



Board of Trustees

Special Meeting

May 12, 2026

3:00 p.m.

Via Zoom

Meeting ID: 993 5309 5752

A live stream of the meeting for public viewing will also take place at the following link: <https://www.westfield.ma.edu/live>

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|--|---------------------------|
| 1. Call to Order | Board Chair Salehi |
| 2. Items for Action | |
| a. Motion – Funding for Residence Hall Technology Upgrades | Stephen Taksar/Alan Blair |
| 3. Adjournment | Board Chair Salehi |

Attachments:

- a. Motion – Funding for Residence Hall Technology Upgrades
- b. Funding for Residence Hall Technology Upgrades



Board of Trustees

May 12, 2026

MOTION

To authorize the President to seek a \$2 million bond borrowing from the MSCBA to support residence hall information technology improvements. The funding source for the bond payments will be the annual budget allocation from the Information Technology Capital Budget. The amortization period will be 10 years, beginning in FY27. The proceeds will also be used to pay capitalized interest and cost of issuance. Refer to supporting documentation for specific details on this initiative.

This request is in alignment with the Strategic Plan Goal 3, Optimize Stewardship of Campus Resources.

Ali R. Salehi, Chair

Date

Motion Updated 5/8/26

Westfield State University
Executive Committee

Executive Summary - Residence Hall Technology Improvement Project

May 12, 2026

Overview

The university is seeking approval to bond \$2,000,000 to improve and replace end-of-life (EOL) network equipment in several residence halls on campus. Most equipment is at or beyond end-of-life and the university has been unable to make significant investments to reduce the backlog of needed improvements. While there is an annual capital budget allocation for technology, it is not enough to keep up with outdated network equipment. Further, the MSCBA does not support information technology needs in the residence halls as other infrastructure systems are a higher priority.

Financial Plan

- Borrow \$2,000,000 through bond issuance in June 2026
- True Interest Cost (TIC) – Projected 3.2% as of 4/28/26
- Annual Debt Service – Year 1 - \$81,156, Year 2-10 \$261,000 (avg)
- Amortization – 10 years
- Source of Payback – IT Capital Budget

Approval Process

- Campus President and Board of Trustees – May 2026
- MSCBA Board of Directors – Tentatively approved April 2026
- Board of Higher Education – May 2026

Implementation Plan

- Order equipment for University Hall- \$550k immediately (preapproved by BOT in April 2026)
- Assess sequencing and timing of other residence halls technology upgrades
- Project completion expected within 12-18 months

Westfield State University
Executive Committee

Residence Hall Technology Improvement Project

May 12, 2026

Purpose

This proposal recommends a \$2 million investment, bonded through the MSCBA, to replace end-of-life equipment and modernize residence hall technology infrastructure. The project directly supports student retention, enrollment competitiveness, academic success, equity, safety, and long-term institutional sustainability.

Strategic Context

Residence halls now function as integrated academic and living environments. Students increasingly expect reliable, high-capacity digital infrastructure in their residential spaces, and technology quality is a growing factor in enrollment decisions and student persistence. Institutions that fall behind in residential technology face competitive and reputational risk.

Retention and Enrollment Impact

Students who live on campus—particularly in their first and second years—are generally retained at higher rates. Reliable WiFi, sufficient network capacity, and modern systems reduce daily barriers to engagement and strengthen students' sense of belonging. Prospective students and families evaluate residence hall technology during campus visits, online research, and peer comparisons, making modernization an important enrollment differentiator.

Academic Success, Equity, and Safety

Upgraded infrastructure ensures uninterrupted access to academic resources and supports digital equity, especially for first-generation students and those without reliable off-campus connectivity. Modern systems also enable improved safety, access control, monitoring, and predictive maintenance.

Investment Scope and Priorities

The \$2 million total investment will prioritize technology upgrades across the University's highest-impact residential facilities, including University Hall, New Hall, Courtney Hall, Scanlon Hall, Dickinson Hall, Davis Hall, residential apartments, and core dormitory network infrastructure. Improvements will deliver campus-wide high-speed connectivity, and increased network resilience.

