

Board of Trustees

**Finance, Facilities & Technology Committee**

April 19, 2022 at 8:00am – 11:00am

Zoom Meeting – No Physical Location Available

The public is invited to view the meeting on YouTube. The link to the Board of Trustees YouTube page can be found the Board website: <https://www.maine.edu/board-of-trustees/>

**AGENDA**

- |                          |  |
|--------------------------|--|
| 8:00am – 8:05am          | Call the meeting to order and Roll Call  |
| 8:05am – 8:35am          | <b><u>EXECUTIVE SESSION</u></b><br>The Finance, Facilities, & Technology Committee will enter Executive Session under the provision of: 1 MRSA Section 405 6-A and 6-C |
| 8:35am – 8:45am<br>TAB 1 | Academic Partnerships (AP) Update  |
| 8:45am – 8:50am<br>TAB 2 | FY23 Fuel and Electricity Budget   |
| 8:50am – 9:00am<br>TAB 3 | Space Reduction Overview and Update, UMS   |
| 9:00am – 9:05am<br>TAB 4 | E&G and Auxiliary Reserve Balance Update   |
| 9:05am – 9:10am<br>TAB 5 | UMA Centers  |
| 9:25am – 9:55am<br>TAB 6 | One Year Capital Plan, FY2023  |
| 10:05am – 11:00am        | Committee Q&A  |

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.*

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Academic Partnerships (AP) Update

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

700

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

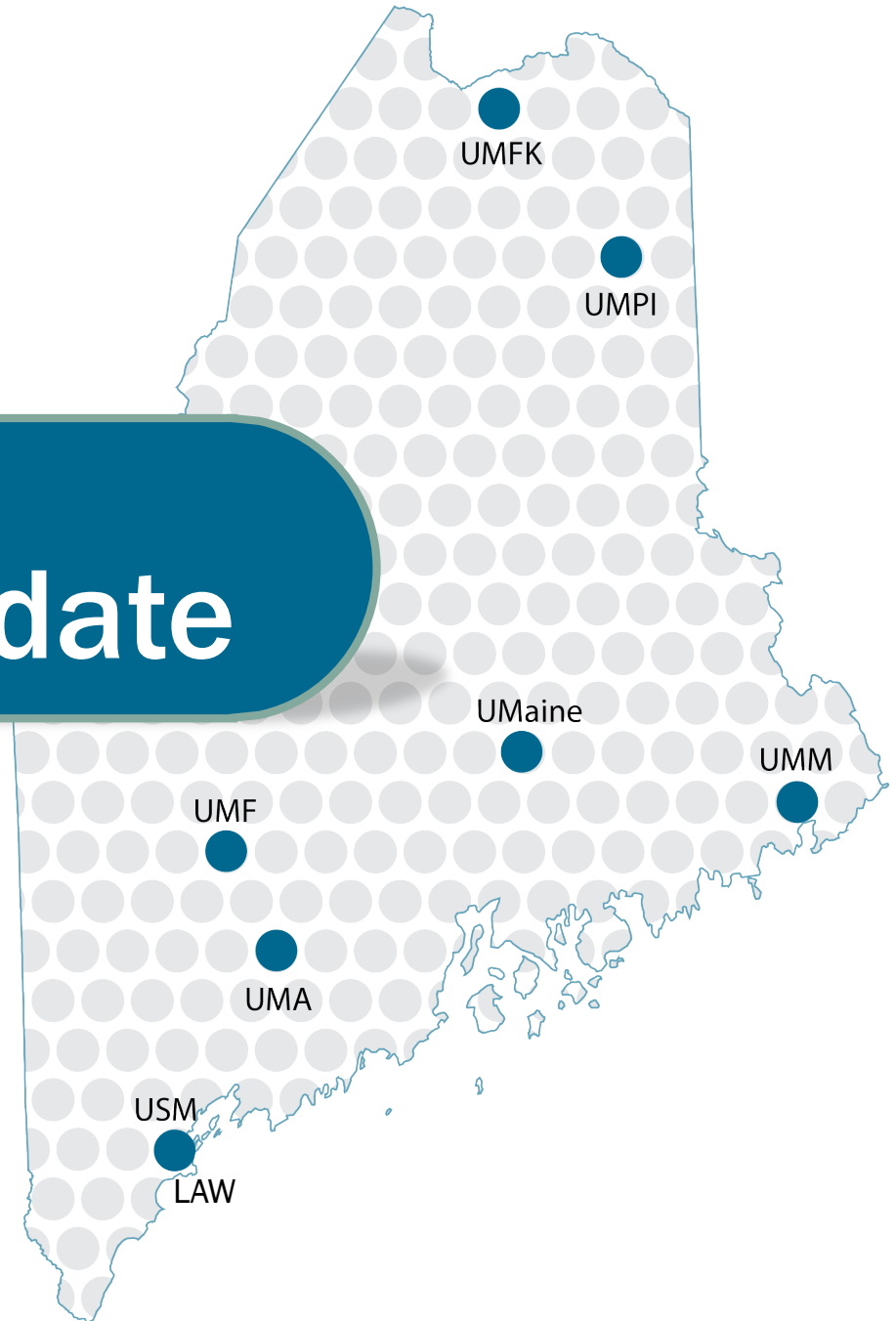
Vice Chancellor for Academic Affairs, Robert Placido and Associate Vice Chancellor for Academic Affairs, Carolyn Dorsey will provide a brief update regarding Academic Partnerships (AP). The UMS is completing its third academic year in partnership with online program management consultants Academic Partnerships (AP). USM, UMPI, and UMFk currently collaborate with AP on a variety of online, accelerated program offerings. This partnership update will include a general overview, 2019- 2021 enrollment trends and 2022 enrollment projections, information on marketing and recruitment efforts, and financial implications based on services provided.

4/8/202



# Academic Partnerships Update

Demographics, Enrollments,  
Services, and Programs Update  
2019-2021





# AP Program Portfolio

## USM

### GRADUATE EDUCATION

- MSE TESOL
- MSE Teacher Leadership – C&I Assessment
- MS Special Education – Effective Instruction and Assessment
- MSE Ed Leadership

### GRADUATE NURSING

- MSN Administration & Leadership
- MSN Education

## UMFK

### UNDERGRADUATE & GRADUATE NURSING

- RN-BSN
- RN-MSN
- MSN - under development
- DPN - under development



# AP Program Portfolio

## UMPI

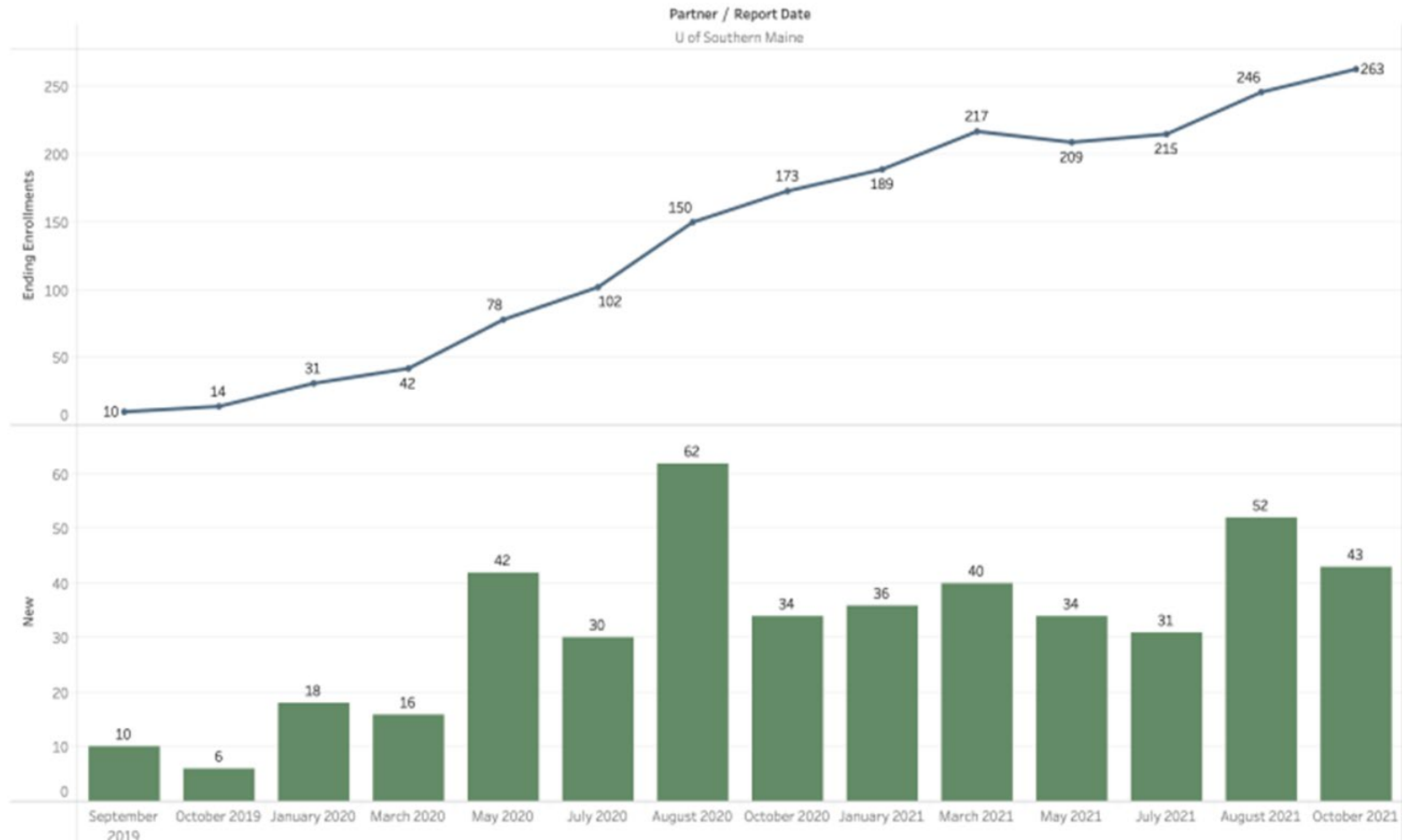
### **Competency-Based Programs (CBE) Undergraduate BA, BLS**

- Accounting
- Business Administration
- Criminal Justice
- Educational Studies
- English – Professional Communication
- History and Political Science
- Marketing
- Psychology
- Project Management
- Management & Leadership
- Supply Chain



# USM Total AP Enrollment F19-F21

USM Total University

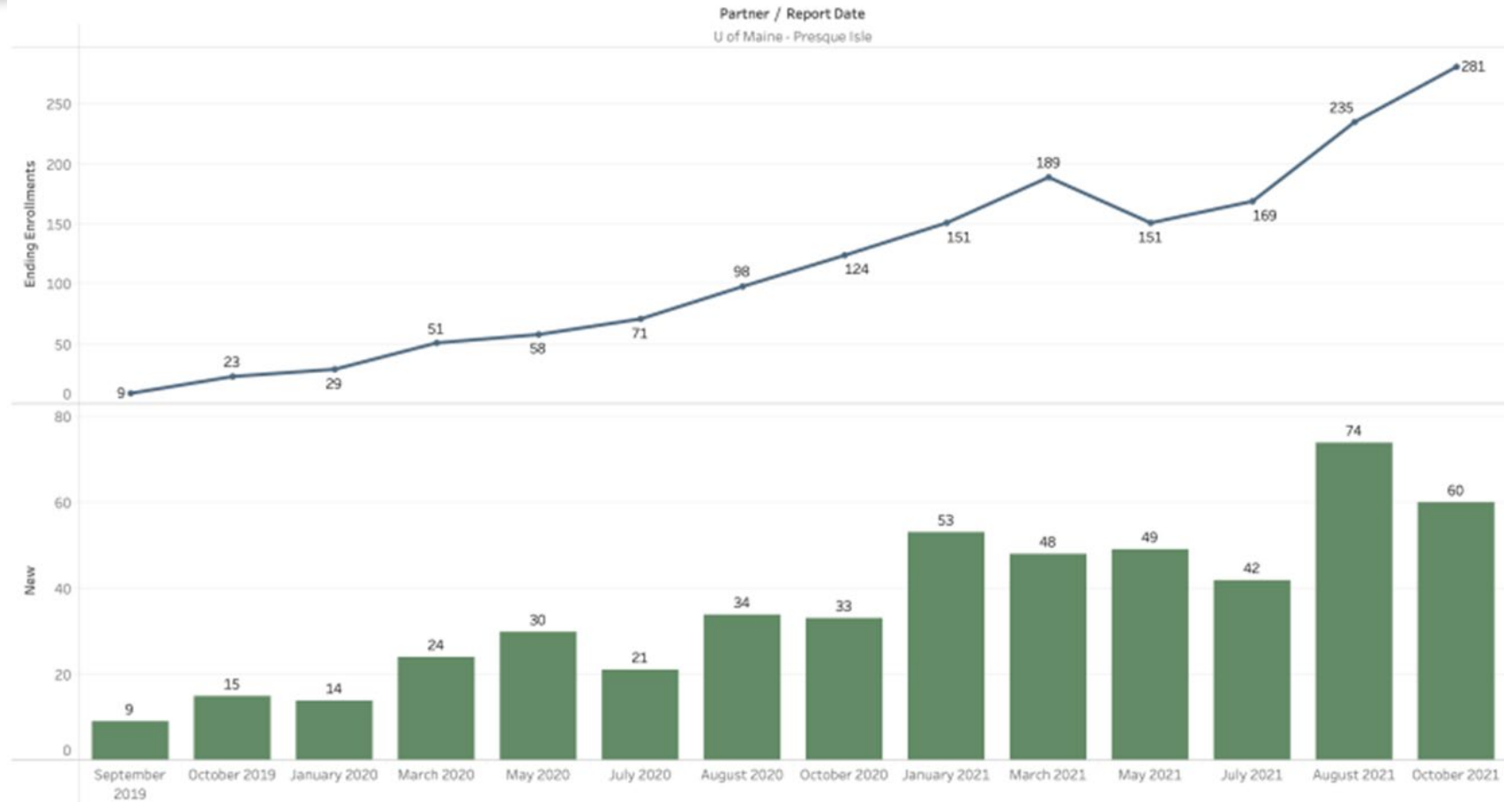


Source:  
1 Academic Partnership Fall 2021 Partner Review



# UMPI Total AP Enrollment F19-F21

UMPI Total University



Source:

1 Academic Partnership Fall 2021 Partner Review



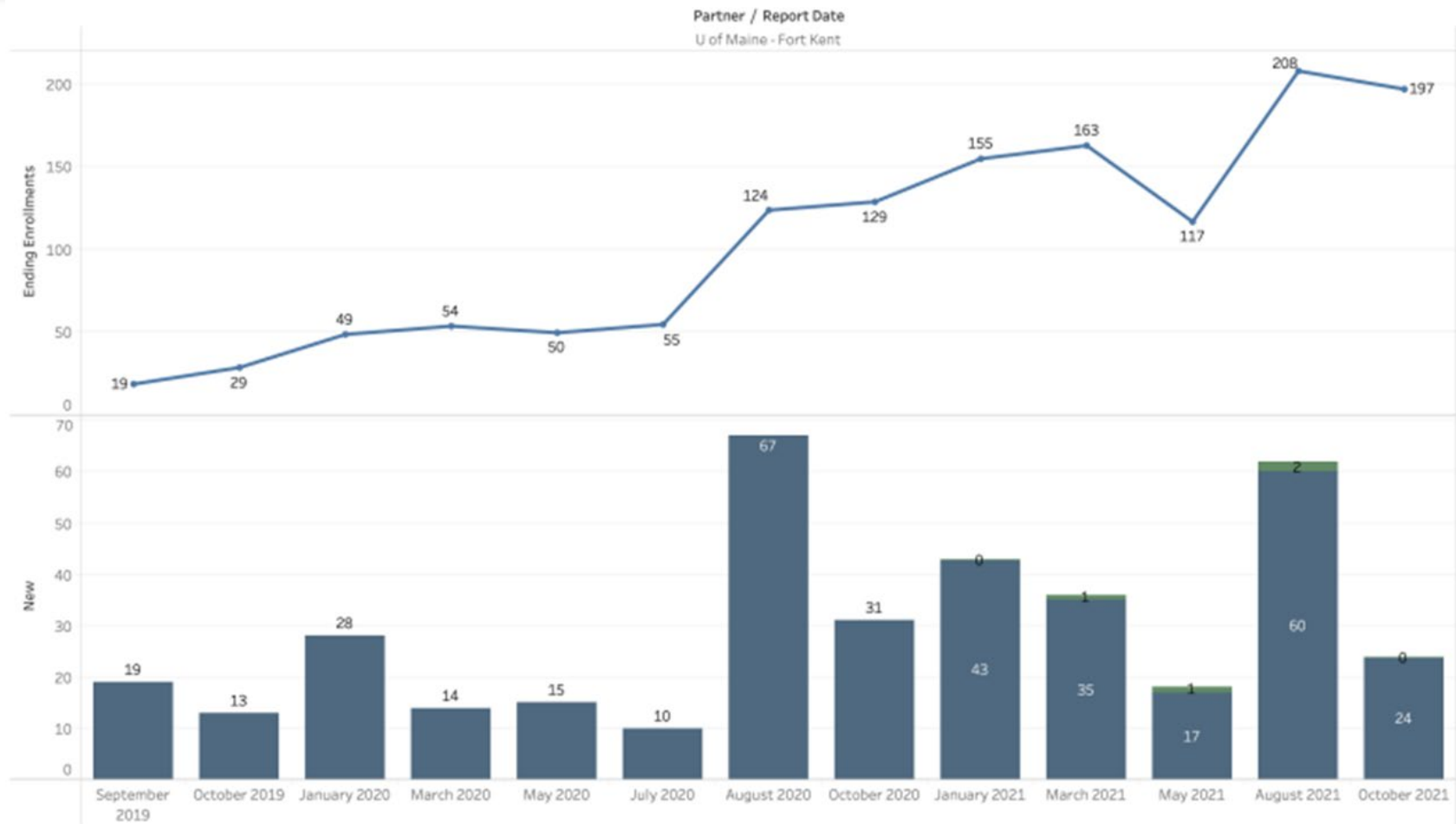
# UMFK Total AP Enrollment F19-F21

UMFK Total University

Program

RN - MSN

RN-BSN



Source:

