Capital Program for Public Institutions of Higher Education

Report to the Joint Committee on Higher Education and Senate and House Committees on Ways and Means

December 1, 2026

In 2025, the General Court approved H.4227 which made supplemental appropriations from the Education and Transportation Innovation Capital Fund. Section 1596-2525 of that act established a capital program for public institutions of higher education and required that "…the division of capital asset management and maintenance shall submit a report to the joint committee on higher education and the house and senate committees on ways and means that shall include, but not be limited to: (a) the amounts awarded delineated by campus; (b) the amounts awarded delineated by project; (c) the amount of deferred maintenance backlog eliminated by project; and (d) planned spending from this item through June 30, 2028"

The Division of Capital Asset Management and Maintenance (DCAMM) respectfully submits this report regarding the $115 million provided for capital programs at public institutions of higher education in the Commonwealth (Chapter 7 Section 1596-2525 of the Acts 2025) to the Joint Committee on Higher Education and the House and Senate Committees on Ways and Means.

Of the $115 million available, $107.95 million has been awarded to institutions. $19.4 million has been spent as of November 5, 2026. Identified projects will reduce deferred maintenance backlogs by $31.9 million and at least $40 million more worth of deferred maintenance will be addressed by June 2028. $2.5 million of the earmark for "Lab Modernization and Upgrades at Community Colleges" will be used for construction funding once designs are completed. A reserve of $4.55 million is expected to be allocated to additional projects in the coming year.

The program for the use of these capital funds was developed following conversation and consultation with leaders and advocates from the institutions and their advocacy organizations as well as the Executive Office of Education, Department of Higher Education, and Executive Office of Administration and Finance.

In addition to the projects that were specifically authorized by legislative earmarks, careful consideration was given to ensure that the funding is being used equitably and consistent with the priorities expressed in the legislation.

The largest share of the available funding was distributed to all institutions by formula as a supplement to the Critical Repairs program that is funded from the traditional CIP. Individual campuses are able to identify and use the funding on projects they determine are priorities that address deferred maintenance needs. In addition, because many schools and their advocates highlighted the importance of improving campus security, investments in security infrastructure and capital equipment are also allowable uses of the funding.

A second major program was developed to help the schools modernize their instructional laboratories and other applied learning spaces. Building from the earmark the legislature included for community college lab modernization, each of the 29 institutions was offered a grant of $500,000 to fund a certifiable study and designs to modernize the applied learning spaces on campus that they identified as their highest priority. While each

school is focused on supporting different programs, all are improving the spaces that are most important to in-person on-campus student learning and Commonwealth workforce development goals. The program was designed for each project to address approximately 1000-3000 square feet in existing buildings, including the mechanical, electrical, plumbing, life safety, and code compliance upgrades that often are triggered by similar renovation projects. These design grants are intended to be followed by $5 million in construction funding for each project from the bonding authorized by passage of the BRIGHT Act.

Amounts Awarded & Amounts Anticipated to be Spent by June 2028

Delineated by Campus

The General Court earmarked funds for several specific projects:

Institution		Amount Allocated
Roxbury CC	Reggie Lewis Track and Athletic Center	$ 3,000,000
Bridgewater SU	Kelly Gymnasium	$ 5,000,000
Framingham SU	Residence Hall Conversion & Debt Defeasance	$ 6,600,000
MassArt	Tower Building Repair & Renovation	$ 10,000,000
UMASS Amherst	UMA Nursing Simulation Lab	$ 10,000,000
UMASS Boston	UMB Nursing	$ 2,500,000
UMASS Dartmouth	UMD Health Services/Public Safety Facility	$ 4,000,000

In addition to these earmarked projects, each campus was awarded $500,000 to initiate studies and designs for a to upgrade lab facilities through the Applied Learning Space Modernization program discussed above.

Supplemental funding was also provided to all campuses for investments that align with legislative direction to reduce deferred maintenance backlogs while providing expanded flexibility to also address campus security.

	Sector Total	Base	FCA Supplement	Total per Campus
Community Colleges	$21,000,000	$1,000,000	$400,000	$1,400,000
State Universities	$14,850,000	$1,000,000	$650,000	$1,650,000
UMass Campuses	$16,500,000	$1,000,000	TBD per UMPO	TBD per UMPO

All allocated funding is expected to be spent by June 2028. The table below outlines the total allocations by campus.

