Improving the quality of life on campus for 45,000 students.

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Charles F. Desmond, Chairman
Louis Ricciardi, Vice Chairman
Stephen Lenhardt, Deputy Commissioner
of Administration and Finance

Massachusetts State Universities
Bridgewater State University
Fitchburg State University
Framingham State University
Massachusetts College of Art & Design
Massachusetts College of Liberal Arts
Massachusetts Maritime Academy
Salem State University
Westfield State University
Worcester State University

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David Spolidoro, Senior Accountant
Illiana Valladarez, Financial Analyst
Leigh Warren, Assistant Project Manager
John Lemoine, Graphic Designer

Introduction
This Capital Program Summary reports the progress of the Authority in implementing capital projects at the nine state universities including repairs to existing residence halls, development of new housing facilities, and renovation of student activity facilities. These projects serve over 45,000 students, 14,000 of whom live on campus. The Authority is funded by project revenues and receives no direct appropriations from the Commonwealth, nor does the Commonwealth guarantee the bonds issued by the Authority. The Capital Program Summary represents the $733 Million in total project funds invested from 2000 to 2010, to renovate existing buildings and to construct new facilities, describing each project and identifying the method of construction procurement.

The Authority is grateful for the support of its outstanding Board, its partnership with the nine state universities, the Board of Higher Education, the Division of Capital Asset Management, the Executive Office of Administration and Finance, the Office of the Inspector General, the Treasurer, and the Comptroller in planning, coordinating, and implementing these projects.
BACKGROUND

The Massachusetts State College Building Authority (the Authority) is a public instrumentality of the Commonwealth charged with financing, designing, constructing, and overseeing the management of revenue-financed facilities – housing, dining, athletic, parking, and other student activity facilities – for the state universities: Bridgewater, Fitchburg, Framingham, Salem, Westfield, and Worcester State Universities, Massachusetts College of Art and Design, Massachusetts College of Liberal Arts, and Massachusetts Maritime Academy. Approximately 13,900 students reside in the 42 residential complexes owned by the Authority; these facilities house one-third of full-time undergraduate students and comprise about 3.7 million square feet of space in approximately 95 separate structures on the nine state university campuses:

HISTORY + PURPOSE

The institutions now known as the Massachusetts state universities were established in the mid-nineteenth century, essentially to train teachers for the emerging system of public education in America. Students generally commuted to what were at the time two-year institutions. By the mid-twentieth century, these institutions had evolved into more broadly-based, comprehensive, four-year baccalaureate degree-granting universities. The surge in population following World War II, coupled with the greater role that college education played in the post-war economy, contributed to substantial growth in enrollment in higher education. These combined trends greatly increased the demand for campus housing and the attendant dining and student activity facilities on college campuses in Massachusetts and throughout the country. Further, on-campus housing tends to improve the ability of the universities to recruit and to retain students. Students who live on campus tend to persist towards graduation faster than those students who have not had this opportunity.

FUNDING

The Authority receives no appropriation from the Commonwealth. All revenues to support facility design, construction, and operation are derived from the rents and fees paid by students for the use of these facilities and services. In 1998, legislation was enacted to permit the Authority to issue revenue bonds without the general obligation guarantee of the Commonwealth; this has provided the Authority with the ability to issue bonds based upon its need for funding and the availability of revenue, without awaiting available capacity in Commonwealth-issued debt. The Authority is rated Aa2 by Moody’s Investors Services and AA by Standard & Poor’s Ratings Services.

PROJECT DELIVERY

In 1999 and 2004, legislation was enacted to permit the Authority to utilize an alternate means of procurement for design and construction management services to improve the quality and to reduce the time and cost of delivering new and renovated facilities. The design and construction procurement methodology of the Authority is considered exemplary in the public sector in its ability to provide high-quality, cost-effective facilities in critical timeframes while providing for the public solicitation of architectural design and construction management services and for the public bidding of trade contractor work.

The projects described in this document illustrate the accomplishments of the Authority in planning, designing, constructing, and financing the construction and renovation of residence halls and student activity facilities on the nine state university campuses under its own bonding authority since 1998.
## Capital Program Summary

<table>
<thead>
<tr>
<th>MSCBA</th>
</tr>
</thead>
</table>

- Massachusetts College of Liberal Arts
- Massachusetts College of Art + Design
- Fitchburg State University
- Salem State University
- Worcester State University
- Westfield State University
- Bridgewater State University
- Framingham State University
<table>
<thead>
<tr>
<th>University</th>
<th>Residency Halls</th>
<th>Student Activity Facilities</th>
<th>Total</th>
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<td>$5,700,000</td>
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<td>Framingham State University</td>
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<td>$27,917,000</td>
<td>$124,008,000</td>
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<td>Massachusetts College of Art + Design</td>
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<td>$13,537,636</td>
<td>$92,510,438</td>
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<td>$1,670,000</td>
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<td>Massachusetts Maritime Academy</td>
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**Grand Total:** $733,827,438
<p>| Capital Program Summary | MSCBA |</p>
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<th>Capital Program Summary</th>
<th>MSCBA</th>
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<tr>
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<tr>
<td>BUILDING</td>
<td>BEDS</td>
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<td>-------------------------------</td>
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<td>CRIMSON HALL</td>
<td>408</td>
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<td>EAST HALL / COMMONS</td>
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<td>GREAT HILL APARTMENTS</td>
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<td>MILES AND DINARDO HALL</td>
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<td>SCOTT HALL</td>
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<td>WOODWARD HALL</td>
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<td>TOTAL BEDS</td>
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<td>PARKING STRUCTURE</td>
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<td>Capital Program Summary</td>
<td>CRIMSON HALL</td>
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<tr>
<td>------------------------</td>
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<tr>
<td>MSCBA</td>
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</tbody>
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| YEAR BUILT: 2007 | 408 BEDS | 5 STORIES | 1 BUILDING | 129,900 SQ FT |
**NEW RESIDENCE HALL FOR 408 STUDENTS**

**RECOGNITION**
LEED Silver for New Construction

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**COST DATA FOR NEW BUILDING**
Construction Cost: $33,366,000 ; $257 / SF
Total Project Cost: $38,460,000 ; $95K / Bed

**DURATION / COMPLETION**
Twenty months / July 2007

**SOLAR PANEL INSTALLATION**

**PROCUREMENT MODEL**
c. 25A Energy Management Services

**TOTAL PROJECT COST**
$N/A

**DURATION / COMPLETION**
Summer 2011
<table>
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<tr>
<th>Capital Program Summary</th>
<th>EAST HALL</th>
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<td><strong>MSCBA</strong></td>
<td><strong>EAST HALL</strong></td>
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<tr>
<td>YEAR BUILT: 2002</td>
<td>300 BEDS</td>
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<td>4 STORIES</td>
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<td></td>
<td>1 BUILDING</td>
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<td>83,000 SQ FT</td>
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</table>
**NEW RESIDENCE HALL + DINING HALL CONSTRUCTION**

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**COST DATA FOR NEW BUILDING**
Construction Cost: $13,300,000 ; $160 / SF
Total Project Cost: $30,103,000 ; $100K / Bed