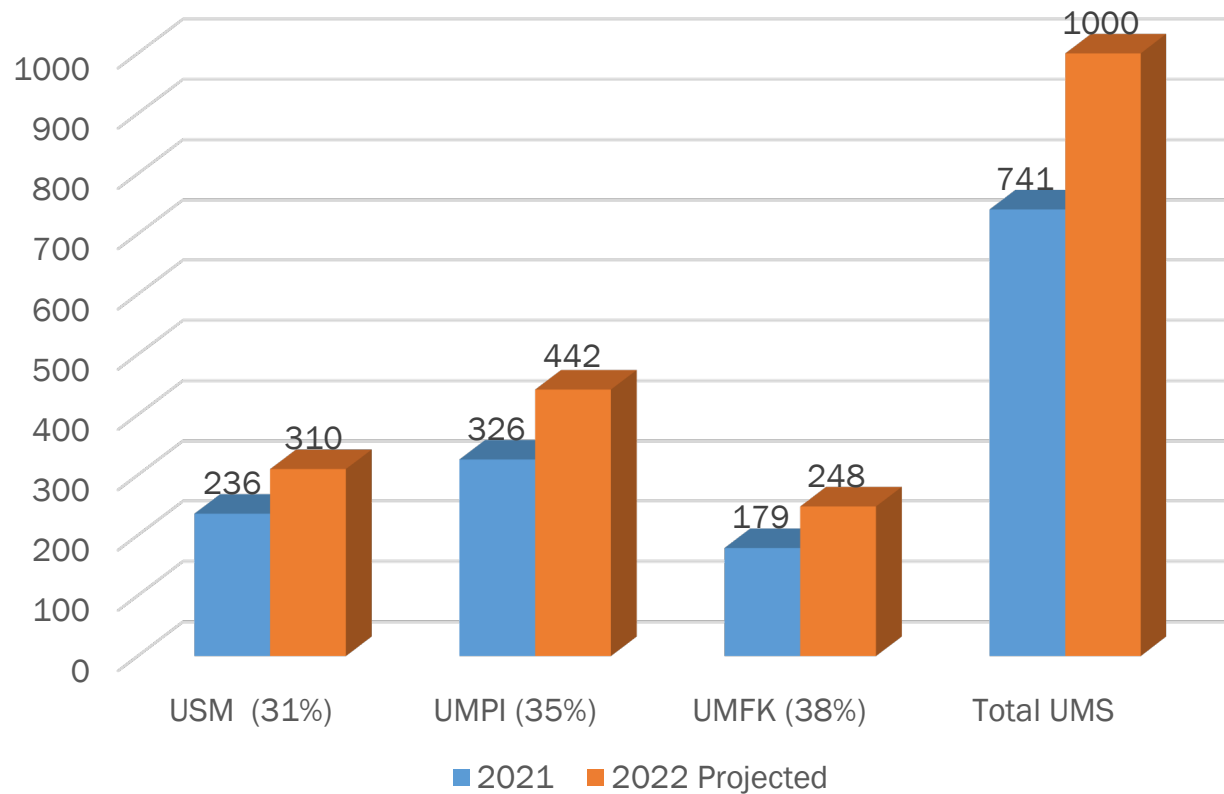
1 Academic Partnership Fall 2021 Partner Review





# 2022 Enrollment Projections

2021 New Enrollments  
VS  
2022 New Enrollment Projections





## AP Service Categories

Marketing, Recruiting, and Promotion

Program Development, Support and Implementation

Academic Support Services

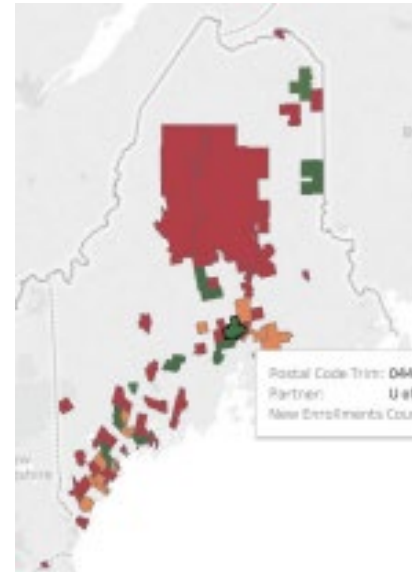
Enrollment Specialist Representatives (ESRs)

Application Support

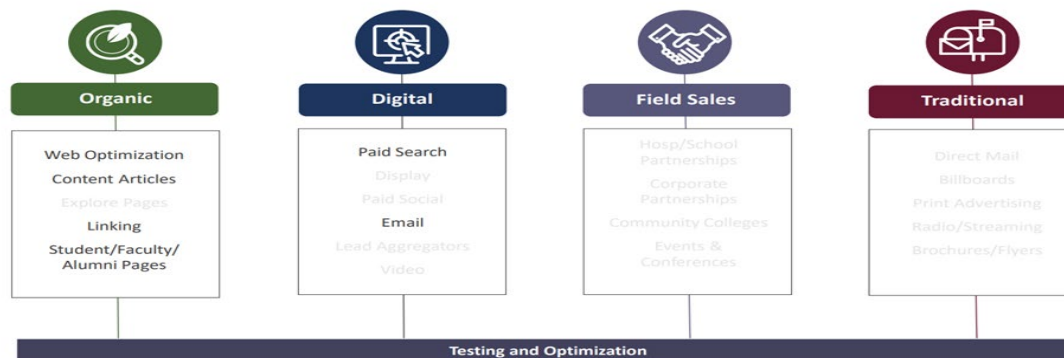
Student Support Services



# AP Marketing & Recruitment



## The Toolbox (July 2021 – October 2021)



*Maine's Public Universities*  
UNIVERSITY OF MAINE SYSTEM



## Questions or Comments?

Thank you

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** FY23 Fuel and Electricity Budget

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

700

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

Rudy Gabrielson, Chief Procurement Officer and Rachel Piper, Strategic Sourcing Director, will give a brief presentation of the System's FY2023 Fuel and Electricity Budget.

4/8/202



## STRATEGIC PROCUREMENT

### ***FY23 FUEL & ELECTRICITY BUDGET***

---

## FFT SUMMARY

**APRIL 19, 2022**

## Energy Cost Control Overview

To control energy cost and protect the University to the extent possible, the University uses a variety of strategies:

- **Energy Advisor:** University uses a third party energy advisor to assist with competitive purchasing of electricity, oil, natural gas, biomass and other energy sources.
  - The firm, CES, awarded a contract via RFP in 2019, also provides market monitoring, analysis, and energy fiscal year budget forecasts for UM, USM, and UMF
- **Competitive Procurement:** The University, unlike most retail consumers, goes out to public bid for its energy costs and employs a mix of advanced contracts and spot market pricing in an effort to obtain the most advantageous pricing for the University

### Current Situation:

Although the majority of commodity supply costs for the University are hedged at attractive rates, a few accounts have exposure to natural gas and liquid fuel markets, currently at historic highs. This along with increases in regulated utility delivery costs are the primary cause of budget increases.

**FY23 Fuel & Electricity Budget :** Total \$23.2M\*; an increase of 9.4%(\$2MM) YoY

\*E&G and AUX combined

## Cost Drivers

### **Key Cost Drivers in the current marketplace :**

- Natural gas costs are significantly higher for all unhedged and/or uncontracted market-based costs (UM bears a significant share of the impact approx. \$1MM)
- Liquid fuel (oil, propane, kerosene) market costs are all expected to be significantly higher
- Electricity expenses are higher in CMP territory (USM, UMF) due to a substantial jump in delivery charges implemented in 2021, with expected increases in 2022
  - ~25% of total energy costs (~45% of total electricity) – these electricity costs are regulatory and out of the University's control, unlike electricity supply costs which can be hedged/contracted in the open market
- Biomass costs, while locked, anticipates slightly more usage vs. prior years
- Extreme volatility in current commodity markets, exacerbated by the war in Ukraine.



## Campus Review and Next Steps

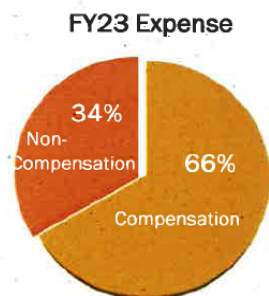
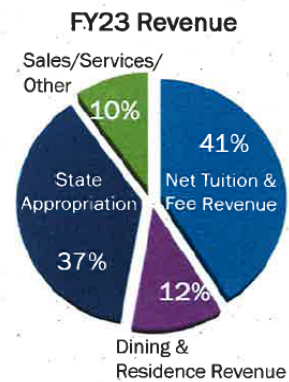
### Campus Examples :

Campus	FY22	FY23	% Change
UMFK	\$640k	\$630k	-1.5%
USM	\$3.5M	\$3.7M	+7.4%
UM	\$14.3M	\$15.8M	+10%

### Additional Mitigation Strategies:

- UMS continues to work with CES to develop additional innovative strategies for mitigating additional expense exposure during these highly unusual times.

# Appendix A – UMS FY23



23

## FY23 Proposed Budget: E&G and Auxiliary

	FY22 Base	FY23 Base	\$ Change	% Change
<b>Revenue:</b>				
Tuition & Fee	\$ 331,102,122	\$ 338,397,411	\$ 7,295,289	2.2%
Dining	30,644,081	32,958,774	2,314,693	7.6%
Residence	33,863,323	37,081,750	3,218,427	9.5%
Tuition Waivers/Scholarships	(95,563,135)	(99,556,242)	(3,993,107)	4.2%
State Appropriation	205,554,730	219,611,726	14,056,996	6.8%
HEERF - Lost Revenue	650,000	-	(650,000)	-100.0%
Sales/Services/Auxiliary	51,261,531	57,660,518	6,398,987	12.5%
<b>Total Revenue</b>	<b>587,512,652</b>	<b>586,153,937</b>	<b>28,641,285</b>	<b>5.1%</b>
<b>Expense:</b>				
Personnel (net of \$5.9M attrition)	305,422,660	414,226,494	15,803,825	4.0%
<b>Fuel &amp; Electricity</b>	<b>21,232,261</b>	<b>23,237,361</b>	<b>2,005,100</b>	<b>9.4%</b>
Supplies & Services	33,872,830	61,881,018	6,208,168	11.2%
Travel	5,950,485	5,975,532	25,047	0.4%
Memberships, Contributions & Sponsorships	1,152,136	1,158,380	6,244	0.5%
Maintenance & Alterations	16,225,804	16,027,175	(198,629)	-1.2%
Interest Expense	4,234,329	3,795,359	(438,970)	-10.4%
Depreciation	39,803,447	40,068,594	265,147	0.7%
MAFES/CES/MEIF Transfers	20,880,207	22,653,069	1,772,862	8.5%
Other Expenses & Transfers:	25,369,581	33,118,566	7,748,985	30.5%
<b>Total Operating Expenses &amp; Transfers</b>	<b>585,943,769</b>	<b>619,141,548</b>	<b>33,197,779</b>	<b>5.7%</b>
<b>Operating Increase (Decrease)</b>	<b>\$ (28,431,117)</b>	<b>\$ (32,987,611)</b>	<b>\$ (4,556,494)</b>	<b>-16.0%</b>
<b>Modified Cash Flow:</b>				
Add back Depreciation	39,803,447	40,068,594	265,147	0.7%
Less Capital Expenditures	(14,820,176)	(16,271,758)	(1,451,582)	9.8%
Less Capital Reserve Funding	(1,467,461)	(3,677,232)	(2,209,771)	150.6%
Less Debt Service Principal	(10,987,704)	(9,558,953)	1,428,751	-13.0%
<b>Net Change Before Other Adj &amp; Transfers</b>	<b>(15,903,011)</b>	<b>(22,426,960)</b>	<b>(6,523,949)</b>	
Transfer from/(to) Budget Stabilization	6,593,088	7,171,718	578,630	
<b>Net Change Subtotal</b>	<b>(9,309,923)</b>	<b>(15,255,242)</b>	<b>(5,945,319)</b>	
Other Strategic Transfers from/(to) Reserves	6,408,624	12,442,151	6,033,527	
<b>Net Change in Cash &amp; Reserve Transfers</b>	<b>\$ (2,901,299)</b>	<b>\$ (2,813,091)</b>	<b>\$ 88,208</b>	

## Appendix B – UMFK FY23



### Combined FY23 Budget: E&G and Auxiliary

	<u>FY22</u>	<u>FY23</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Revenue</b>				
Tuition & Fees	7,043,430	7,050,380	6,950	.1%
Dining Revenue	554,911	561,200	6,289	1.1%
Residence Revenue	658,326	674,820	16,494	2.5%
Less: Waivers/Scholarships	(1,181,200)	(1,173,000)	8,200	-0.7%
Appropriation	8,590,375	8,737,138	146,763	1.7%
Indirect Cost Recovery	37,500	43,000	5,500	14.7%
Sales/Services/Other	388,844	380,100	(8,744)	-2.2%
<b>Total Revenue</b>	<b>16,092,186</b>	<b>16,273,638</b>	<b>181,452</b>	<b>1.1%</b>
<b>Expense</b>				
Personnel Expense	10,481,222	10,611,259	130,037	1.2%
Fuel/Electricity	639,770	629,980	(9,790)	-1.5%
Supplies/Services	2,011,537	2,275,188	263,651	13.1%
Shared Services	2,139,105	2,177,618	38,513	1.8%
Travel	344,138	270,538	(73,600)	-21.4%
Maintenance & Alterations	223,227	194,350	(28,877)	-12.9%
Depreciation	1,010,631	1,060,412	49,781	4.9%
Other Expense	395,442	270,989	(124,453)	-31.0%
<b>Total Expense</b>	<b>17,245,072</b>	<b>17,490,334</b>	<b>245,262</b>	<b>1.4%</b>
Operating Increase (Decrease)	(1,152,886)	(1,216,696)	(63,810)	5.5%
Add back Depreciation	1,010,631	1,060,412	49,781	4.9%
Less Equipment & Capital Projects	(337,842)	(337,842)	(0)	0%
Trfr - Plant Net Investment (2008)		126,666	126,666	
Less Debt Service	(629,610)	(570,540)	59,070	-9.4%
<b>Modified Cash Flow</b>				
Trnsfr fr Budget Stabilization Fund		938,000	938,000	
<b>Net Change:</b>	<b>(1,109,707)</b>	<b>0</b>	<b>1,109,707</b>	

# Appendix C – USM FY23



5

## FY 2023 Base Budget Proposal: Total

		FY22	FY23	\$ Change	% Change
Revenue	Tuition & Fees	\$75,074,881	\$73,333,402	(\$1,741,479)	-2.3%
	Dining & Residence	12,008,262	13,569,760	1,561,498	13.0%
	Less: Waivers/Scholarships	(16,691,971)	(16,691,971)	-	
	Appropriation	47,714,871	51,147,985	3,433,114	7.2%
	Indirect Cost Recovery	3,525,000	3,525,000	-	
	Investment Income	113,769	113,769	-	
	Sales/Services/Other	3,900,453	4,526,398	625,945	16.0%
	<b>Total Revenue</b>	<b>\$125,645,265</b>	<b>\$129,524,343</b>	<b>\$3,879,078</b>	<b>3.1%</b>
Expense	Personnel Expense	86,575,233	87,052,489	477,256	0.6%
	Fuel/Electricity	3,453,238	3,708,801	255,563	7.4%
	Supplies/Services	9,868,943	10,655,753	786,810	8.0%
	Shared Services	12,792,857	12,989,877	197,020	1.5%
	Travel	683,023	683,083	60	0.0%
	Maintenance & Alterations	3,255,922	3,280,922	25,000	0.8%
	Depreciation	7,972,587	8,207,123	234,536	2.9%
	Interest	1,374,769	1,243,556	(131,213)	-9.5%
	Other Expenses & Transfers	3,052,660	2,908,683	(143,977)	-4.7%
	<b>Total Other Expenses &amp; Transfers</b>	<b>42,453,999</b>	<b>43,677,798</b>	<b>1,223,799</b>	<b>2.9%</b>
	<b>Total Expense</b>	<b>\$129,029,232</b>	<b>\$130,730,287</b>	<b>\$1,701,055</b>	<b>1.3%</b>
	<b>Operating Increase (Decrease)</b>	<b>(\$3,383,967)</b>	<b>(\$1,205,944)</b>	<b>\$2,178,023</b>	<b>-64.4%</b>
Modified Cash Flow	Add back Depreciation	7,972,587	8,207,123	234,536	2.9%
	Less: Capital Expenditures	(2,776,694)	(4,158,910)	(1,382,216)	49.8%
	Less: Debt Service Principal	(2,787,317)	(2,842,269)	(54,952)	2.0%
	<b>Free Cash Flow</b>	<b>(\$975,391)</b>	<b>\$0</b>		

## Appendix D – UM/UMM FY23

The FY23 combined E&G and auxiliary enterprise deficit is approximately \$12 million and will be funded by reserves.

