

BOARD OF HIGHER EDUCATION

REQUEST FOR COMMITTEE AND BOARD ACTION

COMMITTEE: Fiscal Affairs and Administrative Policy **NO.:** FAAP 10-06

COMMITTEE DATE: November 3, 2009

BOARD DATE: November 10, 2009

APPROVAL OF MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY PROJECTS PERTAINING TO RESIDENCE HALLS

MOVED: Massachusetts State College Building Authority Residence Hall Renewal and
Adaption

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.
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 \$18,400,000.

Authority: Massachusetts General Laws Chapter 15A, Section 6

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

EXHIBIT A

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 Colleges:

| State College | Facilities |
|--|--|
| <i>Bridgewater State College</i> | <i>Great Hill Apartments Miles/DiNardo Hall Pope Hall Scott Hall Shea/Durgin Hall Woodward Hall</i> |
| <i>Fitchburg State College</i> | <i>Apartments Aubuchon Hall Herlihy Hall Mara Village Russell Towers</i> |
| <i>Framingham State College</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 College</i> | <i>Bates Complex Bowditch Hall Peabody Hall</i> |
| <i>Westfield State College</i> | <i>Apartments Courtney Hall Davis Hall Dickinson Hall Lammers Hall Scanlon Hall</i> |
| <i>Worcester State College</i> | <i>Chandler Village Dowden Hall</i> |

2. 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 now or hereafter owned or leased by the Authority, or used primarily by the students and staff of the Colleges 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 primarily by the students and staff of the Colleges and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

BACKGROUND INFORMATION

The residence hall 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 college campuses, regardless of the age of the structure. Since its inception in 2000, this program has resulted in the investment of over \$162 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.

Description

- Funding for next phases of on-going residence hall repair projects at Bridgewater, Fitchburg, Massachusetts College of Liberal Arts and Westfield State Colleges.
- Buildings built between 1954 and 1990.
- Scope of work includes sprinklers, fire alarms, bathroom renovations, window replacements and interior finish renewal.
- Construction required to accommodate student occupancy over 100 percent without loss of revenue, primarily during summers and vacation periods.
- Three percent system-wide average rent increase will generate sufficient revenue for debt service.

Project Funding

| College | Building | Project | Proposed Approvals |
|-----------------|------------------|---------------------------------|---------------------------|
| Bridgewater | Great Hill Apts. | Sprinkler, Fire Alarm, Finishes | \$5,000,000 |
| Bridgewater | Shea/Durgin Hall | Windows, Interiors | \$2,000,000 |
| Fitchburg | Aubuchon/Mara | Windows, Bathrooms | \$2,000,000 |
| MCLA | Flagg/Berkshire | Windows, Infrastructure | \$2,000,000 |
| Westfield | Scanlon Hall | Bathrooms, Finishes | \$5,000,000 |
| Subtotal | | | \$16,000,000 |

DSRF, COI, pricing contingency (estimated) \$2,400,000

REPAIR BOND ISSUE \$18,400,000