

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR COMMITTEE AND BOARD ACTION**

**COMMITTEE:** Fiscal Affairs and Administrative Policy      **NO.:** FAAP 20-17

**COMMITTEE DATE:** January 28, 2020

**BOARD DATE:** February 4, 2020

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**CONSENT AGENDA**

**MOVED:** The Board of Higher Education approves the following motions on a consent agenda:

**MOTIONS**

- |            |   |
|------------|---|
| FAAP 20-13 | Approval of Massachusetts State College Building Authority Fitchburg State University Faculty and Student Housing |
| FAAP 20-14 | Approval of Massachusetts State College Building Authority MCLA Student Activity Center Improvements              |
| FAAP 20-15 | Approval of Massachusetts State College Building Authority Massachusetts Maritime Academy New Cadet Housing       |
| FAAP 20-16 | Approval of Massachusetts State College Building Authority Massachusetts Maritime Academy Parking Improvements    |

**VOTED:** Motion adopted by FAAP 1/28/2020; adopted by BHE 2/4/2020.

Authority: Article III, Section 6, By-Laws

Contact: Thomas J. Simard, Deputy Commissioner for Administration & Finance

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR COMMITTEE AND BOARD ACTION**

**COMMITTEE:** Fiscal Affairs and Administrative Policy      **NO.:** FAAP 20-13

**COMMITTEE DATE:** January 28, 2020

**BOARD DATE:** February 04, 2020

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**APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
NEW FACULTY/STAFF HOUSING**

**MOVED:**                    MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
                                  FACULTY/STAFF HOUSING  
                                  FITCHBURG STATE UNIVERSITY

1.        The Commissioner of the System of Public Higher Education (the “Commissioner”) is authorized and directed in the name and on behalf of the Board of Higher Education (the “Board”) to make a written request to the Massachusetts State College Building Authority (the “Authority”) that the Authority initiate the projects described in EXHIBIT A attached hereto.

2.        Bonds issued by the Authority to finance the projects for which a request is hereby authorized may be issued together with or separately from bonds issued to carry out other projects of the Authority for which the Board authorizes a request.

3.        The Commissioner and all other officers of the Board, each acting singly, are authorized to request the Commissioner of Administration to approve in writing the initiation by the Authority of the projects for which a request is hereby authorized, and to do such other things and to take such other action as the officer so acting shall, as conclusively evidenced by the taking of such action, deem necessary or desirable to be done or taken to carry into effect the matters hereby authorized.

4.        The Board and the Commonwealth of Massachusetts, acting by and through the Board, declare their official intent under §1.150-2(d)(1) and (e) of the Treasury Regulations as follows:

The Board reasonably expects that there shall be reimbursed from the proceeds of bonds issued by the Authority, expenditures (including expenditures made within the last 60 days) temporarily advanced by the Commonwealth (including within such term the Board and the State Universities) for the projects for which a written request is hereby authorized, the maximum principal amount of such bonds expected to be issued, all or a portion of the proceeds of which are reasonably expected to be used for such reimbursement purposes, being **\$4,700,000**.

**Authority:**                    Massachusetts General Laws Chapter 15A, Sections 4, 6, and 9;  
                                  Chapter 703 of the Acts of 1963, sections 1-3, et seq., as amended.

**Contact:**                    Thomas Simard, Deputy Commissioner for Administration &  
                                  Finance

## EXHIBIT A

### MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

#### FITCHBURG STATE UNIVERSITY FACULTY STAFF HOUSING 164-168 AND 174 HIGHLAND MSCBA PROJECT NO. FIT-0902-19

#### **Description of Project**

- (a) The carrying out of preliminary work, including obtaining cost estimates, revenue estimates, preliminary design specifications, feasibility studies, surveys, and site analyses to determine the feasibility, approximate size, scope, purposes, location and other characteristics of any building, structure or facility the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide; and
- (b) The carrying out of property acquisition and improvements, renovations, and other work on and the provision and installation of furnishings, fixtures and other equipment for other buildings, structures, or facilities the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

#### **Project Overview**

The purchase and renovation of residential property at 164-168 and 174 Highland Avenue, Fitchburg from the Fitchburg State University Foundation to provide housing for faculty and staff of the University. The property currently consists of two parcels: 174 Highland is a single family residence that would be razed, while 164-168 Highland is a 9 unit multi-family property that would be renovated into 7 or 8 units depending on the feasibility of providing more bedrooms in select units. The University's prior experience redeveloping 132 Highland is the model to transform this property into a slightly more affordable alternative for its faculty and staff.

