

VOTE OF THE  
MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
APPROVING

**THE FISCAL YEAR 2025  
SCHEDULE OF PROPOSED RENTS AND OPERATING BUDGET  
FOR THE AUTHORITY AND STATE UNIVERSITY RESIDENCE HALLS**

VOTED:

The Massachusetts State College Building Authority (the "Authority")  
Hereby approves the Schedule of Proposed Rents and Operating Budget for the  
Authority and State University Residence Halls for Fiscal Year 2025, attached hereto,  
and authorizes Janet L. Chrisos, Executive Director, to transmit the schedule in  
substantially the same form to the Commonwealth's Board of Higher Education.

Approved in Public Meeting of the Authority  
December 18, 2023

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY**

**CERTIFICATE OF VOTE**

I, Michael Fallon, Chairman of the Massachusetts State College Building Authority (the "Authority"), a body politic and corporate created by Chapter 703 of the Acts of 1963 of the Commonwealth of Massachusetts, hereby certify that the following is a true copy of the vote taken at a meeting of the Members of the Authority in accordance with the bylaws of the Authority, which meeting was held December 18, 2023 at 1:00 pm.

A quorum being present, upon motion duly made and seconded, it was:

VOTED: The Massachusetts State College Building Authority (the "Authority") hereby approves the Schedule of Proposed Rents and Operating Budget for the Authority and State University Residence Halls for Fiscal Year 2025, attached hereto, and authorizes Janet L. Chrisos, Executive Director, to transmit the schedule in substantially the same form to the Commonwealth's Board of Higher Education.

By: *Michael J Fallon*  
Michael J Fallon (Jan 17, 2024 10:02 EST)  
Michael Fallon  
Chairman

Dated: December 18, 2023







# ATTACHMENT 5 - FY2025 Schedule of Proposed Rents and Operating Budget Vote 2023-12-18

Final Audit Report

2024-01-17

Created:	2023-12-19
By:	Jadea Simmons (jsimmons@mscba.org)
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## "ATTACHMENT 5 - FY2025 Schedule of Proposed Rents and Operating Budget Vote 2023-12-18" History

-  Document created by Jadea Simmons (jsimmons@mscba.org)  
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-  Document e-signed by Michael J Fallon (mfallon@falloncompany.com)  
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**FISCAL YEAR 2025  
SCHEDULE OF PROPOSED RENTS AND OPERATING BUDGET  
FOR THE AUTHORITY AND STATE UNIVERSITY RESIDENCE HALLS**

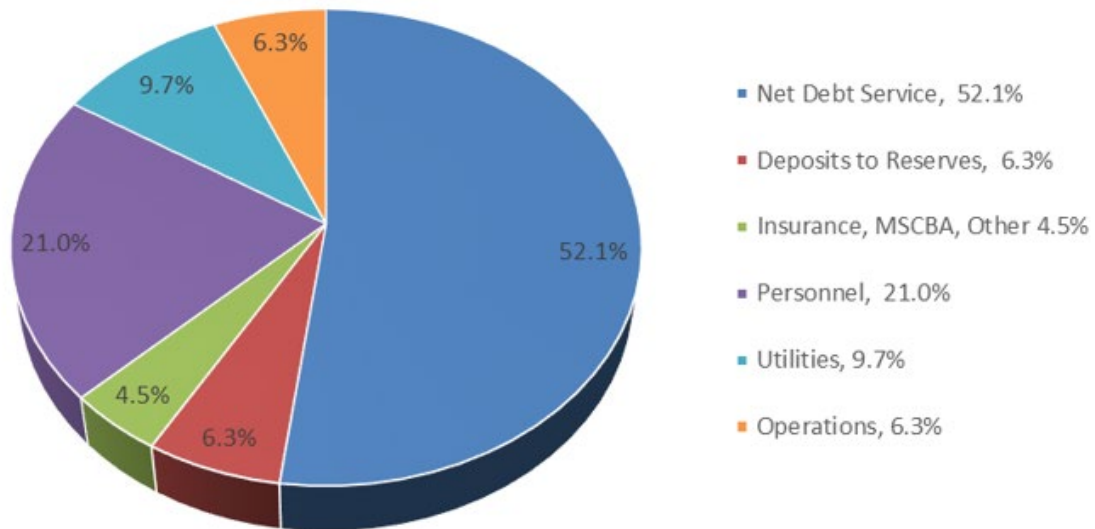
*In accordance with the provisions of the Contract for Financial Assistance, Management and Services and pursuant to Section 1-9 of Ch. 703 of the Acts of 1963 as amended, the Massachusetts State College Building Authority hereby submits its Fiscal Year 2025 Schedule of Proposed Rents and Operating Budget for the Authority and State University Residence Halls. The Authority hereby informs the Board of Higher Education that the proposed rents produce revenue sufficient to pay Authority expenses, including maintenance, repair, operations, debt service, reserves, and administration, and recommend approval accordingly.*

**Fiscal Year 2025 Rent Recommendations**

Student rents fund costs of operating the residence halls (salaries, utilities, and repairs) as well as the Authority’s residence hall debt service, insurance premiums, deposits to capital improvement reserves, and Authority operating costs. The Authority receives no Commonwealth appropriations for these costs.

The recommended schedule of residence hall rents (Schedule 4) averages \$9,504 in FY25. The following chart illustrates the uses of the average rent:

**Uses of FY2025 Average Rent (\$9,504)**



This rent recommendation represents a 3.5% increase over FY2024 approved average rent. The table below displays the recent history of average rent increases.

**Average Rent Increase on Existing Beds**

2008/2009	2010/2011	2012/2013	2014/2015	2016/2017	2018/2019	2020/2021	2021/2022	2022/2023	2023/2024
6.0%	3.5%	2.3%	2.1%	3.8%	3.2%	3.1%	1.4%	2.4%	3.5%

## **Schedules and Attachments**

This Schedule of Proposed Rents and Operating Budget is supported by the following schedules:

Schedule 1: Authority Comprehensive Budget – This schedule shows sources of Authority-held revenues derived from State University assessments and other sources and the uses of such funds, including the Authority's operations, debt service payments, and deposits to reserves.

Schedule 2: Authority Operating Budget – This schedule, a subset of Schedule 1, shows the detail of the Authority's FY2024 actual spending through December 31, 2023, and proposed FY2025 operating budget.

Schedule 3: Residence Hall Trust Fund Budget – This schedule is the consolidated residence hall operating budgets, including actual results for FY2023, updated budget for FY2024, and proposed FY2025 budget. Revenues are collected directly by the universities and consist primarily of student rents. Expenditures for residence hall operating expenses and other costs are paid directly by the universities. Schedule 3 includes expenditures for debt service, insurance, MSCBA operations, and deposits to reserves that are assessed by and remitted to the Authority. The schedule also includes beginning and ending residence hall trust fund balances.

Schedule 4: Residence Halls Room Rents – This schedule shows the fall 2023 design occupancy for each residence hall, the FY2024 approved rents for each room configuration, and the proposed rents for FY2025.

Schedule 5: Student Life Project Gross Debt Service Assessments – This schedule shows the gross debt service for Student Life projects. Student Life projects are primarily assessed for debt service. Contributions for capital reserves and insurance premiums are also assessed where applicable.

Schedule 6: Residence Hall Occupancy Rates – This schedule shows the actual residence hall occupancy data for each of the nine state universities for the four most recent fiscal years.

In addition, there are two attachments.

Attachment 1: Residence Hall Policies, Fiscal Year 2025 includes the policy guidelines promulgated by the Authority for the benefit of the residence hall life functions of each state university.

Attachment 2: Residence Hall Preventive Maintenance Guide is the Authority's recommended approach to maintaining and improving the operational efficiency of the residence halls.

**Massachusetts State College Building Authority**  
**Schedule 1: Comprehensive Operating Budget**

Authority assessments and other Authority held revenues against Authority operations (Schedule 2), debt service, and deposits to reserves (Schedules 3 and 5).

Revenues and expenditures/deposits to reserves for fiscal year 2025 are projected to be balanced at \$110.4 million.

