

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR BOARD ACTION**

**NO.:** BHE 06-04

**BOARD DATE:** September 15, 2005

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

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY  
CONSTRUCTION OF A NEW RESIDENCE HALL AT BRIDGEWATER  
STATE COLLEGE

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 \$44,400,000.

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 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**

**Facility**

*Bridgewater State College*

*New Residence Hall*

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

Massachusetts State College Building Authority commissioned a study in February 2005 at the request of Bridgewater State College (BSC) to examine the feasibility of providing approximately 800 additional beds on the BSC Campus to be designed and constructed in two separate phases. The projected requirement for additional beds is based on two earlier studies: Residential and Student Life Facilities for the Massachusetts State Colleges prepared for MSCBA by Gordon B. King Development Advisors, November 2004; and Student Housing Demand and Market Study – Bridgewater State College by Stegman and Associates, October 2004. Both the King and Stegman studies document strong and sustained demand for new undergraduate housing at BSC; they recommend an increase of some 800 beds to address current demand backlog and to bring on-campus housing capacity to 50 percent of 2003 full-time undergraduate population. This study recommends provision for 820 beds in two blocks, built in two phases (Phase I 408 beds; Phase II 412 beds) on the East Campus in the Lower Great Hill Commuter Lot.

### Ancillary Development

Ancillary requirements include an expansion of dining services in East Campus Commons with 320 additional seats and a satellite servery; a relocation of the campus bookshop into 7,100 sf of the Phase I Residence Hall to make way for the expanded dining facility; and the provision of 10,400 nsf of conferencing/student life facilities (split by phase 4,000/6,400). The site of the new residence halls entails a loss of 380 parking spaces in Phase I construction 530 at project completion. BSC will determine the number and location of replacement parking spaces.

### Program

1. Phase I: 408 beds, predominantly 4-bed suites and 1 residence director (63,520 nsf); Ancillary Space (15,910 nsf); Conferencing/Student Life (4,000 nsf); Bookstore (7,100 nsf). Total: 90,530 nsf / 129,990 gsf.
2. Phase II: 412 beds, predominantly 6-bed suites and 1 residence director (71,495 nsf); Ancillary Space (15,490 nsf); Conferencing (6,400 nsf). Total 93,835 nsf / 128,625 gsf.
3. East Campus Dining Hall expanded by 320 seats.

### Site

The new residence halls compliment Miles-DiNardo and East Hall, forming a cluster around East Campus Commons and the main pedestrian walkway. The location and massing of the residences provide an attractive edge to the East Campus adjacent to the MBTA Commuter Line. The new residences replace car parking and therefore do not add impenetrable surface area.

#### Costs (Phase 1)

Estimated Construction Cost: \$30,100,000  
Total Project Cost: \$38,300,000  
Cost of Issuance: \$ 6,100,000

#### Schedule (Phase 1)

Design Start: August 2005  
Construction Start: Spring 2006  
Occupy Completed Facility: September 2007