**DURATION / COMPLETION**
Twenty months / August 2002

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**SITE IMPROVEMENTS PLAZA + CLOCK TOWER RENOVATIONS**

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$525,000

**DURATION / COMPLETION**
Ten months / August 2005
<table>
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<tr>
<th>Capital Program Summary</th>
<th>GREAT HILL APARTMENTS</th>
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<tr>
<td>YEAR BUILT: 1978</td>
<td>192 BEDS</td>
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<tr>
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<td>9 BUILDINGS</td>
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<td>61,350 SQ FT</td>
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**HOT WATER REPLACEMENT**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$106,000

DURATION / COMPLETION  
Summer 2000

**BOILER + HEATING CONTROL REPLACEMENTS**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$742,000

DURATION / COMPLETION  
Summer 2003 and 2004

**ROOF REPLACEMENT**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$655,000

DURATION / COMPLETION  
Summer 2008

**LIFE SAFETY, ENERGY + MODERNIZATION**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$12,419,000

DURATION / COMPLETION  
Summer 2009 and 2010
MILES AND DINARDO HALLS

YEAR BUILT: 1989
399 BEDS
4 STORIES
2 BUILDINGS
94,550 SQ FT
**LIFE SAFETY UPGRADES**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$3,180,000

**DURATION / COMPLETION**
Summer 2008
ROOF REPLACEMENT

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$100,000

DURATION / COMPLETION
Summer 2003

WINDOW REPLACEMENT + FIRE PROTECTION

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$1,982,000

DURATION / COMPLETION
Summer 2006 and 2007

171 BED ADDITION

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$17,234,000

DURATION / COMPLETION
Eighteen months / Fall 2009
Capital Program Summary

MSCBA

SCOTT HALL

YEAR BUILT: 1960
269 BEDS
4 STORIES
1 BUILDING
31,750 SQ FT
- **FIRE SUPPRESSION**
  
  **PROCUREMENT MODEL**
  c. 127 Prequalification of Designers and Contractors
  
  **TOTAL PROJECT COST**
  $1,695,000
  
  **DURATION / COMPLETION**
  Summer 2002

- **ROOF REPLACEMENT**
  
  **PROCUREMENT MODEL**
  c. 127 Prequalification of Designers and Contractors
  
  **TOTAL PROJECT COST**
  $100,000
  
  **DURATION / COMPLETION**
  Summer 2003

- **ELEVATOR REPLACEMENT**
  
  **PROCUREMENT MODEL**
  c. 193 Architect/Construction Manager Team
  
  **TOTAL PROJECT COST**
  $1,443,000
  
  **DURATION / COMPLETION**
  Summer 2003

- **WINDOW REPLACEMENT + FIRE PROTECTION**
  
  **PROCUREMENT MODEL**
  c. 193 Architect/Construction Manager Team
  
  **TOTAL PROJECT COST**
  $1,924,000
  
  **DURATION / COMPLETION**
  Summer 2007

- **BUILDING ADDITION OF 141 BEDS**
  
  **PROCUREMENT MODEL**
  c. 193 Architect/Construction Manager Team
  
  **TOTAL PROJECT COST**
  $15,111,000
  
  **DURATION / COMPLETION**
  Eighteen months / Fall 2009
<table>
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<tr>
<th>Capital Program Summary</th>
<th>SHEA-DURGIN HALL</th>
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<td><strong>MSCBA</strong></td>
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<td><strong>YEAR BUILT:</strong> 1967</td>
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<td><strong>640 BEDS</strong></td>
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<tr>
<td><strong>6 STORIES</strong></td>
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<tr>
<td><strong>1 BUILDING</strong></td>
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<tr>
<td><strong>140,400 SQ FT</strong></td>
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</table>
- **ELEVATOR REPLACEMENT**
  - **PROCUREMENT MODEL**
    c. 127 Prequalification of Designers and Contractors
  - **TOTAL PROJECT COST**
    $1,443,000
  - **DURATION / COMPLETION**
    Summer 2003

- **INTERIOR RENOVATION**
  - **PROCUREMENT MODEL**
    c. 193 Architect/Construction Manager Team
  - **TOTAL PROJECT COST**
    $781,000
  - **DURATION / COMPLETION**
    Summer 2004

- **LOBBY, COMMON AREA + BATHROOM RENOVATIONS**
  - **PROCUREMENT MODEL**
    c. 193 Architect/Construction Manager Team
  - **TOTAL PROJECT COST**
    $10,478,000
  - **DURATION / COMPLETION**
    Summer 2006

- **FIRE SUPPRESSION, ACCESSIBLE ENTRY + COMMON AREA RENOVATIONS**
  - **PROCUREMENT MODEL**
    c. 127 Prequalification of Designers and Contractors
  - **TOTAL PROJECT COST**
    $1,695,000
  - **DURATION / COMPLETION**
    Summer 2006

- **WINDOW REPLACEMENTS**
  - **PROCUREMENT MODEL**
    c. 193 Architect/Construction Manager Team
  - **TOTAL PROJECT COST**
    $2,297,000
  - **DURATION / COMPLETION**
    Summer 2010
WOODWARD HALL

YEAR BUILT: 1912
231 BEDS
3 STORIES
1 BUILDING
56,600 SQ FT
## Capital Program Summary

**BRIDGEWATER STATE UNIVERSITY**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
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<tr>
<td><strong>FLOORING REPLACEMENT</strong></td>
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<td>$202,000</td>
<td>Summer 2003</td>
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<tr>
<td><strong>HEATING + FIRE ALARM UPGRADES</strong></td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$3,045,000</td>
<td>Summer 2011</td>
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</table>
ATHLETIC FIELD RENOVATION

PROCUREMENT MODEL
  c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
  $4,500,000

DURATION / COMPLETION
  Six months / 2009
TOWER PARKING LOT

- SURFACE PARKING
  841 REPLACEMENT SPACES

PROCUREMENT MODEL
  c. 30 Public Bidding/Site Improvements

TOTAL PROJECT COST
  $1,200,000

DURATION / COMPLETION
  Summer 2006

BRIDGEWATER STATE UNIVERSITY
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
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<td>Capital Program Summary</td>
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John Malcolm Lemoine
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<thead>
<tr>
<th>BUILDING</th>
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<th>PROJECT</th>
<th>YEAR</th>
<th>TOTAL PROJECT COST</th>
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<tr>
<td>AUBUCHON HALL</td>
<td>334</td>
<td>INTERIOR RECONFIGURATION + FINISH UPGRADES</td>
<td>2001</td>
<td>$918,000</td>
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<td>ELEVATOR REPLACEMENT</td>
<td>2008</td>
<td>$990,000</td>
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<td>RENOVATIONS + WINDOW REPLACEMENT</td>
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<td>CEDAR HOUSE</td>
<td>28</td>
<td>ACQUISITION + RENOVATION</td>
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<td>ELECTRICAL UPGRADES</td>
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<td>FINISH UPGRADES + BATHROOM RENOVATIONS</td>
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<td>HERLIHY HALL</td>
<td>152</td>
<td>LOBBY + MAJOR BUILDING RENOVATIONS</td>
<td>2002</td>
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<td>ELEVATOR INSTALLATION</td>
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<td>MARA VILLAGE</td>
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<td>FIRE SUPPRESSION + INTERIOR FINISHES</td>
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<td>BATHROOM RENOVATIONS</td>
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<td>NEW CONSTRUCTION FOR 104 BEDS</td>
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<td>RUSSELL TOWERS</td>
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<td>SYNTHETIC FIELD + TRACK RENOVATION</td>
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<td>FIRE PROTECTION + RENOVATIONS</td>
<td>2007</td>
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<td>HOLMES DINING HALL</td>
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<td>DINING HALL + KITCHEN RENOVATION</td>
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<td>ACCESSIBLE RAMP</td>
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<td><strong>$65,684,000</strong></td>
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AUBUCHON HALL

