



Board of Trustees
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May 13, 2019

TO: Members of the Finance/Facilities/Technology Committee

FR: Ellen N. Doughty, Clerk of the Board

RE: **May 15, 2019 - Finance/Facilities/Technology Committee Meeting**

The University of Maine

University of Maine
at Augusta

University of Maine
at Farmington

University of Maine
at Fort Kent

University of Maine
at Machias

University of Maine
at Presque Isle

University of
Southern Maine

The Finance/Facilities/Technology Committee will meet by phone from **12:00 pm to 12:10 pm on May 15, 2019**, directly following the Academic and Student Affairs Committee meeting. The meeting will be located at the University of Maine System Executive Offices, Rudman Conference Room, 253 Estabrooke Hall, 15 Estabrooke Drive in Orono. In addition to the Estabrooke Hall location, the following conference call connection will also be available:

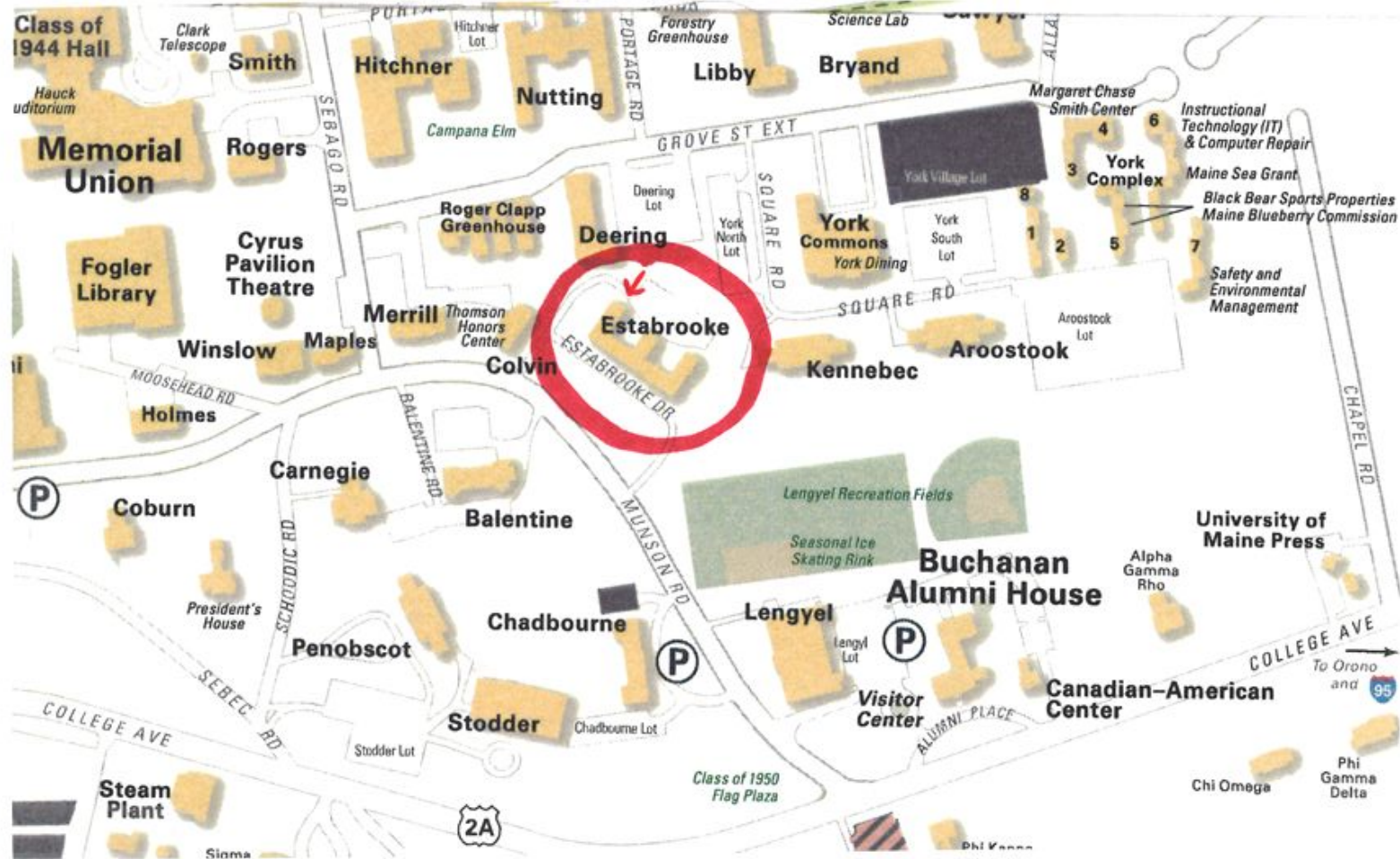
Phone: 1-800-605-5167 code 743544#

The meeting materials are posted to the Diligent Board Portal as well as the Board of Trustees website (<http://www.maine.edu/about-the-system/board-of-trustees/meeting-agendas/finance-facilities-committee/>).

If you have questions about the meeting arrangements or accessing the meeting materials, please call me at 581-5840. If you have any questions or desire additional information about the agenda items, please call Ryan Low at 581-1541.

cc: James Page, Chancellor
Trustees who are not members for the FFT Committee
Presidents
Robert Neely
Ryan Low
David Demers
Tracy Elliott
Chip Gavin
Miriam White

15 Estabrooke Drive, Orono



From the North on I-95: take exit 191 to Kelly Road and turn left. Continue on Kelly Road for 1 mile until you reach the traffic light, then turn left onto Route 2 and go through downtown Orono. Cross the river. Turn left at the lights onto College Avenue. Buchanan Alumni House will be the first campus-related building on your right. Right after the Buchanan Alumni House, take a right onto Muson Road. Estabrooke Hall is the building on the right after Lengyel.

The UMS is located on the 2nd floor of Estabrooke Hall. Enter Estabrooke Hall from the back of the building, the entrance closes to Deering Hall.



Board of Trustees

Finance, Facilities & Technology Committee

May 15, 2019 12:00 pm to 12:10 pm
Rudman Conference Room, 253 Estabrooke Hall, Orono

