AGENDA ITEM SUMMARY

1. NAME OF ITEM: Stewart Art/New Media Complex Adjustment, UM

2. INITIATED BY: James H. Page, Chancellor

3. BOARD INFORMATION:  
   BOARD ACTION: X

4. BACKGROUND:

The University of Maine requests an adjustment in the budget for the Stewart Art/New Media Complex to $10,042,000. This is an increase of $542,000 or six percent from the budget currently approved for the project pursuant to Board Policy 701 and $742,000 or eight percent as measured from the figure authorized directly by the Board. This request is fully funded from campus and gift funds. The request is intended to add or restore features to the project to improve the function and quality of the building.

Approximately $90,000 will be used to build a mezzanine into the New Media Graduate Research Lab space to allow for additional work space for the graduate students. This space was an initial desire in the project but was not affordable with the original grant funding and project budget. The mezzanine is expected to be approximately 750 square feet and will provide more complete work space for approximately eight students.

The remaining $452,000 will be used to procure and install the Audio Visual components of the project including projectors and screens in classrooms, and specialized technology for the Adaptive Performance Environment and other technical spaces. This equipment was in the original desired scope of the project however it was beyond the available funds at the time the project was approved. The campus and department subsequently determined it was a priority to outfit these spaces to be state of the art and have been successful in obtaining gift money and identifying campus funding sources to cover this cost.

If approved, the University would execute agreements for this work to be completed in 2012 in conjunction with the completion of the building.

This project was approved by the Board in 2009 for $5.58 million, it was subsequently increased to $9.3 million by the Board in 2010 and to $9.5 million by the Chancellor in 2012. The current request is to approve a maximum expenditure of $10,042,000.00.
The Chancellor's $200,000 increase or approximately 2 percent in 2012 was associated with a particular scope change to allow space for 10 additional students in the Graduate Student Lab, as the art, new media and intermedia programs have continued to grow while the project has been under way. The Agenda Item Summary sheets associated with the Board's prior actions and containing the additional details about prior approvals and adjustments at the $5.58 million and $9.3 million levels are attached for background information.

5. **TEXT OF PROPOSED RESOLUTION:**

That the Board of Trustees authorizes a project budget of up to $10,042,000 for the Stewart Art/New Media Complex at the University of Maine.

06/28/2012
1. **NAME OF ITEM:** Increased Authorization UM Stewart Commons: Studio Art/New Media Complex

2. **INITIATED BY:** Richard L. Pattenaud, Chancellor

3. **BOARD INFORMATION:**

   **BOARD ACTION:** X

4. **BACKGROUND:**

   The Board of Trustees authorized $5,581,250 for the University of Maine to renovate Stewart Commons for studio art programs and New Media Complex in July of 2009. This renovation is a part of the plan to expand high demand academic programs. UM hired Bruner/Cott Architects to develop a feasible design for the facility. Bruner/Cott analyzed current building codes and conducted extensive field work to better understand Stewart Commons' structural integrity, accessibility, ventilation, life safety systems, and electrical service. The original funds for this project were provided by the Maine Technology Institute (MTI) grant.

   A March 2010 report from the architect indicated that Stewart Commons requires more extensive rehabilitation than originally anticipated.

   Highlights of deficiencies identified by Bruner/Cott Architects that should be addressed in the planned renovation include:

   - Improve building structure to meet current code for snow loading
   - Reduce architectural barriers to accessibility by people with disabilities
   - Create a second means of egress from lower level
   - Upgrade building electrical service and distribution system to modern standards
   - Replace lighting with new energy efficient lighting systems
   - Replace ventilation equipment and ductwork
   - Replace roof and increase insulation under roof
   - Meet modern energy codes through window replacement and improved insulation
   - Replace automatic sprinklers to improve fire protection

   In April 2010, Bruner/Cott Architects provided a full cost model for the Stewart Commons renovation that includes the improvements identified in the feasibility study. They calculated the construction budget at $6.8 million and the total project at $8.8 million.