		(\$ in thousands)				Explanation
		FY22 Base as of 3/2	FY23 1st Reading	\$ Change	% Change	
Revenue	Tuition & Fee Revenue	\$ 193,708	\$ 200,633	\$ 6,925	3.6%	Shift between in-state/out-state, enrollment flat, no tuition increase, NEBHE to 175% and Technology Fee to \$12 per credit hour
	Dining Revenue	20,357	21,760	1,403	6.9%	Based on resident count of 3404 UM and 125 UMM
	Resident Revenue	20,304	21,987	1,683	8.3%	Room & board increases: UM 4.25%, UMM 3.75%
	Tuition Waivers/Scholarships	(66,599)	(70,365)	(3,767)	5.7%	Move towards right sizing financial aid for understated flagship discount program and otherwise
	<b>Net Student Tuition &amp; Fees</b>	<b>167,771</b>	<b>174,015</b>	<b>6,244</b>	<b>3.7%</b>	
	State Appropriation	90,449	95,968	5,518	6.1%	\$1m base increase plus \$4.5m 1% increase to offset flat tuition
	Indirect Cost Recovery	12,510	16,310	3,800	30.4%	Growth in funded research
	Investment Income/Gifts	978	1,042	64	6.5%	
	Sales/Services/Auxiliary	23,732	25,087	1,355	5.7%	Not expected to be materially different
	<b>Total Revenue</b>	<b>295,440</b>	<b>312,422</b>	<b>16,982</b>	<b>5.7%</b>	
Expense	Personnel	170,725	188,332	17,607	10.3%	Bargained contractual increases for faculty (pending) and all other units, associated benefit changes, growth in research and enrollment*
	<b>Fuel &amp; Electricity</b>	<b>14,323</b>	<b>15,750</b>	<b>1,427</b>	<b>10.0%</b>	<b>\$1m inflation and \$4m EEDC building</b>
	Supplies & Services	28,373	30,174	1,801	6.3%	
	Shared Services	22,178	22,820	642	2.9%	Incremental costs from System Shared Services
	Travel	3,719	3,719	0	0.0%	
	Memberships, Contributions & Sponsorships	400	400	0	0.0%	
	Maintenance & Alterations	7,755	7,666	(89)	-1.1%	
	Interest	2,079	1,874	(205)	-9.9%	Internal debt service at UMM expired
	Depreciation	20,915	21,136	221	1.1%	
	E&G match for Federal Cooperative Extension and MAFES	13,843	15,707	1,864	13.5%	Bargained contractual increases
	E&G match for MEIF	7,037	6,946	(91)	-1.3%	
	Other Expenses & Transfers	9,696	15,596	5,900	60.9%	Increase in F&A; expanded research investment
	<b>Total Expense</b>	<b>310,043</b>	<b>332,122</b>	<b>22,079</b>	<b>7.1%</b>	
	<b>Operating Increase (Decrease)</b>	<b>(14,603)</b>	<b>(19,699)</b>	<b>(5,097)</b>	<b>34.9%</b>	
Modified	Add Back Depreciation	20,915	21,136	221	1.1%	
	<b>Cash Flow</b>	<b>(8,464)</b>	<b>(8,343)</b>	<b>121</b>	<b>-1.4%</b>	<b>5% increase in cap ex</b>
	Less Capital Reserve Funding	0	(549)	(549)		
Reserve	Less Debt Service Principal	(4,472)	(4,626)	(154)	3.4%	Internal debt service at UMM expired
	<b>Net Change Subtotal</b>	<b>(6,623)</b>	<b>(12,082)</b>	<b>(5,459)</b>	<b>82.4%</b>	
	<b>Transfers</b>	<b>6,100</b>	<b>12,082</b>	<b>5,982</b>	<b>98.1%</b>	
<b>Net Change in Cash &amp; Reserve Transfers</b>		<b>\$ (524)</b>	<b>\$ (0)</b>	<b>\$ 524</b>	<b>-100.0%</b>	

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Space Reduction Overview and Update, UMS

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:** N/A

**UNIFIED ACCREDITATION CONNECTION:** N/A

**BACKGROUND:**

This is intended to provide an overview of the Space Reduction Initiative and an update of the current status. The Space Reduction Initiative is an effort to constrain facility growth and reduce the space occupied by the University of Maine System with the ultimate goals of better positioning the UMS to recruit and retain talented students, staff, and faculty and to provide affordable, quality higher education.

Since March 2015, Trustees have not permitted any increases in University space without explicit Trustee approval in order to constrain costs, focus scarce resources on improving the condition of University facilities and increase the use of existing facilities in pursuit of those ultimate goals. Trustees have generally required off-setting reductions when approving such increases, though there have been exceptions when increases were granted without such off-sets. One such exception is in regard to research space. Since January of 2020, in support of the Trustees Strategic Goals and Actions related to research spaces, the Board authorized the Chancellor to approve space increases when the space is for research purposes.

**Summary:**

In summary, including removals prior to the current Initiative, since 2010 campuses have identified nearly 880,000 square feet of space for removal. To date approximately 320,000 square feet of space has been removed, and with the current and potential future funding it is expected that the remaining space can be removed in the next five to ten years.

Since the current Initiative began in 2019, funding has been identified to provide nearly \$17 million in support of campus space reductions. The amount of space to be removed with this support is estimated to total nearly 650,000 square feet across over 80 structures. Removing these structures eliminates approximately \$80 million in deferred maintenance. The average renovation age of the structures identified for removal is over 65 years old, with a Net Asset Value averaging less than 40%.

The removal of this space is expected to slow the increase in the percentage of University buildings over 50 years old and the overall renovation age of the system building portfolio. If all

04/8/2022

of the removals are completed and with the addition of proposed new space the System Net Asset Value is expected to increase from 53.6% to 56.4% by FY2027

### **Space Reduction Initiative Additional Background**

#### **History:**

At the May 20 2019, Board of Trustees meeting Trustees authorized the funding of up to \$3.4 million from the Trustees' Strategic Investment Funds for "the reduction by demolition of University space statewide". The initial plan had been to utilize this money in FY2020 and FY2021, but due to budget constraints in FY2021 because of the pandemic, the funding was reduced in FY2021 and the remaining total made available in FY2022.

As part of the FY2023 budget proposal, the Vice Chancellor and Treasurer has included funding to provide debt service over a ten-year period for a bond of approximately \$14 million to be issued in FY2023 (or later) to continue this reduction effort.

The Capital Budget Advisory Committee was formed in 2018 with the charge of advising the University Treasurer regarding capital planning and budgeting. The committee was a successive committee to the Finance Task Team on Capital Budgeting and Planning which was formed in FY2016 in preparation for the Unified Budget of FY2018. The charge of the committee includes advising the University Treasurer regarding capital planning and budgeting as well as advising and helping to guide one-time bond initiatives and the annual 3-tiered budget process.

The committee is re-seated on a yearly basis and includes representatives from across the campuses and the offices of Facilities Management, President, Provost/Academic Affairs, and Chief Business Officers. The committee also includes standing members: Ryan Low, Chair; Chip Gavin, meeting facilitator; and participants David Demers Chief Information Officer, Samantha Warren Director of Government & Community Relations, Dan Demeritt Exec. Director of Public Affairs, Carolyn McDonough Director of Capital Planning & Project Management, Miriam White Vice President Budget and Financial Analysis, David Jones Financial Analyst and Viviana Mendoza Administrative Assistant.

#### **Space Reduction planning process:**

Starting in 2018, members of the Capital budget advisory Committee were asked to participate in a space reduction sub-committee to review and finalize the proposed Space Reduction Facts & Guidelines (current version attached for reference). As campus space reduction proposals are received, this sub-committee assesses the campus proposals and recommends projects to the Vice Chancellor/Treasurer for funding.

The Director of Capital Planning & Project Management (CPPM) sends a request to the campus Facilities Managers and Chief Business Officers outlining the available funding and parameters around determining prioritizations for the use of that funding. Once the proposals are received, the Director of CPPM reviews the information for completeness and compiles a complete list outlining the estimated \$/sf cost, and breakdown between campus and System funding needed. It is understood that the proposed costs in many cases are not based on an in-depth study of all aspects of the proposed space removal, but it is expected that an initial cursory review of anticipated ancillary costs (i.e., hazardous material remediation and relocation of significant campus infrastructure) are included.

Requests for proposals or updates have been issued three times to date:

04/8/2022

- Initial call – 11/6/18 (with a deadline of 11/30/18)
- Round 2 – 11/26/19 (with a deadline end of January 2020)
- Updates to Round 2 – February 2021
- Upcoming request for proposals/updates – Summer 2022

Utilizing the Space Reduction Facts & Guidelines, the subcommittee reviews the proposed projects and make a recommendation to the full committee which in turn makes a final recommendation to the Vice Chancellor for authorization of the projects. Parameters for prioritization of projects include cost per gross square foot; net amount of space removed and equity across the campuses.

The formula for assigning the funding to the projects is as follows:

- The first \$100,000 of any approved project is covered fully with the System funds.
- Costs for each project beyond the first \$100,000 are shared between the campus and the System fund at a rate of 2:1, up to a maximum of \$2 million in System funding.
- Resources for costs beyond the System contribution are to come from the campus.

#### **Space Reduction Initiative Current Status:**

Projects estimated to cost over \$7 million and to remove nearly 350,000 gross square feet (gsf) have been identified by the campuses and approved by the committee. At the current estimates, when these projects are completed, this would include campus matching funds totaling about \$1.7million. To date and since the beginning of this initiative 18 structures have been removed for a total of more than 92,000 gsf and approximately \$1.2 million expended all but \$100 thousand of which in System funds.

A request for the campuses to update and propose new removals is expected to be completed this summer. It is anticipated that over 650,000 gsf of space will be identified and could be removed utilizing the available System funding (up to about \$17 million) and approximately \$5.5 million in additional campus funds. These numbers are inclusive of the current.

There are a few larger buildings which will make the larger impact on the square footage reduction (i.e., Law Building and Dickey-Wood). These are also expected to have much higher costs than we have seen to date given hazardous materials remediation needs and utility infrastructure work required to complete them. These higher costs make it more difficult to find the match money to allow the removals to move forward. The System contribution of up to \$2 million on these projects is a great incentive but may prove to be insufficient to complete these larger projects.

#### **Attachments**

Space Reduction Initiative slides

Space Reduction Facts & Guidelines

UMS Building Space reduction list updated March 2022

04/8/2022



# Space Reduction Initiative Overview and Status Update

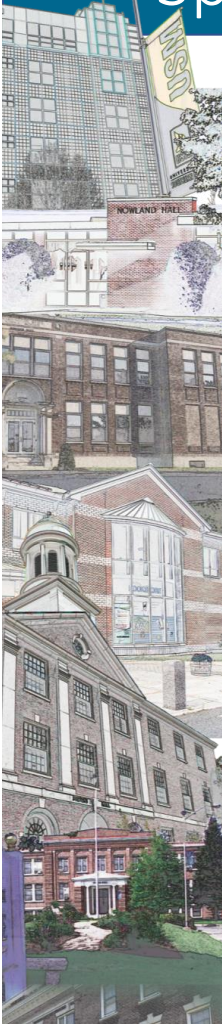


Carolyn McDonough

Director of Capital Planning & Project Management



# Space Reduction Initiative



## Where does the money come from?

Trustee Strategic Investment Funds - \$3.4Million approved by Trustees in May 2019

Additional future funding – available debt service for a bond of approximately \$14Million

## How is the distribution decided?

CPPM issues Request for Proposals to Campuses

Low usage, low quality, Campus priorities

Capital Budget Advisory Committee/Space reduction Sub-committee

Cost effectiveness, total space reduction achieved, and equity across campuses

Vice Chancellor Low – final approval pursuant to Board Policy 802 & APL II-F

## Current Status (since 2019):

~\$1.1Million of System funds spent

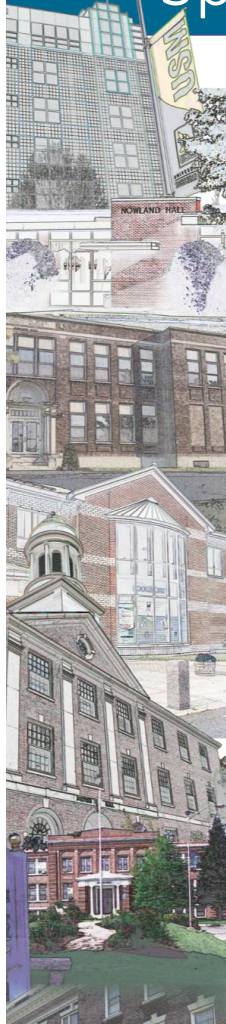
~92,000 gsf removed

18 structures removed

Additional ~260,000 gsf identified but not removed yet

Potential up to 650,000 gsf of space could be removed

# Space Reduction Initiative



## Trustee Action and Information Item dates/timeline:

- January of 2018 – Board authorized plan to pursue funding to remove approximately 300,000 gsf
- January of 2019 – Status update Information item presented
- March of 2019 – Status update Information item presented
- May of 2019 – Board authorized initial funding of \$3.4 Million for the Initiative
- September of 2021 – Status update Information item presented
- April of 2022 – today's briefing

## Space Reduction Facts & Guidelines

### 1. General description of the initiative:

- ✓ To increase the density and net asset value of the University's facility portfolio by encouraging the further removal of existing facilities.

### 2. Cost:

- ✓ New approximate \$14 million pool
- ✓ Leverages estimated \$20 million in total expenditures

### 3. What will be removed/reduced:

- ✓ Which facilities are to be removed will be determined by campus leadership subject to approval of the Treasurer, per Trustee policy.
- ✓ Proposed projects will be considered by the capital advisory team for funding and recommendations will be made to the Treasurer.
- ✓ If a particular project's cost is more than \$500,000, the project also will be subject to direct consideration by the Trustees.

### 4. How to start:

- ✓ Specific proposed facility removals are to be determined by campus leadership.
- ✓ Data regarding facilities identified as low usage, low quality, or both - or reviewing those facilities which already have been identified by a campus in its own capital planning for potential demolition - will provide a starting point.
- ✓ While such data can be useful, the knowledge and insight in priorities of campus leaders is critical for creating each campus' prioritized list.

### 5. How much space is involved:

- ✓ With a recent study of potential space for removal, approximately 500,000 square feet has been identified.
- ✓ This would be more than 5 percent of all existing University space statewide.
- ✓ This space removal effort is in addition to the approximately 350,000 GSF already removed or approved for removal.

### 6. What would the initiative accomplish beyond space reduction:

- ✓ Improves the overall quality of the facility portfolio by reducing low NAV facilities from the infrastructure.
- ✓ Eliminates a backlog of needed investment. For the potential removals identified in the study for example, Sightlines estimates the backlog of work that would be eliminated along with the facilities themselves is approximately \$65 million.
- ✓ Saves the annual operating costs for these facilities. At \$7 per square foot, that could be in excess of \$3 million in operating savings for the campuses, notwithstanding potential marginal off-sets of increased costs at the remaining facilities if they are more intensively used.
- ✓ To achieve most of these benefits, such as reduced operating costs, the space reductions must be net reductions, and must be above and beyond any

## Space Reduction Facts & Guidelines

space reductions as off-sets to desired new construction or increases in square footage. This can be a substantial challenge to achieve.

