

## BOARD OF HIGHER EDUCATION

### REQUEST FOR COMMITTEE AND BOARD ACTION

**COMMITTEE:** Fiscal Affairs and Administrative Policy    **NO.:** FAAP 12-03

**COMMITTEE DATE:** October 11, 2011

**BOARD DATE:** October 18, 2011

---

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

**MOVED:** MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
RENOVATION OF HAMMOND CAMPUS CENTER  
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 project 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 \$7,630,000.

**Authority:** Massachusetts General Laws Chapter 15A, Section 6

**Contact:** Stephen Lenhardt, Deputy Commissioner of Administration and Finance  
Fiscal and Administrative Policy

**EXHIBIT A**  
**HAMMOND CAMPUS CENTER AT**  
**FITCHBURG STATE UNIVERSITY**  
**MSCBA PROJECT NO. FIT-0588-10**

**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;
- (b) The renovation of the Hammond Campus Center as described herein including building systems and components, furniture, and equipment 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
- (c) The carrying out of 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**

- Project is the continuation of the renovation of the Hammond Campus Center. Additional interior renovations will enhance the student life experience by creating new meeting spaces, student lounges and study spaces. New offices will be created for student affairs, career counseling, tutoring and other support services. Building upgrades include fire protection, HVAC, plumbing, electrical, and interior finishes.
- The University has provided an equity contribution of \$3.2 million in addition to \$300,000 as initial funding for the pre-design phase. DCAM transferred \$900,000 to fund the accessible ramp between Hammond and the Holmes Dining Hall. The project revenue source will be an increase in general student fees not to exceed \$175.

INDICATOR:	PRIMARY RESERVE	VIABILITY	RETURN ON NET ASSETS	NET OPERATING REVENUES
Target:	25.0%	>1.0	3.0 – 4.0%	2.0 – 4.0%
Fitchburg (FY10):	37.6%	2.3	19.0%	11.7%

**Project Budget and Schedule**

Budget

Total Project Cost	\$25,701,995
Less 2010A/B Bond	(14,307,000)
Less Equity Contribution	(3,494,995)
Less DCAM Contribution	(900,000)
Total Project Fund	7,000,000
Cost of Issuance/Reserves	630,000
<b>Total</b>	<b>\$7,630,000</b>

Schedule

Design Started	January 2011
Construction Started	May 2011
Occupancy Completed Facility	September 2012

