

Board of Trustees

**Finance, Facilities & Technology Committee**  
August 24, 2022 at 9:00 am  
Zoom Meeting – No Physical Location Available

**REVISED**  
**8/19/2022**

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**

- 9:00am – 9:05am Call the meeting to order and Roll Call
- 9:05am – 9:20am **EXECUTIVE SESSION**  
The Finance, Facilities, & Technology Committee will enter Executive Session under the provision of: 1 MRSA Section 405 6-C
- 9:20am – 9:30am  
**TAB 1** Priority 1 Athletic Field Improvements Increase, UM Athletics 10-year Master Plan funded by Harold Alfond Foundation
- 9:30am – 9:40am  
**TAB 2** ASCC Building Addition Increase, UM; Green Engineering and Materials (GEM) “Factory of the Future”
- ~~TAB 3 Vice Chancellor for Administration and Finance Update~~ **WITHDRAWN**
- 9:40am – 9:45am  
**TAB 14** Real Property Disposition, UMS – 16 Central Street, Bangor, Maine
- 9:45am – 10:35am  
TAB 4 Multi-Year Financial Analysis (MYFA)
- 10:35am – 10:55am  
TAB 5 FY2023 5-year Capital Plan
- 10:55am – 11:05am  
TAB 6 Review of IT Projects with a Value of \$250,000 or Greater
- 11:05am – 11:15am  
TAB 7 The Great University Campaign Update, USM Foundation
- 11:15am – 11:25am  
TAB 8 Robie-Andrews Hall Revitalization Project, USM
- 11:25am – 11:35am  
TAB 9 Capital Project Status Report and Bond Projects Update, UMS
- 11:35am – 11:40am  
TAB 10 FY2023 Finance, Facilities, & Technology (FFT) Committee Work Plan
- 11:40am – 11:50am  
TAB 11 Energy Savings Performance Contract (ESPC), UMF

11:50am – 11:55am

TAB 12

Proposed Changes to Board of Trustee Policy 803 (Naming and Renaming of Physical Facilities)

11:55am – 12:00pm

TAB 13

Residency Waiver for students affected by the Russian War in Ukraine

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:** Priority 1 Athletic Field Improvements Increase, UM Athletics 10-year Master Plan funded by Harold Alfond Foundation

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:**

**BOARD ACTION: X**

**BOARD POLICY:** 701 – Budgets, Operating & Capital

**UNIFIED ACCREDITATION CONNECTION:** N/A

**BACKGROUND:**

**a. Summary of the request**

The University of Maine System, acting through the University of Maine, requests to increase the authorization for the completion of priority 1 athletic field improvements by an additional \$26 million, and to expand the scope to include start of phase 2 improvements, and continued planning and design of the overall Athletics 10-Year Master Plan, funded primarily by the Harold Alfond Foundation. The Board of Trustees approved \$14 million in January 2022 for priority 1 athletic field improvements; thus, this additional request would bring the total approval to expend up to \$40 million.

This request is pursuant to Board Policy 701, which requires projects with a total cost of more than \$500,000 and any increases to those projects, be considered by the Board of Trustees or its Finance, Facilities & Technology (FFT) Committee. In this case the Committee's recommendation will be forwarded to the Full Board for consideration.

**b. Overall requested budget and funding source:**

Funding for this work will be from the Harold Alfond Foundation (HAF) grant and matching contributions. The Harold Alfond Foundation (HAF) has made a \$90 million commitment to the University of Maine for major upgrades to the athletic facilities and the University is expected to match these funds with \$20 million. As agreed in the HAF Grant, the University of Maine plans to use interim funding (either internal borrowing, internal resources, and/or short-term debt) of up to \$21 million as determined by the Vice Chancellor of Finance and Administration while waiting for sufficient HAF grant funds to be received to fund this portion of the work.

**c. Confirmation of whether the project was included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees.**

The Athletics Master Plan is identified within the University's 10-year rolling master plan, Long Term capital plan, and 1-year capital plan approved by the Trustees.

**d. More detailed explanation of rationale for project and metrics for success of the project:**

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The mission of the University of Maine's Intercollegiate Athletics program is to provide equitable intercollegiate athletic opportunities, and academic support for hundreds of university students. The renovations and construction will transform Maine's only Division 1 athletics program while improving athlete safety and advancing gender equity.

**e. Explanation of the scope and substance of the project as needed to supplement (a) and (c) above:**

**Phase 1 projects in progress: softball field \$12 million**

Presently under construction is the renovation of the softball venue and new construction of a softball pavilion. The renovation includes a new playing surface, new spectator seating, support facilities, lighting, and other related utilities for this venue. The new batting pavilion will include an indoor temperature-controlled batting and pitching facility located next to the softball field.

**Remaining Phase 1 Priority athletic field improvements: estimated cost \$21 million**

Presently the women's soccer team is playing their games on the baseball field. The construction of a soccer facility will include playing surface, creation of spectator seating, support facilities, lighting, and other related utilities for this venue. Design work has been completed.

The scope of improvements to the field hockey venue during this phase will include a new playing surface, creation of spectator seating, support facilities, lighting, and other related utilities for this venue. Design work has been completed.

These two projects were designed during the initial Phase 1 design process however, as reported previously, the bids for all three of these projects came in significantly over the estimated budget creating the need for this adjusted budget.

**Phase 2 Projects: estimated \$7 million**

The scope of improvements to the Alford Arena venue during this phase will include a new center-hung video scoreboard, multiple new video displays, video ribbon displays, and new lighting. This phase will also include design for additional phase 2 projects and finalization of the Athletics Master Plan.

**f. Changes, if any, in net square footage or ongoing operating costs resulting from the project:**

Operating costs for these venues will be borne by University Athletics.

**g. Budget for the project and further elaboration on funding source and selection as needed to supplement (b):**

Funding for this work will be from the Harold Alford Foundation (HAF) grant and matching contributions. The Harold Alford Foundation (HAF) has made a \$90 million commitment to the University of Maine for major upgrades to the athletic facilities and the University is expected to match these funds with \$20 million. The HAF \$90 million will be distributed over 10 years starting in 2022. Of the \$90 million, \$33 million (36.6%) is distributed over the first 5 years and the remaining \$57 million (63.3%) over the last 5 years.

As agreed in the elements of the HAF Grant regarding the System's commitment to accelerate the implementation of the Project and the System's commitment to use, seek and

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deploy a combination of external fundraising, reserves, financing, borrowing, and other transfers to meet Project costs, the University of Maine plans to use interim funding (either internal borrowing, internal resources, and/or short-term debt) of up to \$21 million while waiting for sufficient HAF grant funds to be received to fund this portion of the work. Based on project cost inflation, waiting to do the projects until 2031, when the final contribution of the \$110 million arrives, would have a greater negative impact on the total number of projects the University will be able to accomplish when compared to borrowing.

**h. Alternatives that were considered to meet the need being addressed by this project:**

The projects are part of the overall campus Athletics 10-year Master Plan.

**i. Timeline for start, occupancy, and completion:**

Remaining phase 1 priority athletic field improvements anticipate construction to start in the fall of 2022 with completion in August 2023, before the start of the 2023 fall sport seasons. Alford Arena lighting and scoreboard upgrades and continued design for the completion of the Athletics Master Plan and multiple projects within the master plan will commence in the fall of 2022.

**j. Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this Project if full authority is not being requested from the outset.**

Additional authorization for costs and additional space as related to the Athletic 10-year Master Plan projects funded with the Harold Alford Foundation grant funding and matching contributions will be presented as the design, funding and scheduling are formalized.

**k. Additional information that may be useful for consideration of the item.**

The University of Maine Athletics priority 1 projects original estimates were based on pre-COVID, and pre-inflation cost estimates. In the spring of 2022, the University received two (2) bids for the soccer venue resulting in approximately \$11.5 million total project costs. The University received no bids for the field hockey venue. The University received one (1) bid for softball venue resulting in approximately \$11.6 million total project costs. This resulted in Priority 1 Projects (soccer, field hockey, and softball) exceeding the original amount of \$14 million approved by the Board at the January 24, 2022, meeting. The approved \$14 million of the \$110 million total has been designated primarily to the improvements/reconstruction of the softball venue, construction of a new softball batting pavilion, utilities upgrades, and ongoing Athletics master planning. Construction is underway on the softball field improvements and new softball batting pavilion.

Soccer and field hockey projects are planned to be completed prior to the start of the fall 2023 season. Of the additional \$26 million, the University will utilize approximately \$19 million to complete priority 1 projects and approximately \$7 million for Alford Arena lights and scoreboard upgrades, start design of phase 2 projects, and complete the University of Maine Athletics Master Plan.

**TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for consideration at the September 11-12, 2022, Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance Facilities and

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Technology Committee and authorizes the University of Maine System, acting through the University of Maine to expend an additional \$26,000,000 for a total of \$40,000,000 to construct and make improvements to the phase 1 priority projects and to continue design work under the Athletics 10-year Master Plan, with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel. Additionally, the Board of Trustees approves issuance of an internal University of Maine System loan to the University of Maine for up to \$21,000,000, as determined by the Treasurer for the purposes of funding the above noted projects which total \$40,000,000.

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**University of Maine**

**Athletics 10-year Master Plan:  
Request for Increase, Phases I & II**

Finance, Facilities and Technology Committee  
August 24, 2022



10-year  
Athletics  
Master Plan  
totals \$110  
million  
including HAF  
\$90 million &  
\$20 million  
match

## ***UMaine seeks increase of \$26 million for Athletics Master Plan***

Phase 1 – priority projects

- *New soccer venue*
- *Renovation of field hockey venue*
- *Renovation of softball field venue (underway)*

\$14 million authorized by BOT, January 2022

Completion of phase 1 and start of phase 2

- *Phase 1 field hockey & soccer venues*
- *Alfond Arena scoreboards & lighting*
- *Design work (Shawn Walsh Center addition, track & rec field, Mahaney Dome replacement, multi-purpose arena, & Alfond Stadium upgrades*

\$26 million request to FFT/BOT August/September 2022

Revised request

Total: \$40 million





Crosswalk of approved funding for Phase 1 projects and request for Phase 2 projects

## Total project cost of Phase 1 & 2 exceeds original estimates.\*

<b>Priority 1 athletic field improvements</b>	<b>January 2022</b>	<b>August/Sept. 2022</b>	<b>Difference</b>
Softball Venue & Batting Pavilion ( <i>firm price</i> )	\$5	\$12	\$7
Soccer Field Venue ( <i>estimated cost based on previous bids</i> )	\$6	\$12	\$6
Field Hockey Venue ( <i>estimated cost, no bids received</i> )	\$3	\$9	\$6
<b>Sub-Total:</b>	<b>\$14</b>	<b>\$33</b>	<b>\$19</b>
<b>Priority 2 projects:</b>			
Alfond Arena scoreboards and lighting	\$0	\$2	\$2
Design only work for phase 2 projects ( <i>Shawn Walsh Center addition, Track &amp; Rec Field, Mahaney Dome replacement, Multi-purpose Arena, &amp; Alfond Stadium upgrades</i> )	\$0	\$5	\$5
<b>Sub-Total:</b>	<b>\$0</b>	<b>\$7</b>	<b>\$7</b>
<b>Total Request:</b>	<b>\$14</b>	<b>\$40</b>	<b>\$26</b>

\*Total project cost estimates include hard and soft costs.



July 30, 2020  
the HAF  
committed  
\$90 million to  
UM Athletics  
with UM  
match of \$20  
million

## Harold Alfond Foundation – Athletics Grant

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- 10 year commitment from HAF starting in year 2022 with last installment in year 2031.
- Identified projects include Hockey scoreboard, field upgrades to football, softball, soccer, field hockey & baseball, Mahaney Dome replacement, SpeedDome, Hockey Bowl improvements, Memorial Gym improvements, Strength & Conditioning, Sports Medicine, Multipurpose arena, Football operations, Athletic offices, Alfond Arena improvements, and Shawn Walsh Center expansion.
- Projects anticipated to be completed by end of 2028 with advance funding needed to complete projects.
- Original project estimates were based on pre-COVID and pre-inflation.



Of the \$90 million HAF funding 37% in the first 5 years & 63% in the last 5 years

## **Advance funding to address cash flow will be required over the Athletics 10-year Master Plan.**

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- Of the \$110M planned spend on the Master Plan, 91% is needed in the first 5 years (FY22 – FY26) and 9% in the last 5 years (FY27 – FY31).
- In calendar year 23 we will need approximately \$21M in advance funding.
- Possible sources under discussion with VCFA Low.



The Athletics Master Plan continues to evolve to keep spending within the \$110 million

## We continue to address dynamic environment.

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- COVID related changes to construction environment.
- Inflation
- Will need to plan to “buy less” than what was originally outlined in the HAF agreement.
- Will continue conversations with HAF.



The Athletics Master Plan continues to evolve to keep spending within the \$110 million

## Resolution

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That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for consideration at the September 11-12, 2022, Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee and authorizes the University of Maine to expend an additional \$26,000,000 for a total of \$40,000,000 to construct and make improvements to the phase 1 priority projects and to continue design work under the Athletics 10-year Master Plan, with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel. Additionally, the Board of Trustees approves issuance of an internal University of Maine System loan to the University of Maine up to \$21,000,000, as determined by the Treasurer for the purposes of funding above the noted projects which total \$40,000,000.



University of Maine System  
Board of Trustees

## AGENDA ITEM SUMMARY

**NAME OF ITEM:** ASCC Building Addition Increase, UM;  
Green Engineering and Materials (GEM) "Factory of the Future"

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:**

**BOARD ACTION:** X

**BOARD POLICY:**

701 – Budgets, Operating & Capital

**UNIFIED ACCREDITATION CONNECTION:**

Continued strategic and opportunity-driven growth in research at the University of Maine in the areas of 3-D printing technologies and with integration of AI opens enormous possibilities for educating engineering and computing students across the University of Maine System. Through the partnership that is developing with the University of Maine and the University of Southern Maine engineering and computing faculty as a result of the Harold Alford Foundation UMS TRANSFORMS initiative, a vision for the Maine College of Engineering, Computing, and Information Science is underway. Educational and research learning opportunities in frontier areas of engineering and computing will be available to students across the System through GEM, thereby using some of the key affordances of unified accreditation to share opportunities across campuses.

**BACKGROUND:**

**a. Summary of the request**

The University of Maine System, acting through the University of Maine, requests to increase the authorization for the Green Engineering and Materials (GEM) Factory of the Future project by up to \$13,800,000 in external funds, for a new total of \$15,300,000. The scope of this phase will include the full design of facilities and equipment and ancillary pre-construction costs for the GEM, a proposed addition to the Advanced Structures and Composites Center at the University of Maine. An Architectural & Engineering team has been competitively selected to complete this design and has recently concluded the visioning and technical definition phase and is now prepared to start the full design.

This request is pursuant to Board Policy 701, which requires projects with a total cost of more than \$500,000 and any increases to those projects, be considered by the Board of Trustees or its Finance, Facilities & Technology (FFT) Committee. The request is that the FFT Committee forward the recommendation for Board consideration at the September 11-12, 2022 meeting.

**b. Overall requested budget and funding source:**

Funding for the \$13,800,000 is from external funds the University has received from the Maine Jobs & Recovery Act to support the GEM project, including design, construction and workforce development activities. In May of 2021, the Board authorized an initial \$1,500,000 in campus reserves.

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**c. Confirmation of whether the project was included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees.**

GEM is identified within the University's 10-year rolling master plan, Long Term capital plan, and 1-year capital plan approved by the Trustees.

**d. More detailed explanation of rationale for project and metrics for success of the project:**

No changes from prior Board authorizations.

**e. Explanation of the scope and substance of the project as needed to supplement (a) and (c) above:**

No changes from prior Board authorizations.

**f. Changes, if any, in net square footage or ongoing operating costs resulting from the project:**

No changes from prior Board authorizations.

**g. Budget for the project and further elaboration on funding source and selection as needed to supplement (b):**

Full design of GEM will be funded by the recently awarded \$15 million from Maine Jobs & Recovery Act (MJRP), of which \$13.8 million of the award is for use in the design and construction of GEM.

Based on recently completed preliminary design of the GEM, the total project is estimated to cost \$95 million of which approximately \$69 million is for design and construction of the building and \$26 million for equipment. The University has identified the following funding sources however not all have been secured; the University is seeking funds up to approximately \$107 million.

Building Funding \$81.55 million

Source	Amount	Status
UMaine E&G Capital	\$1,500,000	Committed
Maine Jobs & Recovery Act	\$13,800,000	Committed
National Institute of Standards and Technology (NIST) FY22	\$10,000,000	Committed
EDA Grant, including UMaine Match	\$16,250,000	Pending Award Decision
NIST FY23	\$10,000,000	Pending Appropriations
Remaining TBD	\$30,000,000	

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Equipment \$26 million

Source	Amount	Status
FY22 Defense Appropriations	\$13,000,000	Appropriated, pending award
FY23 Defense Appropriations	\$13,000,000	Pending appropriations

- h. Alternatives that were considered to meet the need being addressed by this project:**  
No changes from prior Board authorizations.
- i. Timeline for start, occupancy, and completion:**  
The University anticipates full design to start immediately and completed by summer of 2023.
- j. Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this Project if full authority is not being requested from the outset.**  
The University will seek additional approval for the construction of the Green Engineering and Materials (GEM) "Factory of the Future" upon completion of design. Additional approval is anticipated for spring or summer of 2023.
- k. Additional information that may be useful for consideration of the item.**  
Addressed in prior Board meetings.

**TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for consideration at the September 11-12, 2022, Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance Facilities and Technology Committee and authorizes the University of Maine System, acting through the University of Maine to expend up to \$13,800,000 in Maine Jobs & Recover Act funds, in addition to the previously authorized \$1,500,000 campus reserves, for a total of \$15,300,000 to complete design for facility and equipment and ancillary pre-construction costs of a Green Engineering and Materials (GEM) "Factory of the Future," with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

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# Green Engineering and Materials (GEM) Factory of the Future

Finance, Facilities and Technology Committee

August 24, 2022

University of Maine Proprietary

# GEM Building Design – Schedule & Cost Update



## Project Design Schedule:



## Preliminary Cost Estimate:

Building Cost Estimate\*: \$59M (2 floors), \$69M (3 floors)  
 Equipment Cost Estimate: \$26M

## Funding Status:

Source	Amt	Status
UMaine	\$1.5M	Committed
Maine Jobs & Recovery Act	\$13.8M	Committed
National Institute of Science and Technology	\$10M	Committed
FY22 Defense Appropriations	\$13M	Pending release of funds
EDA Build Back Better	\$16.25M	Pending award decision
NIST FY23	\$8M	Draft FY23 appropriations
FY23 Defense Appropriations	\$13M	Draft FY23 appropriations
Additional fundraising / financing goal	\$30M	In progress

\*all-in estimate, includes design fees and soft costs.



# Project Execution Team Structure

UMaine GEM  
Project Execution Strategy



Project Implementation Team									
Mechanical	Electrical	Core and Shell (Arch / Struct)	Site & Permitting	Fit-Out (Arch / Interiors)	Funding / Schedule	IT / Systems	RMSI	Security	Sustainability
Kate Everett SMRT	Lura Wade SMRT	Mark Rhoads Grimshaw	Jeff Aceto SMRT	Nicole Rogers SMRT	Peter Drown UMaine	Evan Gilman UMaine	Evan Gilman UMaine	Russell Edgar UMaine	Aaron Vaden-Youmans Grimshaw
Chuck Dudas SMRT	Walter Shannon UMaine	Augustine Savage Grimshaw	Michael Boucher MBLA	Mark Rhoads Grimshaw	Construction Manager TBD	Lura Wade SMRT	Kyle Warren UMaine	Steve Garvey SMRT	Dan Dixon UMaine
Walter Shannon UMaine	Russell Edgar/ Chris Urquhart UMaine	Paul Becker Thornton Tomasetti	Ananda Moor-Jankowski MBLA	Walter Shannon UMaine	Nicole Rogers SMRT	Walter Shannon UMaine	Ben Halleck SMRT	Chris Urquhart UMaine	Brad Baker SMRT
Russell Edgar/ Chris Urquhart UMaine	Blaine Williams UMaine	Walter Shannon UMaine	Walter Shannon UMaine	Russell Edgar UMaine	Walter Shannon UMaine	Russell Edgar UMaine	Steve Garvey SMRT	Diane Dunn UMaine	Walter Shannon UMaine
Gerry Stormann UMaine	Steve Moody UMaine	Russell Edgar UMaine	Russell Edgar UMaine	Steve Garvey SMRT	Russell Edgar UMaine	Robin Sherman UMaine	Ingersoll TBD	Amanda Ashe UMaine	Russell Edgar UMaine
Ken Dorion UMaine	Robert Fago UMaine	Chris Williams Thornton Tomasetti	Joshua Young UMaine	Augustine Savage Grimshaw	Mark Rhoads Grimshaw	Thomas Drake UMaine	Lura Wade SMRT	Andrew Dooley UMaine	Nicole Rogers SMRT
Michael Swartz UMaine	Jonathan Dow UMaine	Annavitte Rand Thornton Tomasetti	Mark Rhoads Grimshaw	Jonathan Dow UMaine	Jonathan Dow UMaine	Jonathan Bubier UMaine	Walter Shannon UMaine	UMPD	Mark Rhoads Grimshaw
Ben Halleck SMRT		Jonathan Dow UMaine	Ken Costello SMRT	Erin Anderson SMRT		Corey Lavoie UMaine	Russell Edgar UMaine	Kyle Warren SMRT	Kate Everett SMRT
Jonathan Dow UMaine			Sarah Nicholson Woodard & Curran			Kent Kowles UMaine	Jonathan Dow UMaine	Walter Shannon UMaine	Chuck Dudas SMRT
			Jonathan Dow UMaine			Jonathan Dow UMaine		Jonathan Dow UMaine	Jonathan Dow UMaine
Mechanical Sub TBD	Electrical Sub TBD	Envelope Sub TBD		As Needed: David Libby (Door Schedule) Doug Cyr (Flooring)				Lura Wade SMRT	

subject to the restrictions on the title page



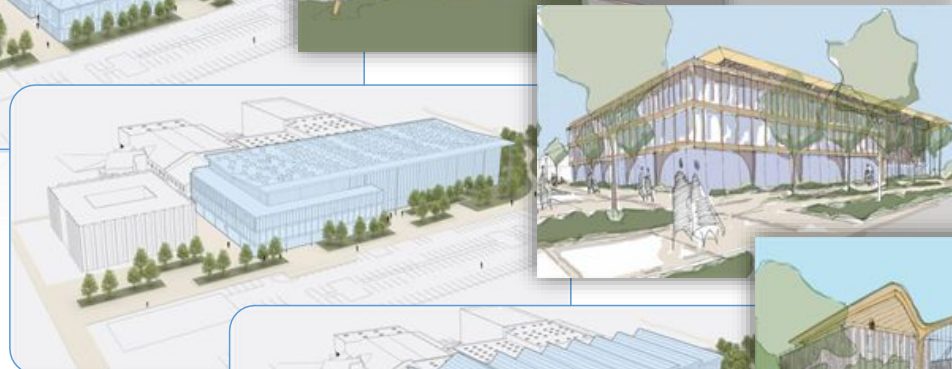
# Conceptual Design Examples



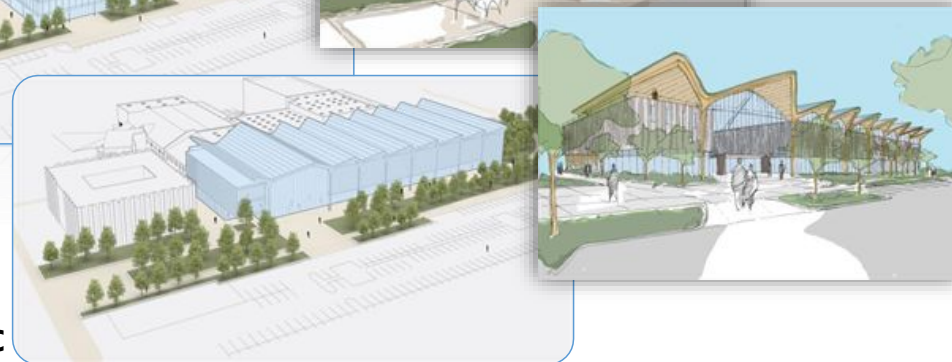
Option A



Option B



Option C



University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Vice Chancellor for Administration and Finance Update

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

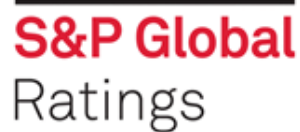
Policy 701 – [Operating & Capital Budgets](#)

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

Vice Chancellor Low will provide 2 brief updates:

- 1) Appropriation request
- 2) S&P report



## University Of Maine System; Public Coll/Univ - Unlimited Student Fees

**Primary Credit Analyst:**

Nicholas K Fortin, Boston + 1 (312) 914 9629; Nicholas.Fortin@spglobal.com

**Secondary Contact:**

Ken W Rodgers, New York + 1 (212) 438 2087; ken.rodgers@spglobal.com

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Negative Outlook

Credit Opinion

Enterprise Profile

Financial Profile

Related Research

# University Of Maine System; Public Coll/Univ - Unlimited Student Fees

## Credit Profile

US\$122.660 mil rev bnds ser 2022 due 03/01/2062

<i>Long Term Rating</i>	AA-/Negative	New
University of Maine Sys PCU_USF		
<i>Long Term Rating</i>	AA-/Negative	Outlook Revised
University of Maine Sys PCU_USF		
<i>Long Term Rating</i>	AA-/Negative	Outlook Revised
University of Maine Sys PCU_USF (AGM)		
<i>Unenhanced Rating</i>	AA-(SPUR)/Negative	Outlook Revised

Many issues are enhanced by bond insurance.

## Rating Action

S&P Global Ratings revised its outlook to negative from stable and affirmed its 'AA-' long-term rating and underlying rating (SPUR) on the University of Maine System's (UMS) various series of revenue bonds outstanding. At the same time, S&P Global Ratings assigned its 'AA-' rating to the approximately \$122.7 million series 2022 revenue bonds, to be issued by UMS.

The rating and outlook revision reflect our opinion of the system's debt level that increased over the past two years and will likely increase further over the coming years given UMS' capital needs. In our view, the system's finances are solid for the rating category and its balance sheet still affords moderate flexibility. In addition, the rating and outlook revision reflect our view of Maine's lagging social capital and demographic trends, with the nation's oldest average age of the population and a declining graduating high school-aged population, presents ongoing enrollment challenges despite the system's best efforts to improve enrollment through innovative initiatives such as recruiting more out of state students by guaranteeing that they will not pay more than their home state's in-state tuition. Furthermore, leadership at the campus and system level has experienced turnover in the past few years and there is uncertainty as to whether the current chancellor's contract, which is set to expire on July 30, 2022, will be renewed. We believe there is elevated management and governance risk with some uncertainty about implementation of current and future strategic initiatives at a time when the system already faces enrollment and financial operational challenges. The system maintains a disciplined debt policy, and it has hewed to fiscal discipline through the use of dashboard indicators to gauge current performance and UMS has engaged in long-term financial planning using outside consultants where appropriate to provide some independent validation of its policies and procedures.

