

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 06-08
COMMITTEE DATE: December 8, 2005
BOARD DATE: December 15, 2005

APPROVAL TO PROCEED WITH A SALEM STATE COLLEGE LIBRARY RENOVATION STUDY

MOVED: The Board of Higher Education hereby gives Salem State College approval to proceed with a library renovation study. This approval is given with the understanding that Salem State College is responsible for all costs related to the study and that it will not proceed with design and/or construction until the Board of Higher Education gives its approval to proceed.

Authority: Massachusetts General Laws Chapter 15A, Section 9
Contact: Kurt T. Steinberg, Associate Vice Chancellor for Fiscal Policy

BACKGROUND INFORMATION

On October 19, 2005, President Nancy Harrington of Salem State College, in a letter to Chancellor Judith Gill of the Board of Higher Education, raised the critical issue of the physical condition of the College library. In that letter, President Harrington included costs estimates from an engineering study performed in 2002 by the firm, F. Douglas Adams and Associates, Architects, Inc. Updated to 2006 dollars, this analysis identified selected critical repairs, whose range of costs totaled between \$5.7 and \$9.6 million.

As a result of this letter, representatives from the Division of Capital Asset Management (DCAM) and other contracted structural engineers came to Salem State on November 17 to perform a site visit and assessment of the property. Some of the findings from that visit indicated that a "piecemeal approach" to repairs for specific areas would trigger additional repairs to satisfy other regulatory requirements. Quoting from an e-mail by Mark Swingle, Project Manger of DCAM, "... the following additional items would likely be part of the scope...accessibility improvements...fire protection upgrade to new code standards...improved energy efficiency of the building envelope...seismic bracing of the unreinforced back-up walls..."

It is the opinion of DCAM that a comprehensive engineering study be performed to determine the best course of action that the College and the Commonwealth should pursue with respect to the library. Again quoting Mr. Swingle "... A comprehensive study will determine the best course of action. If a complete replacement is recommended, the study will also determine whether the best course of action is gutting the entire building, demolishing and rebuilding the entire building, or building a new library at a new site."