	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY25/24</b>	<b>FY25/24</b>
	<b>Actual</b>	<b>Updated</b>	<b>Proposed</b>	<b>Variance (\$)</b>	<b>Variance (%)</b>
<b>REVENUES</b>					
<b>Assessment Revenues</b>	<b>\$113,355,096</b>	<b>\$114,911,709</b>	<b>\$ 116,716,451</b>	<b>\$1,804,742</b>	<b>1.6%</b>
Residence - Gross DS & Other	88,222,218	87,491,465	88,569,233	1,077,769	1.2%
Student Life Gross DS & Other	25,132,878	27,420,244	28,147,217	726,973	2.7%
<b>Debt Service Credits</b>	<b>(\$12,770,755)</b>	<b>(\$9,948,048)</b>	<b>(6,788,297)</b>	<b>\$3,159,751</b>	<b>(31.8%)</b>
DSRF Interest Earnings and Corpus Releases	(10,564,199)	(4,826,664)	(5,009,553)	(182,889)	3.8%
Build America Bonds Subsidy	(1,966,403)	(1,880,509)	(1,778,744)	101,765	(5.4%)
Capitalized Interest and Other	(240,154)	(3,240,876)	-	3,240,876	(100.0%)
<b>Net Assessment Revenues</b>	<b>\$100,584,341</b>	<b>\$104,963,660</b>	<b>\$109,928,154</b>	<b>\$4,964,494</b>	<b>4.7%</b>
<b>Other Revenues</b>	<b>1,700,000</b>	<b>450,000</b>	<b>450,000</b>	<b>\$0</b>	<b>0.0%</b>
DSRF Interest Earnings for Supplemental System CIR Deposits	1,700,000	450,000	450,000	0	0.0%
<b>TOTAL REVENUES</b>	<b>\$102,284,341</b>	<b>\$105,413,660</b>	<b>\$110,378,154</b>	<b>\$4,964,494</b>	<b>4.7%</b>
<b>EXPENDITURES &amp; DEPOSITS TO RESERVES</b>					
<b>Operating Expenses</b>	<b>\$4,167,648</b>	<b>\$4,361,749</b>	<b>\$4,789,190</b>	<b>\$427,441</b>	<b>9.8%</b>
Authority Operating Budget (excl. Capital*)	2,522,972	2,542,288	2,697,564	155,276	6.1%
Property and Liability Insurance	1,644,676	1,819,461	2,091,626	272,165	15.0%
<b>Net Debt Service &amp; Deposits to Reserves</b>	<b>\$98,451,394</b>	<b>\$101,230,674</b>	<b>\$105,588,964</b>	<b>\$4,358,289</b>	<b>4.3%</b>
Net Debt Service Due	87,182,317	90,403,853	94,331,310	3,927,457	4.3%
System Capital Improvement Reserve	4,835,426	5,037,453	5,207,894	170,441	3.4%
Supplemental System Capital Improvement Reserve	1,700,000	450,000	450,000	0	0.0%
Campus Project Capital Reserve	3,333,650	3,939,368	4,199,760	260,392	6.6%
Multipurpose Reserve	400,000	400,000	400,000	0	0.0%
Supplemental Reserve	1,000,000	1,000,000	1,000,000	0	0.0%
<b>TOTAL EXPENDITURES &amp; DEPOSITS TO RESERVES</b>	<b>\$102,619,042</b>	<b>\$105,592,423</b>	<b>\$110,378,153</b>	<b>\$4,785,730</b>	<b>4.5%</b>
<b>Revenues Minus Expenditures &amp; Reserves</b>	<b>(\$334,701)</b>	<b>(\$178,763)</b>	<b>\$0</b>	<b>\$178,763</b>	<b>(100.0%)</b>
<i>Change/Revenues</i>	-0.33%	-0.17%	0.00%		
<i>Debt Service/Expenditures &amp; Reserves</i>	85.0%	85.6%	85.5%		
<i>Management Fee Transfers for PM Salary &amp; Expense</i>	<b>\$623,095</b>	<b>\$708,399</b>	<b>\$745,511</b>	<b>\$37,112</b>	<b>5.2%</b>

**Massachusetts State College Building Authority  
Schedule 2: Authority Operating Budget**

A subset of "Schedule 1" which shows detail of Authority salary and other operating expenditures.

In fiscal 2025 the budget is projected to be \$3.4 million, inclusive of capital spending, a 13% increase from the fiscal year 2024 approved budget.

		FY23 Approved	FY23 Actual	FY23 Over / (Under)	FY23 % Over / (Under)	FY24 Approved	FY24YTD 12/1/2023	FY24 % Spent	FY24 Projected	FY24 Projected Over / (Under)	FY24 \$ Change (vs. FY23 Actual)	FY24 % Change (vs. FY 23 Actual)	FY25 Proposed	FY25 \$ Change (vs. FY24 Approved)	FY25 % Change (vs. FY24 Approved)	FY25 \$ Change (vs. FY24 Projected)	FY25 % Change (vs. FY24 Projected)
<b>CATEGORY</b>																	
	<b>Authority Operating Salary</b>	<b>1,315,818</b>	<b>1,408,775</b>	<b>92,957</b>	<b>7%</b>	<b>1,405,042</b>	<b>652,985</b>	<b>50%</b>	<b>1,503,824</b>	<b>98,782</b>	<b>95,049</b>	<b>7%</b>	<b>1,587,296</b>	<b>182,254</b>	<b>13%</b>	<b>83,473</b>	<b>6%</b>
AA	Salary & Taxes	1,199,106	1,305,801	106,695	9%	1,292,848	605,947	51%	1,373,655	80,808	67,855	5%	1,450,619	157,772	12%	76,964	6%
BB	Medical & Dental Insurance	85,812	51,708	(34,104)	-40%	112,194	47,038	55%	130,169	17,974	78,461	152%	136,677	24,483	22%	6,508	5%
CC	Retiree Health Insurance	30,900	51,266	20,366	66%	-	-	0%	-		(51,266)	-100%	-	-		-	
	<b>Consultants</b>	<b>225,000</b>	<b>386,720</b>	<b>161,720</b>	<b>72%</b>	<b>303,000</b>	<b>119,380</b>	<b>53%</b>	<b>335,164</b>	<b>32,164</b>	<b>-51,556</b>	<b>-13%</b>	<b>322,222</b>	<b>19,222</b>	<b>6%</b>	<b>-12,943</b>	<b>-4%</b>
DD	Consultant Services	50,000	191,258	141,258	283%	75,000	53,081	106%	115,813	40,813	(75,445)	-39%	95,000	20,000	27%	(20,813)	-18%
EE	Contract Services	100,000	135,463	35,463	35%	148,000	62,299	62%	150,474	2,474	15,011	11%	154,832	6,832	5%	4,359	3%
FF	Trustee Services	75,000	60,000	(15,000)	-20%	80,000	4,000	5%	68,878	(11,122)	8,878	15%	72,389	(7,611)	-10%	3,511	5%
	<b>Legal &amp; Accounting</b>	<b>200,000</b>	<b>218,204</b>	<b>18,204</b>	<b>9%</b>	<b>210,000</b>	<b>191,849</b>	<b>96%</b>	<b>238,813</b>	<b>28,813</b>	<b>20,609</b>	<b>9%</b>	<b>255,000</b>	<b>45,000</b>	<b>21%</b>	<b>16,187</b>	<b>7%</b>
GG	Legal Services	85,000	110,693	25,693	30%	90,000	22,815	27%	69,779	(20,221)	(40,914)	-37%	115,000	25,000	28%	45,221	65%
HH	Accounting Services	115,000	107,511	(7,490)	-7%	120,000	169,034	147%	169,034	49,034	61,524	57%	140,000	20,000	17%	(29,034)	-17%
	<b>Occupancy Expense</b>	<b>311,060</b>	<b>338,599</b>	<b>27,539</b>	<b>9%</b>	<b>314,139</b>	<b>129,251</b>	<b>42%</b>	<b>309,855</b>	<b>-4,285</b>	<b>-28,744</b>	<b>-8%</b>	<b>320,000</b>	<b>5,861</b>	<b>2%</b>	<b>10,145</b>	<b>3%</b>
II	Rent & Utilities	311,060	338,599	27,539	9%	314,139	129,251	42%	309,855	(4,285)	(28,744)	-8%	320,000	5,861	2%	10,145	3%
II	Moving Costs - Physical +IT																
	<b>Authority Administrative Expense</b>	<b>149,800</b>	<b>170,674</b>	<b>20,874</b>	<b>14%</b>	<b>132,000</b>	<b>42,023</b>	<b>28%</b>	<b>154,632</b>	<b>22,632</b>	<b>-16,042</b>	<b>-9%</b>	<b>213,046</b>	<b>81,046</b>	<b>61%</b>	<b>58,414</b>	<b>38%</b>
JJ	Authority Expense	56,000	86,027	30,027	54%	60,000	14,354	26%	56,318	(3,682)	(29,708)	-35%	95,000	35,000	58%	38,682	69%
KK	Software	35,000	23,942	(11,058)	-32%	30,000	2,660	8%	29,844	(156)	5,902	25%	50,000	20,000	67%	20,156	68%
LL	Office Supplies	6,000	5,497	(503)	-8%	6,000	2,263	38%	8,938	2,938	3,441	63%	6,000	-	0%	(2,938)	-33%
MM	Subscription & Publication Fees	4,000	11,295	7,295	182%	4,000	10,152	254%	15,000	11,000	3,705	33%	9,200	5,200	130%	(5,800)	-39%
NN	Telephone & Data Services	38,800	29,580	(9,220)	-24%	22,000	10,078	26%	36,044	14,044	6,464	22%	37,846	15,846	72%	1,802	5%
OO	Office Equipment (computer/furniture)	10,000	14,332	4,332	43%	10,000	2,515	25%	8,488	(1,512)	(5,845)	-41%	15,000	5,000	50%	6,512	77%
	<b>Authority Capital Salary+Costs</b>	<b>619,120</b>	<b>623,095</b>	<b>3,975</b>	<b>1%</b>	<b>687,009</b>	<b>248,250</b>	<b>40%</b>	<b>708,399</b>	<b>21,391</b>	<b>85,304</b>	<b>14%</b>	<b>745,511</b>	<b>58,503</b>	<b>9%</b>	<b>37,112</b>	<b>5%</b>
PP	Salary & Taxes	583,949	584,851	902	0%	641,208	248,250	43%	656,063	14,855	71,212	12%	690,558	49,350	8%	34,495	5%
QQ	Medical & Dental Insurance	35,170	38,244	3,074	9%	45,801	-	0%	52,336	6,535	14,092		54,953	9,152	20%	2,617	5%
	<b>Operating Budget Inclusive of Capital Funds</b>	<b>2,820,797</b>	<b>3,146,067</b>	<b>325,269</b>	<b>12%</b>	<b>3,051,190</b>	<b>1,383,739</b>	<b>49%</b>	<b>3,250,687</b>	<b>199,497</b>	<b>104,621</b>	<b>3%</b>	<b>3,443,076</b>	<b>391,885</b>	<b>13%</b>	<b>192,388</b>	<b>6%</b>
	<b>Operating Budget Exclusive of Capital Funds</b>	<b>2,201,678</b>	<b>2,522,972</b>	<b>321,294</b>	<b>15%</b>	<b>2,364,182</b>	<b>1,135,489</b>	<b>52%</b>	<b>2,542,288</b>	<b>178,107</b>	<b>19,316</b>	<b>1%</b>	<b>2,697,564</b>	<b>333,383</b>	<b>14%</b>	<b>155,276</b>	<b>6%</b>

