



Board of Trustees  
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[www.maine.edu](http://www.maine.edu)

October 22, 2019

TO: Members of the Finance, Facilities, Technology Committee

FR: Ellen N. Doughty, Clerk of the Board *Ellen Doughty*

RE: **October 30, 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 from **9:00 am to 12:00 pm on October 30, 2019**. The meeting will be held at the University of Maine Campus, Wells Conference Center, Room 1.

**No Polycom Locations are Available**  
**Conference call – 1-800-605-5167 code 743544#**

Morning refreshments will be provided. Additionally, lunch will be provided directly after the Committee meeting from 12:00 pm – 12:30 pm. 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 581-5845.

cc: Dannel Malloy, Chancellor  
Board of Trustees  
University Presidents  
System Staff



### **Directions to UM Campus – Wells Conference Center**

**From the South on I-95:** take exit 191 to Kelly Road and turn right. 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. Continue on College Ave and enter campus at the Long Road campus entrance on the right.

**From the North on I-95:** take exit 193 to Stillwater Avenue and turn left. Drive straight for one mile and turn right onto College Avenue. Drive one mile and turn left onto the UMaine campus (Long Road).

***The Wells Conference Center and parking locations are noted on the UM campus map.***



## 2015-16 Campus Map

- P** VISITOR permits authorize parking in any black lot or visitor space.
- RED** (Resident Student) permits authorize parking in red lots.
- BLACK** (Commuter Student) permits authorize parking in black lots.
- BLUE** (Faculty/Staff) permits authorize parking in any blue or black lot.
- GREEN** (Carpool) permits authorize use of individually allocated spaces.

Permits MUST be displayed on interior mirror.

Signs governing lots take precedence over all maps and permits

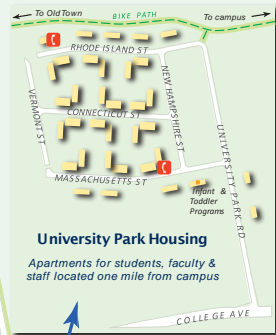
- ?** Information **A** Ambulance  
**P** Public Bus Stop **E** Emergency Phone

### Visitor Parking

Visitors need permits. Visitor Permits allow parking in metered spaces, any BLACK lot and they are available free from:

- Visitors Center in Buchanan (F-5)
- MeCard Services in Mem. Union (D-3)
- UMaine Police (E-1)
- Bear Necessities in Alford (A-5)

Parking Office: 207581.4047



**Parking will be in the Dunn Lot**

**Wells Conference Center**

**Welcome!**  
 to the University of Maine, Orono

Please respect that UMaine is a walking campus  
 Pedestrians have right-of-way at all times

**Winter Parking Ban**  
 Blue & Black lots, as well as visitor spaces, are closed to parking from midnight to 6:00 am from November 1 to May 1.

**Overnight Parking Permits**  
 are available from UMaine Police and the MeCard Services, 130 Memorial Union.

[umaine.edu/parking](http://umaine.edu/parking)

**DISTANCE** 1/8 MILE  
**Walking time** 2-3 minutes

UMaine ©2016  
 Cartography by Purple Lizard Maps  
 Please suggest edits to [mike@purplelizard.com](mailto:mike@purplelizard.com)



**REVISED 10-30-19**

Board of Trustees

**Finance, Facilities & Technology Committee**

October 30, 2019

9:00 am to 12:00 pm

University of Maine, hosted by UMS

Room 1, Wells Conference Center

**AGENDA**

9:00 am Technology Items

- Review of Projects with a Value of \$250,000 or Greater..... TAB 1

9:30 am Finance Items

- MBA – Reduction Non-Resident Tuition Rate..... TAB 2
- FY2020 Proposed Operating Budget Revisions..... TAB 3
- UMS Energy Financing Addendum & Funding USM ESCO Project..... TAB 4

9:45 am Facilities Items

- Real Property Disposition, UM..... TAB 5
- Lease Authorization Request, UM..... TAB 6
- Real Property Disposition & Relocation, USM..... TAB 7  
(Tab 7 was converted to an information only item during the October 30, 2019 Committee meeting. No action was taken on this item and it will be brought forward at a future Finance, Facilities, and Technology Committee meeting.)
- UMA Erskine Hall Lease Extension, UMA..... TAB 8
- Capital Project Status Report and Bond Projects Update, UMS..... TAB 9

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.*



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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Review of Projects with a Value of \$250,000 or Greater
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** X **BOARD ACTION:**
4. **OUTCOME:** **BOARD POLICY:**
5. **BACKGROUND:**

Dr. David Demers, Chief Information Officer, will provide information on the following projects with a value of \$250,000 or greater:

- Classrooms for the Future
- UMS Wireless Infrastructure
- MaineStreet Improvements
- VoIP – UMF
- VoIP – UMPI
- VoIP – USM

**Status Update – October 2019****Classrooms for the Future**

Overall status:



Change from previous report: None

Budget status:



Change from previous report: None

Schedule status:



Change from previous report: None

**Overview**

This project will involve renovations to existing classrooms across the entire University of Maine System. The project team will focus on the data obtained during the earlier classroom assessment phase and resulting classroom ratings in order to prioritize work at each campus. The team will also develop standards for equipment in all classrooms. Vendors will be used for the larger renovations and campus services/classroom technology staff will be used for minor renovations and upgrades. Once the rooms have been updated, they will be re-assessed and scored accordingly.

Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget*	Budget Committed to date	Budget % Committed	Project % Complete	Comments
4/2016	David Demers	12/2019 (updated 11/18)	12/2019	\$4,945,075	\$4,945,075	100%	95%	Total estimated budget reflects additional allocation provided Dec. 2017 as well as contingency funds added December 2018

**Status**

The majority of work has been completed on all campuses, and remaining installs will be finished during winter break. Reassessments of the completed classrooms have been started and should be completed by November 2019.

As the final phase of this project nears completion, the CFTF project team will prepare final reports for each of the campuses relating to the work that has been accomplished, the updated assessments, maintenance recommendations and suggestions for future classroom upgrades.

**BUDGET SUMMARY**

Campus	Allocation	% Committed to Date	\$\$ Not Yet Budgeted	% Complete
<b>PROJECT TOTAL</b>	\$4,945,075	100%	-0-	95%
UMM	\$240,900	100%	-0-	94%
UMF	\$415,976	100%	-0-	99%
UMaine	\$1,681,630	100%	-0-	99%
UMPI	\$360,276	100%	-0-	90%
USM	\$1,238,980	100%	-0-	93%
UMFK	\$287,348	100%	-0-	93%
UMA	\$719,965	100%	-0-	95%

**Summary by Campus and Classroom Project**Reference: [Campus Room Renovations](#)

Campuses	Rooms By Project Setup	% Complete
UMA	Music Arts 124	100%
	RRSC 248 & 255	100%
	UC Bath/Brunswick 114	100%
	UC Norway SoPar 114 & 206	100%
	UC Saco 111	100%
	UC Ellsworth 2 & 7	100%
	UC Rockland 410 & 413	100%
	Jewett 124, 180, 189, 190 & 291	100%
	RRSC 246	100%
	UC Rockland 403, 410, 412 (Phase 2)	100%
	Fine Arts 122	100%
	Jewett 284, 293, 297	100%
	Katz 5, 15, 51	100%
	Katz 14	95%
	Katz 16	100%
	Katz 53	45%
	Handley Hall	100%
	LAC 162J, 162K, 162L, 216A, 216B, 218, 222C	100%
	Bangor 135, 142	100%
	Camden 101, 105, 304	95%
	Randall 250	62%
	Jewett 156	95%
	Jewett 284, 293, 297	100%
UMF	Roberts 205 & 207	100%
	Ricker Addition 202, 205	100%
	Roberts C23 & 131	100%
	Ricker Addition 217	100%

	Preble 117	100%
	Roberts 105, 107, 201, 203	100%
	South 115	100%
	Education Center 6 & 113	100%
	Tech Commons Fusion Center	100%
	Roberts 3, 101, 103	100%
	Education Center 103, 106, 110, 114	95%
UMaine	Shibles 202	100%
	DPC 105	100%
	Neville 101	100%
	Estabrook 130, 152	100%
	Bennett 215	100%
	Dunn 315 & 316	100%
	South Stevens 106D	100%
	DPC 107, 115, 117	100%
	Boardman 116	100%
	Boardman 118	100%
	Shibles 217, 313, 316	100%
	Nutting 100	100%
	Aubert 354	100%
	Hitchner 157	100%
	Jenness 102, 104, 108	100%
	Lengyel 127	100%
	Libby 220	100%
	Little 110, 120, 202, 206, 220	100%
	Lord 200	100%
	Colvin 401	100%
	Memorial Gym Complex 106 & 110 (ROTC Army)	100%
	Merrill 228a	100%
	Murray 102 & 106	100%
	N Stevens 235	100%



	Rogers 206	100%
	ROTC Navy 201 & 203	100%
	Deering 101c	100%
	Barrows 123, 131, 133	100%
	Balentine 129	100%
	Dunn 1, 44, 401	100%
	Barrows 124	100%
	Bryand Global 100	100%
	Deering 17	100%
	North Stevens 235	100%
	South Stevens 232-B	100%
	Neville 116, 118	100%
	Neville 120	100%
	Little 212	100%
	Aubert 165	100%
	Barrows 128	100%
	Class of 44 100	100%
	Colvin 401	100%
	DPC 111	100%
	Little 350	100%
	Center Stevens 155	100%
	Darling Marine Center Brooke Hall	100%
	PAIL Necropsy Lab	100%
	Libby 220	95%
	Nutting 213	99%
	Boardman 210	95%
	Lengyel 125, 127	95%
	Center Stevens 355	95%
	Deering 17, 113	95%
	Little 211, 212, 219	95%

<b>UMM</b>	Torrey Hall 230, 232, 234 - Phase 1	100%
	Torrey Hall 102	53%
	Torrey Hall 106	100%
	Powers 208 & 209	100%
	Science 114	100%
	Science 102 & 120	100%
	Reynolds Center 14	100%
	Torrey 230, 232 & GIS Lab - Phase 2	100%
	Performing Arts Center	95%
	Science 13, 115	95%
<b>UMFK</b>	Powell 123	100%
	Cyr 113	100%
	Old Model School 11	100%
	Cyr 200 & 201	100%
	Cyr 203	100%
	Cyr 200, 201, 204, 209	100%
	Nadeau Telecom Room	100%
	Powell 123 - Phase 2	100%
	Armory 113	62%
	Armory 119	95%
	Cyr 200-Contingency	62%
	Cyr 204, 205-Contingency	95%
<b>UMPI</b>	Folsom 206	100%
	Pullen 113, 212, 216	100%
	Folsom 204 & 205	100%
	Houlton 110	95%
	Folsom 203	100%
	Pullen 212	100%
	Pullen 213	100%
	Preble 239	100%

	Gentile Athletic	100%
	Weidan Training	100%
	Houlton 109	88%
	Houlton 120	49%
	Houlton 124	95%
	Houlton 125	82%
	Pullen 111, 214	95%
	Pullen 215	90%
	Pullen 113, 210, 213, ART	49%
	Folsom 303	95%
	Folsom 301, 304	62%
<b>USM</b>	405 Bailey	100%
	John Mitchell 217	100%
	Payson Smith 301A	100%
	LB 103	100%
	Masterson 113	100%
	Bailey 320	100%
	Bailey 10, S113, 201, 202, 204, 205, 206, 207, 208, S213, S215, 218, S312, S313, 315, L319, 320, L321, C402, C403, C, 405,	100%
	Corthell 112, 211, 212	100%
	John Mitchell 151, 164, 181	48%
	John Mitchell 233, 235, 242, 252, 265, 270	77%
	John Mitchell 252	95%
	LAC 287	100%
	LAC 210, 211, 212, 214, 216, 218, 224	100%
	LB 208, 209, 241, 302, 303, 310, 326, 327, 402, 403, 410, 424, 425, 502, 503, 509, 510, 523, 524	100%
	Payson Smith 1, 41, 42, 44, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 303, 304, 306	100%
	Wishcamper 103, 113, 417/419, 427	79%

	Science 203, 403	48%
	Law 118	100%
	Payson Smith 42 & 44 - Phase 2	100%
	Payson Smith 201, 206, 304, 306 - Phase 2	79%
	Bailey 218 & 312	100%
	Bailey 313	75%
	Bailey 402	68%
	LAC 104, 106	100%
	Glickman Library 423/424	100%
	Luther Bonney 209	100%
	Science 157	100%
	Science 533	100%
	Russell 1 and Dance Studio	100%
	Masterton G38	100%
	Hill Gym 201	95%
	Ice Arena 154	95%
	LB 410, 524	95%
	Corthell 320	95%
	LAC 105, 108, 110	95%

\*Summary Table Note - Phase 1 refers to Summer 2017 projects and Phase 2 refers to Summer 2018 projects.

## Risks

- The discovery of asbestos containing materials at USM has led to more thorough testing prior to starting work in a building. The need to complete more testing than anticipated and possibly conduct abatement has delayed the project schedule. An abatement plan has been completed to allow work to continue at USM during Summer 2019.

**Status Update – October 2019****UMS Wireless Infrastructure**

Overall status:



Change from previous report: None

Budget status:



Change from previous report: None

Schedule status:



Change from previous report: Changed from Yellow

**Overview**

This project is a wireless technology connectivity Initiative to upgrade wireless service and associated cabling and equipment at all campuses to bring wireless capacity to gigabit speeds to support learning and living spaces.

Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete	Comments
4/2016	Jeffrey Letourneau	12/2018	06/2020	\$13,215,000	\$11,660,834	92%	

**Status**

At USM, a schedule has been established with facilities management and the cabling contractor with a targeted completion date of June 2020. Facility preparation has begun in Corthell, Russell, and the Costello Complex. Brooks and Bailey are essentially complete with only punchlist items remaining and cabling is underway in the Science building.

At UM, cabling is underway in Barrows while facilities management is preparing North, South and Center Stevens, and Deering. All funding for UM has now been allocated to projects in specific buildings.

At UMF, the new fiber infrastructure has been completed. Only “punchlist” items remain on the UMF campus.

At UMFK, Cyr Hall/Fox Auditorium are 99% complete. Final clean-up has been scheduled for the week of October 15.

At UMPI, clean up of Wieden and the Library will be scheduled for the week of October 21. It is our goal to have new fiber installed before winter weather impedes this effort.

At UMA, no work is currently underway or being planned.

At UMM, project work is complete on the UMM campus.

**BUDGET SUMMARY**

Campus	Allocation	% Budgeted to Date	\$\$ Not Yet Budgeted	% Expended & Encumbered to Date	\$\$ Expended & Encumbered	\$\$ Not Yet Expended/Encumbered
<b>PROJECT TOTAL</b>	<b>\$13,215,000</b>	<b>99%</b>	<b>\$145,403</b>	<b>88%</b>	<b>\$11,660,834</b>	<b>\$1,554,166</b>
Equipment in Inventory					\$794,362	
<b>System-wide Services</b>	\$620,000	100%	\$0	100%	\$620,000	\$0
UM - Machias	\$733,200	100%	\$0	101%	\$743,998	-\$10,798
UM - Farmington	\$1,674,800	100%	\$0	100%	\$1,679,514	-\$4,714
UMaine	\$3,294,600	100%	\$0	89%	\$2,940,643	\$353,957
UM - Presque Isle	\$700,200	100%	\$0	97%	\$677,404	\$22,796
USM	\$5,017,600	97%	\$132,423	60%	\$3,028,224	\$1,989,376
UM - Fort Kent	\$614,600	100%	\$0	102%	\$629,669	-\$15,069
UM - Augusta	\$560,000	98%	\$12,980	98%	\$547,020	\$12,980

(\*) = original \$11.2M allocation plus reallocation of \$980k plus \$620K required from contingency funding for system-wide licensing. 12/2018 - additional \$415,000 from contingency.

**BUILDING SUMMARY**

Complete¹		Installation & Deployment Scheduled / In Progress²		Planning - Not yet Budgeted
University of Maine at Augusta				
Lewiston Katz Jewett Randall	Eastport Camden Belfast Civic Center College Center			
University of Maine at Farmington				
Mantor Library Dakin Black Mallett Lockwood Purington	Stone Scott North Scott West Scott South Campus Fiber			
University of Maine at Fort Kent				
Powell The Lodge Crocker	Blake Library Cyr Hall			

University of Maine at Machias				
Torrey Hall / Merrill Library Reynolds Powers	Science Kilburn Dorward Sennett			
University of Maine at Presque Isle				
Park Emerson Merriman	Folsom-Pullen Wieden Library	Campus Fiber		
University of Maine				
Fogler Library Shibles Bennett Rogers Jenness Lord Bryand Global Science Boardman Murray Hall <sup>4</sup>	Little Aubert Class of 1944 Lengyel Estabrook Core Hitchner Hart Core Donald P Corbett Winslow	<u>In Progress</u> Barrows (50%)  <u>Begin 0-3 months</u> Nutting (85%) Deering Center Stevens North Stevens South Setevsn Fernald (60%)	<u>Begin 3-6 months</u> Neville (90%)  <u>Begin 6-9 months</u> Wells Stewart Merrill	
University of Southern Maine				
Drawing Studio Print Studio Academy Building  <u>Wireless Only</u> Wishcamper John Mitchell Cen Law Building	Abromson Masterton Hall Glickman Library Luther-Bonney Payson-Smith Brooks Dining Bailey	<u>In Progress</u> Science (60%)  <u>Begin 0-3 months</u> Wishcamper (wired) JMC (wired)	<u>Begin 3-6 months</u> Corthell Costello Complex <u>Begin 6-9 months</u> Lewiston-Auburn  <u>Deprioritized</u> Woodbury Sullivan Complex	

<sup>1</sup> Networks are online and functioning; some testing and close-out paperwork may remain to be done

<sup>2</sup> Dates are estimated start dates for cable installation & deployment – subject to change

<sup>3</sup> Insufficient funding to upgrade entire building; minimal upgrades to support Classrooms for the Future or future upgrades

<sup>4</sup> Partial upgrade due to building limitations

## Risks

- Identification of asbestos containing materials (ACBM) at USM in an area that was not anticipated has led to a higher awareness of and need to test for ACBM. Both the need for increased testing and the probability of higher than anticipated abatement needs will impact both project schedule and cost. The degree of impact will not be known until test results are completed.
- The project team is working closely with the Classrooms for the Future project team to coordinate efforts. Campus decisions to prioritize upgrades in residence halls over classroom buildings may negatively impact the Classrooms for the Future project.

