

BOARD OF HIGHER EDUCATION
REQUEST FOR BOARD ACTION

NO.: FAAP 08-27

BOARD DATE: February 29, 2008

APPROVAL TO PROCEED WITH A FRAMINGHAM STATE COLLEGE PROGRAM STUDY

MOVED: The Board of Higher Education hereby gives Framingham State College approval to proceed with a program study to address mold issues in Hemenway Hall and add specialized instructional space capacity, including laboratory, classroom and administrative space. This approval is given with the understanding that Framingham State College is responsible for all costs related to the study and that it will not proceed with design and construction until the Board of Higher Education gives its approval to proceed.

Authority: Massachusetts General Laws Chapter 15A, Section 9

Contact: Dr. Clantha McCurdy, Vice Chancellor for Student Financial Assistance

BACKGROUND INFORMATION

Framingham State College seeks approval to undertake a program study for a two-phase project for: (1) repairs to Hemenway Hall to address building envelope and air quality issues and (2) new construction and renovation of existing academic and laboratory capacity. The program study will be self-funded by the College. The resulting study will be structured such that the College can proceed separately with the two phases, increasing the flexibility of timing the project implementation and ensuring that air-quality issues are addressed as quickly as possible, while ensuring coordination between the two phases.

Hemenway Hall is Framingham State's principal academic building. During a 2005-06 examination (DCAM Project: Hemenway Hall Mold Remediation Project FRC 0502 DC1), water penetration and mold issues were identified in the facility. Since that time, the College has undertaken efforts to remove the mold. However, the cause of the mold has not been corrected. To mitigate the water penetration and address identified HVAC deficiencies, the College will fund a study to determine the component repairs to the building. Funding for this project is earmarked in the Governor's bond bill that was filed in fall 2007.

Framingham State has also requested that this study include the additional state-of-the-art laboratory capacity, along with supporting classroom, lecture hall and faculty office space (through renovation of existing laboratory space). This project was identified in the Campus Master Plan as a 30,000-square foot addition to Hemenway Hall and subsequent renovation of the original facility. The project will connect new laboratory space with the bulk of existing instructional space on campus and allow for the conversion of existing, out-dated science labs into general classroom and administrative space.

Study of the proposed addition, concurrent with the repair program study, will ensure appropriate coordination between the projects.

The need for this space was validated by the Eva Klein (2003) report and the recent space utilization study completed by Rickes Associates (September 2007) as part of the Chan Krieger comprehensive master planning study (November 2007) for Framingham State College.