YEAR BUILT: 1967  
318 BEDS  
11 STORIES  
1 BUILDING  
100,000 SQ FT
- **INTERIOR RECONFIGURATION + FINISH UPGRADES**
  
  **PROCUREMENT MODEL**  
  c. 127 Prequalification of Designers and Contractors  
  
  **TOTAL PROJECT COST**  
  $918,000  
  
  **DURATION / COMPLETION**  
  Summer 2001

- **ELEVATOR REPLACEMENT**
  
  **PROCUREMENT MODEL**  
  c. 149 Public Bidding/Building Projects  
  
  **TOTAL PROJECT COST**  
  $990,000  
  
  **DURATION / COMPLETION**  
  Summer 2008

- **RENOVATIONS + WINDOW REPLACEMENT**
  
  **PROCUREMENT MODEL**  
  c. 193 Architect/Construction Manager Team  
  
  **TOTAL PROJECT COST**  
  $2,119,000  
  
  **DURATION / COMPLETION**  
  Summer 2009 and 2010
Capital Program Summary

MSCBA

CEDAR HOUSE

YEAR BUILT: 1900
26 BEDS
3 STORIES
1 BUILDING
13,348 SQ FT
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition + Renovations</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$707,000</td>
<td>Summer 2008</td>
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<tr>
<td>Electrical Upgrades</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$407,000</td>
<td>Summer 2009</td>
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<tr>
<td>Roof Replacement + Access Improvements</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$603,000</td>
<td>Summer 2010</td>
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<tr>
<td>Finish Upgrades + Bathroom Renovations</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$1,350,000</td>
<td>Summer 2011</td>
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<tr>
<td>YEAR BUILT: 1958</td>
<td>152 BEDS</td>
<td>3 STORIES</td>
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<td>-----------------</td>
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</tbody>
</table>

**MSCBA**

**HERLIHY HALL**
**LOBBY + MAJOR BUILDING RENOVATIONS**

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$9,800,000

DURATION / COMPLETION  
Summer 2002

**FIRE SUPPRESSION + RENOVATIONS**

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$333,000

DURATION / COMPLETION  
Summer 2003

**ELEVATOR INSTALLATION**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$764,000

DURATION / COMPLETION  
Summer 2005
Capital Program Summary

MSCBA

MARA VILLAGE

YEAR BUILT: 1989
328 BEDS
4 STORIES
8 BUILDINGS
82,000 SQ FT
**FIRE SUPPRESSION + INTERIOR FINISHES**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$2,595,000

**DURATION / COMPLETION**
Summer 2008 and 2009

---

**BATHROOM RENOVATIONS**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$1,849,000

**DURATION / COMPLETION**
Summer 2010
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MARA VILLAGE: BUILDING 8</th>
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<tbody>
<tr>
<td>MSCBA</td>
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<tr>
<td>YEAR BUILT: 2009</td>
<td>104 BEDS</td>
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<tr>
<td></td>
<td>4 STORIES</td>
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<tr>
<td></td>
<td>1 BUILDING</td>
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<tr>
<td></td>
<td>38,000 SQ FT</td>
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</table>
NEW RESIDENCE HALL
FOR 104 STUDENTS

PROCUREMENT MODEL
C. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
Construction Cost: $12,952,000 ; $446 / SF
Total Project Cost: $16,952,000 ; $163K / Bed

DURATION / COMPLETION
Eighteen months / August 2009
RUSSELL TOWERS

YEAR BUILT: 1971
444 BEDS
8 STORIES
1 BUILDING
102,700 SQ FT
**FIRE SUPPRESSION + MAJOR RENOVATION**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$10,140,000

**DURATION / COMPLETION**
Summer 2005 and 2006

---

**ELEVATOR REPLACEMENTS**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$1,065,000

**DURATION / COMPLETION**
Summer 2007
# Capital Program Summary

**MSCBA**

<table>
<thead>
<tr>
<th></th>
<th>TOWNHOUSES</th>
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<tbody>
<tr>
<td><strong>YEAR BUILT:</strong></td>
<td>1978</td>
</tr>
<tr>
<td><strong>189 BEDS</strong></td>
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</tr>
<tr>
<td><strong>4 STORIES</strong></td>
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</tr>
<tr>
<td><strong>7 BUILDINGS</strong></td>
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<tr>
<td><strong>47,680 SQ FT</strong></td>
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</table>
**INTERIOR RENOVATIONS**

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$930,000

DURATION / COMPLETION  
Summer 2000 and 2001

**ROOF REPLACEMENTS**

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$230,000

DURATION / COMPLETION  
Summer 2001
**Capital Program Summary**

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<tr>
<th>MSCBA</th>
<th>ELIOT ATHLETIC FIELDS</th>
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**SYNTHETIC FIELD + TRACK RENOVATION**

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<thead>
<tr>
<th>PROCUREMENT MODEL</th>
<th>TOTAL PROJECT COST</th>
<th>DURATION / COMPLETION</th>
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</thead>
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<tr>
<td>Site Construction (C.30) and c. 149 Public Bidding/Building Projects</td>
<td>$5,038,000</td>
<td>Summer 2006</td>
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</table>
HAMMOND CENTER

Capital Program Summary

FIRE PROTECTION + RENOVATIONS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$1,093,000

DURATION / COMPLETION
Summer 2007
DINING HALL + KITCHEN INTERIOR RENOVATION

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$7,176,000

DURATION / COMPLETION
Summer 2005
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
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<td>Capital Program Summary</td>
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<tr>
<td>MSCBA</td>
</tr>
<tr>
<td>BUILDING</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>CORINNE HALL TOWERS</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>HORACE MANN HALL</td>
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<tr>
<td>LARNED HALL</td>
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<td></td>
</tr>
<tr>
<td>LINSLEY HALL</td>
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<td>NORTH HALL</td>
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<tr>
<td>O’CONNOR HALL</td>
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<td>PEIRCE HALL</td>
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<td>TOTAL BEDS</td>
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<td>MCCARTHY CENTER</td>
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<tr>
<td>PARKING LOTS</td>
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<tr>
<td>ATHLETIC FACILITIES</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>
### Capital Program Summary

**MSCBA**

**CORINNE HALL TOWERS**

| YEAR BUILT: 1973 | 504 BEDS | 9 STORIES | 1 BUILDING | 110,000 SQ FT |
MAJOR RENOVATION: NEW ACCESSIBLE ENTRY, ELEVATOR, FIRE ALARM SYSTEM + WINDOW REPLACEMENTS, INTERIOR FINISHES UPGRADES

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$9,495,000

DURATION / COMPLETION  
Fifteen months / August 2004

BATHROOM + INTERIOR FINISHES RENOVATION

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$8,900,000

DURATION / COMPLETION  
Summer 2005
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>HORACE MANN HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

