SCHOOL

PHASE 1A: CONSTRUCT NEW DISTRICT KITCHEN

BROCKTON
CITY OF CHAMPIONS



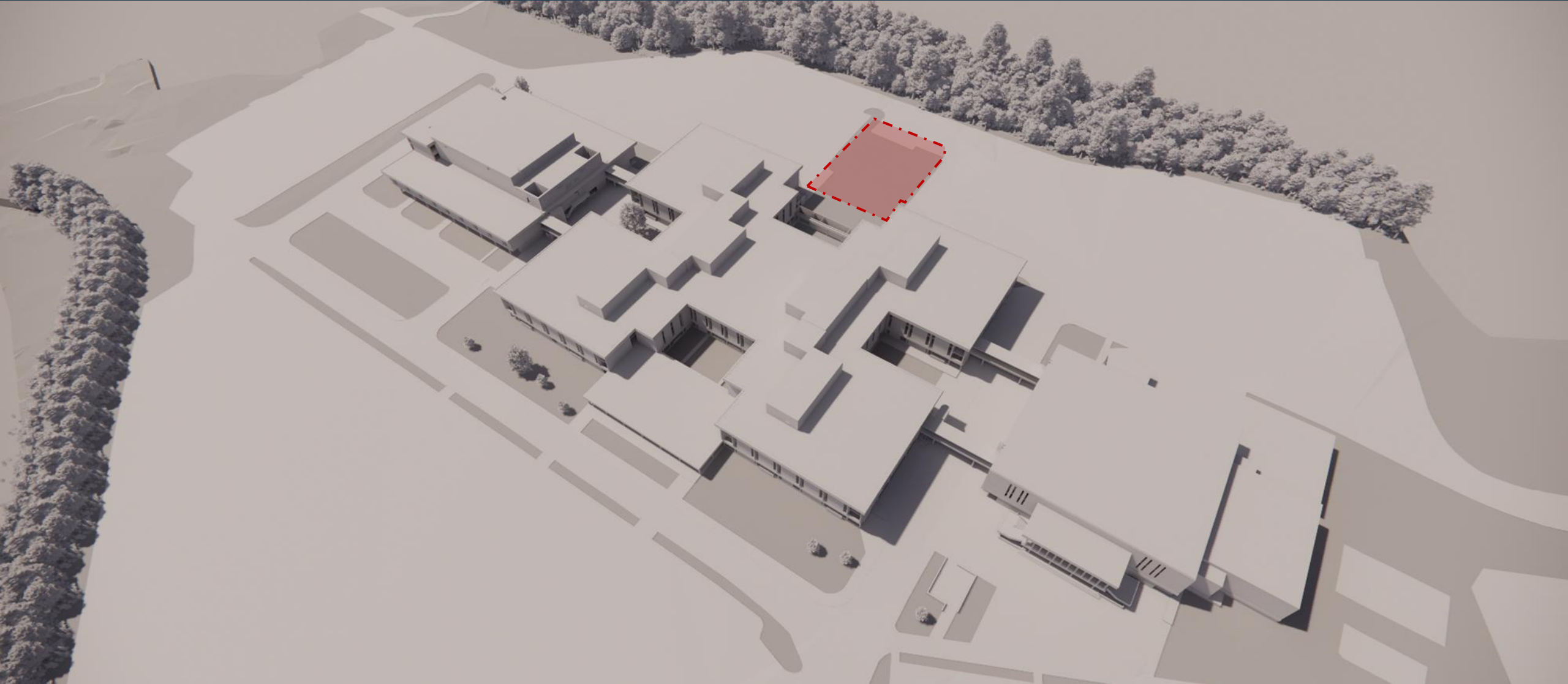
BROCKTON HIGH SCHOOL

PHASE 1B: DEMOLISH EXISTING DISTRICT KITCHEN