**Massachusetts State College Building Authority**  
**Schedule 3: Aggregate Residence Halls Budget**

Consolidated residence hall annual operating budgets. Revenues are collected directly by the universities and consist primarily of student rents. Building operating expenditures and other operating costs are paid directly by the universities. Expenditures for debt service, MSCBA operating, insurance, and deposits to reserves are typically assessed by and remitted to the Authority.

Revenues for fiscal year 2025 are projected to be \$136.4 million and total expenditures at \$137.1 million, yielding a potential ending fund balance of \$23.8 million, dependent on the outcome of the FY24 actuals. The ending Residence Hall Trust Fund balance is projected to be 18.2% of prior year expenditures.

	<b>FY23 Actual (\$)</b>	<b>FY24 Update (\$)</b>	<b>FY25 Proposed (\$)</b>	<b>FY25/24 Variance (\$)</b>	<b>FY25/24 Variance (%)</b>
<b>OPENING FUND BALANCE a/o JULY 1 (RHTF)</b>	<b>\$34,950,920</b>	<b>\$30,456,238</b>	<b>\$24,494,004</b>	<b>(\$5,962,234)</b>	<b>-19.6%</b>
<b>REVENUES</b>					
Academic Year Revenue (net of grants)	111,328,167	116,681,498	122,374,016	5,692,518	4.9%
Summer Rental and Conference	2,194,972	2,156,472	2,115,425	(41,047)	-1.9%
University Support for Projects	290,000	990,000	565,000	(425,000)	-42.9%
Other Income	3,287,268	3,196,899	3,436,495	239,596	7.5%
Housing Grants	(4,995,200)	(4,405,931)	(4,588,344)	(182,413)	4.1%
Federal/State Aid to Support the Operating Reserve	4,000,000	-	-		
University Support for the Operating Reserve	2,327,093	5,985,632	12,532,687	6,547,055	109.4%
<b>TOTAL REVENUES</b>	<b>\$118,432,301</b>	<b>\$124,604,570</b>	<b>\$136,435,279</b>	<b>\$11,830,709</b>	<b>9.5%</b>
<b>EXPENDITURES</b>					
<b>Building Expenses</b>	<b>\$45,613,444</b>	<b>\$50,115,262</b>	<b>\$53,568,433</b>	<b>\$3,453,171</b>	<b>6.9%</b>
Salary & Benefits	24,394,327	27,420,611	29,638,025	2,217,415	8.1%
Operations & Maintenance	8,134,861	9,006,219	8,953,086	(53,133)	-0.6%
Energy/Sewer & Water	11,512,337	12,661,198	13,664,975	1,003,777	7.9%
Administrative & Technology	1,571,919	1,027,234	1,312,346	285,112	27.8%
<b>MSCBA Residence Hall Assessments</b>	<b>77,313,539</b>	<b>80,451,542</b>	<b>83,547,846</b>	<b>\$3,096,303</b>	<b>3.8%</b>
Original System Assessment	17,054,032	17,128,512	17,765,573	637,061	3.7%
System Repair Assessment	22,481,523	18,531,665	18,713,973	182,308	1.0%
Campus Assessment	48,446,509	51,831,288	52,089,687	258,400	0.5%
Debt Service Reserve Funds, BABS, Cap-I, etc.	(10,668,525)	(7,039,923)	(5,021,388)	2,018,535	-28.7%
<b>TOTAL EXPENDITURES</b>	<b>\$122,926,983</b>	<b>\$130,566,804</b>	<b>\$137,116,278</b>	<b>\$6,549,474</b>	<b>5.0%</b>
<b>Change in Net Position</b>	<b>(\$4,494,682)</b>	<b>(\$5,962,234)</b>	<b>(\$681,000)</b>	<b>\$5,281,235</b>	<b>-88.6%</b>
<b>ENDING FUND BALANCE a/o June 30 (RHTF)</b>	<b>\$30,456,238</b>	<b>\$24,494,004</b>	<b>\$23,813,004</b>	<b>(\$681,000)</b>	<b>-2.8%</b>
<i>Fund Balance / Prior Year Expenditures</i>	23.1%	19.9%	18.2%		
<b>DESIGN OCCUPANCY TOTAL</b>	<b>16,546</b>	<b>16,616</b>	<b>16,616</b>	<b>-</b>	<b>0.0%</b>
System Beds (built prior to CY 2000)	9,809	9,809	9,809	-	0.0%
Campus Beds (built in or after CY 2000)	6,737	6,807	6,807	-	0.0%