<p>| YEAR BUILT: | 1920 | 109 BEDS | 3 STORIES | 1 BUILDING | 22,500 SQ FT |</p>
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
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</thead>
<tbody>
<tr>
<td>Exterior Renovation + Interior Study</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$480,000</td>
<td>Twenty four months / 2005</td>
</tr>
<tr>
<td>Heating Equipment Renewal + Replacement</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$529,000</td>
<td>Summer 2005</td>
</tr>
<tr>
<td>Window Replacements, Exterior Painting + Masonry Repairs</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$1,030,000</td>
<td>Summer 2004</td>
</tr>
<tr>
<td>Bathroom Upgrades</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$655,000</td>
<td>Summer 2006</td>
</tr>
</tbody>
</table>
Capital Program Summary

MSCBA

LARNED HALL

YEAR BUILT: 1968  353 BEDS  6 STORIES  1 BUILDING  85,200 SQ FT
EXTERIOR RENOVATION + INTERIOR STUDY

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$480,000

DURATION / COMPLETION
Summer 2003

ELEVATOR REPLACEMENT

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$274,000

DURATION / COMPLETION
Summer 2006

ENTRY + GROUND LEVEL RENOVATION + FIRE ALARM

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$2,286,000

DURATION / COMPLETION
Summer 2007

BATHROOM RENOVATIONS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$4,117,000

DURATION / COMPLETION
Summer 2008
Capital Program Summary

MSCBA

LINSLEY HALL

YEAR BUILT: 1972  157 BEDS  3 STORIES  1 BUILDING  44,500 SQ FT
### MAJOR RENOVATION:
**NEW ADDITION, ELEVATORS, BATHROOMS, WINDOW + ROOF REPLACEMENTS**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$5,287,000

**DURATION / COMPLETION**
Fifteen months / August 2002

### LANDSCAPING + ACCESSIBILITY IMPROVEMENTS

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$513,400

**DURATION / COMPLETION**
Summer 2003
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>NORTH HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

| YEAR BUILT: 2011 | 410 BEDS | 5 STORIES | 1 BUILDING | 127,745 SQ FT |
NEW RESIDENCE HALL FOR 410 STUDENTS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
Construction Cost: $37,000,000 ; $290 / SF
Total Project Cost: $47,432,000 ; $115K / Bed

DURATION / COMPLETION
Eighteen months / 2009
Capital Program Summary

MSCBA

O’CONNOR HALL

YEAR BUILT: 1961
252 BEDS
3 STORIES
1 BUILDING
50,000 SQ FT
- **FIRE SUPPRESSION + BATHROOM RENOVATION**

  PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

  TOTAL PROJECT COST  
$2,443,000

  DURATION / COMPLETION  
Summer 2002 and 2004

- **WINDOW REPLACEMENT**

  PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

  TOTAL PROJECT COST  
$2,025,000

  DURATION / COMPLETION  
Summer 2004

- **RENOVATIONS**

  PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

  TOTAL PROJECT COST  
$870,000

  DURATION / COMPLETION  
Summer 2004
Capital Program Summary

MSCBA

PEIRCE HALL

YEAR BUILT: 1917  119 BEDS  3 STORIES  1 BUILDING  22,200 SQ FT
EXTERIOR RENOVATION + INTERIOR STUDY

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$619,000

DURATION / COMPLETION
Twenty four months / 2005

HEATING EQUIPMENT RENEWAL + REPLACEMENT

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$266,000

DURATION / COMPLETION
Summer 2005

INTERIOR FINISH UPGRADES

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$1,092,000

DURATION / COMPLETION
Summer 2006

FIRE PROTECTION UPGRADES

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$1,133,000

DURATION / COMPLETION
Summer 2007

BATHROOM RENOVATIONS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$1,032,000

DURATION / COMPLETION
Summer 2008
### DINING HALL + RENOVATION + ADDITIONAL LEVEL

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$12,820,000

**DURATION / COMPLETION**
Eleven months / 2004

### MASONRY RESTORATION

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$4,201,000

**DURATION / COMPLETION**
Summer 2007

### CHILLER REPLACEMENT

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$1,567,000

**DURATION / COMPLETION**
Summer 2009

### BATHROOM RENOVATIONS

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$1,032,000

**DURATION / COMPLETION**
Summer 2008
## SITE IMPROVEMENTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
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</thead>
<tbody>
<tr>
<td><strong>LARNED PARKING LOT</strong></td>
<td>c. 30 Public Bidding/Site Improvements</td>
<td>$942,000</td>
<td>Summer 2009</td>
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<td><strong>NEW STAIRWAY TO MAYNARD LOT</strong></td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$509,000</td>
<td>Summer 2007</td>
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</table>
NORMAL HILL NEW PARKING

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$4,201,000

DURATION / COMPLETION
Summer 2009
ATHLETIC FACILITIES

- TRACK AND FIELD REPLACEMENT

PROCUREMENT MODEL
c. 30 Public Bidding/Site Improvements

TOTAL PROJECT COST
$1,070,000

DURATION / COMPLETION
Summer 2004
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
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<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
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john malcolm lemoine
# Capital Program Summary

**MASSACHUSETTS COLLEGE OF ART + DESIGN**

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>BEDS</th>
<th>PROJECT</th>
<th>YEAR</th>
<th>TOTAL PROJECT COST</th>
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</thead>
<tbody>
<tr>
<td>ARTISTS’ RESIDENCE</td>
<td>310</td>
<td>NEW RESIDENCE HALL CONSTRUCTION</td>
<td>2002</td>
<td>$24,900,000</td>
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<tr>
<td>NEW RESIDENCE HALL</td>
<td>493</td>
<td>NEW RESIDENCE HALL CONSTRUCTION</td>
<td>2012</td>
<td>$50,785,000</td>
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<tr>
<td>SMITH HALL</td>
<td>116</td>
<td>FIRE SUPPRESSION + ALARM</td>
<td>2006</td>
<td>$808,000</td>
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<tr>
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<td>CHILLER REPLACEMENT + HVAC UPGRADES</td>
<td>2006</td>
<td>$712,000</td>
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<tr>
<td></td>
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<td>ROOF REPLACEMENT/KITCHEN/BATHROOM UPGRADES</td>
<td>2008</td>
<td>$1,768,000</td>
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<tr>
<td></td>
<td></td>
<td>GENERATOR REPLACEMENT</td>
<td>2011</td>
<td>$646,000</td>
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<td>$79,619,000</td>
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<td>TOTAL BEDS</td>
<td>919</td>
<td>DINING HALL RENOVATION</td>
<td>2002</td>
<td>$2,853,000</td>
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<td>KENNEDY CAMPUS CENTER</td>
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<td>BOOK STORE + DINING EXPANSION</td>
<td>2010</td>
<td>$10,940,000</td>
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<td><strong>SUBTOTAL</strong></td>
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<td>$13,793,600</td>
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<td>$93,412,010</td>
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</table>
ARTISTS’ RESIDENCE