- Many of the buildings require modifications by Facilities Management prior to network installation. The project team is working with each campus to plan this work. Resource availability and scheduling for this work may cause project delays.
- A risk to perceived success is unreasonable stakeholder expectations. Although a ubiquitous system-wide upgrade is needed, this project will only partially meet that need given the constraints of limited resources (schedule, budget, staffing, construction limitations, and coordination with other campus resources).
- Many buildings have network infrastructure that will need to be upgraded before new wireless networks can be installed. In some cases, this may include new fiber installation and/or the need for facility renovations.
- The phased funding approach will necessitate maintaining two separate WiFi networks on most if not all campuses driving up the ongoing operational costs and efforts for US:IT while creating inconsistent wireless service levels building to building on the campuses.
- There are a large number of factors and variables that will affect this project's timeline. There are other sizeable projects taking place at the same time. Another factor affecting the timeline will be the coordination among involved entities in setting priorities and timing.



## Status Update – October 2019

### MaineStreet Improvements

#### Overview

This initiative was initially comprised of two projects; a technical upgrade of the PeopleSoft (MaineStreet) Campus Solutions student information system from version 9.0 to 9.2 and a project to enhance the PeopleSoft user experience (UX Enhancements).




- Campus Solutions 9.2 Upgrade:** This project upgraded the UMS MaineStreet Campus Solutions system from version 9.0 to version 9.2 and the CS PeopleTools (the underlying PeopleTools architecture) from version 8.55 to version 8.56. The upgrade will maintain Oracle compliance and continued support of the system. Wherever possible, the project will make improvements in business practice that will not significantly or materially change the timeline or the scope of the upgrade project.

In addition to the CS application and PeopleTools upgrades, the scope included transitioning the CS PeopleSoft environments from the legacy Solaris architecture to Linux architecture.

- PeopleSoft User Interface Platform:** This project will acquire and deploy a 3rd party PeopleSoft User-Interface Platform to streamline and improve usability, navigability, and utility of the MaineStreet environment for students and faculty alike. Additionally, enhanced Single Sign-On capabilities would be deployed to support a secure, fully integrated user environment.

Project	Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Initial Budget	Current Budget Balance	Project % Complete	Comments
CS 9.2 Upgrade	October 2018	David Demers	June 2019	June 2019	\$1,349,263	\$436,064	100%	Project Closed
UX Enhancements	September 2018		January 2019	June 2020	\$1,148,237	\$1,035,916	14%	




#### Campus Solutions 9.2 Upgrade Status

Overall status:		Change from previous report:	None
Budget status:		Change from previous report:	None
Schedule status:		Change from previous report:	None

#### Summary Status

All components of the Campus Solutions 9.2 Upgrade project were successfully completed on Monday, June 10, and the upgraded environment was opened on schedule to faculty, staff, and students on Tuesday, June 11. All financial transactions associated with the project have been fully processed and paid. The project budget will be closed at the end of October.

## PeopleSoft User Interface Platform

Overall status:		Change from previous report:	None
Budget status:		Change from previous report:	None
Schedule status:		Change from previous report:	None

### Summary Status

The project Technical Team has been developing a new test database (CSTS3) that will provide a more updated environment in which to conduct analysis. The build is scheduled to be completed by October 17. The Project Team is working with functional stakeholders to begin analysis of the delivered Highpoint environment as compared with the customized Mainstreet environment. Results of the analysis will better inform specifics of the rollout plan. Weekly project meetings with HighPoint are in progress and supporting cross-team communication of implementation needs and strategies. Given competing, high priority initiatives requiring the attention of the same group of stakeholders, in particular, the LMS implementation, careful planning will be required to mitigate potential risks to the project's timeline.

### Recently Completed

- Consultations with other institutions regarding functional stakeholder engagement strategies
- Key Stakeholder Feedback Sessions
- Initial Module Installation and After-Patch




### In Progress

- Build of new Test Database (CSTS3)
- Fit/ Gap Analysis
- Project Planning

## Risks & Mitigation Strategies

Risk	Risk Management Plan
Failure to complete project on schedule	Proactive planning, strong communication and coordination processes, regular project team meetings, and clearly defined escalation path for identifying and resolving issues.
Resource contention due to competing demands	Proactive project management approach with respect to planning and scheduling activities. Leverage qualified Highpoint resources to augment UMS resources when needed.
Changes to project scope	Perform fit/gap analysis and execute change control process throughout the project.
Deploying a new solution immediately after summer break, when many faculty and students are not engaged, can result in training and support challenges at the start of the fall term.	Engaging with stakeholders at an early stage will help inform decisions regarding functional deployment.
Many MaineStreet self-service functions are customized and HighPoint modules are designed to work with native Peoplesoft functionality. Users will need to be able to access appropriate features and functions of MaineStreet in the HighPoint environment.	Conducting a comprehensive analysis of functionality and customizations with functional and technical stakeholders will inform the development of the optimal user experience.

**Status Update – October 2019****VoIP – UMF**

Overall status:		Change from previous report:	None
Budget status:		Change from previous report:	None
Schedule status:		Change from previous report:	None

**Overview**

This project will upgrade the UMF telecom system to utilize voice-over-IP (VoIP) and mitigate risk associated with the aging Avaya phone system.

Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete	Comments
4/2019	Jeffrey Letourneau	9/2021	9/2021	\$499,000	\$104,301	37%	

**Status**




The project continues with parallel efforts to migrate phones to either VoIP or the analog voice gateways in buildings where infrastructure is adequate or will not be updated while also estimating costs for infrastructure upgrades in other buildings.

The team has established a timeline to convert phones in all but three buildings by December. It is anticipated that infrastructure upgrades will begin during winter in the remaining buildings.

**Risks**

- The legacy Avaya phone system has showed signs of failing. There is a risk that we will not be able to migrate all services from this system before failure occurs. This risk is being mitigated by temporarily moving line to analog voice gateways.
- Due to the mitigation plan noted above, many users will be required to transition multiple times. This poses a risk of customer dissatisfaction and will necessitate a more comprehensive communication strategy.
- The network infrastructure in many buildings on the UMF campus is not adequate for deploying VoIP phones. This poses a risk to both project schedule and budget.
- Availability of human resources is a risk to this project. Resources needed for this project will also be working on telecommunications upgrades at UMPI and USM as well as providing operational support for all campuses.

**Status Update – October 2019****VoIP – UMPI**

Overall status:		Change from previous report:	None
Budget status:		Change from previous report:	None
Schedule status:		Change from previous report:	None

**Overview**

This project will upgrade the UMF telecom system to utilize voice-over-IP (VoIP) and mitigate risk associated with the aging Avaya phone system.

Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete	Comments
6/2019	Jeffrey Letourneau	9/2021	9/2021	\$291,000	\$24,608.17	10%	

**Status**




The project team has continued to deploy phones in buildings with adequate infrastructure. Our cabling contractor will be onsite at the end of October to add cabling to a few locations and prepare a space in Folsom-Pullen for an analog voice gateway.

The team has also continued planning for buildings where some cabling may be needed (ie, Preble, Normal, South).

**Risks**

- There is a risk that we will not be able to migrate all services from this system before failure of the legacy system occurs.
- The network infrastructure in some buildings on the UMPI campus is not adequate for deploying VoIP phones. This poses a risk to both project schedule and budget.
- Availability of human resources is a risk to this project. Resources needed for this project will also be working on telecommunications upgrades at UMF and USM as well as providing operational support for all campuses.

**Status Update – October 2019****VoIP – USM**

Overall status:		Change from previous report:	None
Budget status:		Change from previous report:	None
Schedule status:		Change from previous report:	None

**Overview**

This project will upgrade the UMF telecom system to utilize voice-over-IP (VoIP) and mitigate risk associated with the aging Avaya phone system.

Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete	Comments
6/2019	Jeffrey Letourneau	9/2022	9/2022	\$809,000	\$0	0%	

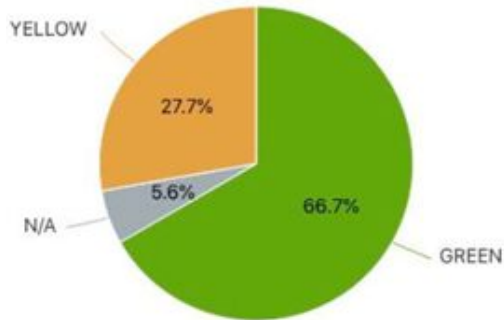
**Status**

Work is currently focussed on migrating users at USM to the new voicemail system which must happen prior to converting to Voice-over-IP. A pilot migration was completed for users in Glickman Hall in early October. Planning is underway for additional voicemail migrations.

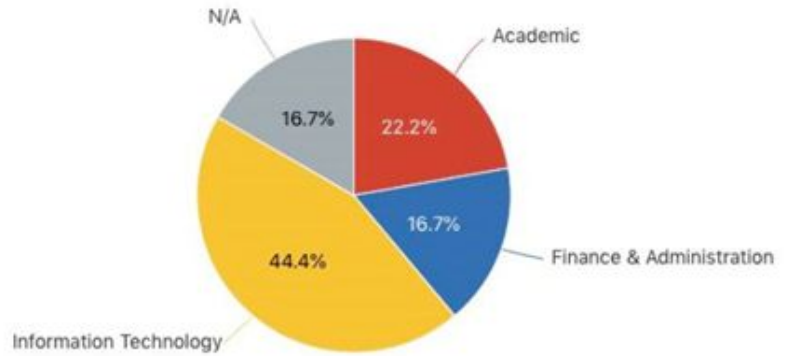
**Risks**

- Constantly changing staff phone assignments and lack of clear processes for notifying IT when staff leave or are hired is a risk to a complete and accurate migration.
- There is a risk that we will not be able to migrate all services from this system before failure of the legacy system occurs.
- The network infrastructure in some buildings on the USM campus is not adequate for deploying VoIP phones. This poses a risk to both project schedule and budget.
- Availability of human resources is a risk to this project. Resources needed for this project will also be working on telecommunications upgrades at UMF and UMPI as well as providing operational support for all campuses.

**Active Project Health**



**Active Projects by Category**

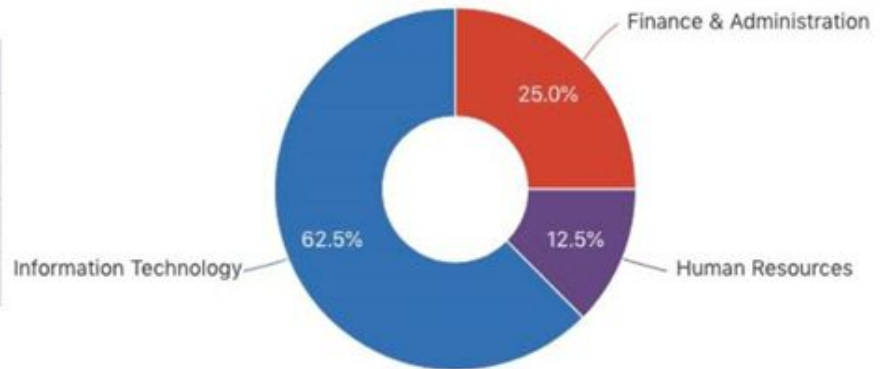


**Total Budget of Active Projects**

Sum of Budget	
Total	21,536,600.00

**Initiating Projects & RFPs**

Category	Count
Finance & Administration	2
Human Resources	1
Information Technology	5
<b>Total</b>	<b>8</b>











# US:IT Project (>\$250,000) Review

**Finance – Facilities – Technology  
Committee**








**October 30, 2019**



*Maine's  
Public  
Universities*


UNIVERSITY OF MAINE SYSTEM

**University Services  
Information Technology**

## US:IT Project (>\$250,000) Review

### Classrooms for the Future (Tab 1.1; Page 6)



*Maine's  
Public  
Universities*

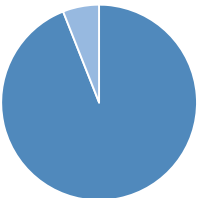
UNIVERSITY OF MAINE SYSTEM

**Project Budget - \$4.945M\*\***

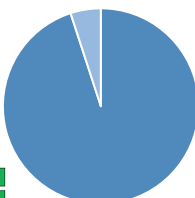
	Aug	Oct
Remaining	\$0	\$0
Expended	\$4,945,075	\$4,945,075

■ Expended ■ Remaining

**94% Complete (Aug)**



**95% Complete (Oct)**




Overall status: ■


Budget status: ■

Schedule status: ■


Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget*	Budget Committed to date	Budget % Committed	Project % Complete
4/2016	David Demers	12/2019 (updated 11/18)	12/2019	\$4,945,075	\$4,945,075	100%	95%

**\*\*Revised Budget**  
reflects additional  
\$582,730 allocation  
provided from project  
contingency funds





## US:IT Project (>\$250,000) Review











Maine's  
Public  
Universities


UNIVERSITY OF MAINE SYSTEM

### Classrooms for the Future (Tab 1.1; Page 6)


- **2017-2019 Classroom Upgrades**

Campus	Oct'19	
UMA	95%	
UMF	99%	
UMFK	93%	
UMM	94%	
UM	99%	
USM	93%	
UMPI	90%	





## US:IT Project (>\$250,000) Review




Maine's  
Public  
Universities

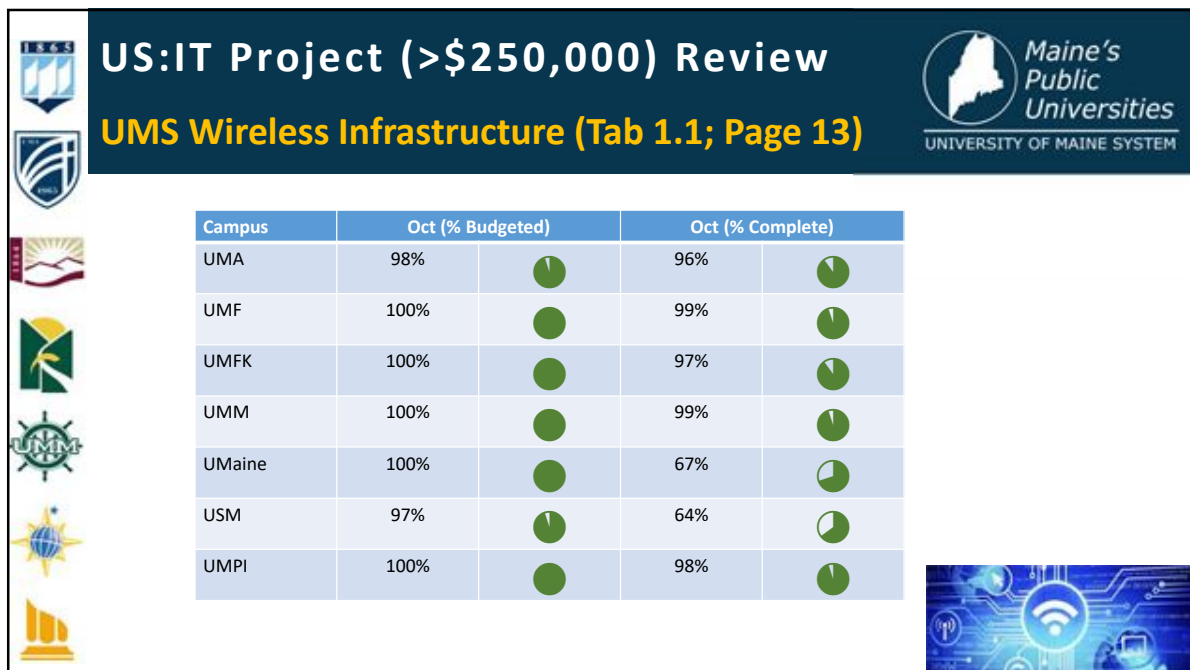
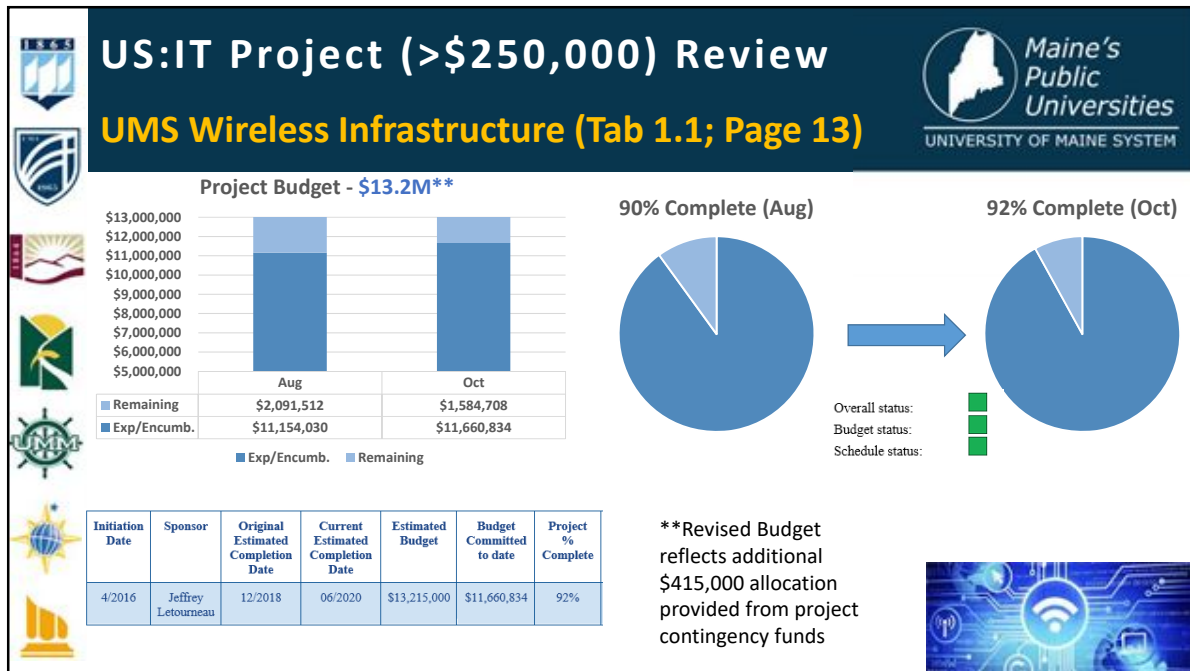
UNIVERSITY OF MAINE SYSTEM