BROCKTON
CITY OF CHAMPIONS



KBA



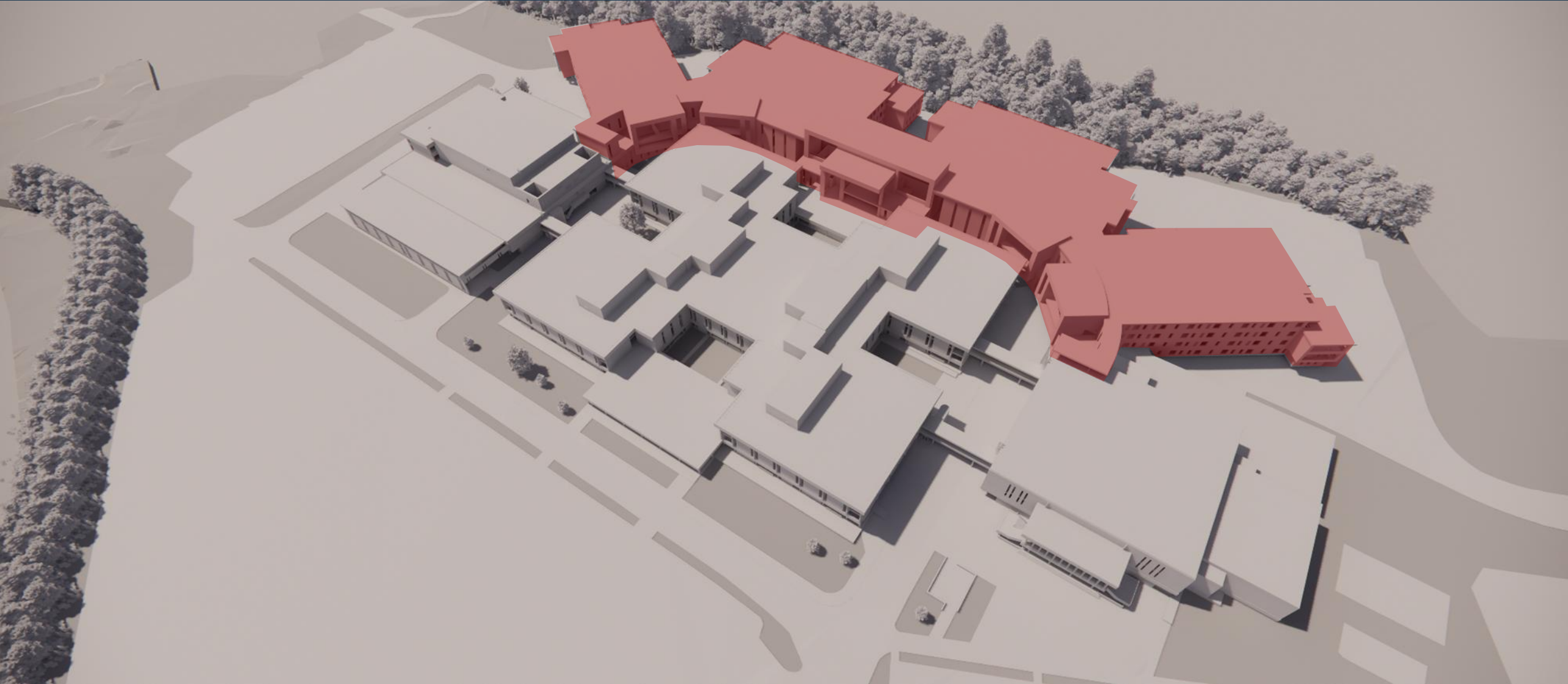
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PHASE 2: CONSTRUCT NEW ACADEMIC HOUSES