YEAR BUILT: 2002
310 BEDS
9 STORIES
1 BUILDING
120,000 SQ FT
NEW RESIDENCE HALL FOR 310 STUDENTS

PROCUREMENT MODEL

C. 127 Prequalification of Designers and Contractors

COST DATA FOR NEW BUILDING

Construction Cost: $21,800,000 ; $181 / SF
Total Project Cost: $29,955,000 ; $96K / Bed

DURATION / COMPLETION

Thirty-six months / 2002
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
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<tbody>
<tr>
<td>MSCBA</td>
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<table>
<thead>
<tr>
<th>NEW RESIDENCE HALL</th>
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<tbody>
<tr>
<td>YEAR BUILT: 2012</td>
<td></td>
</tr>
<tr>
<td>493 BEDS</td>
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</tr>
<tr>
<td>21 STORIES</td>
<td></td>
</tr>
<tr>
<td>1 BUILDING</td>
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</tr>
<tr>
<td>147,000 SQ FT</td>
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</tbody>
</table>
NEW RESIDENCE HALL FOR 493 STUDENTS

PROCUREMENT MODEL
  c. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
  Construction Cost: $33,366,000 ; $345 / SF
  Total Project Cost: $50,785,000 ; $103K / Bed

DURATION / COMPLETION
  Thirty-six months / June 2012
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>SMITH HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

| YEAR BUILT: 1920 | 116 BEDS | 5 STORIES | 1 BUILDING | 32,000 SQ FT |
**LIFE SAFETY UPGRADES**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$808,000

**DURATION / COMPLETION**
Summer 2006

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**CHILLER REPLACEMENT + HVAC UPGRADES**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$712,000

**DURATION / COMPLETION**
Summer 2006

---

**ROOF, KITCHEN + BATHROOM UPGRADES**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$1,768,000

**DURATION / COMPLETION**
Summer 2008

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**ENTRY ADDITION**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$646,000

**DURATION / COMPLETION**
Summer 2011
**DINING HALL RENOVATION**

**PROCUREMENT MODEL**
c. 149 Public Bidding/Building Projects

**TOTAL PROJECT COST**
$2,852,610

**DURATION / COMPLETION**
Twelve months / 2002

---

**BOOKSTORE + DINING EXPANSION**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$10,940,160

**DURATION / COMPLETION**
Twelve months / August 2010
<p>| Capital Program Summary | MSCBA |</p>
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
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</table>

John Malcolm Lemoine
<table>
<thead>
<tr>
<th>BUILDING</th>
<th>BEDS</th>
<th>PROJECT</th>
<th>YEAR</th>
<th>TOTAL PROJECT COST</th>
</tr>
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<tbody>
<tr>
<td>BERKSHIRE TOWERS</td>
<td>320</td>
<td>ELEVATOR REPLACEMENT</td>
<td>2001</td>
<td>$300,000</td>
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<td></td>
<td>ROOF REPLACEMENT</td>
<td>2004</td>
<td>$316,000</td>
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<td>ENTRY ADDITION</td>
<td>2008</td>
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<td>ELECTRICAL UPGRADES + INTERIOR RENOVATIONS</td>
<td>2010</td>
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<td>GENERATOR REPLACEMENT</td>
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<td>FLAGG TOWNHOUSES</td>
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<td>INTERIOR RENOVATIONS OF 74 UNITS</td>
<td>2003</td>
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<td>BUILDINGS F&amp;H ROOF REPLACEMENTS</td>
<td>2004</td>
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<td>ROOF REPLACEMENT</td>
<td>2009</td>
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<td>FIRE ALARM + EMERGENCY LIGHTING</td>
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<td>WINDOW REPLACEMENT</td>
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<td>HOOSAC HALL</td>
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<td>ENTRY ADDITION + BATHROOM RENOVATIONS</td>
<td>2010</td>
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<td>FIRE ALARM + ELECTRICAL SYSTEM UPGRADES</td>
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<td>BERKSHIRE TOWERS</td>
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<td><strong>320 BEDS</strong></td>
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<td><strong>10 STORIES</strong></td>
<td><strong>1 BUILDING</strong></td>
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<td><strong>73,000 SQ FT</strong></td>
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</tbody>
</table>
ELEVATOR REPLACEMENT

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$300,000

DURATION / COMPLETION
Summer 2001

ROOF REPLACEMENT

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$316,000

DURATION / COMPLETION
Summer 2004

GENERATOR REPLACEMENT

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$898,000

DURATION / COMPLETION
Summer 2007

ENTRY ADDITION

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$4,416,000

DURATION / COMPLETION
Eight months / August 2008

ELECTRICAL UPGRADES + INTERIOR RENOVATIONS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$871,000

DURATION / COMPLETION
Summer 2010
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
</tr>
</thead>
</table>

**FLAGG TOWNHOUSES**

- **Year Built:** 1976
- **Units:** 491 beds
- **Stories:** 4
- **Buildings:** 8
- **Square Feet:** 110,000
INTERIOR RENOVATIONS OF 74 UNITS (3 PHASES)

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$1,405,000

DURATION / COMPLETION
Summer 2003

BUILDINGS F&H ROOF REPLACEMENTS

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$131,000

DURATION / COMPLETION
Summer 2004

ROOF REPLACEMENT

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$1,339,000

DURATION / COMPLETION
Summer 2008 and 2009

WINDOW REPLACEMENT

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$2,326,000

DURATION / COMPLETION
Summer 2010
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>HOOSAC HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

<p>| YEAR BUILT: 1967 | 216 BEDS | 6 STORIES | 1 BUILDING | 64,500 SQ FT |</p>
<table>
<thead>
<tr>
<th>Project Type</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
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<tr>
<td>Roof Replacement</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$284,000</td>
<td>Summer 2000</td>
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<tr>
<td>Elevator Repair</td>
<td>c. 127 Prequalification of Designers and Contractors</td>
<td>$300,000</td>
<td>Summer 2002</td>
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<td>Accessibility Upgrades</td>
<td>c. 127 Prequalification of Designers and Contractors</td>
<td>$103,000</td>
<td>Summer 2004</td>
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<tr>
<td>Fire Alarm + Electrical UPGRADES</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$1,385,000</td>
<td>Summer 2009</td>
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<tr>
<td>Bathroom Renovations + New Capacity</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$3,544,000</td>
<td>Summer 2011</td>
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</table>
NEW SURFACING

PROCUREMENT MODEL
c. 30 Public Bidding/Site Improvements

TOTAL PROJECT COST
$174,095

DURATION / COMPLETION
Summer 2006

NEW SYNTHETIC TURF INSTALLATION

PROCUREMENT MODEL
c. 30 Public Bidding/Site Improvements

TOTAL PROJECT COST
$85,354

DURATION / COMPLETION
Summer 2007
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
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<tbody>
<tr>
<td>MSCBA</td>
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## Capital Program Summary

### COMPANIES 1-6

<table>
<thead>
<tr>
<th>Building</th>
<th>Beds</th>
<th>Project</th>
<th>Year</th>
<th>Total Project Cost</th>
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<td>COMPANIES 1-6</td>
<td>1,063</td>
<td>WINDOW/DOOR REPLACEMENT</td>
<td>2000</td>
<td>$2,374,000</td>
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<td></td>
<td>BATHROOM RENOVATIONS</td>
<td>2003</td>
<td>$1,157,000</td>
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<td>COMPANIES 1 + 2 ADDITIONS FOR 163 BEDS</td>
<td>2006</td>
<td>$17,095,000</td>
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<td>LIFE SAFETY UPGRADES</td>
<td>2005</td>
<td>$4,459,000</td>
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<td>SOLAR PANEL INSTALLATION</td>
<td>2008</td>
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<td><strong>Subtotal</strong></td>
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### MESS DECK