As of fiscal year-end 2021, debt outstanding totaled \$165.1 million, including, but not limited to, \$112.5 million in long-term fixed-rate debt, \$43 million related to the bond anticipation note (BAN) issued in May 2021, \$4.6 million in capital leases, and \$3.2 million in operating leases. As of June 2022, long-term fixed rate debt outstanding was \$101.6 million. Proceeds from the series 2022 revenue bonds will be used to refund the BAN and provide financing for several



strategic projects across the system's campuses. The system indicates that additional debt issuances to support these and other initiatives are likely over the coming years.

As a result of COVID-19, UMS transitioned to remote learning in March 2020 and it remained online through the spring 2020 semester. In fall 2020, the system opened in a hybrid format, offering both on-campus and online programs for students. With many students opting to remain off-campus and take courses online, room and board revenue fell to \$39.9 million from \$65.5 million in fiscal 2019. Furthermore, with limited on-campus operations for the majority of the year, other auxiliary revenues were down sharply, leading to a nearly 14% decline in audited operating revenues compared with fiscal 2019. While management recognized some federal stimulus distributed through the Higher Education Emergency Relief Fund (HEERF) and took steps to reduce operating expenses, the system recorded a 2.1% adjusted operating deficit in fiscal 2021. In fall 2021, full on-campus operations returned at each of UMS' seven campuses although some programs did provide students the option of learning remotely. Demographic challenges across the State of Maine continued to put pressure on enrollment, pushing total full-time equivalent (FTE) enrollment down 2.3% in fall 2021. Notably, while in-state enrollment continues to slip, out-of-state enrollment has risen steadily over recent years which, coupled with steady graduate level growth, should lead to relatively stable net tuition revenue in fiscal 2022. In addition, with students back on campus, auxiliary revenues have rebounded from fiscal 2021 lows. Despite this and approximately \$10 million in HEERF support that management expects to recognize, the system anticipates using a combination of campus reserves and the system budget stabilization fund to reach breakeven operations.

### **Credit overview**

We assessed UMS' enterprise profile as strong, characterized by its breadth and depth, including the state's land, sea, and space grant and flagship higher educational institution, University of Maine (UM), which is in Orono, together with six other universities and other educational sites in various parts of the state. UMS' enrollment has generally remained stable over the past five years, but has seen some softening due, in part, to unfavorable state demographics and strong regional competition. Offsetting factors include persistent weakness across demand metrics, with retention, matriculation, and graduation rates falling short of many similarly rated peers. We assessed UMS' financial profile as very strong, recognizing its robust available resources and healthy financial management policies while noting a history of full-accrual operating deficits and significant future debt plans as a limiting factor. Historically, we've viewed UMS' short debt amortization as an additional strength, although the series 2022 bonds will extend debt service into 2062. We believe these combined credit factors lead to an indicative standalone credit profile of 'a+'. As our criteria indicate, the final rating can be within one notch of the indicative credit level. In our opinion, the 'AA-' rating on the system's bonds better reflects the strength of UMS' available resources relative to medians and peer institutions.

The ratings and outlook also reflect our view of the system's:

- Healthy available resources for the rating although, with the series 2022 revenue bonds and additional debt anticipated in the coming years, available resource metrics could become less of a credit strength;
- Increasingly favorable state funding situation and growing capital support from state authorized and issued borrowing that doesn't require reimbursement; and
- Acceptance of a transformational \$240 million pledge from the Harold Alfond Foundation, which will be used over the coming years to drive student success and innovation across the system.

These credit strengths are diminished by our view of the system's:

- Weak demand metrics in recent years driven, in part, by unfavorable demographic statistics for college-bound high school graduating seniors that will continue to make growing enrollment difficult, though out-of-state and graduate enrollment has improved;
- Mishandling of a presidential transition at the University of Maine at Augusta (UMA), which, coupled with disagreements among faculty and staff over recent cost-saving initiatives, led to three votes of no confidence against the chancellor ;
- Capital needs across the system's seven campuses, which will lead to additional debt in the future and underused physical capacity that management acknowledges is inefficient, with an ongoing plan that is slowly making progress in renovating and razing outdated buildings; and
- Ongoing budgetary deficits before adjustments for reserve utilization and incorporation of anticipated cost savings (items that we consider nonrecurring) to close deficits.

UMS' seven universities, some with multiple campuses, include the flagship UM in Orono, about 10 miles north of Bangor and about 137 miles northeast of Portland. UMS was created by the Maine Legislature in 1968 through the merger of the UM--which consisted of a main campus in Orono, a law school in Portland, and branch campuses in Augusta and Portland--with Maine's five state colleges.

Maine's economy is relatively diverse, although long-term economic growth prospects are challenged by the state's demographic profile and by wealth and income levels that are below those of the nation. In our view, the continuing pandemic, declining demographic for Maine high school seniors and limited job opportunities for college graduates, along with significant competition from New England peer institutions, will continue to depress financial operations during the next two years. We understand, however, an initiative begun several years ago to attract out-of-state students by offering tuition comparable with the student's home state tuition rate is showing signs of success and helped UMS maintain a relatively stable freshman class size in fall 2020.

### **Environmental, social, and governance**

In our view, UMS, like other higher education institutions, faces elevated health and safety social risk as a result of the high, albeit moderating, uncertainty about the evolution of COVID-19 and, despite vaccine progress in the U.S. we believe that higher education is exposed to potential operational pressures in light of emerging COVID-19 variants. UMS returned to primarily in-person education for fall 2021 and implemented a vaccination requirement for students and faculty and continued guidance on social distancing, personal protective equipment, and testing. We also believe social capital risks from demographic pressures have led to a declining number of graduating high school seniors in the state and the region, which we believe will continue to pressure enrollment. Furthermore, we view the presidential turnover across universities and the uncertainty regarding the chancellor's current and future leadership as an elevated governance risk. We believe that the university's short- and long-range strategic- and budget-planning initiatives would benefit from stability in key leadership roles. Despite the elevated social and governance structure risk, we believe UMS' environment risk is neutral to our credit rating analysis.

## Negative Outlook

### Downside scenario

We could consider a lower rating if additional debt is issued without commensurate growth in resources or enrollment declines continue as demographic challenges persist, resulting in a decline in net tuition revenue and larger full-accrual operating deficits. A lack of stable leadership at UMS and individual campuses that delays implementation of important strategic initiatives would also be viewed negatively.

### Return to stable scenario

We could revise the outlook to stable if the system maintains current available resource levels even as additional debt is issued. Resolution of ongoing leadership disputes, stabilization of enrollment and operating performance would also be viewed favorably.

## Credit Opinion

## Enterprise Profile

### Market position and demand

The State of Maine's slow long-term growth trend and unfavorable high-school-age demographic make recruiting and retaining students from inside of the state difficult for UMS; nevertheless, enrollment declines have been tempered over the past five years due to an increased focus on out-of-state and adult learners. Since fall 2017, the in-state enrollment across all UMS universities dropped nearly 12% while out-of-state and international enrollment has risen 6.8%. Furthermore, the percent of in-state students at UMS declined to 75% in fall 2021 from 80% in fall 2019. Management took several steps to reverse this trend including engaging high school students earlier and providing early college opportunities, a program that has seen steady growth in recent years. In addition, UMS is collaborating with the Maine Community College System to implement a statewide system for early college enrollment. Management hopes that these efforts will help slow declines in FTE enrollment, which, since reaching a peak of over 24,000 in the early 2000s, has fallen 12.9% to 21,126 in fall 2021. While the entire system recorded declines in four of the past five years, some universities have performed better than others over that time; the University of Maine at Presque Isle (UMPI) saw headcount enrollment fall to 903 from 949 between fall 2017 and fall 2019 before rising to 1,097 in fall 2021. The University of Maine at Farmington (UMF), on the other hand, saw headcount enrollment fall to 1,413 in fall 2021 from 1,764 in fall 2017. Despite that, FTE enrollment in fall 2021 was only 3.1%, or 686 FTE enrollment, lower than fall 2017's FTE enrollment. Approximately 2,844 of that fall 2021 FTE enrollment consisted of graduate students, which grew on an absolute basis and makes up an increasingly large percent of the total enrollment.

Looking forward to fall 2022, senior leadership indicates that, year over year, applications are up 5.1% but deposits are down 11.7%. Notably, however, approximately 417 students deferred enrollment from fall 2020 to fall 2021 which, to some degree, inflated fall 2021 deposits. Management indicates that prior to the pandemic, about 100 students would defer enrollment annually. Relative to fall 2020, management suggests that deposits as of early June 2022 are only down 1.4%. Despite this, early numbers suggest student demand metrics might improve in fall 2022; in the early 2000s,

first-year matriculation was close to 50% and, even in fall 2010, matriculation was 33.6%. Since then, regional competition drove first-year matriculation down to 19.9% in fall 2021. While this metric softened recently, first-to-second-year retention improved gradually to 74% in fall 2021 from 71% in fall 2017. Management indicates that retention and student success are its top priorities, while numerous opportunities have been identified across the adult learning, graduate, and out-of-state populations. Over the past few years, UMS offered qualifying out-of-state students the Flagship Scholars Program, which, among other things, could allow students to attend the university for the same cost as their home state's flagship public institution. The system also allows Canadian citizens to attend at the Maine in-state tuition rate.

Overall, we believe that the demographics of the state present a unique, but very real set of challenges for the system. To address its declining number of in-state students, management implemented well-formulated strategies, which have the potential to reverse the downward trend. However, generally, we believe enrollment for most colleges and universities in the northeast will remain pressured for the near term due to increasing competition for a dwindling supply of high school graduating seniors.

### **Management and governance**

In our opinion, the system is currently facing management and governance challenges that could jeopardize the success of several strategic initiatives. UMS, led by its chancellor, Dannel P. Malloy, who assumed this role in July 2019, has been under scrutiny recently due to what some system employees feel has been a mishandling of various operational matters across UMS. In early May 2022, UMF laid off nine faculty members while nine others took part in a voluntary retirement program, both stemming from budget and enrollment challenges at the university. Furthermore, in early May 2022, UMA cast a vote of no-confidence in Chancellor Malloy after learning that the candidate Michael Laliberte, selected to replace the university's outgoing president, had received votes of no-confidence from the institution he led prior to his appointment as president of UMA. Shortly thereafter, Mr. Laliberte withdrew from the position but, under an agreement between Mr. Laliberte and UMS, the system could be required to pay him the salary he was slated to make for up to three years. Dr. Joseph Szakas will continue to serve as interim president while a new national search is conducted. Since then, faculty at UMF and the University of Southern Maine (USM) have cast votes of no-confidence in Chancellor Malloy while professors at the system's four other universities have issued letters of support for those no-confidence votes. At the board's May 2022 meeting, it elected to defer any decision regarding the renewal of Chancellor Malloy's contract until its next meeting in July 2022.

UMS has also faced leadership challenges across several of its universities. In February 2022, then-UMF president Edward Serna announced that he would leave UMF to become president at his alma mater, Winthrop University. In May 2022, Mr. Malloy appointed Joseph McDonnell, who had served as professor of policy, planning, and management at USM previously, as interim president. In October 2021, USM president Glenn Cummings announced that he would be stepping down from his position and returning to the faculty in June 2022. Mr. Cummings will be succeeded by Dr. Jacqueline Edmonson who, since 2017, served as chancellor and chief academic officer of Penn State Greater Allegheny. Finally, in March 2020, Chancellor Malloy announced that Dr. Deborah Hedeon was selected to lead the University of Maine at Fort Kent (UMFK) as president and provost starting July 2020. Dr. Hedeon previously served as vice chancellor for academic and student affairs at the University of Montana Western and as dean at the college of education at Idaho State University. Dr. Joan Ferrini-Mundy served as president of the UM and

the University of Maine Machias (UMM) since 2018. Prior to joining UMS, Dr. Ferrini-Mundy was the chief operating officer of the National Science Foundation. While the transitions have largely been smooth, we believe that consistent turnover at the presidential level could lead to a lack of alignment between the individual universities and the system that could hamper the team's ability to address the challenges the system faces.

The system continues to implement the strategic plan it adopted in January 2012, which was last updated in 2014. The system's "One University for all of Maine" initiative has evolved now with the UMS board's January 2020 approval to pursue a unified accreditation for the system, covering all of its universities, from its regional accreditor, the New England Commission of Higher Education. Unified accreditation will permit greater academic collaboration between system universities, such that two or more universities can coordinate to offer academic programming that any one university does not have sufficient resources to offer on its own. The system expects to realize significant academic and financial efficiencies while preserving the academic programs necessary to meet its statewide mission. Management expects that a new UMS strategic plan will be adopted in fall 2023 following the successful completion of unified accreditation.

In our view, the system has a high level of deferred capital maintenance, owing to the age of its infrastructure and its practice of not fully funding depreciation costs. However, its expected funding percentage in fiscal 2023 is 75% compared with 69% in fiscal 2022. UMS is committed to increasing its capital investments and the system has required that campus capital investment budgets increase by 0.05% each year. We understand that just over half of the system's buildings are approximately 50 years old. The state legislature sent a \$49 million bond referendum to voters in November 2018 that was approved for modernizing and improving facilities and infrastructure of the university. In March 2020, the system obtained board authorization to proceed with three projects on the Portland campus of USM, one of which, the career and student success center, is being financed with a portion of funds from the November 2018 bond referendum and with gift funds. The other two projects, which were funded by the BAN issued in May 2021 and will be further funded by the series 2022 revenue bonds, include a student residence hall and a parking facility.

## Financial Profile

### Financial performance

We continue to view the system's trend of consistent, full-accrual operating deficits, although modest, negatively but we believe that senior leadership took some steps that could ease operating pressure in the future. Over the past four years, UMS recorded full-accrual adjusted operating deficits, which, prior to the pandemic, were driven by a challenging demographic situation in the state, high levels of deferred maintenance, and, generally, the operating challenges that can occur as a system grows. In fiscal 2021, UMS recognized an \$18.5 million, or negative 2.1%, operating deficit, its largest in more than 10 years. This deficit can be attributed, in part, to the limited on-campus operations of UMS' seven campuses, which drove room and board revenues to \$39.9 million, approximately 39.1% below fiscal 2019 levels. The total of other auxiliary revenues and sales and services revenues fell 42.7% to \$30.2 million in fiscal 2021 from \$52.8 million in fiscal 2019. UMS offset some of this lost revenue by recognizing approximately \$36.6 million in federal and state institutional COVID-19 relief funding. Despite the enrollment challenges, tuition revenue--which annually makes up roughly 35% of total adjusted operating revenue--increased modestly in fiscal 2021 due to a growing graduate population and more out-of-state students. On the expense size,

management worked to reduce discretionary expenses over the past two years resulting in a decline in audited operating expenses to \$679.5 million from \$724 million in fiscal 2019. Notably, as part of our calculation of adjusted operating expenses, we add pension and other postemployment benefits (OPEB) contribution, and subtract pension and OPEB expense. As a result of the system's implementation of the Medicare Exchange option, UMS recognized about a \$46.4 million OPEB contra expense in fiscal 2021 that was added to arrive at adjusted operating expense. Management indicates that there is potential for some modest savings because of this implementation over the coming years.

For fiscal 2022, management expects to finish closer to breakeven, although approximately \$10.4 million of HEERF funds, in addition to draws from campus reserves and utilization of the system budget stabilization fund will help UMS to that mark. Management indicates that, year over year, net tuition revenue increased while room and board revenue bounced back due to near-full on-campus operations in fall 2021. Furthermore, we expect that federal, state, and private grant and contract revenue, which is approximately 15% of total adjusted operating revenue, will increase in fiscal 2022 and beyond given the system's new classification as an R1, "very high research activity" institution by the Carnegie Classification of Institutions of Higher Education. The system's efforts to increase its research capabilities through investments in people, programs, and facilities led the U.S. Senate to appropriate nearly \$90 million to UMS for more than a dozen research projects across the system. These funds will begin flowing through the system in fiscal 2023, which should help smooth what management expects will be a difficult year supported by further utilization of campus reserves and budget stabilization funds. In April 2022, however, management rolled out a supplemental retirement-incentive program for faculty that has, so far, attracted 112 faculty members. After what is expected to be a \$10 million initial impact, management expects to see about \$14 million in annual compensation and benefit savings over the next three years. UMS will open another window for the program in fall 2022, which it expects will draw additional interest.

In our view, the state's support for higher education funding in comparison with other states is good, with modest year-over-year increases in appropriation realized in most recent years. Revenue from state appropriation realized in fiscal 2021 totaled \$218.2 million, down slightly from the previous year's \$219.9 million. In response to the economic effects of COVID-19, the state withheld approximately \$2.2 million from the system's fiscal 2021 appropriation. Following this one-year reduction, the system will see an increase of approximately 3% for the 2022-2023 biennium. In addition, management indicates that the state approved an increase in capital appropriations, which will help address the system's aging infrastructure.

### **Available resources**

The university's available resources are healthy, in our opinion, compared with the 'AA' category medians. In fiscal 2021, the system's unrestricted net assets (UNA) grew 77.2% to \$182.1 million from \$102.8 million due in large part to favorable investment returns and sustained strong fundraising. However, adjusted UNA, which includes approximately \$15.4 million in foundation UNA and adjusts for pension and OPEB liabilities, grew at a slower, albeit healthy, rate of 11.2% to \$239.5 million. While our calculation of adjusted UNA typically adds back the OPEB liability and then adjusts for deferred inflows and outflows, the system added a Medicare Exchange option for retirees which, coupled with strong investment returns at the UMS OPEB Trust, led to an OPEB asset recorded on the system's statement of net position. In fiscal 2021, adjusted UNA relative to adjusted operating expenses, a metric which has hovered around 25%

for the past 10 years, grew to 27.7% despite increases in operating expenses. When including the series 2022 bonds, adjusted UNA relative to debt, which has consistently been well above that of similarly rated peers and rating category medians, softens to 97.8%, just below rating category medians. Cash and investments also benefitted from strong market returns, rising 12.1% to \$455.4 million, equal to 52.6% of adjusted operating expenses and 186.1% of pro forma debt.

The audited fiscal 2021 financial statements restate fiscal 2020 results to reflect the implementation of Governmental Accounting Standards Board Statement (GASB) No. 84, resulting in the separation of accounting for proprietary and fiduciary funds. Prior to fiscal 2021, the UMS endowments and affiliate endowments, which include the UMFK Foundation, the USM Foundation, and the John L Martin Scholarship Fund, were recorded together as an asset, endowment investments, on UMS' statement of net position, offset with a liability, funds held for others and for affiliate endowments. In fiscal 2021, the UMS statement of net position reflects only the UMS endowments (proprietary funds), but not affiliate endowments (fiduciary funds) while in previous years, the statement of net position also included the affiliate endowments. In the audited fiscal 2021 financial statements, affiliate endowments, in addition to funds held for the UMS OPEB Trust, Maine Maritime Academy, and the University of Maine School of Law Foundation, are found in the statement of fiduciary net position. While, in the table below, cash and investments declined from fiscal 2019 to fiscal 2020, the decline is solely owing to the change in accounting methodology.

In October 2020, UMS announced that the Harold Alfond Foundation made a \$240 million commitment to the system to help drive innovation and bring about transformative change. The pledge, which will be paid out over the next 12 years, has already been leveraged to begin raising what management hopes will total \$170 million in matching funds over the next 10 years from private, state, and federal sources. Management indicates that the investment will be focused on four main areas: approximately \$55 million for the Maine Graduate and Professional center; \$75 million for the Maine College of Engineering, Computing, and Information Science, which includes the Ferland Engineering Education and Design Center; \$20 million for student success and retention; and \$90 million for athletics facilities at UM. The implementation of these initiatives, termed UMS Transforms, will take place over the next several years and will bring in campus and community stakeholders from across the state of Maine.

In June 2020, the system's largest university, the UM, completed its Vision for Tomorrow campaign, which began in July 2011 with a goal of raising \$200 million. At closing, the campaign had raised \$208.6 million from 35,599 individual donors across 50 states and 32 countries. Management indicates that the proceeds have been used, in large part, for student and faculty support, creating over 500 new scholarship and endowed funds. In July 2020, the foundation for USM, located in Portland, kicked off a \$46 million campaign, which will help fund student scholarships, the creation of a new center for the arts, and the construction of the new USM career and student success center. Through June 2021, the foundation had raised around \$19.6 million.

In fiscal 2021, UMS recorded impressive market returns, which pushed UMS endowments to \$166.3 million from \$134.7 million the year prior while foundation endowments grew to \$391.9 million from \$293.4 million. Due to market volatility since the close of fiscal 2021, management reports that UMS' endowments and associated foundation endowments are down in fiscal 2022. Management reports that the liquidity of the managed investment pool is quite strong, with 77.0% considered liquid on a daily basis, and an additional 22.4% on a monthly basis. The remaining

amount is either illiquid or subject to liquidation on an annual basis.

### **Debt and contingent liabilities**

UMS' debt outstanding at fiscal year-end 2021 totaled \$165.1 million and included \$112.5 million in long-term fixed-rate debt, \$43 million related to the BAN, \$4.6 million in capital leases, and \$3.2 million in operating leases. Proceeds from the \$122.7 million series 2022 revenue bonds will be used to refund the \$43 million BAN, which was issued in May 2021 to provide bridge financing for several projects across the system's campuses, including two projects at USM in Portland: a 580-bed student residential facility and an approximately 425-space parking structure. The remaining series 2022 bond proceeds will provide additional funding to these projects in addition to the UM Ferland Engineering Education and Design Center and design costs for a UM Energy Center. The projects will also be supported by a combination of donor funds and state support of \$33 million for debt service associated with the series 2022 bond financing of the UM Ferland Engineering Education and Design Center. Beginning in fiscal 2023, the state will provide an additional \$7.5 million annually in support of debt service for future projects. Management indicates that there are several other capital projects planned, which will likely require the issuance of additional debt. All the debt is fixed-rate, and the system has no interest-rate swaps. The current debt legislatively authorized for the system is \$350 million, up from \$220 million, as the system management and governance has recognized the need to reduce a critical deferred maintenance backlog that at one time was estimated as high as \$720 million.

S&P Global Ratings' criteria indicate that debt structures with large bullet maturities can be smoothed and added to total debt service to determine maximum annual debt service (MADS). When smoothing the BAN over the remaining 16-year life of all debt outstanding, smoothed MADS is \$19.7 million, or 2.2% of fiscal 2021 adjusted operating expenses, which we view as low. When excluding the BAN (which will be repaid by July 2022), MADS is \$16.9 million, or 2% of adjusted operating expenses, which we also view as low and manageable. With the issuance of the series 2022 bonds and the refunding of the BAN, MADS of approximately \$26.6 million will occur in 2024. As a percent of fiscal 2021 adjusted operating expenses, pro forma MADS is manageable 3.1%.

In January 2021, UMS implemented a Medicare Exchange option for retirees that drove a decline in the system's total OPEB liability to \$162.2 million in fiscal 2021 from \$213.4 million in fiscal 2020. This change, in addition to an approximate 31% increase to the UMS OPEB Trust, has led the system to recognize a roughly \$18.1 million net OPEB asset in fiscal 2021 compared with a \$76.0 million net OPEB liability in fiscal 2020. As a result, the UMS OPEB Trust fund (with a market value of \$180.3 million as of fiscal 2021 year-end) exceeded the \$162.2 million liability, for a funding level of 111.1% compared with 74.7% in fiscal 2020. The trust and funding arrangement enabled UMS to eliminate, as of June 30, 2021, the full unfunded actuarial accrued liability, which was required to be brought on to the balance sheet with the implementation of GASB No. 75 when adopted in fiscal 2018. This overfunded status relieves pressure put on cash flows the annual required contributions no longer include an amount for unfunded liabilities. Therefore, cash flows, which range from \$12 million-\$20 million per year since the implementation of the prior standard, GASB No. 45 in 2007, are reduced to \$6.6 million in fiscal 2022.

Employees of the system largely use a defined-contribution pension plan that we view as fully funded by definition; however, the university did have a defined-benefit plan that it closed to new employees in 1998. The plan is a single-employer plan that currently has a net pension liability of about \$8.5 million and was 74.7% funded as of fiscal 2021 year-end.



**University of Maine System--Enterprise And Financial Statistics**

	--Fiscal year ended June 30--					--Medians reported for 'AA' rated public colleges and universities--
	2022	2021	2020	2019	2018	2020
<b>Enrollment and demand</b>						
Headcount	30,139	29,683	29,974	29,735	28,997	MNR
Full-time equivalent	21,126	21,618	21,924	22,033	21,812	38,513
Freshman acceptance rate (%)	96.4	84.2	77.8	81.6	79.8	68.9
Freshman matriculation rate (%)	19.9	17.9	20.8	22.9	21.6	MNR
Undergraduates as a % of total enrollment (%)	83.6	84.8	86.2	86.2	86.5	78.7
Freshman retention (%)	74.0	71.0	73.0	73.0	71.0	86.7
Graduation rates (six years) (%)	49.0	50.0	50.0	50.0	46.0	MNR
<b>Income statement</b>						
Adjusted operating revenue (\$000s)	N.A.	847,590	841,892	827,969	803,510	MNR
Adjusted operating expense (\$000s)	N.A.	866,064	847,225	844,046	805,770	MNR
Net adjusted operating income (\$000s)	N.A.	(18,474)	(5,333)	(16,077)	(2,260)	MNR
Net adjusted operating margin (%)	N.A.	(2.13)	(0.63)	(1.90)	(0.28)	0.80
Estimated operating gain/loss before depreciation (\$000s)	N.A.	36,284	49,199	36,917	49,450	MNR
Change in unrestricted net assets (UNA; \$000s)	N.A.	79,320	8,964	5,219	6,916	MNR
State operating appropriations (\$000s)	N.A.	218,157	219,864	211,975	210,979	MNR
State appropriations to revenue (%)	N.A.	25.7	26.1	25.6	26.3	19.3
Student dependence (%)	N.A.	43.8	45.9	47.8	47.4	40.0
Health care operations dependence (%)	N.A.	N.A.	N.A.	N.A.	N.A.	MNR
Research dependence (%)	N.A.	14.0	12.6	16.8	17.1	MNR
Endowment and investment income dependence (%)	N.A.	0.7	0.8	1.0	0.8	1.3
<b>Debt</b>						
Outstanding debt (\$000s)	N.A.	165,099	130,934	141,541	150,826	1,021,735
Proposed debt (\$000s)	N.A.	122,660	N.A.	N.A.	N.A.	MNR
Total pro forma debt (\$000s)	N.A.	244,759	N.A.	N.A.	N.A.	MNR
Pro forma MADS	N.A.	26,638	N.A.	N.A.	N.A.	MNR
Current MADS burden (%)	N.A.	1.98	2.00	2.15	2.25	3.30
Pro forma MADS burden (%)	N.A.	3.08	N.A.	N.A.	N.A.	MNR
<b>Financial resource ratios</b>						
Endowment market value (\$000s)	N.A.	166,300	134,700	137,900	154,114	999,171
Related foundation market value (\$000s)	N.A.	391,900	293,400	286,300	276,800	681,584
Cash and investments (\$000s)	N.A.	455,404	406,011	425,474	407,878	MNR
UNA (\$000s)	N.A.	182,071	102,751	93,787	88,568	MNR
Adjusted UNA (\$000s)	N.A.	239,469	215,230	209,291	206,923	MNR

## University of Maine System--Enterprise And Financial Statistics (cont.)

	--Fiscal year ended June 30--					--Medians reported for 'AA' rated public colleges and universities--
	2022	2021	2020	2019	2018	2020
Cash and investments to operations (%)	N.A.	52.6	47.9	50.4	50.6	53.0
Cash and investments to debt (%)	N.A.	275.8	310.1	300.6	270.4	167.7
Cash and investments to pro forma debt (%)	N.A.	186.1	N.A.	N.A.	N.A.	MNR
Adjusted UNA to operations (%)	N.A.	27.7	25.4	24.8	25.7	36.2
Adjusted UNA plus debt service reserve to debt (%)	N.A.	145.0	164.4	147.9	137.2	104.9
Adjusted UNA plus debt service reserve to pro forma debt (%)	N.A.	97.8	N.A.	N.A.	N.A.	MNR
Average age of plant (years)	N.A.	15.2	14.5	13.8	13.3	13.6
OPEB liability to total liabilities (%)	N.A.	(4.7)	19.5	14.9	18.6	MNR

MADS--Maximum annual debt service. Total adjusted operating revenue = unrestricted revenue less realized and unrealized gains/losses and financial aid. Total adjusted operating expense = unrestricted expense plus financial aid expense. Net operating margin =  $100 \times (\text{net adjusted operating income} / \text{adjusted operating expense})$ . Student dependence =  $100 \times (\text{gross tuition revenue} + \text{auxiliary revenue}) / \text{adjusted operating revenue}$ . Current debt service burden =  $100 \times (\text{current debt service expense} / \text{adjusted operating expenses})$ . Current MADS burden =  $100 \times (\text{MADS expense} / \text{adjusted operating expenses})$ . Cash and investments = cash + short-term and long-term investments. Adjusted UNA = Unrestricted net assets + unrestricted net assets of the foundation. Average age of plant = accumulated depreciation/depreciation and amortization expense. N.A.--Not available. MNR--Median not reported.

## Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

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University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Multi-Year Financial Analysis (MYFA)

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

Policy 701 – [Operating & Capital Budgets](#)

**UNIFIED ACCREDITATION CONNECTION:**

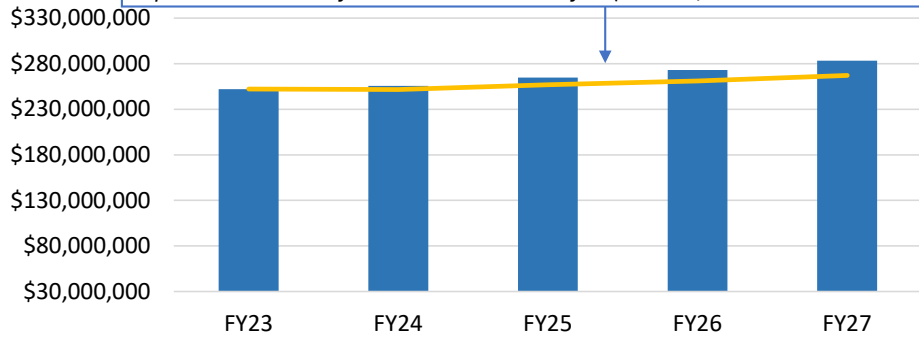
**BACKGROUND:**

Vice Chancellor Low, along with the campuses, will go into a deeper discussion of the MYFA that was presented at the July 11, 2022 Board meeting.

# UMaine System: Projected C/H & Tuition Revenue

**Traditional Undergraduate Credit Hour Revenue**

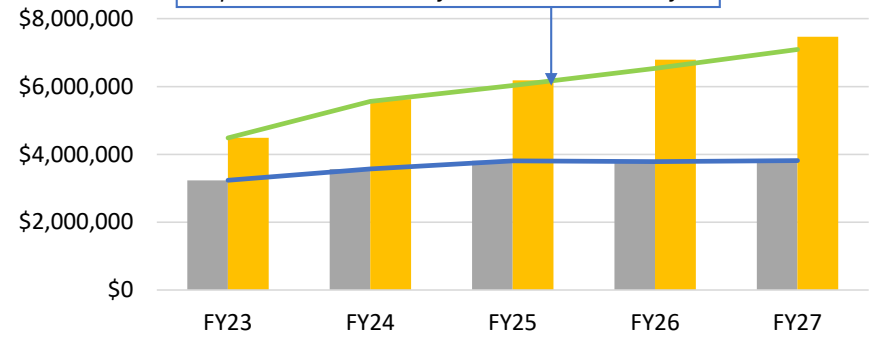
*Represents revenue if tuition rates are held flat (In-state, NeBHE and Canadian)*



Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	520,684	510,877	512,812	513,913	517,469

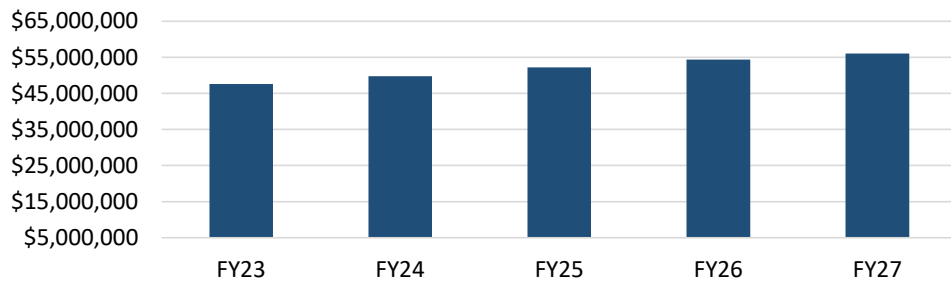
**Academic Partnership Credit Hour Revenue**

*Represents AP revenue if tuition rates are held flat*



Academic Partnership Credit Hours	Ugrad	FY23	FY24	FY25	FY26	FY27
	Grad	7,092	7,741	8,173	8,097	8,121
		20,403	22,162	24,082	26,179	28,471

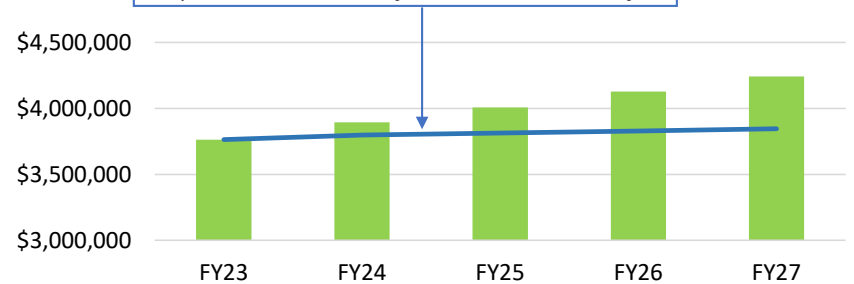
**Traditional Graduate Credit Hour Revenue**



Traditional Graduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	68,388	69,559	71,076	72,240	72,763

**Early College Credit Hour Revenue**

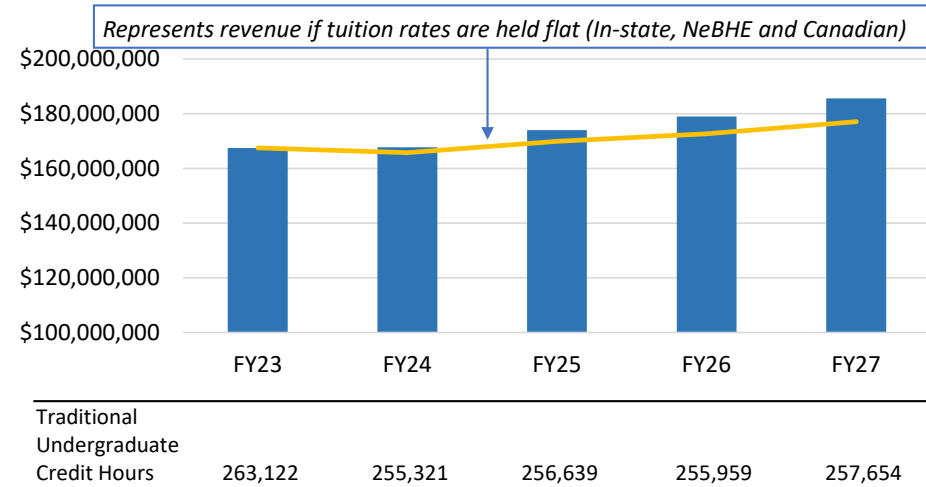
*Represents EC revenue if tuition rates are held flat*



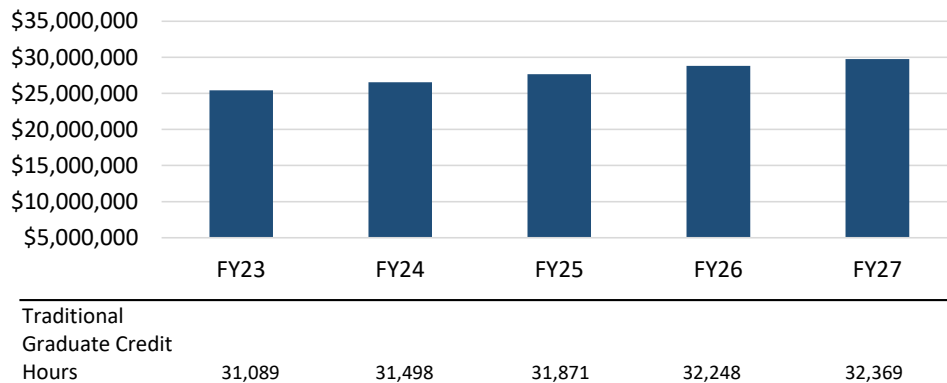
Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
	27,225	27,473	27,587	27,703	27,822

# UM/UMM: Projected C/H & Tuition Revenue

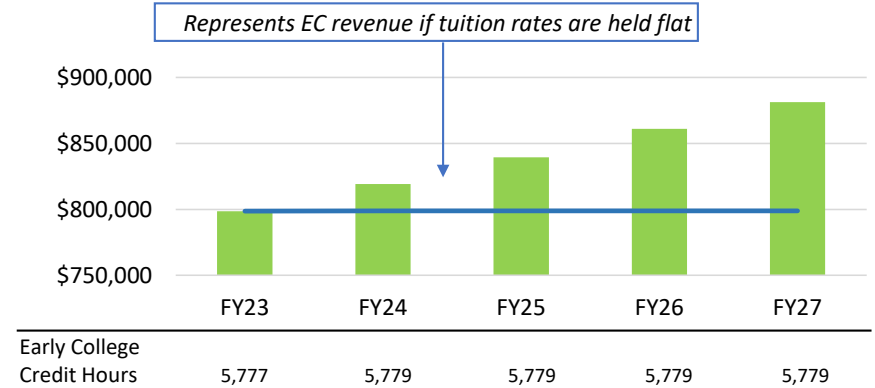
## Traditional Undergraduate Credit Hour Revenue



## Traditional Graduate Credit Hour Revenue



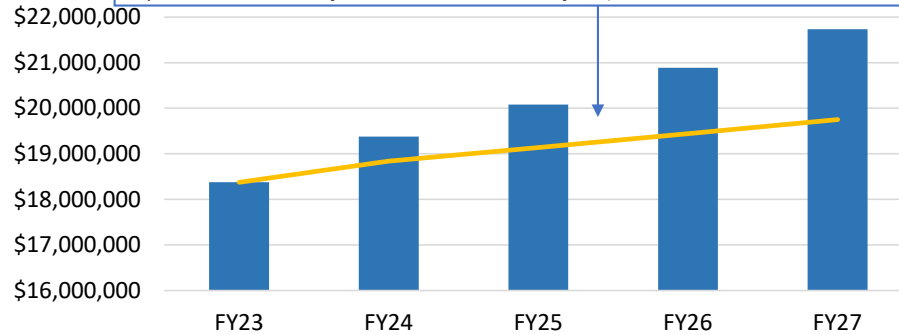
## Early College Credit Hour Revenue



# UMA : Projected C/H & Tuition Revenue

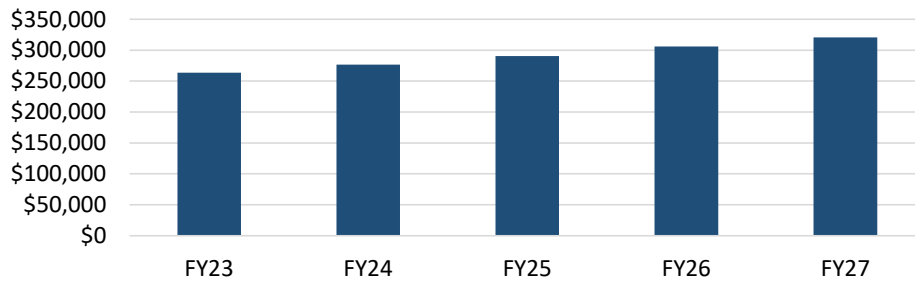
## Traditional Undergraduate Credit Hour Revenue

Represents revenue if tuition rates are held flat (In-state, NeBHE and Canadian)



Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	68,049	68,723	69,410	70,104	70,804

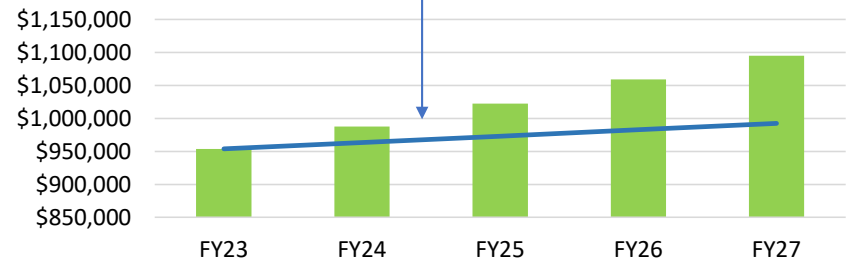
## Traditional Graduate Credit Hour Revenue



Traditional Graduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	610	622	634	648	660

## Early College Credit Hour Revenue

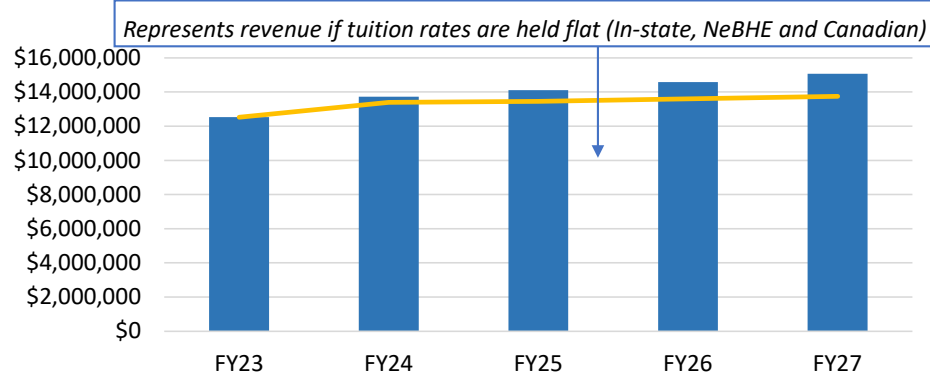
Represents EC revenue if tuition rates are held flat



Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
	6,900	9,969	7,039	7,109	7,180

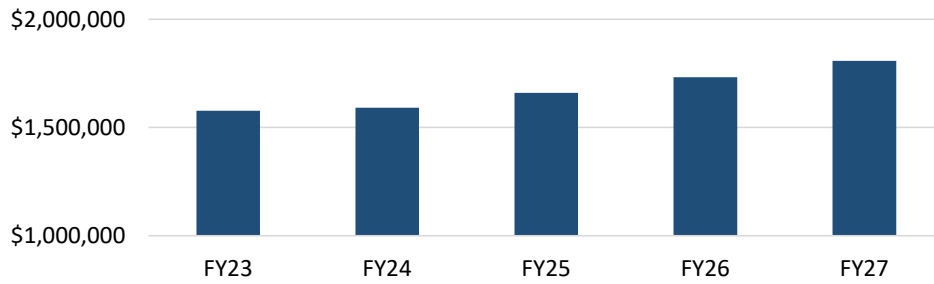
# UMF: Projected C/H & Tuition Revenue

## Traditional Undergraduate Credit Hour Revenue



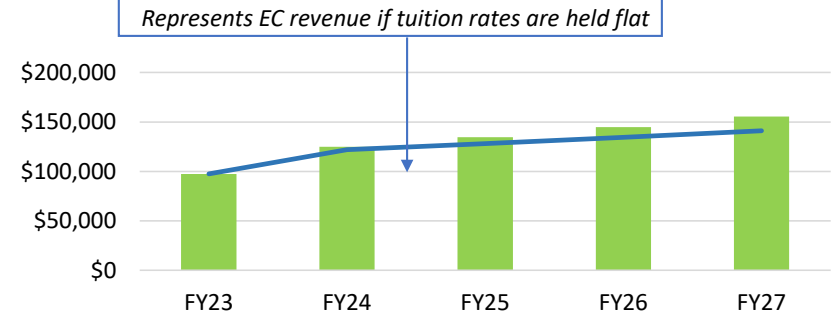
Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	38,447	37,663	37,487	37,587	37,668

## Traditional Graduate Credit Hour Revenue



Traditional Graduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	3,592	3,519	3,565	3,612	3,658

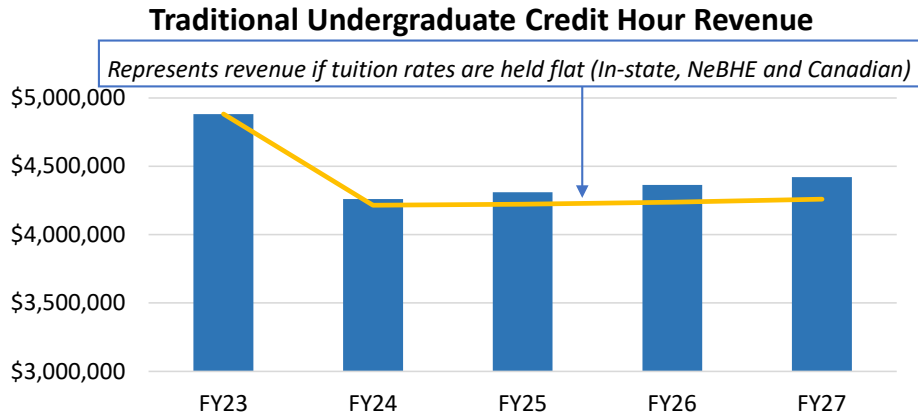
## Early College Credit Hour Revenue



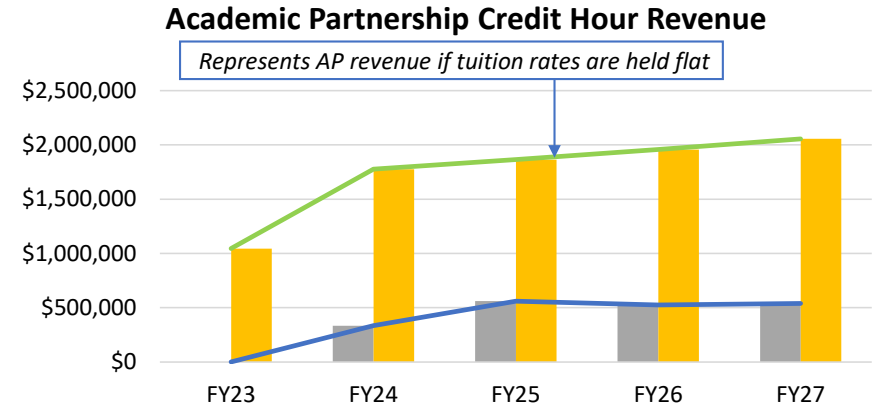
Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
	705	882	926	972	1,020



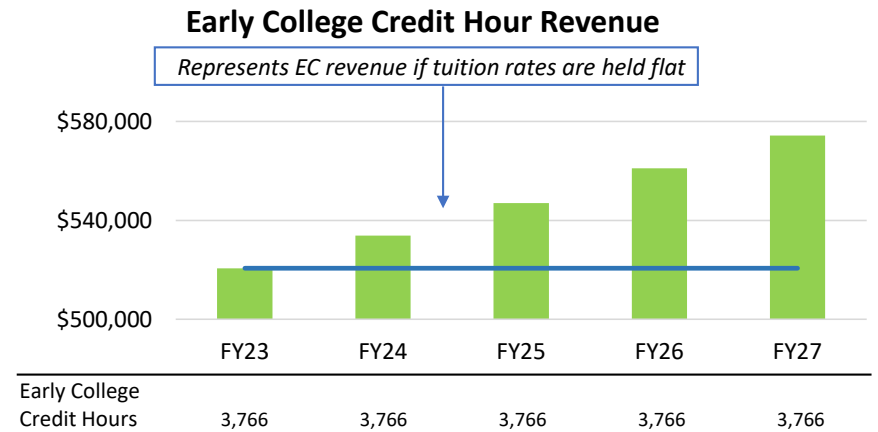
# UMFK : Projected C/H & Tuition Revenue



Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
Traditional Undergraduate Credit Hours	12,947	12,633	12,335	12,053	11,785



Academic Partnership Credit Hours	Ugrad	FY23	FY24	FY25	FY26	FY27
	Ugrad	5,637	5,919	6,215	6,526	6,852
Grad	-	649	1,059	960	960	

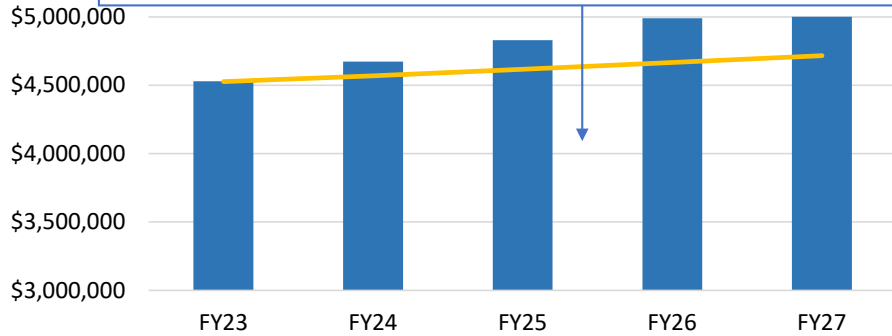


Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
Early College Credit Hours	3,766	3,766	3,766	3,766	3,766

# UMPI: Projected C/H & Tuition Revenue

### Traditional Undergraduate Credit Hour Revenue

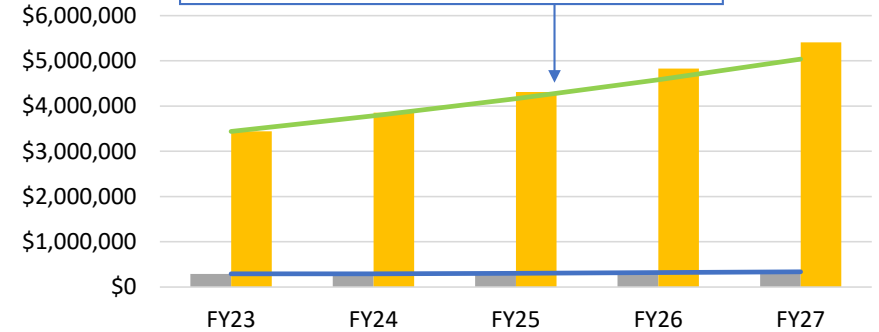
*Represents revenue if tuition rates are held flat (In-state, NeBHE and Canadian)*



Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
	16,784	16,882	16,860	16,898	16,937

### Academic Partnership Credit Hour Revenue

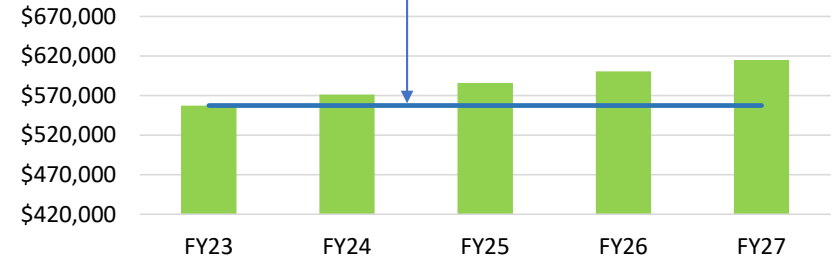
*Represents AP revenue if tuition rates are held flat*



Academic Partnership Credit Hours	Ugrad	FY23	FY24	FY25	FY26	FY27
	Grad	435	435	457	480	504

### Early College Credit Hour Revenue

*Represents EC revenue if tuition rates are held flat*

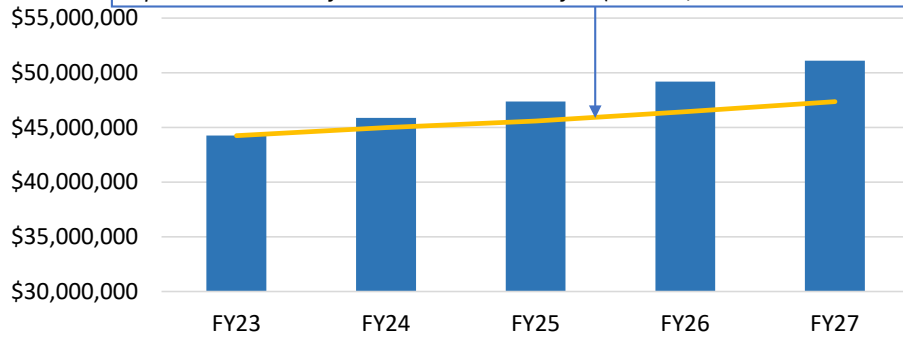


Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
	4,032	4,032	4,032	4,032	4,032

# USM: Projected C/H & Tuition Revenue

**Traditional Undergraduate Credit Hour Revenue**

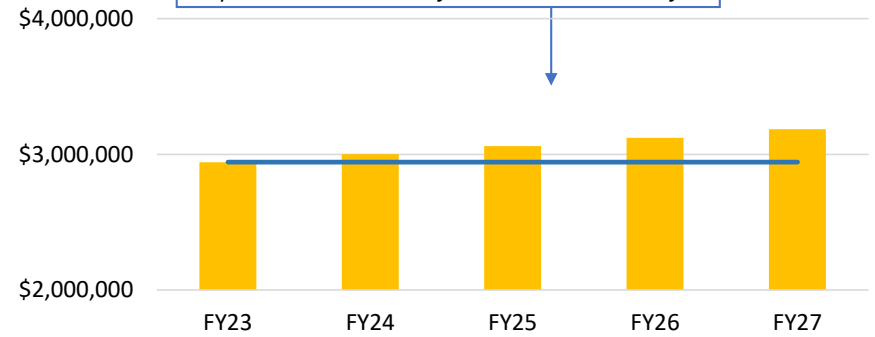
*Represents revenue if tuition rates are held flat (In-state, NeBHE and Canadian)*



Traditional Undergraduate Credit Hours	FY23	FY24	FY25	FY26	FY27
Credit Hours	121,335	119,715	120,081	121,312	122,600

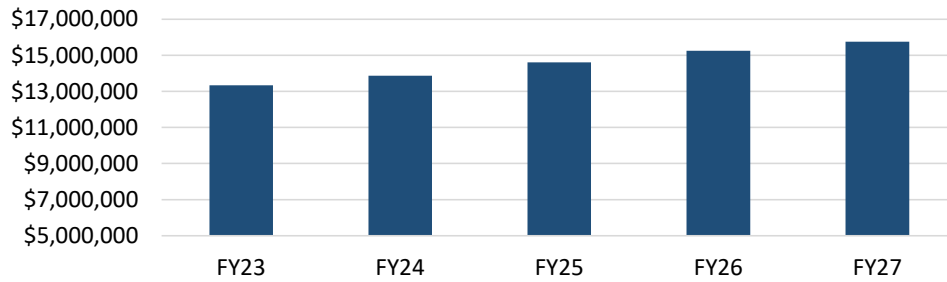
**Academic Partnership Credit Hour Revenue**

*Represents AP revenue if tuition rates are held flat*



Academic Partnership Credit Hours	FY23	FY24	FY25	FY26	FY27
Credit Hours	6,657	6,657	6,657	6,657	6,657

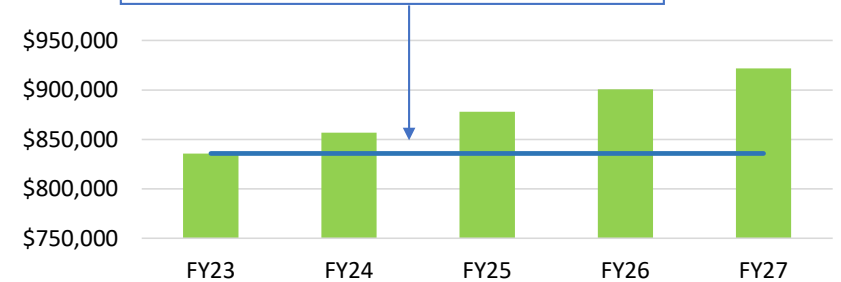
**Traditional Graduate Credit Hour Revenue**



Traditional Graduate Credit Hours	FY23	FY24	FY25	FY26	FY27
Credit Hours	25,241	25,698	26,448	27,036	27,380

**Early College Credit Hour Revenue**

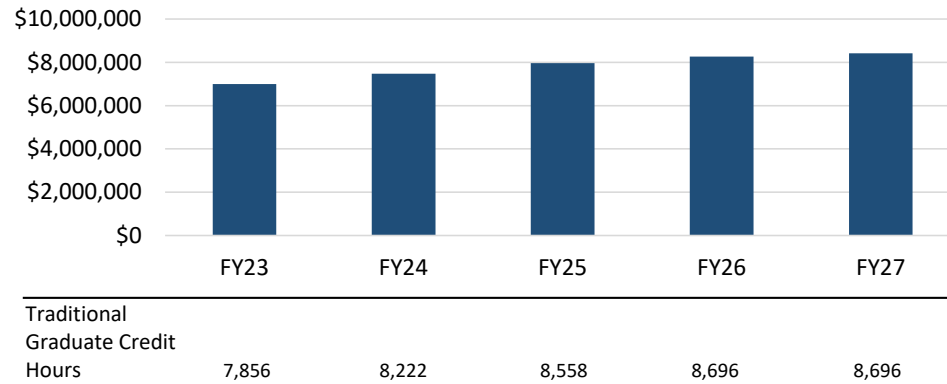
*Represents EC revenue if tuition rates are held flat*



Early College Credit Hours	FY23	FY24	FY25	FY26	FY27
Credit Hours	6,045	6,045	6,045	6,045	6,045

# LAW : Projected C/H & Tuition Revenue

**Traditional Law Credit Hour Revenue**



University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

5

**NAME OF ITEM:** FY2023 5-year Capital Plan

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

701 – Budgets, Operating & Capital

**UNIFIED ACCREDITATION CONNECTION:**

N/A

**BACKGROUND:**

Associate Director of Capital Planning, Nate Harris, will present a report on the FY2023 5-Year Capital Plan to the Finance, Facilities and Technology Committee.