### 7. Can the impact be estimated and measured:

- ✓ Yes. Any changes in NAV or density will be captured and reported by Sightlines as part of its annual report and special ad hoc reporting points also can be arranged.
- ✓ In terms of estimates, Gordian (Sightlines) estimates the % of space over 50 years old will slow over the next several years and if all demolition and known new construction is completed, will be approximately 56%, 2% less than currently projected without the demolition. The density is expected to increase slightly to 334 users per 100,000 square foot from 329 in FY20.
- ✓ Case study: After eight consecutive years of declining NAV, the University of Maine at Machias increased its NAV from 50% to 54% in a single fiscal year after completing the removal of Kimball Hall. This illustrates the impact that space removal projects can have in a relatively short amount of time.

### 8. When could it be done:

- ✓ If the bond were floated and campus matching funds became available beginning on or about July 1, 2023, the work could be expected to occur largely over the next five fiscal years.

### 9. How to fund it:

- ✓ A \$14 million systemwide bond funded by administrative review savings and further matching funds to be identified by campuses from their own resources.

### 10. How to prioritize projects:

- ✓ Willing campuses would propose projects to the Treasurer who would consult with the capital advisory team.
- ✓ The capital advisory team would make recommendations to the Treasurer based on the cost effectiveness of the project, i.e.: the cost per GSF of reduced space; the net amount of space reduction achieved, i.e.: 40,000 sq. ft. reduced is more valuable than 1,000 sq. ft. reduced; and equity, i.e.: that each willing campus would have at least one project funded if practicable.
- ✓ Demolition projects which off-set new space construction or space increases, and which therefore constrain space but don't necessarily reduce it, could also be considered.
- ✓ Demolition projects which have necessary but ancillary costs also could be considered for funding, including the ancillary costs, but it should be noted that the ancillary costs will increase the cost per square foot of the project and correspondingly, move down the priority list. An example: required relocation of utility infrastructure servicing multiple buildings in order to allow the removal of a single building whose utilities are integral to the others. A further example of an ancillary cost: The modest fit-up or moving expenses of University functions and employees occupying the space to be demolished.

## Space Reduction Facts & Guidelines

- ✓ A request for new or revised demolition proposals will be issued in December of 2021. Allocation of the available funds will be based on the guidelines set forth in this document. Each year, in conjunction with the annual capital plan updates, each campus will review and update their proposed removal projects. These updates will then be brought to the Capital Budget Advisory Committee for review and recommendation to the Treasurer.
- ✓ These criteria, if they ran their course or proved unworkable or unsatisfactory for some reason, could be revisited if or as needed by the capital advisory team and implemented with the approval of the Treasurer.

### 11. How to allocate funding:

- ✓ The fund would pay 100% of the first \$100,000 of any approved project. For smaller projects, this might be the entirety of the cost.
- ✓ For larger projects, the fund would match campus contributions 2:1 up to a maximum project cost of \$2 million. For example: For a \$3 million project the fund would provide the first \$100,000 and would match \$1,900,000 to a campus' \$1,000,000 investment for a total of \$3 million.
- ✓ For projects costs beyond \$2 million, the further resources would need to come from the campus.
- ✓ Ultimate oversight would be delegated to the Treasurer in consultation with the capital advisory team as well as others as needed such as the Chief Facilities Management and General Services Officer, or an existing stakeholder group, such as the Chief Business Officers, the University Services Advisory Counsel or the systemwide unified budget Capital Committee.
- ✓ The Capital Planning and Project Management work unit will administer the funds and the projects.

## UMS Space Reduction List since FY10

3.3

UM		GSF	BOT Action	Status
FY18	South Annex H	1,371	Treasurer approval 6/17	Removed 2018
	Observatory	330	Treasurer approval	Removed 2018
	Sawyer storage trailer	720	Treasurer approval 6/17	Removed 2018
FY17	South Annex B	2,230	Treasurer approval 11/2016	Removed 2017
	South Annex A	2,289	Treasurer approval 6/17	Not yet complete
FY16	Heritage House-Sigma Chi	12,370	BOT approval 1/16	Not yet complete
	Smith Farm Barn	6,980	Treasurer approval 4/25/2016	Removed 2016
FY15	EAP Building-126,126A College Avenue	3,454	BOT approval 9/15	Not yet complete
FY13	STORAGE-ATHLETIC GROUNDS SHOP	150		Removed 2013
FY12	TEMPORARY OFFICE BLDG B	1,453		Removed 2012
	UNIV PK BLDG 12	2,198		Removed 2012
	UNIV PK BLDG 13	2,198		Removed 2012
	UNIV PK BLDG 15	2,198		Removed 2012
	UNIV PK BLDG 17	2,198		Removed 2012
	UNIV PK BLDG 20	2,198		Removed 2012
	UNIV PK BLDG 32	2,198		Removed 2012
	UNIV PK BLDG 34	2,198		Removed 2012
	UNIV PK BLDG 36	2,198		Removed 2012
	UNIV PK BLDG 38	2,198		Removed 2012
	MOBILE PRESS BOX	515		Removed 2012
	FOOTBALL STORAGE BUILDING 2	62		Removed 2012
	FARM HOUSE-FC	1,934		Removed 2012
	CONCERT PARK STAGE	630		Removed 2012
FY11	ROTC TOWER	758		Removed 2011
	MOBILE HOME-BEIGE	916		Removed 2011
	ANAS HOUSE	3,200		Removed 2011
	STORAGE-ANAS	850		Removed 2011
	STORAGE-GAS, PRESQUE ISLE	611		Removed 2011
FY21	Machine Tool Lab	12,816		Removed
FY22	UM - DMC "Cow Barn" - McGuire	7,701	Treasurer approval 12/21	Removed 2022
	UM - DMC Carpentry Shop	952	Treasurer approval 12/21	Removed 2022
	UM - DMC Bio-GeoChemistry trailers	2,405	Treasurer approval 12/21	Removed 2022
	<b>Subtotal UM removals through FY22</b>	<b>84,479</b>		
<b>UMF</b>		<b>GSF</b>	<b>BOT Action</b>	<b>Status</b>
FY13	248 Main Street	4,051		Removed 2013
	248 Main Street Addition	206		Removed 2013
FY15	131 Perkins St	4,430	approved by Treasurer	Removed 2015
	120 Prescott St	3,116	approved by Treasurer	Removed 2016
FY20	110/112 Maguire Street	8,372		Removed in 2020
	115 South Street - Creative Writing House	4,241		Removed in 2020
	<b>Subtotal UMF through FY21</b>	<b>24,416</b>		

UMA		GSF	BOT Action	Status
FY10	Augusta Hall	25,300		removed 2010
FY11	Caribou Hall	5,100		transferred 2011
FY13	Mailroom	3,005		removed 2013
FY14	Katahdin Hall	3,232		removed 2014
	Maintenance Shop	1,300		removed 2014
	Schoodic Hall	3,232		removed 2014
FY17	Dow Chapel	11,638	removal approved 2015	removed 2017
	Lewiston Hall Elevator	1,149		removed 2017
	Lincoln Hall	10,804	removal approved 2015	removed 2017
FY22	UMA-AUGUSTA-STODDARD HOUSE	2,694	Treasurer approval 11/21	removed 2022
	<b>Subtotal UMA through FY22</b>	<b>67,454</b>		
<b>USM</b>		<b>GSF</b>	<b>BOT Action</b>	<b>Status</b>
FY16	Stone house	15,000	approved by BOT 9/14	transferred 2/16
FY15	11 Granite Street	1,800	approved by BOT 7/15	Transferred 11/16
	Dickey-Wood	98,279		not completed
FY14	Salt Storage	535		Removed 2014
FY13	15 Baxter Boulevard	5,156		Removed 2013
	350 Commercial Street	7,350		Removed 2013
	Containment building	2,647		Removed 2013
	116 School Street	4,144		Removed 2013
	68 High Street	29,327	approved by BOT 5/09	Removed 2013
FY21	25 Bedford Street (Facilities Building)	9,744	Treasurer approval 1/21	Removed 2021
	35 Bedford St (Woodbury Student Ctr)	28,256	Treasurer approval 1/21	Removed 2021
	118 Bedford Street	4,385	Treasurer approval 1/21	Removed 2021
	128 School Street (Gorham)	9,005	Treasurer approval 1/21	Removed 2021
	Garage behind 222 Deering (was added as part of 11 Granite transfer)	475	Treasurer approval 1/21	Not yet complete
	<b>Subtotal USM removals through FY21</b>	<b>216,103</b>		
<b>UMM</b>		<b>GSF</b>	<b>BOT Action</b>	<b>Status</b>
FY16	Kimball Hall	27,939	Approved by BOT 12/15	Demolished 2016
	<b>Subtotal UMM</b>	<b>27,939</b>		
<b>UMFK</b>		<b>GSF</b>	<b>BOT Action</b>	<b>Status</b>
FY17	41 Pleasant Street	1,224	1/6/2017 FFT approval	Demolished Oct. 2017
FY20	70 Pleasant Street	2,200	1/6/2017 FFT approval	Demolished in 2019
	64 Pleasant Street - Guy House	1,597	Treasurer approval 9/19	Demolished in 2019
	30 Pleasant Street - Madawaska House	4,457	Treasurer approval 9/19	Demolished in 2019
	Madawaska House garage	288	Treasurer approval 9/19	Demolished in 2019
FY21	Haenssler Honors Center Garage	440	Treasurer approval 9/19	Demolished in 2021
FY22	St. David House - 35 Pleasant St.	3,160	Treasurer approval 5/21	Removed 2022
	Cyr House - 37 Pleasant St.	2,514	Treasurer approval 5/21	Removed 2022
	<b>Subtotal UMFK through FY22</b>	<b>15,880</b>		
<b>UMPI</b>		<b>GSF</b>	<b>BOT Action</b>	<b>Status</b>
FY18	Norton Museum	384	6/30/17 approved by Ryan Low	Removed 2018
FY17	Normal Hall	26,954		not yet completed
FY13	Gauvin Property, 75 acres	1,276	sale approved by BOT 2013	not yet completed
	<b>Subtotal UMPI</b>	<b>28,614</b>		
	<b>Grand Total</b>	<b>464,885</b>		

\* This data reflects some but not all planned removal or additions of space. In some cases, the space being reduced is planned or approved for removal but is not yet removed or fully completed as noted in the detailed data.

University of Maine System  
Board of Trustees

4

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** E&G and Auxiliary Reserve Balance Update

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

700

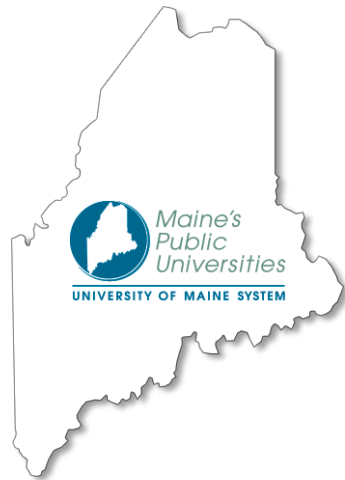
**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

Vice Chancellor Low will provide a brief update regarding reserve balances.

4/8/2022





## Reserve Balances

In thousands

With Budget Stabilization Transfer  
before/after budget submission

	<u>UM/UMM</u>	<u>UMA</u>	<u>UMF</u>	<u>UMFK</u>	<u>UMPI</u>	<u>USM</u>	<u>LAW</u>	<u>Subtotal</u>	<u>Budget Stabilization</u>	<u>TOTAL</u>
Balances 6-30-21	\$ 44,078	\$ 9,165	\$ (7,851)	\$ 1,276	\$ (239)	\$ 10,485	\$ -	\$ 56,914	\$ 23,874	\$ 80,788
Estimated Balance 6-30-22	\$ 37,404	\$ 8,545	\$ (7,851)	\$ 1,396	\$ (239)	\$ 10,485	\$ -	\$ 49,740	\$ 17,287	\$ 67,027
Estimated Balance 6-30-23	\$ 25,322	\$ 8,545	\$ (7,851)	\$ 1,396	\$ (239)	\$ 10,485	\$ -	\$ 37,658	\$ 10,115	\$ 47,773
Estimated FY23 Reserves as a % of FY23 Operating Budget	7.8%	19.7%	-18.6%	8.1%	-1.1%	8.1%	0.0%			

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

5

**NAME OF ITEM:** UMA Centers

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

700

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

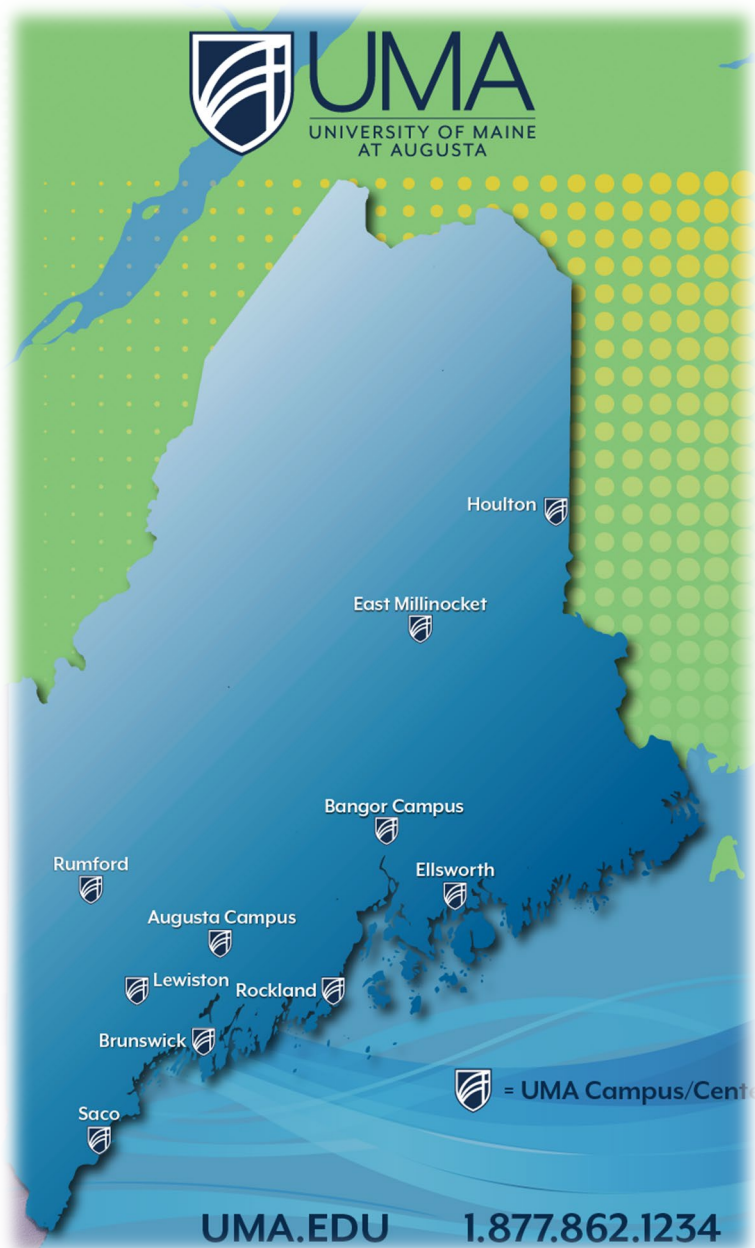
Vice President of Enrollment Management and Marketing, Jonathan Henry will provide a brief overview of UMA Centers. Included with your materials is a UMA lease summary as well as the top 5 leases per campus.