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<th>Beds</th>
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<th>Year</th>
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<td>MESS DECK</td>
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<td>RENOVATION + EXPANSION</td>
<td>2004</td>
<td>$1,241,000</td>
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<td>COMPANIES 1 - 6</td>
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</tbody>
</table>
- **COMPANIES 1 - 6 WINDOW + DOOR REPLACEMENT**

  **PROCUREMENT MODEL**
  c. 149 Public Bidding/Building Projects

  **TOTAL PROJECT COST**
  $2,374,000

  **DURATION / COMPLETION**
  Summer 2000

- **COMPANIES 1 - 6 BATHROOM RENOVATIONS, ELECTRICAL + HVAC UPGRADES**

  **PROCUREMENT MODEL**
  c. 127 Prequalification of Designers and Contractors

  **TOTAL PROJECT COST**
  $1,157,000

  **DURATION / COMPLETION**
  Summer 2003

- **MESS DECK RENOVATION + EXPANSION**

  **PROCUREMENT MODEL**
  c. 193 Architect/Construction Manager Team

  **TOTAL PROJECT COST**
  $1,241,000

  **DURATION / COMPLETION**
  Summer 2004
Capital Program Summary
MSCBA

COMPANIES 1 - 6

1,063 BEDS    4 STORIES    6 BUILDINGS    213,920 SQ FT
COMPANIES 1 - 6 LIFE SAFETY UPGRADES

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$4,459,000

DURATION / COMPLETION
Summer 2005

COMPANIES 1 & 2 ADDITION FOR 163 CADETS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$17,095,000

DURATION / COMPLETION
Eighteen months / August 2006

COMPANIES 1 - 6 SOLAR PANEL INSTALLATION

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$862,580

DURATION / COMPLETION
Summer 2007
<table>
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<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
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John Malcolm Lemoine
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<td>PHOTOVOLTAIC PANEL INSTALLATION</td>
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<td>MASONRY REPAIRS</td>
<td>2000</td>
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<td>FIRE SUPPRESSION, NEW ROOFING + BOILERS</td>
<td>2009</td>
<td>$4,600,000</td>
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<td>BOILER REPLACEMENT</td>
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<td>SOLAR THERMAL HOT WATER SYSTEM</td>
<td>2009</td>
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<td>PEABODY HALL</td>
<td>322</td>
<td>MASONRY REPAIRS + WATERPROOFING</td>
<td>2001</td>
<td>$208,000</td>
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<td>RENOVATIONS</td>
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<td>PARKING LOT CONSTRUCTION</td>
<td>2004</td>
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<td>BASEBALL + TENNIS COURT RENOVATIONS</td>
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<td>$126,427,000</td>
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</table>
ATLANTIC HALL

YEAR BUILT: 2004    442 BEDS    4 STORIES    1 BUILDING    141,980 SQ FT
NEW STUDENT APARTMENTS FOR 442 STUDENTS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

COST DATA FOR NEW BUILDING
Construction Cost: $30,054,000 ; $212 / SF
Total Project Cost: $36,545,000 ; $84K / Bed

DURATION / COMPLETION
Eighteen months / August 2004

PHOTOVOLTAIC PANEL INSTALLATION

PROCUREMENT MODEL
c. 25A Energy Management Services

TOTAL PROJECT COST
$602,000

DURATION / COMPLETION
Summer 2009
BATES COMPLEX

YEAR BUILT: 1990  
354 BEDS  
4 STORIES  
7 BUILDINGS  
107,700 SQ FT
MASSONRY REPAIRS + WATERPROOFING

PROCUREMENT MODEL
- c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
- $117,000

DURATION / COMPLETION
- Summer 2000

FIRE SUPPRESSION, NEW ROOFING + BOILERS

PROCUREMENT MODEL
- c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
- $4,600,000

DURATION / COMPLETION
- Summer 2009

BOILER REPLACEMENT

PROCUREMENT MODEL
- c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
- $1,282,000

DURATION / COMPLETION
- Summer 2010
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>BOWDITCH HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

| YEAR BUILT: 1965 | 276 BEDS | 7 STORIES | 1 BUILDING | 59,500 SQ FT |
FIRE SUPPRESSION + WATERPROOFING

PROCUREMENT MODEL
C. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$609,000

DURATION / COMPLETION
Summer 2001

EXTERIOR CHIMNEY INSTALLATION

PROCUREMENT MODEL
C. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$223,000

DURATION / COMPLETION
Summer 2002

RENOVATIONS

PROCUREMENT MODEL
C. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$2,557,914

DURATION / COMPLETION
Twelve months / August 2004

RENOVATIONS

PROCUREMENT MODEL
C. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$3,918,000

DURATION / COMPLETION
Summer 2005

DOOR AND FIRE PROTECTION UPGRADES

PROCUREMENT MODEL
C. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$429,000

DURATION / COMPLETION
Summer 2009
MARSH HALL

YEAR BUILT: 2010
525 BEDS
5 STORIES
1 BUILDING
162,637 SQ FT
NEW RESIDENCE HALL FOR 525 STUDENTS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
Construction Cost: $47,047,000 ; $289 / SF
Total Project Cost: $55,000,000 ; $104K / Bed

DURATION / COMPLETION
Summer 2010

SOLAR THERMAL HOT WATER SYSTEM

PROCUREMENT MODEL
c. 25A Energy Management Services

TOTAL PROJECT COST
$836,000

DURATION / COMPLETION
Eighteen months / August 2011
Capital Program Summary

MSCBA

PEABODY HALL

YEAR BUILT: 1965  322 BEDS  8 STORIES  1 BUILDING  68,000 SQ FT
- **MASONRY REPAIRS + WATERPROOFING**

  PROCUREMENT MODEL
  c. 127 Prequalification of Designers and Contractors

  TOTAL PROJECT COST
  $208,000

  DURATION / COMPLETION
  Summer 2001

- **RENOVATIONS**

  PROCUREMENT MODEL
  c. 127 Prequalification of Designers and Contractors

  TOTAL PROJECT COST
  $2,678,810

  DURATION / COMPLETION
  Twelve months / August 2004

- **RENOVATIONS**

  PROCUREMENT MODEL
  c. 127 Prequalification of Designers and Contractors

  TOTAL PROJECT COST
  $5,819,000

  DURATION / COMPLETION
  Summer 2005

- **DOOR + FIRE PROTECTION UPGRADES**

  PROCUREMENT MODEL
  c. 193 Architect/Construction Manager Team

  TOTAL PROJECT COST
  $916,000

  DURATION / COMPLETION
  Summer 2010
Capital Program Summary

MSCBA

PARKING + ATHLETIC FACILITIES

PARKING LOT CONSTRUCTION

PROCUREMENT MODEL

c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST

$2,015,000

DURATION / COMPLETION

Twelve months / August 2005
**BASEBALL + TENNIS COURT CONSTRUCTION**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$5,600,000