8/12/2022

## Five-Year Capital Plan Overview

### Executive Summary

Pursuant to prior adopted directives of Trustees, a three-tiered planning process for capital projects is in place. The three tiers include the one-year capital plan, presented in a separate report, the campus Master Plans as have been presented by many of the campuses in the past, and the five-year capital plan. This briefing document elaborates on the latter, mid-level element of planning.

Each year the campuses are asked to provide an update to their capital plan. The process allows for planning of a period of up to ten years. While there is a strong focus on the one-year capital plan and ensuring its alignment with available funding, many projects and initiatives will take place over a longer timeframe and more projects are needed than there is funding available.

### FY 2023 Five Year Capital Plan – All Funds

The Five-Year Capital Plan represents over 400 projects with an identified five-year budget of approximately \$1,104,000,000 across all funding sources. Information technology capital projects are not included and are above and beyond that figure. While the one-year plan reflects only the work a campus actually expects to achieve and has funds to accomplish, the five-year plan is permitted to be more aspirational. As a result of this and the long-term nature of the plan, many of the funds (32%) needed to implement it are not yet identified (TBD).

The funding breakdown of the 5-year plan currently includes the following categories:

- \$51 million in general obligation bonds;
- \$216 million in proposed revenue bonds;
- \$80 million from gifts and future fundraising;
- \$94 million from campus AUX and E&G funds (including reserves);
- \$264 million from Grants or proposed grants (including Harold Alfond Foundation);
- \$31 million in P3 initiatives;
- \$ 5 million in Strategic Initiatives (space reduction);
- \$15 million in other funding
- \$348 million from sources yet to be determined

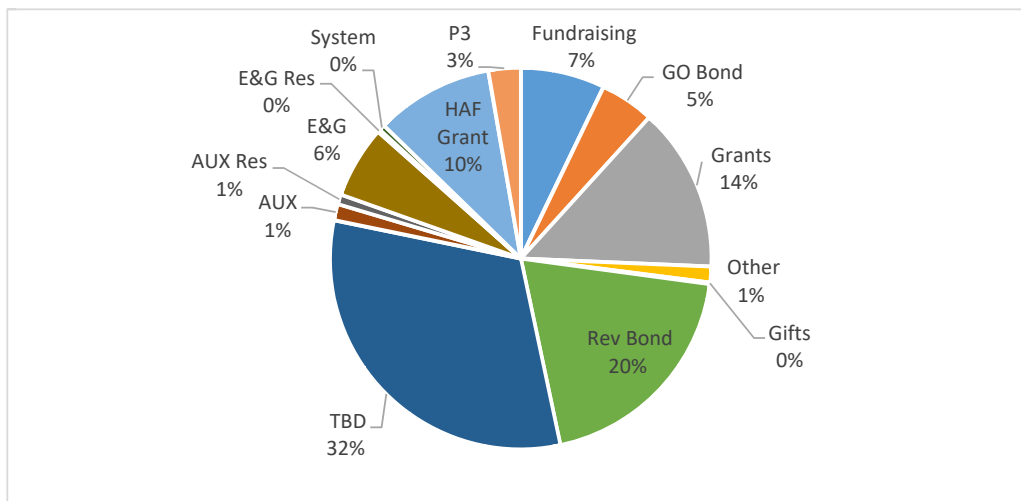


Chart 1: Funding sources for FY23-27 Five-Year Capital Plan

08/08/2022

Looking across all funding sources for the five-year period from FY 2023 through FY 2027, the broad categories of anticipated investment include:

- Approximately \$317,000,000 in Space renewal and renovations
- Approximately \$ 31,000,000 in Building Envelope projects (roof and façade)
- Approximately \$ 68,000,000 in Building Systems (MEP)
- Approximately \$ 35,000,000 in Grounds infrastructure improvements
- Approximately \$148,000,000 in Utility infrastructure improvements
- Approximately \$ 5,000,000 for Safety/Code improvements
- Approximately \$ 15,000,000 for building demolition/removal projects
- Approximately \$ 31,000,000 set aside as reactive projects
- Approximately \$415,000,000 in New Space
- Approximately \$39,000,000 in Athletics

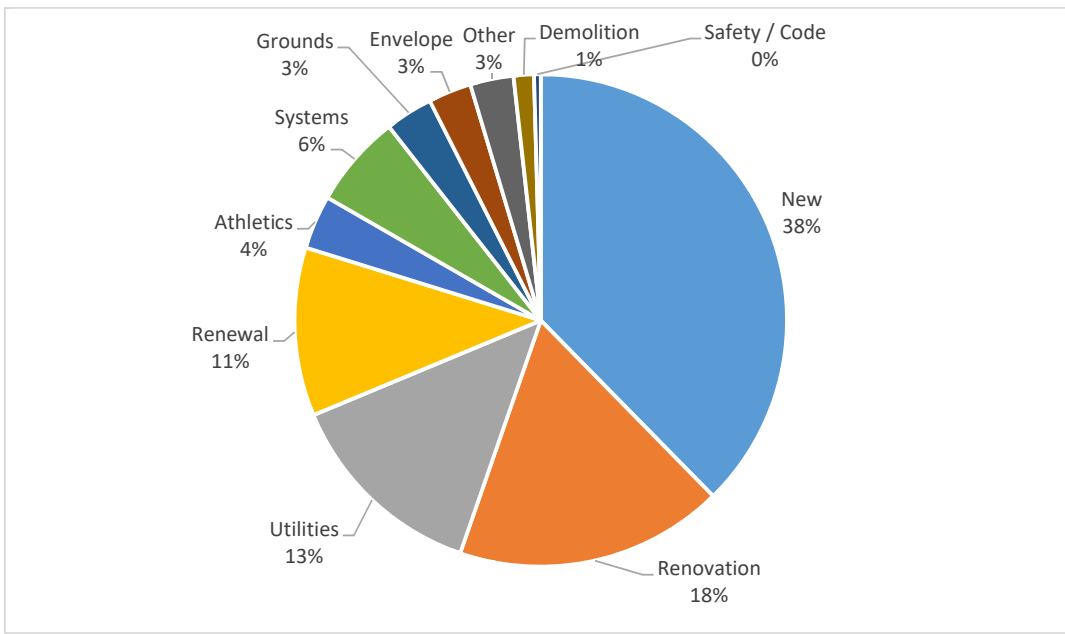


Chart 2: 5-year plan by Project Type

**Summary and Next Steps**

The Gordian investment target in order to “keep up” with building needs is projected to be just over \$44 to \$71 million in FY 2023 and from \$53 to upwards of \$85 million by FY 2027. This translates to a five-year target of between \$244 and \$394 million without capturing the impact new space coming online will have on the “keep up” need. In order to meet the goal of this target, the University must spend that amount on existing building needs and not on new construction or infrastructure.

With that, the amount projected in the five-year capital plan, which would be applicable to the Gordian target, is approximately \$434,000,000, not including all the small campus deferred maintenance funded projects under development. While this value reflects an adequate amount of planning, over \$234 million of the \$434 million is identified with funding sources such as Grant or Grant match which is still in development, fundraising, revenue bonds, or other sources

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to be determined. In order to meet the target significant funding mechanisms are still needed.

The five-year plan reflects a total of 26 space removal projects most that will be funded in whole or in part through the central space reduction special initiative process, though a couple of larger removal projects will require additional funding support. The removal of facilities – particularly poorer condition, low net asset value facilities – while not investment in the traditional sense, can have a substantial impact on eliminating deferred maintenance and improving the average condition of the University’s facilities.

Looking forward to future capital plan development, the System is examining several initiatives that look to improve the mechanism by which the Universities and System articulate and link priorities, how the capital plan is monitored, and how the timing of funding availability informs project timelines.

5.1







Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

UMA FY23 5-Year Capital Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
UMAFINE ARTS BLDGBuilding Envelope100000	UMA	Fine Arts Bldg Roof Replacement	Building Envelope	100,000	Xfer from E&G					100,000	100,000
UMAFITNESS CENTERBuilding Envelope300000	UMA	Roof Repair or Replacement	Building Envelope	300,000	Xfer from E&G					300,000	300,000
UMARoofing Surveys/RepairBuilding Envelope80000	UMA	Roofing Surveys/Repair	Building Envelope	80,000	Xfer from E&G	80,000					80,000
UMACamden EIFSBuilding Envelope100000	UMA	Camden EIFS	Building Envelope	100,000	Xfer from E&G	100,000					100,000
UMACamden Exterior DoorsBuilding Envelope40000	UMA	Camden Exterior Doors	Building Envelope	40,000	Xfer from E&G	40,000					40,000
UMAFine Arts Brick RepairBuilding Envelope75000	UMA	Fine Arts Brick Repair	Building Envelope	75,000	Xfer from E&G	75,000					75,000
UMABangor Hall Envelope RepairsBuilding Envelope100000	UMA	Bangor Hall Envelope Repairs	Building Envelope	100,000	Xfer from E&G			100,000			100,000
UMACAMDEN HALLBuilding Systems275000	UMA	Camden Hall Boiler Replacement	Building Systems	275,000	Xfer from E&G					275,000	275,000
UMAEASTPORT HALLBuilding Systems300000	UMA	Eastport Hall HVAC Upgrade	Building Systems	300,000	Xfer from E&G			300,000			300,000
UMALEWISTON HALLBuilding Systems350000	UMA	Lewiston Hall Boiler Replacement	Building Systems	350,000	Xfer from E&G		350,000				350,000
UMARANDALL STUDENT TECH CTRBuilding Systems125000	UMA	Randall Emergency Generator	Building Systems	125,000	Xfer from E&G		125,000				125,000
UMACeramics Studio BoilerBuilding Systems20000	UMA	Ceramics Studio Boiler	Building Systems	20,000	Xfer from E&G	20,000					20,000
UMABangor Fitness Center Second BoilerBuilding Systems100000	UMA	Bangor Fitness Center Second Boiler	Building Systems	100,000	Xfer from E&G		100,000				100,000
UMALandscapingOther100000	UMA	Landscaping	Grounds Infrastructure	100,000	Xfer from E&G	100,000					100,000
UMAFINE ARTS BLDGGrounds Infrastructure50000	UMA	Fine Arts Drainage	Grounds Infrastructure	50,000	Xfer from E&G	50,000					50,000
UMAJEWETT HALLGrounds Infrastructure150000	UMA	Repair Jewett Hall Rear Entrance Drive	Grounds Infrastructure	150,000	Xfer from E&G		150,000				150,000
UMAGrounds Infrastructure40000	UMA	Remove 2 Old Tennis Courts	Grounds Infrastructure	40,000	Xfer from E&G			40,000			40,000
UMABangor Campus WalkwaysGrounds Infrastructure621575	UMA	Bangor Campus Walkways	Grounds Infrastructure	621,575	Xfer from E&G	100,000	121,575				221,575
UMATaft StreetGrounds Infrastructure250000	UMA	Taft Street Removal	Grounds Infrastructure	250,000	Xfer from E&G				250,000		250,000
UMAParking Lot StripingGrounds Infrastructure150000	UMA	Parking Lot Striping	Grounds Infrastructure	150,000	Xfer from E&G	150,000					150,000
UMASTorm DrainsGrounds Infrastructure17000	UMA	Storm Drains	Grounds Infrastructure	17,000	Xfer from E&G	17,000					17,000
UMAJewett Hall EntrancesGrounds Infrastructure150000	UMA	Jewett Hall Entrances	Grounds Infrastructure	150,000	Xfer from E&G		150,000				150,000
UMAAugusta Forest Trail MaintenanceGrounds Infrastructure10000	UMA	Augusta Forest Trail Maintenance	Grounds Infrastructure	10,000	Xfer from E&G		10,000				10,000
UMAEastport Hall Repave Parking LotGrounds Infrastructure153074	UMA	Eastport Hall Repave Parking Lot	Grounds Infrastructure	153,074	Xfer from E&G			153,074			153,074
UMABangor Hall Walkway RepairGrounds Infrastructure50000	UMA	Bangor Hall Walkway Repair	Grounds Infrastructure	50,000	Xfer from E&G		50,000				50,000
UMATexas Ave. RepairGrounds Infrastructure200000	UMA	Texas Ave. Repair	Grounds Infrastructure	200,000	Xfer from E&G	100,000		100,000			200,000
UMAGeneral Maintenance Projects Augusta Campus526650	UMA	General Maintenance Projects Augusta Campus	Other	526,650	Xfer from E&G				353,641	173,009	526,650
UMAGeneral Maintenance Projects Bangor Campus526649	UMA	General Maintenance Projects Bangor Campus	Other	526,649	Xfer from E&G				353,641	173,008	526,649
UMABELFAST HALLRenovation1200000	UMA	Belfast Hall Renovations	Renovation	1,200,000	Xfer from E&G			400,000	400,000	400,000	1,200,000
UMAHANDLEY HALL-WATER STREET-331Renovation50000	UMA	Handley Hall Interior Renovations	Renovation	50,000	Xfer from E&G					50,000	50,000
UMAVTE Remodel	UMA	VTE Remodel	Renovation	165,000	Xfer from E&G	165,000					165,000
UMAMLT/VTE RemodelRenovation330000	UMA	MLT Remodel	Renovation	165,000	Xfer from E&G	165,000					165,000
UMABelfast Hall Emergency Exit Stairwells RenovationRenovation200000	UMA	Belfast Hall Emergency Exit Stairwells Renovation	Renovation	200,000	Xfer from E&G			200,000			200,000
UMASafety / Code125000	UMA	Bangor Campus Surveillance System	Safety / Code	125,000	Xfer from E&G				125,000		125,000
UMASafety / Code75000	UMA	NFPA Life Safety Fire Safety Study	Safety / Code	75,000	Xfer from E&G		75,000				75,000
UMAKatz Elevator UpdateSafety / Code125000	UMA	Katz Elevator Update	Safety / Code	125,000	Xfer from E&G					125,000	125,000
UMAFine Arts Sound ProofingOther87428	UMA	Fine Arts Sound Proofing	Space Renewal	87,428	Xfer from E&G	87,428					87,428
UMACamden Hall Floor Replacement First floorOther100000	UMA	Camden Hall Floor Replacement First floor	Space Renewal	100,000	Xfer from E&G		100,000				100,000
UMAEastport Hall Flooring Replacement North WingOther50000	UMA	Eastport Hall Flooring Replacement North Wing	Space Renewal	50,000	Xfer from E&G		50,000				50,000
UMAIInstall LED Street Lights Bangor CampusUtility Infrastructure15000	UMA	Install LED Street Lights Bangor Campus	Utility Infrastructure	15,000	Xfer from E&G		15,000				15,000
UMABangor Vehicle Charging StationsUtility Infrastructure90000	UMA	Bangor Vehicle Charging Stations	Utility Infrastructure	90,000	Xfer from E&G			90,000			90,000
UMAKatz HVAC Phase IIBuilding Systems4500000	UMA	Katz HVAC Phase II	Building Systems	4,500,000	TBD			4,500,000			4,500,000
UMATexas Ave. RepairGrounds Infrastructure1500000	UMA	Texas Ave. Repair	Grounds Infrastructure	1,500,000	TBD				1,500,000		1,500,000
UMAHANDLEY HALL-WATER STREET-331Building Systems1200000	UMA	Handley Hall HVAC Updates	Building Systems	1,200,000	Other	1,141,775					1,141,775
UMAKatz LibraryBuilding Systems1100000	UMA	Katz Library HVAC Repairs	Building Systems	1,100,000	Other	983,133					983,133
UMABangor Dental HVAC Phase IIBuilding Systems107000	UMA	Bangor Dental HVAC Phase II	Building Systems	107,000	Other	13,822					13,822
UMABelfast Hall HVAC improvementsBuilding Systems50000	UMA	Belfast Hall HVAC improvements	Building Systems	50,000	Other	40,000					40,000
UMAEastport Hall HVAC improvementsBuilding Systems300000	UMA	Eastport Hall HVAC improvements	Building Systems	300,000	Other	270,000					270,000
UMAFitness Ctr HVAC ImprovementsBuilding Systems200000	UMA	Fitness Ctr HVAC Improvements	Building Systems	200,000	Other	180,000					180,000
UMAVTE Remodel	UMA	VTE Remodel	Renovation	1,271,000	Other	1,196,000	75,000				1,271,000
UMAMLT/VTE RemodelRenovation330000	UMA	MLT Remodel	Renovation	1,500,000	Other	665,000	835,000				1,500,000
UMACamden Hall HVAC improvementsBuilding Systems200000	UMA	Camden Hall HVAC improvements	Building Systems	200,000	Other	180,000					180,000
UMAU Augusta Café UpgradesRenovation150000	UMA	UMA Augusta Café Upgrades	Renovation	150,000	Other	146,500					146,500
UMARandall Admissions RenovationsRenovation154095	UMA	Randall Admissions Renovations	Renovation	154,095	GO Bond	128,052					128,052
		<b>Totals</b>		<b>19,639,471</b>		<b>6,193,710</b>	<b>2,206,575</b>	<b>5,883,074</b>	<b>2,982,282</b>	<b>1,596,017</b>	<b>18,861,658</b>

5.2

Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

UMF FY23 5-Year Capital Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
UMFFitness and Recreation Center - 152 Quebec St	UMF	FRC Facade Replacement	Building Envelope	925,000	GO Bond	875,000					875,000
UMFFitness and Recreation Center 152 Quebec st	UMF	FRC roof replacement	Building Envelope	325,000	GO Bond	325,000					325,000
UMFMERRILL HALL-UMF	UMF	Merrill Hall Envelope upgrades	Building Envelope	400,000	GO Bond	352,983					352,983
UMFScott Hall - West 245 Main st	UMF	Window replacement	Building Envelope	175,000	GO Bond	117,659					117,659
UMFMerrill Hall - UMF	UMF	HVAC upgrade design	Building Systems	50,000	GO Bond	14,873					14,873
UMFRoberts learning center	UMF	HVAC upgrades	Building Systems	150,000	GO Bond	119,339					119,339
UMFMANTOR LIBRARY	UMF	HVAC Upgrades and building visioning	Building Systems	300,000	GO Bond	53,777					53,777
UMFEarly Childhood Education Center	UMF	Early Childhood Laboratory Space	Renovation	3,200,000	GO Bond	2,120,400					2,120,400
UMFOLSEN STUDENT CENTER	UMF	Olsen Student Center Renovation	Renovation	425,000	GO Bond	222,529					222,529
UMFRicker addition / Sweatt Winter childcare	UMF	Ricker addition renovation	Renovation	175,000	GO Bond	122,231					122,231
UMFStone Hall	UMF	Stone hall suite renovation	Renovation	275,000	GO Bond	275,000					275,000
UMFFranklin hall, Student health center, Psycholo	UMF	Campus ADA ramp replacement	Safety / Code	100,000	GO Bond	75,125					75,125
UMFAll campus	UMF	Emergency phone and lighting upgrade	Safety / Code	100,000	GO Bond	100,000					100,000
UMFBuilding Systems	UMF	UMF ESCO Multiple Projects	Building Systems	12,200,000	Other	8,200,000	4,000,000				12,200,000
Olsen Student Center	UMF	Olsen Student Center roof replacement	Building Envelope	317,962	Xfer from AUX				317,962		317,962
UMFPurinton Hall	UMF	Purinton Hall Roof replacement	Building Envelope	40,333	Xfer from AUX	40,333					40,333
UMFBlack Hall 126 Lincoln St	UMF	Roof Replacement	Building Envelope	218,634	Xfer from AUX				131,000	87,634	218,634
UMFDakin Hall	UMF	roof replacement	Building Envelope	25,000	Xfer from AUX	25,000					25,000
UMFScott hall North	UMF	Scott North window replacement	Building Envelope	25,000	Xfer from AUX	25,000					25,000
UMFScott Hall South	UMF	Scott South window replacement	Building Envelope	143,982	Xfer from AUX		143,982				143,982
UMFScott Hall South	UMF	Window replacement	Building Envelope	125,000	Xfer from AUX		125,000				125,000
UMF All Campus	UMF	ESCO audit investment	Building Systems		Xfer from AUX	50,000	125,000				175,000
UMFPurinton hall	UMF	Purinton Hall bathroom renovation	Building Systems	195,000	Xfer from AUX			195,000			195,000
UMFGrounds Infrastructure	UMF	Campus Paving	Grounds Infrastructure	200,000	Xfer from AUX			50,000			50,000
UMFResidential parking lots	UMF	Seal coating and pavement repair	Grounds Infrastructure		Xfer from AUX	60,000					60,000
UMFOther	UMF	Aux Audit investment	Other	50,000	Xfer from AUX	50,000					50,000
UMFLockwood Hall	UMF	Lockwood all Plumbing upgrade	Other	395,000	Xfer from AUX					395,000	395,000
UMFScott Hall North	UMF	Scott Hall north Restroom renovation	Renovation	65,000	Xfer from AUX			65,000			65,000
UMFFrancis A Black	UMF	Emergency light upgrade	Safety / Code	29,000	Xfer from AUX	29,000					29,000
UMFPurinton Hall	UMF	Life safety upgrade	Safety / Code	44,591	Xfer from AUX			44,591			44,591
UMFMallett hall	UMF	Mallett Fire door install	Safety / Code	65,000	Xfer from AUX			65,000			65,000
UMFDearborn Lobby	UMF	Dearborn connector roof replacement	Building Envelope	12,500	Xfer from E&G		12,500				12,500
UMFEducation Center	UMF	Education Center roof replacement	Building Envelope	188,598	Xfer from E&G					188,598	188,598
UMFRoberts Learning Center	UMF	Exterior painting	Building Envelope	87,000	Xfer from E&G	87,000					87,000
UMFFranklin Hall, Main st 252	UMF	Franklin Hall exterior painting	Building Envelope	8,000	Xfer from E&G			8,000			8,000
UMFFranklin Hall, Main st-252	UMF	Franklin hall foundation repair	Building Envelope	60,000	Xfer from E&G			60,000			60,000
UMFPreble hall	UMF	Preble hall roof replacement	Building Envelope	84,000	Xfer from E&G		84,000				84,000
UMFPreble-Thomas Hall	UMF	Preble-Thomas roof replacement	Building Envelope	130,000	Xfer from E&G			130,000			130,000
UMFPreble Hall	UMF	Roof Replacement	Building Envelope	105,456	Xfer from E&G		105,456				105,456
UMFEducation Center 186 High Street	UMF	Roof Replacement	Building Envelope	188,598	Xfer from E&G					188,598	188,598
UMAMain st 246, Admissions	UMF	Admissions Ventilation install	Building Systems	80,000	Xfer from E&G		80,000				80,000
UMFCentral Heat Plant	UMF	Boiler door repair	Building Systems	25,000	Xfer from E&G	25,000					25,000
UMFCentral Heat Plant	UMF	Boiler rebuild	Building Systems	166,842	Xfer from E&G			66,842	100,000		166,842
UMFCentral Heat Plant	UMF	Boiler Upgrades	Building Systems	100,000	Xfer from E&G			125,000			125,000
UMF All campus	UMF	ESCO Audit Investment	Building Systems		Xfer from E&G	75,000	150,000				225,000
UMFFranklin Hall	UMF	Franklin Hall Water main replacement	Building Systems	130,000	Xfer from E&G	96,850					96,850
UMFMain st-238, Look House	UMF	Look House Mechanical ventilation install	Building Systems	109,563	Xfer from E&G			109,563			109,563
UMFMain st-238 Look house	UMF	Look House Ventilation install	Building Systems	60,000	Xfer from E&G				60,000		60,000
UMFRoberts Learning Center	UMF	Roberts learning center bathroom upgrade	Building Systems	350,000	Xfer from E&G			200,000	150,000		350,000
UMFCentral Heat Plant	UMF	Valve and gasket replacement at the Central heat plant	Building Systems	85,850	Xfer from E&G	85,850					85,850
UMFGrounds Infrastructure	UMF	Campus paving	Grounds Infrastructure	50,000	Xfer from E&G		50,000				50,000
UMFGrounds Infrastructure	UMF	E&G Campus paving	Grounds Infrastructure	50,000	Xfer from E&G		50,000				50,000
UMFOther	UMF	ESCO audit capital support	Other	75,000	Xfer from E&G	75,000					75,000
UMFRoberts learning center	UMF	Furniture upgrade	Other	250,409	Xfer from E&G					250,409	250,409
UMFMantor Library	UMF	Mantor Library restroom renovation	Space Renewal	100,000	Xfer from E&G				100,000		100,000
UMFPreble-Thomas Hall	UMF	Preble Fume hood replacement	Space Renewal	300,000	Xfer from E&G				300,000		300,000
UMFFRC 152 Quebec St	UMF	Replace Lobby Flooring	Space Renewal	62,000	Xfer from E&G			62,000			62,000
<b>Totals</b>				<b>23,598,318</b>		<b>13,697,949</b>	<b>4,987,938</b>	<b>1,052,154</b>	<b>1,125,804</b>	<b>1,210,239</b>	<b>22,074,084</b>