### Classrooms for the Future (Tab 1.1; Page 6)

- **Fall 2019 Update**
  - Work has been completed for most campuses; remaining work to be completed during Winter break
  - Final room scoring/assessment to be completed by end of November
- **Risks**
  - High anticipation for additional funding to complete effort








## US:IT Project (>\$250,000) Review


### UMS Wireless Infrastructure (Tab 1.1; Page 13)









Maine's  
Public  
Universities

UNIVERSITY OF MAINE SYSTEM


- **Project Status Change**
  - Revised schedule with USM facilities management to complete cabling by June 2020. Preparation begun for Corthell, Russell, Costello Complex.
- **Recently Completed:**
  - UMF – Underground fiber replacement
  - UMFK – Cyr Hall, Fox Auditorium
  - UMPI – Wieden Hall, Library
  - USM – Brooks, Bailey
- **Current Work:**
  - UMF – lighting fiber infrastructure
  - USM – Science Building
  - UM – Barrows
- **Risks**
  - Asbestos abatement at USM
  - Phased funding will necessitate maintaining parallel wireless networks
  - High anticipation for additional funding to complete effort



## US:IT Project (>\$250,000) Review

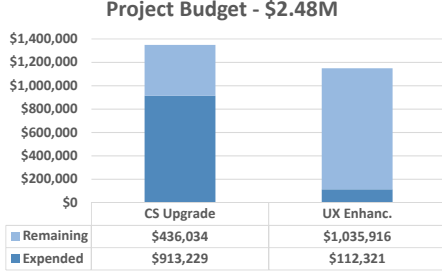
### MaineStreet Improvements (Tab 1.1; Page 17)



Maine's  
Public  
Universities

UNIVERSITY OF MAINE SYSTEM

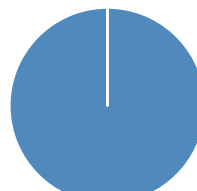
**Project Budget - \$2.48M**



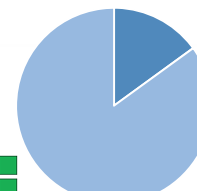
	CS Upgrade	UX Enhanc.
Remaining	\$436,034	\$1,035,916
Expended	\$913,229	\$112,321

■ Expended ■ Remaining

**CS Upgrade (100% Compl)**



**UX Enhance (15% Compl)**





Overall status: ■







Budget status: ■

Schedule status: ■

Project	Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Initial Budget	Current Budget Balance	Project % Complete
CS 9.2 Upgrade	October 2018	David Demers	June 2019	June 2019	\$1,349,263	\$436,064	100%
UX Enhancements	September 2018		January 2019	June 2020	\$1,148,237	\$1,035,916	14%


\*Project budget includes additional resources from contingency to fund SQR Replacement and SSO plugin



## US:IT Project (>\$250,000) Review







### MaineStreet Improvements (Tab 1.1; Page 17)



**Maine's Public Universities**  
UNIVERSITY OF MAINE SYSTEM


- CS 9.2 upgrade:**
  - All components successfully completed
  - Project is officially closed
  - Evaluating project surplus (\$436,064)
- UX Enhancements:**
  - Updated PeopleSoft TEST environment to support HighPoint CX application testing
  - Weekly meetings with vendor to finalize implementation timeline and strategy
- Risks**
  - Managing change in navigation and interface for the MaineStreet environment

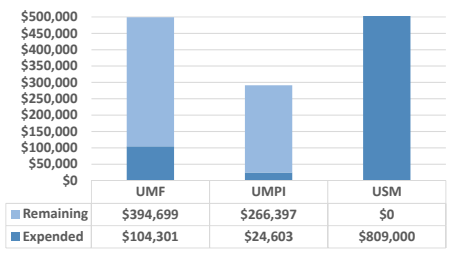
## US:IT Project (>\$250,000) Review

### VoIP Implementation (Tab 1.1; Page 19)



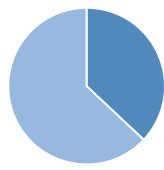
**Maine's Public Universities**  
UNIVERSITY OF MAINE SYSTEM

**Project Budget - \$1.599M**

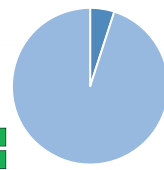


	UMF	UMPI	USM
Remaining	\$394,699	\$266,397	\$0
Expended	\$104,301	\$24,603	\$809,000

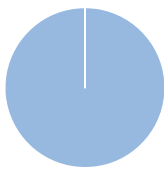
**UMF (37% Compl)**



**UMPI (10% Compl)**



**USM (0% Compl)**







**Overall status:** ■

**Budget status:** ■

**Schedule status:** ■

	Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete
<b>UMF</b>	4/2019	Jeffrey Letourneau	9/2021	9/2021	\$499,000	\$104,301	37%
<b>UMPI</b>	6/2019	Jeffrey Letourneau	9/2021	9/2021	\$291,000	\$24,608.17	10%
<b>USM</b>	6/2019	Jeffrey Letourneau	9/2022	9/2022	\$809,000	\$0	0%



 <b>US:IT Project (&gt;\$250,000) Review</b> <b>VoIP Implementation (Tab 1.1; Page 19)</b>		
 <b>UMF:</b> <ul style="list-style-type: none"> <li>• Priority focus on moving lines off legacy Avaya system</li> <li>• Timeline in place to convert phones in all but 3 buildings by end of December</li> <li>• Scheduled infrastructure upgrades will facilitate completion of remaining buildings</li> </ul>	<b>UMPI:</b> <ul style="list-style-type: none"> <li>• Cabling scheduled for end of October</li> <li>• Ongoing planning for Preble, Normal, South cabling needs</li> </ul>	<b>USM:</b> <ul style="list-style-type: none"> <li>• Currently migrating users to new VM system to support handset conversion to VoIP</li> <li>• Glickman library VM conversion has been completed; IP handset rollout is being scheduled.</li> </ul>
<b>Risks</b> <ul style="list-style-type: none"> <li>• Ongoing probability of future failures of legacy phone systems at UMF/USM</li> <li>• Poor network infrastructure on both campuses will pose challenges to the project timeline</li> </ul>		



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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** MBA – Reduction of Non-Resident Tuition Rate
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**  
Increase Enrollment
5. **BACKGROUND:**

The current out-of-state tuition rate is at \$1466 per credit hour and a 2.5% increase for Fall 2020 will put it over \$1500 per credit hour. After a tuition/cost analysis, a non-resident tuition rate of \$775 per credit hour would yield positive net revenue and positively influence increased credit hour production from non-resident students.

6. **TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities, and Technology Committee forwards this item to the October 30, 2019 Special Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees accepts the recommendations of the Finance, Facilities and Technology Committee and approves the MBA – reduction in non-resident tuition rate to \$775 per credit hour effective Spring 2020.



## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** FY2020 Proposed Operating Budget Revisions
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION: X**
4. **OUTCOME:** **BOARD POLICY:**  
Enhance fiscal positioning
5. **BACKGROUND:**

Based on current enrollment projections, each university was given the opportunity to review their FY2020 budget (approved by the Board of Trustees in May 2019) and submit a revised budget for approval, if warranted. The University of Maine's amended budget was approved at the September Board meeting. The Universities of Maine at Farmington, Fort Kent, and Presque Isle are requesting FY2020 budget amendments as follows:

UMF - A reduction of 3,274 budgeted undergraduate credit hours (2,011 or 4.3% in-state and 1,263 or 12.9% in out-of-state). This revised budget reflects a 0.9% increase when compared to FY2019 actual credit hours and a 6.9% reduction when compared to FY2019 budgeted credit hours. The revised financial budget reflects a \$1.8 million reduction in E&G revenue (tuition and financial aid) and \$0.3 million in expenses. UMF's approved E&G budget was balanced by the utilization of \$500,000 in budget stabilization funds. The revised budget results in a \$1.5 million deficit after the utilization of the budget stabilization funds.

UMFK – A reduction of 3,599 budgeted credit hours (2,191 or 11.8% in-state, 198 or 3.7% out-of-state, 502 or 46.9% Academic Partnerships, and 708 or 15% Early College). This revised budget reflects a 9.3% reduction when compared to FY2019 actual credit hours and a 16.6% reduction when compared to FY2019 budgeted credit hours. The revised financial budget reflects a \$0.9 million reduction in both E&G revenue (tuition and financial aid) and expenses; therefore, UMFK is continuing to budget positive E&G operating results of \$0.4 million.

UMPI - A reduction of 1,541 budgeted credit hours (557 or 13% in Early College and 1,434 or 41.3% in Academic Partnerships). This revised budget reflects a 4.2% reduction when compared to FY2019 actual credit hours and a 13.7% reduction when compared to FY2019 budgeted credit hours. The revised financial budget reflects a \$0.7 million

reduction in both E&G revenue and expenses; therefore, UMPI is continuing to budget an E&G operating deficit of \$0.2 million which is offset by the Auxiliary budget.

SYSTEM – The revised credit hours (including UMaine’s previously-approved adjustment) total 672,267 or 14,937 less than originally budgeted. The revised total credit hours are 1.3% above FY19 actual credit hours and 0.5% below FY2019 budgeted credit hours.

	Credit Hours	<u>Change Compared to FY19</u>	
		Budget	Actuals
<b>UMAINE (previously approved)</b>			
Original	290,377	2.3%	2.4%
Revised	283,854	-----%	0.1%
Change	(6,523)		
<b>UMF</b>			
Original	56,287	-1.2%	7.2%
Revised	53,013	-6.9%	0.9%
Change	(3,274)		
<b>UMFK</b>			
Original	29,691	-5.0%	3.2%
Revised	26,092	-16.6%	-9.3%
Change	(3,599)		
<b>UMPI</b>			
Original	28,041	-8.7%	1.4%
Revised	26,500	-13.7%	-4.2%
Change	(1,541)		
<b>SYSTEM</b>			
Original	687,204	1.7%	3.6%
Revised	672,267	-0.5%	1.3%
Change	(14,937)		

## 6. TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee forwards this item to the October 30, 2019 Special Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees accepts the recommendations of the Finance, Facilities and Technology Committee and approves the revised FY2020 Operating Budget for Universities of Maine at Farmington, Fort Kent, and Presque Isle.





## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** UMS Energy Financing Addendum & Funding USM ESCO Project
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:** Bylaws – Section 3  
Primary Outcomes:  
Enhance fiscal positioning
5. **BACKGROUND:**

The University of Maine System is seeking approval to add an Energy Equipment Addendum, which is included in these meeting materials, to its Master Equipment Lease/Purchase (MELP) Agreement with Banc of America (BOA) Public Capital Corp. This Addendum will allow the financing of energy equipment which BOA broadly defines to include items affixed to property like lighting, insulation, wiring, windows, roofing, and heating, ventilation and air conditioning (HVAC). The Board of Trustees (BOT) approved the initial MELP with BOA at its September 2017 meeting pursuant to the negotiated contract terms resulting from Request for Proposal (RFP) #069-2017. The MELP contract term is three years with options for two additional one year-renewals.

Specifically, the Addendum is being requested at this time to enable financing of up to \$1,900,000 for Energy Services Company (ESCO) projects on the University of Southern Maine's (USM) Gorham campus. The USM ESCO project was approved by the BOT at its November 2018 meeting and the related Agenda Item Summary is included with these materials for reference.

The ESCO Scope of Work consists of an Investment Grade Audit (IGA) of Bailey and Anderson Halls, which will generate a final Project Proposal that presents a package of Energy Conservation Measures (ECMs) and infrastructure improvements. The ESCO will then proceed to construct/implement the proposed improvements. Trane was selected as the ESCO by the University to carry out the work and engage in an ESPC (Energy Savings Performance Contract). Through the ESPC procurement model, the ESCO provides a fixed-firm project price and guarantees that improvements to the buildings result in cost savings equal to or greater than the capital costs of the improvements.

10/22/2019



The ESCO project addresses a number of the University's key performance indicators (KPIs), including increasing the net asset value of the building stock, reducing energy and operations and maintenance costs, and reducing greenhouse gas emissions. An additional benefit includes increasing student comfort through improvement of heating and lighting systems. USM's master plan calls for a partnership with an ESCO as one of the primary mechanisms for addressing capital infrastructure improvements in existing buildings that are not planned for demolition.

To ensure a successful project and protect the University's interests, the University retained the services of Celtic Energy after a competitive RFP. Celtic has represented numerous universities, state entities, and federal government institutions across the United States, including the University of North Carolina System, the University of Maryland, the Federal Bureau of Investigation and the US Department of Energy.

Notable changes since the BOT approved this project include:

- 1) Trane's investment grade audit (IGA) came in at \$17,000 which was less than the \$25,000 estimated. However, to achieve further energy savings, USM increased the scope of the IGA contract to include three permanent meters - an electrical and thermal at Bailey and a thermal at Anderson, increasing the cost to a total of \$53,000. Upon moving to the implementation stage, USM will pay for these costs with realized savings through the Energy Savings Performance Contracts (ESPC) model.
- 2) The IGA is approximately 30% complete. The savings may be slightly lower than the 25-35% previously estimated based on preliminary RFP numbers. Further savings clarity will be achieved once the audit nears completion.
- 3) The timeline has been pushed back by approximately 6 months due to the length of time needed to complete the ESCO RFP process and contracting period.

## **6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities and Technology Committee approves the following resolution to be forwarded to the Consent Agenda for Board of Trustee approval at the November 17-18, 2019 Board Meeting:

That the Board of Trustees authorizes the University of Maine System to add an Energy Addendum to its Master Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp for the financing of energy improvements including those related to Energy Services Company (ESCO) projects. Further, that the Board of Trustees authorizes the University of Southern Maine to fund an ESCO project on its Gorham campus, for Bailey and Anderson Hall energy improvements, using this financing arrangement, for up to \$1,900,000.

This **FIRST AMENDMENT TO AMENDED AND RESTATED MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT**, dated as of \_\_\_\_\_, 2019 (this “Amendment”), between BANC OF AMERICA PUBLIC CAPITAL CORP, as lessor (the “Lessor”), and the UNIVERSITY OF MAINE, as lessee (the “Lessee”):

**WITNESSETH:**

**WHEREAS**, Lessor and Lessee entered into a Master Equipment Lease/Purchase Agreement dated September 19, 2017, amended and restated in its entirety by certain Amended and Restated Master Equipment Lease/Purchase Agreement dated as of May 1, 2018 (the “Master Agreement”); ‘

**WHEREAS**, the Lessee desires to lease-purchase various energy efficiency equipment the “Energy Equipment”) pursuant to the Master Agreement and one or more Leases entered into pursuant thereto with Lease Terms of not more than twenty years;

**WHEREAS**, the Lessor and the Lessee desire to enter into this Amendment in order to provide for the lease-purchase of the Energy Equipment;

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Addition of Definitions. The following definitions are hereby added to the Master Agreement:

“Energy Equipment” means Equipment providing energy efficiency and renewable energy services.

“Energy Services Vendor” means a Vendor of Energy Equipment.

“Vendor Agreement” means any contract entered into by Lessee and any Energy Services Vendor for the acquisition, installation, maintenance and/or servicing of the Energy Equipment.