BROCKTON
CITY OF CHAMPIONS



KBA



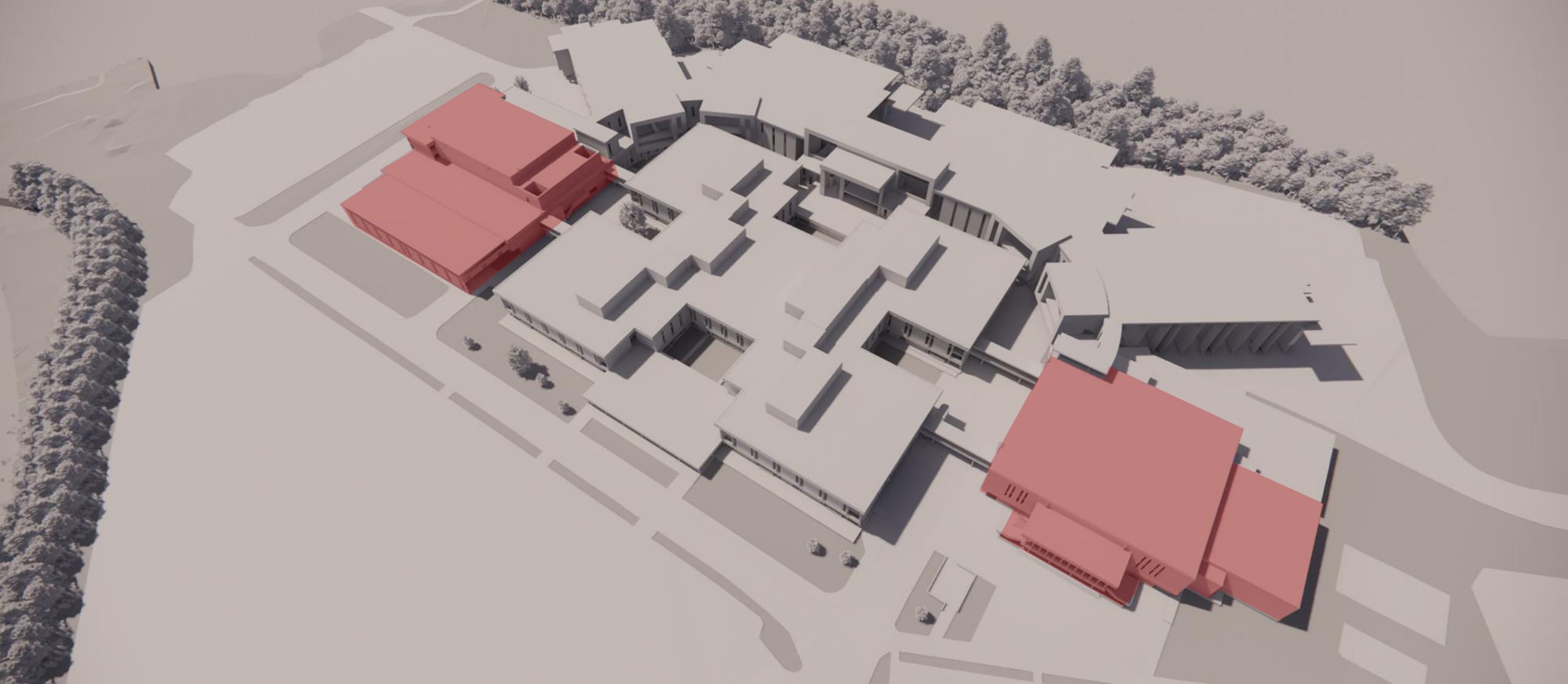
BROCKTON HIGH SCHOOL

PHASE 2A & 2B: RENOVATE EXISTING BUILDINGS

