

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 13-13

COMMITTEE DATE: October 09, 2012

BOARD DATE: October 16, 2012

APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY SYSTEM-WIDE RESIDENCE HALL RENEWAL AND ADAPTION PROJECTS

MOVED: MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY SYSTEM-WIDE RESIDENCE HALL RENEWAL AND ADAPTION PROJECTS

1. The Commissioner of the System of Public Higher Education (the "Commissioner") 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 Commissioner 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 Universities) 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 \$18,100,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6

Contact: Stephen Lenhardt, Deputy Commissioner of Administration and Finance
Fiscal and Administrative Policy

EXHIBIT A

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

RESIDENCE HALL SYSTEM-WIDE RENEWAL/ADAPTION

Description of Project

These residence hall capital repair projects are integral with the multi-year, system-wide facility renewal program of the Authority. The goal of this program is to establish and to sustain quality residence life facilities for all students at the nine state university campuses, regardless of the age of the structure. Since its inception in 2000, this program has resulted in the investment of over \$228.5 million in the existing campus housing facilities. In addition to the repair and replacement of building systems and components (roofs, windows, and doors; electrical, plumbing, and heating; and interior finishes) this program has funded the removal of hazardous materials the improvement of building safety (fire alarms and sprinklers); and the provision of access improvements.

Project Overview

- Funding for next phases of on-going residence hall capital renewal and adaption projects at Bridgewater State, Fitchburg State, Massachusetts Maritime Academy, and Westfield State
- Buildings built between 1965 and 1976.
- Scope of work includes bathroom renovations; mechanical, electrical, and plumbing system upgrades; window replacement; interior finish renewal; and basement waterproofing and access improvements
- Construction required to accommodate student occupancy at 100 percent without loss of revenue, primarily during summers and vacation periods.
- Combined with debt service savings achieved on the refunding bond issues, an average of 1% rent increase will generate sufficient revenue for repair debt service.

Project Funding

College	Building	Project	Proposed Approvals
Bridgewater	Woodward	Waterproofing, Window Replacement	\$2,000,000
Fitchburg	Aubuchon	Bathroom/Access Improvements	3,000,000
Mass. Maritime	Cadet Housing	Bathrooms, Finishes	7,200,000
Westfield	Apartments	Windows, Finishes	4,000,000
Subtotal			16,200,000

DSRF, COI, pricing contingency (estimated) 1,900,000

CAPITAL REPAIR TOTAL \$18,100,000

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 Universities:

State University

Facilities

Bridgewater State University

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

Fitchburg State University

*Apartments
Aubuchon Hall
Herlihy Hall
Mara Village
Russell Towers*

Framingham State University

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

Massachusetts College of Art and Design

Smith Hall

Massachusetts College of Liberal Arts

*Berkshire Towers
Flagg Townhouses
Hoosac Hall*

Massachusetts Maritime Academy

Companies 1-6

Salem State University

*Bates Complex
Bowditch Hall
Peabody Hall*

Westfield State University

*Apartments
Courtney Hall
Davis Hall
Dickinson Hall
Lammers Hall
Scanlon Hall*

Worcester State University

*Chandler Village
Dowden Hall*

2. The carrying out of preliminary work, including obtaining 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 now or hereafter owned or leased by the Authority, or used primarily by the students and staff of the Universities and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

3. The carrying out of improvements, renovations, and other work on and the provision and installation of furnishings, fixtures, and other equipment for other buildings, structures, or facilities now or hereafter owned or leased by the Authority, or used by primarily by the students and staff of the Universities and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.