2. Addition of 3.04(g) of the Master Agreement. The following Section 3.04(g) is hereby added to the Master Agreement, to read as follows:

(g) In addition to the requirements set forth in Section 3.04(a), in connection with any lease for Energy Equipment, as a prerequisite to the performance by Lessor of any of its obligations under the related Lease, Lessee shall deliver to Lessor a certified copy of any Surety Bond satisfying the conditions set forth in Section 7.05 hereof, or, at Lessor’s sole discretion, such Surety Bonds may be provided after the commencement date of such Lease, provided however, that no “Disbursement Request” pursuant to the Escrow Agreement shall be authorized by Lessor until such Surety Bonds satisfying the conditions set forth in Section 7.05 have been delivered to Lessor.

3. Addition of 2.01(l) of the Master Agreement. The following Section 2.01(l) is hereby added to the Master Agreement, to read as follows:

Section 2.01(l). In connection with the Lessee's compliance with any continuing disclosure undertakings (each, a "*Continuing Disclosure Agreement*") entered into by the Lessee pursuant to SEC Rule 15c2-12 promulgated pursuant to the Securities and Exchange Act of 1934, as amended (the "*Rule*"), the Lessee may be required to file with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system, or its successor ("*EMMA*"), notice of its incurrence of its obligations under the Related Documents and notice of any accommodation, waiver, amendment, modification of terms or other similar events reflecting financial difficulties in connection with the Related Documents, in each case including posting a full copy thereof or a description of the material terms thereof (each such posting, an "*EMMA Posting*"). Except to the extent required by applicable law, including the Rule, the Lessee shall not file or submit or permit the filing or submission of any EMMA Posting that includes the following unredacted confidential information about the Lessor or its affiliates and any Escrow Agent in any portion of such EMMA Posting: address and account information of the Lessor or its affiliates and any Escrow Agent; e-mail addresses telephone numbers, fax numbers, names and signatures of officers, employees and signatories of the Lessor or its affiliates and any Escrow Agent; and the form of Disbursement Request that is attached to the Escrow Agreement.

The Lessee acknowledges and agrees that the Lessor and its affiliates are not responsible for the Lessee's or any other entity's (including, but not limited to, any broker-dealer's) compliance or noncompliance (or any claims, losses or liabilities arising therefrom) with the Rule, any Continuing Disclosure Agreement or any applicable securities or other laws, including but not limited to those relating to the Rule.

4. Addition of 7.05 of the Master Agreement. The following Section 7.05 is hereby added to the Master Agreement, to read as follows:

*Section 7.05. Surety Bonds; Lessee to Pursue Remedies Against Contractors and Sub-Contractors and Their Sureties.* Lessee shall secure from each Energy Services Vendor directly employed by Lessee in connection with a Lease for the acquisition, construction, installation, improvement or equipping of any Energy Equipment, a payment and performance bond ("*Surety Bond*") executed by a surety company authorized to do business in the State, having a financial strength rating by A.M. Best Company of "A-" or better, and otherwise satisfactory to Lessor and naming Lessor as a co-obligee in a sum equal to the entire amount to become payable under each Vendor Agreement. Each bond shall be conditioned on the completion of the work in accordance with the plans and specifications for the Energy Equipment and upon payment of all claims of subcontractors and suppliers. Lessee shall cause the surety company to add Lessor as a co-obligee on each Surety Bond, and shall deliver a certified copy of each Surety Bond to Lessor promptly upon receipt thereof by Lessee. Any proceeds from a Surety Bond shall be applied in accordance with such Surety Bond to the payment and performance of the Energy Services Vendor's obligations in accordance with the related Vendor Agreement and, if for whatever

reason such proceeds are not so applied, first to amounts due Lessor under this Agreement, and any remaining amounts shall be payable to Lessee.

In the event of a material default of any Energy Services Vendor under any Vendor Agreement in connection with the acquisition, construction, maintenance and/or servicing of the Energy Equipment or in the event of a material breach of warranty with respect to any material workmanship or performance guaranty with respect to the Energy Equipment, Lessee will promptly proceed to exhaust its remedies against the Energy Services Vendor in default. Lessee shall advise Lessor of the steps it intends to take in connection with any such default. Any amounts received by Lessee in respect of damages, refunds, adjustments or otherwise in connection with the foregoing shall be paid to Lessor and applied against Lessee's obligations hereunder.

5. Schedules of Property for Energy Equipment. In lieu of the forms attached as Exhibit A-1 and Exhibit A-2 to the Master Agreement, any Schedule entered into for Energy Equipment shall be substantially in the form attached as Exhibit A-1 or Exhibit A-2 hereto, as applicable.

6. Lessee Representation. Lessee has duly authorized the execution and delivery of this Amendment, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Amendment.

7. Confirmation of Original Lease. Except as amended hereby, the Original Lease is hereby confirmed and reaffirmed in all particulars. The Original Lease, as amended by this Amendment, shall be read, taken and construed as one and the same instrument.

8. Counterparts. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be duly executed and delivered as of the date first above written by their respective duly authorized officers.

**BANC OF AMERICA PUBLIC CAPITAL  
CORP, as Lessor**

By: \_\_\_\_\_  
Authorized Agent

[Lessee Signature Page Follows]

**UNIVERSITY OF MAINE SYSTEM, as  
Lessee**

By: \_\_\_\_\_  
Tracy Elliott, Vice President of Finance  
and Controller

[Signature Page to First Amendment to Amended and Restated Master Equipment  
Lease/Purchase Agreement]

**EXHIBIT A-1**

**(Tax-Exempt Lease)**

**FORM OF SCHEDULE OF PROPERTY NO. \_\_\_\_\_**

Re: Amended and Restated Master Equipment Lease/Purchase Agreement, dated as of May 1, 2018, as amended by the First Amendment to Amended and Restated Master Equipment Lease/Purchase Agreement dated as of \_\_\_\_\_, 2019 between Banc of America Public Capital Corp, as Lessor, and the University of Maine System, as Lessee

1. *Defined Terms.* All terms used herein have the meanings ascribed to them in the above-referenced Amended and Restated Master Equipment Lease/Purchase Agreement (the “Agreement”).

2. *Energy Equipment.* The following items of Energy Equipment are hereby included in the Lease: [describe Energy Equipment], as more particularly described in [energy services contract].

3. *Payment Schedule.*

(a) *Rental Payments; Commencement Date.* The Rental Payments shall be in such amounts and payable on such Rental Payment Dates as set forth in the Rental Payment Schedule attached to this Schedule as *Exhibit B* and incorporated herein by this reference, subject to adjustment upon the occurrence of an Event of Taxability as provided in Section 4.06 of the Agreement. Lessee’s obligation to pay Rental Payments under the Lease created hereby shall commence on the earlier of (i) the date on which the Energy Equipment listed in this Schedule is accepted by Lessee in the manner described in Section 5.01 of the Agreement, as evidenced by the Final Acceptance Certificate executed by Lessee and substantially in the form of *Exhibit E* attached to the Agreement, and (ii) the date on which sufficient moneys to acquire and install the Energy Equipment listed in this Schedule are deposited for that purpose with an Escrow Agent pursuant to Section 3.04(c) of the Agreement (the earlier of such two dates being herein referred to as the “Commencement Date”).

(b) *Prepayment Price Schedule.* The Prepayment Price on each Rental Payment Date shall be the amount set forth for such Rental Payment Date in the “Prepayment Price” column of the Rental Payment Schedule attached to this Schedule. The Prepayment Price is in addition to all Rental Payments then due under this Schedule (including the Rental Payment shown on the same line in the Rental Payment Schedule).

4. *Representations, Warranties and Covenants.* Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in the Agreement (particularly Section 2.01 thereof) are true and correct as though made on the Commencement Date. Lessee further represents and warrants that (a) no Material Adverse Change has occurred since the dated date of the Agreement; (b) no Event of Default has occurred and is continuing under any Lease currently in effect; (c) no Event of Non-appropriation under any Lease currently in effect is threatened; (d) no Lease has been terminated as the result of the occurrence of an Event of Default or an Event of Non-appropriation; (e) the governing body of Lessee has authorized the execution and delivery of the Agreement and the Leases pursuant to [Resolution No. \_\_\_\_\_], approved on \_\_\_\_\_, 20\_\_; (f) the Energy Equipment listed in this Schedule is essential to the functions of Lessee or to the services Lessee provides its citizens; (g) Lessee has an immediate need for, and expects to make immediate use of, substantially all such Energy Equipment, which will be used by Lessee only for the purpose of performing one or more of Lessee's governmental or proprietary functions consistent with the permissible scope of its authority; and (h) Lessee expects and anticipates adequate funds to be available for all future payments or rent due after the current budgetary period.

5. *The Lease.* The terms and provisions of the Agreement (other than to the extent that they relate solely to other Schedules or Energy Equipment listed on other Schedules) are hereby incorporated into this Schedule by reference and made a part hereof.

[OPTION: IF ESCROW AGREEMENT IS USED:

6. *Lease Proceeds.* The Lease Proceeds that Lessor shall pay to the Escrow Agent in connection with this Schedule is \$ \_\_\_\_\_, which \$ \_\_\_\_\_ is for deposit into the Escrow Fund. It is expected that by [six (6)] [twelve (12)] [eighteen (18)] months from the date of this Schedule No. \_\_\_\_\_, Lessee will have taken possession of all items of Energy Equipment shown above and that the Lessee's final Disbursement Request pursuant to the Escrow Agreement will be signed by Lessee, approved by Lessor and delivered to the Escrow Agent on or before [six (6)] [twelve (12)] [eighteen (18)] months from the date of this Schedule.

OR IF ENERGY SERVICES VENDOR PAID DIRECTLY USE:

6. *Acquisition Amount.* The Acquisition Amount for the Energy Equipment listed in this Schedule to be paid to the Vendor (or reimbursed to Lessee) is \$ \_\_\_\_\_.]

[OPTION: IF ESCROW AGREEMENT IS USED:

7. *Acquisition Period.* The Acquisition Period applicable to this Schedule shall end at the conclusion of the \_\_\_\_ month following the date hereof.]

[7][8]. *Lease Term.* The Lease Term shall consist of the Original Term and \_\_\_\_ consecutive Renewal Terms, with the final Renewal Term ending on \_\_\_\_\_, subject to earlier termination pursuant to the Agreement.



[8][9]. *Prepayment Option Commencement Date.* For purposes of Section 10.01 of the Agreement, the Prepayment Option Commencement Date is \_\_\_\_\_.

[9][10]. *Contract Rate; Taxable Rate.* This Lease constitutes a tax-exempt Lease. The Contract Rate for this Schedule is \_\_\_\_\_% per annum. The Taxable Rate for this Schedule is \_\_\_\_\_% per annum.

[10][11]. [OPTION: IF ENERGY EQUIPMENT BEING FINANCED MAY CONSTITUTE FIXTURES: *Fixture Filing.* Lessee hereby represents and warrants for the benefit of Lessor that Lessee is the fee owner of the real estate where the Energy Equipment is and will be located and has good and marketable title thereto, and there exists no mortgage, pledge, lien, security interest, charge or other encumbrance of any nature whatsoever on or with respect to such real estate.]

*[Remainder of page intentionally left blank; signature page follows]*

Dated: \_\_\_\_\_

LESSOR:  
BANC OF AMERICA PUBLIC CAPITAL CORP  
555 California Street, 4th Floor  
San Francisco, California 94104  
Attention: Contract Administration

LESSEE:  
UNIVERSITY OF MAINE SYSTEM  
5703 Alumni Hall, Suite 101  
Orono, ME 04469-5703  
Attention: Controller’s Office

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Counterpart No. \_\_\_\_ of \_\_\_\_ manually executed and serially numbered counterparts. To the extent that the Lease created hereby constitutes chattel paper (as defined in the applicable Uniform Commercial Code), no security or ownership interest herein may be created through the transfer or possession of any Counterpart other than Counterpart No. 1.

**EXHIBIT A-2**

**(Taxable Lease)**

**FORM OF SCHEDULE OF PROPERTY NO. \_\_\_\_\_**

Re: Amended and Restated Master Equipment Lease/Purchase Agreement, dated as of May 1, 2018, as amended by the First Amendment to Amended and Restated Master Equipment Lease/Purchase Agreement, dated \_\_\_\_\_, 2019, between Banc of America Public Capital Corp, as Lessor, and University of Maine System, as Lessee

1. *Defined Terms.* Unless otherwise defined herein, all terms used herein have the meanings ascribed to them in the above-referenced Amended and Restated Master Equipment Lease/Purchase Agreement, as amended and supplemented from time to time (the “Agreement”). This Schedule constitutes a “Lease” for all purposes under the Agreement, and is by and between the Lessee and Banc of America Leasing & Capital, LLC, a Delaware limited liability company, as Lessor (the “Lessor”), an affiliate of Banc of America Public Capital Corp, a Kansas corporation (“BAPCC”). For all purposes under or with respect to this Schedule and any documents or instruments executed and delivered in connection herewith, each reference to “Lessor” contained herein and in the Agreement shall be deemed to be a reference to Banc of America Leasing & Capital, LLC, as Lessor hereunder. Lessee acknowledges and agrees that the occurrence of an Event of Default under any Lease with Lessor or BAPCC shall constitute an Event of Default under all Leases subject to the Agreement.

2. *Energy Equipment.* The following items of Energy Equipment are hereby included in the Lease: [describe Energy Equipment], as more particularly described in [energy services contract].

3. *Payment Schedule.*

(a) *Rental Payments; Commencement Date.* The Rental Payments shall be in such amounts and payable on such Rental Payment Dates as set forth in the Rental Payment Schedule attached to this Schedule as *Exhibit B* and incorporated herein by this reference. Lessee’s obligation to pay Rental Payments under the Lease created hereby shall commence on the earlier of (i) the date on which the Energy Equipment listed in this Schedule is accepted by Lessee in the manner described in Section 5.01 of the Agreement, as evidenced by the Final Acceptance Certificate executed by Lessee and substantially in the form of *Exhibit E* attached to the Agreement, and (ii) the date on which sufficient moneys to acquire and install the Energy Equipment listed in this Schedule are deposited for that purpose with an Escrow Agent pursuant to Section 3.04(c) of the Agreement (the earlier of such two dates being herein referred to as the “*Commencement Date*”).

(b) *Prepayment Price Schedule.* The Prepayment Price on each Rental Payment Date shall be the amount set forth for such Rental Payment Date in the "Prepayment Price" column of the Rental Payment Schedule attached to this Schedule. The Prepayment Price is in addition to all Rental Payments then due under this Schedule (including the Rental Payment shown on the same line in the Rental Payment Schedule).

4. *Representations, Warranties and Covenants.* Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in the Agreement (particularly Section 2.01 thereof) are true and correct as though made on the Commencement Date. Lessee further represents and warrants that (a) no Material Adverse Change has occurred since the dated date of the Agreement; (b) no Event of Default has occurred and is continuing under any Lease currently in effect; (c) no Event of Non-appropriation under any Lease currently in effect is threatened; (d) no Lease has been terminated as the result of the occurrence of an Event of Default or an Event of Non-appropriation; (e) the governing body of Lessee has authorized the execution and delivery of the Agreement and the Leases pursuant to [Resolution No. \_\_\_\_\_], approved on \_\_\_\_\_, 20\_\_; (f) the Energy Equipment listed in this Schedule is essential to the functions of Lessee or to the services Lessee provides its citizens; (g) Lessee has an immediate need for, and expects to make immediate use of, substantially all such Energy Equipment; and (h) Lessee expects and anticipates adequate funds to be available for all future payments or rent due after the current budgetary period.

5. *The Lease.* The terms and provisions of the Agreement (other than to the extent that they relate solely to other Schedules or Energy Equipment listed on other Schedules) are hereby incorporated into this Schedule by reference and made a part hereof.

[OPTION: IF ESCROW AGREEMENT IS USED:

6. *Lease Proceeds.* The Lease Proceeds that Lessor shall pay to the Escrow Agent in connection with this Schedule is \$\_\_\_\_\_, which \$\_\_\_\_\_ is for deposit into the Escrow Fund. It is expected that by [six (6)] [twelve (12)] [eighteen (18)] months from the date of this Schedule No. \_\_\_\_\_, Lessee will have taken possession of all items of Energy Equipment shown above and that the Lessee's final Disbursement Request pursuant to the Escrow Agreement will be signed by Lessee, approved by Lessor and delivered to the Escrow Agent on or before [six (6)] [twelve (12)] [eighteen (18)] months from the date of this Schedule.

OR IF VENDOR PAID DIRECTLY USE:

6. *Acquisition Amount.* The Acquisition Amount for the Energy Equipment listed in this Schedule to be paid to the Vendor (or reimbursed to Lessee) is \$ \_\_\_\_\_.]

[OPTION: IF ESCROW AGREEMENT IS USED:

7. *Acquisition Period.* The Acquisition Period applicable to this Schedule shall end at the conclusion of the \_\_\_\_\_ month following the date hereof.]

[7][8]. *Lease Term.* The Lease Term shall consist of the Original Term and \_\_\_\_ consecutive Renewal Terms, with the final Renewal Term ending on \_\_\_\_\_, subject to earlier termination pursuant to the Agreement.

[8][9]. *Prepayment Option Commencement Date.* For purposes of Section 10.01 of the Agreement, the Prepayment Option Commencement Date is \_\_\_\_\_.

[9][10]. *Contract Rate; Taxable Rate.* The Contract Rate and the Taxable Rate for this Schedule is \_\_\_\_\_% per annum.

[10][11]. *Taxable.* Lessee and Lessor agree that the interest component of the Rental Payments to be made hereunder shall be included in the gross income of the Lessor for purposes of the Internal Revenue Code of 1986, as amended (the “Code”). Any references in the Master Energy Equipment Lease to an Event of Taxability shall not be applicable to this Schedule.