**Project Budget and Schedule**

Budget

Property Acquisition	\$ 450,000
Design and Renovations	4,250,000
Total Project Cost	\$4,700,000

**Series 2020A Project Fund** **\$4,700,000**

Schedule

Acquisition	Spring 2020
Occupancy	June 2021



174 Highland Avenue



164-168 Highland Avenue

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR COMMITTEE AND BOARD ACTION**

**COMMITTEE:** Fiscal Affairs and Administrative Policy      **NO.:** FAAP 20-14

**COMMITTEE DATE:** January 28, 2020

**BOARD DATE:** February 4, 2020

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**APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
STUDENT ACTIVITY PROJECT**

**MOVED:**                    MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
STUDENT ACTIVITY FACILITY IMPROVEMENTS  
MASSACHUSETTS COLLEGE OF LIBERAL ARTS

1.        The Commissioner of the System of Public Higher Education (the “Commissioner”) is authorized and directed in the name and on behalf of the Board of Higher Education (the “Board”) to make a written request to the Massachusetts State College Building Authority (the “Authority”) that the Authority initiate the projects described in EXHIBIT A attached hereto.

2.        Bonds issued by the Authority to finance the projects for which a request is hereby authorized may be issued together with or separately from bonds issued to carry out other projects of the Authority for which the Board authorizes a request.

3.        The Commissioner and all other officers of the Board, each acting singly, are authorized to request the Commissioner of Administration to approve in writing the initiation by the Authority of the projects for which a request is hereby authorized, and to do such other things and to take such other action as the officer so acting shall, as conclusively evidenced by the taking of such action, deem necessary or desirable to be done or taken to carry into effect the matters hereby authorized.

4.        The Board and the Commonwealth of Massachusetts, acting by and through the Board, declare their official intent under §1.150-2(d)(1) and (e) of the Treasury Regulations as follows:

The Board reasonably expects that there shall be reimbursed from the proceeds of bonds issued by the Authority, expenditures (including expenditures made within the last 60 days) temporarily advanced by the Commonwealth (including within such term the Board and the State Universities) for the projects for which a written request is hereby authorized, the maximum principal amount of such bonds expected to be issued, all or a portion of the proceeds of which are reasonably expected to be used for such reimbursement purposes, being **\$1,000,000**.

**Authority:**                    Massachusetts General Laws Chapter 15A, Sections 4, 6, and 9;  
Chapter 703 of the Acts of 1963, sections 1-3, et seq., as amended.

**Contact:**                    Thomas Simard, Deputy Commissioner fo Administration &  
Finance

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

EXHIBIT A

MASSACHUSETTS COLLEGE OF LIBERAL ARTS

ATHLETIC FACILITY IMPROVEMENTS

MSCBA PROJECT NO. MCLA-0851-18

**Project Description**

- a. The carrying out of preliminary work, including obtaining cost estimates, revenue estimates, preliminary design specifications, feasibility studies, surveys, and site analyses to determine the feasibility, approximate size, scope, purposes, location, and other characteristics of any building, structure or facility now or hereafter owned or leased by the Authority, or used primarily by the students and staff of the Universities and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.
- b. The project is primarily improvements to the athletic facilities in the Amsler Campus Center including the pool area, fitness center, and running track.
- c. The carrying out of improvements, renovations, and other work on and the provision and installation of furnishings, fixtures, and equipment for other buildings, structures, or facilities which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

