

**BOARD OF HIGHER EDUCATION**

**REQUEST FOR BOARD ACTION**

**NO.:** BHE 06-06

**BOARD DATE:** September 15, 2005

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**MOVED: APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING  
AUTHORITY PROJECTS PERTAINING TO STUDENT LIFE FACILITIES**

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY REPAIR,  
RENOVATION, AND CONSTRUCTION OF STUDENT LIFE FACILITIES**

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 \$20,200,000.

**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:

<b>State College</b>	<b>Facilities</b>
<i>Bridgewater State College</i>	<i>Parking Facility</i>
<i>Framingham State College</i>	<i>McCarthy College Center</i>
<i>Massachusetts College of Liberal Arts</i>	<i>Tennis Courts</i>
<i>Massachusetts Maritime Academy</i>	<i>Bookstore</i>
<i>Salem State College</i>	<i>Athletic Fields</i>
<i>Worcester State College</i>	<i>Parking Structure</i>

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**

The following student life projects are based on priorities highlighted in the BHE Strategic Capital Planning Initiative as projects that are appropriate for the MSCBA to implement through its construction program at the State Colleges. These projects are consistent with the MSCBA Strategic Plan and have been reviewed and approved by the MSCBA Board of Directors.

### **Project Descriptions**

#### **Develop New Parking Facility, Bridgewater State College**

Project is the development of a new surface parking facility on recently acquired land, including access drives, drainage, and other associated site improvements.

Construction is estimated to cost \$1.7 million; the total project cost is estimated at \$2 million.

The project's revenue source is a new student fee of \$25.

#### **Renovate Interior, McCarthy College Center, Framingham State College**

Project is the continuation of the renovation of the interior of the D. Justin McCarthy College Center, particularly on the fourth and fifth floor levels.

Scope of work includes installation of fire sprinkler system; improvement of the fire alarm system; repair of mechanical, electrical, and communications systems and components; reconfiguration of interior spaces; and renewal of interior finishes.

Construction is estimated to cost \$1.1 million; the total project cost is estimated at \$1.5 million. Construction will take place from April through August 2006.

The project's revenue source to pay debt service is a pledge from the College's operating budget of approximately \$120,000.

#### **Rehabilitate Tennis Courts, Massachusetts College of Liberal Arts**

Project is the resurfacing of existing tennis courts, including fencing, related equipment, and associated site improvements.

Construction is estimated to cost \$140,000; the total project cost is estimated at \$180,000.

The project's revenue source to pay debt service is a pledge from the College's operating budget of approximately \$15,000 per year.

#### **Renovate and Expand Bookstore, Massachusetts Maritime Academy**

Project is the renovation and expansion of the bookstore, including new construction of sales and support areas, renovation of existing space, and improvement of building systems and finish materials.

Construction is estimated to cost \$600,000; the total project cost is estimated at \$800,000.

The project is funded by a capital contribution of \$300,000 from the College's bookstore vendor plus a \$500,000 bond that will be repaid from approximately \$40,000 per year from the College's operating budget.

#### **Construct Tennis and Baseball Facility, Salem State College**

Project is an outdoor tennis facility and full-size baseball/multipurpose field.

Scope of work for the tennis facility includes construction of six new tennis courts, spectator seating at one court, 28 additional parking spaces, as well as associated site work improvements.

Scope of work for the baseball/multipurpose field includes construction of a synthetic infill turf baseball field with bleachers, lighting, 11 parking spaces, and related site improvements.

Construction is estimated to cost \$3.5 million and the total project cost at \$4.0 million. The project's revenue source is a new pledged student athletic fee of \$50.

**Construct Parking Structure, Worcester State College**

Project is the construction of 500 new structured spaces adjacent to a current surface lot.

Construction is estimated to cost \$7.5 million; the total project cost at \$10 million.

The project's revenue sources are student fees ranging from \$125 to \$195 per academic year for commuters and from \$200 to \$225 per academic year for resident students.

The revenue from these fees is also sufficient to cover operating costs and reserves.

**Project Funding**

<b>College</b>	<b>Project</b>	<b>Project Fund</b>
Bridgewater	Parking Facility	\$2,000,000
Framingham	College Center	\$1,500,000
MCLA	Tennis Courts	\$180,000
MMA	Bookstore	\$500,000
Salem	Athletic Fields	\$4,000,000
Worcester	Parking Structure	\$10,000,000
	<b>Subtotal</b>	<b>\$18,180,000</b>
	DSRF, COI, pricing contingency (estimated)	\$2,020,000
	<b>TOTAL STUDENT LIFE BOND ISSUE</b>	<b>\$20,200,000</b>