[11][12]. [OPTION: IF ENERGY EQUIPMENT BEING FINANCED MAY CONSTITUTE FIXTURES: *Fixture Filing.* Lessee hereby represents and warrants for the benefit of Lessor that Lessee is the fee owner of the real estate where the Energy Equipment is and will be located and has good and marketable title thereto, and there exists no mortgage, pledge, lien, security interest, charge or other encumbrance of any nature whatsoever on or with respect to such real estate.]

[Remainder of page intentionally left blank; signature page follows]

Dated: \_\_\_\_\_

LESSOR:  
BANC OF AMERICA LEASING & CAPITAL LLC  
555 California Street, 4th Floor  
San Francisco, California 94104  
Attention: Contract Administration

LESSEE:  
UNIVERSITY OF MAINE SYSTEM  
5703 Alumni Hall, Suite 101  
Orono, ME 04469-5703  
Attention: Controller’s Office

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Counterpart No. \_\_\_\_\_ of \_\_\_\_\_ manually executed and serially numbered counterparts. To the extent that the Lease created hereby constitutes chattel paper (as defined in the applicable Uniform Commercial Code), no security or ownership interest herein may be created through the transfer or possession of any Counterpart other than Counterpart No. 1.



## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** ESCO Authorization Request, USM
2. **INITIATED BY:** Karl W. Turner, Chair
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** Enhance fiscal positioning **BOARD POLICY:** 701 – Operating and Capital Budgets  
712 – Debt Policy
5. **BACKGROUND:**

The University of Maine System acting through the University of Southern Maine requests authorization to enter into a public, private partnership (P3) to pursue an energy savings performance contract to save energy, reduce energy costs, reduce carbon emissions, improve selected facilities and improve the learning environment for students in a manner that is cost neutral.

The total expected financial impact of this request is up to \$1.9 million to be repaid from savings achieved by the improvements.

This request is pursuant to Board policy 701 which requires Board approval for projects with a value of \$500,000 or greater. Also, Board Policy 712 applies as it states that UMS “will consider off-balance sheet financing (e.g., public/private partnerships) when it is desirable to work with a third party...”

A specialized consultant, Celtic Energy, was previously hired to provide expertise in considering this project. Celtic, over approximately the past year, assisted in determining the feasibility, potential scope and costs of an Energy Savings Performance Contract. The consultant worked with a committee including key players from USM’s Facilities Management office, the Office of Sustainability, faculty, administration and others.

Based on this work and study, the University is now seeking to solicit an Energy Service Company (ESCO) to carry out a two-phase project. This would involve providing an investment grade audit, making energy saving improvements in two buildings on the Gorham campus and measuring and reporting on the results. The project is expected to include the University, the ESCO and a financier of the project working in collaboration. Phase I of the project is before Trustees for consideration currently.

The planned improvements will focus on two buildings heavily used by students totaling approximately 173,000 square feet: Anderson Hall (a residential building) and Bailey Hall (a classroom building with a library, café, and offices). Bailey Hall is the most heavily used classroom building on campus, hosting more than 350 classes per year.

Anderson Hall has a Sightlines renovation age of 54 years with a Net Asset Value of 27%. Bailey Hall, including both the original building and the library addition, has an average renovation age of 54 years and Net Asset Value of approximately 41%. This data is indicative of facilities that warrant substantial restoration and investment.

The energy costs for these two buildings was approximately \$229,000 in fiscal year 2018. The project is expected to reduce energy use in these facilities by 25 to 35 percent. At current market rates, that would be an estimated annual savings of \$28,000 to \$40,000. The actual savings will depend not only on the actual avoided energy consumption but also on changes in the market and contract rates for energy. The contract is expected to be in range of 10 to 20 years in order to recoup the investment costs after which time additional savings would be the University's alone. If the savings proves insufficient to cover those costs, USM would be obligated for the expenses, with those details and exact terms to be settled in the solicitation.

If approval is granted to proceed, the University intends to limit its risk initially to the cost of an investment grade audit. This would be a key first deliverable resulting from the solicitation. The audit would underpin the subsequent investments and the overall first phase. The audit is expected to cost approximately \$25,000. If the project proceeds, that cost becomes part of the overall fiscal package. If the University elects to walk away or the parties can not otherwise agree, the University expects it would bear that cost.

Whether the University would work with already existing financing options or would conduct a solicitation specific to financing of the ESCO remains to be determined, but this request today is intended to include that approval if it subsequently is determined to be warranted. USM/UMS will collaborate closely with UMS Controller and Treasurer regarding any financing. Celtic Energy will help the University through all of these steps, including final advisement on final negotiations with the ESCO and financier.

A successful project will see improvements being made in 2020 starting as soon as approximately 14-18 months from now.

This project is in keeping with USM's pending master plan, which calls for a partnership with an ESCO as one of the primary mechanisms for addressing capital infrastructure improvements in existing buildings that are not planned for demolition.

If Phase I proves as successful as expected, the University also has a Phase II queued up. It is not seeking approval for that second phase at this time, but it does intend to include that information in the solicitation and will indicate in the solicitation that Phase II is contingent on the success of Phase I and further Trustee approval of Phase II. The second phase could include as much as an additional 900,000 square feet of facility space across 12 additional facilities and an investment of another \$7.5 million beyond Phase I. Again, only Phase I is before Trustees currently. Phase II would require additional future consideration and approval.

10/22/2018



**6. TEXT OF PROPOSED RESOLUTION:**

4

That the Finance, Facilities and Technology Committee forward this item to the Consent Agenda at the November 18-19, 2018, Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees authorizes the University of Maine System acting through the University of Southern Maine to issue the solicitation as may be warranted and enter into the necessary agreements to pursue a public, private partnership to provide energy saving improvements at the Gorham campus with a total potential financial impact of up to \$1,900,000, subject to approval of all final terms and conditions by General Counsel and the University Treasurer.

APPROVED BY FFT COMMITTEE  
OCTOBER 31, 2018

APPROVED BY THE BOARD  
NOVEMBER 19, 2018

10/22/2018

## Finance, Facilities, Technology Committee - ESCO Authorization Request, USM

## Phase 1 Scope of ESCO Project

Cost (Savings) for Bailey &amp; Anderson Prepared by Celtic as of 8-21-18

<b>Full ESCO Scope Utility Cost Annually before Project (\$)</b>	\$1,415,684
(3-year avg baseline of electric, gas, and fuel oil costs- not including water- for full ESCO scope's square footage)	
<b>Ratio of Phase 1 Scope's Utility Costs Compared to Full Scope (%)</b>	16%
(Sq ft of phase 1 scope divided by full ESCO scope's sq ft)	
<b>FY18 Utility Cost of Identified Buildings for Phase 1 (\$)</b>	\$229,728
(Derived by multiplying the sq ft % of phase 1 project scope by full ESCO project scope's annual utility consumption)	
<b>Savings Goal Percentage - LOW (%)</b>	25%
(Based on facility walk throughs and evaluating existing systems, Celtic can confidently say there is at least 25% savings available of the utility consumption covered by the phase 1 of the project)	
<b>Savings Goal Dollar Amount - LOW (\$)</b>	\$57,432
(Derived by multiplying the LOW savings percentage by the utility consumption covered by phase 1 of the project)	
<b>Savings Goal Percentage - HIGH (%)</b>	35%
(Based on facility walk throughs and evaluating existing systems, Celtic thinks as much as 35% savings is possible out of the utility spend covered by phase 1 of the project)	
<b>Savings Goal Dollar Amount - HIGH (\$)</b>	\$80,405
(Derived by multiplying the HIGH savings percentage by the utility spend covered by the phase 1 of the project)	
<b>Expected Inflation for Energy Costs (%)</b>	2.00%
(Based on the Escalation Rate from EERC, which blends electric & natural gas, includes forecasts for rising energy rates and general inflation)	
<b>Total Estimated Contract Value for Phase 1- LOW (\$)</b>	\$1,021,913
(Annual Payment/Savings from Year 1 to Year 15)	
<b>Total Estimated Contract Value for Phase 2- HIGH (\$)</b>	\$1,430,678
(Annual Payment/Savings from Year 1 to Year 15)	

## ESCO Phase 1 Cash Flow Prepared by Celtic as of 8-21-18

Performance Year	FY	Estimated Annual Payment and/or Savings (\$) LOW	Estimated Annual Payment and/or Savings (\$) HIGH	Description
-	2018	-	0	Preliminary Assessment
-	2020	-	0	IGA Development
0	2022	28,716	40,202	Design & Construction
1	2023	57,432	80,405	Performance
2	2024	58,581	82,013	Performance
3	2025	59,752	83,653	Performance
4	2026	60,947	85,326	Performance
5	2027	62,166	87,033	Performance
6	2028	63,410	88,774	Performance
7	2029	64,678	90,549	Performance
8	2030	65,971	92,360	Performance
9	2031	67,291	94,207	Performance
10	2032	68,637	96,091	Performance
11	2033	70,009	98,013	Performance
12	2034	71,410	99,973	Performance
13	2035	72,838	101,973	Performance
14	2036	74,295	104,012	Performance
15	2037	75,780	106,093	Performance

## **Technical Facility Profile for Selected Buildings**

### **Technical Facility Profile**

USM currently operates approximately 2.23M square feet of facilities between the two campuses, 1.06M square feet of which is currently being evaluated and considered to include in a performance contract. The following information documents the building scope and possible energy efficiency measures that will be included in phase 1 of the ESPC. The ESCO is responsible for further verifying the accuracy of all information furnished herein.

### **Gorham Campus**

**1) Bailey Hall:** The building is a 6-story academic facility constructed in 1958 with additions/major renovations being completed through 1970. The general space is mainly comprised of faculty offices and classrooms. The building has approximately 144,000 square feet of conditioned space and is generally occupied following the schedule below:

- 100% occupied for 249 fall/winter/spring days per year, with the following schedule:
  - o Sundays 12 pm-11 pm
  - o Monday-Thursday 7:45 am-11:00 pm
  - o Friday 7:45 am-8:00 pm
  - o Saturday 11:00 am-7:00 pm
- 64% occupied for 109 summer days, with the following schedule:
  - o Sundays Closed
  - o Monday-Thursday 7:45 am-7:00 pm
  - o Friday 7:45 am-6:00 pm
  - o Saturday 10:00 am-6:00 pm

Below is a list of technical details related to the building:

General Building Condition: Fair to poor.

Envelope: Masonry brick/block with EPDM roof and a combination of single and double-paned windows.

HVAC: The building is on the central heating hot water loop. Hot water is distributed from the central heating plant to a shell & tube heat exchanger. From there, distribution pumps equipped with variable frequency drives provide hot water to baseboard fin-tube radiators in offices, unit ventilators in

classrooms, air-handling units on each floor serving hallways (which also have glycol heat recovery coils), and an air handling unit in the penthouse which serves the library.

Cooling is only provided to certain parts of the building in with offices and lecture halls which are served by mini-split DX systems and a Daiken variable-refrigerant flow cooling unit that serves fan coil units (installed in 2012). This unit is reportedly very troublesome to operate and has difficulty maintaining appropriate space temperature set points which affects occupant comfort.

Lighting: Mainly T8 fluorescent lighting systems with 25, 28, and 32-watt lamps and electronic ballasts. Compact fluorescent lighting also exists in specific areas. Certain sections of the building have also been upgraded to LED technology. There are currently no controls for the lighting system.

Energy Management System: The HVAC system is all currently on the Delta DDC system.

Domestic Hot Water Heating: During the heating season, a heat exchanger is used to provide DHW to the building. During the cooling season, a separate electric hot water boiler is used for DHW loads.

Renewable/Alternative Energy: None.

#### Past Improvement Efforts:

Date	Improvement
2011	Energy Efficiency Bond Funds – lighting, HVAC, and controls upgrades.
2012-2015	Window replacement projects.
2014	Major laboratory renovations and upgrades project.
2018	Roof replacement.

#### Potential ECMs:

1. Full upgrade of lighting systems to new LED technology.
2. Install lighting occupancy controls and daylight harvesting controls.
3. Convert constant volume AHUs to a variable-air volume system.
4. Evaluate Daiken VRF unit/system for repair or replacement.

5. Investigate alternatives to electric summer time DHW system.
6. Retro-commission existing DDC system.
7. Optimize overall HVAC sequence of operations.
8. Building envelope improvements/weather stripping.
9. Energy efficient transformers.

2) **Anderson Hall:** The building is a 5-story dormitory facility constructed in 1963. The general space is mainly comprised of student dorm rooms and student gathering spaces. The building has approximately 29,000 square feet of conditioned space and is generally 100% occupied for 24 hours/day for the fall/winter/spring months for 214 days, then 62% occupied for 53 days in the summer.

Below is a list of technical details related to the building:

General Building Condition: Fair to poor.

Envelope: Masonry brick/block with EPDM roof and a combination of single and double-paned windows.

HVAC: The building is on the central heating hot water loop. Hot water is distributed from the central heating plant to a shell & tube heat exchanger. From there, distribution pumps provide hot water to fin-tube radiation units (with a basic wheel dampers) in the dorm rooms and shared spaces.

Anderson Hall currently does not have any cooling systems.

Lighting: Mainly T8 fluorescent lighting systems with 28-watt and 32-watt lamps and electronic ballasts as well as compact fluorescent lighting exist in the dormitory building. There are currently no controls for the lighting system.

Energy Management System: The HVAC system is all currently on the Delta DDC system.

Domestic Hot Water Heating: During the heating season, a heat exchanger is used to provide DHW to the building. During the cooling season, a separate electric hot water boiler is used for DHW loads.

Renewable/Alternative Energy: None.

4.2

**Past Improvement Efforts:**

<b>Date</b>	<b>Improvement</b>
2009	Upgrade BAS graphics interface.
2011	Window replacements and glazing improvements.
2016	Hot water tank replacement.

**Potential ECMs:**

1. Upgrade lighting systems to new LED technology.
2. Install lighting occupancy controls and daylight harvesting controls.
3. Install variable frequency drives on hot water distribution pumps.
4. Improve ventilation system and strategy for dormitories.
5. Retro-commission existing DDC system.
6. Optimize overall HVAC sequence of operations.
7. Building envelope improvements/weather stripping.
8. Energy efficient transformers.

**USM ESCO Project Timeline****\*Celtic is not yet under contract for items in red**

Overall Project Phase	Celtic's Phase	Step	Definition	Status	Deadline	Notes
1	1	Evaluate	Evaluate potential for ESCO	Completed	February 28 <sup>th</sup> , 2018	
1	2	Scope of Work	Create list of possible projects & ballpark estimate of project size	Completed	June 30 <sup>th</sup> , 2018	Determined to be 1.1 million sq. ft. & between \$6.8-\$9.5 million cost
1	3	Write RFP	To solicit proposals, so we can find a qualified ESCO Company	Pending	October 15 <sup>th</sup> , 2018	USM can back out with no penalty. Include pilot scope and full scope in the RFP, with the pilot being first step
1	3	Get Approval from Board of Trustees	Seek their approval to release ESCO RFP	Pending	FFT Meeting- October 31st, 2018; Full Board- November 18 <sup>th</sup> & 19th	
1	3	Release RFP & Begin Collecting Responses	5-15 ESCOs will likely submit proposals	Pending	November 26 <sup>th</sup> , 2018	USM can back out with no penalty
1	3	Decide on ESCO Company to Hire	RFP Committee of Facilities staff, guided by Strategic Procurement, will decide on winning company	Pending	January 15 <sup>th</sup> , 2019	USM can back out with no penalty
1	3	Contract with ESCO Company	Winning company earns right to contract with us, if we can come to a mutually beneficial deal	Pending	March 15 <sup>th</sup> , 2019	USM commits to a \$25k "walk-away fee" from ESCO if we back out in the next stage
1	4	ESCO Conducts "Investment Grade Audit"	USM signs "IGA Agreement" and ESCO begins measuring energy & examining equipment in order to calculate specific anticipated savings	Pending	September 15 <sup>th</sup> , 2019	\$25k "walk-away fee" now in effect if we back out
1	5	Write & Collect Financial RFP Responses	To identify a 3 <sup>rd</sup> party financier to back the project	Pending	January 31st, 2020	

## Finance, Facilities, Technology Committee - ESCO Authorization Request, USM

2

1	5	Negotiate with ESCO & Financer on Final Project Scope & Cost	We enter into 15-year agreement	Pending	January 31st, 2020	If contract negotiations fail, then we pay ESCO \$25k fee. Lease of space and/or equipment will need to be discussed.
1	6	ESCO Starts Construction	15-year term begins after everything is installed	Pending	March, 2020	Need to sign a new contract with Celtic to continue helping through construction phase and for periodic measurement & verification (M&V) reviews over 15 years
1	7	ESCO Finishes Construction and M&V Activities Begin		Pending	March, 2021	
2	8	USM Reviews Performance, Seeks Board Approval for Phase 2 & Begins Negotiation with ESCO to Complete Full Scope		Pending	June, 2022	USM reviews first annual M&V report to gauge performance
2	9	ESCO Conducts "Investment Grade Audit" on the Rest of the Scope		Pending	June, 2023	
2	10	USM Modifies Contract with ESCO to Incorporate the Rest of the Scope		Pending	August, 2023	
2	11	ESCO Conducts Construction on Full Scope		Pending	October, 2024	
2	12	Celtic assists with Ongoing M&V Activities for 15 years		Pending	October, 2024	

4.3





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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Real Property Disposition, UM
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**  
Enhance Fiscal Positioning 802 – Disposition of Real Property
5. **BACKGROUND:**

This is a request pursuant to Board of Trustees Policy 802 for the University of Maine System, acting through the University of Maine, to dispose of the University's interests in certain real property at 1 Baxter Lane and 3 Baxter Lane in Orleans, Massachusetts with the proceeds to be deposited in the Ralph L. Demont '39 Oceanographic Studies Fund at the University of Maine, per the wishes of the deceased donor.