4/8/2022

# UMA Centers

Contribution to Credit Hours and Revenue				
FY 21				
Center	Credits	Budget	Tuition	Net Tuition-Budget
Rockland	7,879	614,348	1,930,355	1,316,007
Lewiston	4,818	366,080	1,180,410	814,330
Ellsworth	4,538	401,454	1,111,810	710,356
Rumford	4,342	235,053	1,063,790	828,737
Brunswick	4,235	256,796	1,037,575	780,779
Saco	4,003	356,832	980,735	623,903
East Millinocket	2,189	113,312	536,305	422,993
Houlton	2,106	97,195	515,970	418,775
<b>Totals</b>	<b>34,110</b>	<b>\$ 2,441,070</b>	<b>\$ 8,356,950</b>	<b>\$ 5,915,880</b>

5.1



- Leased spaces are regularly reviewed/renewed
- Net positive tuition revenue based on institutional research and ascribing credits to Centers by zip code ranges
- Place-bound learner service statewide:
  - Workforce needs (Dental, Nursing, Mental Health)
  - High speed internet & video – HyFlex classrooms
  - Student Support (including justice-involved students)
- Student Services Coordinators critical to our distributed advising model - wraparound support regardless of location is core to our statewide mission

## UMA Centers – Regional UMS Resources for Higher Education & Workforce Development

5.1



- **27.5 FTE employees over 8 Centers** – cost sharing with EMCC and UMPI for E. Millinocket and Houlton
- **Shared spaces with Maine Community Colleges and UMS**
  - Brunswick (SMCC), E. Millinocket (EMCC), Houlton (NMCC and UMPI), Lewiston (USM),
- **Co-location, adjacency or hub for referral agencies**
  - Adult Education, Career Centers, ME Educational Opportunity Center/TRiO, New Ventures Maine, Veteran Centers, Senior College
- **Management of Prison Education Program**
  - Ellsworth (Charleston); Saco (Windham); Rockland (Maine State Prison); Brunswick (PEP staff office)
- **Business and Community Networks – Center staff involved in:**
  - Chambers of Commerce, Economic Development Boards, Workforce Boards, Rotary, downtown alliances
- **Working Communities Challenge – Boston Fed Reserve Grants**
  - Lewiston and East Millinocket

# UMA Centers – Impact on Students

5.1



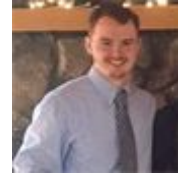
**Shaun Barter | Waterboro**

*I use the Saco Center's Computer lab and any one of several classrooms that have computers because I don't have the internet. My experience has been nothing short of amazing. **Having Saco Center so close to where I live and being able to take my classes online up to this point has been so convenient.***



**Tina McLeod | Millinocket**

*I have attended in East Millinocket for live and video courses. I find it very difficult in juggling home life, work, family and school...But I have waited for a long time to get a degree, something that nobody can take away from me...I am extremely **grateful for UMA and for the fact that technology has come so far to enable me to finally further my education, something that I didn't think I would ever be able to do.***



**Matthew Hosie | Rumford**

*Being able to use video conferencing at my local UMA Center has **provided me with a quality education with the convenience of not having to travel to a large campus.***

**Amy Taylor | Rockland**

*I love URock! **I don't know what I would do would without them.***



**Seth D Sargent | Jay**

*I take video classes at my UMA Center. The staff have been like a family to me. I was initially going to school for my dad because he never finished college. But now **I do it so that my daughter can see that no matter what age you are, you can do anything.** My dad's words stay with me, "Never give up no matter what life puts in your way to slow you down. There is always a way around it."*

# Finance, Facilities & Technology Committee Meeting - UMA Centers

Region/ Campus	Organization	Property Name	Site	From Date	To Date	Days Until Expiration	Annual Revenue/Cost	Square Footage	Utilities Included?	Estimated Utility Cost Sightlines Data- \$7 per sq ft	Additional Fees	Annual Expense	Other Notes
UMA	BREAKWATER MARKETPLACE	UMA - ROCKLAND	Rockland	Jul 01, 2019	Jun 30, 2022	80	\$202,908.00	9,928	Yes - a portion	\$69,496.00		\$272,404.00	Monthly rent goes up to \$17247 July 1, 2023  University responsible for electricity, telephone, cable - Lessor pays for heat, snow removal, sewer
UMA	D. PETERS	S. PORTLAND, 175 MAIN ST-NEW VENTURES, MAINE	So. Portland	Sep 01, 2017	Aug 31, 2023	507	\$20,400.00	1,760	No	\$12,320.00		\$32,720.00	
UMA	MORTON, RICHARD M	NEW VENTURES MAINE (WWC), FARMINGTON	Farmington	Oct 01, 2017	Sep 30, 2023	537	\$7,800.00	780	Yes			\$7,800.00	
UMA	MRRA	HANGER #6 - WEST BAY, BRUNSWICK LANDING	Brunswick	Jul 01, 2018	Jun 30, 2021	-285	\$22,104.00	4,290	No	\$775		\$22,879.00	Pro rata portion of operating expenses is 2.58%
UMA	60 LOWELL LLC	UMA - RUMFORD	Rumford	Aug 01, 2021	Jul 31, 2026	1572	\$33,000.00	4,000	No	\$28,000.00		\$61,000.00	lessor pays for water/sewer
UMA	SACO VALLEY LLC	UMA - SACO	Saco	Aug 26, 2014	Aug 31, 2024	873	\$42,947.54	4,023	No	\$28,161.00		\$71,108.54	
UMA	Southern Maine Community College	SMCC Midcoast Campus, 12 Sewall Street, Brunswick, ME 04011	Brunswick	Aug 15, 2019	Jul 31, 2024	842	\$ 85,525.50	7,434	Yes	\$0.00	\$1,189.82 (CAM Fee) \$17000.00 (Parking, classroom cleaning fees)	\$103,715.32	Lessor pays for heat, electricity, snow removal. University is charged an additional \$99.16 per month for the Common Area Maintenance (CAM) fee.
UMA	SC STEVENS LLC	STEVENS HALL	Hallowell	Aug 01, 2019	Jul 31, 2024	842	\$317,400.00	14,000	Yes - see comments	\$0.00		\$317,400.00	Landlord provides heat, water, sewer, and electrical services, if this exceeds \$84,132 annually, tenant will be invoiced for additional amounts.
UMA	SC ERSKINE LLC	ERSKINE HALL	Hallowell	Aug 01, 2020	Jul 31, 2025	1207	\$391,860.00	16,400	Yes - see comments	\$0.00		\$391,860.00	
UMA	CITY OF AUGUSTA	AUGUSTA CIVIC CENTER	Augusta	Jan 01, 2013	Dec 31, 2022	264	\$98,045.52	16,400	No	\$114,800.00		\$212,845.52	
UMA	WILLEY & GRANT CO	UMA - ELLSWORTH	Ellsworth	Aug 01, 2020	Jul 31, 2025	1207	\$87,850.00	6,022	No	\$42,154.00		\$130,004.00	Year 1: \$84000 Year 2-4: \$88,200 Year 5: \$90400 University responsible for heat & electric. Lessor pays for water/sewer

5.2

Top Five Leases Per Campus - University as Lessee													
Region/ Campus	Organization	Property Name	Site	From Date	To Date	Days Until Expiration	Annual Revenue/Cost	Square Footage	Utilities Included?	Estimated Utility Cost Sightlines Data- \$7 per sq ft	Additional Fees	Annual Expense	Other Notes
UMA	SC STEVENS LLC	STEVENS HALL	Hallowell	Aug 01, 2019	Jul 31, 2024	642	\$317,400.00	14,000	Yes - see comments	\$0.00		\$317,400.00	Landlord provides heat, water, sewer, and electrical services, if this exceeds \$84,132 annually, tenant will be invoiced for additional amounts.
UMA	SC ERSKINE LLC	ERSKINE HALL	Hallowell	Aug 01, 2020	Jul 31, 2025	1207	\$391,860.00	16,400	Yes - see comments	\$0.00		\$391,860.00	Monthly rent goes up to \$17,287 July 1, 2023
UMA	BREAKWATER MARKETPLACE	UMA - ROCKLAND	Rockland	Jul 01, 2019	Jun 30, 2022	80	\$202,908.00	9,928	Yes - a portion	\$69,496.00		\$272,404.00	University responsible for electricity, telephone, cable - Lessor pays for heat, snow removal, sewer
UMA	CITY OF AUGUSTA	AUGUSTA CIVIC CENTER	Augusta	Jan 01, 2013	Dec 31, 2022	264	\$98,045.52	16,400	No	\$114,800.00		\$212,845.52	
UMA	WILLEY & GRANT CO	UMA - ELLSWORTH	Ellsworth	Aug 01, 2020	Jul 31, 2025	1207	\$87,850.00	6,022	No	\$42,154.00		\$130,004.00	Year 1: \$84,000 Year 2-4: \$88,200 Year 5: \$90,400 University responsible for heat & electric, Lessor pays for water/sewer
UMF	FARMINGTON CONSTRUCTION	PRESCOTT FIELD-NORTH-FRONT ST LOT	FARMINGTON	Oct 07, 1993	Oct 06, 2092	25746	\$1.00		N/A	\$0.00		\$1.00	
UMFK	ME Department of Agriculture & Co	Violette Wilderness Camp	FORT KENT	Jul 22, 2018	Jul 22, 2023	467	\$0.00		N/A	\$0.00		\$0.00	
UM	EASTERN ME DEV CORP	NORUMBEGA HALL, HARLOW ST, BANGOR UM MUSEUM OF ART	BANGOR-DOWNTOWN	Apr 01, 2020	Mar 31, 2036	5103	\$90,867.00	15,805	Yes	\$0.00		\$90,867.00	
UM	ND OTM LLC	FBI TECHNOLOGY CTR, RT 2 WAREHOUSE, OLD TOWN	FBI-OLD TOWN	Feb 01, 2018	Jan 31, 2023	295	\$160,000.00	40,000	No	\$280,000.00		\$440,000.00	
UM	PINE TREE	BRYANT POND 4-H CAMP & LEARNING CTR	BRYANT POND	Apr 01, 2012	Mar 31, 2037	5468	\$99,800.00	24,607	No	\$172,249.00		\$272,049.00	
UM	167 FORE, LLC	167 FORE STREET, PORTLAND	PORTLAND	Jun 30, 2021	Aug 01, 2022	112	\$64,796.00	2,618	No	\$18,326.00		\$83,122.00	Does not include renovation costs
UM	UM ALUMNI ASSN & UM FDN	BUCHANAN ALUMNI HOUSE	ORONO	Jul 01, 2020	Jun 30, 2023	445	\$53,000.00	10,000	No	\$70,000.00		\$123,000.00	
USM	AUGUSTA EAST REDEVELOPMINT	HAYNES BUILDING-14E CHESTNUT ST, AUGUSTA	AUGUSTA	Jul 01, 2019	Jun 30, 2024	611	\$148,360.16	8,536	Yes - a portion	\$66,752.00		\$215,112.16	
USM	TOWER SPECIALIST INC.	HARDY ROAD-035, WESTBROOK- TOWER SPECIALISTS	WESTBROOK	Sep 01, 2011	Aug 30, 2026	1602	\$12,864.92	25	No	\$175.00		\$13,039.92	
UMS	CIEE	300 FORE STREET, PORTLAND	PORTLAND	Sep 01, 2021	Aug 31, 2026	1803	\$957,615.00	63,641	No	\$446,887.00	Renovation \$12,827,396	\$1,404,502.00	Annual cost does not include renovations

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** One Year Capital Plan, FY2023

**INITIATED BY:** Patricia A. Riley, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

701 – Budgets, Operating & Capital

**UNIFIED ACCREDITATION CONNECTION:** N/A

**BACKGROUND:**

Director of Capital Planning and Project Management, Carolyn McDonough and Associate Director of Capital Planning, Nate Harris will present the proposed FY2023 Capital Plan.

The presentation will include a review of the operating funds investment as presented during the first reading of the FY2023 proposed operating budget on March 23, 2022 and provide a first look at the FY2023 capital plan considering all funding sources. This information will be brought forward again at the second reading and vote of the Finance, Facilities and Technology Committee that will occur at the May 4, 2022 Committee meeting, prior to a request for approval by the Board of Trustees at the May 22-23, 2022 meeting.

4/8/2022



# FY2023 Capital Investment Plan



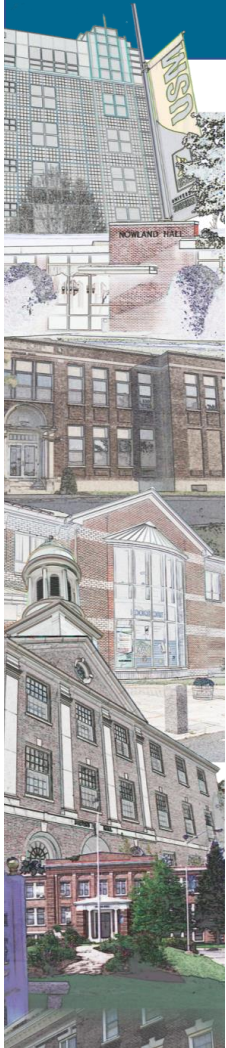
Nate Harris  
Assoc Director of Capital Planning



# Overview

6.1

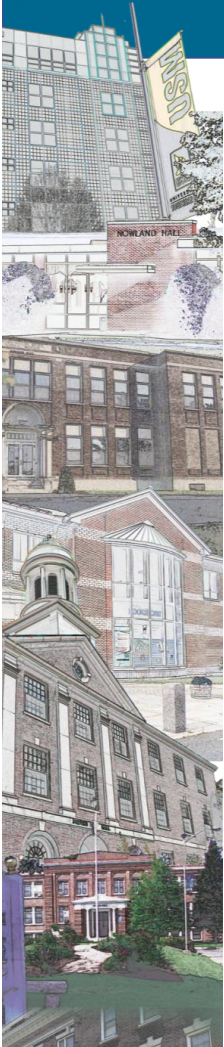
- Introduction
- FY23 Capital Funding Overview
- Campus level funding detail



# Introduction

6.1

- Operating Funds reflect projects presented at 23 March FFT
- All Funds provides first look at all FY2023 Capital projects
- FFT will review again on 4 May during second budget reading
- BOT will vote on the Capital Plan 23 May

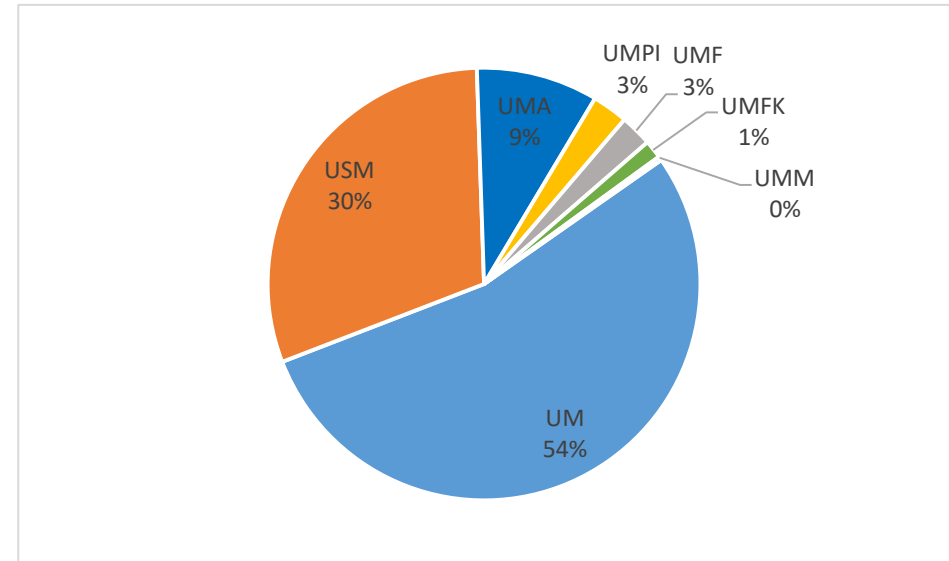


# System Funding Levels – Operating Funds

6.1

Operating Funds: \$ **13,715,360**

Campus	\$
UM	\$7,387,817.00
USM	\$4,158,910.00
UMA	\$1,249,428.00
UMPI	\$366,232.00
UMF	\$326,183.00
UMFK	\$186,176.00
UMM	\$40,614.00

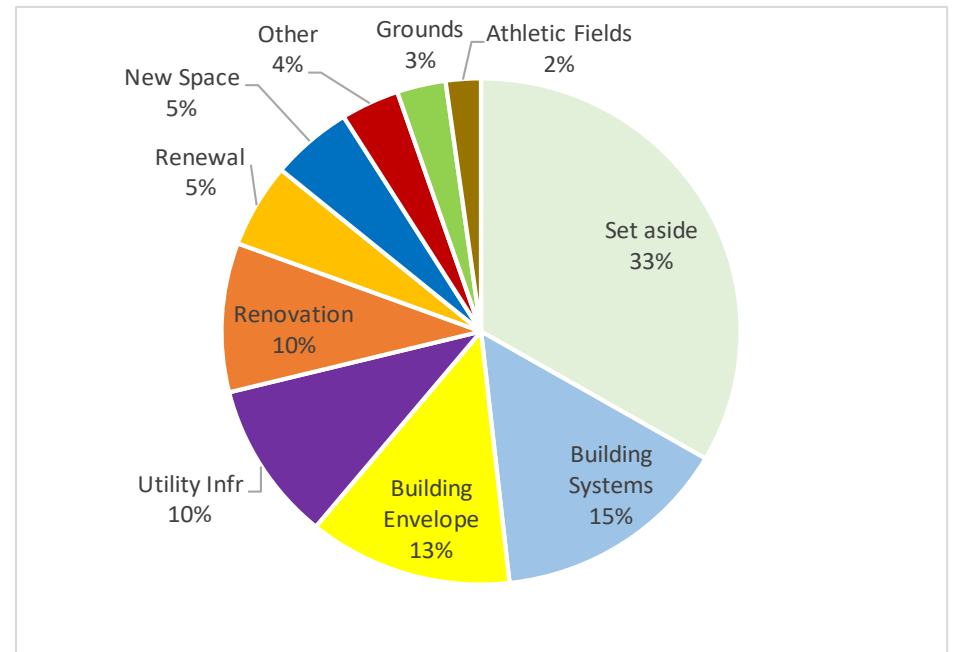


# System Funding Levels – Operating Funds

6.1

Operating Funds: \$ **13,715,360**

Project Type	\$
Set aside	\$4,577,396.00
Building Systems	\$2,040,018.00
Building Envelope	\$1,746,379.00
Utility Infrastructure	\$1,392,463.00
Renovation	\$1,306,176.00
Space Renewal	\$735,000.00
New Space	\$700,000.00
Other	\$500,928.00
Grounds Infrastructure	\$417,000.00
Athletic Fields	\$300,000.00