BROCKTON
CITY OF CHAMPIONS



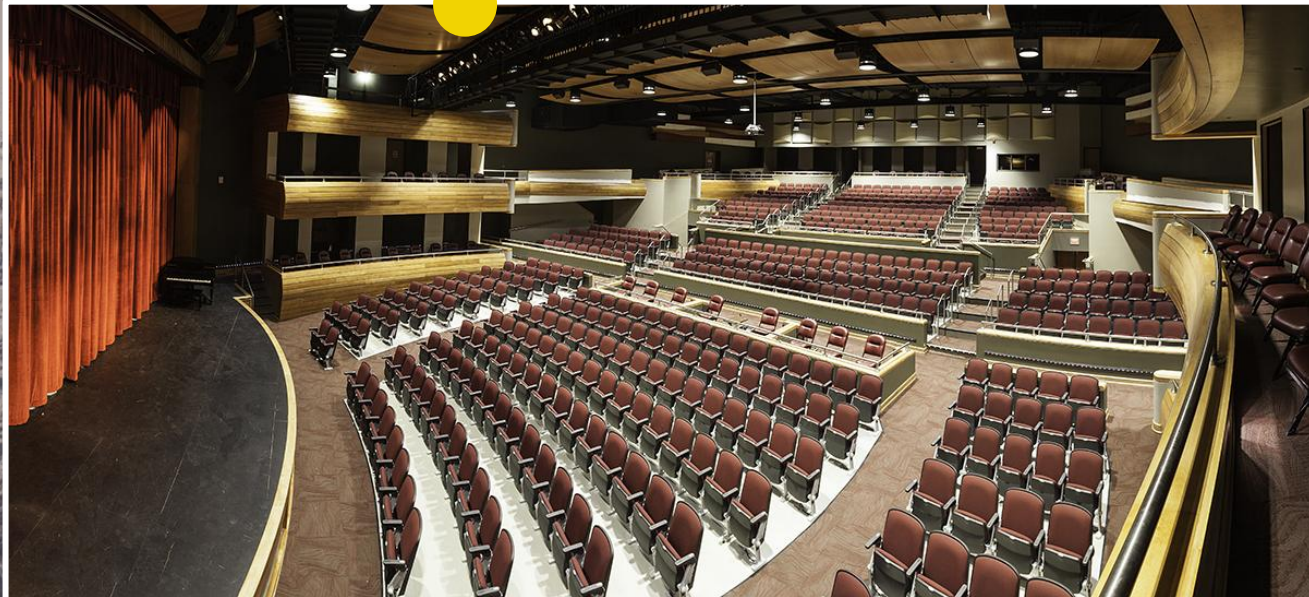
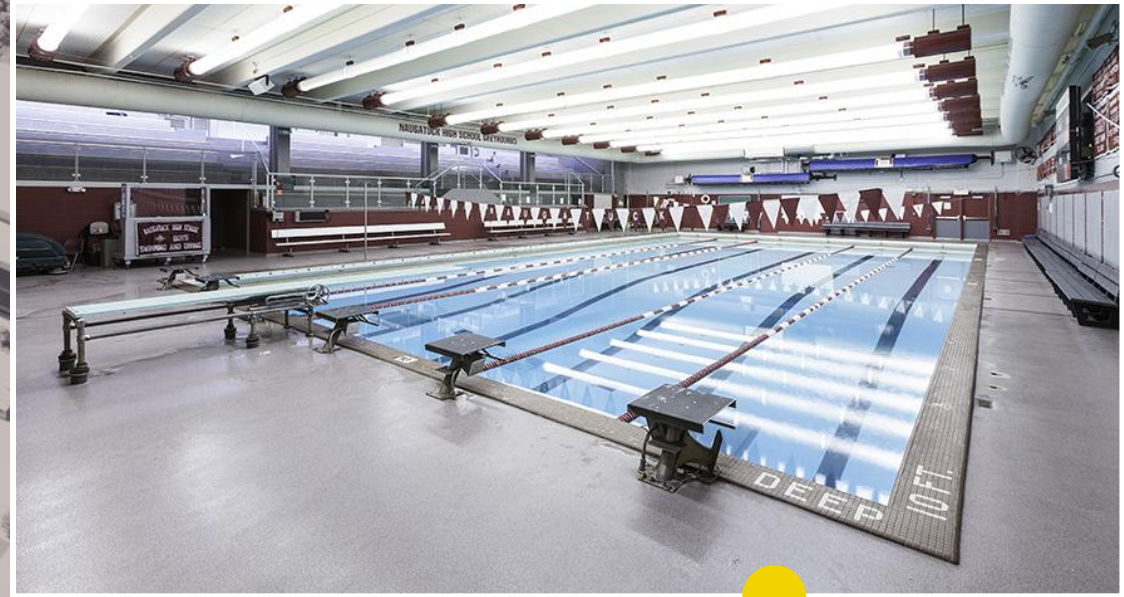
KBA