Institution	Applied Learning Space Program	Critical Repairs	Earmarks	Total Awarded by Campus	Anticipated to be spent by June 2028
Berkshire Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Bridgewater State University	$500,000	$1,650,000	$5,000,000	$7,150,000	$7,150,000
Bristol Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Bunker Hill Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Cape Cod Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Fitchburg State University	$500,000	$1,650,000		$2,150,000	$2,150,000
Framingham State University	$500,000	$1,650,000	$6,600,000	$8,750,000	$8,750,000
Greenfield Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Holyoke Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Mass Bay Community College	$500,000	$1,400,000		$1,900,000	$1,900,000

Institution	Applied Learning Space Program	Critical Repairs	Earmarks	Total Awarded by Campus	Anticipated to be spent by June 2028
Massachusetts College of Art & Design	$500,000	$1,650,000	$10,000,000	$12,150,000	$12,150,000
Massachusetts College of Liberal Arts	$500,000	$1,650,000		$2,150,000	$2,150,000
Massachusetts Maritime Academy	$500,000	$1,650,000		$2,150,000	$2,150,000
Massasoit Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Middlesex Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Mount Wachusett Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
North Shore Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Northern Essex Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Quinsigamond Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
Roxbury Community College	$500,000	$1,400,000	$3,000,000	$4,900,000	$4,900,000
Salem State University	$500,000	$1,650,000		$2,150,000	$2,150,000
Springfield Technical Community College	$500,000	$1,400,000		$1,900,000	$1,900,000
UMASS Amherst	$500,000	$5,203,700	$10,000,000	$15,703,700	$15,703,700
UMASS Boston	$500,000	$2,848,700	$2,500,000	$5,848,700	$5,848,700
UMASS Dartmouth	$500,000	$2,284,500	$4,000,000	$6,784,500	$6,784,500
UMASS Lowell	$500,000	$3,556,000		$4,056,000	$4,056,000
UMASS Medical	$500,000	$2,607,100		$3,107,100	$3,107,100
Westfield State University	$500,000	$1,650,000		$2,150,000	$2,150,000
Worcester State University	$500,000	$1,650,000		$2,150,000	$2,150,000
TOTAL	**$14,500,000**	**$52,350,000**	**$41,100,000**	**$107,950,000**	**$107,950,000**

Amounts Awarded and Deferred Maintenance Addressed

Delineated by Project

Of the total $107.95 million allocated to institutions, $72.5 million has been identified for specific projects. Approximately $31.9 million or 44% of the funding allocated for specific projects to date will reduce deferred maintenance backlogs. Many of the applied learning space projects are expected to also incorporate repairs to building infrastructure that will reduce documented backlogs. This is not reflected in the table below because the funding allocated to date is for study and design work only, which only indirectly addresses deferred maintenance.

The table on the following page reflects projects funded to date through the FY25 Supplemental Budget. Many campuses have prioritized spending critical repairs funding received through the CIP in order to meet a June 2026 spending deadline, thus funding awarded for critical repairs/security has not yet been fully allocated to specific projects. Campuses continue to identify priority projects using the funding available to them.