5.2

Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

UMFK FY23 5-Year Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
UMFKVIOLETTE WILDERNESS CAMPBuilding Envelope75000	UMFK	Wilderness Camp Renovation	Building Envelope	75,000	Xfer from E&G	75,000					75,000
UMFKBuilding Systems60000	UMFK	Energy Management System	Building Systems	60,000	Xfer from E&G			60,000			60,000
UMFKGrounds Infrastructure384138	UMFK	Roads and Walkways	Grounds Infrastructure	384,138	Xfer from E&G		87,458	86,031		160,649	334,138
UMFKNOWLAND HALLRenovation300000	UMFK	Nowland Hall Building Renovation	Renovation	300,000	Xfer from E&G		59,231	92,366			151,597
UMFKSPORTS CENTERRenovation286181	UMFK	Sports Center Renovation	Renovation	286,181	Xfer from E&G				155,000		155,000
UMFKThe LodgeRenovation597270	UMFK	Lodge upgrades	Renovation	597,270	Xfer from E&G	111,176			100,085	113,567	324,828
UMFKCyr HallRenovation77158	UMFK	Cyr Hall renovations	Renovation	77,158	Xfer from E&G		77,158				77,158
UMFKCYR HOUSEDemolition95000	UMFK	Cyr House Removal	Demolition	95,000	Other	78,487					78,487
UMFKDemolition160000	UMFK	South Parking Lot	Demolition	160,000	Other	69,744					69,744
UMFKST DAVID HOUSE,35 PLEASANT STDemolition50000	UMFK	St. David House Demolition	Demolition	50,000	Other	14,202					14,202
UMFKFoxRenovation4000000	UMFK	Fox - other renovations/updates	Renovation	4,000,000	Other			4,000,000			4,000,000
UMFKThe LodgeRenovation126666	UMFK	Lodge upgrades	Renovation	126,666	Other	126,666			236,094	250,000	612,760
UMFKCROCKER HALLBuilding Envelope250000	UMFK	Crocker Hall Roof Replacement	Building Envelope	250,000	GO Bond		250,000				250,000
UMFKCYR HALLBuilding Envelope305000	UMFK	Cyr Hall Windows, Doors and HVAC Upgrade	Building Envelope	305,000	GO Bond		305,000				305,000
UMFKBlake LibraryBuilding Envelope125000	UMFK	Exterior envelope upgrades	Building Envelope	125,000	GO Bond		125,000				125,000
UMFKOLD MODEL SCHOOLRenovation60000	UMFK	Old Model School Renovation	Renovation	60,000	GO Bond		60,000				60,000
UMFKBlake LibraryRenovation25000	UMFK	Renovate bathrooms and common areas.	Renovation	25,000	GO Bond		25,000				25,000
UMFKThe LodgeRenovation212158	UMFK	Lodge upgrades	Renovation	212,158	GO Bond		212,158				212,158
UMFKCyr HallRenovation72842	UMFK	Cyr Hall renovations	Renovation	72,842	GO Bond		72,842				72,842
UMFKCROCKER HALLSpace Renewal250000	UMFK	Crocker Hall Upgrade.	Space Renewal	250,000	GO Bond		250,000				250,000
UMFKCYR HALLSpace Renewal1000000	UMFK	Cyr Hall Laboratory Upgrade	Space Renewal	1,000,000	GO Bond		1,000,000				1,000,000
UMFKPOWELL HALLSpace Renewal140000	UMFK	Powell Hall Renovations	Space Renewal	140,000	GO Bond		140,000				140,000
UMFKENROLLMENT & ADVANCEMENT CENTERSpace Renewal2990000	UMFK	Enrollment & Advancement Center	Space Renewal	2,990,000	GO Bond	329,917					329,917
<b>Totals</b>				<b>11,641,413</b>		<b>805,192</b>	<b>2,663,847</b>	<b>4,238,397</b>	<b>491,179</b>	<b>524,216</b>	<b>8,722,831</b>

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Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

UMM FY23 5-Year Capital Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
UMMUniversity of Maine at Machias various projects	UMM	UMM Campus Various Projects	Other	94,901	Xfer from E&G	16,835	17,845	18,916	20,051	21,254	94,901
UMMSpace Renewal750000	UMM	Soccer Field Rebuild	Athletics	750,000	TBD		750000				750,000
UMMSENNETT HALLBuilding Envelope150000	UMM	Exterior Window Wall	Building Envelope	150,000	TBD			150000			150,000
UMMTORREY HALL-MERRILL LIBRARYBuilding Envelope200000	UMM	Masonry Repairs and Expansion Joint Replacement	Building Envelope	200,000	TBD			100000	100000		200,000
UMMSENNETT HALLBuilding Envelope100000	UMM	Sennett B-Wing Roof Replace	Building Envelope	100,000	TBD		100000				100,000
UMMSENNETT HALLBuilding Envelope100000	UMM	Sennett C-Wing Roof Replace	Building Envelope	100,000	TBD					100,000	100,000
UMMTORREY HALL-MERRILL LIBRARYBuilding Envelope260000	UMM	Window Replacement	Building Envelope	260,000	TBD		260000				260,000
UMMBuilding Systems100000	UMM	Energy Management System for 7 Buildings	Building Systems	100,000	TBD		100000				100,000
UMMPOWERS HALLBuilding Systems300000	UMM	Upgrade HVAC Performance Arts Center RTU	Building Systems	300,000	TBD			300000			300,000
UMMOther828000	UMM	Build New Parking Lot (400 parking spaces)	Other	828,000	TBD			828000			828,000
UMMPOWERS HALLOther141000	UMM	Window Treatments for Classrooms and Offices	Other	141,000	TBD		141000				141,000
UMMRenovation1870000	UMM	Existing facility renovation and other year 6-10 priorities.	Renovation	1,870,000	TBD		200000	470000	260000	170,000	1,100,000
UMMRenovation2746780	UMM	Existing facility renovation and other year 6-10 priorities.	Renovation	2,746,780	TBD		24999	400000	710000	760,000	1,894,999
UMMREYNOLDS HEALTH CENTERRenovation250000	UMM	Install Sound Damping System and Sound System in Gym	Renovation	250,000	TBD			250000			250,000
UMMSENNETT HALLRenovation600000	UMM	Refurbish Student Areas	Renovation	600,000	TBD	600000					600,000
UMMREYNOLDS HEALTH CENTERRenovation450000	UMM	Replace Gym Floor	Renovation	450,000	TBD			450000			450,000
UMMPOWERS HALLRenovation800000	UMM	Window Upgrade	Renovation	800,000	TBD		400000	400000			800,000
UMMPOWERS HALLRenovation1000000	UMM	Internal Classrooms and Office Upgrades Plus Basement	Renovation	1,000,000	TBD			1000000			1,000,000
UMMSafety / Code500000	UMM	Campus Wide Security Camera System Installation	Safety / Code	500,000	TBD		500000				500,000
UMMDORWARD HALLSafety / Code43000	UMM	Install Fire Sprinkler System in the Attic of C-Wing	Safety / Code	43,000	TBD			43000			43,000
UMMREYNOLDS HEALTH CENTERSafety / Code267300	UMM	Install Fire Sprinkler System	Safety / Code	267,300	TBD				267300		267,300
UMMSCIENCE BLDG-MACHIASSafety / Code300000	UMM	Install Fire Sprinkler System	Safety / Code	300,000	TBD				300000		300,000
UMMTORREY HALL-MERRILL LIBRARYSafety / Code40000	UMM	Install Lock Down System (Wireless)	Safety / Code	40,000	TBD		40000				40,000
UMMSafety / Code700000	UMM	New Roadway around the Campus Perimeter	Safety / Code	700,000	TBD				350000	350,000	700,000
UMMSafety / Code300000	UMM	Out back 200 Acre Classroom Trails and Signage	Safety / Code	300,000	TBD				150000	150,000	300,000
UMMPOWERS HALLSafety / Code270000	UMM	Replace Fire Alarm System	Safety / Code	270,000	TBD	270000					270,000
UMMSafety / Code600000	UMM	Walkways, Roadways, Parking, Paving	Safety / Code	600,000	TBD				180000	210,000	390,000
UMMSCIENCE BLDG-MACHIASBuilding Envelope45000	UMM	Science Building Envelope Repair	Building Envelope	45,000	GO Bond	45,000					45,000
UMMSCIENCE BLDG-MACHIASBuilding Envelope30000	UMM	Science Building door Repair	Building Envelope	30,000	GO Bond	30,000					30,000
UMM-ReynoldsBuilding Envelope39000	UMM	Reynolds door replacement	Building Envelope	39,000	GO Bond	39,000					39,000
UMM- Campus roof replacementsBuilding Envelope500000	UMM	roof replacements	Building Envelope	500,000	GO Bond	250,000	250,000				500,000
Dorward HallBuilding Systems188000	UMM	Dorward Lock replacement	Building Systems	188,000	GO Bond	68,000					68,000
UMM- Campus HVAC improvementsBuilding Systems700000	UMM	HVAC improvements	Building Systems	700,000	GO Bond	350,000	350,000				700,000
CAMPUS GROUNDSGrounds Infrastructure400000	UMM	Grounds Infrastructure	Grounds Infrastructure	400,000	GO Bond	200,000	200,000				400,000
UMMPOWERS HALLRenovation400000	UMM	1st and 2nd Floor Hallway Project	Renovation	225,000	GO Bond	225,000					225,000
UMMSCIENCE BLDG-MACHIASRenovation200000	UMM	Renovate 2nd Floor Chemistry Lab Space and Building systems	Renovation	200,000	GO Bond	200,000					200,000
UMM-ReynoldsRenovation500000	UMM	Reynolds basketball floor rplacement	Renovation	500,000	GO Bond	250,000	250,000				500,000
UMM-O'Brian	UMM	ADA Accessibility	Safety / Code	30,000	GO Bond	30,000					30,000
UMMUMM-DORWARD HALLSafety / Code37000	UMM	Lift install	Safety / Code	37,000	GO Bond	37,000					37,000
UMMSafety / Code39931424	UMM	Campus Code Renovations - multiple buildings	Safety / Code	399,314	GO Bond	200,000	199,314				399,314
UMM- Campus infrastructureUtility Infrastructure1000000	UMM	infrastructure upgrades	Utility Infrastructure	1,000,000	GO Bond	500,000	500,000				1,000,000
		<b>Totals</b>		<b>18,054,295</b>		<b>3,310,835</b>	<b>4,283,158</b>	<b>4,409,916</b>	<b>2,337,351</b>	<b>1,761,254</b>	<b>16,102,514</b>

5.2

Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

UMPI FY23 5-Year Capital Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
UMPIRenovation783090	UMPI	Emerson Hall Upgrades	Renovation	1,087,650	GO Bond		1,087,650				1,087,650
UMPIRenovation661756	UMPI	Park Hall Renovation	Renovation	661,756	GO Bond	661,756					661,756
UMPIRenovation559030	UMPI	Merriman Hall Renovation	Renovation	559,030	GO			559,030			559,030
UMPICampus CenterBuildingEnvelope50000	UMPI	Campus Center Roof	Building Envelope	50,000	Xfer from E&G		50,000				50,000
UMPIKilnBuildingEnvelope5645	UMPI	Kiln Roof	Building Envelope	5,645	Xfer from E&G				5,645		5,645
UMPICampus CenterBuildingSystems150000	UMPI	Campus Center AC	Building Systems	150,000	Xfer from E&G					150,000	150,000
UMPIFacilities Support BuildingBuildingSystems30000	UMPI	Facilities Support Boiler	Building Systems	30,000	Xfer from E&G				30,000		30,000
UMPIKelley Commons Building Systems250186	UMPI	Kelley Commons Boiler	Building Systems	250,186	Xfer from E&G	250,186					250,186
UMPIPreble HallBuilding Systems108560	UMPI	Preble Hall Boiler	Building Systems	108,560	Xfer from E&G				108,560		108,560
UMPISmith House (President)Building Systems8000	UMPI	Smith House Boiler	Building Systems	8,000	Xfer from E&G				8,000		8,000
UMPIGroundsGrounds Infrastructure74870	UMPI	FY27 Misc. Campus Paving	Grounds Infrastructure	74,870	Xfer from E&G					74,870	74,870
UMPIGentile HallRenovation100000	UMPI	Gentile Pool Upgrades	Renovation	100,000	Xfer from E&G					100,000	100,000
UMPILIBRARY BLDGSafety / Code40000	UMPI	Library Fire Panel	Safety / Code	40,000	Xfer from E&G				40,000		40,000
UMPICampus CenterSafety / Code45000	UMPI	Campus Center Fire Alarm Panel	Safety / Code	45,000	Xfer from E&G		45,000				45,000
UMPILibrary BldgSafety / Code132435	UMPI	Library Elevator	Safety / Code	132,435	Xfer from E&G			132,435			132,435
UMPISouth HallSafety / Code20197	UMPI	South Hall Fire Alarm Panel	Safety / Code	20,197	Xfer from E&G		20,197				20,197
UMPINorman HallUtility Infrastructure150000	UMPI	Normal Hall Oil Tank	Utility Infrastructure	150,000	Xfer from E&G			150,000			150,000
UMPISouth HallUtility Infrastructure110000	UMPI	South Hall Oil Tank	Utility Infrastructure	110,000	Xfer from E&G				110,000		110,000
UMPIWieden HallUtility Infrastructure150000	UMPI	Wieden Hall Oil Tank	Utility Infrastructure	150,000	Xfer from E&G		150,000				150,000
UMPIEmerson HallBuilding Envelope140175	UMPI	Emerson Hall Roof	Building Envelope	140,175	Xfer from AUX				140,175		140,175
UMPIPark HallBuilding Envelope150688	UMPI	Park Hall Roof	Building Envelope	150,688	Xfer from AUX					150,688	150,688
UMPISkywayBuilding Envelope16046	UMPI	STR Roof	Building Envelope	16,046	Xfer from AUX	16,046					16,046
UMPIEmerson HallBuilding Systems100000	UMPI	Emerson Hall Boiler	Building Systems	100,000	Xfer from AUX	100,000					100,000
UMPIKelley CommonsBuilding Systems123009	UMPI	Kelley Commons Boiler II	Building Systems	123,009	Xfer from AUX		123,009				123,009
UMPIEmerson HallUtility Infrastructure131005	UMPI	Emerson Hall Oil Tank	Utility Infrastructure	131,005	Xfer from AUX			131,005			131,005
UMPIBuilding Envelope133964	UMPI	STR Roof	Building Envelope	133,964	TBD	133,964					133,964
UMPIBuilding Envelope250000	UMPI	Preble Hall Window Replacement	Building Envelope	250,000	TBD					250,000	250,000
UMPIFOLSOM-PULLEN HALLBuilding Envelope45000	UMPI	FOLSOM ROOF	Building Envelope	45,000	TBD		45,000				45,000
UMPIBuilding Systems33401	UMPI	Kelley Commons Boiler	Building Systems	33,401	TBD	33,401					33,401
UMPIBuilding Systems26405	UMPI	Kelley Commons Boiler II	Building Systems	26,405	TBD		26,405				26,405
UMPIBuilding Systems137702	UMPI	Kelley Commons Boiler	Building Systems	137,702	TBD	137,702					137,702
UMPIPREBLE HALLDemolition67383	UMPI	Coal Shed Removal	Demolition	67,383	TBD					67,383	67,383
UMPIGrounds Infrastructure150000	UMPI	North Lot Paving	Grounds Infrastructure	150,000	TBD		150,000				150,000
UMPIGrounds Infrastructure100000	UMPI	CIL Lot Paving	Grounds Infrastructure	100,000	TBD				100,000		100,000
UMPIGrounds Infrastructure50000	UMPI	CIL Parking Lot Addition	Grounds Infrastructure	50,000	TBD		50,000				50,000
UMPIGrounds Infrastructure30000	UMPI	Smith House Paving	Grounds Infrastructure	30,000	TBD	30,000					30,000
UMPIGrounds Infrastructure50000	UMPI	South Walkway Paving	Grounds Infrastructure	50,000	TBD			50,000			50,000
UMPIGrounds Infrastructure50000	UMPI	North Walkway Paving	Grounds Infrastructure	50,000	TBD		50,000				50,000
UMPIEMERRIMAN HALLRenovation30000	UMPI	Merriman Stairs/Lobby Upgrade	Renovation	30,000	TBD		30,000				30,000
UMPISafety / Code60000	UMPI	Preble Hall Fire Alarm Panel	Safety / Code	60,000	TBD				60,000		60,000
UMPISafety / Code150000	UMPI	Kelley Commons Elevator	Safety / Code	150,000	TBD		150,000				150,000
UMPIEmerson HallSafety / Code17275	UMPI	Emerson Hall Fire Alarm Panel	Safety / Code	17,275	TBD	17,275					17,275
UMPISouth HallSafety / Code140000	UMPI	South Hall Elevator	Safety / Code	140,000	TBD				140,000		140,000
UMPIUtility Infrastructure150000	UMPI	Kelley Commons Oil Tank	Utility Infrastructure	150,000	TBD		150,000				150,000
UMPIUtility Infrastructure110000	UMPI	Merriman Hall Oil Tank	Utility Infrastructure	110,000	TBD				110,000		110,000
UMPIUtility Infrastructure100000	UMPI	STR Oil Tank	Utility Infrastructure	100,000	TBD	100,000					100,000
UMPIUtility Infrastructure100000	UMPI	SAD1 Oil Tank	Utility Infrastructure	100,000	TBD		100,000				100,000
UMPIRenovation2500000	UMPI	Wieden Hall Renovation	Renovation	2,500,000	Other	2,500,000					2,500,000
UMPIWIEDEN HALL-7P070Renovation3757000	UMPI	Wieden Hall Renovation	Renovation	3,757,000	GO Bond	2,936,172					2,936,172
<b>Totals</b>				<b>12,632,382</b>		<b>6,916,502</b>	<b>2,227,261</b>	<b>1,022,470</b>	<b>852,380</b>	<b>792,941</b>	<b>11,811,554</b>

5.2





Finance, Facilities & Technology Committee Meeting - FY2023 5-year Capital Plan

USM FY23 5-Year Capital Plan

Project Identifier	Campus	Project Name	Project Type	Total Estimated Project Cost	Funding Source	FY23 Budget	FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	5-Year Capital Plan
USMROBIE-ANDREWS HALLRenovation35000000	USM	Robie Andrews Space Renewal	Renovation	35,000,000	TBD		4,000,000	20,000,000	11,000,000		35,000,000
USMANDERSON HALLSpace Renewal40000000	USM	Anderson Interior Space Renewal	Space Renewal	4,000,000	TBD		2,000,000	2,000,000			4,000,000
USMBAILEY HALLSpace Renewal18000000	USM	Bailey Classroom Renovations	Space Renewal	1,800,000	TBD			500,000	300,000	500,000	1,300,000
USMJOHNS MITCHELL CTRSpace Renewal30000000	USM	JMC interior & Lab Upg	Space Renewal	3,000,000	TBD			1,500,000	1,500,000		3,000,000
USMMASTERTON HALLSpace Renewal10000000	USM	Masterton Hall Space Renewal	Space Renewal	1,000,000	TBD					1,000,000	1,000,000
USMRUSSELL HALLSpace Renewal30000000	USM	Russel Hall Space Renewal	Space Renewal	3,000,000	TBD				3,000,000		3,000,000
USMSCIENCE BLDG, PTLDSpace Renewal10000000	USM	Science Bldg Space Renewal	Space Renewal	1,000,000	TBD		500,000		500,000		1,000,000
USMUPTON-HASTINGS HALLSpace Renewal10000000	USM	Upton Hastings Space Renewal	Space Renewal	10,000,000	TBD				5,000,000	5,000,000	10,000,000
USMNew Space23500000	USM	Construction of new Structured Parking Garage (Portland)	New Space	23,500,000	Revenue Bond	15,000,000					15,000,000
USMNEW STUDENT DORM-PORTLANDNew Space72800000	USM	Construction of Portland Commons Dorm	New Space	72,800,000	Revenue Bond	38,600,000					38,600,000
USMBuilding Systems20000000	USM	USM HVAC Projects	Building Systems	2,000,000	Other	1,700,000					1,700,000
USMSTUDENT SUCCESS AND CAREER DEVELOPMENT CENTERNew Space	USM	New Student Success and Career Services Center	New Space	2,000,000	Other	2,000,000					2,000,000
USMSCIENCE BLDG, PTLDSpace Renewal15000000	USM	Science Bldg Dubyak Ctr Reno	Space Renewal	1,500,000	Other	500,000	1,000,000				1,500,000
USMBAILEY HALLSpace Renewal25000000	USM	Center For Teacher Excellence	Space Renewal	250,000	Other		250,000				250,000
USMLEWISTON-AUBURN CENTERRenovation30000000	USM	LAC Old Wing Ext Upgrade	Renovation	300,000	GO Bond	200,000					200,000
USMSCIENCE BLDG, PTLDSpace Renewal10000000	USM	Science Bldg Dubyak Ctr Reno	Space Renewal	1,000,000	GO Bond	450,000	500,000				950,000
USMBAILEY HALLSpace Renewal25000000	USM	Center For Teacher Excellence	Space Renewal	250,000	GO Bond	125,000	125,000				250,000
USMCENTER FOR THE ARTSNew Space42000000	USM	Center for Arts Construction	New Space	42,000,000	Fundraising	3,000,000	15,000,000	21,000,000			39,000,000
USMSTUDENT SUCCESS AND CAREER DEVELOPMENT CENTERNew Space	USM	New Student Success and Career Services Center	New Space	5,551,263	Fundraising	5,551,263					5,551,263
USMBAILEY HALLSpace Renewal15000000	USM	Center For Teacher Excellence	Space Renewal	150,000	Fundraising	75,000	75,000				150,000
USMSpace Renewal21200000	USM	LAC Classroom Upgrades	Space Renewal	212,000	Fundraising	187,000					187,000
			<b>Totals</b>	<b>274,672,890</b>		<b>71,547,173</b>	<b>36,208,445</b>	<b>61,887,235</b>	<b>38,331,842</b>	<b>15,484,230</b>	<b>223,458,925</b>

5.2

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Review of Projects with a Value of \$250,000 or Greater

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

N/A

**UNIFIED ACCREDITATION CONNECTION:**

N/A

**BACKGROUND:**

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

- USM VoIP Project
- Repaving MaineStreet

### US:IT Project Summary Status Reports

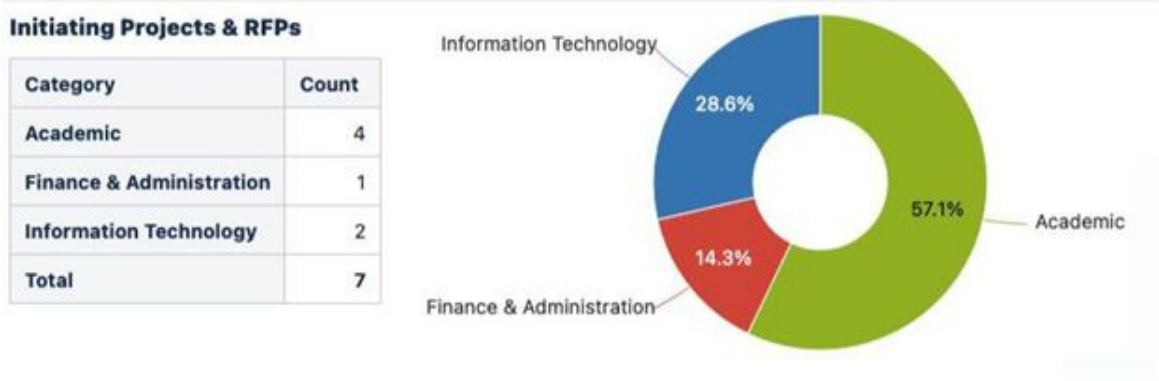
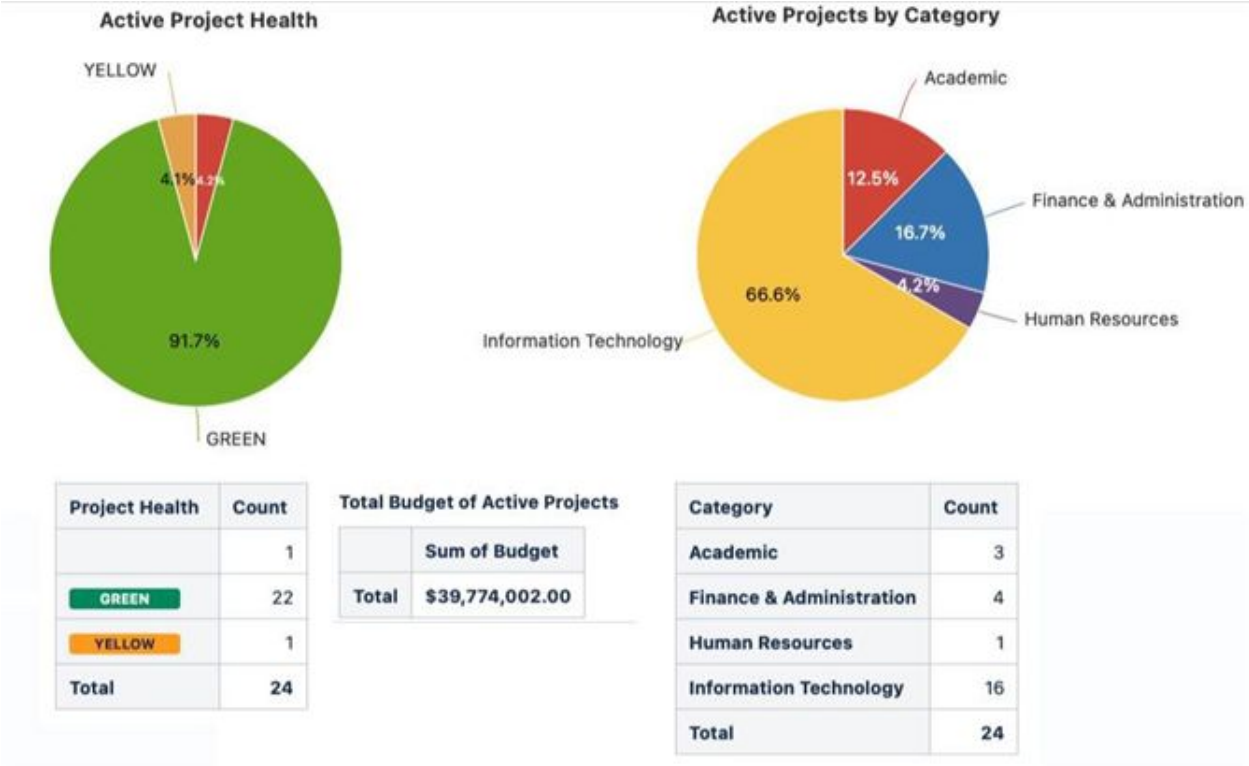
<b>Report Date</b>	August 05, 2022
<b>Report Period</b>	June 08, 2022 - August 05, 2022

<b>PROJECT NAME:</b>	USM VoIP			<a href="#">(Link to full report)</a>	
<b>Sponsor</b>	<b>Original End Date</b>	<b>Current End Date</b>	<b>Total Budget</b>	<b>Budget Expended</b>	<b>% Complete</b>
Jeffery Letourneau	9/2022	12/2022	\$809,000	\$627,327	95%
<b>Project Health</b>	Overall <span style="color: green;">■</span> Budget <span style="color: green;">■</span> Schedule <span style="color: green;">■</span> Risk <span style="color: green;">■</span>				
<b>Project Summary Update:</b>	The project team has continued to dismantle and dispose of legacy equipment. Facilities management has received and approved partial quotes for the improvements needed in the core data and phone closets. Contractor and material availability has delayed the work and required us to extend the estimated completion date through the end of December.				