BROCKTON HIGH SCHOOL

PHASE 2A & 2B: RENOVATE EXISTING BUILDINGS

BROCKTON
CITY OF CHAMPIONS

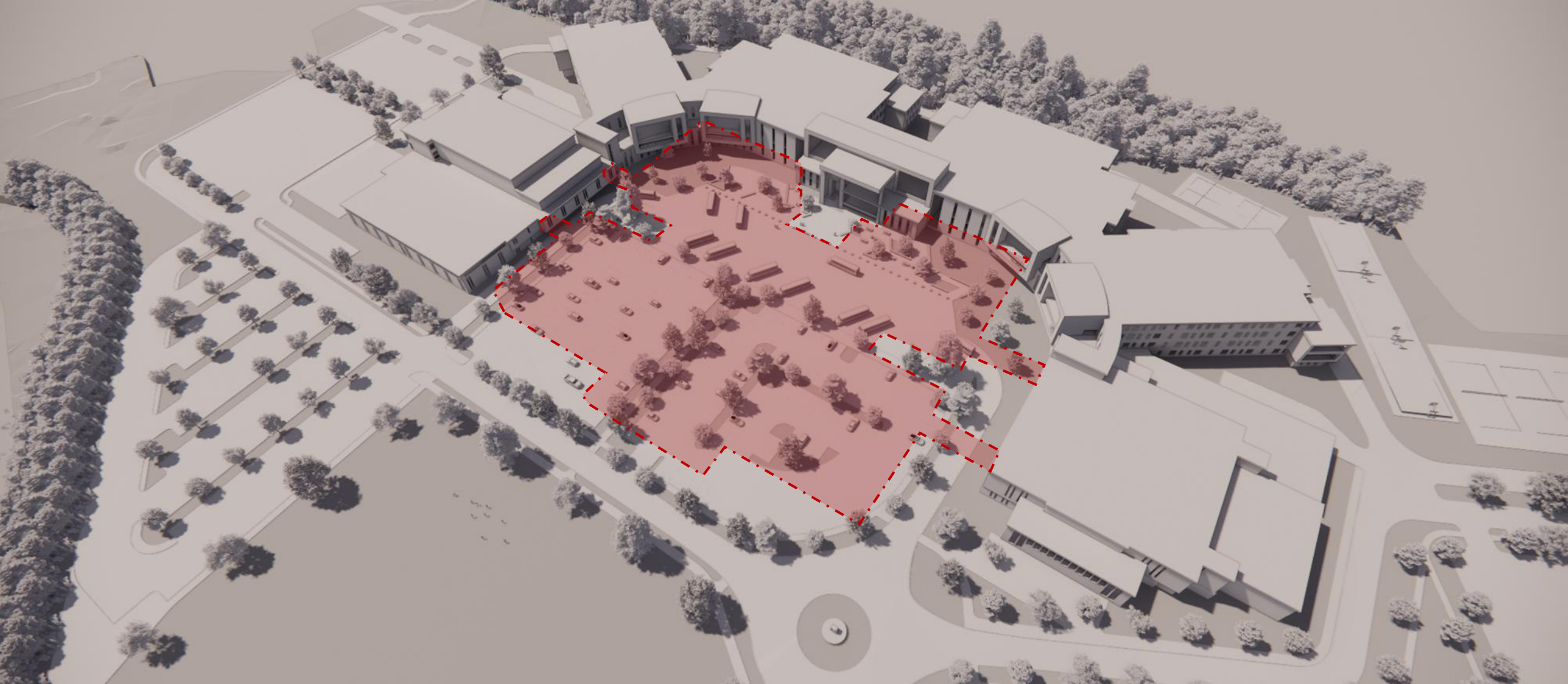