   Also, in the interim between the 2009 Board approval and Bruner Cott's reports, the University of Maine learned that Stewart Commons contains hidden hazardous building materials that were part of the original construction that require remediation. Remediation adds another $630,000 to the project, bringing the total to approximately $9.3 million.
The architects' estimates are based on austere interior finishes, including exposed structure, sealed existing concrete slabs, unpainted bar joist structure to serve as finished ceiling, no millwork, roused glazed tile, and unpainted homosote or polycarbonate panels for walls. Reducing finishes will not reduce construction costs to the extent needed.

The University of Maine requests approval to increase the project costs for the Stewart Commons renovation to $9.3 million.

The sources of funds are as follows:

MTI grant to new Media: $3,690,000
Additional funds from Sustainability Solution Initiative (SSI): 100,000
2007 State bond: 1,450,011
Gift, Bank of America: 761,201
Campus funds/energy savings: 2,300,000
2010 State bond: 1,000,000

Total: $9,301,212

Current Estimated Project Costs:

Construction: $5,582,000
Equipment and furnishings: 775,000
Hazardous building material remediation: 630,000
Building demolition and moving expenses: 465,000
Project Contingency: 861,000
Design, engineering and project oversight: 987,000

Total: $9,300,000

Schedule:

Design is continuing for construction to start in June, 2011 and an expected completion in August, 2012.

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees authorize a $3,719,962 increase in the funding level of the UM Stewart Commons: Studio Art/New Media Complex renovation project, resulting in a total project budget of $9.3 million, with additional funding coming from campus funds/energy savings and general obligation bonds.

09/02/2010
AGENDA ITEM SUMMARY

1. NAME OF ITEM: Stewart Commons: Studio Art/New Media Complex -UM

2. INITIATED BY: Richard L. Fifteenode, Chancellor

3. BOARD INFORMATION: BOARD ACTION: X

4. BACKGROUND:

This project proposes to renovate Stewart Commons for the Studio Art program and to build an addition for the New Media Innovation, Research, and Development Center. The total project cost is $5.58 million with only $300K (5.2%) coming from university funds.

Stewart Commons, built in 1963 as a dining facility, was vacated in 2006 when dining services were consolidated. A 2008 engineering study concluded that the building is structurally sound but needs some improvement to address code, energy, accessibility, and building systems deficiencies.

In 2007-2008, Leers Weinzapfel Associates worked with the art department to develop a report detailing space needs, configurations, and adjacencies for the following studios: painting and drawing, printmaking, photography, digital art, and 3-D design. Stewart Commons was determined to be suitable for adaptive reuse to support these media programs. The renovation of Stewart Commons at a cost of $1,511,250 would enable the art department to vacate Carnegie Hall which is substandard.

Concurrently, the Maine Technology Institute awarded a $3.67 million grant for the establishment of a New Media Innovation, Research, and Development Center at the University of Maine. The New Media center's goal is to support Maine's 21st Century economy by developing a new culture of innovation and creativity for Mains by establishing needed technical facilities for education, research, development and commercialization; and pursuing collaborative research and development initiatives with significant potential to provide economic and social impacts. The new media major has been one of the fastest growing programs at the University of Maine since its establishment in 2001.

It is proposed that an addition to Stewart Commons be constructed for the New Media Innovation, Research, and Development Center. This will enable the sharing of some common spaces (restrooms, conference rooms, break rooms and the like) with the studio art programs. The New Media addition, estimated at 8500 square feet, will provide selected labs and facilities for programmatic new media initiatives in innovation, research, development, workforce training, business incubation, and commercialization.
The estimated Total Project Cost of the combined project is $5,581,250 to be funded as follows:

- Stewart Commons: $1,911,250, consisting of $761,250 Bank of America gift; $50,000 2007 General Obligation Bond; $300,000 campus funds
- New Media addition/expansion $3.67 million, MTI grant (funding source: 2007 R & D general obligation bond)

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees approve renovations to Stewart Commons for studio art programs and the expansion of the building for a New Media Center with a Total Project Cost of $5,581,250.