

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 10-05

COMMITTEE DATE: November 3, 2009

BOARD DATE: November 10, 2009

APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY PROJECTS PERTAINING TO STUDENT ACTIVITY FACILITIES

MOVED: Massachusetts State College Building Authority Acquisition, Repair, Renovation, and Construction of Student Activity Facilities at Bridgewater State College and Massachusetts College of Liberal Arts

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 EXHIBITS A, B, and C 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 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 \$7,615,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6

Contact: Edward Terceiro, Acting Associate Commissioner for Fiscal and Administrative Policy

EXHIBIT A

Description of Project

- (a) The leasing by the Authority, as lessee, from the Commonwealth (or an entity authorized to act therefore), as lessor, of a parcel of land owned by the Commonwealth in Bridgewater, Massachusetts, on the Campus of Bridgewater State College (the "College");
- (b) The carrying out of preliminary work, including the obtaining of 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 the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide;
- (c) The renovation of the Swenson Athletic Facility as described herein, including site improvements, furniture, and equipment primarily for the use by students and staff of the College, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide; and
- (d) 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 the Authority the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

Project Overview

- The renovation of the existing Swenson Athletic Facility. Principal elements include the replacement of a natural grass field with synthetic turf, the installation of a new running track, lighting, press box, and associated site work.
- The project's revenue source is an existing general student fee.

Project Budget and Schedule

Budget

Construction Cost	4,500,000
Total Project Cost	5,000,000
Cost of Issuance/Reserves	<u>700,000</u>
Total	\$ 5,700,000

Schedule

Study/Design	February 2010
Construction Start	May 2010
Construction Completion	October 2010

EXHIBIT B

Description of Project

- (e) The purchase by the Authority of parcels of land and any improvements thereon located at 333-341 Ashland Street in North Adams, Massachusetts, such parcels consisting of a combination of one- and two-story buildings on 2.27 acres; and the transfer by the Authority to the Commonwealth of Massachusetts (the "Commonwealth") of said parcels of land;
- (f) The leasing by the Authority, as lessee, from the Commonwealth (or an entity authorized to act therefore), as lessor, of a parcel of land owned by the Commonwealth in North Adams, Massachusetts, on the Campus of Massachusetts College of Liberal Arts (the "College");
- (g) The carrying out of preliminary work, including the obtaining of 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 the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide;
- (h) The renovation of the Ashland Street property as described herein, including building systems and components, furniture, and equipment primarily for the use by students and staff of the College, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide; and
- (i) 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 the Authority the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

Project Overview

- a. Project is the acquisition of property adjacent to the College campus and the development of new operations space for the facilities department and for parking.
- b. Scope of work includes the renovation of a portion of the building to house the facilities department, including offices, skilled trade shops, supply storage, vehicle storage, parking, and the provision of related equipment and furnishings.
- c. The project revenue source will be an existing general student fee.

Project Budget and Schedule

<u>Budget</u>	
Acquisition Cost	300,000
Renovation	<u>800,000</u>
Total Project Cost	1,100,000
Cost of Issuance/Reserves	<u>240,000</u>
Total	\$ 1,340,000

<u>Schedule</u>	
Purchase	February 2010
Design Start	March 2010
Construction Start	June 2010
Occupy Completed Facility	September 2010

EXHIBIT C

Description of Project

- (j) The leasing by the Authority, as lessee, from the Commonwealth (or an entity authorized to act therefore), as lessor, of a parcel of land owned by the Commonwealth in North Adams, Massachusetts, on the Campus of Massachusetts College of Liberal Arts (the "College");
- (k) The carrying out of preliminary work, including the obtaining of 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 the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide;
- (l) The renovation of a portion of the Campus Center Gymnasium as described herein, including building components, furniture, and equipment primarily for the use by students and staff of the College, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide; and
- (m) 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 the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

Project Overview

- The Campus Center and Gymnasium were constructed in 1975. The Gymnasium area is 18,000 square feet (120' by 150').
- The Gymnasium flooring is a system of one-foot boards secured to metal rails and glued to the subfloor. The glue has begun to fail, causing the floor to warp in random areas, resulting in a condition that is unsuitable for the intended purposes.
- The project revenue source will be an existing general student fee.

Project Budget and Schedule

Budget

Floor Replacement Cost	500,000
Cost of Issuance/Reserves	<u>75,000</u>
Total	\$ 575,000

Schedule

Study/Design	December 2009
Construction Start	May 2010
Construction Completion	August 2010