**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	Fall 2023 Design Occupancy	FY24 Approved Rent (\$)	FY25 Proposed Rent (\$)
<b><u>Bridgewater State</u></b>	<b><u>3,298</u></b>		
Great Hill - RA	3	10,400	10,972
Great Hill - Singles	195	10,400	10,972
Miles-Dinardo - RA	12	8,767	9,074
Miles-Dinardo - Medical Singles	5	8,767	9,074
Miles-Dinardo - Singles	8	9,282	9,700
Miles-Dinardo - Doubles	369	8,767	9,074
Pope - RA	9	8,301	8,592
Pope - Medical Singles	3	8,301	8,592
Pope - Singles	2	8,894	9,294
Pope - Doubles	172	8,301	8,592
Scott - RA	8	8,301	8,592
Scott - Medical Singles	1	8,301	8,592
Scott - Singles	2	8,894	9,294
Scott - Doubles	141	8,301	8,592
Shea/Durgin - RA	20	8,301	8,592
Shea/Durgin - Singles	2	8,894	9,294
Shea/Durgin - Doubles	638	8,301	8,592
Woodward - RA	6	8,301	8,384
Woodward - Enhanced Housing Option	0		8,934
Woodward - Doubles	225	8,301	8,384
SUBTOTAL - SYSTEM	<u>1,821</u>		
Stonehouse (East) Hall - RA	7	8,960	9,367
Stonehouse (East) Hall - Medical Singles	9	9,050	9,367
Stonehouse (East) Hall - Singles	148	10,249	10,813
Stonehouse (East) Hall - Doubles	136	9,050	9,367
Crimson Hall - RA	7	9,360	9,636
Crimson Hall - Medical Singles	3	9,221	9,636
Crimson Hall - Singles	90	10,475	11,051
Crimson Hall - Doubles	308	9,221	9,636
Pope & Scott Addition - Medical Singles	0	8,301	8,592
Pope & Scott Addition - Doubles	269	8,301	8,592
Weygand Hall - RA	12	9,360	9,837
Weygand Hall - Medical Singles	7	9,413	9,837
Weygand Hall - Singles	89	10,691	11,279
Weygand Hall - Doubles	392	9,413	9,837
SUBTOTAL - CAMPUS	<u>1,477</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	Fall 2023 Design Occupancy	FY24 Approved Rent (\$)	FY25 Proposed Rent (\$)
<b><u>Fitchburg State</u></b>	<b><u>1,705</u></b>		
Apartments - RA	3	9,800	9,996
Apartments - Singles	186	9,800	9,996
Aubuchon Suites - RA	10	7,620	7,772
Aubuchon Suites - Premium Singles (Doubles as Singles)	0	9,534	9,725
Aubuchon Suites - Doubles	315	7,620	7,772
Herlihy - RA	4	6,998	6,998
Herlihy - Singles	3	8,404	8,404
Herlihy - Designed Premium Singles	1	8,918	8,918
Herlihy - Premium Singles (Doubles as Singles)	8	8,890	8,890
Herlihy - Doubles and Triples as Singles	0	8,404	8,404
Herlihy - Doubles	114	6,998	6,998
Herlihy - Triples	24	6,998	6,998
Mara - RA	9	7,620	7,772
Mara - Singles	3	8,918	9,096
Mara - Premium Singles (Doubles as Singles)	0	9,534	9,725
Mara - Doubles	316	7,620	7,772
Mara 1-2 A/C Standard Double	0	7,992	8,152
Mara 1-2 A/C Designed Single	0	9,296	9,482
Mara 1-2 A/C Premium Single	0	10,218	10,422
Russell - RA	12	6,998	7,138
Russell - Singles	14	8,404	8,572
Russell - Single Suites	12	8,918	9,096
Russell - Designed Premium Single w/ Bath	9	8,900	9,078
Russell - Doubles & Triples as Singles	0	8,404	8,572
Russell - Doubles	244	6,998	7,138
Russell - Double Suites	110	7,620	7,772
Russell - Triples	34	6,998	7,138
Russell - Triple Suites	10	7,620	7,772
SUBTOTAL - SYSTEM	<u>1,441</u>		
Cedar Street House - RA	1	9,240	9,425
Cedar Street House - Singles	27	9,240	9,425
Mara Village Expansion - RA	2	7,992	8,152
Mara Village Expansion - Singles	2	9,296	9,482
Mara Village Expansion - Premium Singles (Doubles as Singles)	0	10,218	10,422
Mara Village Expansion - Doubles	100	7,992	8,152
Simonds Hall - Singles	132	9,800	9,996
Simonds Hall - Designed Premium Singles	0	10,484	10,694
SUBTOTAL - CAMPUS	<u>264</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	Fall 2023 Design Occupancy	FY24 Approved Rent (\$)	FY25 Proposed Rent (\$)
<b>Framingham State</b>	<b>1,972</b>		
Corinne - RA	16	8,280	8,500
Corinne - Singles	32	9,100	9,320
Corinne - Premium Singles (Doubles as Singles)	34	11,280	11,500
Corinne - Doubles as Singles	0	11,280	11,500
Corinne - Doubles	422	8,280	8,500
Horace Mann - RA	3	8,280	8,500
Horace Mann - Singles	98	9,100	9,320
Horace Mann - Premium Singles (Doubles as Singles)	0	11,280	11,500
Horace Mann - Doubles	6	8,280	8,500
Horace Mann - Jr. Suite Singles	4	9,600	9,820
Horace Mann - Jr. Suite Premium Singles (Doubles as Singles)	0	11,780	12,000
Horace Mann - Jr. Suite Doubles	8	8,780	9,000
Larned - RA	10	8,280	8,500
Larned - Premium Singles (Doubles as Singles)	0	11,280	12,000
Larned - Doubles	306	8,280	9,000
Larned - Triples	30	8,280	9,000
Larned - Quads	16	8,280	9,000
Linsley- RA	5	8,280	8,500
Linsley - Singles	2	9,380	9,600
Linsley - Premium Singles (Doubles as Singles)	0	11,780	12,000
Linsley - Doubles	70	8,780	9,000
Linsley - Suites Premium Singles (Doubles as Singles)	0	12,780	13,000
Linsley - Suites Doubles	80	9,780	10,000
Peirce - RA	3	8,500	8,500
Peirce - Singles	87	9,100	9,320
Peirce - Premium Singles (Doubles as Singles)	0	11,280	11,500
Peirce - Doubles	14	8,280	8,500
SUBTOTAL - SYSTEM	<u>1,246</u>		
Mary Miles Bibb Hall - RA	10	8,880	9,100
Mary Miles Bibb Hall - Singles	16	10,880	11,100
Mary Miles Bibb Hall - Suite Singles	0	10,880	11,100
Mary Miles Bibb Hall - Suite Premium Singles (Doubles as Singles)	0	13,880	14,100
Mary Miles Bibb Hall - Suite Doubles	184	10,880	11,100
Mary Miles Bibb Hall - Conjoined Premium Singles (Doubles as Singles)	0	12,880	13,100
Mary Miles Bibb Hall - Conjoined Doubles	200	9,880	10,100
West Hall - RA	9	8,880	9,100
West Hall - Singles	35	10,880	11,100
West Hall - Premium Singles (Doubles as Singles)	0	12,880	13,100
West Hall - Doubles	272	9,880	10,100
SUBTOTAL - CAMPUS	<u>726</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	Fall 2023 Design Occupancy	FY24 Approved Rent (\$)	FY25 Proposed Rent (\$)
<b><u>Mass College of Art &amp; Design</u></b>	<b><u>919</u></b>		
Smith - RA	4	12,330	12,700
Smith - Singles	8	12,330	12,700
Smith - Build-up Singles as Doubles	0	10,230	10,537
Smith - Doubles	96	10,850	11,176
Smith - Build-up Doubles as Triples	0	9,780	10,073
Smith - Kitchen Singles	2	12,610	12,988
Smith - Kitchen Doubles as Singles Charged as Singles (COVID)	0	11,770	12,988
Smith - Kitchen Doubles as Singles Charged as Doubles (COVID)	0	11,770	12,988
Smith - Kitchen Doubles	6	11,770	12,123
Smith - Build-up Kitchen Doubles as Triples	0	10,850	11,176
SUBTOTAL - SYSTEM	<u>116</u>		
Artists' Residence - RA	8	15,150	15,605
Artists' Residence - Singles	166	15,150	15,605
Artists' Residence - Singles as Doubles (Build-Up)	0	11,710	12,061
Artists' Residence - Doubles	136	13,510	13,915
Artists' Residence - Doubles as Triples	0	11,160	11,495
Treehouse - RA	10	15,150	15,605
Treehouse - Singles (incl. floors 11/12)	20	15,150	15,605
Treehouse - Doubles as Singles	0	13,510	13,915
Treehouse - Doubles (incl. floors 11/12)	200	13,510	13,915
Treehouse - Triples (incl. floors 11/12)	60	11,160	11,495
Treehouse -Premium - Singles - Floors 4-10	21	15,050	15,501
Treehouse -Premium - Doubles - Floors 4-10	140	15,050	15,501
Treehouse -Premium - Triples - Floors 4-10	42	15,050	15,501
Treehouse -Premium Singles Floors 11&12	0	14,160	14,585
Treehouse -Premium Doubles Floors 11&12	0	14,160	14,585
Treehouse -Premium Triples Floors 11&12	0	14,160	14,585
Treehouse -Premium Singles - Floors 11&12	0	15,050	15,501
Treehouse -Premium Doubles - Floors 11&12	0	15,050	15,501
Treehouse -Premium Triples - Floors 11&12	0	15,050	15,501
Premium - Standard Avg. - Floors 11 & 12	0	14,160	14,585
SUBTOTAL - CAMPUS	<u>803</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	<b>Fall 2023</b>	<b>FY24 Approved</b>	<b>FY25</b>
	<b>Design Occupancy</b>	<b>Rent (\$)</b>	<b>Proposed Rent (\$)</b>
<b><u>Mass College of Liberal Arts</u></b>	<b><u>1,026</u></b>		
Berkshire - RA	8	5,000	5,000
Berkshire - Standard Singles	0	8,800	9,500
Berkshire - Doubles as Singles	0	9,400	10,100
Berkshire - Doubles	304	8,200	8,800
Flagg Townhouses - RA	8	5,000	5,000
Flagg Townhouses- Standard Singles	0	9,400	10,100
Flagg Townhouses - Doubles as Singles	0	9,800	10,500
Flagg Townhouses - Doubles	460	8,800	9,500
Flagg Townhouses - Premium Doubles (Triples as Doubles)	0	9,400	10,100
Hoosac - RA	7	5,000	5,000
Hoosac - Standard Singles	0	8,800	9,500
Hoosac - Doubles as Singles	0	9,400	10,100
Hoosac - Doubles	239	8,200	8,800