On February 22, 2019, the University of Maine System, through the University of Maine, was delivered deeds for a 50 percent interest in two properties to be shared with the Friends of Orleans Council on Aging, by the will of Ralph L. Demont of 3 Baxter Lane, Orleans, MA. The Friends of Orleans Council on Aging has expressed a desire to dispose of its interest in the property at the earliest opportunity that it and the University of Maine System might utilize the proceeds of sale to support their individual missions.

Upon approval by Trustees, the University would seek to sell the properties. Because a buyer has emerged for one of the properties, this item is proposed, per the resolution below, for the Consent Agenda at the Trustee meeting set for October 30, 2019 rather than the November meeting.

A Comparable Market Analysis prepared in April 2019 indicates that both parcels together comprise approximately 1 acre of land, with each having a residential structure on the land. The structures on 1 Baxter Lane and 3 Baxter Lane are 500 gross square feet and 1194 gross square feet, respectively. The properties together have a municipally assessed value of \$656,300.

A broker was retained locally and the properties have been publicly listed for sale through various real estate publications and web sites since approximately April 2019. The parcel at 1 Baxter Lane was initially listed for \$289,000. The parcel at 3 Baxter Lane is currently listed for \$389,000. Excerpts of the Comparable Market Analysis are included as an attachment.

As of October 16, 2019, the house at 1 Baxter Lane is occupied by a prospective buyer under a short-term use agreement and a purchase and sale contract is in place with the prospective buyer subject to the approval of this resolution. The purchase and sale agreement provides for a sale price of \$180,000 in cash. The property at 3 Baxter Lane remains listed for sale.

This request is in keeping with the recommendations approved by the Board of Trustees to reduce the University's footprint and increase the utilization rate of facilities. That is, the University is not seeking to somehow retain or occupy the real property itself. The buildings have been unoccupied since June, 2019 and have not been used by the University of Maine System in any capacity. The location in Massachusetts and residential scale and style of the buildings are not optimal for University use.

Again, the proceeds of the sales received by the University will be deposited in the Ralph L. Demont '39 Oceanographic Studies Fund to be used for Oceanographic studies at the University of Maine, per the wishes of the deceased.

**6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities and Technology Committee forwards this item to the Consent Agenda at the October 30, 2019, Special Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees authorizes the University of Maine System acting through the University of Maine to approve receipt of deeds for, and authorizes the sale of, two properties located in Orleans, Massachusetts, with proceeds of sale to be shared 50 percent with the Friends of Orleans Council on Aging and the University's portion of the proceeds to be deposited in the Ralph L. Demont '39 Oceanographic Studies Fund in accordance with the last will and testament of the donor, subject to review and approval of the final terms and conditions by the University's General Counsel and Treasurer.

5/1/2019

flexmls Web

CMA Prepared for Friends of Orleans COA & University of Maine by Mary D Sullivan

1 Baxter Lane , East Orleans MA 02643

Listing Price Recommendation



Low	
High	\$279,000
Recommended	\$329,000
	\$289,000



5/1/2019

flexmls Web

CMA Prepared for Friends of Orleans COA & University of Maine by Mary D Sullivan

3 Baxter Lane , East Orleans MA 02643

Listing Price Recommendation



Low	\$389,000
High	\$429,000
Recommended	\$399,000

5/1/2019

www.assessedvalues2.com/SearchPage.aspx?jurcode=224



# Town of Orleans, Massachusetts Assessor's Online Database

HOME

SEARCH

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HELP

FAQ

Enter Search Criteria Below (Hint: When searching by Street or Owner, try entering just the first few letters). Adobe Acrobat Reader is required to view the Property Record Card. To obtain a copy of the reader Click the ["Get Adobe Reader" Icon](#).

To view a Property Record Card, click on the  icon (far right column) in Search Results.



☐ Search On Personal Property Records Rather Than Real Property (Browse Listing Only)

<Choose an optional sort order> ▼ Sort Order (Filtering field is the default)












Click to Search using criteria below

Database Last Updated On: 11/27/2018

Clear Criteria

Key	Map	Parcel	Ext	Owner	St.No.	StNo2	Street	Class	Book	Page
							BAXTER			

## Search Results

Keyno	Map	Parcel	Ext	Ty	Owner	StNo	StNo2	Street	Class	Book	Page	AssdVal	Card_PDF
3632	43	126	0	R	LOTUFF SHIRLEY ANNE TRUSTEE	1		BAXTER LN	1010	26923	289	\$314,800	
3631	43	125	0	R	LOTUFF SHIRLEY ANNE TRUSTEE	3		BAXTER LN	1010	26923	287	\$361,000	
3630	43	124	0	R	GRUSSING JAMES & DUBUC DONNA M	5		BAXTER LN	1010	30012	180	\$316,500	
3624	43	118	0	R	NARDOLILLO SARAH & STOECKERT	5 A		BAXTER LN	1320	21069	38	\$600	
3623	43	117	0	R	HODKOSKI DONALD	6		BAXTER LN	1010	14958	47	\$325,500	
3628	43	122	0	R	MASSA DAVID C TRUSTEE	7		BAXTER LN	1010	23217	102	\$380,100	
3629	43	123	0	R	MASSA DAVID C TRUSTEE	7		BAXTER LN	1060	23217	102	\$257,400	
3625	43	119	0	R	CABLE LEE W & CAROL G	9		BAXTER LN	1010	25130	94	\$444,100	
3627	43	121	0	R	CLOUGH ANSON W & NANCY P	11		BAXTER LN	1010	7350	126	\$486,400	
3617	43	111	0	R	KUHLMANN PHILIP & SCHLEY CHERYL	12		BAXTER LN	1010	28877	317	\$854,200	
3626	43	120	0	R	LOBO ESTHER P	15		BAXTER LN	1010	10911	124	\$1,246,300	



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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Lease Authorization Request, UM
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**  
Increase Enrollment 802 – Disposition of Real Property
5. **BACKGROUND:**

The University of Maine System acting through the University of Maine requests authorization to enter into a ground lease for as long as 50 years with the Chi Omega House Corporation for property located at 109 College Avenue, Orono Maine. The primary purpose of the lease is the prospective construction of a building and provision of housing accommodations for active chapter members of the sorority.

This request is pursuant to Board of Trustee policy 802, which requires leases with a total value of greater than \$100,000 or a term of greater than 5 years to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. The lease in this instance would exceed that duration threshold. The request is to approve and to forward this matter to the Consent Agenda of the Board of Trustees.

The Xi Beta chapter of Chi Omega sorority was founded locally at the University of Maine in 1921 and continues to be an active sorority chapter on the University of Maine campus today with 62 current active sisters and a clean organizational conduct history. It is among the largest Greek organizations at UMaine with a long and stellar involvement history. Their members and alumni have been leaders in the Greek community both locally and nationally in volunteerism, academic performance, and philanthropy.

The structure to be built on the land will be owned by the house corporation and subject to the terms of the ground lease with the University. The lease potentially would be effective as soon as December 1, 2019, at an annual rent of \$1 for a fifty-year term, with the option to renew. The renewal terms would be negotiated at the time of the renewal.

The site is currently vacant with no permanent structures. It is the former site of the Kappa Sigma fraternity house which burned down decades ago. The University already has more than a half dozen analogous agreements with various Greek organizations at UMaine.

This initiative is in keeping with and supports the Board of Trustees Primary Strategic Outcomes related to increasing student enrollment and improving student success and completion because it strengthens the UMaine Greek community and the student body.

The number of UMaine students involved in Greek organizations on campus is at 12% and has shown an increasing trend over the last 5 years. Chi Omega alumni have been integrally involved in the chapter and continue to be examples of the best of Greek Life.

Over the past 28 years, Chi Omega House Corporation has leased a variety of fraternity houses for their sorority members with great organizational and financial success. It has been through Chi Omega's experience in doing this that it has honed and developed the vision for its own chapter house while at the same time building a stronger and larger base of current members and broadening alumni interest and support.

Although not complete, the plans for this project call for a common meeting place for the entire chapter, multipurpose rooms to hold chapter or committee meetings, student and small group study spaces and other amenities. As finances and student interest permit, the Chi Omega House Corporation intends to add residential space to the building. Sufficient parking for the group would also be part of this project.

The Chi Omega House Corporation's goal is to have their building built within 5 years if not sooner pending their securing of financing and appropriate approvals. Approvals include Trustees, Chi Omega's financial institution, the local municipality and so forth.

**6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities and Technology Committee forwards this item to the Consent Agenda at the November 17-18, 2019, Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees authorizes the University of Maine System acting through the University of Maine to enter a ground lease for the land at 109 College Avenue, Orono for the term of as long as fifty years with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.



\*This item was converted to an information only item during the October 30, 2019 Committee meeting. No action was taken on this item and it will be brought forward at a future Finance, Facilities, and Technology Committee meeting.

## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Real Property Disposition and Relocation, USM
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** X **BOARD ACTION:** X
4. **OUTCOME:** Increase Enrollment  
Enhance Fiscal Positioning  
University Workforce Engagement **BOARD POLICY:** 802 – Disposition of Real Property
5. **BACKGROUND:**

The University of Maine System acting through the University of Southern Maine requests authorization to sell real property at 51 and 61 Westminster Street, Lewiston, Maine, which together comprise the current Lewiston-Auburn Campus (LAC), with the intention of using the proceeds consistent with University policy and Maine law to relocate to a smaller and more advantageously located for students in downtown Lewiston, Maine.

This request is pursuant to Board of Trustee Policy 802, Disposition of Real Property. The Board must approve all sales of real property with a value of greater than \$50,000. This sale is expected to exceed that value.

The three main drivers for the relocation of the USM Lewiston-Auburn campus are:

1. During business hours, only 40 percent of the current facility is being used,
2. The need to increase student enrollment and engagement with the Lewiston and Central Maine communities,
3. Alignment with the Board of Trustees directive to reduce square footage and increase efficiencies in building usage.

The Lewiston-Auburn campus, with a headcount of 374 students, encompasses approximately 20 acres in an industrial park and is located at the west edge of the Town of Lewiston, Maine. There is one building comprising 63,531 assignable square feet.

During the USM Master Planning process, data was collected by third-party advisors related to space utilization and space needs for all three USM campuses. The consultants provided space utilization data that showed that only 38 to 40 percent of the LAC building is being used Monday – Friday during normal business hours. The master plan was

10/24/2019



accepted by Trustees in January 2019 and is available here:  
<https://usm.maine.edu/president/master-plan>.

The main factor for the underutilization of space at LAC is the transition to online courses. The academic programs housed at LAC now offer a majority of their courses online.

USM has a new academic vision for LAC and it aligns with Maine state workforce needs and the hospitals and health care facilities in Lewiston and Central Maine. Relocating LAC to a downtown location would allow for stronger academic partnerships with local healthcare agencies and for a reduction of square footage.

The new academic vision for the USM Lewiston-Auburn campus would allow for an increase in online academic programs and an increase in health care academic programs (physical therapy, more nursing program options, etc.). This new focus would assist USM in growing student enrollment online and face-to-face. It would also allow better access to New Americans, many of whom reside in the downtown area, for degree completion and early college courses.

A new downtown location would allow more Lewiston community members to use the Occupational Therapy Clinic - a key learning environment for the USM Occupational Therapy students. Currently many community members cannot get to the LAC location to use this clinic. Moving the campus downtown would allow for more students and clients to walk to campus or use local transportation to get to campus. USM has spoken to local schools in Lewiston-Auburn and a new location would enhance the work USM is doing to expand early college opportunities.

In the spring of 2019, USM worked with the Office of Strategic Procurement on an RFP to select a company to provide a Commercial Brokers Opinion of Price for LAC. Frank Carr and Josh Soley from Maine Realty Advisors were awarded this bid and they conducted a full analysis and estimated market value of LAC. The Executive Summary is attached and the full report is available if needed. The Brokers Opinion of Value ranges from \$2,400,000 to \$2,720,000 for 51 and 61 Westminster Street in Lewiston Maine. Mr. Carr and Mr. Soley presented their findings to the leadership team at USM and believe a sale could occur by the spring of 2022. USM would be looking for a fall 2022 lease/purchase arrangement for the relocation of LAC.

In short, USM would like to reduce the square footage of space it is maintaining at LAC and would like to select a site that is more pedestrian and student friendly. It will maintain the current MOU agreement with the University of Maine at Augusta and will work with the leadership team at UMA on a relocation plan.

Currently a few hundred people drive to and by the current Lewiston-Auburn campus in any given week. Relocating LAC to the downtown community would allow much greater visibility, with many thousands of individuals likely passing by rather than a few hundred. This proposed move also would allow an opportunity for USM and UMA to reach more than 500 employees of local business companies now working in the revitalized Lewiston mills and downtown area. The move would allow USM and UMA to better serve the citizens in the Greater Lewiston, Auburn, and Central Maine communities.

The search and selection of a new location will be conducted pursuant to Trustee and associated protocols, including, for example, bringing forward for future Trustee consideration of any lease, acquisition or construction which would require Trustee approval.

**6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities, and Technology Committee approves the following resolution to be forwarded to the Consent Agenda for Board of Trustee approval at the November 17-18, 2019 Board Meeting:

The Board of Trustees authorize the University of Maine System acting through the University of Southern Maine to sell the 51 and 61 Westminster Street, Lewiston, Maine properties and use the funds from the sale consistent with University policy and Maine law to relocate the USM Lewiston-Auburn campus to downtown Lewiston, Maine, with the final terms and conditions of any such agreements subject to review and approval by the University Treasurer and University General Counsel.



MAINE REALTY ADVISORS

## COMMERCIAL REAL ESTATE BROKERAGE SERVICES

University of Maine System

Office of Strategic Procurement RFP #2019-19

**Option #1 Commercial Brokers Opinion of Price (BPO)**



## TABLE OF CONTENTS

01	Overview
02	Valuation
04	Area Overview
05	Sales Comparables
06	Market Analysis
07	Zoning
08	Competition for Sale on Market
09	Notable Developments
10	Appendix A: Photolog
11	Appendix B: Scope
12	Appendix C: Lewiston Auburn Market Data
13	Appendix D: Taxes, Assessment & Ownership



## 01

## Overview

Maine Realty Advisors is pleased to present this Broker's Opinion of Value (BPO) for real estate to Nancy Griffin Chief Operations Officer, Office of the President, University of Southern Maine. This report evaluates 51 and 61 Westminster Street in Lewiston as a Broker's Opinion of Value for sale. In this document, we analyze the local market comparable sales and provide income approach values based upon lease rates in the Lewiston-Auburn area. Our goal is to provide a deeper understanding for the University of Southern Maine to make place and space built environment decisions.

We look forward to discussing this report in further detail with you once you review. As a reference, we have provided the entire list data of sale and lease transactions featuring similar size and functionality in the Lewiston-Auburn area.

Thanks again for this opportunity to work with you and your team.



