

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 20-05

COMMITTEE DATE: October 15, 2019

BOARD DATE: October 22, 2019

APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY STUDENT ACTIVITY PROJECT

MOVED: MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
COMMONS DINING HALL ROOF REPLACEMENT
SALEM STATE UNIVERSITY

1. The Commissioner 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 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.

VOTED: Motion adopted by FAAP 10/15/2019; adopted by BHE 10/22/2019.

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: Thomas J. Simard, Deputy Commissioner for Administration & Finance

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

Exhibit A

**Salem State University
Commons Dining Hall Roof Replacement
MSCBA PROJECT NO. SAL 0890-19**

Project Description

- (a) The Authority is authorized to implement this project by Chapter 703 of the Acts of 1963, as amended.
- (b) The replacement of the roof for the Commons Dining Hall and all costs incidental and related thereto.

Project Overview

- Salem State University is replacing the roof on its Administration Building, located at 354-356 Lafayette Street, Salem, MA, on SSU's North Campus which includes the 3-story Commons Dining Hall and Administration buildings and the one-story Boiler Plant, conjoined by a 2-story L-shaped "Connector" building (the "University Roof Replacement Project"). The total roof area of these four structures is approximately 22,500 sf. The Commons Dining Hall is one of two primary food service venues for students and the only one located on North Campus where most classes are held. The existing fully-adhered EPDM roofs are well beyond their expected life, and distributed across seven different levels, including a 35' tall (above the main Administration building roof) masonry-clad tower for the Boiler flues accessible via an exterior ladder. Pitch to drains is not currently adequate. Lead-coated copper copings and wall reglet terminations are in poor condition and deteriorating. Water infiltration has resulted in water damage to finishes presumed related to the roof membrane, transition flashings, and/or the roof drains and conductors. The University Roof Replacement Project will include the replacement of all roofing with new 30-year warranted, fully-adhered PVC roofing membrane; new painted aluminum gravel stop and fascias, wall reglet counterflashing, and equipment curb terminations. The only portion of the University Roof Replacement Project authorized to be funded in part by the Authority is the portion allocable to the Commons Dining Hall (the "Project").
- The University Roof Replacement Project will be owned by the Commonwealth and carried out on its behalf by the Division of Capital Asset Management and Maintenance ("DCAMM").
- The University Roof Replacement Project will be principally funded by the Commonwealth. The University requested that the Authority apply the proceeds from the sale of 410 Lafayette Street (the "Sale Proceeds") to pay for a portion of the cost of the Project, which cost exceeds the amount of the Sale Proceeds. Because 410 Lafayette Street was acquired with proceeds of the Authority's Project Revenue Bonds,

Series 2014A, the Authority is authorized to apply the Sale Proceeds to the University Roof Replacement Project pursuant to and in accordance with the requirements of Section 607 of the Authority's Trust Agreement. In addition to the Sale Proceeds being contributed by the Authority to pay for a portion of the estimated total cost of the University Roof Replacement Project that is allocable to the Project, the University Roof Replacement Project will be funded from Commonwealth capital funds and from funds of the University.

- The Project revenue source will be operating budget revenues.

Estimated Project Budget and Schedule

Sale Proceeds from 410 Lafayette Street	\$473,428
University funds	436,161
Commonwealth - DCAMM Critical Repair Funds	<u>1,604,731</u>
Total University Roof Replacement Project Cost	\$2,514,320

Schedule

Summer 2020