**DURATION / COMPLETION**
Twelve months / August 2008

---

**ALUMNI FIELD RENOVATION**

**PROCUREMENT MODEL**
c. 30 Public Bidding/Site Improvements

**TOTAL PROJECT COST**
$2,395,906

**DURATION / COMPLETION**
Summer 2005
| Capital Program Summary | MSCBA |
## Capital Program Summary

### BUILDING | BEDS | PROJECT | YEAR | TOTAL PROJECT COST
--- | --- | --- | --- | ---
APARTMENTS | 288 | INTERIOR RENOVATIONS | 2000 | $2,134,000
 | | EXTERIOR ENVELOPE UPGRADES | 2001 | $715,000
 | | INTERIOR UPGRADES | 2008 | $268,000
COURTNEY HALL | 441 | SHOWER REPAIRS | 2006 | $484,000
 | | LIFE SAFETY IMPROVEMENTS | 2008 | $3,601,000
DAVIS HALL | 306 | FIRE SUPPRESSION + INTERIOR RENOVATIONS | 2002 | $950,000
 | | INTERIOR RENOVATIONS | 2004 | $546,000
 | | WINDOW REPLACEMENT | 2007 | $880,000
 | | COMMON SPACE UPGRADE | 2008 | $165,000
DICKINSON HALL | 306 | FIRE SUPPRESSION + INTERIOR RENOVATIONS | 2003 | $950,000
 | | INTERIOR RENOVATIONS | 2004 | $584,000
 | | WINDOW REPLACEMENT | 2007 | $889,000
 | | COMMONS BUILDING INTERIOR UPGRADES | 2008 | $824,000
LAMMERS HALL | 294 | MASONRY REPAIRS + WATERPROOFING | 2001 | $178,000
 | | ASBESTOS ABATEMENT + INTERIOR RENOVATION | 2002 | $749,000
 | | FIRE SUPPRESSION + LOBBY RENOVATION | 2003 | $1,092,000
 | | INTERIOR RENOVATIONS | 2005 | $695,000
 | | INTERIOR UPGRADES | 2008 | $417,000
 | | WINDOW REPLACEMENT | 2011 | $2,000,000
NEW HALL | 409 | NEW RESIDENCE HALL FOR OVER 400 STUDENTS | 2005 | $32,945,000
SCANLON HALL | 285 | ROOF REPLACEMENT | 2000 | $376,000
 | | WINDOW REPLACEMENT | 2001 | $563,000
 | | FIRE SUPPRESSION + ALARM | 2006 | $1,929,000
 | | ELEVATOR + ENTRY RENOVATIONS | 2007 | $4,052,000
 | | BATHROOM RENOVATIONS | 2010 | $2,310,000
 | | BUILDING COMPONENT + SYSTEM UPGRADES | 2010 | $5,075,000
**TOTAL BEDS** | **2,329** |  |  | **SUBTOTAL** $65,371,000
**ATHLETIC FIELDS** |  | SYNTHETIC TURF REMOVAL + REINSTALLATION | 2005 | **SUBTOTAL** $3,850,000
**TOTAL** |  |  |  | **TOTAL** $69,221,000
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>APARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
</tbody>
</table>

| YEAR BUILT: 1976       | 288 BEDS   |
| 3 STORIES              | 3 BUILDINGS|
| 78,000 SQ FT           |            |

YEAR BUILT: 1976   288 BEDS   3 STORIES   3 BUILDINGS   78,000 SQ FT
## INTERIOR RENOVATIONS

**PROCUREMENT MODEL**
- c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
- $2,134,000

**DURATION / COMPLETION**
- Summer 2000 and 2001

## EXTERIOR ENVELOPE UPGRADES

**PROCUREMENT MODEL**
- c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
- $715,485

**DURATION / COMPLETION**
- Summer 2001

## INTERIOR UPGRADES

**PROCUREMENT MODEL**
- c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
- $268,000

**DURATION / COMPLETION**
- Summer 2008
COURTNEY HALL

YEAR BUILT: 1989
441 BEDS
4 STORIES
1 BUILDING
105,463 SQ FT
**SHOWER REPAIR**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$485,000

DURATION / COMPLETION  
Summer 2005

---

**LIFE SAFETY IMPROVEMENTS**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$3,601,000

DURATION / COMPLETION  
Summer 2008
Capital Program Summary

MSCBA

DAVIS HALL

YEAR BUILT: 1966  
306 BEDS  
4 STORIES  
1 BUILDING  
73,700 SQ FT
FIRE SUPPRESSION + INTERIOR RENOVATIONS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$950,000

DURATION / COMPLETION
Summer 2002

INTERIOR RENOVATIONS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$546,000

DURATION / COMPLETION
Summer 2004

WINDOW REPLACEMENT

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$880,000

DURATION / COMPLETION
Summer 2007
Capital Program Summary

MSCBA

DIICKINSON HALL

YEAR BUILT: 1966  306 BEDS  4 STORIES  1 BUILDING  73,700 SQ FT
FIRE SUPPRESSION + INTERIOR RENOVATIONS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$950,000

DURATION / COMPLETION
Summer 2002

INTERIOR RENOVATIONS

PROCUREMENT MODEL
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST
$584,000

DURATION / COMPLETION
Summer 2004

WINDOW REPLACEMENT

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$889,000

DURATION / COMPLETION
Summer 2007

COMMONS BUILDING INTERIOR UPGRADES

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$824,000

DURATION / COMPLETION
Summer 2008
Capital Program Summary

LAMMERS HALL

MSCBA

YEAR BUILT: 1972  294 BEDS  4 STORIES  1 BUILDING  72,700 SQ FT
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Procurement Model</th>
<th>Total Project Cost</th>
<th>Duration / Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Masonry Repairs + Waterproofing</td>
<td>c. 149 Public Bidding/Building Projects</td>
<td>$178,000</td>
<td>Summer 2001</td>
</tr>
<tr>
<td>Asbestos Abatement + Interior Renovation</td>
<td>c. 127 Prequalification of Designers and Contractors</td>
<td>$749,000</td>
<td>Summer 2002</td>
</tr>
<tr>
<td>Fire Suppression + Lobby Renovations</td>
<td>c. 127 Prequalification of Designers and Contractors</td>
<td>$1,092,000</td>
<td>Summer 2004</td>
</tr>
<tr>
<td>Interior Upgrades</td>
<td>c. 127 Prequalification of Designers and Contractors</td>
<td>$417,000</td>
<td>Summer 2008</td>
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<tr>
<td>Window Replacement</td>
<td>c. 193 Architect/Construction Manager Team</td>
<td>$2,000,000</td>
<td>Summer 2011</td>
</tr>
<tr>
<td>Capital Program Summary</td>
<td>NEW HALL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
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<td></td>
<td></td>
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<tr>
<td>MSCBA</td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>YEAR BUILT: 2005</th>
<th>409 BEDS</th>
<th>4 STORIES</th>
<th>1 BUILDING</th>
<th>125,096 SQ FT</th>
</tr>
</thead>
</table>
NEW CONSTRUCTION FOR 409 STUDENTS

PROCUREMENT MODEL
  c. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
  Construction Cost: $26,911,000 ; $263 / SF
  Total Project Cost: $32,945,000 ; $80K / Bed