**Costs**

Total Project Cost:                    \$1,000,000

**Series 2020A Project Fund            \$1,000,000**

**Schedule**

Winter/Spring 2020

## BOARD OF HIGHER EDUCATION

### REQUEST FOR COMMITTEE AND BOARD ACTION

**COMMITTEE:** Fiscal Affairs and Administrative Policy    **NO.:** FAAP 20-15

**COMMITTEE DATE:** January 28, 2020

**BOARD DATE:** February 4, 2020

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### APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY NEW CADET HOUSING

**MOVED:**            MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
                         NEW CADET HOUSING  
                         MASSACHUSETTS MARITIME ACADEMY

1.        The Commissioner of the System of Public Higher Education (the “Commissioner”) is authorized and directed in the name and on behalf of the Board of Higher Education (the “Board”) to make a written request to the Massachusetts State College Building Authority (the “Authority”) that the Authority initiate the projects described in EXHIBIT A attached hereto.

2.        Bonds issued by the Authority to finance the projects for which a request is hereby authorized may be issued together with or separately from bonds issued to carry out other projects of the Authority for which the Board authorizes a request.

3.        The Commissioner and all other officers of the Board, each acting singly, are authorized to request the Commissioner of Administration to approve in writing the initiation by the Authority of the projects for which a request is hereby authorized, and to do such other things and to take such other action as the officer so acting shall, as conclusively evidenced by the taking of such action, deem necessary or desirable to be done or taken to carry into effect the matters hereby authorized.

4.        The Board and the Commonwealth of Massachusetts, acting by and through the Board, declare their official intent under §1.150-2(d)(1) and (e) of the Treasury Regulations as follows:

The Board reasonably expects that there shall be reimbursed from the proceeds of bonds issued by the Authority, expenditures (including expenditures made within the last 60 days) temporarily advanced by the Commonwealth (including within such term the Board and the State Universities) for the projects for which a written request is hereby authorized, the maximum principal amount of such bonds expected to be issued, all or a portion of the proceeds of which are reasonably expected to be used for such reimbursement purposes, being **\$14,000,000**.

**Authority:**            Massachusetts General Laws Chapter 15A, Sections 4, 6, and 9;  
                         Chapter 703 of the Acts of 1963, sections 1-3, et seq., as  
                         amended.

**Contact:**            Thomas Simard, Deputy Commissioner for Administration &  
                         Finance

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

EXHIBIT A

**NEW CADET HOUSING**  
**MASSACHUSETTS MARITIME ACADEMY**  
MSCBA PROJECT NO. MMA-0786-16

**Project Description**

- a. The leasing by the Authority, as lessee, from the Commonwealth of Massachusetts (the "Commonwealth") (or an entity authorized to act therefor), as lessor, of a parcel of land owned by the Commonwealth in the Town of Bourne, Massachusetts on the campus of Massachusetts Maritime Academy (the "Academy").
- b. The acquisition by the Authority of a parcel or parcels of land and any improvements thereon located in proximity to Massachusetts Maritime Academy in the Town of Bourne, Massachusetts; and the transfer of such parcel by the Authority to the Commonwealth (or an entity authorized to act therefor).
- c. The carrying out of preliminary work, including the obtaining of cost estimates, revenue estimates, preliminary design specifications, feasibility studies, surveys, and site analyses to determine the feasibility, approximate size, scope, purposes, location, and other characteristics of any building, structure or facility the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.
- d. The construction on such parcels and the furnishing and equipping of a facility primarily for use by the Academy consisting generally of
  - i. student residential facilities, including living accommodations and associated common spaces, for use by students and staff of the Academy and their dependents, and a portion of which may be for use by persons affiliated with one or more other institutions (pursuant to one or more leases or other contractual arrangements); and
  - ii. associated ancillary and parking facilities, if any, which may contain space for retail food service and other retail and commercial purposes, non-profit and/or governmental uses (any of which uses and the operation and maintenance of all or any part of which facility may be pursuant to one or more leases or other contractual arrangements with appropriate persons or entities (including persons or entities engaged in for-profit enterprises)).
- e. The carrying out of improvements, renovations, and other work on and the provision and installation of furniture, fixtures, and other equipment for other buildings, structures, or facilities now or hereafter owned or leased by the Authority, or used primarily by the students and staff of the Academy, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.