Institution	Project	Sum Awarded by Project	Sum of Deferred Maintenance Being Addressed	Planned Spending by June, 2028	Spend to Date
Berkshire Community College	Modernization of instructional labs for Environmental Science and the Sustainable Energy Center	$500,000	$0	$500,000	$0
Berkshire Community College	Koussevitzsky Arts Center - Roof Replacement	$34,940	$34,940	$500,000	$0
Bridgewater State University	Renovations of Communications studio and lab for media studies, digital media production and related programs	$500,000	$0	$179,000	$156,429
Bridgewater State University	Tillinghast Hall - Roof Replacement	$179,000	$179,000	$500,000	$0
Bridgewater State University	Bridgewater State University - Kelly Gymnasium	$6,468,092	$500,000	$500,000	$307,366
Bristol Community College	Renovation on the Fall River Campus to create an Industrial Technology Center	$500,000	$0	$500,000	$0
Bristol Community College	Building D - FS Replace Windows	$111,000	$111,000	$65,579	$111,000
Bristol Community College	Campus Wide - FS Replace Storage Shed	$104,369	$104,369	$10,000,000	$0
Bristol Community College	Campus Wide - FS Security Cameras, Lights, Radios	$140,000	$140,000	$500,000	$53,525
Bristol Community College	Siegel Building - Window Replacement	$449,605	$449,605	$932,831	$0
Bunker Hill Community College	Renovation of STEM labs on Charlestown Campus	$500,000	$0	$34,940	$50,901
Bunker Hill Community College	Building E - Roof Replacement	$1,400,000	$1,400,000	$500,000	$0
Cape Cod Community College	Renovation of classrooms for healthcare programs: EMT, Paramedic, Associate of Science in Nursing	$500,000	$0	$6,468,092	$26,663
Cape Cod Community College	Campus Wide - FS CCTV Upgrades	$65,000	$65,000	$138,510	$16,250
Cape Cod Community College	Campus Wide - Replace Exterior Doors	$149,773	$149,773	$500,000	$0
Cape Cod Community College	Campus Wide - Replace Roofs	$834,269	$834,269	$500,000	$834,269
Fitchburg State University	Renovation for a "Student Cyber Security Operations Center" and a "Digital Foundry"	$500,000	$0	$111,000	$75,755
Framingham State University	Modernization to create an AI Hub (RAM TechHub) and media-focused instructional labs	$500,000	$0	$500,000	$84,800
Framingham State University	Campus Wide - ADA Upgrade Phase 1	$225,000	$225,000	$138,787	$84,877
Framingham State University	Campus wide - BMS Upgrades	$205,940	$205,940	$500,000	$179,033
Framingham State University	Campus Wide - Electrical Upgrade	$125,000	$125,000	$500,000	$0
Framingham State University	Campus Wide- Campus Security and Lockdown improvements	$190,000	$190,000	$500,000	$0
Framingham State University	D. Justin McCarthy Center - Water Remediation	$100,000	$100,000	$500,000	$18,904
Framingham State University	O'Connor Hall - Generator replacement	$55,000	$55,000	$285,882	$0
Framingham State University	Framingham State - Debt Defeasance	$6,600,000	$3,000,000	$104,494	$6,600,000
Greenfield Community College	Renovation for workforce development and healthcare programs	$500,000	$0	$104,369	$52,163
Holyoke Community College	Modernization for labs and simulation spaces for health care related programs	$500,000	$0	$140,000	$36,214

Institution	Project	Sum Awarded by Project	Sum of Deferred Maintenance Being Addressed	Planned Spending by June, 2028	Spend to Date
Mass College of Liberal Arts	Renovation of dance and music lab spaces and practice rooms in the Church St. Center	$500,000	$0	$834,269	$50,000
Mass College of Liberal Arts	Campus Wide-Evaluate Physical and Electronic security systems	$47,025	$47,025	$671,655	$47,025
Mass Maritime Academy	Modernization of Engineering labs	$500,000	$0	$65,000	$117,922
Massachusetts College of Art & Design	Creation of a Digital Media and Creative Technology Lab	$500,000	$0	$1,400,000	$38,541
Massachusetts College of Art & Design	Tower Building - Fire Curtain Replacement	$65,579	$65,579	$2,500,000	$65,579
Massachusetts College of Art & Design	MassArt - Tower Building - Immediate Repairs	$10,000,000	$10,000,000	$500,000	$621,297
Massasoit Community College	Modernization of the radiological technology area and lab space	$500,000	$0	$449,605	$0
Massasoit Community College	Campus Wide - Repave Boulevard	$932,831	$932,831	$154,427	$932,831
MassBay Community College	Upgrades to STEM Labs on the Wellesley Campus	$500,000	$0	$500,000	$191,104
MassBay Community College	Campus Wide - Replace Storage Tank	$138,510	$138,510	$500,000	$0
Middlesex Community College	Modernization of Chemistry labs in Lowell	$500,000	$0	$500,000	$106,963
Mount Wachusett Community College	Modernization of labs to create an Interprofessional Health Care Simulation Lab	$500,000	$0	$149,773	$204,790
Mount Wachusett Community College	Campus Wide - FS Rekey	$138,787	$138,787	$500,000	$138,787
North Shore Community College	Modernization of lab suite in Lynn to serve STEM, Life Science and Engineering instruction	$500,000	$0	$500,000	$62,432
Northern Essex Community College	Renovation for new industry-aligned learning environments: mfg., HVAC, maker-space, simulated clean room	$500,000	$0	$500,000	$0
Quinsigamond Community College	Renovation of underutilized classrooms for cybersecurity & computing; Modernization of Biology lab	$500,000	$0	$225,000	$43,370
Roxbury Community College	Modernization of science labs	$500,000	$0	$205,940	$111,416
Roxbury Community College	Academic Building 3 - Replace switchgear	$285,882	$285,882	$782,070	$0
Roxbury Community College	Reggie Lewis Center - FS Security	$154,427	$154,427	$500,000	$77,214
Roxbury Community College	Reggie Lewis Center - Bleacher Repair	$500,000	$500,000	$500,000	$0
Roxbury Community College	Reggie Lewis Center Improvements	$2,500,000	$2,500,000	$43,220	$356,303
Salem State University	Creation of an undergraduate research and innovation lab (STEM Hub)	$500,000	$0	$125,000	$81,420
Salem State University	Campus Wide - CCTV Replacement Project	$671,655	$671,655	$22,500	$0
Salem State University	Salem State University - Decarbonization	$782,070	$782,070	$500,000	$782,070
Springfield Technical Community College	Modernization of learning environments for the Energy Systems Technology program	$500,000	$0	$190,000	$0

