AGENDA ITEM SUMMARY

1. NAME OF ITEM: Aubert Hall STEM Classroom Renovation, UM

2. INITIATED BY: Norman L. Fournier, Chair

3. BOARD INFORMATION: BOARD ACTION: X

4. BACKGROUND:

The University of Maine requests approval to expend up to $2,700,000 of General Obligation Bond Funds approved by voters in November 2013 to renovate chemistry labs and to make associated improvements in Aubert Hall.

This request is pursuant to Board policy 701 which requires projects with a total cost of more than $500,000 to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. In this case, the request is to approve and to forward this matter to the consent agenda of the Board of Trustees.

This project will include the creation of two new general chemistry teaching labs with breakout rooms and the renovation of two existing chemistry classrooms and associated areas. This work will likely include remediation and replacement/renovation of flooring, ceilings, wall coverings, structural, HVAC, electrical, lighting, projectors and boards, life safety, furniture, and ADA accommodations. The project also includes limited renovation of lecture hall Room 316 (210 seats), including remediation of asbestos panels and replacement of ceiling, lighting, HVAC, projectors and boards, and life safety. The use of these spaces is primarily for instruction of chemistry with Room 316 accommodating other STEM as well.

Aubert Hall was constructed in 1913. A substantial addition was added in 1956. Room 316 was created through a renovation in 1967 and has had no significant renovation since. Recent renovations of chemistry and marine sciences labs on the second and third floors were done in 2004 and 2007. The area of the proposed renovation is located on the fourth floor and consists of classrooms and an existing chemistry lab in marginal condition.

This project does not increase the amount of space at UM. It will improve net asset value. The estimated renovation age of this wing of the facility is approximately 58 years and the estimated net asset value stands at approximately 75 percent. A slight decrease in operating costs is expected from new, more efficient air handling equipment and lighting.
The proposed schedule for the project is to complete design during the fall and early winter of 2014 followed by construction from January 2015 through to fall 2015. The work in Room 316 is scheduled for summer 2015, with all project work targeted for completion prior to the start of the fall 2015 semester.

5. TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities and Technology Committee forward this item to the Consent Agenda at the November 16-17, 2014 Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees approves the expenditure of up to $2,700,000 from the proceeds of General Obligation Bond funds approved by voters in November 2013 to renovate chemistry labs and make associated improvements in Aubert Hall.