**Project Overview**

The Massachusetts State College Building Authority and the Massachusetts Maritime Academy is proposing to construct a new three-story residence hall on a 1.26 parcel located on Buttermilk Way in the Taylor Point Section of Buzzards Bay. Comprised of 30,722 GSF and 72 beds the new student housing building will consist of mixed construction, with two upper stories of double sleeping units (wood framed) on top of a single first floor podium housing amenity spaces (conference facility and meeting rooms).

The site is currently occupied by an existing 2-story wood framed building, also known as The Beachmoor.

**Project Budget and Schedule**

**Budget**

Total Project Cost	<u>\$16,800,000</u>
Campus Contribution	2,500,000
Series 2014A Bonds	300,000
<b>MSCBA 2020A Bond Issue</b>	<b>\$14,000,000</b>

**Schedule**

Study Completion	August 2019
Design Completion	January 2020
Construction Start	May 2020
Occupy Facility	August 2021



*Site Plan*



*Proposed New Residence Hall*

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR COMMITTEE AND BOARD ACTION**

**COMMITTEE:** Fiscal Affairs and Administrative Policy    **NO.:** FAAP 20-16

**COMMITTEE DATE:** January 28, 2020

**BOARD DATE:** February 4, 2020

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**APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
STUDENT ACTIVITY PROJECT**

**MOVED:**            MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
                         PARKING IMPROVEMENTS  
                         MASSACHUSETTS MARITIME ACADEMY

1.        The Commissioner of the System of Public Higher Education (the “Commissioner”) is authorized and directed in the name and on behalf of the Board of Higher Education (the “Board”) to make a written request to the Massachusetts State College Building Authority (the “Authority”) that the Authority initiate the projects described in EXHIBIT A attached hereto.
  
2.        Bonds issued by the Authority to finance the projects for which a request is hereby authorized may be issued together with or separately from bonds issued to carry out other projects of the Authority for which the Board authorizes a request.
  
3.        The Commissioner and all other officers of the Board, each acting singly, are authorized to request the Commissioner of Administration to approve in writing the initiation by the Authority of the projects for which a request is hereby authorized, and to do such other things and to take such other action as the officer so acting shall, as conclusively evidenced by the taking of such action, deem necessary or desirable to be done or taken to carry into effect the matters hereby authorized.

**Authority:**            Massachusetts General Laws Chapter 15A, Sections 4, 6, and 9;  
                         Chapter 703 of the Acts of 1963, sections 1-3, et seq., as amended.

**Contact:**            Thomas Simard, Deputy Commissioner for Administration & Finance

# MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

## EXHIBIT A

### MASSACHUSETTS MARITIME ACADEMY

#### KENDALL RAE PLACE PARKING LOT MSCBA PROJECT NO. MMA-0903-20

#### Project Description

- (a) The preparation of studies, designs, surveys, and site analyses, and the construction of roadway and parking improvements, including sidewalks and lighting, primarily for the use by students and staff of the University, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide; and
- (b) The carrying out of improvements, renovations, and other work on and the provision and installation of furnishings, fixtures, and equipment for other buildings, structures, or facilities the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

#### Project Overview

The Massachusetts Maritime Academy Foundation recently purchased a two-acre lot at 14 Kendall Rae Place in Bourne and has engaged an engineer to conceptualize new student parking on the site which is adjacent to the new Hampton Inn. The Massachusetts State College Building Authority will work with Massachusetts Maritime Academy to develop approximately 235 spaces of surface parking to replace parking previously leased in downtown Buzzards Bay.

Source of Funds: Massachusetts Maritime Academy

#### Project Budget

Total Project Cost **\$1,000,000**