6.1

<b>PROJECT NAME:</b>		Repaving MaineStreet			<a href="#">Link to Full Report</a>
<b>Initiation Date</b>	<b>Sponsor</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Initial Budget</b>	<b>Current Budget Balance</b>
September 2021	David Demers	March 2022	December 2026	\$16,800,000	\$16,616,136
<b>Overall Health</b>	Overall <span style="color: green;">■</span> Budget <span style="color: green;">■</span> Schedule <span style="color: green;">■</span> Risk <span style="color: green;">■</span>				
<b>Project</b>	<b>Phase</b>	<b>Start Date</b>	<b>Estimated Go-live Date</b>	<b>Project %</b>	
<b>HCM Phase 1 (Recruiting &amp; Core HR Lite)</b>	Executing	March 2022	May 2023	15%	
<b>HCM/ERP Phase 2</b>	Executing	March 2022	January 2024	6%	
<b>HCM/ERP Phase 3</b>	Planning	March 2023	January 2024	0%	
<b>CS Reimplementation</b>	Planning	March 2022	December 2026	0%	

<p><b>Project Summary Update</b></p>	<p><b><u>Oracle Cloud HCM and ERP Projects:</u></b> The HCM (HR) interactive and Design Workshops (IRDW) are completed and follow-up sessions are currently underway. The HCM Functional Team is completing Configuration Guides for the Recruiting and Core HR modules. Drivestream will reference the guides while preparing the cloud HCM environment for the initial application review sessions for Phase One of the project.</p> <p>The ERP (Finance) IRDW sessions commenced on Monday, July 25, and will continue through August 17.</p> <p>The UMS and Drivestream Technical Teams are planning for the initial round of data conversions for the Core HR and Recruiting modules in preparation for Phase One application review sessions. The Technical Teams are also assessing the integrations that will be required for Phase One.</p> <p><b><u>CS Reimplementation Project:</u></b> Current CS reimplementation efforts are focused on continued discovery with ERP Analysts' Campus Solutions functional and technical architects and module-specific team leads. Planning is also underway for a series of meetings and discovery sessions with functional area stakeholder groups, including a "town hall" in early fall, introductory/ preparatory meetings with functional area groups and key ERP Analysts team members, and subsequent discovery sessions within each functional area, including sessions with faculty and student representatives, to occur in the fall. Following the discovery phase, the formal project kickoff meeting will occur.</p>
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# US:IT Project (>\$250,000) Review

**Finance – Facilities – Technology Committee**

**August 24, 2022**

UNIVERSITY OF MAINE SYSTEM

**University Services**  
**Information Technology**

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

### VoIP Implementation- USM

UNIVERSITY OF MAINE SYSTEM

**Project Budget - \$809K**


	USM
Remaining	\$181,673
Expended	\$627,327

**USM (95% Compl)**

Overall ■ Budget ■ Schedule ■ Risk ■


Initiation Date	Sponsor	Original Estimated Completion Date	Current Estimated Completion Date	Estimated Budget	Budget Committed to date	Project % Complete
6/2019	Jeffrey Letourneau	9/2021	9/2022 12/2022	\$809,000	\$627,327	95%

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



Maine's  
Public  
Universities  
UNIVERSITY OF MAINE SYSTEM

US:IT Project (>\$250,000) Review
VoIP Implementation - USM




**USM:**

COVID-19 Impact has delayed project timeline


- Project team has continued work to dismantle and dispose of legacy equipment
- Facilities management has received and approved partial quotes to address closet repairs and updates
- Updated project completion timeline: December 2022

**Risks**

- Limited Equipment/Supply Availability
- Coordination of work/effort to dispose obsolete equipment, wiring clean up




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

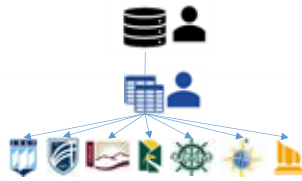



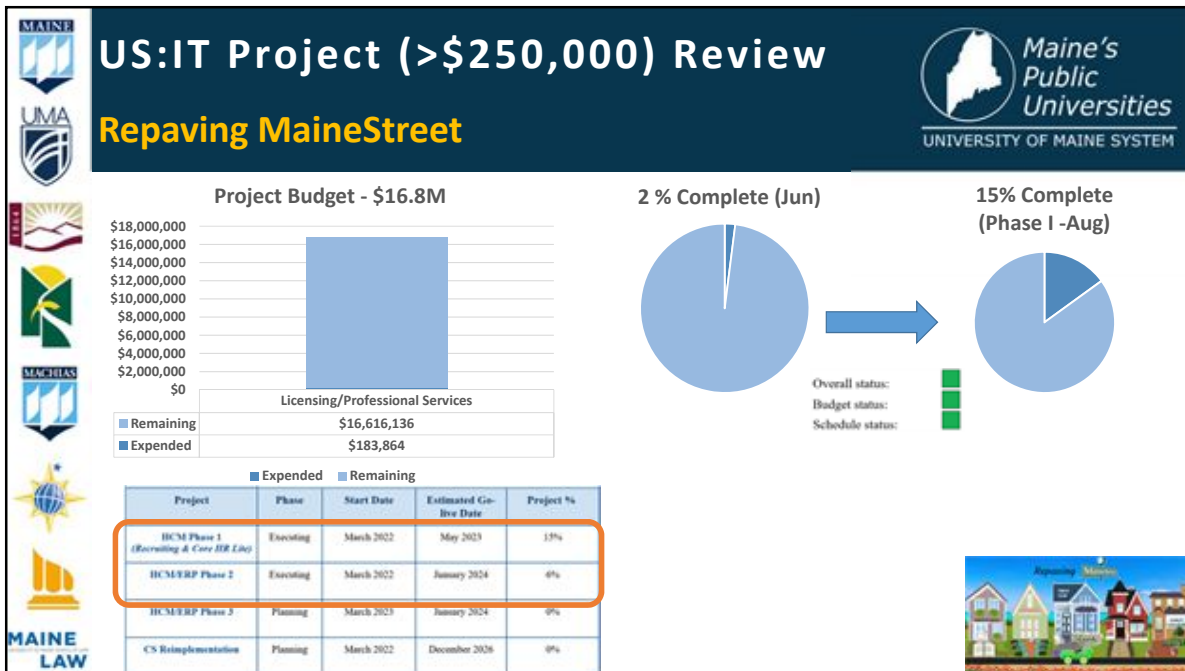
Maine's  
Public  
Universities  
UNIVERSITY OF MAINE SYSTEM

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



- Project Overview**
  - Reimplementation of Campus Solutions SIS, Implementation of cloud-enabled HR and Finance solutions to support Unified Accreditation, address UMS strategic priorities, and promote operational efficiency
- Key Recommendations**
  - Leverage experience to re-implement the Campus Solutions SIS with Unified Accreditation and Coding Consistency as guiding principles
  - Take advantage of new/emerging cloud-enabled functionality in the ERP (HR & FN)
  - Eliminate code customization in favor of configurable functionality to improve operational efficiency and eliminate technical debt



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

#### Repaving MaineStreet – HCM/ERP



- Recently Completed:**
  - HCM Interactive Requirements & Design Workshop (IRDW)
  - Revised SOW with Implementation Partner to Include HCM Recruiting
  - Initial Project Communication and Website Launch\*
  - Delivery of initial technical analysis of current CS environment
- In Progress:**
  - ERP Interactive Requirements & Design Workshop (IRDW)
  - HCM Configuration Guides
  - HCM Data Conversion Templates
  - Platform Integrations Review/Assessment
  - Formation of CS Project Teams
  - CS Discovery
  - Change Management & Project Communication Strategies
- Upcoming:**
  - CS/Repaving MS Town Hall; Campus Visits
  - Finalize SOW for Campus Solutions Reimplementation
  - Align project milestones and identification of dependencies across HCM, ERP and CS

Functional Areas
Admissions
Financial Aid
Student Records
Student Financials
Advising
Human Resources
Finance (Planning & Budgeting, Procurement, GL, AR)





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

### Repaving MaineStreet – HCM/ERP

UNIVERSITY OF MAINE SYSTEM

- **Repaving MaineStreet Project Website**  
<https://www.maine.edu/information-technology/about-us/project-management-office/repaving-mainstreet/>
- **Guiding Principles**
  - **Transformation** -
    - Improved end-user experience for students, faculty, and staff via mobile-friendly and easily accessed self-service functionality
    - Adoption of best practices for process improvement and standardization by leveraging delivered platform functionality including workflow automation
    - Greater data consistency across modules to improve process efficiency and expand opportunity for inter-campus collaboration
    - Minimizing the need for individual third-party systems while enhancing data integration between critical systems
  - **Accountable Governance**
    - Project and future state operating model will have a clearly defined governance structure for change and process improvement management.
  - **Transparency & Inclusion**
    - Leverage expertise of global resources and UMS knowledge; input from UMS stakeholders will be sought and welcomed throughout the initiative.
  - **Clear Communication**
    - Timely and accurate information continuously available to the University community via multiple communication channels.
  - **Measurable Results**
    - Transformed processes will be measured via qualitative and quantitative key performance indicators to track ongoing performance and identify continuous improvement efforts.

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

### Repaving MaineStreet – HCM/ERP

UNIVERSITY OF MAINE SYSTEM

**Phase 1 – Oracle HCM Recruiting & Core HR Lite**









- Go live – May 2023

**Phase 2 – Oracle HCM (remaining modules) & ERP**

- Go live – January 2024


**Phase 3 – Oracle EPM**

- Go live – January 2024

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

### Repaving MaineStreet – CS



Maine's  
Public  
Universities

UNIVERSITY OF MAINE SYSTEM

	Year One	Year Two	Year Three	Year Four	Year Five
<b>Campus Solutions/SIS</b>	→				
<i>FA/OPEID</i>	→				
<i>Academic Operating Model</i>	→				
<i>Optimize/Deploy Functionality</i>	→				
<i>Leverage/Deploy Automation</i>	→				
<i>SIS Unification</i>	→				★


**Financial Aid OPEID**  
Expected completion Fall 2022

**Academic Operating Model**  
Expected framework completion by Summer 2023.

**Optimize/Deploy Functionality**  
Targeted functionality deployment beginning Fall 2024

**Leverage/Deploy Automation**  
Ongoing optimizations/functionality deployment through Summer 2025.

**SIS Unification**  
Full unified academic operating model expected for Fall 2026



6.2

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** USM Great University Campaign Update, USM Foundation

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

Policy 701 – [Operating & Capital Budgets](#)

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

President and CEO of the University of Southern Maine Foundation, Ainsley Wallace, will provide a brief progress update on USM's Great University Campaign.

Originally approved by the Board of Trustees in 2017, the quiet phase of the Great University comprehensive campaign launched on July 1, 2020 with a working goal of \$46,000,000 over a five year period. The campaign has four priorities: scholarships and student supports, programs of excellence, a Career and Student Success Center and a Center for the Arts on the Portland campus.

Each of the first two years of the campaign has broken fundraising records for the University of Southern Maine, and more than 80% of the campaign's working goal has been pledged. In fall 2021, the Foundation Board determined to accelerate the campaign's timeline from five to three years. On September 21, 2022, the University of Southern Maine and the USM Foundation will launch the public phase of the Great University campaign.

8/12/2022



7.1

Great University Campaign Update to FFT  
August 24, 2022

University of Southern Maine **Great University Campaign**



# Campaign Milestones to Date

- 2017 UMS BoT approved an **\$80M** comprehensive campaign for USM
- 2018 UMS successful bond initiative #4 seeded a Career & Student Success Center (CSSC) on USM's Portland campus & infrastructure expansion for key academic programs
- 2019 USM Foundation (USMF) initiated campaign planning study; BoT approved USM Master Plan, including CSSC and CFA on the Portland campus
- 2020 USMF launched comprehensive campaign quiet phase with an adjusted campaign goal of **\$46M**
- 2021 Achieved record-breaking fundraising total of **\$15.6M** in campaign's first year; USMF board voted to accelerate campaign timeline to three years in fall 2021
- 2022 Achieved record-breaking **\$16.8M** of fundraising in campaign's second year
- Fall 2022 Launching public phase of Great University campaign **September 21, 2022**

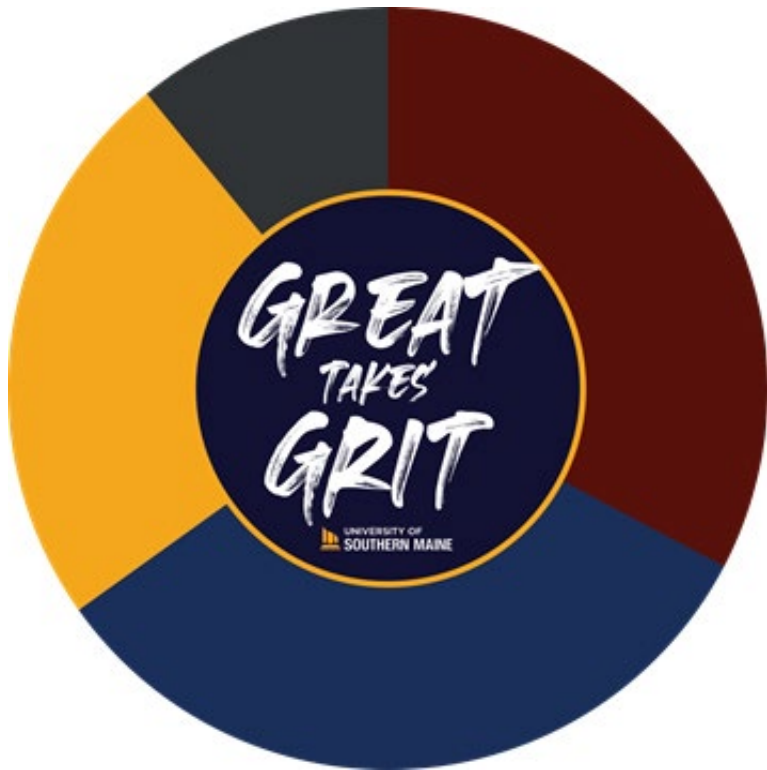
7.1

In just two years, we have raised \$38.8M – More than any campaign in USM history

# University of Southern Maine Great University Campaign

Campaign Fundraising Goal: \$46 Million

7.1



**Scholarships and Student Support: \$11M**

*Raised to date: \$13.6M*

**Center for the Arts: \$25M**

*Raised to date: \$18.2M*

**Programs of Excellence: \$5M**

*Raised to date: \$4.2M*

**Career and Student Success Center: \$5M**

*Raised to date: \$2.7M*

**Total Raised To Date: \$38.8 Million**

# COMING SOON



## Launch of the Public Phase of the Great University Campaign

4:30 p.m. Wednesday, September 21

- President Edmondson's first major public event
- Announcing the naming of the Career & Student Success Center

*Please join us!*



**Fall/Winter 2022:** Progress updates on Center for the Arts on the Portland campus



**Spring/Summer 2023:** Opening of the Career & Student Success Center, green campus quad, etc

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Robie-Andrews Hall Revitalization Project, USM

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X **BOARD ACTION:**

**BOARD POLICY:**  
701 – Budgets, Operating & Capital  
802 – Disposition of Real Property

**UNIFIED ACCREDITATION CONNECTION:**  
N/A

**BACKGROUND:**  
The University of Maine System (UMS) acting through the University of Southern Maine (USM) previously shared information with the Finance, Facilities and Technology Committee at its March 2022 meeting about the potential rehabilitation/redevelopment of the Robie-Andrews residence hall. The historic Robie-Andrews Hall has a current net asset value (NAV) of 3.4% and \$23.1 million of deferred maintenance. USM has utilized the consulting firm of Brailsford & Dunlavey (B&D) to analyze the nature of the facilities for potential redevelopment that would be compatible with the University’s mission. The goal of this renovation of Robie-Andrews would be to provide a complete renovation and return the building to 100% NAV.

The University established a Project Team of USM and UMS staff to advise B&D and the Project Team participated in the evaluation, analysis, and determination of market demand. The Project Team and B&D believe a renovation through a developer that takes advantage of the federal and state historic tax credits is an economically viable and strategically beneficial option to pursue.

The next step of this project would be for the University to publicly solicit a developer through a Request for Qualifications (RFQ) process followed by a Request for Proposal (RFP) with the qualified bidders.

The budget for this stage of the project is \$250,000 and falls below the approval threshold for the Finance, Facilities and Technology Committee. The budgeted dollars will be used for B&D’s assistance with the RFQ and RFP and for engineering investigative work such as hazardous material assessment and site survey to better inform the prospective developers.

The University would return to the Finance, Facilities, and Technology Committee for further approval including authorization on a pre-development agreement with the developer. If approval were authorized on the pre-development phase, a further authorization from the Finance, Facilities, and Technology Committee would be required once the design was completed to authorize construction and the development agreement.

08/12/2022





# University of Southern Maine

**ROBIE-ANDREWS REINVESTMENT PLAN**  
AUGUST 2022



8.1

## Executive Summary

### Robie-Andrews Reinvestment

- As USM further enhances its multi-campus system, **the University must balance affordability with reinvestment efforts.**
- **Robie-Andrews' low NAV** prompts consideration of replacement; however, its historical significance makes it a **candidate for a comprehensive renovation.**
- **The renovation of Robie-Andrews offers an opportunity to maintain affordability** by utilizing historic tax credits (HTCs) **while maximizing efficiency and increasing the number of revenue-generating beds** through the relocation of the Art Department.
- **Soliciting a developer with experience utilizing historic tax credits** would be critical to successfully renovating Robie-Andrews and ensuring alignment with ongoing University planning efforts.

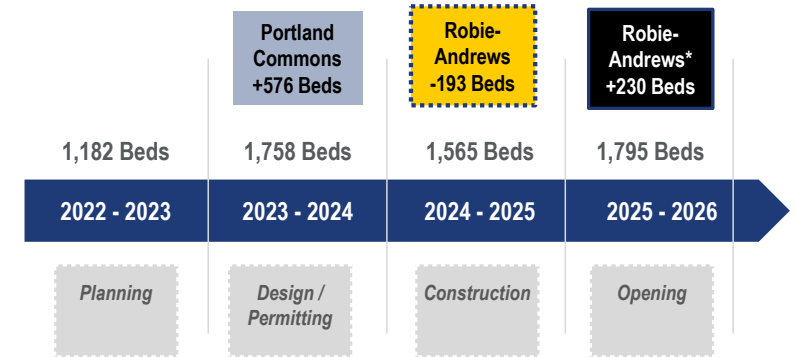
8.1

# Executive Summary

## Robie-Andrews Reinvestment Strategy

- ✓ \$33 million investment in Robie-Andrews returns building to 100% NAV (\$37M total with Art Department)
- ✓ Moves Art Department to new space (\$4M); significantly upgrades facilities; co-locates faculty and studio space
- ✓ Art Department would need to be relocated during rehab process → permanent move enables creation of ~30 additional beds
- ✓ Increases bed count (+37) to 230; maintains GSF/bed
- ✓ USM would seek to use historic tax credits to fund ~1/3 of project, self-funding the remaining 2/3

### Housing Plan Timeline



\*Note: Figure includes 37 additional beds in assumed renovation plans



Building Program	Existing	Proposed
<b>Total Beds</b>	193	<b>230 (+37)</b>
Traditional Single	31	40 (+9)
Traditional Double	162	160 (-2)
Semi-Suite Single	0	30 (+30)
<b>GSF/Bed</b>	302	<b>300</b>

8.1

# Existing Conditions

## Robie-Andrews Hall Overview



ROBIE-ANDREWS EXTERIOR

Overview	
Total Beds:	193
Existing NAV:	3.4%
Total Residential GSF:	58,221
Total Non-Residential GSF:	19,407

### Major Building Challenges

- Roofing
- Exterior issues
- Envelope issues
- Heating issues / no AC
- Breaker issues
- Mechanical issues
- Efficiency / Aesthetics – windows, energy loss
- Interior issues



8.1

\*Note: Additional imagery provided in addendum.

## Existing Conditions

Exterior issues: roofing, damaged brick work, window challenges, chipped and peeling paint, etc.



8.1

## Existing Conditions

Interior issues: raised ceiling tiles, warped / settled flooring, exposed pipes, water damage, lack of AC, etc.



8.1

# Renovation Recommendation

<b>Level One</b> Basic Minimum Renovations	<b>Level Two</b> Interior Upgrades	<b>Level Three</b> Space and Systems Upgrades	<b>Level Four</b> Comprehensive Renovation/Expansion
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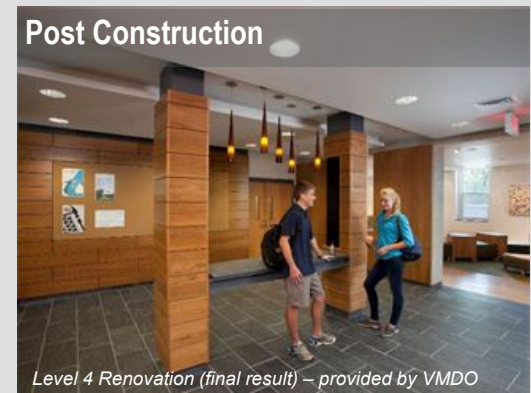
**LEVEL ONE, TWO, AND THREE ACTIVITIES, AND:**

- › Complete building systems upgrades; fully concealed utilities
- › Completely redesigned interior and exterior spaces, including altering existing structure, gutting the building
- › Full ADA accessibility
- › Reconfigured units for efficient GSF/bed
- › Considering of additional amenities: classrooms, community kitchens, etc.

*Due to extensive deferred maintenance needs, Robie-Andrews requires a Level Four renovation*



8.1



# Peer Analysis

USM's monthly rental rates are currently **below** its regional peers. The proposed rental rate increase (avg. \$1,022) aligns the university more closely with the peer average (\$1,032).  
 Projected Rental Rate Comparison

	UNIVERSITY TYPE	AVERAGE MONTHLY RENTAL RATE (PROJECTED FY26)	UNIT TYPES	AMENITIES
St. Joseph's College of Maine	Private	<b>\$1,232</b>	Traditional + Suites	Floor lounges
University of New England	Private	<b>\$1,024</b>	Traditional + Suites	Study rooms, community kitchens
<i>Note: Line reflects average USM rental rate after implementation of proposed rental rate</i>				
Husson University	Private	<b>\$1,001</b>	Traditional, Suites, Apartments / Townhouses	Classrooms, community lounges, etc.
Thomas College	Private	<b>\$962</b>	Traditional, Suites, Apartments / Townhouses	Floor lounges, community kitchens
UMaine – Orono	Public	<b>\$938</b>	Traditional, Suites, Apartments	Study rooms, community kitchens
University of Southern Maine	Public	<b>\$930</b>	Traditional, Suites, Apartments	Study rooms, community kitchens



*\*\*Note:* This four-story, 105,000-SF residence hall located on UNE's Biddeford campus offers students suite-style living. The 300-bed residence hall also includes laundry and mail facilities, and a community kitchen located off the main lounge.



*\*\*Note:* This new 66,000-SF, five-story multipurpose building includes both learning environments and suite-style living space for 245 students.

*\*Note: Averages reflect FY26 rate for peers assuming 4% annual inflation*

*\*\*Note: Additional case studies provided in addendum*



# Financial Considerations

## Project Costs

### Total Project Cost (2022\$)

*Based on local market data and recent comparable projects*

### Revised Project Cost (2022\$)

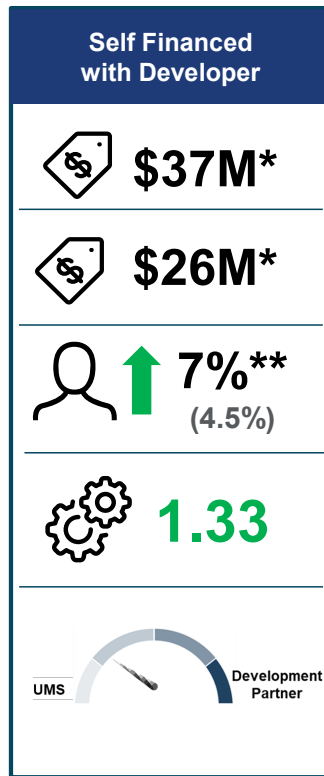
*Based on potential HTC savings (~82%)*

### Average Rental Rate Increase

*Over four-year timeframe*

### System-Wide DCR (YR1)

### Comprehensive Risk



### Historic Tax Credit via Developer

25% State / 20% Federal of total construction costs

\$11 million in potential total savings for Robie-Andrews Renovation

82% of tax credit, based on UMaine experience

8.1

Notes:

\*Includes Art Department Relocation

\*\*Reflects average annual inflation (2.5%) and rental rate increase (4.5%) over four-year period.

## Rehabilitation Upgrade Opportunity

Historic Elements: Large windows, unique woodwork, expansive doorways, vintage staircases and ceilings.



8.1

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Capital Projects Status Report and Bond Projects Update, UMS

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

**Executive Summary**

Overview:

Attached is the Capital Project Status Report for the August 24 2022, meeting of the Finance, Facilities and Technology Committee. The report reflects a total of 35 projects, with 2 new projects and no removals since the last report. Note that the projects highlighted in yellow reflect current P3 projects. Additionally, projects which are at Board approval level utilizing Harold Alfond Foundation (HAF) grant and matching money are highlighted in green. HAF projects below Board approval level are noted in a separate table at the end of the report as well.

