

BOARD OF HIGHER EDUCATION

REQUEST FOR BOARD ACTION

NO.: 25-38

BOARD DATE: May 20, 2025

APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY STUDENT HOUSING RENEWAL AND ADAPTION PROJECT: WESTFIELD STATE UNIVERSITY APARTMENTS RENOVATIONS WES-0991-02,

MOVED: The Board of Higher Education approves the Massachusetts State College Building Authority student housing renewal and adaptation project for the Westfield State University apartments (WES-0991-02), as follows:

1. The Commissioner of the Department of 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 project for Westfield State University described on Exhibit A attached hereto.
2. The 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 Secretary of Administration and Finance 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 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 as referred to in Section 1.150-2 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended (the "Code"), that the Commonwealth shall be reimbursed from the proceeds of tax-exempt bonds reasonably expected to be issued by the Authority expenditures temporarily advanced by the Commonwealth (including in such term the Board and the State Universities) on or after the date which is 60 days prior to

the effective date of this declaration of official intent (except for certain "preliminary expenditures" as defined in Section 1.150-2 of the Code or other amounts which are not subject to such time limitation) for projects for which a written request is hereby authorized, the maximum principal amount of such bonds expected to be issued being **\$5,000,000** for expenditures for the Project described in Exhibit A attached hereto.

VOTED: Motion adopted by the BHE on 5/20/2025.

Authority: Massachusetts General Laws Chapter 15A, Sections 4, 6, and 9; Chapter 703 of the Acts of 1963, sections 1-3, et seq., as amended

Contact: Matt Cole, Deputy Commissioner for Administration, Finance, and Operations

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

EXHIBIT A

WESTFIELD STATE UNIVERSITY
APARTMENTS RENOVATIONS
MSCBA PROJECT NO. WES-0991-02

Project Description

The Apartment Complex, comprised of Conlin, Seymour, and Welch Halls, will receive improvement to the plumbing stacks, emergency stairwells, hot water heating pumps, and heating zone controls.

In collaboration with Residential Life, the project would be divided into three phases, one for each building and be completed in 12 months. Project would start in May 2025 and take one building offline for four months or one per semester and complete full project by June 2026.

Financial Summary

Project Costs

The total estimated cost is approximately \$6 million as outlined below:

Project Description	Projected Costs
Apartment Plumbing Stacks – Campus	\$3,300,000
Apartment Plumbing Stacks – MSCBA	\$1,700,000
Sub-Total Stacks	\$5,000,000
Exterior Stairwell Deficiencies	\$420,000
Hot Water Heating Pump Replacement	\$300,000
Failed Zone Controls	\$360,000
Sub-Total Other Projects	\$1,080,000
Total All Projects	\$6,080,000

Project Schedule

- January 2025 Complete Design
- March 2025 Complete Bid Process
- May 2025 Begin Project – Building 1
- August 2025 Complete Building 1/Start Building 2
- January 2026 Complete Building 2/Start Building 3
- May 2026 Complete Building 3