

BOARD OF HIGHER EDUCATION

REQUEST FOR BOARD ACTION

NO.: BHE 06-14

BOARD DATE: April 20, 2006

**CAPITAL PROJECT FINANCING REQUEST TO HEALTH AND EDUCATION
FACILITIES AUTHORITY (HEFA) ON BEHALF OF BUNKER HILL
COMMUNITY COLLEGE**

MOVED: The Chancellor of the Board of Higher Education is authorized, upon consultation with the Chairman of the Board of Higher Education and the Chair of the Fiscal Affairs and Administrative Policy Committee, to request of the Legislature authorization of Massachusetts Health and Educational Facilities Authority (HEFA) financing for the planning, design, construction and furnishing of a Health and Wellness Center at Bunker Hill Community College, provided that, consistent with Board of Trustees of Bunker Hill Community College action and the Board of Higher Education Five-Year Capital Spending Initiative, not more than \$8,000,000 in funding shall be secured through HEFA.

Furthermore, subject to the aforementioned legislative authorization, the Chancellor of the Board of Higher Education is authorized, upon consultation with the Chairman of the Board of Higher Education and the Chair of the Fiscal Affairs and Administrative Policy Committee, to make a written request to HEFA for funding for the planning, design, construction and furnishing of a Health and Wellness Center at Bunker Hill Community College, provided that, consistent with Board of Trustees of Bunker Hill Community College action and the Board of Higher Education Five Year Capital Spending Initiative, not more than \$8,000,000 in funding shall be secured through HEFA.

Pursuant to Section 6 of Chapter 15A of the General Laws, the Board hereby delegates to the Chancellor of the Board of Higher Education, upon consultation with the Chairman of the Board of Higher Education and the Chair of the Fiscal Affairs and Administrative Policy Committee, the authority to do such other things and take such other actions as the Chancellor shall deem necessary or desirable to effectuate the matter authorized.

Authority: Massachusetts General Laws Chapter 15A, Section 6

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

BACKGROUND INFORMATION

Bunker Hill Community College Health and Wellness Center

This motion authorizes the Chancellor to request of the Legislature authorization of Massachusetts Health and Educational Facilities Authority (HEFA) financing for the planning, design, construction and furnishing of a Health and Wellness Center at Bunker Hill Community College (BHCC) for not more than \$8 million.

In **June 2004**, the Board of Higher Education authorized BHCC to undertake a self-funded study to assess the need, cost and feasibility of the following:

- Improvements in the delivery of student intake services, particularly in the advisement and assessment departments
- An athletics facility
- Lobby renovations and expansion at the lower level of B-Building, including a new main entrance to the College

The Commonwealth's Designer Selection board chose DiNisco Design Partnership of Boston to conduct the study. In conducting the study, DiNisco sought to identify other expansion and improvement opportunities (consistent with recommendations from the Eva Klein Study) that might be compatible with, and facilitated by, the projects areas noted above.

After conducting a length and comprehensive study, under the direction of Michael Williams, Director of Programming and Rosalyn Elder, Project Manager for DCAM, DiNisco recommended a plan that included:

- Co-location of current and planned health care programs
- Centralized student services area that would take students from registration through payment and textbook purchases in one easy path services
- Space for new academic wellness programs, basketball court/large function space, additional classrooms, and adjunct faculty center
- Main College entrance separate from the second floor "T" stop entryway

This would be accomplished by constructing a new building that would be connected to the College's E-Building, renovating the lower level of B-Building and constructing a new entrance at the lower level of B-Building. The plan included new construction of approximately 41,000 square feet and renovation of 37,200 square feet that would be completed by the College. The cost of the project was estimated at \$13.7 million, and BHCC was prepared to fund \$3.5 million of the cost.

At its **June 2005** meeting, the Board of Higher Education authorized BHCC to "Proceed with the design and construction of a Health and Wellness Center and associated renovations."

On **March 1, 2006**, DiNisco submitted a final report of its **Study for Bunker Hill Community College Health and Wellness Center Addition**. The final report provides for new construction of 51,000 square feet. This includes a 48,000 square foot Health and Wellness Center that will house the College's health programs, gymnasium, and a fitness center. The new construction also includes a new entrance at lower level of B-building.

The additional space requirements that were identified in the final study and the escalation in the cost of construction materials have resulted in an estimated total project cost of \$22,700,000. The Division of Capital Asset Management (DCAM) will fund \$12.7 million and BHCC must now fund \$10 million.

The **BHCC Board of Trustees at its March 27, 2006** meeting authorized the College to "borrow an amount not to exceed \$8,000,000 through the Massachusetts Health and Educational Facilities Authority (HEFA) or any other authorized funding source to finance a portion of the College's share of the costs associated with the Health and Wellness Center Project." BHCC will cover the remaining costs from College funds already designated for this project and from Bunker Hill Community College Foundation funds that have been restricted for this project.