

C. S. Mott Community College Library Consolidation and Renovations Project

Senate Concurrent Resolution 54 - As Passed by the Senate

Sponsor: Senator Michelle McManus

Analysis Completed: December 1, 2010

BRIEF SUMMARY:

Senate Concurrent Resolution 54 approves the conveyance of property and a standard State Building Authority (SBA) lease between the SBA, the state, and C. S. Mott Community College for a construction project previously approved for planning and construction by the Legislature.

Approval of this resolution is the final remaining legal requirement to enable the SBA to issue bonds to finance the state's share of the project's construction costs. The project has met all of the approval requirements of the Joint Capital Outlay Subcommittee and the Management and Budget Act, 1984 PA 431. Approval would create a contractual obligation between the state and the SBA, requiring the state to make annual rent payments to the SBA. The SBA will use the rent payments to pay off the bonds sold to finance the construction. Once the debt obligations are satisfied, the SBA will transfer title back to C.S. Mott Community College.

The project involves relocation and consolidation of library administrative offices, replacement and upgrade of the exterior of the building, replacement of the building cooling system, installation of a fire suppression system, renovation and redesign of restrooms and custodial spaces, renovation and upgrade of elevators, establishment of a demonstration vegetative roof, relocation and expansion of the Viewing, Listening, and Testing Center, relocation and expansion of the Center for Teaching and Learning, and expansion of the Event Center. The estimated completion date of the project is December 2010.

FISCAL IMPACT:

The total cost of the project is \$8.2 million, with the state share being \$4.1 million and the college share being \$4.1 million. Annual rent payments to the SBA are estimated at \$280,000 to \$370,000 until the bonds are retired (approximately 15 to 17 years). The actual true market rent amount, within or below the respective range, will be determined when the project is completed and has been independently appraised. Annual rent payments to the SBA are appropriated in the General Government appropriations bill and total \$241.9 million for FY 2011.

Fiscal Analyst: Robin R. Risko

■ This analysis was prepared by nonpartisan House staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.