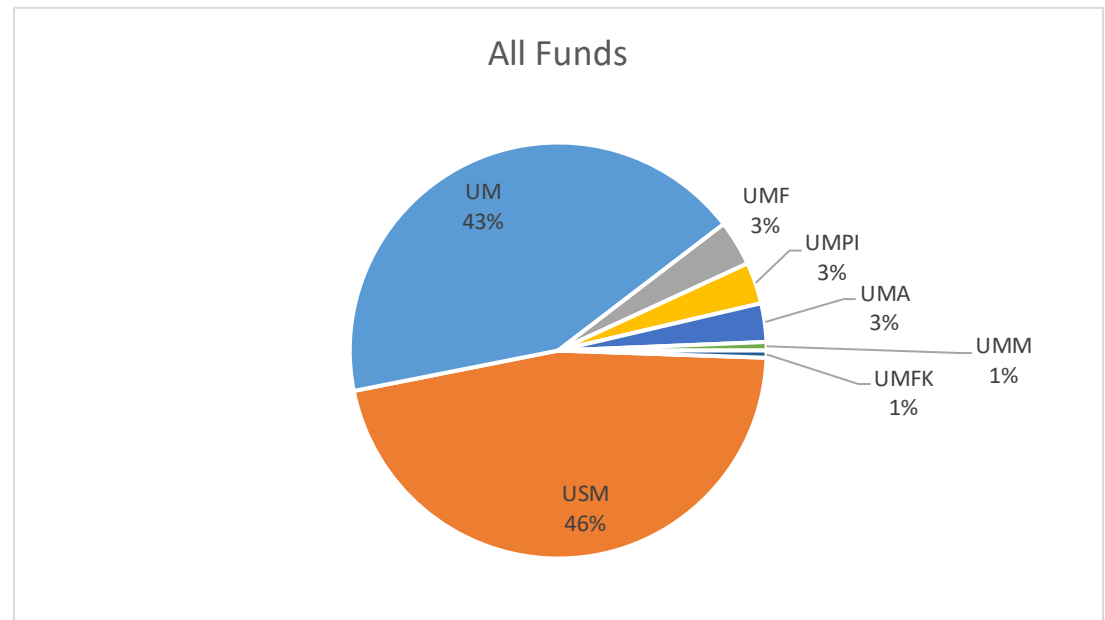


# System Funding Levels – All Funds

6.1

All Funds: \$ **144,579,144**

Campus	\$
USM	\$66,983,910.00
UM	\$61,754,029.00
UMF	\$5,100,099.00
UMPI	\$4,657,665.00
UMA	\$4,332,710.00
UMM	\$945,539.00
UMFK	\$805,192.00

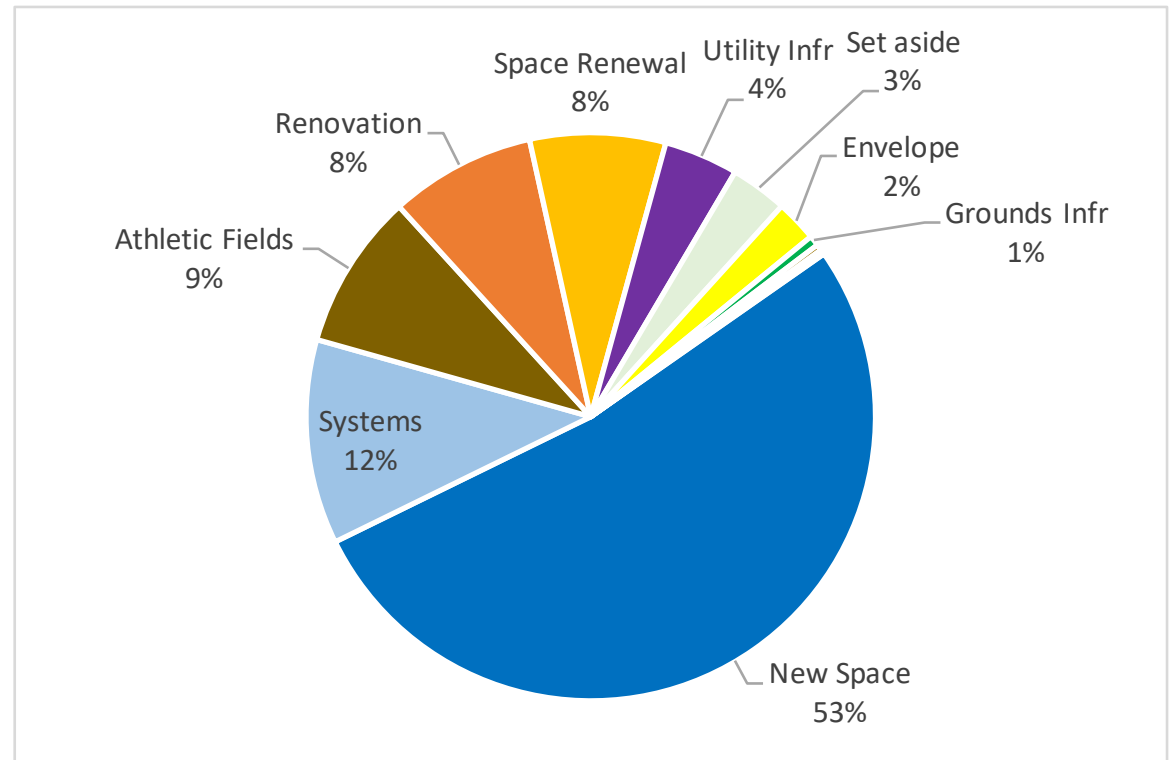


# System Funding Levels - All

6.1

All Funds: \$ **144,579,144**

Project Type	\$
New Space	\$75,850,000.00
Building Systems	\$16,828,737.00
Athletic Fields	\$12,825,000.00
Renovation	\$11,988,987.00
Space Renewal	\$11,150,459.00
Utility Infrastructure	\$6,092,463.00
Set aside	\$4,677,396.00
Building Envelope	\$3,417,021.00
Grounds Infrastructure	\$853,925.00
Other	\$500,928.00
Demolition	\$219,103.00
Safety / Code	\$175,125.00

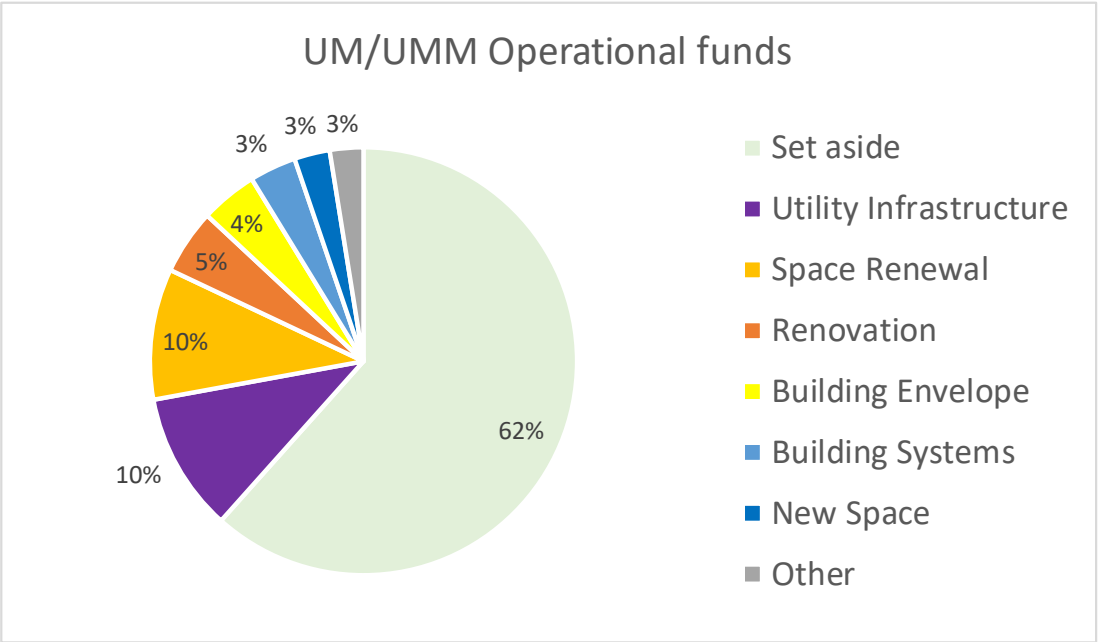


# UM/UMM 1 Year Capital Plan

6.1

Operating Funds \$ 7,428,431

Project Type	\$
Set aside	\$4,577,396.00
Utility Infrastructure	\$780,000.00
Space Renewal	\$735,000.00
Renovation	\$365,000.00
Building Envelope	\$320,000.00
Building Systems	\$262,535.00
New Space	\$200,000.00
Other	\$188,500.00



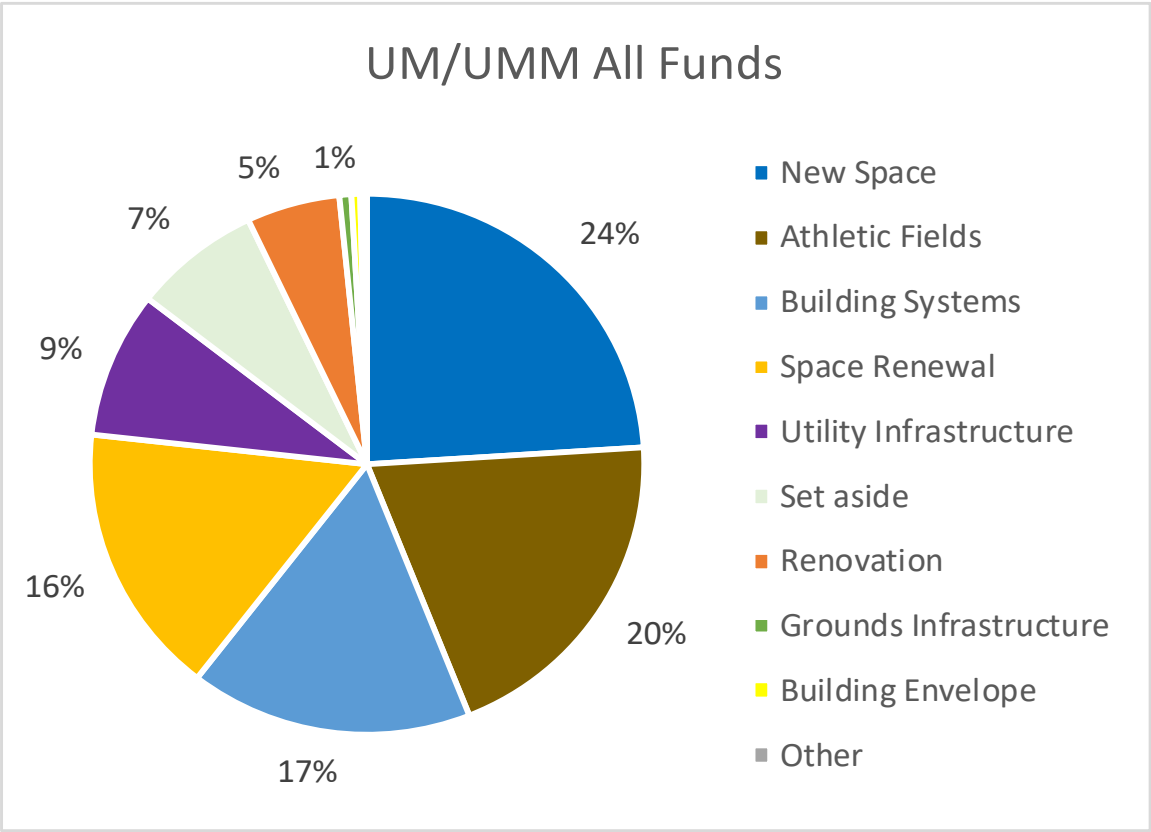


# UM/UMM 1 Year Capital Plan

6.1

All Funds \$ 62,699,568

Project Type	\$
New Space	\$15,050,000.00
Athletic Fields	\$12,525,000.00
Building Systems	\$10,354,535.00
Space Renewal	\$10,195,542.00
Utility Infrastructure	\$5,480,000.00
Set aside	\$4,677,396.00
Renovation	\$3,415,000.00
Grounds Infrastructure	\$436,925.00
Building Envelope	\$320,000.00
Other	\$188,500.00
Demolition	\$56,670.00



# UMA 1 Year Capital Plan

6.1

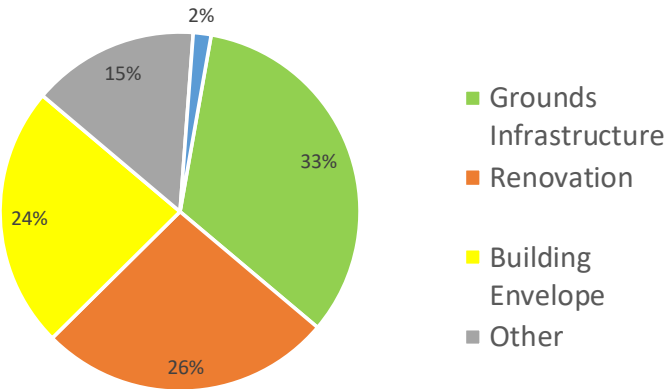
Operating Funds \$ **1,249,428**

Project Type	\$
Grounds Infrastructure	\$417,000.00
Renovation	\$330,000.00
Building Envelope	\$295,000.00
Other	\$187,428.00
Building Systems	\$20,000.00

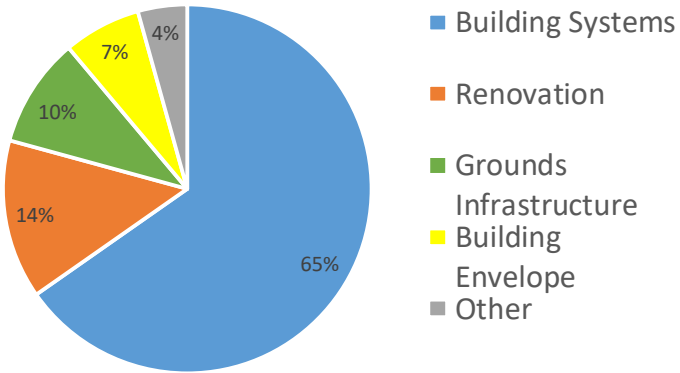
All Funds \$ **4,332,710**

Project Type	\$
Building Systems	\$2,828,730.00
Renovation	\$604,552.00
Grounds Infrastructure	\$417,000.00
Building Envelope	\$295,000.00
Other	\$187,428.00

UMA Operational Funds



UMA All Funds



# UMF 1 Year Capital Plan

6.1

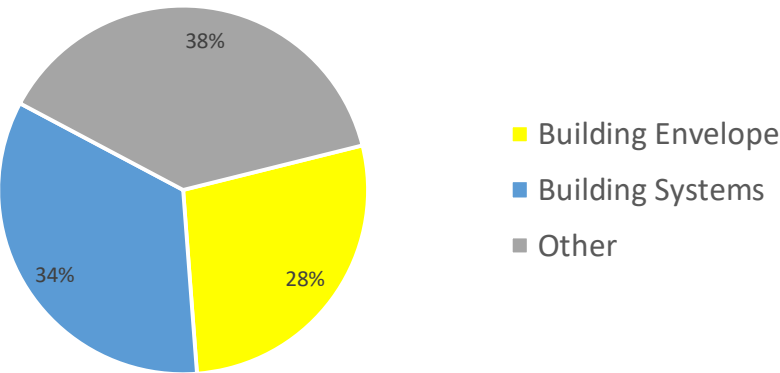
Operating Funds \$ **326,183**

Project Type	\$
Other	\$125,000.00
Building Systems	\$110,850.00
Building Envelope	\$90,333.00