DURATION / COMPLETION
  Seventeen months / July 2005
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SCANLON HALL</strong></td>
<td></td>
</tr>
<tr>
<td><strong>YEAR BUILT</strong>: 1954</td>
<td>285 BEDS</td>
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</table>
**ROOF REPLACEMENT**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$376,000

DURATION / COMPLETION  
Summer 2000

**WINDOW REPLACEMENT**

PROCUREMENT MODEL  
c. 127 Prequalification of Designers and Contractors

TOTAL PROJECT COST  
$563,000

DURATION / COMPLETION  
Summer 2001

**SPRINKLER SYSTEM + FIRE ALARM**

PROCUREMENT MODEL  
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST  
$1,950,000

DURATION / COMPLETION  
Summer 2005 and 2006

**BATHROOM RENOVATIONS**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$2,310,000

DURATION / COMPLETION  
Summer 2010

**ELEVATOR + ENTRY RENOVATIONS**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$4,052,000

DURATION / COMPLETION  
Summer 2007

**SYSTEM UPGRADES**

PROCUREMENT MODEL  
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST  
$5,075,000

DURATION / COMPLETION  
Summer 2010
ATHLETIC FIELDS
SYNTHETIC TURF REMOVAL + REINSTALLATION

PROCUREMENT MODEL
c. 30 Public Bidding/Site Improvements

TOTAL PROJECT COST
$3,850,000

DURATION / COMPLETION
Summer 2006
Capital Program Summary

MSCBA

TIM + JEANNE’S DINING
DINING COMMONS EXPANSION

PROCUREMENT MODEL
c. 149 Public Bidding/Building Projects

TOTAL PROJECT COST
$5,850,000

DURATION / COMPLETION
Summer 2011
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>MSCBA</th>
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<thead>
<tr>
<th>Capital Program Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
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</tbody>
</table>

John Malcolm Lemanro
## Capital Program Summary

**Worcester State University**

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>BEDS</th>
<th>PROJECT</th>
<th>YEAR</th>
<th>TOTAL PROJECT COST</th>
</tr>
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<tbody>
<tr>
<td>Chandler Village</td>
<td>420</td>
<td>FIRE PROTECTION + RENOVATIONS</td>
<td>2004</td>
<td>$7,597,000</td>
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<tr>
<td></td>
<td></td>
<td>BATHROOM RENOVATIONS</td>
<td>2005</td>
<td>$3,672,000</td>
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<tr>
<td></td>
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<td>ACCESS + SECURITY UPGRADES</td>
<td>2008</td>
<td>$508,000</td>
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<tr>
<td></td>
<td></td>
<td>HEATING LOOP REPLACEMENT</td>
<td>2010</td>
<td>$1,952,000</td>
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<tr>
<td>Dowden Hall</td>
<td>232</td>
<td>LIFE SAFETY UPGRADES</td>
<td>2005</td>
<td>$155,000</td>
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<tr>
<td></td>
<td>171</td>
<td>NEW CAPACITY ADDITION + RENOVATIONS</td>
<td>2010</td>
<td>$19,980,000</td>
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<tr>
<td>Wasylean Hall</td>
<td>348</td>
<td>NEW STUDENT APARTMENTS</td>
<td>2003</td>
<td>$25,707,000</td>
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<tr>
<td></td>
<td></td>
<td>SUBTOTAL</td>
<td></td>
<td>$59,571,000</td>
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<tr>
<td></td>
<td>1,171</td>
<td>TOTAL PROJECT COST</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus Center</td>
<td></td>
<td>RESIDENT DINING RENOVATIONS</td>
<td>2004</td>
<td>$1,028,000</td>
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<tr>
<td></td>
<td></td>
<td>FOOD COURT LOWER LEVEL RENOVATION</td>
<td>2006</td>
<td>$878,000</td>
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<tr>
<td></td>
<td></td>
<td>BOOKSTORE + STUDENT LOUNGE RENOVATION</td>
<td>2007</td>
<td>$1,239,000</td>
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<tr>
<td>Parking Structure</td>
<td></td>
<td>NEW PARKING GARAGE FOR 545 SPACES</td>
<td>2006</td>
<td>$10,896,000</td>
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<tr>
<td></td>
<td></td>
<td>SUBTOTAL</td>
<td></td>
<td>$14,041,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TOTAL</td>
<td></td>
<td>$73,612,000</td>
</tr>
<tr>
<td>Capital Program Summary</td>
<td>CHANDLER VILLAGE</td>
<td></td>
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<tr>
<td>------------------------</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>YEAR BUILT: 1973</td>
<td>420 BEDS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5 STORIES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 BUILDING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>110,000 SQ FT</td>
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</tr>
</tbody>
</table>
**LIFE SAFETY IMPROVEMENTS + INTERIOR RENOVATIONS**

**PROCUREMENT MODEL**
c. 193 Architect/Construction Manager Team

**TOTAL PROJECT COST**
$7,595,000

**DURATION / COMPLETION**
Summer 2004

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**BATHROOM IMPROVEMENTS**

**PROCUREMENT MODEL**
c. 127 Prequalification of Designers and Contractors

**TOTAL PROJECT COST**
$3,672,000

**DURATION / COMPLETION**
Summer 2005
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MSCBA</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DOWDEN HALL</th>
</tr>
</thead>
</table>

**Year Built:** 1989  
**403 Beds**  
**5 Stories**  
**1 Building**  
**98,640 SQ FT**
Capital Program Summary

WORCESTER STATE UNIVERSITY

- **LIFE SAFETY UPGRADES**

  **PROCUREMENT MODEL**  
c. 127 Prequalification of Designers and Contractors

  **TOTAL PROJECT COST**  
  $155,000

  **DURATION / COMPLETION**  
  Summer 2005

- **NEW CAPACITY ADDITION + RENOVATION**

  **PROCUREMENT MODEL**  
c. 193 Architect/Construction Manager Team

  **COST DATA FOR NEW BUILDING**  
  Construction Cost: $20,000,000 ; $480 / SF  
  Total Project Cost: $24,175,000 ; $141K / Bed

  **DURATION / COMPLETION**  
  Sixteen months / August 2010
<table>
<thead>
<tr>
<th>Capital Program Summary</th>
<th>WASYLEAN HALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSCBA</td>
<td></td>
</tr>
<tr>
<td><strong>YEAR BUILT:</strong> 2004</td>
<td>348 BEDS</td>
</tr>
<tr>
<td></td>
<td>6 STORIES</td>
</tr>
<tr>
<td></td>
<td>1 BUILDING</td>
</tr>
<tr>
<td></td>
<td>109,600 SQ FT</td>
</tr>
</tbody>
</table>
NEW RESIDENCE HALL FOR 350 STUDENTS

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

COST DATA FOR NEW BUILDING
Construction Cost: $21,103,000 ; $193 / SF
Total Project Cost: $25,550,000 ; $73K / Bed

DURATION / COMPLETION
Seventeen months / July 2005
Capital Program Summary

MSCBA

PARKING STRUCTURE

- NEW PARKING GARAGE FOR 545 VEHICLES

PROCUREMENT MODEL
c. 193 Architect/Construction Manager Team

TOTAL PROJECT COST
$10,896,000

DURATION / COMPLETION
Twelve months / 2006