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## Valuation Summaries

### Industrial Sales \$/SF Comps Only

	2019&3Yrs	2019&4Yrs	2019&5Yrs	All 10 Years	
Sample Size >>>	13	20	24	54	
Mean [Average]>>> \$/Unit[SF]	\$32.07	\$31.85	\$29.76	\$30.61	
Standard Deviation >>>	\$21	\$21	\$21	\$27	
	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>	
Mean + 1STD Dev	\$11	\$11	\$9	\$3	
Mean + 2STD Dev	-\$10	-\$11	-\$12	-\$24	
	<u>High</u>	<u>High</u>	<u>High</u>	<u>High</u>	
Mean + 1STD Dev	\$53	\$53	\$51	\$58	
Mean + 2STD Dev	\$74	\$74	\$72	\$85	
Valuation \$/SF Mean @ SF for USM	103,200	\$3,309,778	\$3,286,483	\$3,071,663	\$3,158,993

### Land Sales Comps Only

	2019&3Yrs	2019&4Yrs	2019&5Yrs	All 10 Years
Sample Size >>>	2	3	6	22
Valuations Mean [Average]>>> \$/Parcel	\$208,000	\$176,000	\$215,333	\$174,510
Standard Deviation >>>	\$82,024	\$80,225	\$85,901	\$104,907
	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>
Mean + 1STD Dev	\$125,976	\$95,775	\$129,432	\$69,603
Mean + 2STD Dev	\$43,951	\$15,551	\$43,530	-\$35,304
	<u>High</u>	<u>High</u>	<u>High</u>	<u>High</u>
Mean + 1STD Dev	\$290,024	\$256,225	\$301,235	\$279,417
Mean + 2STD Dev	\$372,049	\$336,449	\$387,136	\$384,324

### Office Sales \$/SF Comps Only

	2019&1Yr	2019&2Yrs	2019&3Yrs	2019&4Yr	2019&5Yrs	All 10 Years
Sample Size >>>	3	4	6	8	9	27
Mean [Average]>>> \$/Unit[SF]	\$83.48	\$65.49	\$59.87	\$53.38	\$48.53	\$46.03
Standard Deviation >>>	\$49	\$54	\$48	\$43	\$43	\$49
	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>
Mean + 1STD Dev	\$34	\$12	\$12	\$10	\$6	-\$3
Mean + 2STD Dev	-\$15	-\$42	-\$35	-\$33	-\$37	-\$52
	<u>High</u>	<u>High</u>	<u>High</u>	<u>High</u>	<u>High</u>	<u>High</u>
Mean + 1STD Dev	\$132	\$119	\$107	\$96	\$91	\$95
Mean + 2STD Dev	\$181	\$173	\$155	\$139	\$134	\$144
Valuations \$/SF Mean @ SF for USM 103,200	\$8,615,174	\$6,758,081	\$6,178,206	\$5,509,009	\$5,008,378	\$4,750,765

### Vacant Industrial Valuation for USM L/A

$$\begin{array}{r}
 \text{USM L/A 51 Westminster Street, Lewiston} \\
 \$25.00 \text{ $/SF} \\
 \times \quad 103,200 \text{ SF} \\
 \hline
 \$2,580,000 \text{ Vacant Industrial Valuation}
 \end{array}$$

### Income Approach Valuation

$$\begin{array}{r}
 \text{USM L/A 51 Westminster Street, Lewiston} \\
 4.50 \text{ NNN} \\
 \times \quad 103,200 \text{ SF} \\
 \hline
 \$464,400 \text{ NOI} \\
 \div \quad 12.7\% \text{ Cap Rate} \\
 \hline
 \$3,665,673 \text{ Income Approach Valuation}
 \end{array}$$

## 02

## Valuation



## Broker's Opinion of Value

51 Westminster Street		
	<u>Low</u>	<u>High</u>
Existing Buildings & Land	\$2,300,000	\$2,600,000
Developable land plot	\$110,000	\$130,000
"Asking Sale Price"	\$2,410,000	\$2,730,000
<b>"Expected Sale Price"</b>	<b>\$2,300,000</b>	<b>\$2,600,000</b>

61 Westminster Street		
	<u>Low</u>	<u>High</u>
Developable land plot	\$110,000	\$130,000
"Asking Sale Price"	\$110,000	\$130,000
<b>"Expected Sale Price"</b>	<b>\$100,000</b>	<b>\$120,000</b>



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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Erskine Hall Lease Extension, UMA
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**  
Increase Enrollment 801 – Acquisition of Real Property  
Improve Student Success and Completion
5. **BACKGROUND:**

The University of Maine System acting through the University of Maine at Augusta (UMA) requests approval to amend the current lease with Mastway Development, LLC (also known as SC – One, LLC and SC – Erskine, LLC) to extend the existing five year term to seven years for the Erskine Building located at 2 Coos Lane, Hallowell, Maine.

This request is pursuant to Board of Trustee Policy 801, which requires Board of Trustee approval for any real property lease of more than five years duration and \$100,000 in value. The current five-year cost is \$1,925,150 (slightly less than originally projected). The proposed seven-year lease would have a total cost of \$2,709,110.

At its July 15, 2019 meeting, the Board of Trustees approved a five year lease with Mastway Development, LLC to add as many as 48 additional beds for student housing to be ready for occupancy in August 2020. A copy of this Board item is attached for reference. Subsequently, after additional discussions with Mastway Development, LLC, it was determined that it would be advantageous to both parties to extend the lease from five years to seven years.

This extension will coordinate the lease terms with those affiliated with Stevens Hall, the first student housing project occupied in August 2019 and which is now fully occupied. This extension also allows UMA to lock in favorable lease rates over the seven-year period. The proposed effective date of the full lease is August 1, 2020.

This effort is consistent with the priority outcomes set forth by the Board of Trustees to increase enrollment and improve student success and completion. As previously mentioned to the Board of Trustees, this amendment provides expanded student residential housing for UMA's Augusta campus, and it is intended to support growth in key academic programs including Aviation, Architecture, Music and Nursing.

10/22/2019

**6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities, and Technology Committee forwards this item to the Consent Agenda at the November 17-18, 2019 Board of Trustees meeting for the following resolution:

That the Board of Trustees authorize the University of Maine System acting through the University of Maine at Augusta to enter into a lease amendment with Mastway Development, LLC or its successor organization to extend the existing lease from five years to seven years duration at a total cost over the seven year period of \$2,709,110 subject to review of the final terms and conditions by the University General Counsel and Treasurer.





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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Short-Term Housing Lease Amendment, UMA
2. **INITIATED BY:** Karl W. Turner, Chair
3. **BOARD INFORMATION:** **BOARD ACTION:** X
4. **OUTCOME:** **BOARD POLICY:**  
Increase Enrollment 801 – Acquisition of Real Property  
Improve Student Success  
and Completion
5. **BACKGROUND:**

The University of Maine System acting through the University of Maine at Augusta (UMA) requests approval to amend the lease with Mastway Development, LLC (also known as SC-One, LLC and SC-Erskine, LLC) to add as many as 48 additional beds for student housing in the Erskine Building located at 2 Coos Lane, Hallowell, Maine.

Demand for an initial launch of 39 beds previously approved by the Board of Trustees already has exceeded that available supply, with 70 applications and 25 deposits now in place for the initial 33 non-staff beds available this fall. Twenty-four students are currently on the waiting list. The lease amendment costs for the proposed new beds, as with the initial beds, are to be paid by the University from student housing fees from residents of the facility and from tuition revenue associated with increases in credit hours resulting from the availability of the expanded number of beds.

This request is pursuant to Board of Trustee Policy 801, which requires Board of Trustee approval for any real property lease of more than five years' duration and \$100,000 in value. The proposed lease amendment would have a cost in the range of \$1,987,200 (\$690 per bed) and \$2,044,800 (\$710 per bed) over an initial duration of up to five years and would commence immediately upon signing. While the parties may agree to extensions beyond that initial term subject to mutual agreement, any such extensions will be contingent on further and future Board of Trustee consideration.

This effort is consistent with the priority outcomes set forth by the Board of Trustees to increase enrollment and improve student success and completion. In particular, the lease amendment provides expanded student residential housing for UMA's Augusta campus, and is intended to support enrollment growth in key academic programs including Aviation, Architecture, Music, and Nursing.

For example, assuming a 95 percent occupancy rate with 20 percent out-of-state students, this initiative is projected to yield an incremental 1,188 credit hours and approximately \$350,000 in tuition revenue annually.

This request is also before the Board of Trustees in connection with the increase in space at UMA, albeit privately-owned leased space with termination options for the University and not an increase in permanent University-owned space. The proposed lease would involve a three-story, brick masonry, 16,400 square-foot building (including basement) in a historic district and is located next to current UMA student housing in Stevens Hall.

The lease amendment would make available an additional 18 furnished student residential units containing a total of 48 beds within the Erskine Building at the Stevens Commons, which is the former Stevens School Campus just off Winthrop Street in Hallowell. All beds will be available for Fall 2020 occupancy.

The original student housing proposal was the result of a public, competitive solicitation (RFP2018-81) which was advertised by the University on May 24, 2018, and to which multiple responses were received. An award to Mastway Development, LLC, contingent on Board of Trustee approval and other considerations, was issued on August 10, 2018. The Board of Trustees approved the lease award at the September 16-17, 2018 meeting, which included a total of 39 beds located in Steven Hall. That prior agenda sheet is attached for reference.

This particular proposal emerged as the top-scoring proposal in that public, competitive process. The facility is in close proximity to Augusta's I-95 interchanges and only 5 miles to the University of Maine at Augusta, with an average drive time of 10-12 minutes. The Kennebec Explorer also regularly stops within walking distance of Stevens Commons and also stops at the UMA Augusta campus.

In addition to the lease amendment commitment, the University has made an initial installment of \$40,520 to Mastway Development, LLC, for an exclusive option to lease the Erskine Building for a period of 90 days beginning May 2, 2019 and for the preparation of building and site plans to determine the building fit out and to finalize the construction budgets. The University will also invest approximately \$15,000 to furnish a common student lounge.

## **6. TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities and Technology Committee forwards this item to the Consent Agenda at the July 15, 2019 Board of Trustees meeting for the following resolution:

That the Board of Trustees authorizes the University of Maine System acting through the University of Maine at Augusta to enter a lease amendment for approximately 16,400 additional square feet of student residential space with Mastway Development, LLC or its successor organization for a duration in the range of five years and a cost of up to \$2,044,800 subject to review and approval of the final terms and conditions by the University's General Counsel and Treasurer.

University of Maine at Augusta			
<b>SHORT TERM HOUSING, UMA</b>			
Benefit/Cost Analysis -- Annual Financial Impact			
11-Jun-19			
	<b>Stevens</b>	<b>Erskine</b>	
	<b>Hall</b>	<b>Hall</b>	<b>Comments</b>
<b>KEY ASSUMPTIONS</b>			
Total # of Beds	39	48	
Occupancy Rate	95%	95%	
% Var - Instruc Cost	67%	67%	
% Incr Credit Hrs	90%	90%	Housing will generate strong incremental CH
% Out of State	25%	25%	Housing will attract a component of out-of-state students
Annual CH/ Bed	30	30	Housing supports FT students earning 30 CH annually
Semester Room Fee	\$3,750	\$3,750	
<u>Administrative Support</u>			
# of RA's	2	2	Room for 4 RA's is worth: \$30,000
# Prof. Staff in Residence	0.5	0.5	Total compensation cost is: \$60,667 plus housing worth \$7,500
Stipends for Non Faculty	6,000	6,000	Total compensation cost is: \$18,384 split between two buildings
<b>SUMMARY P&amp;L</b>	<b>Annual</b>	<b>Annual</b>	<b>Notes</b>
Rental Revenue	255,000	315,000	
Tuition and Fee Revenue	337,041	411,939	90% of credit hours are assumed incremental (includes the RA's)
Less: Discount	(33,704)	(41,194)	Per UMS tuition discount report
Total Revenue	558,337	685,745	
<u>Memo: Incremental Credit Hours</u>	972	1,188	90% of credit hours incremental
<u>Costs</u>			
Facility Rental	307,800	408,960	Per contract pricing
Activities & Programming	9,000	11,000	Assumes \$250 per occupied bed annually
Instructional Cost	141,295	172,694	Assumes instructional costs are 67% variable
Staff Support	46,566	46,566	(Doesn't include housing benefit)
Security	40,814	40,814	Security contract cost is split between two buildings
Total Costs	545,475	680,034	
Surplus/ (Deficit)	12,862	5,711	18,573 Total
<b>SENSITIVITY ANALYSIS</b>			
<i>Result of Varying Each Assumption Separately</i>			
	<b>KEY ASSUMPTIONS</b>		
	<b>Low</b>	<b>Base</b>	<b>High</b>
<b>Assumption</b>	<b>Downside</b>	<b>Case</b>	<b>Upside</b>
% Var - Instruc Cost	100%	67%	33%
% Incr Credit Hrs	80%	90%	100%
% Out of State	10%	25%	33%
Annual CH/ Bed	24	30	33
Occupancy Rate%	90%	95%	100%
Rate per Semester	3,500	3,750	4,000
	<b>SURPLUS/ (DEFICIT)</b>		
	<b>Low</b>	<b>Base</b>	<b>High</b>
<b>Assumption</b>	<b>Downside</b>	<b>Case</b>	<b>Upside</b>
% Var - Instruc Cost	(136,078)	18,573	177,911
% Incr Credit Hrs	(56,325)	18,573	93,471
% Out of State	(77,946)	18,573	70,050
Annual CH/ Bed	(53,445)	18,573	54,582
Occupancy Rate%	(28,431)	18,573	77,329
Rate per Semester	(19,427)	18,573	56,573



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## AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Capital Project Status Report and Bond Projects Update, UMS
2. **INITIATED BY:** Samuel W. Collins, Chair Pro Tem
3. **BOARD INFORMATION:** X **BOARD ACTION:**
4. **OUTCOME:** **BOARD POLICY:**
5. **BACKGROUND:**

### Executive Summary

#### Overview:

Attached is the Capital Project Status Report for the October 30, 2019 meeting of the Finance, Facilities and Technology Committee. The report reflects a total of 20 projects; two projects have been removed since the previous report, and one new project has been added to this report.

The additional project is UMA's Handley Hall HVAC System Upgrade project (1200029), for which the Board approved a budget of \$575,000 in September 2019.

#### Bond Project Status Report:

The special portion of this report calling out only bond projects now reflects twenty-five (25) projects in progress. These projects are currently estimated to account for just over \$30.7 million of the \$49 million in voter approved general obligation bond funding and just over \$3 million of that has been expended. Supplemental funding is being leveraged for some of these projects and the total estimated project value across all funds currently stands at more than \$34 million, including the bond funding.

Twenty (20) of these bond projects do not have budgets that meet the threshold for Board of Trustees consideration, and are therefore not present on the Capital Projects Status Report. Two of the projects, UMA's Augusta Welcome Center (1100077) and USM's Nursing Simulation Lab (6100327) currently have approved budgets below the Board of Trustees threshold, as noted, but, as planning progresses, those full budgets will exceed Trustee threshold and they will be brought forward for timely Trustee consideration. These projects are not currently on the Capital Projects Status Report as both projects are currently in Design and Pre-Design phases and are set up with limited budgets to cover this phase of the work.

10/22/2019

Future reports will be updated to reflect additional active Bond projects as the information becomes available.

#### Update: USM P3 for Portland Campus Student Housing & Student Center

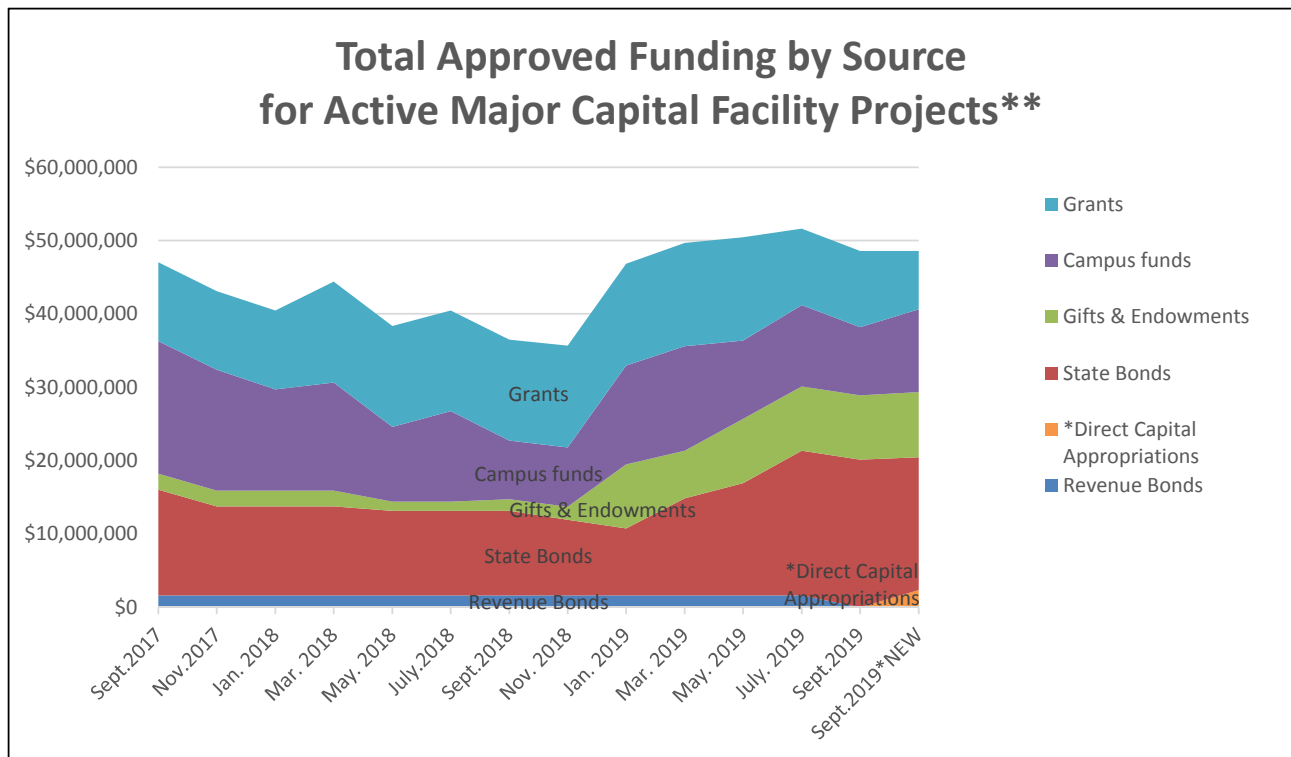
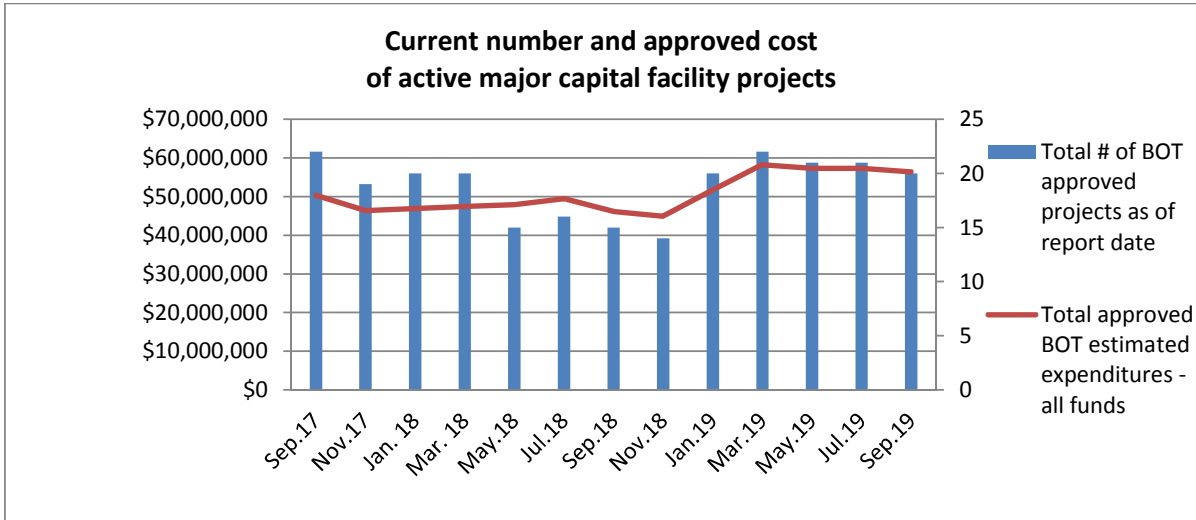
As a result of a public request for qualifications process earlier this year five firms were deemed most qualified to deliver the proposed USM Portland campus housing project and were shortlisted to advance in the solicitation process. A request for proposals was issued to the shortlisted group of firms in early August. Proposals were due on September 20<sup>th</sup> and four firms submitted a proposal.