Phone Meeting Call In: 1-800-605-5167, code 743544#

AGENDA

12:00 pm Finance / Facilities Item

- Budget Adjustment for Dearborn Gym & Alumni Theatre Heating Upgrade, UMF TAB 1

Action items within the Committee purview are noted in green.

Items for Committee decisions and recommendations are noted in red.

*Note: Times are estimated based upon the anticipated length for presentation or discussion of a particular topic.
An item may be brought up earlier or the order of items changed for effective deliberation of matters before the Committee.*



AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Budget Adjustment for Dearborn Gym & Alumni Theatre Heating Upgrade, UMF
2. **INITIATED BY:** Karl W. Turner, Chair
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** Enhance Fiscal Positioning **BOARD POLICY:** 701 – Budgets-Operating & Capital
5. **BACKGROUND:**

The University of Maine System acting through the University of Maine at Farmington (UMF) requests to increase the total authorization for the Dearborn Gym and Alumni Theatre heating upgrade project by \$250,000 for a new total of \$850,000.

This request is pursuant to Board of Trustee Policy 701 requiring Trustee approval for increases to Board approved projects. An original request to expend up to \$600,000 was approved by Trustees acting through the Finance, Facilities, and Technology Committee in March of 2019. The prior Agenda sheet is attached for reference. This request is within the purview of the Finance Facilities and Technology Committee.

This increase is due to increased costs in the current construction market. As project approval was granted, design continued and was completed. Bids for the work were solicited in April with a bid opening in early May. The low bid was more than 25 percent over the estimated cost. Two bids were received, also a sign of a busy workforce and tight bidding climate. Based on the bid results, the project is currently estimated at \$850,000.

Dearborn Gym and Alumni Theatre are two adjacent buildings on the UMF campus and are heated through a common plant located in the basement of Alumni Theatre.

The buildings are currently without heat and hot water because the heating plant has failed. In order to keep the remedy on schedule and to ensure heat and hot water for the fall semester, the current schedule must be kept. This is the reason for the request for expedited consideration by the Committee.