	<b>Fall 2023</b>	<b>FY24 Approved</b>	<b>FY25</b>
	<b>Design Occupancy</b>	<b>Rent (\$)</b>	<b>Proposed Rent (\$)</b>
<b><u>Mass Maritime Academy</u></b>	<b><u>1,506</u></b>		
Companies 1-6	SUBTOTAL - SYS	<u>1,032</u>	<u>8,662</u>
Companies 1-2 Expansion	168	8,662	8,921
Emory Rice Hall	72	8,662	8,921
Company 4 Build Over	234	8,662	8,921
SUBTOTAL - CAMPUS	<u>474</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	<b>Fall 2023</b>	<b>FY24 Approved</b>	<b>FY25</b>
	<b>Design Occupancy</b>	<b>Rent (\$)</b>	<b>Proposed Rent (\$)</b>
<b><u>Salem State</u></b>	<b><u>1,926</u></b>		
Bowditch - RA	9	11,589	11,937
Bowditch - Apartments	3	11,589	11,937
Bowditch - Premium Singles	0	11,589	11,937
Bowditch - Doubles	264	9,208	9,484
Peabody - RA	10	11,589	11,937
Peabody - Apartments	3	11,589	11,937
Peabody - Doubles	309	9,208	9,484
Peabody - Doubles as Singles	0	11,589	11,937
Peabody - Premium Singles			
SUBTOTAL - SYSTEM	<u>598</u>		
Atlantic Hall - RA	9	12,433	12,806
Atlantic Hall - Singles	165	12,433	12,806
Atlantic Hall - Doubles	278	11,574	11,921
Marsh Hall - RA	15	12,800	13,184
Marsh Hall - Apartments	5	12,800	13,184
Mash Hall - Doubles as Singles	0	12,800	13,184
Marsh Hall - Doubles and Triples	503	10,333	10,643
Viking Hall - RA	10	11,091	11,424
Viking Hall - Apartments	3	11,091	11,424
Viking Hall - Singles	8	11,091	11,424
Viking Hall - Doubles	282	10,577	10,894
Viking Hall - Suite Doubles	38	10,832	11,156
Viking Hall - Suite Singles	12	11,091	11,424
SUBTOTAL - CAMPUS	<u>1,328</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	<b>Fall 2023</b>	<b>FY24 Approved</b>	<b>FY25</b>
	<b>Design Occupancy</b>	<b>Rent (\$)</b>	<b>Proposed Rent (\$)</b>
<b><u>Westfield State</u></b>	<b><u>2,680</u></b>		
Apartments - RA	6	8,550	8,810
Apartments - Singles	90	8,750	9,310
Apartments - Deluxe/Premium Singles	0	10,550	11,810
Apartments - Doubles	168	8,550	8,810
Apartments - Triples	6	8,550	8,810
Courtney - RA	11	8,550	8,810
Courtney - Singles	0		9,310
Courtney - Premium Singles	5	10,550	11,810
Courtney - Doubles	356	8,550	8,810
Courtney - Triples	96	8,550	8,810
Courtney - Quads	0	8,550	8,810
Davis - RA	8	8,550	8,810
Davis - Singles	6	8,550	9,310
Davis - Premium Singles	0	10,550	11,810
Davis - Doubles	244	8,550	8,810
Davis - Triples	0	8,550	8,810
Davis - Quads	8	8,550	8,810
Dickinson - RA	8	8,550	8,810
Dickinson - Singles	7	8,550	9,310
Dickinson - Premium Singles	0	10,550	11,810
Dickinson - Doubles	260	8,550	8,810
Dickinson - Quads	0	8,550	8,810
Lammers - RA	8	8,550	8,810
Lammers - Singles	6	8,550	9,310
Lammers - Premium Singles	0	10,550	11,810
Lammers - Doubles	264	8,550	8,810
Lammers - Triples	33	8,550	8,810
Scanlon - RA	10	8,550	8,810
Scanlon - Singles	6	8,550	9,310
Scanlon - Doubles	66	8,550	8,810
Scanlon - Triples	160	8,550	8,810
Scanlon - Quads	34	8,550	8,810
SUBTOTAL - SYSTEM	<u>1,866</u>		
New Hall - RA	9	8,550	8,810
New Hall - Singles	160	8,750	9,310
New Hall - Premium Singles	0		11,810
New Hall - Doubles	234	8,550	8,810
University Hall - RA	9	8,550	8,810
University Hall - Singles	38	8,750	9,310
University Hall - Premium Singles	0		11,810
University Hall - Doubles	364	8,550	8,810
SUBTOTAL - CAMPUS	<u>814</u>		

**Massachusetts State College Building Authority**  
**Schedule 4: Residence Halls Room Rents**

Certified Fall 2023 design occupancy and proposed rents for fiscal year 2025 for both “system” and “campus” beds.  
 Reflects base room rent for the Residence Hall Trust Fund. Auxiliary and other fees not shown.

	<b>Fall 2023 Design Occupancy</b>	<b>FY24 Approved Rent (\$)</b>	<b>FY25 Proposed Rent (\$)</b>
<b><u>Worcester State</u></b>	<b><u>1,584</u></b>		
Chandler Village - RA	12	8,698	9,400
Chandler Village - Singles	212	8,998	9,700
Chandler Village - Doubles as Singles	0		10,700
Chandler Village - Doubles	196	8,398	8,700
Dowden Hall - RA	8	8,698	9,400
Dowden Hall - Singles	5	8,698	9,400
Dowden Hall - Doubles as Singles	0		10,400
Dowden Hall - Doubles	230	8,098	8,400
SUBTOTAL - SYSTEM	<u>663</u>		
Dowden Hall Expansion - RA	5	8,698	9,400
Dowden Hall Expansion - Singles	10	8,698	9,400
Dowden Hall Expansion - Doubles as Singles	0		10,400
Dowden Hall Expansion - Doubles	158	8,098	8,400
Wasylean Hall - RA	10	8,698	9,400
Wasylean Hall - Singles	122	9,498	10,200
Wasylean Hall - Doubles as Singles	0		11,200
Wasylean Hall - Doubles	216	8,898	9,200
Sheehan Hall - RA	12	8,698	9,400
Sheehan Hall - Singles	36	9,298	10,000
Sheehan Hall - Doubles as Singles	0		11,000
Sheehan Hall - Doubles	352	8,698	9,000
SUBTOTAL - CAMPUS	<u>921</u>		
Total System Beds	9,809		
Total Campus Beds	<u>6,807</u>		
<b>Total Design Occupancy</b>	<b><u>16,616</u></b>		



**Massachusetts State College Building Authority**  
**Schedule 5: Student Life Gross Debt Service**

A subset of Schedule 1, Student Life project assessments are primarily for debt service, but final contributions for capital reserves, insurance, and Authority operations are assessed where applicable. Gross Debt Service; does not reflect BABs subsidy offset.

