

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 06-09
COMMITTEE DATE: December 8, 2005
BOARD DATE: December 15, 2005

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

MOVED: MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY REPAIR
AND RENOVATION OF RESIDENCE HALLS (FY '07)

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 \$12,200,000.

Authority: MGL Chapter 15A, Section 6, MGL Chapter 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

Bridgewater State College

*Great Hill Apartments
Miles/DiNardo
Pope
Scott
Shea/Durgin
Woodward*

Fitchburg State College

*Apartments
Aubuchon
Herlihy
Mara Village
Russell*

Framingham State College

*Corinne
Foster
Horace Mann
Larned
Linsley
O'Connor
Peirce*

Massachusetts College of Art

Smith Hall

Massachusetts College of Liberal Arts

*Berkshire
Flagg Townhouses
Hoosac*

Massachusetts Maritime Academy

Companies 1-6

Salem State College

*Bates Complex
Bowditch
Peabody*

Westfield State College

*Apartments
Courtney Hall
Davis
Dickinson
Lammers
Scanlon*

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 planning and design services, including obtaining cost estimates, revenue estimates, construction drawings and 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 repair projects in this request are a continuation of the work started five years ago to improve the condition of the state college residence halls from an average rating of poor to good. These projects are consistent with the MSCBA strategic plan and are estimated to include the following scope and costs:

Description

- a. \$11 million project fund to fund next phases of on-going residence hall repair projects at Bridgewater, Framingham, and Westfield State Colleges, and Massachusetts Maritime Academy.
- b. Buildings built between 1954 and 1976.
- c. Scope of work includes asbestos removal, sprinkler and fire alarm installations, access improvements, bathroom renovations and ventilation upgrades, and interior finish renewal.
- d. Construction required to accommodate student occupancy without loss of revenue; work to be performed primarily during the summer and vacation periods, to be substantially complete during 2007.

Project Funding

College	Building	Project	New Bond Funds
Bridgewater	Pope and Scott Halls	Sprinkler, Fire Alarm, and Access	\$5,000,000
Framingham	Larned Hall	Exterior Repair/Interior Renewal	\$1,000,000
MMA	Companies 1-2	Interior Renewal	\$1,000,000
Westfield	Scanlon Hall	Access, Interior Renewal	\$4,000,000
Subtotal			\$11,000,000
DSRF, COI, pricing contingency (estimated)			\$1,200,000
TOTAL REPAIR BOND ISSUE			\$12,200,000

Rent Impact to Students

Due to the debt structure envisioned for the 2006A bond sale, no increases in rent are anticipated during the FY07 fiscal year to support this project fund.

Student Rent		FY08 Projected Increases					
FY07	FY08	2006A		Other		Total	
4,157	4,365	\$75	1.8%	\$133	3.2%	\$208	5.0%