

BOARD OF HIGHER EDUCATION

REQUEST FOR BOARD ACTION

NO.: BHE 06-05

BOARD DATE: September 15, 2005

**MOVED: APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING
AUTHORITY PROJECTS PERTAINING TO RESIDENCE HALLS**

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
ADDITIONS TO AND RENOVATIONS OF RESIDENCE HALLS
MASSACHUSETTS MARITIME ACADEMY**

1. The Chancellor of the System of Public Higher Education (the "Chancellor") 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 Chancellor 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 Colleges) 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 \$18,300,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6 and 73 App.

Contact: Kurt T. Steinberg, Associate Vice Chancellor for Fiscal Policy

EXHIBIT A

1. The carrying out of additions, improvements, renovations, repairs, and other works on and the provision and installation of furniture, furnishings, fixtures, and other equipment for some or all of the following facilities owned by the Massachusetts State College Building Authority or used by the State Colleges:

State College

Facilities

Massachusetts Maritime Academy

Companies 1-6

2. The carrying out of improvements, renovations, and other work on and the provision and installation of furniture, furnishings, fixtures, and other equipment for other buildings, structures, or facilities now or hereafter owned or leased by the Authority, or used by the State Colleges, and which the Authority is authorized to provide.
3. 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.



BACKGROUND INFORMATION

Project Overview

The Massachusetts State College Building Authority (MSCBA) commissioned a feasibility study for Massachusetts Maritime Academy (MMA) to study the feasibility of providing a net addition of 152 residential beds, interior finish upgrades, an expansion of the existing bookstore and lobby and decentralization and upgrade of utilities at the existing dormitory/mess deck building on the Massachusetts Maritime (MMA) campus in Bourne, Massachusetts, in three (3) phases. The requirement for additional bed space is based on Cadet Housing Study, Massachusetts Maritime Academy, prepared for the MSCBA by Anderson Strickler LLC on August 1, 2005.

Existing Conditions

The existing dormitory complex consists of five separate residential buildings with a common mess hall and student center completed in separate phases from circa 1970 to circa 1976.

Justification of Needs

1. The Anderson Strickler report justifies the overall goal of 152 net additional beds, due to the increase over the past fifteen years of on-campus housing occupancy, and to the realistic incoming class size increases over the next 5 years.
2. Interior Finish and Utility Upgrades: The improvement to the student living environment, the replacement of existing electrical and roof top equipment with newer and more energy efficient models are significant MMA goals.
3. Bookstore/Lobby Expansion: An improved and unified entry for the dormitory, bookstore, student union, conference center and mess deck; and an improved presence for the bookstore in the dormitory/student union/ mess deck complex are significant MMA goals. Heating and Plumbing System Decentralization: The replacement of the existing campus-wide heating and hot water systems with new, more efficient independent systems are significant MMA goals.

Program

1. Phase 2 "Build Over ": Construct a 2 story "Build Over" addition above existing Companies 1 and 2 and a new 6 story elevator/bath core connecting Companies 1 and 2 with Company 6 to accommodate 152 new beds and new bath/utility cores.
2. Phases 2 and 3 (Future) Interior Finish and Utility Upgrades: Replace existing cadet rooms doors and hardware, paint new and existing doors, paint existing interior walls and ceilings and install new VCT flooring at corridors. Replace existing electrical equipment with new. Also make interior modifications to comply with ADA regulations.
3. Phase 2A-Bookstore/Lobby Expansion: Construct a new 1-story addition to expand existing bookstore and provide a new entry and lobby for the entire building.
4. Phase 4 (Future) Heating and Plumbing System Decentralization: Construct a Mechanical Room addition to install new heat and hot water generation and distribution system. Replace existing hot water distribution system with new in existing building.

Costs (Phase 2)

Estimated Construction Cost: \$12,100,000
Total Project Cost: \$15,800,000
Cost of Issuance: \$ 2,500,000

Schedule (Phase 2)

Design Start: August 2005
Construction Start: January 2006
Occupy Completed Facility: August 2007