**Bridgewater State**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
East Campus Dining	20A (03B (99-1))	Authority	708,706
Swenson Athletic Facility	20A (09C)	Commonwealth	395,506
East Campus Parking Garage	20A (10B)	Authority	1,041,790
University Park	20A (12A)	Commonwealth	72,500
Rondileau Campus Center	22A(20A (12C)	Commonwealth	349,408
Welcome Center	22A (20A (12C)	Commonwealth	283,429
Tower Parking Lot	20A (19C (12B/06A))	Commonwealth	95,969
	Debt Service		<b>2,947,307</b>

**Fitchburg State**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Hammond Campus Center	20A (10B)	Commonwealth	1,341,926
Hammond Campus Center	22A (20A (12C)	Commonwealth	694,499
Parking	22A (20A (12C)	Commonwealth	160,174
Hammond Campus Center	20A (14A)	Commonwealth	795,363
Hammond Campus Center	20A (14B)	Commonwealth	634,701
Landry Arena	20A (17A)	Commonwealth	290,084
132 Highland Avenue	20A (17B)	Authority	129,386
Holmes Dining	20A (19A)	Commonwealth	109,865
Recreation Center	20A (19A)	Commonwealth	77,556
Hammond Campus Center	20A (19C (12A))	Commonwealth	484,837
Athletic Fields	20A (19C (12B (05A)))	Commonwealth	302,729
Holmes Dining	20A (19C (12B (06A/05A)))	Commonwealth	244,515
	Debt Service		<b>5,265,635</b>

**Massachusetts State College Building Authority**  
**Schedule 5: Student Life Gross Debt Service**

**Framingham State**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Crocker Hall	2010B	Commonwealth	36,696
Hemenway Science Center	2010B	Commonwealth	1,216,053
Union Avenue Parking/Athletic	20A (19C (11A/12B (03A)))	Commonwealth	125,754
Hemenway Center	22A (20A (12C))	Commonwealth	132,374
McCarthy Campus Center	22A (20A (12C))	Commonwealth	130,594
Franklin Street Parking	22A (20A (12C))	Authority	295,229
Parking	20A (14A)	Authority	29,667
Maple Street Athletic	20A (14A)	Commonwealth	224,876
Maple Street Athletic	20A (14C)	Commonwealth	57,579
Salem End/Parking	20A (14C)	Authority	25,792
860 Worcester Road	20A (15A)	Authority	107,124
Warren Conference Center	20A (15A)	Authority	107,124
McCarthy Campus Center	20A (16A (08A))	Commonwealth	62,261
Adams Road Land Acquisition	20A (16A (09A))	Commonwealth	56,816
Parking Garage	20A (16A (09A))	Commonwealth	478,289
Danforth Art Museum	20A (17B)	Authority	171,442
McCarthy Dining	20A (19A)	Commonwealth	61,265
Athletic Fields	20A (19A)	Commonwealth	28,061
McCarthy Campus Center	20A (19C (12B (06A/05A)))	Commonwealth	697,143
	Debt Service		<b>4,044,139</b>

**Massachusetts College of Art & Design**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Kennedy Campus Center	20A (03B (99-1))	Commonwealth	141,807
Center for Design + Media Enabling	20A (14A)	Commonwealth	344,521
Center for Design + Media	20A (14B)	Commonwealth	218,706
Center for Design + Media (DCAMM)	20A (14B)	Commonwealth	569,111
Kennedy Campus Center	20A (16A (09A))	Commonwealth	859,218
MassArt Art Museum	20A (17C)	Commonwealth	541,653
Tower Building	20A (19C (12A))	Commonwealth	215,047
	Debt Service		<b>2,890,063</b>

**Massachusetts State College Building Authority**  
**Schedule 5: Student Life Gross Debt Service**

**Massachusetts College of Liberal Arts**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Amsler Campus Center	20A (09C)	Commonwealth	39,782
277 Ashland Street	20A (09C)	Commonwealth	87,469
Athletic Facilities	20A (12C)	Commonwealth	53,540
Parking	20A (12C)	Commonwealth	17,632
Theater	20A (12C)	Commonwealth	12,057
Amsler Campus Center	20A (15A)	Commonwealth	87,542
Amsler Campus Center	20A (19A)	Commonwealth	69,423
Tennis Courts	20A (19C (12B (06A)))	Commonwealth	15,869
Amsler Campus Center	21B	Commonwealth	62,400
Athletic Fields	23A	Commonwealth	115,275
	Debt Service		<b>560,988</b>

**Massachusetts Maritime Academy**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Admirals' Hall	22A (20A (12C))	Commonwealth	190,315
Marine Dock	22A (20A (12C))	Commonwealth	217,626
Taylor Road Parking	22A (20A (12C))	Authority	94,060
Wastewater Treatment Plant	22A (20A (12C))	Commonwealth	82,286
Mess Deck Expansion	20A (14A)	Commonwealth	531,756
Fantail Student Lounge	22A	Commonwealth	177,049
	Debt Service		<b>1,293,091</b>

**Salem State**

7.09%

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Central Campus Parking	20A (11A (04A))	Commonwealth	843
Canal Street Parking	20A (14A)	Commonwealth	123,356
Property Acquisition / Dining Hall Roof	20A (14A)	Commonwealth	61,432
Mainstage Auditorium	20A (14A)	Commonwealth	900,746
One Stop Student Center	20A (14A)	Commonwealth	127,025
Public Safety	20A (14A)	Commonwealth	131,846
Viking Hall Café	20A (14A)	Salem State College Assistance Corp (SSCAC)	210,233
66-68 Loring Avenue	20A (14B)	Foundation	29,344
North Campus Transportation Center	20A (14B)	Authority	1,199,995
Marsh Hall Dining	20A (16A (09A))	Authority	179,241
O'Keefe Fitness Center	20A (19C (12A))	Commonwealth	966,813
Baseball/Tennis	20A (19C (12B (06A)))	Salem State College Assistance Corp (SSCAC)	264,442
O'Keefe Athletic Field	20A (19C (12B (05A)))	Commonwealth	238,512
	Debt Service		<b>4,433,826</b>

**Massachusetts State College Building Authority**  
**Schedule 5: Student Life Gross Debt Service**

**Westfield State**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Tim & Jeanne's Dining	20A (10B), 22A	Commonwealth	538,168
Juniper Park School	20A (14B)	Commonwealth	88,433
Science Center	20A (14B)	Commonwealth	660,134
Ely Wellness Center	20A (19C (12A))	Commonwealth	625,971
	Debt Service		<u>1,912,707</u>

**Worcester State**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Athletic Facility	22A (20A (12C)	Commonwealth	788,526
Sheehan Dining Hall	22A (20A (12C)	Commonwealth	313,132
Parking Garage	20A (19C (14D (12B (06A))))	Authority	562,920
	Debt Service		<u>1,664,578</u>

**Bunker Hill Community College**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Learning and Resource Center	CC3	Commonwealth	2,035,050
	Debt Service		<u>2,035,050</u>

**Mount Wachusett Community College**

<b>Project</b>	<b>Bond Issuance</b>	<b>Ownership</b>	<b>Debt Service</b>
Science Center	CC3 (CC1)	Commonwealth	174,000
Student Lounge	CC2	Commonwealth	205,183
	Debt Service		<u>379,183</u>

**TOTAL STUDENT LIFE**

**Debt Service** **27,426,567**

**Massachusetts State College Building Authority**  
**Schedule 6: Residence Hall Occupancy Rates**

	<b>Academic Years</b>				<b>Fall 2023</b>
	<b>2019- 2020</b>	<b>2020- 2021</b>	<b>2021- 2022</b>	<b>2022- 2023</b>	
Bridgewater State	95.7%	37.1%	81.2%	88.6%	94.2%
Fitchburg State	76.2	50.3%	57.8%	52.3%	62.1%
Framingham State	87.9	32.8%	64.0%	63.9%	65.3%
Mass. College of Art and Design	99.9	65.0%	97.9%	100.9%	100.9%
Mass. College of Liberal Arts	73.4	46.3%	42.6%	42.2%	44.1%
Mass. Maritime Academy	101.3	57.3%	94.5%	87.0%	81.7%
Salem State	79.0	36.5%	63.1%	79.1%	79.3%
Westfield State	82.2	37.5%	66.4%	66.4%	65.0%
Worcester State	95.6	50.4%	77.6%	84.2%	86.6%
<i>Total Occupancy Rate</i>	<b>87.7%</b>	<b>42.9%</b>	<b>71.4%</b>	<b>74.5%</b>	<b>76.5%</b>