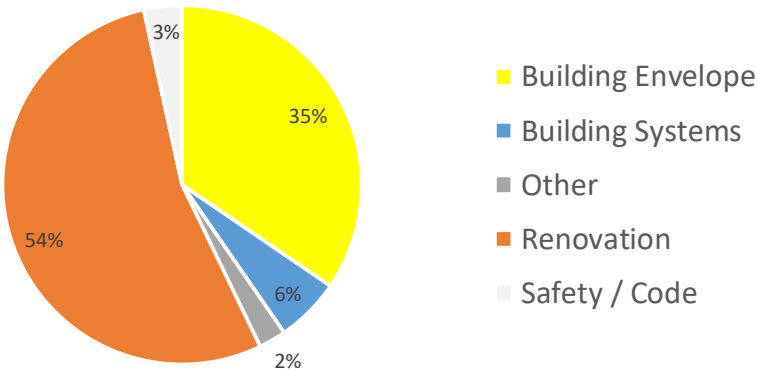
All Funds \$ **5,100,099**

Project Type	\$
Renovation	\$2,740,160.00
Building Envelope	\$1,760,975.00
Building Systems	\$298,839.00
Safety / Code	\$175,125.00
Other	\$125,000.00

UMF Operational Funds



UMF All Funds



# UMFK 1 Year Capital Plan

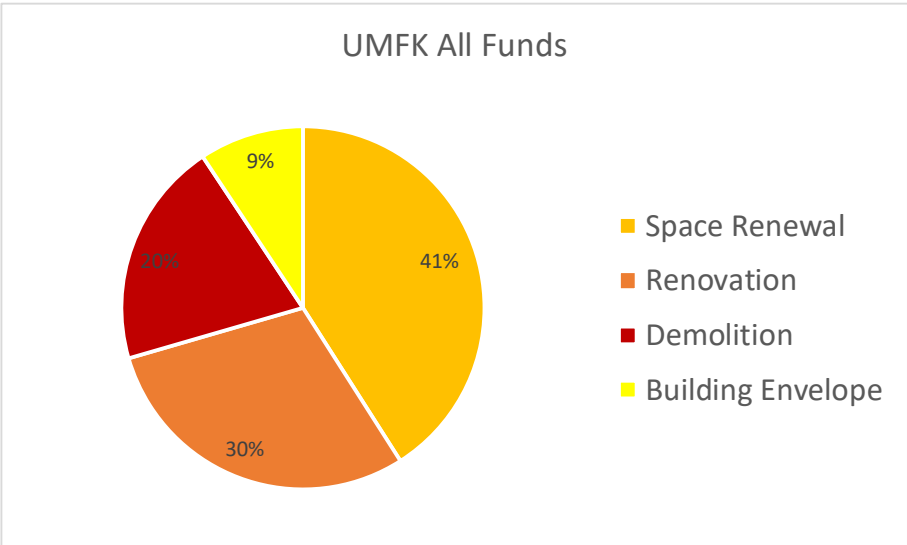
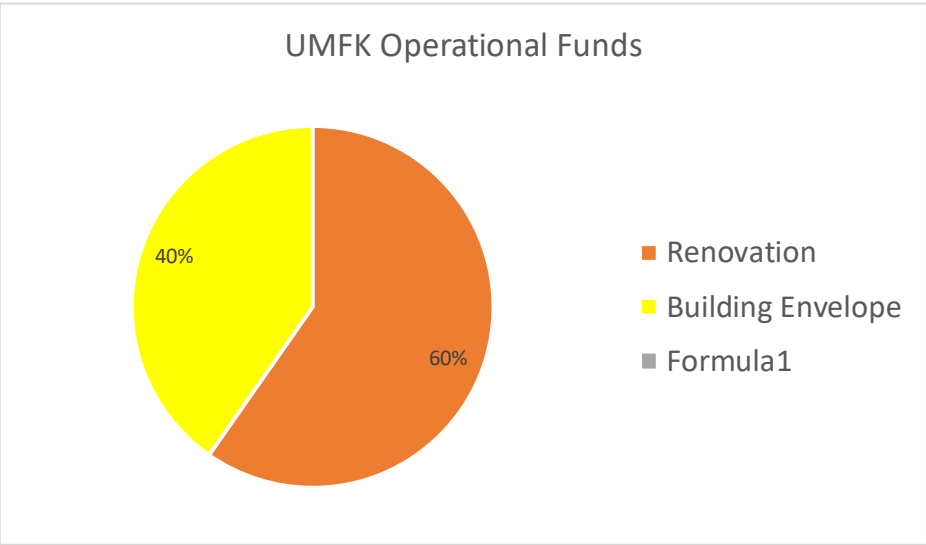
6.1

Operating Funds \$ **186,176**

Project Type	\$
Renovation	\$111,176.00
Building Envelope	\$75,000.00

All Funds \$ **805,192**

Project Type	\$
Space Renewal	\$329,917.00
Renovation	\$237,842.00
Demolition	\$162,433.00
Building Envelope	\$75,000.00



# UMPI 1 Year Capital Plan

6.1

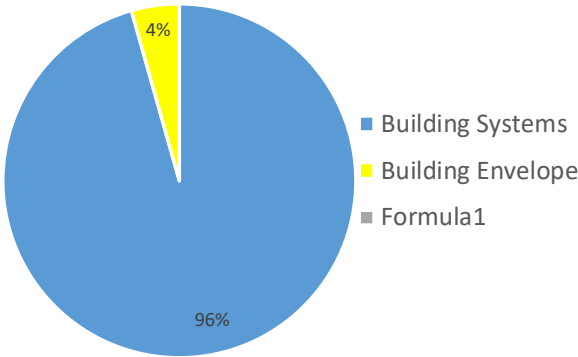
Operating Funds \$ **366,232**

All Funds \$ **4,657,665**

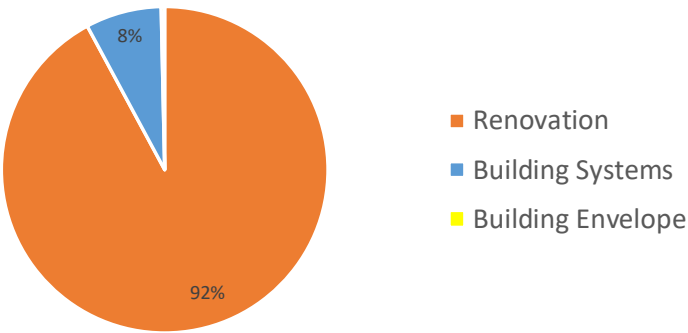
Project Type	\$
Building Systems	\$350,186.00
Building Envelope	\$16,046.00

Project Type	\$
Renovation	\$4,291,433.00
Building Systems	\$350,186.00
Building Envelope	\$16,046.00

UMPI Operational Funds



UMPI All Funds



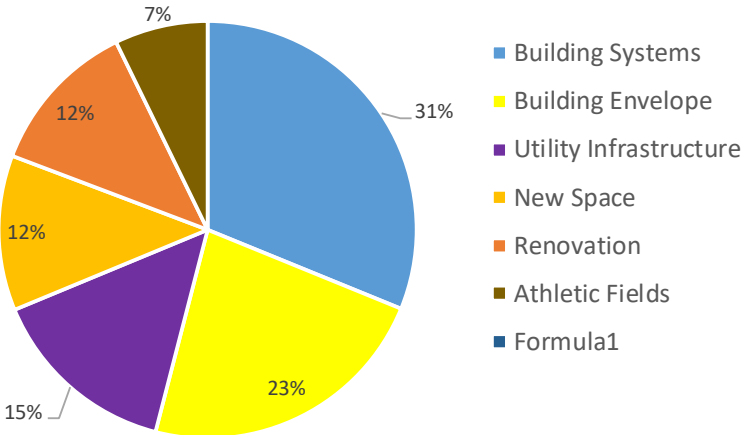
# USM 1 Year Capital Plan

6.1

Operating Funds \$ **4,158,910**

Project Type	\$
Building Systems	\$1,296,447.00
Building Envelope	\$950,000.00
Utility Infrastructure	\$612,463.00
New Space	\$500,000.00
Renovation	\$500,000.00
Athletic Fields	\$300,000.00

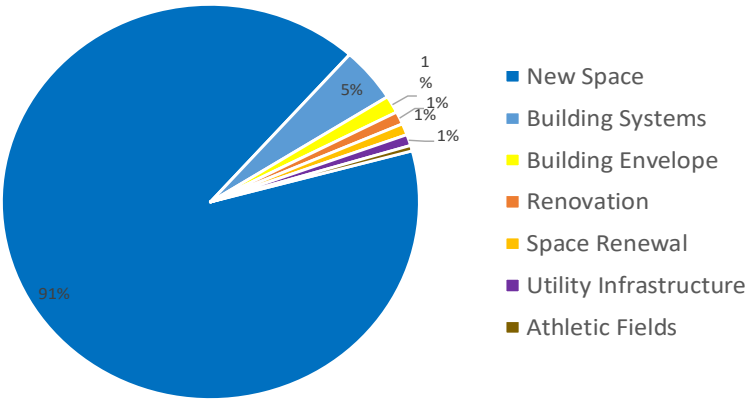
USM Operational Funds



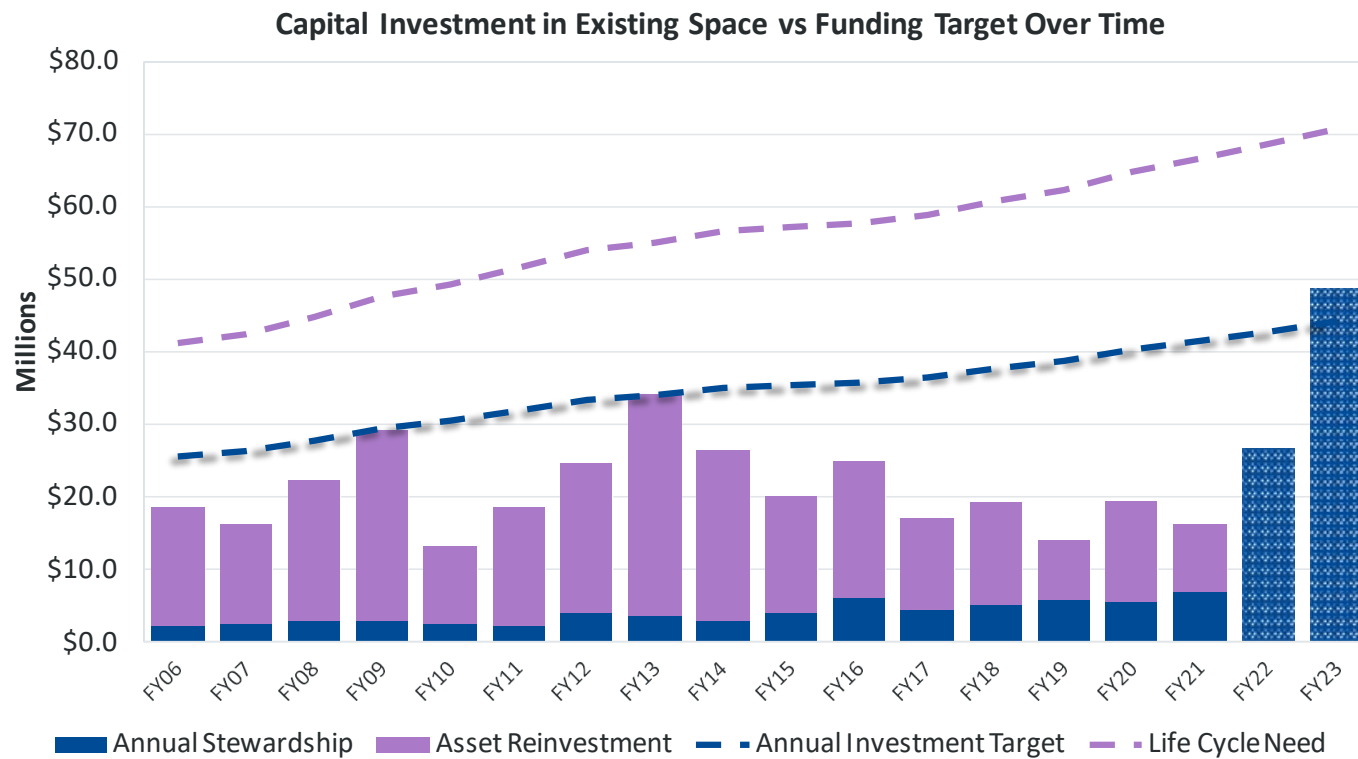
All Funds \$ **66,983,910**

Project Type	\$
New Space	\$60,800,000.00
Building Systems	\$2,996,447.00
Building Envelope	\$950,000.00
Renovation	\$700,000.00
Space Renewal	\$625,000.00
Utility Infrastructure	\$612,463.00
Athletic Fields	\$300,000.00

USM All Funds



## FY23 Capital Plan Against Gordian's Annual Target



An additional \$104.5M is included in the capital plan but excluded from the Gordian analysis against the targets – examples: athletic fields, demolitions, grounds infrastructure, and new space



Institution	FY23 Gordian Target	FY23 Capital Plan	% to Target	6.1
UMaine @ Orono	\$24,594,636	\$28,492,359	116%	
UMF	\$3,404,251	\$5,100,099	150%	
USM	\$10,111,232	\$5,271,447	52%	
UMM	\$1,197,415	\$658,614	55%	
UMPI	\$1,948,842	\$4,657,665	239%	
UMA	\$1,564,773	\$3,915,710	250%	
UMFK	\$1,229,035	\$642,759	52%	
UMS	\$44,050,184	\$48,738,653	111%	

© 2022 Gordian. All Rights Reserved.

# FY2023 Capital Investment Plan



Comments or Questions?





## Report on the FY2023 Capital Investment Plan

The FY2023 budget includes \$13,715,360 slated for capital investment in facility and infrastructure improvements, not including IT projects. This reflects an increase over the FY 2022 amount of approximately \$10.6 million and the FY2021 amount of approximately \$6.6 million. Approximately 67% (\$9,137,964) of those facility and infrastructure related resources are dedicated for specific projects or spaces as shown on the FY2023 Operating one-year capital plan.

Of these projects in the one year operating budget plan, broadly speaking, the categories include:

- Approximately \$ 1,700,000 in Building Envelope projects
- Approximately \$ 2,000,000 in Building Systems (MEP – not including IT)
- Approximately \$ 1,800,000 in Grounds and Underground Utility infrastructure
- Approximately \$ 2,000,000 in Space renewal and renovations
- Approximately \$ 300,000 for athletic fields
- Approximately \$ 700,000 in new Space
- Approximately \$ 5,000,000 set aside as reactive projects and special projects.
- Approximately \$ 300,000 in Athletic fields

Beyond the FY2023 operating budget, a variety of additional resources were budgeted that substantially increase capital investment in FY2023. In fact, \$144.5M of capital project expenditures/budget were identified in the initial capital plan (not including \$4.4M in funding sources that are to be determined and \$18M in P3 funding). This funding level exceeds both FY2022 and FY2021, with significant increases in Building Systems and Space Renewal/Renovation investments.

Broad categories include:

- Approximately \$ 75,800,000 in New Space (\$60.8 million for USM projects)
- Approximately \$ 3,400,000 in Building Envelope projects (roof and façade)
- Approximately \$ 16,800,000 in Building Systems (\$13 million in HVAC projects)
- Approximately \$ 900,000 in Grounds infrastructure improvements
- Approximately \$ 6,100,000 in Utility infrastructure improvements
- Approximately \$ 23,100,000 in Space renewal and renovations
- Approximately \$ 200,000 for Safety/Code improvements
- Approximately \$ 5,200,000 set aside as reactive or special projects
- Approximately \$ 12,800,000 in Athletic fields
- Approximately \$ 200,000 in Demolition/Removal projects

The Gordian investment target to “keep up” in FY2023 is projected to be just over \$44 million. This target is based on existing building need and not on new construction or infrastructure. The portion of this year’s budget that applies towards the Gordian target is approximately \$48.7 million, a significant investment to meet this critical target. Coupled with the new construction initiatives, this effort will have a positive effect on campus metrics, such as Net Asset Value (NAV) and building age profile. Finally, the FY2023 capital plan includes four demolition projects which are reflected in the space reduction initiative. While not investment in the traditional sense, the removal of facilities – particularly poorer condition, low net asset value facilities – can have a substantial impact on eliminating deferred maintenance and improving the average condition of the University’s facilities.