The failed building system was a steam plant (the last one on campus) with two boilers fueled by #2 oil. One of these boilers had failed a state inspection and had been taken offline. The second boiler failed and was shut down May 3, leaving the 44,720 gross square feet facilities without heat and domestic hot water.

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In anticipation of potential future need at these facilities, a connection to the new central heat plant serving most of the campus was installed in 2015 in the boiler room located in Alumni Theatre. This project will make that connection and other associated improvements to ensure thermal energy for the facilities and users of the facilities.

The operating costs are expected to remain even or improve due to the increased reliability and efficiency of the new equipment.

Financially, UMF has saved or avoided costs on some of its bond projects and reduced scope or deferred work on others, which has made \$1.36 million of its \$8.45 million in bonds available for life-safety priorities that have emerged during the bond process.

UMF is investing \$850,000 of that \$1.36 million in this project. Four other life-safety projects consume the rest. All will be reported on the capital bond project report being provided routinely to Trustees as the projects are undertaken.

Approval of this budget adjustment by the Committee would allow UMF immediately to execute the construction agreement and begin construction with a planned completion before the fall 2019 semester begins.

6. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees, acting through the Finance, Facilities and Technology Committee authorizes the University of Maine System acting through the University of Maine at Farmington to increase the total project authorization for the Dearborn Gym and Alumni Theatre heating upgrade project by \$250,000, from funds to be determined by the Campus Chief Business Officer and University System Treasurer, to a new total of up to \$850,000.



AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Dearborn Gym and Alumni Theatre Heating Upgrade, UMF
2. **INITIATED BY:** Karl W. Turner, Chair
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**
Enhance Fiscal Positioning 701 – Budgets-Operating & Capital
5. **BACKGROUND:**

The University of Maine System acting through the University of Maine at Farmington requests authorization to expend up to \$600,000 for improvements to the heating system at Dearborn Gym and Alumni Theatre.

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 scope of this project places it within the purview of the Finance, Facilities and Technology Committee to approve on behalf of the Board without further consideration by the full Board.

Dearborn Gym and Alumni Theatre are two adjacent buildings on the UMF campus and are heated through a common plant located in the basement of Alumni Theatre. Currently, this is a steam plant (the last one on campus) with two boilers that run on #2 fuel oil. One of these boilers has recently failed a state inspection and has been taken off line. The second boiler is the only boiler remaining providing heat and domestic hot water for the 44,720 gross square feet facilities. In 2015, a connection to the campus central heat plant was installed in the boiler room located in Alumni Theatre. The intent of this project is to mitigate the risk of losing the existing plant by tying the buildings into the central heat loop, installing backup heating coils, and to renovate the building HVAC systems to accept the new heat source and to bring them up to current Code.

Dearborn Gymnasium is home to the UMF Athletics Department and consists of 15,000 square feet on each of two floors, totaling approximately 30,000 gross square feet. Programmatically, the Athletics Department has 17 varsity sport offerings. The gymnasium area is also used by a number of club and intramural sports, various classes, large campus events (e.g., Convocation), various summer conferences and occasional campus/community performances. In 2014, UMF completed a renovation to the main level including redesigning the layout of the playing surface, replacing the floor and bleachers and upgrading the equipment.

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Alumni Theatre is one of the oldest buildings on the UMF campus consisting of a theater on the upper floor and classrooms with theatrical support areas on the lower level totaling 14,720 square feet. Programmatically, Alumni Theatre has the primary purpose of promoting interest and participation in theater. The UMF community, area residents and many local and non-local theatrical clubs utilize the facility for productions and performances. Alumni Theatre abuts Dearborn Gymnasium and shares a common heat plant. Recent studies indicate that the heat plant is at high risk of failure and many of the spaces do not meet ASHRAE codes for ventilation.

The operating costs are expected to remain even or improve due to the increased reliability and efficiency of the new equipment.

The project is currently in design with the intent of bidding in the spring for construction over the summer and completion before the fall 2019 semester begins.

6. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees, acting through the Finance, Facilities and Technology Committee, authorizes the University of Maine at Farmington to expend up to \$600,000 from funds to be determined by the campus Chief Business Officer and University System Treasurer for upgrades to the Dearborn Gym and Alumni Theatre heating and ventilation system.