

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 11-11

COMMITTEE DATE: November 30, 2010

BOARD DATE: December 7, 2010

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

MOVED: MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
RESIDENCE HALL RENEWAL AND ADAPTION
SYSTEM-WIDE

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 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 \$14,000,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6

Contact: Stephen Lenhardt, Deputy Commissioner of Administration and Finance

SYSTEM-WIDE RENEWAL/ADAPTION

Description of Project

The residence hall capital repair projects listed in this request are integral with the multi-year, system-wide facility renewal program of the Authority. The goal of this program is to establish and to sustain quality residence life facilities for all students at the nine state university campuses, regardless of the age of the structure. Since its inception in 2000, this program has resulted in the investment of over \$186 million in the existing campus housing facilities. In addition to the repair and replacement of building systems and components (roofs, windows, and doors; electrical, plumbing, and heating; and interior finishes) this program has funded the removal of hazardous materials and the installation of fire alarm systems, sprinklers, and elevators. The recommended projects are consistent with the facility renewal plan, and have been reviewed and approved by the Board of the Authority.

Project Overview

- Funding for next phases of on-going residence hall capital renewal and adaption projects at Bridgewater State, Fitchburg State, Massachusetts College of Liberal Arts, Salem State, and Westfield State
- Buildings built between 1900 and 1990.
- Scope of work includes fire protection; bathroom renovations; mechanical, electrical, and plumbing system upgrades; window replacement; and interior finish renewal.
- Construction required to accommodate student occupancy at 100 percent without loss of revenue, primarily during summers and vacation periods.
- Combined with debt service savings achieved on the 2009B/C repair bond issue, a 1% rent increase will generate sufficient revenue for repair debt service.

Project Funding

College	Building	Project	Proposed Approvals
Bridgewater	Woodward, Miles-DiNardo	Finishes, MEP Systems	\$2,000,000
Fitchburg	Aubuchon, Cedar	Interiors, MEP systems	\$3,000,000
MCLA	Berkshire, Hoosac	Windows, Bathrooms, Finishes, New Entrance	\$5,000,000
Salem	Bates	Mechanical Infrastructure	\$500,000
Westfield	Lammers, Apartments	Windows, Finishes, Fire Protection	\$2,000,000
Subtotal			\$12,500,000

DSRF, COI, pricing contingency (estimated) \$1,500,000

REPAIR BOND ISSUE \$14,000,000