Institution	Project	Sum Awarded by Project	Sum of Deferred Maintenance Being Addressed	Planned Spending by June, 2028	Spend to Date
Springfield Technical Community College	Building 16 - Replace Windows	$22,500	$22,500	$5,203,700	$19,125
UMASS Amherst	Renovation of currently un-used space for STEM labs	$500,000	$0	$100,000	$200,101
UMASS Amherst	Flint Hall - DM portion of CNS Renovations	$5,203,700	$5,203,700	$10,000,000	$5,203,700
UMASS Amherst	Nursing Simulation Lab - Expansion	$10,000,000	$0	$200,000	$58,905
UMASS Boston	Renovation of foundational biology labs	$500,000	$0	$55,000	$75,805
UMASS Boston	UMB Nursing School	$2,500,000	$0	$600,000	$135,494
UMASS Dartmouth	Upgrades to labs to create an integrated Biomanufacturing & Biotechnology Center	$500,000	$0	$6,600,000	$157,020
UMASS Dartmouth	Campus Wide - Parking Lots 3, 5, 6, and 21 Reconstruction	$660,805	$660,805	$500,000	$630,805
UMASS Dartmouth	Dion Building - Chilled Water Cross Connection	$125,000	$125,000	$2,500,000	$0
UMASS Dartmouth	Main Campus - Ring Road Sidewalks Improvement	$742,890	$742,890	$500,000	$0
UMASS Dartmouth	SENG_Dion - Exterior Stairs Replacement	$141,362	$141,362	$660,805	$8,880
UMASS Dartmouth	Health Services & Public Safety Facility	$4,000,000	$0	$500,000	$0
UMASS Lowell	Modernization of biology labs	$500,000	$0	$500,000	$0
UMASS Lowell	Pinanski Hall - Electrical Infrastructure Upgrades	$104,494	$104,494	$125,000	$0
UMASS Medical	Modernization of labs at the interprofessional Center for Experiential Learning & Simulation (iCELS)	$500,000	$0	$500,000	$100,775
Westfield State University	Creation of modern interdisciplinary learning spaces for Nursing & Health Sciences Programs	$500,000	$0	$47,025	$125,030
Westfield State University	Dining Commons - Study of HVAC System and Controls	$43,220	$43,220	$742,890	$0
Westfield State University	Horace Mann Ctr - Boiler Replacement	$200,000	$200,000	$141,362	$0
Westfield State University	Various Locations - Water Main Replacement	$600,000	$600,000	$4,000,000	$0
Worcester State University	Modernization of biology wet labs	$500,000	$0	$500,000	$0
TOTAL		**$72,497,724**	**$31,929,632**	**$72,497,724**	**$19,432,850**