BROCKTON HIGH SCHOOL

BROCKTON
CITY OF CHAMPIONS



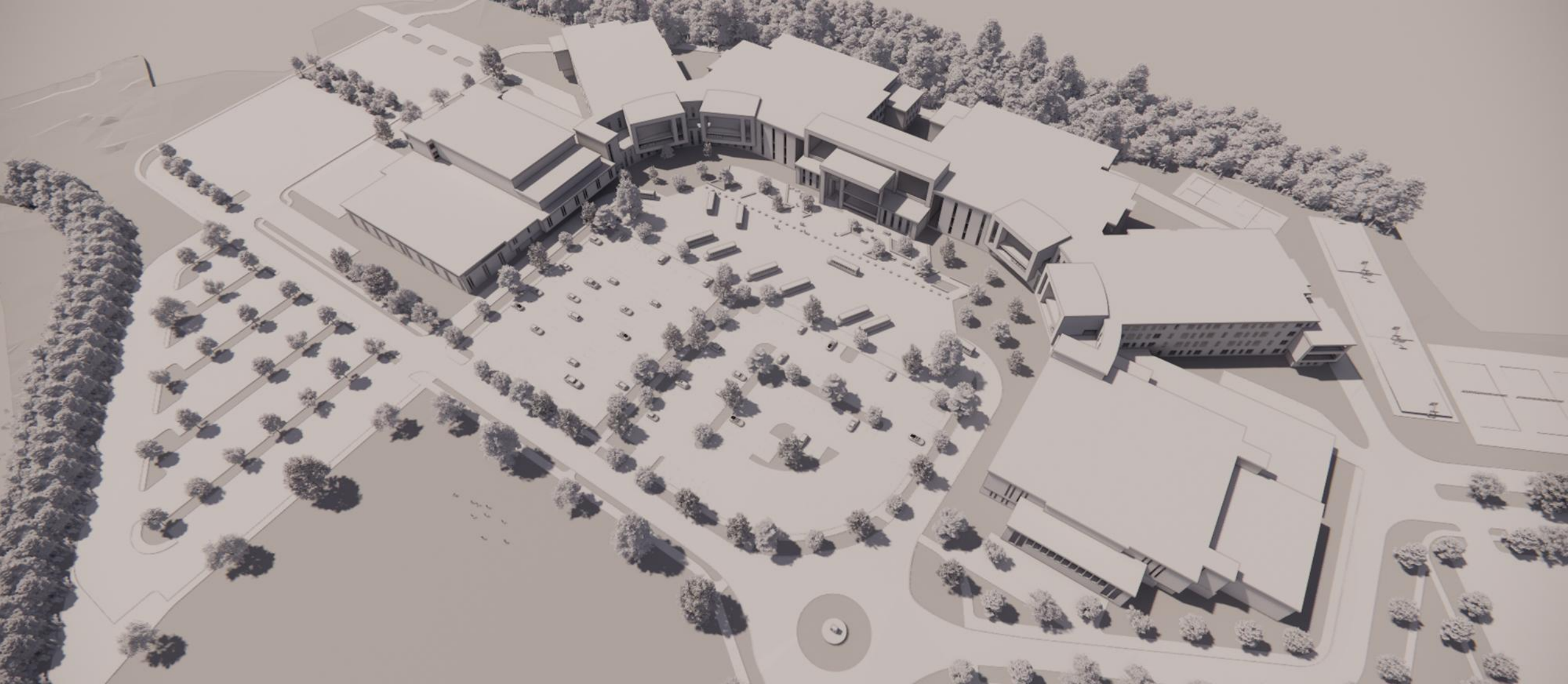
PHASE 3: DEMOLISH EXISTING ACADEMIC HOUSES



