

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 12-07

COMMITTEE DATE: October 11, 2011

BOARD DATE: October 18, 2011

**APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
RESIDENCE HALL REPAIR PROJECTS**

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

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 \$12,540,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6

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

EXHIBIT A

SYSTEM-WIDE RENEWAL/ADAPTION

Description of Project

The residence hall capital repair projects listed in this request 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 \$194 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 and the installation of fire alarm systems, sprinklers, and elevators. The recommended projects are consistent with the facility renewal plan, and have been reviewed and approved by the Board of the Authority.

Project Overview

- Funding for next phases of on-going residence hall capital renewal and adaption projects at Bridgewater State, Fitchburg State, Massachusetts College of Liberal Arts, Salem State, and Westfield State
- Buildings built between 1965 and 1976.
- Scope of work includes fire protection; bathroom renovations; mechanical, electrical, and plumbing system upgrades; window replacement; and interior finish renewal.
- Construction required to accommodate student occupancy at 100 percent without loss of revenue, primarily during summers and vacation periods.
- A 0.5% increase to the average system bed rent will generate sufficient revenue for repair debt service.

Project Funding

College	Building	Project	Proposed Approvals
Bridgewater	Shea-Durgin	Renovation and Renewal	\$2,000,000
Fitchburg	Aubuchon	Heating System and Finishes	\$4,000,000
MCLA	Hoosac	New Capacity and Renovations	\$1,000,000
MassMaritime	Companies 1-6	New Capacity	\$2,000,000
Westfield	Apartments	Fire Protection	\$2,500,000
Subtotal			\$11,500,000

DSRF, COI, pricing contingency (estimated) \$1,040,000

REPAIR BOND ISSUE \$12,540,000

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
<i>Bridgewater State University</i>	<i>Great Hill Apartments Miles/DiNardo Hall Pope Hall Scott Hall Shea/Durgin Hall Woodward Hall</i>
<i>Fitchburg State University</i>	<i>Apartments Aubuchon Hall Herlihy Hall Mara Village Russell Towers</i>
<i>Framingham State University</i>	<i>Corinne Towers Foster Horace Mann Hall Larned Hall Linsley Hall O'Connor Hall Peirce Hall</i>
<i>Massachusetts College of Art and Design</i>	<i>Smith Hall</i>
<i>Massachusetts College of Liberal Arts</i>	<i>Berkshire Towers Flagg Townhouses Hoosac Hall</i>
<i>Massachusetts Maritime Academy</i>	<i>Companies 1-6</i>
<i>Salem State University</i>	<i>Bates Complex Bowditch Hall Peabody Hall</i>
<i>Westfield State University</i>	<i>Apartments Courtney Hall Davis Hall Dickinson Hall Lammers Hall Scanlon Hall</i>
<i>Worcester State University</i>	<i>Chandler Village Dowden Hall</i>

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.