

BOARD OF HIGHER EDUCATION

REQUEST FOR BOARD ACTION

NO.: BHE 06-07

BOARD DATE: September 15, 2005

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

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY REPAIR
AND RENOVATION OF ITS RESIDENCE HALLS**

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 \$9,500,000.

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	Facilities
<i>Bridgewater State College</i>	<i>Woodward Pope Scott Great Hill Apartments Shea/Durgin Miles/DiNardo</i>
<i>Fitchburg State College</i>	<i>Herlihy Aubuchon Russell Apartments Mara Village</i>
<i>Framingham State College</i>	<i>Horace Mann Pierce O'Connor Larned Linsley Corinne Foster</i>
<i>Massachusetts College of Art</i>	<i>Smith Hall</i>
<i>Massachusetts College of Liberal Arts</i>	<i>Hoosac Berkshire Flagg Townhouses</i>
<i>Massachusetts Maritime Academy</i>	<i>Companies 1-6</i>
<i>Salem State College</i>	<i>Peabody Bowditch Bates Complex</i>
<i>Westfield State College</i>	<i>Scanlon Dickinson Davis Lammers Courtney Hall Apartments</i>
<i>Worcester State College</i>	<i>Chandler Village Dowden Hall</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 residence hall renovations in this request are a continuation of the work started five years ago to bring the state college residence hall inventory from an average rating of poor to good. These projects are in line with the MSCBA strategic plan, and they have been reviewed and approved by the MSCBA Board of Directors.

Description

\$8.6 million project fund to fund next phases of on-going residence hall repair projects at Bridgewater, Framingham, and Westfield State Colleges, Massachusetts College of Art, and Massachusetts Maritime Academy.

Buildings built between 1910 and 1976.

Scope of work includes asbestos removal, sprinklers and fire alarms, access improvements, bathroom renovations and ventilation upgrades, window replacement, and interior finish renewal.

Construction required to accommodate student occupancy over 100 percent without loss of revenue, primarily in summers and vacations; will be completed during 2005/06 academic year.

1.5 percent system-wide average rent increase spread over two fiscal years will generate pledged revenue for debt service.

Project Funding

College	Building	Project	New Bond Funds	Existing Funds	Total Project
Bridgewater	Shea-Durgin	Interior renovations	\$1,500,000	\$6,800,000	\$8,300,000
Framingham	Larned Hall	Windows and Entryway	\$1,600,000	\$0	\$2,600,000
Framingham	Peirce & Mann	Interior Renewal	\$1,000,000	\$0	\$1,000,000
MassArt	Smith Hall	Sprinkler & Fire Alarm	* \$500,000	\$60,000	\$560,000
MMA	Companies 1-2	Interior Renewal	\$2,000,000	\$3,300,000	\$5,800,000
Westfield	Scanlon Hall	Sprinkler, Fire Alarm, and Access	* \$2,000,000	\$700,000	\$2,700,000
Subtotal			\$8,600,000	\$10,860,000	\$19,460,000
DSRF, COI, pricing contingency (estimated)			\$900,000		
TOTAL REPAIR BOND ISSUE			\$9,500,000		

Rent Impact to Students

Student Rent		FY07 Projected Increases					
FY06	FY07	2006A		Other		Total	
\$3,960	\$4,158	\$33	0.8%	\$165	4.2%	\$198	5.0%

* Pending approval of supplemental budget.