April 8, 2022

FY23 Capital Plan Project List

Campus	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan
UM	Maine Special Projects	UMaine campus special projects	Set aside	2,437,910	Xfer from E&G	600,000
UM	Alfond Arena FD	Annual Alfond	Other	485,000	Xfer from E&G	48,500
UM	Memorial Gym FD	Annual Memorial Gym	Other	1,400,000	Xfer from E&G	140,000
UM	Annual Funded Depreciation	Various Projects - Annual Funded Depreciation	Set aside	26,872,877	Xfer from E&G	3,936,782
UM	Aroostook Farm modernization study	Replace 8-9 buildings on the Aroostook Farm campus with one	Space Renewal	25,000	Xfer from E&G	25,000
UM	Annual Call	University of Maine Annual Call	Space Renewal	300,000	Xfer from E&G	300,000
UM	SA10 Steam pit repair		Utility Infrastructure	640,000	Xfer from E&G	540,000
UM	One Health Sciences building/Clapp Greenhouse replacement	New One Health Sciences building/Roger Clapp Greenhouse pro	New Space	250,000	Xfer from E&G	200,000
UM	Hart Hall north end entrance foyer	create an entrance foyer on the north entrance to Hart Hall	Renovation	280,000	Xfer from AUX	280,000
UM	Build lobby Entry Foyer	construct an entry foyer at the ground level lobby	Renovation	85,000	Xfer from AUX	85,000
UM	Residence Hall Lock Replacement	Replacement of room locksets in UMaine residence halls	Building Systems	1,597,535	Xfer from AUX	262,535
UM	Cover cork walls on flrs 1 & 2	Cover cork walls with 1/0" GWB on floors 1 and 2	Space Renewal	265,000	Xfer from AUX	265,000
UM	Gannett Hall Roof replacement	Project to replace the roof on Gnnett Hall	Building Envelope	320,000	Xfer from AUX	320,000
UM	Paint / polish	for painting and general cosmetic upkeep	Space Renewal	296,000	Xfer from AUX	80,000
UM	Penobscot Hall single use bathroom	Create a single use bathroom in Penobscot Hall	Space Renewal		Xfer from AUX	65,000
UM	Aroostook Hall generator	Install a generator at Aroostook Hall	Utility Infrastructure		Xfer from AUX	70,000
UM	Kennebec Hall generator	Install a generator at Kennebec Hall	Utility Infrastructure		Xfer from AUX	70,000
UM	York hall generator upgrade	Upgrade the generaor at York Hall to feed 100% of building	Utility Infrastructure	100,000	Xfer from AUX	100,000
UM	ASCC Secure Lab	ASCC Secure Lab	Renovation	7,000,000	Grants	1,000,000
UM	PDC Addition to Jenness	PDC Addition to Jenness	New Space	30,000,000	Grants	500,000
UM	Green Engineering and Materials building (GEM)	GEM is a world-class research and educational facility that will p	New Space	1,500,000	Xfer from E&G Res	1,000,000
UM	Paving Maintenance	Annual Paving Maintenance - major projects	Grounds Infrastructure	1,500,000	Xfer from E&G Res	150,000
UM	Neville clsrn reno	Renovation of Neville Hall Lecture Halls and multiple classrooms	Renovation	1,500,000	GO Bond	1,000,000
UM	Ferland Engineering Education & Design Ctr.	New Ferland Engineering Education & Design Ctr. Building	New Space		Fundraising	1,200,000
UM	Ferland Engineering Education & Design Ctr.	New Ferland Engineering Education & Design Ctr. Building	New Space	43,000,000	Revenue Bond	12,150,000
UM	Boudreau Hall renovation gift fund	Renovations to Boudreau Hall funded by a gift	Renovation	1,000,000	Restricted Gifts	500,000
UM	Annual Call	Hosmer funding for UM Annual Call	Set aside	1,000,000	Restricted Gifts	100,000
UM	MCECIS	Renovation to UMaine Engineering buildings, Engineering phas	Space Renewal	50,000,000	Fundraising	7,260,000
UM	UMaine Athletics Capital Improvements HAF	Umaine athletics facilities master plan for capital improvements	Space Renewal	17,533,875	Fundraising	1,533,875
UM	Energy Management system (EMS) upgrades	Upgrade legacy EMS for the campus	Building Systems	560,000	Revenue Bond	560,000
UM	Hitchner 87 wing HVAC upgrade	Upgrade building HVAC system	Building Systems	1,120,000	Revenue Bond	1,120,000
UM	D.P. Corbett HVAC system upgrade	Upgrade building HVAC system	Building Systems	1,344,000	Revenue Bond	1,344,000
UM	Bryand Global Sciences HVAC system upgrade	Upgrade building HVAC system	Building Systems	336,000	Revenue Bond	336,000
UM	Sawyer Building HVAC system upgrade	Upgrade building HVAC system	Building Systems	1,680,000	Revenue Bond	1,680,000
UM	Collins Center for the Arts HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	Fieldhouse HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	Class of 1944 Hall HVAC system upgrade	Upgrade building HVAC system	Building Systems	280,000	Revenue Bond	280,000
UM	Wallace Pool HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	Hudson Museum collection storage space HVAC system upgrade	Upgrade building HVAC system	Building Systems	224,000	Revenue Bond	224,000
UM	Wingate Hall HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	Bennett Hall HVAC system upgrade	Upgrade building HVAC system	Building Systems	1,120,000	Revenue Bond	1,120,000
UM	Advanced Manufacturing Center HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	Libby Hall Hall HVAC system upgrade	Upgrade building HVAC system	Building Systems	560,000	Revenue Bond	560,000
UM	UMaine Energy Project	Improvements to Energy infrastructure	Utility Infrastructure	132,000,000	Revenue Bond	4,000,000
UM	UMaine Energy Project	Improvements to Energy infrastructure	Utility Infrastructure	1,500,000	Revenue Bond	700,000
UM	UMaine Athletics Capital Improvements HAF	Construct a new Soccer Stadium with Harold Alfond grant and m	Athletic Fields	5,870,000	HAF Grant	5,370,000
UM	UMaine Athletics Capital Improvements HAF	Construct a new Field Hockey Stadium with Harold Alfond grant	Athletic Fields	3,900,000	HAF Grant	3,600,000
UM	UMaine Athletics Capital Improvements HAF	Construct a new Softball Stadium with Harold Alfond grant and	Athletic Fields	3,855,000	HAF Grant	3,555,000
UM	MCECIS	Renovation to UMaine Engineering buildings, Engineering phas	Space Renewal	50,000,000	HAF Grant	666,667
UM	REMOVAL OF UMDMC TRACTOR BARN / SHED	Demolition of the UM Darling Marine Center Tractor Barn / Shed	Demolition	35,790	Dedicated System F	35,790
UM	REMOVAL OF UM BARN-PATCH HOUSE	Demolition of UM Barn at Patch House - 2,088 sq.'	Demolition	20,880	Dedicated System F	20,880
UMA	MLT/VTE Remodel		Renovation	330,000	Xfer from E&G	330,000
UMA	Fine Arts Sound Proofing		Other	87,428	Xfer from E&G	87,428

## FY23 Capital Plan Project List

Campus	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan
UMA	Landscaping		Other	100,000	Xfer from E&G	100,000
UMA	Ceramics Studio Boiler		Building Systems	20,000	Xfer from E&G	20,000
UMA	Roofing Surveys/Repair		Building Envelope	80,000	Xfer from E&G	80,000
UMA	Camden EIFS		Building Envelope	100,000	Xfer from E&G	100,000
UMA	Camden Exterior Doors		Building Envelope	40,000	Xfer from E&G	40,000
UMA	Fine Arts Brick Repair		Building Envelope	75,000	Xfer from E&G	75,000
UMA	Fine Arts Drainage	Address drainage	Grounds Infrastructure	50,000	Xfer from E&G	50,000
UMA	Texas Ave. Repair		Grounds Infrastructure	100,000	Xfer from E&G	100,000
UMA	Bangor Campus Walkways	Install new and resurface existing walks	Grounds Infrastructure	800,000	Xfer from E&G	100,000
UMA	Parking Lot Striping		Grounds Infrastructure	150,000	Xfer from E&G	150,000
UMA	Storm Drains		Grounds Infrastructure	17,000	Xfer from E&G	17,000
UMA	Randall Admissions Renovations		Renovation	154,095	GO Bond	128,052
UMA	UMA Augusta Café Upgrades		Renovation	150,000	Other	146,500
UMA	Katz Library HVAC Repairs		Building Systems	1,100,000	Other	983,133
UMA	Bangor Dental HVAC Phase II		Building Systems	107,000	Other	13,822
UMA	Belfast Hall HVAC improvements		Building Systems	50,000	Other	40,000
UMA	Eastport Hall HVAC improvements		Building Systems	300,000	Other	270,000
UMA	Fitness Ctr HVAC Improvements		Building Systems	200,000	Other	180,000
UMA	Camden Hall HVAC improvements		Building Systems	200,000	Other	180,000
UMA	Handley Hall HVAC Updates	System	Building Systems	1,200,000	Other	1,141,775
UMF	ESCO audit capital support	Funding to support the Trane ESCO audit that is currently under	Other	75,000	Xfer from E&G	75,000
UMF	Boiler door repair	Remove all refractory from the 2 existing doors and send out to	Building Systems	25,000	Xfer from E&G	25,000
UMF	Valve and gasket replacement at the Central heat plant	Replace or Repair all the valves and gaskets at the CHP to reduce	Building Systems	85,850	Xfer from E&G	85,850
UMF	Aux Audit investment	Capital investment to support the Trane ESCO audit that is curre	Other	50,000	Xfer from AUX	50,000
UMF	roof replacement	Replace connector roof between Lockwood and Dakin	Building Envelope	25,000	Xfer from AUX	25,000
UMF	Purington Hall Roof replacement	Repair Purington hall roof by spraying a silicone base to the exis	Building Envelope	40,333	Xfer from AUX	40,333
UMF	Scott North window replacement	Replace windows in Scott N lower level rooms to provide Egres	Building Envelope	25,000	Xfer from AUX	25,000
UMF	Early Childhood Laboratory Space	Renovate new facility as identified in the Master Plan for Sweat	Renovation	3,200,000	GO Bond	2,120,400
UMF	Olsen Student Center Renovation	Extensive renovation of and minor addition as identified with th	Renovation	425,000	GO Bond	222,529
UMF	Stone hall suite renovation	Renovate Stone hall student rooms by adding doors to turn 3 in	Renovation	275,000	GO Bond	275,000
UMF	Ricker addition renovation	Renovation of the lower level once the child care center is reloc	Renovation	175,000	GO Bond	122,231
UMF	HVAC Upgrades and building visioning	Replacement of the HVAC rooftop unit as well as a visioning for	Building Systems	300,000	GO Bond	53,777
UMF	HVAC upgrade design	Design the BAS and heat pumps for Merrill hall to provide A/C to	Building Systems	50,000	GO Bond	14,873
UMF	HVAC upgrades	Funding to support the Trane ESCO audit currently under way o	Building Systems	150,000	GO Bond	119,339
UMF	Merrill Hall Envelope upgrades	Masonry repairs to the exterior of the building, window repair a	Building Envelope	400,000	GO Bond	352,983
UMF	Window replacement	This money will help to support the Trane ESCO that is taking pl	Building Envelope	175,000	GO Bond	117,659
UMF	FRC roof replacement	Install Graco silicone spray to the EPDM roof giving the roof a 30	Building Envelope	325,000	GO Bond	325,000
UMF	FRC Facade Replacement	Replace failing brick veneer wall with insulated panels to increas	Building Envelope	925,000	GO Bond	875,000
UMF	Campus ADA ramp replacement	Install and replace wooded ADA ramps on campus into 3 of our	Safety / Code	100,000	GO Bond	75,125
UMF	Emergency phone and lighting upgrade	Upgrade our exterior phones in parking lots to include cameras	Safety / Code	100,000	GO Bond	100,000
UMFK	Lodge upgrades	add/alter/repair exterior, improve grounds, update interior	Renovation		Xfer from E&G Res	126,666
UMFK	Lodge upgrades	add/alter/repair exterior, improve grounds, update interior	Renovation	450,000	Xfer from E&G	111,176
UMFK	Wilderness Camp Renovation	Level & repair exterior envelope	Building Envelope	75,000	Xfer from E&G	75,000
UMFK	Enrollment & Advancement Center		Space Renewal	2,990,000	GO Bond	329,917
UMFK	Cyr House Removal	Remove building and restore grounds for other use.	Demolition	95,000	Other	78,487
UMFK	South Parking Lot		Demolition	160,000	Other	69,744
UMFK	St. David House Demolition	Raze Building and restore grounds for other use.	Demolition	50,000	Other	14,202
UMM	UMM Campus Various Projects		Set aside		Xfer from E&G	40,614
UMM	Dorward Lock replacement	Replace the out dated lock system that is no longer serviced by	Building Systems	188,000	GO Bond	68,000
UMM	1st and 2nd Floor Hallway Project	Powers Hall 1st and 2nd Floors Hallway Renovation	Renovation	400,000	GO Bond	400,000
UMM	Sennett Hall interior renovation	Renovate the interior of Sennett Hall to create family apartment	Renovation	150,000	GO Bond	150,000
UMM	CAMPUS GROUNDS PAVEMENT	CAMPUS GROUNDS PAVEMENT	Grounds Infrastructure	406,925	GO Bond	286,925
UMPI	Kelley Commons Boiler		Building Systems	250,186	Xfer from E&G	250,186

## FY23 Capital Plan Project List

Campus	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan
UMPI	Emerson Hall Boiler		Building Systems	100,000	Xfer from AUX	100,000
UMPI	STR Roof		Building Envelope	16,046	Xfer from AUX	16,046
UMPI	Wieden Hall Renovation	Full building renovation	Renovation	3,757,000	GO Bond	3,041,433
UMPI	Wieden Hall Renovation		Renovation	2,500,000	Other	1,250,000
USM	23 Brighton Ave PtlD Study	Renovation of 23 Brighton Ave (Former Deering Farmhouse)	Renovation	1,065,000	Xfer from E&G	500,000
USM	Bailey Bathroom Upgrades-Phase 2	Renovation of Bathrooms on 1st and 2nd Floor of Bailey Hall	Building Systems	500,000	Xfer from E&G	500,000
USM	Luther Bonney Bathroom Upgrades	Renovation of Bathroom in Luther Bonney Hall	Building Systems	500,000	Xfer from E&G	500,000
USM	Bailey Hall Envelope Repairs	Repairs to the Bailey Envelope	Building Envelope	150,000	Xfer from E&G	150,000
USM	Russell Hall Envelope Repair	Repairs to Russell Hall Envelope and roof	Building Envelope	475,000	Xfer from E&G	450,000
USM	Academy Bldg Envelope Renovation	Upgrade to Academy Buldg Envelope	Building Envelope	475,000	Xfer from E&G	350,000
USM	IT Option 6	Replacement of IT infrastructure between Sullivan/CHP and Scie	Utility Infrastructure	427,463	Xfer from E&G	427,463
USM	Gorham Site Electrical Upgrades	Upgrades and study of the Gorham site electrical system for inc	Utility Infrastructure	85,000	Xfer from E&G	85,000
USM	IT/AV Install CSSC	AV/IT equipment for CSSC	New Space	500,000	Xfer from E&G	500,000
USM	Gorham Underground Util Rep	Repair to underground utility system on the Gorham campus	Utility Infrastructure	725,000	Xfer from E&G	50,000
USM	Portland Underground Util Rep	Repair to underground utility system on the Portland campus	Utility Infrastructure	550,000	Xfer from E&G	50,000
USM	Gorham Hannaford Field Turf Repl	Replacement of the Artificial Turf at Hannaford Field in Gorham	Athletic Fields	350,000	Xfer from E&G	300,000
USM	Brooks Freight Elevator Replacement	Brooks Freight Elevator Replacement	Building Systems	146,447	Xfer from AUX	146,447
USM	Walkin Coolers Brooks	Replace Walkin Cooler in Brooks Student Center	Building Systems	150,000	Xfer from AUX	150,000
USM	LAC Old Wing Ext Upgrade	Interior/Exterior Upgrades to the old wing of Lewiston Auburn c	Renovation	300,000	GO Bond	200,000
USM	Classroom and Lab Renovation (STEM Investments)	Classroom and Lab Renovations to support STEM investments	Space Renewal	500,000	GO Bond	250,000
USM	Renovation to Engineering and Computer Science Classrooms	Renovation to Engineering and Computer Science Classrooms	Space Renewal	500,000	GO Bond	250,000
USM	301 Bailey Hall Education Center Room	Renovate Bailey C301, C301A, C301B, C301C to create Center fo	Space Renewal	250,000	GO Bond	125,000
USM	New Student Success and Career Services Center	New Student Success and Career Services Center on the Portlan	New Space	7,551,263	Fundraising	4,000,000
USM	Center for Arts Construction	Construct the Center for the Arts on the Portland Campus	New Space	42,000,000	Fundraising	3,000,000
USM	USM HVAC Projects	USM HVAC Projects	Building Systems	2,000,000	Other	1,700,000
USM	Construction of new Structured Parking Garage (Portland)	Construction of new structured parking garage on the Portland c	New Space	24,000,000	Revenue Bond	14,700,000
USM	Construction of Portland Commons Dorm	Construction of new student housing in Portland	New Space	72,800,000	Revenue Bond	38,600,000
<b>TOTAL</b>				<b>576,518,903</b>		<b>144,579,144</b>