BROCKTON HIGH SCHOOL

PHASE 4: COMPLETE SITEWORK

BROCKTON
CITY OF CHAMPIONS



BROCKTON HIGH SCHOOL

PROJECT SCHEDULE / CONSTRUCTION PHASING



Design Phase

Design Development
April – October 2027

60% Construction Documents (CDs)
October 2027 – April 2028

90% CDs
April – August 2028

100% CDs
August – October 2028



Bidding

October – November 2028



Early Bid Package #1: Site & Foundations

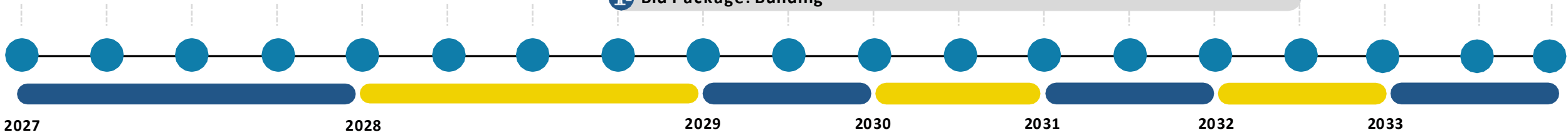


Early Bid Package #2: Structural Steel



Bid Package: Building

Building Occupancy
June 2032



Phase 1A
Construct District Kitchen



Phase 1B
Demo Existing Kitchen



Phase 2
Construct Academic Houses



Phase 2A & 2B
Renovate Existing Buildings



Phase 3
Demo Existing Academic



Phase 4
Complete Sitework

BROCKTON HIGH SCHOOL

MSBA REIMBURSEMENT POLICIES



Applying MSBA Funding Policies vs. Actual Costs**

Apply Construction Cost Funding Limits

Sitework Cost Limit

MSBA: \$73/sf

Actual: \$90-110/sf Site Cost

Building Cost Limit per Square Foot

MSBA: \$605/sf

Actual: \$925/sf HS Building Cost

Fixtures, Furniture, Equipment & Technology Cap

MSBA: \$3,485/Student

Actual: \$4,000 +/- Typical Cost

Other Misc. Smaller Caps Create Additional Ineligibility

Designer and OPM Fee Cap

Construction and Owner's Contingencies

Square Footage in Excess of MSBA Guidelines

**Costs are not Specific to Brockton High School

BROCKTON HIGH SCHOOL

MSBA REIMBURSEMENT RATES IN EASTERN MA

Average Difference Between
Base Reimbursement Rate and
Effective Reimbursement Rate