Financial Stewardship and Conclusion

This investment is modest relative to the long-term revenue protected through even small improvements in retention and enrollment and allows campus capital funds to support to other critical technology needs. Modernizing residence hall technology is not discretionary—it is a strategic, forward-looking investment in student success, institutional reputation, and financial resilience.

Westfield State University
Residence Hall Technology Improvement Project List
5/1/2026

Project	Estimated Cost	Status	Description
University Hall	\$ 560,000.00	EOL 2020	Switches, Wirelss Access Points (WAP)
Davis Hall	\$ 235,000.00	EOL 2024	Switches, Wirelss Access Points (WAP)
Apartments	\$ 360,000.00	EOL 2024	Switches, Wirelss Access Points (WAP)
Dickinson Hall	\$ 90,000.00	EOL 2024	Switches, Wirelss Access Points (WAP)
New Hall	\$ 110,000.00	EOL 2025	Switches, Wirelss Access Points (WAP)
Scanton Hall	\$ 185,000.00	EOL 2025	Switches, Wirelss Access Points (WAP)
Dorm Host Servers	\$ 150,000.00	EOL 2023	Servers for routing and controlling WAP and network traffic
Dorm Network Controller Upgrade	\$ 25,000.00	Fortinac	Network Control Software for Residence Halls
UPS Upgrades	\$ 285,000.00	WAP Power Draw	With the upgrades to the new WAP's, power increases requires more powerful UPS'
Total	\$ 2,000,000.00		

Note:

1. End of Life (EOL) is assumed to be a 10 year period. Exceeding the useful life risks equipment failure, old technology, slower network access, and decreased resilience.

VOTE OF THE
MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
PROJECT APPROVAL
WESTFIELD STATE UNIVERSITY

WESTFIELD STATE UNIVERSITY RESIDENCE HALL TECHNOLOGY UPGRADES
MSCBA PROJECT NO. WES 1112-26

VOTED:

1. The Massachusetts State College Building Authority (the “Authority”) hereby approves the undertaking by the Authority of the Project for Westfield State University (the “University”) described on Exhibit A attached hereto, and as such project may be modified from time to time pursuant to approval of or power granted by the Authority (such project as so described and as it may be so modified being called the “Project”).

2. It is hereby declared to be the official intent of the Authority, as referred to in Section 1.150-2 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended (the “Code”), that the Authority be reimbursed from the proceeds of tax-exempt bonds reasonably expected to be issued to fund a project fund not to exceed \$2,500,000 for expenditures for the Project (or the projects described in Exhibit A attached hereto) paid from available funds of the Authority, the Department of Higher Education, the Commonwealth of MA (DCAMM) or the University or other sources on or after the date which is 60 days prior to the effective date of this declaration of official intent (except for certain “preliminary expenditures” as defined in Section 1.150-2 of the Code which are not subject to such time limitation.)

Approved in Public Meeting of the Authority
April 28, 2026

Exhibit A
Massachusetts State College Building Authority
Westfield State University
WESTFIELD STATE UNIVERSITY RESIDENCE HALL TECHNOLOGY UPGRADES

Project Description

- (a) The Authority is authorized to implement this project by Chapter 703 of the Acts of 1963, as amended; by Section 156 of Chapter 131 of the Acts of 2010; and by Section 2 of Chapter 258 of the Acts of 2008;
- (b) 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 the Authority is authorized to provide;
- (c) The funding of IT technology, infrastructure and equipment upgrades across the campus, and enabling and related projects to support the Project; and
- (d) The carrying out of the provision and installation of IT 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 University, and their dependents, and which the Authority is authorized by Chapter 703 of the Acts of 1963, as amended, to provide.