COVID-19 and Current Market Impacts on Capital Construction:

Projects continue to move forward however, impacts also continue.

- Market instability is creating very difficult conditions for the bidding and estimating climate.
  - Recent bidding for projects planned to begin during the Spring and Summer of 2022 has proven to be very unpredictable.
    - While in some cases bids have come in within the expected and available budgets, in a number of cases the bids received exceeded the estimated and available budget by 30% to 60%.

Bond Project Status Report:

The special portion of this report calling out only projects funded with the 2018 State bonds reflects sixty (60) projects. The projects are currently estimated to account for over \$47 million of the \$49 million in voter approved general obligation bond funding. Over \$33 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 is nearly \$66 million, including the bond funding and other project resources.

- Ten (10) of the active bond projects also appear on the Capital Project Status Report with approved budgets above board threshold.

8/12/2022

- The remaining bond funded 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.
- As projects are closed, they will be moved to the completed projects section on this report and will remain on the report for documenting purposes until all Bond Projects are completed.
- The Completed project section reflects eighteen (18) projects that are complete. There are another sixteen (16) projects in the active projects table listed as complete and substantially complete. These will move to the completed section once closeout is finalized.

Research space approvals:

This report provides timely and appropriate disclosure of Chancellor-approved increases in University owned or occupied space when the space is for research purposes, as approved by the Board of Trustees at the January 2020 Board Meeting: none

Harold Alfond Foundation (HAF) Grant funded projects:

Athletics

Work on the Softball complex project continues with completion anticipated in time for the Spring 2023 season.

MCECIS

The master plan report has been delivered by the design team.

UM Ferland Engineering Education & Design Center Project:

Interior finish and punch list work continues. Final site work and paving are underway. Occupants have begun moving in. Ribbon cutting is taking place on August 24<sup>th</sup>.

300 Fore Street Renovation:

Construction has surpassed the 50% complete mark. Work progresses on schedule with the 5th floor nearing completion followed by lower floors in succession, reaching similar completion levels in 2-week intervals. Coordination efforts are underway in the planning of the move in process.

USM Portland Development Projects:

Portland Commons

One wing of the 8-story portion of the building is weathertight, and two model units have been presented by the developer for punch list review. In the other wing of the 8-story portion activities to make the building weather tight are underway. Installation of mechanical, electrical and plumbing on these wings continues, and all windows have been installed. On the five story wings, wall panels are complete to the third floor and are expected to be complete through the fifth story by the end of August. The exterior brick veneer is 75% complete.

Career and Student Success Center

Interior wall framing is nearly complete. Mechanical, electrical and plumbing installation is 70% complete. Front glass curtain wall installation is expected by the end of August. Exterior metal siding is being installed on the North Elevation. Loading dock concrete is in progress.

Residential Quad

Final grading of the “Bean Green” is in progress with light poles being installed around the perimeter.

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Parking Garage

Building footings and stormwater filtration systems are complete. Pre-cast concrete erection is scheduled to begin in September. Additional, offsite, traffic management work is underway.

University of Maine Energy Center project:

This project was approved by the Board in March of 2019. As a result of significant energy and climate change bills in 2019 and the onset of COVID in 2020, the project development was delayed. In May of 2021, the University of Maine and Honeywell entered into the Phase 2A design phase with the expectation of optimizing the scope of the project. This phase was completed in March of 2022. Meanwhile a design-build agreement was negotiated and finalized in June of 2022 to begin full design (Phase 2B) of the agreed upon scope. Phase 2B is expected to take approximately one year to complete, with the intent of entering into a firm-fixed price agreement for the Phase 3 execution of the work. Prior to entering this agreement additional Board Authorization will be sought.

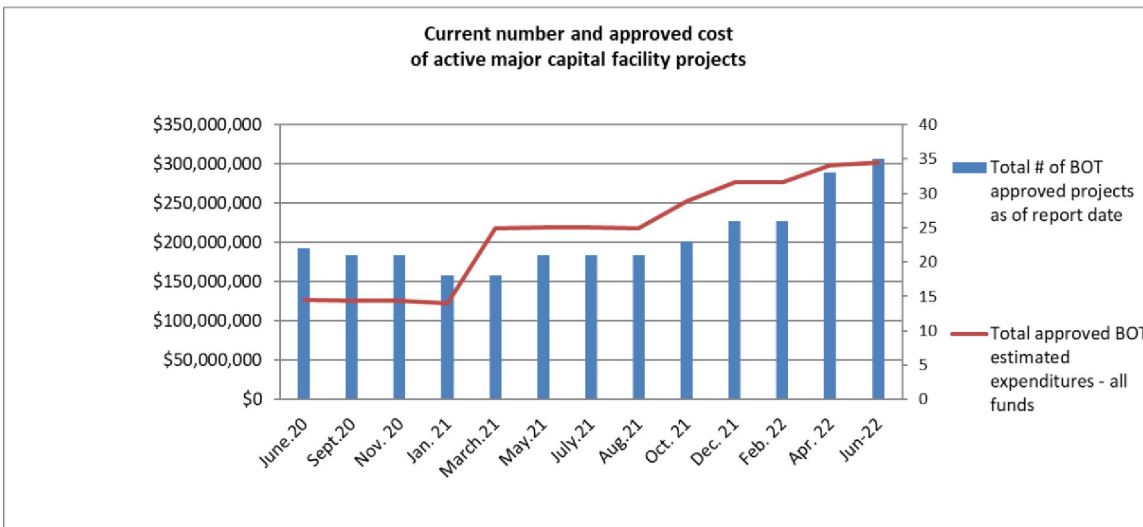
Collectively these improvements are expected to provide a west campus central steam plant addition that uses 100% renewable fuels; incorporates electrical and steam distribution upgrades; offers the most sustainable, reliable, economical, and environmentally friendly option to provide thermal and electrical energy to the UMaine campus for the next 30+ years; and achieves the stated project goals.

Adaptive Reuse of Coburn and Holmes Halls/Boutique Hotel project:

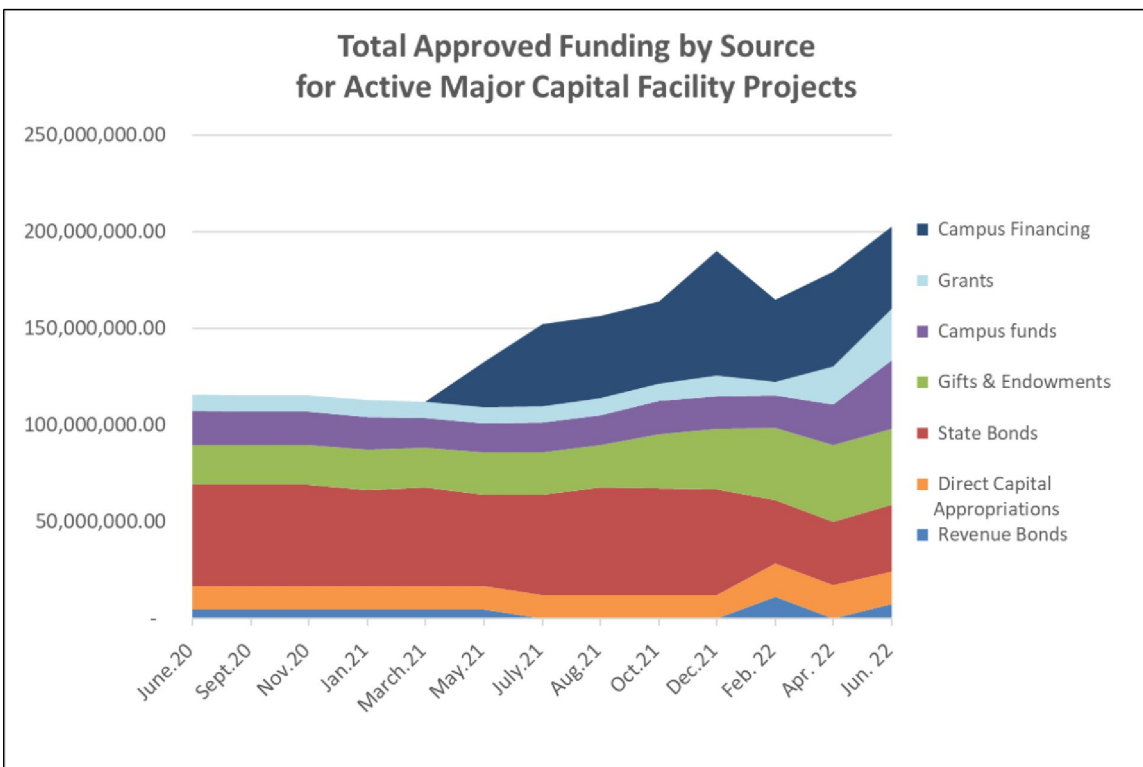
Closing on the Public-Private partnership project agreement with Radnor Property Group LLC is expected by the end of August, 2022. Radnor is projected to break ground shortly after that, in September with an anticipated completion and hotel opening in spring of 2024.

UM College of Natural Sciences Forestry and Agriculture – Building and Space Planning:

The College of Natural Sciences Forestry and Agriculture (NSFA) in collaboration with Facilities Management has been studying the space and use needs of the department on the Orono campus for a number of years. The end goal of this study has been to re-organize the department into space that meets the needs of the various departments in the college and the college as a whole, including removing Murray Hall and replacing it with a newer building built to current standards. The University of Maine will begin the search for a design firm to formalize the space and use study and provide a programming scope for the proposed new building and necessary ancillary renovations and moves. It is envisioned that an information item will be brought to the Board as the study is completed.



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

\*\* Campus Financing demonstrates the use of interim financing in the form of a Bond Anticipation Note as approved at the March 2021 meeting of the Board. Bonds have now been issued meaning that this category will see a large change on the next report.

8/12/2022

**Capital Project Status Report**  
**Board Approved Projects**  
**August 2022 - 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	Total Expense to Date	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>UMA</b>									
Randall Welcome Center (1100085)	2018 State Bond (100%)	Complete	2021	2022	\$2,150,000	\$2,150,000	\$1,735,865	81%	Board approved \$2.15M May 2021. The approval of 1100085 in May of '21 replaces 1100077.
Medical Laboratory Technology (1100093)	E&G(100%)	Design in Progress	2023	2023	\$1,650,000	\$1,650,000	\$2,820	0%	Board approved \$1,650,000 in March, 2022.
**Camden Hall Vet Tech (1100095)	E&G(100%)	Construction in Progress	2023	2023	\$1,600,000	\$1,600,000	\$66,013	4%	Board approved \$1,600,000 in March, 2022.
**Handley Hall A/C replacement (1200029)	E&G (33%),HEERF(67%)	Bidding	2020	2023	\$575,000	\$1,230,000	\$80,036	7%	Board approved \$575K in September, 2019. Board approved \$1.2M in Emergency Relief Funds and up \$30k in E&G funds in Sept '21.
Katz Library HVAC Repairs (1200061)	HERFF (100%)	Construction in Progress	2021	2022	\$1,100,000	\$1,100,000	\$65,878	6%	Board approved \$1.1M Sept 2021.
<b>UMF</b>									
Dearborn Gym HW Upgrades (2100087)	2010 State Bond (10%) 2018 State Bond (90%)	Complete	2019	2022	\$600,000	\$850,000	\$848,752	100%	Board approved \$600K in March, 2019. Board approved additional \$250K in May, 2019.
**274 Front St Renovation (2100096)	2018 State Bond (100%)	Construction in Progress	2020	2023	\$450,000	\$3,100,000	\$87,188	3%	Board approved up to \$3.1M in January 2022.
FRC Façade Replacement (2100112)	2018 State Bond (100%)	Design in Progress	2022	2022	\$925,000	\$925,000	\$39,821	4%	Board approved up to \$925,000 in May 2022.
<b>UMFK</b>									
**UMFK Enrollment/Advancement Center (3100042)	2018 State Bond (100%)	Substantially Complete	2022	2023	\$3,249,000	\$3,249,000	\$2,856,757	88%	Board approved \$2.99M in Bond Funding, March, 2020. Plus, \$259K for a total of \$3,249,000.

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**Capital Project Status Report**  
**Board Approved Projects**  
**August 2022 - 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	Total Expense to Date	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>UM</b>									
***Darling Marine Center Waterfront Infrastructure (5100459, 5100460, 5100461, 5100574)	Grants (60%), Campus E&G Funds (33%) Gifts (5%) State Appropriations (2%)	Complete	2017	2022	\$3,000,000	\$5,475,000	\$5,468,294	100%	Board approved \$3M in July, 2017. Board approved increase of \$2.2M in September, 2019. Additional \$210k approved by Chancellor in December. In March 2022, Chancellor approved an additional 1% increase (\$65k) bringing the total authorized project budget to \$5,475,000.
UM Ferland Engineering, Education and Design Center (5100458, 5100493, 5100546, 5200604)	Campus Funds (3%), State Approp (28%) Gifts (20%) Campus Financing/Rev Bond (49%)	Construction in Progress	2024	2024	\$1,000,000	\$78,000,000	\$61,248,279	79%	Board approved \$1M in September, 2017. Board approved additional \$8M in May, 2018. Additional \$63M BOT approved March, 2020 Initial occupancy of this facility is expected in 2022; final completion in 2024. Board authorized up to \$78M in Jan' 22.
UM Energy Center Phase II (5100516, 5100517)	Campus E&G Funds (71%) Grants (29%)	Pre-Design in Progress	2023	2022	\$5,700,000	\$5,700,000	\$851,135	15%	Board approved \$5.7M March, 2019.
***ASCC Renovation - Mezzanine Office Expansion (5100525)	Campus E&G Funds (14%) Grants (86%)	Complete	2020	2022	\$450,000	\$1,400,000	\$1,047,639	75%	Board approved \$1,400,000 March, 2020
Neville Hall Renovations (5100534)	State Bond (100%)	Construction in Progress	2021	2022	\$1,500,000	\$1,500,000	\$819,921	55%	Board approved up to \$1.5M expenditure in March 2021.
ASCC Secure Clean Lab Suite (5100560)	Grants (100%)	Design in Progress	2023	2023	\$2,451,268	\$2,451,268	\$194,106	8%	Board authorized \$2,451,268 in March 2022.
Steampit SA10 (5100563)	E&G (100%)	Construction in Progress	2022	2022	\$640,000	\$640,000	\$273,401	43%	Board authorized \$640,000 in May 2022.
**ASCC Building Addition GEM Lab (5100579)	Operating Reserves (100%)	Design in Progress	2025	2025	\$1,500,000	\$1,500,000	\$238,454	16%	Board approved \$1.5M May 2021.
UM Priority 1 Athletics fields (5100593, 5100594, 5100597)	Gifts (18%) HAF Grant (82%)	Construction in Progress (5100597); Others - Hold	2023	2023	\$14,000,000	\$14,000,000	\$1,263,776	9%	Board authorized \$14M in January 2022.
*Relocation of Dairy Operations; Dairy Barn Demo (5100631, 5200747)		Design and Bidding in Progress	2023	2023	\$800,000	\$800,000	\$0	0%	Authorized by FFT at June, 2022 meeting.
UM Adaptive Reuse project/Historic P3 (5200661)	Campus Funds (100%)	Design in Progress	2023	2023	\$2,000,000	\$3,000,000	\$423,498	14%	Board authorized for UM contribution of up to \$2M in October 2021. Board authorized additional \$1M in March 2022.
HVAC Systems & Controls Upgrades (TBD)		Pre-Design in Progress	2024	2024	\$10,000,000	\$10,000,000	\$0	0%	Board authorized up to \$10M in May 2022.

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**Capital Project Status Report**  
**Board Approved Projects**  
**August 2022 - 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	Total Expense to Date	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>USM</b>									
USM Center for the Arts (6100300)	Gifts (100%)	Design in Progress	2022	2023	\$1,000,000	\$4,200,000	\$1,845,008	44%	Board approved \$1M in January, 2018. Board authorized an additional \$3.2M for a total of \$4.2M in November 2021.
Bailey Hall Fire Protection and Electrical Upgrades (6100316, 6100323)	2018 State Bond (35%), Campus E&G (65%)	Project 6100316 is Substantially Complete, Project 6100323 is Complete	2019	2022	\$2,580,000	\$4,388,000	\$4,148,525	95%	Board approved \$2.58M in January, 2019. Additional authorization of \$1,808,000 for a total of \$4,388,000 in January 2020
**Career and Student Success Center and Portland Residence Hall (6100325, 6100338)	2018 State Bond (28%), 2022 Revenue Bond (33%)Campus Financing (39%)	Construction in Progress	2020	2023	\$1,000,000	\$100,600,000	\$48,758,510	48%	Board approved \$1M in January, 2019. Board approved predevelopment expenditures of up to \$5.7M combined for the two projects in January 2020. Board approved an increase by \$93.7M in February 2021. Chancellor approved additional \$1.2M for Res. Hall in June, 2022.
**Structured Parking Garage (6100331)	Campus E&G Funds (2%), 2022 Revenue Bond (82%)Campus Financing (16%)	Construction in Progress	2022	2023	\$1,200,000	\$23,500,000	\$6,573,371	28%	Board approved in March 2020 with initial spending limit of \$400,000; addtl \$800,000 authorized by the Chancellor and VCFA and Treasurer in April, 2021. Board authorized a new total of \$23m in November, 2021. Chancellor approved additional \$0.5M in June, 2022.
*Academy Building Renovation (6100332)	Campus E&G Funding (100%)	Construction in Progress	2022	2022	\$800,000	\$800,000	\$97,131	12%	Authorized by FFT at June, 2022 meeting.
USM Dubyak Center (6100342)	Gifts (27%), State Bond(73%)	Design in Progress	2022	2022	\$2,500,000	\$2,500,000	\$113,393	5%	Board approved up to \$2.5 million in January, 2022. \$1M of bond funds to cover the total \$2.5m project budget. Addtl \$1.5M funding is from Maine Jobs Recovery funds.
USM Steam Line (6100361)	Campus E&G Funds (100%)	Complete	2021	2021	\$600,000	\$600,000	\$599,932	100%	Board approved \$600K in May 2021
**Hannaford Field Turf Repl (6100362)	E&G (100%)	Substantially Complete	2022	2022	\$900,000	\$900,000	\$599,416	67%	Board approved up to \$900,000 in March 2022.
**Fitness Equipment Purchase and Space Renovation USM Gorham Costello Gym Reno (6100370), Sullivan Gym Equip Repl (6100371), LAC Gym Equip Repl (6200295)	Campus E&G Funds (100%)	Construction in Progress	2020	2022	\$700,000	\$770,000	\$29,517	4%	Board Approved March, 2020. No expenditures as of yet. An increase of \$70k was authorized by the Chancellor to \$770k in December 2021.
**USM IPE Lab (6200286)	Gifts (100%)	Construction in Progress	2022	2022	\$482,000	\$980,000	\$102,401	10%	Board approved up to \$900,000 in January 2022. Chancellor approved additional \$80,000 in June 2022.

**9.1**

**Capital Project Status Report**  
**Board Approved Projects**  
**August 2022 - 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	Total Expense to Date	% Expended of Current Approved Estimate	Prior Actions, Information & Notes
<b>UMPI</b>									
**UMPI Solar Array (7100023)	Campus E&G (100%)	Substantially Complete	2020	2022	\$700,000	\$1,144,240	\$676,387	59%	Board approved \$700K June, 2020. Board approved an increase to \$1,144,240 during the August 2021 Executive Committee.
Wieden Renovation Bond (7100025)	2018 State Bonds (96%), Gifts(4%)	Construction in Progress	2020	2023	\$3,757,000	\$7,652,280	\$2,486,374	32%	Board approved \$3.7M May 2021. Board approved an addtl \$2.5 million Jan 2022. Bond funded portion remains at \$3,757,000. Board authorized additional \$1,395,280 in May 2022.
**Folsom 105 Nursing Renovation (7100026)	2018 State Bonds (100%)	Complete	2020	2023	\$800,000	\$760,000	\$719,300	95%	Board approved \$800K March, 2020. Budget reduced by \$40K due to funds to Wieden Renovation.

**UMS/Law School**

300 Fore St Portland Renovation (8100152)	Gifts (68%), E&G(32%)	Construction in Progress	2022	2022	\$6,000,000	\$12,827,396	\$4,713,536	37%	Board approved \$6M September 2021. Board approved increase to \$11.5M in Jan '22. Board authorized additional \$1,327,396 in March 2022.
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**HAF projects which are currently below board level**

Campus, Project Name (Project ID)	Funding Source(s) & each source's share of expenditures to date	Status	Original Estimated Completion	Current Est. Completion	Total Expense to Date	Prior Actions, Information & Notes
UM - Engineering Ph III - MCECIS Master Planning (5200692)	HAF Grant/HAF Match (100%)	Pre-Design	TBD	TBD	\$488,348	HAF Funded project. Below Board level.
UM - HAF Athletics Master Plan (5200696)	HAF Grant/HAF Match (100%)	Pre-Design	TBD	TBD	\$246,429	HAF Funded project. Below Board level.
UM - Morse field Turf Replacement (5100559)	Campus Funds (59%) Gifts (41%)	Complete	2021	2021	\$445,517	HAF Funded project. Below Board level.

<p>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.                      Highlighted: Board level HAF and P3 Projects</p>	Funding source(s) reflects primary source(s) for project.		Calendar Year unless otherwise noted.				Percentage expended reflects total expended as of June 30, 2022 as a percentage of the current approved project estimate.
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**Bond Project Status Report**  
**Active Bond Projects**  
**August 2022 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	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>								
Randall 2nd Floor Renovations (1100083)	Construction in Progress	2021	2022	Bond (100%)	\$100,000	\$77,127	\$100,000	
Randall Welcome Center (1100085)	Complete	2021	2022	Bond (100%)	\$1,750,000	\$1,735,865	\$2,150,000	Board approved \$2.15M May 2021. The approval of 1100085 in May of '21 replaces 1100077.
Bangor Campus Welcome Center (1100534)	Complete	2021	2022	Bond (95%) E&G (5%)	\$475,000	\$456,486	\$498,821	
**ACC Nursing Upgrades (1200082)	Complete	2022	2022	Bond (94%) E&G (6%)	\$50,000	\$38,971	\$59,000	
**Randall Admissions Renovations (1200083)	Construction in Progress	2021	2023	Bond (100%)	\$154,096	\$22,088	\$154,096	
<b>Total Bond for Campus</b>					<b>\$2,529,096</b>	<b>\$2,330,538</b>	<b>\$2,961,917</b>	
<b>UMF</b>								
Dearborn Gym Hot Water Upgrades (2100087)	Complete	2019	2022	Bond (90%) Energy Bond (10%)	\$848,752	\$764,755	\$848,752	Board approved \$600k in March 2019. Board approved additional \$250k in May 2019.
Stone Hall Renovations (2100095)	Complete	2019	2022	Bond (100%)	\$200,000	\$181,117	\$200,000	
**274 Front St Renovation (2100096)	Construction in Progress	2020	2023	Bond 100%	\$1,400,000	\$87,188	\$3,100,000	Board approved up to \$3.1M in January 2022. \$1.4m in 2018 bonds, the remaining is from gifts, Maine Jobs Recovery Act funds and other congressional earmarks.
**Olsen Center Renovations (2100102)	Design in Progress	2023	2023	Bond (100%)	\$300,000	\$78,238	\$300,000	
Mantor Library Renovations (2100103)	Complete	2021	2022	Bond (100%)	\$300,000	\$267,316	\$300,000	
**Campus ADA Ramps (2100104)	Construction in Progress	2021	2022	Bond (100%)	\$100,000	\$29,594	\$100,000	
Roberts HVAC Upgrade (2100106)	Design in Progress	2021	2022	Bond (100%)	\$150,000	\$41,161	\$150,000	
**Merrill Hall HVAC Upgrade (2100107)	Design Complete	2021	2022	Bond (100%)	\$50,000	\$35,127	\$50,000	
Ricker Addition Renovation (2100108)	Design in Progress	2021	2022	Bond (100%)	\$175,000	\$52,769	\$175,000	
**Scott North Renovation (2100109)	Complete	2021	2022	Bond (100%)	\$98,605	\$98,605	\$98,605	
Scott West Renovation (2100110)	Construction in Progress	2021	2022	Bond (100%)	\$175,000	\$57,341	\$175,000	
**FRC Roof Replacement (2100111)	Construction in Progress	2021	2022	Bond (100%)	\$325,000	\$286,254	\$300,000	
**FRC Façade Replacement (2100112)	Design in Progress	2022	2022	Bond (100%)	\$925,000	\$39,821	\$925,000	Board approved up to \$925,000 in May 2022.