The Building Committee for this project is engaged in an in-depth review of proposals. All firms that submitted a proposal have been informed that on site interviews/presentations will take place on October 31<sup>st</sup>. It is the plan of the Building Committee to select final firm(s) and be ready for negotiations in early November.

Board of Trustee approval will be sought prior to final commitments and agreements being executed for any selected firm(s).

#### System-Wide P3 Initiatives Update

In addition to the Public Private Partnerships (P3) underway at USM, alternative delivery/P3 projects are being explored at many of the other campuses as well. UM is exploring the opportunity to utilize a P3 structure to renovate some of their existing unoccupied historic buildings. UMF and UMPI are exploring opportunities to improve their residential facilities through P3. All of these initiatives are in the early stages of exploring opportunities and studying viability.



\*Direct Capital Appropriations funds consist of capital appropriations in anticipation of revenue bonding, as well as MEIF funds.

\*\*Please note that the graph reflecting Total Approved Funding by Source for Active Major Capital Facility Projects, two sets of data for the current month are captured to reflect a change in methodology. The new methodology does not reflect any change in resources but does reflect a refinement in how those resources are categorized. Next month will return to a single set of data for each month.

10/22/2019

**Capital Project Status Report**  
**Board Approved Projects**  
**October 2019 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	Funding Source(s) & each source's share of expenditures to date	Status	Original Estimated Completion	Current Est. Completion	Original Approved Estimate	Current Approved Estimate	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>UMA</b>								
*Handley Hall HVAC System Upgrade (1200029)	2018 State Bond (77%), Campus E&G Funds (23%)	Design in Progress	2020	2020	\$575,000	\$575,000	4%	Board approved \$575K in September, 2019.
<b>UM</b>								
**Advanced Structures and Composites Center Expansion/ASCC Equip W2-Thermoplastics Lab/ASCC Equip W2 Tow Carriage (5100316, 5100414, 5100432)	2010 State Bond (49%), Grants (44%), Gifts (7%)	Project 5100316 is Complete, Project 5100414 Design in Progress, Project 5100432 is Substantially Complete	2014	2020	\$6,400,000	\$10,400,000	91%	Board approved \$6.4M in November, 2012. Board approved \$1.6M in March 2014. Board approved increase of \$871,000 in March 2015. BOT approved additional \$1.5M in May 2016 for equipment project.
Cooperative Extension Diagnostic & Research Lab (5100387)	2014 State Bond (84%), Grants (5%), Campus E&G Funds (11%)	Substantially Complete	2016	2019	\$9,000,000	\$9,600,000	99%	BOT approved \$9M in July, 2015. Board approved increase of \$400,000 in July 2017. Chancellor approved additional increase of \$200,000 in February, 2019.
Aquatic Animal Health Facility (5100440)	Grants (41%), Campus E&G Funds (59%)	Substantially Complete	2017	2019	\$2,300,000	\$2,870,000	99%	Board approved \$2.3M in January, 2017. Board approved increase of \$500,000 in November, 2017. Chancellor approved additional increase of \$70,000 in February 2019.
Darling Marine Center Waterfront Infrastructure (5100459, 5100460, 5100461)	Grants (69%), Campus E&G Funds (31%)	Design in Progress	2017	2021	\$3,000,000	\$5,200,000	7%	Board approved \$3M in July, 2017. Board approved increase of \$2.2M in September, 2019.
Engineering Education and Design Center (5100458, 5100493)	Gifts (30%), Campus Funds (11%), Campus Operating Reserves (16%), Direct Capital Appropriations (43%)	Design in Progress	2024	2024	\$1,000,000	\$9,000,000	50%	Board approved \$1M in September, 2017. Board approved additional \$8M in May, 2018. Initial occupancy of this facility is expected in 2022; final completion in 2024.
**Wells Commons Generator (5100433)	Campus Auxiliary Operating (64%) Campus Auxiliary Reserves (36%)	Substantially Complete	2019	2020	\$525,000	\$525,000	61%	Board approved \$525,000 January, 2018.
**CCAR EDA Hatchery Building Roof Replacement (5100456)	Campus E&G Funds (100%)	Substantially Complete	2019	2020	\$562,000	\$562,000	5%	Board approved \$562,000 in June, 2018.
**Hilltop Commons Servery Updates (5100489)	Campus Auxiliary Operating (41%) Campus Auxiliary Reserves (59%)	Substantially Complete	2019	2020	\$925,000	\$925,000	65%	Board approved \$925,000 January, 2019.
**York Hall Kitchen Hood Replacement (5100490)	Campus Auxiliary Operating (25%) Campus Auxiliary Reserves (75%)	Substantially Complete	2019	2020	\$550,000	\$950,000	63%	Board approved \$550,000 January, 2019. Board approved additional \$400K in May, 2019.
UM Energy Solutions (5200466)	Campus E&G Funds (100%)	Pre-Design in Progress	2023	2023	\$5,700,000	\$5,700,000	10%	Board approved \$5.7M March, 2019.
<b>UMF</b>								
Dearborn Gym HW Upgrades (2100087)	2018 State Bond (100%)	Construction in Progress	2019	2019	\$600,000	\$850,000	67%	Board approved \$600K in March, 2019. Board approved additional \$250K in May, 2019.

**Capital Project Status Report**  
**Board Approved Projects**  
**October 2019 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	Funding Source(s) & each source's share of expenditures to date	Status	Original Estimated Completion	Current Est. Completion	Original Approved Estimate	Current Approved Estimate	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>USM</b>								
** USM Center for the Arts (6100300)	Gifts (100%)	Pre-Design in Progress	2022	2023	\$1,000,000	\$1,000,000	0.16%	Board approved \$1M in January, 2018.
Corthell Hall HVAC Upgrades (6100295)	Campus E&G Funds (100%)	Substantially Complete	2018	2019	\$550,000	\$550,000	94%	Board approved \$550,000 in May, 2018.
Woodward Hall Renovation (6100301)	2018 State Bond (85%), Campus E&G Funds (15%)	Substantially Complete	2019	2019	\$1,800,000	\$1,800,000	58%	Board approved \$1.8M in January, 2019.
**Ricci Lecture Hall Renovation (6100308)	2018 State Bond (30%), Gifts (42%), Campus E&G Funds (28%)	Substantially Complete	2019	2020	\$500,000	\$680,000	73%	Board approved \$500,000 in January, 2019. Board approved additional \$180K in May, 2019.
Brooks Student Center Generator & Switchgear Installation (6100315)	Campus E&G Funds (100%)	Substantially Complete	2019	2019	\$675,000	\$675,000	91%	Board approved \$675,000 in January, 2019.
** Schematic Design of the Career and Student Success Center (6100325)	2018 State Bond (100%)	Pre-Design in Progress	2020	2022	\$1,000,000	\$1,000,000	1%	Board approved \$1M in January, 2019.
**Bailey Hall Fire Protection and Electrical Upgrades (6100316, 6100323)	2018 State Bond (0.26%), Campus E&G Funds (99.74%)	Project 6100316 is Out to Bid, Project 6100323 is Substantially Complete	2019	2020	\$2,580,000	\$2,580,000	18%	Board approved \$2.58M in January, 2019.
<b>UMPI</b>								
**UMPI Greenhouse (7100010)	Bond (14%), Direct Capital Appropriations (57%), Gifts (29%)	Substantially Complete	2018	2019	\$850,000	\$935,000	62%	Board approved \$850K in September, 2018. Board approved additional \$85,000 in January, 2019.
Explanatory Notes: * Project is new as of this report. ** Details of this project include updates since the last report. *** This project has been completed since the last report and is not expected to appear on the next report.	Funding source(s) reflects primary source(s) for project.	Calendar Year unless otherwise noted.					Percentage expended reflects total expended as of September 30, 2019 as a percentage of the current approved project estimate.	



**Bond Project Status Report**  
**Active Bond Projects**  
**October 2019 - Finance, Facilities and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID), Project Manager	Status	Original Estimated Completion	Current Est. Completion	Funding Source(s) & each source's share of expenditures to date	Estimated Bond Funding for Project	Bond Funding Expended	Total Estimated Project Cost	Prior Actions, Information & Notes
<b>UMA</b>								
Augusta Campus Welcome Center (1100077) Project Manager: Sheri Stevens/Walter Shannon	Design in Progress	2021	2021	Bond (100%), Campus E&G Funds (0%)	\$1,155,000	\$9	\$3,000,000	Approved budget of \$400,000 as it remains in study/design phase.
Augusta Campus Fire Alarms (1100078) Project Manager: Sheri Stevens/Walter Shannon	Design in Progress	2020	2020	Bond (100%)	\$400,000	\$46,510	\$400,000	
Bangor Campus Fire Alarms (1100540) Project Manager: Sheri Stevens/Walter Shannon	Design in Progress	2020	2020	Bond (100%)	\$330,000	\$38,053	\$330,000	
Handley Hall A/C Replacement (1200029) Project Manager: Sheri Stevens/Keenan Farwell	Design in Progress	2020	2020	Bond (77%), Campus E&G Funds (23%)	\$530,000	\$18,215	\$575,000	
* Bangor Welcome Center Planning (1100534) Project Manager: Sheri Stevens/Walter Shannon	Design in Progress	2021	2021	Bond (100%)	\$300,000	\$9	\$300,000	
<b>Total Bond for Campus</b>					<b>\$2,715,000</b>	<b>\$102,796</b>	<b>\$4,605,000</b>	
<b>UMF</b>								
Dearborn Gym Hot Water Upgrades (2100087) Project Manager: Keenan Farwell	Construction in Progress	2019	2019	Bond (100%)	\$850,000	\$565,751	\$850,000	Board approved \$600K in March, 2019. Board approved additional \$250K in May, 2019.
274 Front St Acquisition (2100089) Project Manager: Keenan Farwell	Complete	2019	2019	Bond (100%)	\$855,000	\$850,820	\$855,000	Board approved \$855K in January, 2019.
Scott Hall Renovations (2100092) Project Manager: Keenan Farwell	Construction in Progress	2019	2020	Bond (100%)	\$200,000	\$171,155	\$200,000	
Dakin Hall Shower Renovations (2100093) Project Manager: Keenan Farwell	Construction in Progress	2019	2020	Bond (100%)	\$200,000	\$40,987	\$200,000	
Lockwood Hall Shower Renovations (2100094) Project Manager: Keenan Farwell	Construction in Progress	2019	2020	Bond (100%)	\$200,000	\$49,356	\$200,000	
Stone Hall Shower Renovations (2100095) Project Manager: Keenan Farwell	Construction in Progress	2019	2020	Bond (100%)	\$200,000	\$18,424	\$200,000	
UMF Campus Paving (2100097) Project Manager: Keenan Farwell	Complete	2019	2019	Bond (100%)	\$200,000	\$1,266	\$200,000	
274 Front St Renovation (2100096) Project Manager: Keenan Farwell	Pre-Design in Progress	2020	2020	Bond (100%)	\$450,000	\$4,244	\$450,000	
FRC Floor Renovation (2100098) Project Manager: Keenan Farwell	Complete	2019	2019	Bond (100%)	\$125,000	\$183,291	\$125,000	
Exterior Painting Merrill Hall (2200096) Project Manager: Keenan Farwell	Pre-Design in Progress	2020	2020	Bond (0%)	\$40,000	\$0	\$40,000	
<b>Total Bond for Campus</b>					<b>\$3,320,000</b>	<b>\$1,885,294</b>	<b>\$3,320,000</b>	

**Bond Project Status Report**  
**Active Bond Projects**  
**October 2019 - Finance, Facilities and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID), Project Manager	Status	Original Estimated Completion	Current Est. Completion	Funding Source(s) & each source's share of expenditures to date	Estimated Bond Funding for Project	Bond Funding Expended	Total Estimated Project Cost	Prior Actions, Information & Notes
<b>UMFK</b>								
UMFK Enrollment/Advancement Center (3100042) Project Manager: Jacob Olsen	Design in Progress	2022	2022	Campus E&G (100%)	\$300,000	\$0	\$320,000	
<b>Total Bond for Campus</b>					<b>\$300,000</b>	<b>\$0</b>	<b>\$320,000</b>	
<b>UMM</b>								
UMM Science Building Roof Replacement (4100042) Project Manager: Art Bottie	Construction in Progress	2020	2019	Bond (100%)	\$325,000	\$150,593	\$325,000	
UMM Dorward Hall Roof Replacement (4100043) Project Manager: Art Bottie	Construction in Progress	2020	2019	Bond (100%)	\$300,000	\$13,757	\$300,000	
UMM Sennett Roof Replacement (4100044) Project Manager: Art Bottie	Design in Progress	2020	2020	Bond (100%)	\$150,000	\$33	\$150,000	
UMM Reynolds Center Roof Repair (4200044) Project Manager: Art Bottie	Construction in Progress	2020	2019	Bond (100%)	\$65,000	\$12,912	\$65,000	
<b>Total Bond for Campus</b>					<b>\$840,000</b>	<b>\$177,295</b>	<b>\$840,000</b>	
<b>USM</b>								
Woodward Hall Renovations (6100301) Project Manager: Carol Potter	Substantially Complete	2019	2019	Bond (85%), Campus E&G Funds (15%)	\$1,500,000	\$878,036	\$1,800,000	Board approved \$1.8M in January, 2019.
Ricci Lecture Hall Renovations (6100308) Project Manager: Carol Potter	Substantially Complete	2019	2020	Bond (30%), Gifts (42%), Campus E&G Funds (28%)	\$150,000	\$150,000	\$680,000	Board approved \$500,000 in January, 2019. Board approved additional \$180K in May, 2019.
** Schematic Design of the Career and Student Success Center (6100325) Project Manager: Joe Gallant	Pre-Design in Progress	2020	2022	Bond (100%)	\$19,000,000	\$9,800	\$19,000,000	Board approved \$1M in January, 2019. The total project cost remains under development and subject to change.
Bailey Hall Fire Protection and Electrical Upgrades (6100316, 6100323) Project Manager: Carol Potter	Project 6100316 is Out to Bid, Project 6100323 is Substantially Complete	2019	2020	Bond (0.26%), Campus E&G Funds (99.74%)	\$1,460,000	\$1,233	\$2,580,000	Board approved \$2.58M in January, 2019.
USM Nursing Simulation Lab Science (6100327) Project Manager: Joe Gallant	Design in Progress	2021	2020	Bond (100%)	\$1,500,000	\$22,959	\$1,500,000	Approved budget of \$450,000 as it remains in study/design phase.
<b>Total Bond for Campus</b>					<b>\$23,610,000</b>	<b>\$1,062,028</b>	<b>\$25,560,000</b>	

**Bond Project Status Report**  
**Active Bond Projects**  
**October 2019 - Finance, Facilities and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID), Project Manager	Status	Original Estimated Completion	Current Est. Completion	Funding Source(s) & each source's share of expenditures to date	Estimated Bond Funding for Project	Bond Funding Expended	Total Estimated Project Cost	Prior Actions, Information & Notes
<b>UMPI</b>								
* Wieden Renovation Bond (7100025) Project Manager: Joseph Moir	Design in Progress	2020	2020	Bond (0%)	\$125,000	\$0	\$125,000	
* Folsom Renovation Bond (7100026) Project Manager: Joseph Moir	Design in Progress	2020	2020	Bond (100%)	\$100,000	\$1,270	\$100,000	
<b>Total Bond for Campus</b>					<b>\$225,000</b>	<b>\$1,270</b>	<b>\$225,000</b>	
<b>Totals:</b>					<b>\$31,010,000</b>	<b>\$3,228,683</b>	<b>\$34,870,000</b>	
Explanatory Notes: * Project is new as of this report. ** Details of this project include updates since the last report. *** This project has been completed since the last report and is not expected to appear on the next report.	Funding source(s) reflects primary source(s) for project.	Calendar Year unless otherwise noted.						Percentage expended reflects total expended as of September 30, 2019 as a percentage of the current approved project estimate.