Project Overview

- This project will replace end of life network technology equipment and modernize residence hall technology infrastructure. The project directly supports student retention, enrollment competitiveness, academic success, equity, safety, and long-term institutional sustainability.
- This investment will prioritize technology upgrades across the University’s highest-impact residential facilities, including University Hall, New Hall, Courtney Hall, Scanlon Hall, Dickinson Hall, Davis Hall, residential apartments, and core dormitory network infrastructure. Improvements will deliver campus-wide high-speed connectivity, and increased network resilience.
- The Project revenue source for the repayment of the debt service will be residence hall rent revenue and/or university operating budget revenues.

Budget

Total Project Cost: \$2,000,000

Fund Source

Project Fund (Not To Exceed) \$2,500,000

Schedule

Project Completion: Fall 2027

NET DEBT SERVICE

**Massachusetts State College Building Authority
Westfield Project
Market Rates as of April 28, 2026
Revised Delivery Date to June 16, 2026**

<i>Period Ending</i>	<i>Total Debt Service</i>	<i>Capitalized Interest</i>	<i>Net Debt Service</i>
06/30/2027	81,156.25	35,307.92	45,848.33
06/30/2028	262,750.00		262,750.00
06/30/2029	259,250.00		259,250.00
06/30/2030	260,500.00		260,500.00
06/30/2031	261,250.00		261,250.00
06/30/2032	261,500.00		261,500.00
06/30/2033	261,250.00		261,250.00
06/30/2034	260,500.00		260,500.00
06/30/2035	259,250.00		259,250.00
06/30/2036	262,500.00		262,500.00
	2,429,906.25	35,307.92	2,394,598.33

SOURCES AND USES OF FUNDS

**Massachusetts State College Building Authority
Westfield Project
Market Rates as of April 28, 2026
Revised Delivery Date to June 16, 2026**

Dated Date 06/16/2026
Delivery Date 06/16/2026

Sources:

Bond Proceeds:	
Par Amount	1,855,000.00
Premium	211,040.35
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	2,066,040.35

Uses:

Project Fund Deposits:	
Project Fund	2,000,000.00
Other Fund Deposits:	
Capitalized Interest	34,781.25
Cost of Issuance:	
Cost of Issuance	21,654.99
Delivery Date Expenses:	
Underwriter's Discount	5,895.21
Other Uses of Funds:	
Additional Proceeds	3,708.90
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	2,066,040.35

BOND DEBT SERVICE

**Massachusetts State College Building Authority
Westfield Project
Market Rates as of April 28, 2026
Revised Delivery Date to June 16, 2026**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
11/01/2026			34,781.25	34,781.25	
05/01/2027			46,375.00	46,375.00	
06/30/2027					81,156.25
11/01/2027			46,375.00	46,375.00	
05/01/2028	170,000	5.000%	46,375.00	216,375.00	
06/30/2028					262,750.00
11/01/2028			42,125.00	42,125.00	
05/01/2029	175,000	5.000%	42,125.00	217,125.00	
06/30/2029					259,250.00
11/01/2029			37,750.00	37,750.00	
05/01/2030	185,000	5.000%	37,750.00	222,750.00	
06/30/2030					260,500.00
11/01/2030			33,125.00	33,125.00	
05/01/2031	195,000	5.000%	33,125.00	228,125.00	
06/30/2031					261,250.00
11/01/2031			28,250.00	28,250.00	
05/01/2032	205,000	5.000%	28,250.00	233,250.00	
06/30/2032					261,500.00
11/01/2032			23,125.00	23,125.00	
05/01/2033	215,000	5.000%	23,125.00	238,125.00	
06/30/2033					261,250.00
11/01/2033			17,750.00	17,750.00	
05/01/2034	225,000	5.000%	17,750.00	242,750.00	
06/30/2034					260,500.00
11/01/2034			12,125.00	12,125.00	
05/01/2035	235,000	5.000%	12,125.00	247,125.00	
06/30/2035					259,250.00
11/01/2035			6,250.00	6,250.00	
05/01/2036	250,000	5.000%	6,250.00	256,250.00	
06/30/2036					262,500.00
	1,855,000		574,906.25	2,429,906.25	2,429,906.25