**Bond Project Status Report**  
**Active Bond Projects**  
**August 2022 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	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>UMF</b>								
*Security Camera&Phone Install (2100015)				Bond (100%)	\$100,000	\$0	\$100,000	
*Lockwood Hall Heat Conversion (2100016)				Bond (100%)	\$465,000	\$0	\$465,000	
**Exterior Painting Merrill Hall (2200096)	Design in Progress	2020	2022	Bond (100%)	\$450,000	\$42,114	\$450,000	
**Mallet Front Porch Painting (2200103)	Complete	2021	2021	Bond (100%)	\$0	\$11,715	\$25,000	
**UMF Purington Front Porch Painting (2200104)	Complete	2021	2021	Bond (100%)	\$0	\$7,250	\$22,000	
**UMF Preble/Ricker Flooring (2200105)	Complete	2021	2021	Bond (57%) E&G(43%)	\$0	\$24,775	\$81,000	
**Stone Hall Suite Conversion (2200109)	Construction in Progress	2022	2022	Bond (100%)	\$250,000	\$30,675	\$250,000	
<b>Total Bond for Campus</b>					<b>\$6,312,357</b>	<b>\$2,135,816</b>	<b>\$8,115,357</b>	
<b>UMFK</b>								
**UMFK Enrollment/Advancement Center (3100042)	Substantially Complete	2022	2023	Bond (100%)	\$2,990,000	\$2,856,757	\$3,249,000	Board approved \$2.99M in Bond Funding, March, 2020. Plus, \$259K for a total of \$3,249,000.
<b>Total Bond for Campus</b>					<b>\$2,990,000</b>	<b>\$2,856,757</b>	<b>\$3,249,000</b>	
<b>UM</b>								
**UMM Reynolds Renewal (4100047)	Complete	2021	2022	Bond (100%)	\$320,475	\$320,475	\$320,475	
UMM Dorward Hall Roofing (4200048)	Construction in Progress	2021	2022	Bond (100%)	\$45,000	\$32,939	\$45,000	
Neville Hall Renovation (5100534)	Construction in Progress	2021	2022	Bond (100%)	\$1,500,000	\$819,921	\$1,500,000	Board approved up to \$1.5M expenditure in March 2021.
**UMM Science Bldg Rm 010 Renovation (5100575)	Complete	2021	2022	Bond (100%)	\$100,885	\$100,885	\$100,885	
R-UMM Science Bldg Reno (5100581)	Pre-design in Progress	2022	2023	Bond (100%)	\$50,000	\$8,260	\$50,000	
R-Dorward Hall Access Upgrade (5100596)	Construction in Progress	2022	2022	Bond (100%)	\$187,111	\$133,276	\$187,111	
*R-UMM O'Brien ADA Access Ramp (52000741)	Pre-design in Progress	2022	2022		\$50,000	\$0	\$50,000	
<b>Total Bond for Campus</b>					<b>\$2,253,472</b>	<b>\$1,415,757</b>	<b>\$2,253,472</b>	

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**Bond Project Status Report**  
**Active Bond Projects**  
**August 2022 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	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>USM</b>								
Bailey Hall Fire Protection and Electrical Upgrades (6100316, 6100323)	Project 6100316 Substantially Complete, Project 6100323 is Complete	2019	2022	Bond (39%) E&G (61%)	\$1,460,000	\$1,460,000	\$4,388,000	Board approved \$2.58M in January, 2019. Board approved additional \$1.808M in January, 2020.
Career and Student Success Center (6100325)	Construction in Progress	2022	2023	Bond (100%) Gifts (0%)	\$19,000,000	\$13,751,814	\$26,551,000	Board approved \$1M in January, 2019. Board approved predevelopment expenditures of up to \$5.7M combined with the residence hall project in January 2020. Board approved an increase by \$93.7M in February 2021, of that amount, the specific budget for the CSSC is \$26.6M.
Nursing Simulation Lab Science (6100327)	Complete	2021	2022	Bond (100%)	\$1,500,000	\$1,310,000	\$1,500,000	Board approved \$1.5M in January, 2020.
USM DUBYAK Center (6100342)	Design in Progress	2022	2022	Bond (73%) Gifts (27%)	\$1,000,000	\$82,926	\$2,500,000	Board approved up to \$2.5 million in January, 2022. \$1M of bond funds to cover the total \$2.5m project budget. Adtl \$1.5M funding is from Maine Jobs Recovery funds.
Upper Class Pipe Insul Replmnt (6100366)	Construction in Progress	2022	2022	Bond (100%)	\$112,584	\$629	\$112,584	
LAC Deferred Maint Projects (6100367)	Construction in Progress	2022	2022	Bond (100%)	\$300,000	\$7,574	\$300,000	
**Upper Class Hall Online Locks (6100369)	Construction in Progress	2022	2022	Bond (86%) E&G (14%)	\$360,000	\$52,362	\$380,000	
<b>Total Bond for Campus</b>					<b>\$23,732,584</b>	<b>\$16,665,305</b>	<b>\$35,731,584</b>	
<b>UMPI</b>								
Wieden Renovation Bond (7100025)	Construction in Progress	2020	2023	Bond (96%) Gifts (4%)	\$3,757,000	\$2,386,374	\$7,652,280	Board approved \$3.7M May 2021. Board approved an addtl \$2.5 million Jan 2022. Bond funded portion remains at \$3,757,000. Board authorized additional \$1,395,280 in May 2022.
**Folsom 105 Nursing Renovation (7100026)	Complete	2020	2023	Bond (100%)	\$760,000	\$719,300	\$760,000	Board approved \$800K March, 2020. Reduced by \$40K to allow Wieden funding.
<b>Total Bond for Campus</b>					<b>\$4,517,000</b>	<b>\$3,105,673</b>	<b>\$8,412,280</b>	
<b>Totals:</b>					<b>\$42,334,509</b>	<b>\$28,509,846</b>	<b>\$60,723,610</b>	

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**Bond Project Status Report**  
**Active Bond Projects**  
**August 2022 - Finance, Facilities, and Technology Committee**  
**With Grand Totals and % of Current Approved Estimates**

Campus, Project Name (Project ID)	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>Completed Bond Projects</b>								
Augusta Campus Welcome Center (1100077)	Closed	2021	2021	Bond (100%)	\$350,388	\$350,388	\$350,388	UMA
Randall Center Student Lounge (1100084)	Complete	2021	2022	Bond (100%)	\$143,675	\$143,675	\$143,675	UMA
Jewett Hall Boiler Design Work (1200062)	Complete	2021	2021	Bond (100%)	\$305,000	\$321,287	\$321,287	UMA
274 Front St Acquisition (2100089)	Complete	2019	2019	Bond (100%)	\$850,820	\$850,820	\$850,820	UMF
Scott Hall Renovations (2100092)	Complete	2019	2022	Bond (100%)	\$193,660	\$193,660	\$193,660	UMF
Dakin Hall Shower Renovations (2100093)	Complete	2019	2022	Bond (100%)	\$95,707	\$95,707	\$95,707	UMF
Lockwood Hall Shower Renovations (2100094)	Complete	2019	2022	Bond (100%)	\$87,103	\$87,103	\$87,103	UMF
UMF Campus Paving (2100097)	Complete	2019	2019	Bond (100%)	\$97,338	\$97,338	\$97,338	UMF
FRC Floor Renovation (2100098)	Complete	2019	2019	Bond (100%)	\$209,503	\$209,503	\$209,503	UMF
Scott South Renovations (2200102)	Complete	2022	2022	Bond (100%)	\$132,222	\$132,222	\$132,222	UMF
Dakin Flooring, Ceiling, Light (2100105)	Complete	2021	2021	Bond (100%)	\$206,187	\$206,187	\$206,187	UMF
UMM Science Building Roof Replacement (4100042)	Complete	2020	2020	Bond (100%)	\$280,487	\$280,487	\$280,487	UMM
UMM Dorward Hall Roof Replacement (4100043)	Complete	2020	2020	Bond (100%)	\$296,092	\$296,092	\$296,092	UMM
UMM Sennett Roof Replacement (4100044)	Complete	2020	2020	Bond (100%)	\$201,257	\$201,257	\$201,257	UMM
UMM Reynolds Center Roof Repair (4200044)	Complete	2020	2020	Bond (100%)	\$154,226	\$154,226	\$154,226	UMM
UMM Site Work (4200045)	Complete	2020	2020	Bond (100%)	\$57,365	\$57,365	\$57,365	UMM
Woodward Hall Renovations (6100301)	Complete	2019	2019	Bond (86%) E&G (14%)	\$1,008,395	\$1,008,395	\$1,172,840	USM
Ricci Lecture Hall Renovations (6100308)	Complete	2019	2020	Bond (31%) Gifts (43%), E&G (26%)	\$172,010	\$172,010	\$564,197	USM
<b>Totals:</b>					<b>\$4,841,435</b>	<b>\$4,857,722</b>	<b>\$5,414,354</b>	
<b>GRAND Total (Active and Completed Projects)</b>					<b>\$47,175,944</b>	<b>\$33,367,568</b>	<b>\$66,137,964</b>	

Explanatory Notes: * Project is new as of this report. ** Details of this project include updates since the last report. Completed projects will remain on this report unless otherwise specified.	Funding source(s) reflects primary source(s) for project.	Calendar Year unless otherwise noted.	Bond Funding expended reflects total expended as of June 30, 2022.
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University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** FY2023 Finance, Facilities & Technology (FFT) Committee Work Plan

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

**UNIFIED ACCREDITATION CONNECTION:**

**BACKGROUND:**

Annually, a work plan for the Finance, Facilities & Technology Committee is formulated. The work plan is intended to cover both action items required for governance of the University of Maine System and those topics of importance and interest to the Board. Trustee Katz and Vice Chancellor Ryan Low will review the draft plan with the Committee in preparation for inclusion in the September Board of Trustee meeting materials.

University of Maine System  
Board of Trustees

**Finance, Facilities & Technology Committee  
Work Plan FY2023**

**Standing Agenda**

1. Finance, Facilities or Technology items requiring Committee and/or Board approval
2. Updates from staff on finance, facilities and technology informational items
  - Including regular update on enrollment
3. Capital Projects Status Report for all projects requiring Committee and/or Board approval
4. Major Technology Projects Status Report for all projects requiring Committee and/or Board approval

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**Ad Hoc Agenda**

- Review of 5-year Capital Plan (July meeting)
- Request for Appropriation (Sept. meeting)
- **Joint Meeting of the Audit Committee and the Finance/Facilities/Technology Committee** (late October/early November meeting)
  - External Auditor Report including Required Communications Letter and Summary of Audit Results
  - Presentation of the Annual Financial Report (Audited Financial Statements)
  - Update on Internal Audit
- Annual State of IT Report (February meeting)
- Sightlines Annual Report on the status of the facilities portfolio (January meeting)
- First reading of the Annual Operating, Capital Budget and Tuition Charges (March meeting)
- Second reading of the Annual Operating, Capital Budget and Tuition Charges (April meeting)
- Approval of Annual Operating Budget, Capital Budget and Tuition Charges (May meeting)
- Multi-Year Financial & Structural Gap Analysis (May meeting)



## **Informational Reports to the Board**

### **Every Board Meeting**

Each meeting will include a deep dive into one topic. (examples: MYFA, Allocation Model, etc.)

### **September Meeting**

Annual Report on Acquisition & Disposition of Real Property

### **November Meeting**

Annual Report on Gifts, Fund Raising and Endowments (w/ Foundations)  
Current Fiscal YTD Forecast to Budget

### **January Meeting**

Maine Economic Improvement Fund Report  
Student Financial Aid Report  
State of IT Report  
Sightlines Report

### **March Meeting**

Student Charges Report  
Current Fiscal YTD Forecast to Budget

### **May Meeting**

Multi-Year Financial Analysis  
5-year Capital Plan  
Current Fiscal YTD Forecast to Budget

## **Committee Meeting Schedule**

The Committee meets seven times during the year in advance of the Board of Trustees meetings.

In March, the Committee schedules a full day meeting to review, in depth, the Annual Operating Budget and Tuition Charges for the upcoming fiscal year. The Committee will meet again in April to review operating budget a second time.

Additional meetings may be scheduled as required.

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Energy Savings Performance Contract (ESPC), UMF

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

701 – Budgets, Operating & Capital

712 – Debt Policy

**UNIFIED ACCREDITATION CONNECTION:**

N/A

**BACKGROUND:**

**1. BACKGROUND:**

This informational item is pursuant to Board policy 701 which requires Board approval for projects with a value of \$500,000 or greater. Additionally, as of March of 2020 any project with an expected total cost exceeding \$5,000,000 requires an information item be presented in anticipation of any action item. 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...”. Finally, this agenda item is to inform the Board that The University of Maine System is utilizing the University of Maine System 2020 Master Contract for Energy Savings Performance Contract (ESPC) Projects to save energy, reduce energy and operational costs, reduce carbon emissions, and improve the learning environment for students in a manner that is cost neutral. This Master Contract resulted from a competitively bid Request For Proposals in 2019 whereby Trane was selected as the University’s Energy Service Company (ESCO). The contract includes multi-institutional language, allowing all University Campuses the ability to participate as appropriate.

UMF is working with NV5 in their capacity as Subject Matter Expert, and as 3rd Party Owner's Representatives (OR). NV5 was selected via a competitive process in 2018 to assist USM in their RFP for ESCO and subsequent ESPC contract. Over the past year, NV5 has worked with UMF and Trane through identifying potential opportunities to the nearly completed Investment Grade Audit (IGA) currently at 95% completion.

Based on this work and the final IGA report, the University will be seeking to execute and implement an ESPC at the UMF campus and anticipate bringing it before the Finance Facilities and Technology Committee at its October meeting. This would involve completing a final investment grade audit phase (with final report submittal), executing an Energy Services Agreement (ESA), and implementing a package of Energy Conservation Measures (ECM), at a

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number of buildings on campus. This also involves measurement & monitoring of ECM performance over the contract period (20 years) as well as monitoring-based commissioning at the buildings included in the ESPC project scope. The project is expected to include the University, the ESCO (Trane), and a financier all working in collaboration.

The buildings in the proposed ESPC scope of work have an average Sightlines renovation age of 40 years. The campus' Net Asset Value (NAV) is currently 56%. This data is indicative of facilities that warrant substantial restoration and investments (the projects pick us). The planned ECM scope will focus on 30+ campus buildings totaling approximately 770,000 square feet and when done, UMF's NAV index is expected to visibly increase.

Examples of the proposed ECMs include upgrades to lighting systems and building envelope improvements, HVAC and Building Automation Services and installing a second biomass boiler in the heat plant to eliminate the use of #2 fuel oil and reduce the use of propane.

Based on review of the 95% IGA report, the average baseline energy consumption over a historical 3 year period at these buildings is approximately 80,084 MMBTUs. The 2023 fiscal year utility budget is \$1.28 million. The projected year 1 savings after implementation of the proposed ECMs is approximately \$413,000. This represents a 35% reduction in annual utility consumption and cost. In addition to this utility cost savings the installation of a second biomass boiler will allow the University to capture thermal Renewable Energy Certificates (RECs) which will generate an additional revenue stream for UMF. The total value of these RECs over the proposed 20 year contract term is estimated to be upwards of \$4 million.

Through this ESPC the University's ESCO, Trane, will provide a fixed-firm project price and will be guaranteeing the energy savings every year during the contract term. It is required by contract that annual guaranteed savings each year must exceed annual financing payments for every year of the contract term. At the end of each performance year Trane is required by contract to provide Measurement and Verification (M&V) reporting proving to the University that the guaranteed savings have been achieved. If a shortfall exists, Trane is obligated by contract to cover the savings shortfall. UMF's 3<sup>rd</sup> Party OR will be reviewing these M&V reports every year of the contract term to verify that the reported project savings are accurate.

The total expected financial impact of this project is up to \$12.5 million, financed through the Bank of America (20 years). UMF has locked in a favorable rate of 3.29% that will be held, with no penalty, pending BOT final approval.

The choices UMF makes allows us to have the lowest energy cost in the System. As reported in the 2021 Sightlines report, UMF's MMBTU unit cost is \$13.42 and is the lowest of our peers and well below the System average of \$19.46 (not including UMF).

This project also keeps with the University's 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 approved and successful, this project will generate ~\$12 million in energy savings over the 20-year contract period, an additional ~\$4 million in thermal REC revenue, reduce overall campus building energy intensity, improve

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campus building operations and the learning environment, and help to reach the University’s carbon reduction goals and overall sustainability commitments.

A successful project will see ECM implementation over the next 15-18 months (estimated construction phase start date of December 2022). The first full year of performance is expected to start in Fall 2024.

Building Information Addendum:

	ECM or FIM	Admissions Office	Alumni Theater	Brinkman House	Central Heat Plant	Computer Center	Dakin Hall	Dearborn Gym	Dining Center	Education Center	Emery Community Arts Center
1	Lighting Upgrade	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Building Envelope Improvement	✓	✓	✓		✓			✓	✓	
3	Mechanical Insulation	✓	✓		✓	✓	✓		✓		✓
4	Water Conservation	✓	✓	✓			✓	✓	✓	✓	✓
5	BAS Upgrade	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	HVAC Equipment Replacement				✓	✓	✓		✓	✓	
7	Duct Sealing					✓					
8	Kitchen Hood Controls								✓		
10	Second Biomass Boiler	.	.	.	✓	.	.	.	.	.	.
11	Central Plant Generator				✓						
12	Trane Intelligent Services & BPP Install				✓						

	ECM or FIM	Ferro Alumni House	Fitness and Rec Center	Francis A. Black Hall	Franklin Hall	Lockwood Hall	Look House	Mainely Outdoors	Mallett hall	Mantor Library	Marketing	Merrill Hall
1	Lighting Upgrade	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Building Envelope Improvement	✓			✓		✓	✓		✓		
3	Mechanical Insulation	✓	✓	✓		✓		✓	✓	✓		✓
4	Water Conservation	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
5	BAS Upgrade	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	HVAC Equipment Replacement	✓	✓	✓						✓		✓
7	Duct Sealing									✓		
8	Kitchen Hood Controls											
10	Second Biomass Boiler											
11	Central Plant Generator											
12	Trane Intelligent Services & BPP Install											

	ECM or FIM	Olsen Student Center	Preble Hall	President's House	Psychology	Public Safety	Purinton hall	Ricker Addition	Ricker Hall	Roberts Learning Center	Scott Hall	Stone Hall
1	Lighting Upgrade	✓	✓		✓	✓	✓	✓	✓	✓		✓
2	Building Envelope Improvement	✓				✓						
3	Mechanical Insulation	✓	✓		✓	✓	✓			✓	✓	✓
4	Water Conservation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
5	BAS Upgrade	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
6	HVAC Equipment Replacement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Duct Sealing	✓								✓		
8	Kitchen Hood Controls	✓										
10	Second Biomass Boiler											
11	Central Plant Generator											
12	Trane Intelligent Services & BPP Install											

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Proposed Changes to Board of Trustee Policy 803 *Naming and Renaming of Physical Facilities*

**INITIATED BY:** Roger J. Katz, Committee Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

**UNIFIED ACCREDITATION CONNECTION:**

The proposed changes to this Board policy will provide clarity for naming and renaming of physical facilities for consistency among all campuses.

**BACKGROUND:**

In March 2021 substantial changes were made to the Board Policy 803 *Naming and Renaming of Physical Facilities* to incorporate the process for removal of names.

This Board Policy is now being revised to align with the naming and renaming approval process for the new Board Policy 315 *Commemorative Naming or Renaming of Academic Units or Programs*, which will be reviewed by the Academic & Student Affairs Committee at their August meeting. The most significant change for Board Policy 803 is to incorporate the Vice Chancellor for Finance and Administration in the naming and renaming approval process.

The Policy will be updated to include input from the August 24th Finance, Facilities & Technology (FFT) Committee before being presented to the full Board, as an information item, at the September 11-12, 2022 meeting. The proposed revisions to the Policy will then be presented as an action item at the October FFT Committee meeting and the November Board of Trustees meeting.

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## UNIVERSITY OF MAINE SYSTEM Policy Manual

**Proposed Revisions  
noted in red text.**  
7/17/22

### FACILITIES

#### Section 803 Naming and Renaming of Physical Facilities

Effective: 04/10/70

Last Revised: 03/18/02; 05/17/99; 3/22/21

Responsible Office: Facilities

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#### Policy Statement:

1. **Definition.** The term “physical facility” is defined as a building or assembly of buildings enclosing or defining an occupiable space or activity area. For the purposes of this Policy, this definition includes major additions and renovated structures, but does not include interior spaces within buildings, such as lobbies, auditoria, dining and function rooms, classrooms, and offices, exterior campus spaces such as fields, terraces, greens, courtyards, gardens, or athletic fields, or physical objects such as fixtures and equipment. Naming opportunities may include new facilities that are to be constructed or acquired, existing facilities that are undergoing major or minor renovations, or existing facilities that are not undergoing renovations.
2. **Authority.** The authority for naming any physical facility in the University of Maine System (UMS) shall be reserved to the Board of Trustees, acting after receiving the proposal from the Chancellor at the recommendation of a President. Donors, honorees, or benefactors should be informed through any naming discussions that final naming approval for all University facilities rests with the Board of Trustees. Naming of any other campus area or object rests with the President of that University. For naming of academic units and programs, see Board of Trustees Policy 315 *Commemorative Naming and Renaming of Academic Units and Programs*.
3. **Commemorative Naming Criteria.** A building name is a symbolic and public statement, reflecting the highest values and ideals of the University and its community. Generally, facilities are named for distinguished individuals who have made extraordinary contributions of a scholarly, professional, or public service nature related to the university’s mission. In some cases, buildings may be named for benefactors or donors who advance the university’s mission through significant philanthropy. While facilities may be informally assigned a working or administrative name at the campus level, the UMS Board of Trustees shall formally assign commemorative names, which fall into two categories: honorific or memorial naming and benefactor naming.
  - a. Honorific or memorial naming: Facilities may be named to honor someone, living or dead, who embodies the university’s ideals and reputation through distinguished accomplishments that advance the university and/or the public good. Serving Trustees, current elected officials, and current UMS employees are not eligible for a naming opportunity except in extraordinary circumstances.

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- b. **Benefactor naming:** A donor may be recognized when a person, organization or corporation has provided substantial funding for a facility or other entity as defined below. Each University may offer such opportunities to acknowledge donors' roles in advancing its mission and so that as an institution the university can express its deep appreciation in a concrete manner. Naming opportunities are not transactional in nature; they are not offered "for sale." The university president will advise what is considered "substantial funding" based on the project and the naming opportunities. Consideration shall be given to the visibility and use of the space, current market, donor interest, and campus and peer institution comparables. Criteria shall include:
- i. **New Construction** (which may include maintenance endowments): Gift amounts shall provide a substantial portion of the project's total cost.
  - ii. **Existing Facilities:** The gift(s) shall provide a substantial amount of funding for maintenance, repairs, and/or enhancement or renovation of a facility or space.

4. **Morals Clause.** The UMS depends on public goodwill to accomplish its educational mission and to attract governmental and philanthropic support. As naming a facility is a public honor that implicitly associates the values, character and reputation of the honoree with the UMS, it must be undertaken with well-considered judgment. Therefore, all gift agreements for naming physical facilities shall, without exception, include a morals clause. Should the UMS Board of Trustees find that a designated name brings discredit upon the university (as explained in items 7 and 8 below), the morals clause ~~should~~ **must** state that the unusual circumstances leading to renaming shall not impose financial responsibilities on the UMS or the individual campus.

5. **Naming Process.** ~~Recommendations to the Trustees for names of physical facilities shall be made by the Chancellor, after receiving a recommendation from the President, after consultation with such campus committees as may be established for this purpose. Before forwarding a name to the Board for consideration, the university shall undertake a thorough degree of due diligence to avoid potential areas of concern or conflicts of interest.~~ **The process of naming and renaming of physical facilities must include, at a minimum, the following:**

- a. Before forwarding a name or renaming to the Chancellor, the President shall submit the request to the Vice Chancellor of Academic Affairs in writing after thorough consultation with appropriate campus committees and stakeholders; and after thorough due diligence to avoid potential areas of concern or conflicts of interest.
- b. After receiving written approval from the Vice Chancellor of Academic Affairs, the President will submit the naming request to the Chancellor.
- c. After approval by the Chancellor, the request should be forwarded to the appropriate UMS Board of Trustees Committee for approval.
- d. If approved by the UMS Board of Trustees Committee, the recommendation will be presented to the full UMS Board of Trustees for consideration.
- e. **For benefactor named,** ~~a~~ **A** commitment to name a facility associated with a gift shall not be executed – e.g., building signage not installed – until and unless the University has received an executed gift agreement and 50% of pledge payments towards the total gift commitment have been received.



- f. The Chancellor may recommend exceptions to any of these guidelines under unusual circumstances for authorization by the Board of Trustees.

6. **Duration of Naming.** Naming for an honoree or a donor is generally granted for the useful life of the entity. The University, **with Board of Trustees approval**, may deem the naming period concluded in certain circumstances, including but not limited to:
  - a. If the purpose for which the named entity is or needs to be significantly altered, is no longer needed/ceases to exist.
  - b. If a physical entity is replaced, significantly renovated or no longer habitable.
  - c. The period of time of the naming specified in the gift agreement has expired.

The appropriate University representative will make all reasonable efforts to inform in advance the original donors or honorees when the naming period is deemed concluded. The University may provide alternate recognition as may be appropriate in honor of the original gift.

7. **Removal of Naming.** The UMS Board of Trustees reserves the right to remove a name from a facility under extraordinary circumstances when the continued use of the honoree’s name would compromise the public trust and reflect adversely upon the university and/or University of Maine System and its reputation.

Additionally, in the case of a naming associated with a gift, the UMS Board of Trustees reserves the right to remove a name from a facility if the donor fails to fulfill the terms of the gift that is recognized by a naming. The appropriate University representative will make all reasonable efforts to inform in advance the original donors or honorees when the naming period is deemed concluded. The University may provide alternate recognition as appropriate in honor of the original gift.

8. **Name Removal Process.** The removal of a name from a facility must not be undertaken lightly, and it must be approached with respect for the considered judgments of the past, especially when exercised by the contemporaries of an honoree, and with an awareness of the fallibility of our own judgments. Consideration of renaming must include, at a minimum, the following:
  - a. Proposals for removal of names from physical facilities shall be ~~brought to the Board of Trustees by the Chancellor at the discretion of a campus~~ **initiated by the** President after a campus-level review process, including soliciting perspectives from diverse stakeholders and public comment, has completed and identified the grounds for removal. The review team or task force shall present their findings and recommendation in a formal, written report to the respective President.
  - b. **After receiving written approval from the Vice Chancellor of Finance and Administration, the President will submit the request to the Chancellor.**
  - c. ~~Before the Board of Trustees considers the issue, the name change or removal of the name shall be reviewed by the Chancellor and President’s Council.~~ **After review approval by the Chancellor and President’s Council, the Chancellor may forward the request will be forwarded** to the appropriate UMS Board of Trustees Committee **for approval.**

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- d. If approved by the appropriate UMS Board of Trustees Committee, the recommendation will be presented to the full UMS Board of Trustees for consideration.
- e. Upon the removal of a name, the name of the facility may revert to the name immediately previous. If there is no previous permanent name, an administrative name shall be adopted. The process for an initial naming shall be utilized if the facility is subsequently renamed.

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Residency Waiver for students affected by the Russian War in Ukraine

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:** X

**BOARD ACTION:**

**BOARD POLICY:**

Board Policy 703: Tuition and Fees

**UNIFIED ACCREDITATION CONNECTION:**

N/A

**BACKGROUND:**

The ongoing Russian war in the Ukraine presents a barrier for current and prospective students seeking educational opportunities in the United States. This proposal will grant in-state tuition rates for those students who are determined as being affected by the conflict.

The University of Maine system currently hosts 11 students who are from Ukraine. Of those, eight are currently charged the out-of-state or international tuition rates. This waiver would temporarily grant these current students, as well as prospective students from Ukraine, the in-state tuition rate.

This waiver is a change to the administrative procedures related to Board Policy 703, but not the actual Policy and therefore, does not require Board approval.

This change would affect the APL IV-G <https://www.maine.edu/apls/apl-iv-g/>

Proposed added language:

*"A Ukrainian citizen affected by Russia's war in Ukraine who 1.) is currently studying in the United States under F-1 Visa status, or 2.) is pending or has been granted refugee or asylum status in the United States, is eligible for Maine residency for tuition purposes provided that they meet the same requirements for establishing residency in Maine as are required of a United States citizen."*

REVISED 8/17/2022

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Real Property Disposition, UMS – 16 Central Street, Bangor, Maine

**INITIATED BY:** Roger J. Katz, Chair

**BOARD INFORMATION:**

**BOARD ACTION:** X

**BOARD POLICY:**

802 – Disposition of Real Property

**UNIFIED ACCREDITATION CONNECTION:**

Not applicable

**BACKGROUND:**

This request is pursuant to University of Maine System Board of Trustees Policy 802, to dispose of the University’s interest in the real property located at 16 Central Street in Bangor, Maine. This property has been vacant since 2017. Disposal of this property aligns with recommendations of the Board of Trustees to reduce the University’s footprint and increase the utilization rate of existing facilities.

On August 15, the University of Maine System was approached by developer based out of Portland, Maine, with a letter of intent to purchase the University’s interest in the condominium located at the address above. A comparable market analysis has been completed, which indicates that the offered purchase price is fair based on the current market, location, type of building, and amenities. The sale would not be subject to buyer financing. The sale would be subject to a due diligence period, permitting approval period, and contingency clauses outlined in the letter of intent.

**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 September 11-12, 2022 Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System to sell its interest in the real property located at 16 Central Street, Bangor, Maine, subject to review and approval of the final terms and conditions of the purchase and sales agreement by the University’s General Counsel and Treasurer.

8/19/2022