25.54%

Brockton High School

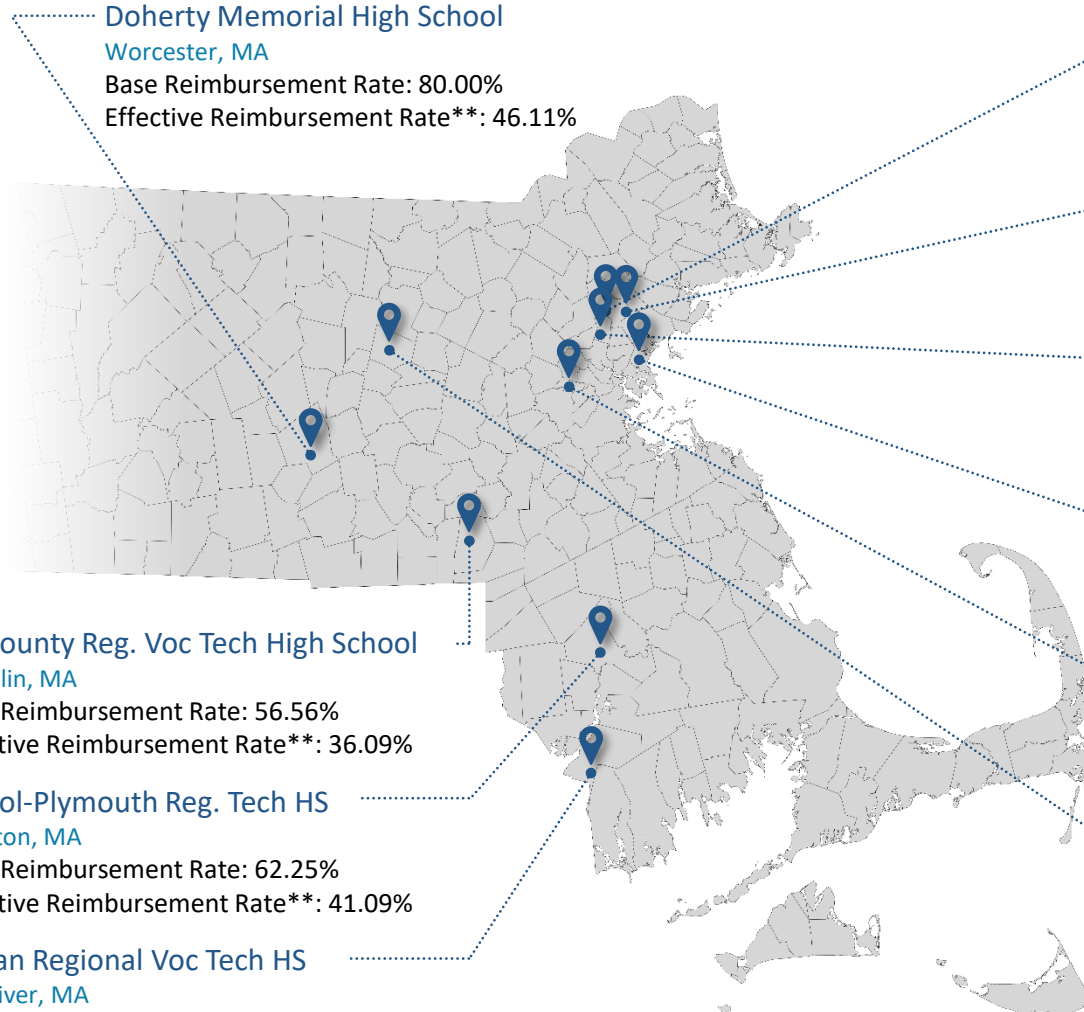
Brockton, MA

Estimated Base Reimbursement Rate

80.00%

Estimated Effective Reimbursement Rate**

54.32%



Doherty Memorial High School

Worcester, MA

Base Reimbursement Rate: 80.00%

Effective Reimbursement Rate**: 46.11%

Northeast Metro Tech HS

Wakefield, MA

Base Reimbursement Rate: 76.84%

Effective Reimbursement Rate**: 44.38%

Wakefield High School

Wakefield, MA

Base Reimbursement Rate: 53.14%

Effective Reimbursement Rate**: 23.78%

Stoneham High School

Stoneham, MA

Base Reimbursement Rate: 62.25%

Effective Reimbursement Rate**: 41.09%

Revere High School

Revere, MA

Base Reimbursement Rate: 79.99%

Effective Reimbursement Rate**: 57.97%

Watertown High School

Watertown, MA

Base Reimbursement Rate: 49.33%

Effective Reimbursement Rate**: 25.63%

Nashoba Regional High School

Bolton, MA

Base Reimbursement Rate: 55.09%

Effective Reimbursement Rate**: 32.98%

Tri-County Reg. Voc Tech High School

Franklin, MA

Base Reimbursement Rate: 56.56%

Effective Reimbursement Rate**: 36.09%

Bristol-Plymouth Reg. Tech HS

Taunton, MA

Base Reimbursement Rate: 62.25%

Effective Reimbursement Rate**: 41.09%

Diman Regional Voc Tech HS

Fall River, MA

Base Reimbursement Rate: 79.77%

Effective Reimbursement Rate**: 50.66%

**Utilizing MSBA Schematic Design Data for
High School Projects in Years 2023-2024

BROCKTON HIGH SCHOOL

CTE STUDENT ACCOMPLISHMENTS



Postsecondary Pathways

- Majority of graduates pursue two- and four-year colleges and universities
- A significant number enter the workforce, including healthcare, public service, and trades
- Some graduates enlist in the U.S. military
- Others pursue career training programs, certifications, or gap-year opportunities

Work-Based Learning & Career Exposure

- Students participate in internships, job shadowing, and career exploration programs
- Partnerships with local hospitals, businesses, higher education institutions, and community organizations
- Career pathways aligned with healthcare, IT, business, education, and skilled trades

INDUSTRY-RECOGNIZED CREDENTIALS

Automotive

ASE Entry-Level Certification
OSHA-10 Safety Certification
Automotive Maintenance and Light Repair (MLR) credential preparation

Carpentry

OSHA-10 Construction Safety Certification
Hot Work Safety Certification
NCCER Core and Carpentry credential preparation
Hours toward Massachusetts Construction Supervisor License (CSL) eligibility

Culinary Arts

ServSafe Food Handler Certification
ServSafe Manager Certification
ServSafe Allergen Certification

Graphic Communications

Adobe Certified Professional (Photoshop, Illustrator, InDesign)
OSHA-10 General Industry Certification
PrintED Graphic Communications credential preparation

Health Assisting

Certified Nursing Assistant (CNA) eligibility
CPR / AED Certification
First Aid Certification
Home Health Aide (HHA) eligibility