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY**  
**RESIDENCE HALL AND STUDENT LIFE PROJECT POLICIES**  
**FISCAL YEAR 2025**

1. That the Contract for Financial Assistance, Management and Services, dated February 1, 2003, as amended, is made between The Commonwealth of Massachusetts (the "Commonwealth"), acting by and through the Board of Higher Education (the "Board") established under Chapter 15A of the General Laws of the Commonwealth, and the Massachusetts State College Building Authority (the "Authority"), a body politic and corporate and public instrumentality of the Commonwealth established under Chapter 703 of the Acts of 1963 of the Commonwealth (as amended, the "Act"), which contract governs the financial relationship between the Authority and the Universities.
2. That rent revenues must be sufficient to pay: the cost of maintaining, repairing and operating Authority projects; the principal of and interest on bonds issued to finance or refinance such projects; the current operating and administrative expenses of the Authority; and to create and fund reserves for these purposes. Further, consistent with the foregoing requirements, there should be a reasonable uniformity in charges for like accommodations.
3. That the Universities shall remit payments to the Trustee as assessed by the Authority in the fall and spring of each year, as required by the Trust Agreements.
4. That residence hall occupancy agreements issued in the fall semester shall typically be written for an entire academic year. The MSCBA shall be given the opportunity to participate in the review of waivers requested by students who intend to remain enrolled at the institution.
5. That assessments for System projects shall be no less than the calculation produced from an equal distribution of occupancy across System and Campus beds.
6. That those Universities with building occupancies of over 100% of design occupancy verify conformance with the applicable building code relative to life safety and sanitation requirements and make any necessary adjustments to either the building or number of residents. The MSCBA will assist with architectural and code consultants when requested.
7. That the System debt is allocated based on design occupancy for System projects at that University.
8. That rent rates shall be adjusted in instances where planned occupancy differs from the design occupancy of a certain room. For example, there shall be a premium rent charged when one student occupies a double room (except in cases of medical accommodations); similarly, there shall be a discount to the normal rent when there is an increase in the occupancy of a room (such as three students assigned to a double room).
9. That rent increases on existing beds to support future debt service costs for a new capacity or renovation project shall be limited to the residence halls at the University where the project is located.
10. That any changes in use, treatment, or configuration of residence hall space must be reviewed with the Authority. Payments in lieu of student occupancy must be from sources other than room rent and sufficient to cover MSCBA system-wide costs reasonably allocated to the building.

11. That the MSCBA recommends that the nine state Universities adopt and publish written policies regarding restrictions on student-owned furniture, microwave ovens, refrigerators, and other electrical appliances/equipment.
12. That the Authority shall be notified in a timely manner of incidents in its facilities that may result in a property or liability insurance claim.
13. That the campuses understand and acknowledge that the attached "Massachusetts State College Building Authority Residence Hall Preventive Maintenance Guide" shall be used as a guide in the performance of routine corrective and preventive maintenance, as funded by the residence hall operating budget (Schedule 3).
14. That any changes in personnel shall be reviewed by the MSCBA, with the exception of backfilling positions within the same fiscal year of their vacancy.
15. That the Universities develop a methodology to determine the proper allocation of utility expenses charged to the Residence Hall Trust Fund, and that the methodology is reviewed during the Annual Rent Schedule process.
16. For new MSCBA-owned student life projects placed in service after July 1, 2021, the capital improvement reserve assessment (unless waived in the BHE Contract) will be calculated based on:
  - a. 1.5% of replacement value for locations under \$5M on the Schedule of Values for the property insurance
  - b. 1% of replacement value for locations \$5M or over on the Schedule of Values for the property insurance

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
RESIDENCE HALL PREVENTIVE MAINTENANCE GUIDE**

*The following guide is a suggested approach in addressing the process and procedures associated with maintaining and improving the operational efficiency of MEP systems.*

A well-executed PM program is at the core of achieving:

- Sustainable operational efficiencies
- Equipment life cycle expectancy
- Improved comfort of the building's occupants
- Reduced disruptions from preventable equipment or system failures
- Reduced energy costs
- An accurate database which is always current and will provide all stakeholders a historical record of achievement

As with most guides, the following recommendations are not all inclusive and each facility may need to modify or customize these tasks. We have purposely not included those systems and equipment which would be considered regulatory, non-discretionary or life safety systems such as: fire alarm, elevator, sprinkler, etc.

Finally, we recognize that certain skill sets are required for even the most basic types of PM tasks and it is important to ensure that every individual performing any task is properly trained and is equipped with the right tools to carry out the identified task. All too often an assumption is made that every employee is capable of performing a PM task but unfortunately, has never been properly shown how to actually do the job correctly. Ensure every individual is properly trained.

**Daily:**

- Check the BAS frontend for any building systems that are in alarm or may have been manually overridden. This should be checked first thing in the morning and also before leaving for the day. Document all findings.
- Perform a quick walk-through of all mechanical spaces looking for anything that may appear problematic. Document all findings.
- Note and log all pump pressures and system temperatures which can be used to help identify system problems. Replace all thermometers and pressure gauges that are broken. Make sure the right pressure or temperature range unit is installed. Document all findings.
- While performing daily tasks, observe the ceiling diffusers and return grills throughout the dormitories looking at the color of the immediate area of the duct outlet. If it's dirty then the filters are probably bad and the air handler coil needs to be cleaned. Document all findings.

**Weekly:**

- Inspect air compressors and receivers. Check oil levels and drains. Document all findings.
- Conduct a thorough walk-through and inspect all mechanical and HVAC equipment including roof area. Document all findings.
- Test and run emergency generator and check battery electrolyte level. Make sure coolant level and oil level are also checked. Document all findings.



**Monthly:**

- Make sure all pumps and equipment are rotated. Equipment that was in service should now be taken off line. Listen and check to make sure rotated equipment is functioning correctly. Some campuses have the equipment cycled automatically but they should all be checked and verified that the change-over occurred. Document all findings.
- Although some facilities leave the off line pumps and systems lined up to run, all valves on both the suction and discharge side of every pump should be opened and closed to cycle the valve ensuring the valve operates freely. Document all findings.
- Verify that any water chemistry additives are being maintained for all hot and chill water systems and that glycol levels are at the required specification. Document all findings.

**Air Handlers:** Document all findings

## Monthly

- Inspect checking for proper operation.
- Check filters and replace as needed.
- Check controls.

## Annually

- Check all dampers and controls.
- Inspect coils (heating and cooling). Clean as necessary.
- Inspect cabinet and plenum box. Clean as necessary.
- Inspect fan belts and tension. If belt needs to be changed, then change out the entire set and not just one belt.
- Lubricate all bearings.
- Lubricate all damper linkages
- Verify fresh air inlet screen is not blocked
- Inspect motor controller and wiring
- Check all doors and access panels
- Clean drain pan and make sure drain is free and clear (sanitize if necessary)
- Verify unit operates correctly after servicing

**Chillers:** Document all findings (chiller repairs and or service is typically outsourced)

## Monthly

- Inspect system checking for proper operation
- Check compressor oil level
- Verify water treatment and glycol levels are correct
- Check chill water pump operation is satisfactory
- Check pump coupling
- Lubricate as necessary

## Annually

- Inspect chiller condenser tubes and clean
- Have approved contractor perform system start-up and shut-down
- Have superheat checked for proper refrigerant charge

**Cooling Towers:** Document all findings

Monthly

- Inspect for proper operation
- Verify spray nozzles are not plugged
- Verify water treatment is at proper specifications
- Inspect sump for cleanliness
- Check condenser water pumps and couplings
- Lubricate as necessary

Annually

- Drain sump and clean
- Wash down media
- Check cooling tower fan motor
- Check and replace fan belts as needed
- Lubricate all shaft bearings
- Check float linkage assembly

**DX (Direct Expansion) Units:** Document all findings

Monthly

- Inspect condenser and evaporator for proper operation
- Check insulation on line set
- Make sure condenser coil is clear of grass clippings etc.
- Check damper operation
- Lubricate louver linkages
- Inspect ductwork and insulation

Annually

- Clean condenser coil (make sure a fin comb is used when straightening out damaged fins)
- Inspect and clean evaporator coil if needed
- Inspect motor controls and wiring
- Verify superheat or subcool temperatures are correct indicating proper refrigerant charge
- Check all controls
- Check dampers operation
- Lubricate bearings
- Check and replace fan belts as needed
- After servicing unit, check for proper operation
- On units with natural gas fired heaters, verify combustion chamber is in good condition with no cracks

**Hot Water Heating Boilers:** Document all findings

Monthly

- Inspect for proper operation
- Blow down boiler
- Check and test safety controls
- Observe boiler flame and check for proper operation
- Verify water treatment is at specification
- Check all temperatures and pressures

Annually

- Drain and flush clean waterside
- Inspect firebox
- Clean tubes as necessary
- Prepare boiler for annual inspection (if needed).
- Inspect and lubricate fan motor
- Lubricate all linkages
- Operate and cycle all valves
- Check all electrical connections
- Check all pump couplings
- Lubricate pump motors as needed
- Check pump seals
- Check combustion efficiency

**Domestic Hot Water Boilers:** Document all findings

Monthly

- Inspect for proper operation
- Check discharge temperature
- Check mixing valve
- Check circulating pump

Annually

- Drain sediment off the bottom of tank
- Cycle all valves on tank assembly
- Verify all supply valves are operational and backflow preventers have been serviced

**Building Automation System (BAS):** Document all findings

Monthly

- Check alarm report history and identify units or systems that frequently go in and out of alarm. Print out monthly report and put into a BAS binder.
- Write down any system problems that occur
- On air operated controls, check for air leaks and repair as necessary
- Check building space set points during occupied and unoccupied times

#### Annually

- Verify all sensors are reading accurately
- Verify all controls are functioning
- Have controls provider look at alarm history and correct obvious programming problems
- On all air operated controls, verify proper operation
- Stroke all actuators and verify damper operation. Quite often, the “U” bolt is slipping on the shaft and the damper doesn’t move.
- Check time of day schedule and make sure it’s accurate

#### **Student Room Fan Coil Units:** Document all findings

Biannually (2X’s/yr when students are on vacation. Start at top floor and work way down)

- Open FCU cover and observe condition of coil element, drain pan, water valves, blower motor and wall board
- Vacuum entire coil assembly being careful not to damage coil fins
- Use a coil brush to clean loose dirt from face of coil
- Vacuum the rest of the unit and remove any debris
- Vacuum the drain pan and suck out any excess debris or material from pan and especially drain pipe connection
- Use a solution of self-rinsing coil cleaner, READ DIRECTIONS ON SOLUTION CLEANER for proper mix ratio (some can be used straight from jug) and spray liberally onto coil face. If coil is excessively dirty, two applications may be needed. AGAIN READ DIRECTIONS
- Apply a biocide and mildewcide to the pan area. They also sell pan tablets that can be inserted into the pan and left there once cleaned
- Flush pan and ensure the drain is free and clear and the water flows freely down the drain. IT IS IMPORTANT TO DETERMINE THAT WATER WILL NOT REMAIN IN PAN AND WILL FLOW DOWN THE DRAIN
- If any of the surrounding sheetrock, wallboard or carpet area show evidence of mold or has a musty odor, they must be either removed or properly treated. Typically, sheetrock needs to be replaced
- After cleaning, turn unit on, listen and observe the blower motor and that air flow is discharging through cleaned coil face
- Replace cover and proceed to next unit

#### **Cabinet Heaters, Fan Powered Terminal Boxes:** Document all findings

#### Monthly

- Verify units are operational
- Verify air movement

#### Annually

- Vacuum all coil and element faces
- Clean coils and elements as needed
- Check controls

**Exhaust Fans:** Document all findings

Monthly

- Verify all exhaust fans are functioning properly (simply tear off a single sheet of toilet paper and place over exhaust duct grill face. If the paper cannot stay in place and falls, then the system should be checked out) An exhaust duct grill face will typically appear to look dirtier than the fresh air supply duct grill.

Annually

- Inspect fan assembly for proper operation
- Check controls
- Change fan belts as needed
- Lubricate all bearings

**Fin Tube Radiation:** Document all findings

Monthly

- Verify units are operational and provide heat. Make sure furniture or drapes are not blocking fin tube
- Ensure that units are properly supported and not damaged

Annually

- Vacuum all heating elements
- Verify zone control valves (manual and automatic) are operational
- Verify all stand-alone self-contained T-stats are functioning

**Emergency Lights:** Document all findings

Monthly

- Walk throughout the dormitory checking all common areas, corridors, stair wells, etc. and observing the emergency lighting fixture illumination status. Repair/replace as needed

Annually

- Verify satisfactory operation of all emergency lights
- Inspect all battery powered emergency lighting circuits and conduct load test
- Replace batteries as needed

**Electrical Distribution System:** Document all findings

Only qualified individuals should perform the following tasks.

Annually

- Inspect all panelboards, subpanels, and main distribution switchgear to ensure all doors, locking mechanisms and hardware are in place and operational
- Make sure all knockouts and removed breakers have protective covers in place and live parts are not exposed and have covers

- Perform infrared testing on the electrical gear. Testing should be conducted while circuits are under load and the covers removed. Some organizations refer to infrared testing as a form of Predictive Maintenance. We believe this type of work can be included and considered as a component of Preventative Maintenance as well. We recommend infrared testing be performed every three years
- Verify that all circuits and breakers are properly labeled with load location and do not simply have a “lights or receptacle” designation but an actual room location

**Emergency Diesel Generator or Standby Diesel Generator:** Document all findings

Weekly

- Verify the diesel generator has been started and unit is left in automatic mode

Quarterly

- Verify diesel generator transfer switch operates on simulated power outage and operates under load

Biannually / Annually

- Ensure outside service provider conducts thorough PM inspection as per service contract

**Lawn Irrigation Systems:** Document all findings (If a sub-meter is used, make sure a reading is obtained)

Weekly

- Verify the sprinkler heads are operational
- Verify the rotational arc is correct for the area to be irrigated
- Verify the time of day clock is functioning
- Verify the irrigation duration period is correct

Spring

- At system start-up, ensure that all supply lines and branch circuits have not been damaged during the winter months (burst or broken)
- Verify all heads are operational
- Check operation of all isolation and zone valves
- Verify time clock is programmed correctly
- Monitor one cycle of watering

Fall

- When winterizing, shut all water supply lines and open all drains in the system
- Use compressed air to blow out all branch lines and heads
- Cycle zone valves at master and watch air blow out at each zone head
- Get water sub-meter final reading

**The Following General Housekeeping and Light Maintenance Activities have been added to this PM Guide to remind all facilities personnel of the importance of addressing all areas in campus buildings in a timely manner.**

**Common Areas:** Document all findings

Daily

- Clean / mop / vacuum common area floors and hallways
- Clean and disinfect common area bathrooms
- Sweep building entrances and walkways (as needed)
- Collect and empty trash containers
- Replace or report broken light bulbs
- Remove / clear ice and snow from walkways and building entrances (as needed)
- Report any and all items that require repairs or maintenance
- Report any unusual noises coming from mechanical rooms

Biannually or during semester break

- Inspect all student room bathrooms for leaks on faucets, showers or toilets. Report all deficiencies
- Inspect condition of all student room furniture and window treatments. Report all deficiencies
- Inspect all common area appliances. Report all deficiencies
- Check all door hardware and door operating mechanisms. Report all deficiencies

Annually

- Vacuum all heating fin tube radiation elements in student rooms and common areas
- Inspect student rooms walls and ceilings. Report all deficiencies, (paint and repair as needed)
- Inspect and test all operable windows in student rooms and common areas. Report all deficiencies
- Replace all batteries in all electronic devices; CO detectors, plumbing fixtures, etc. (document)
- Report all damaged equipment and furniture
- Report on all inoperable lighting fixtures and systems

**Outside Service Providers:** (typical)

**The following list of building equipment is usually performed by a 3<sup>rd</sup> party because of either regulatory requirements or specialized skill sets of the provider. This list is NOT all inclusive or complete.**

1. Portable Fire Fighting Extinguishers
2. Fire Alarm Systems
3. Fire Sprinkler Pumps and Systems
4. Emergency Generators
5. Major Mechanical Equipment (chillers, boilers, pumps & water chemistry)
6. Elevator Systems
7. Dumpster and Trash removal
8. Laundry Equipment

9. Vending Machines
10. Rodent and Pest Control
11. Snow Removal
12. Safety and Security
13. Locksmith