Board of Trustees **Finance, Facilities & Technology Committee** March 6, 2024 9am - 12pm Zoom Meeting – No Physical Location Available

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

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 – 9:45am TAB 1	FY23 Gordian Presentation		
9:45am – 9:50am TAB 2	Sale of 85+/- acre parcel of land – Map 2, Lot 7, Harmony ME		
9:50am – 10:00am TAB 3	University of Maine at Fort Kent Fox Facility Renovation		
10:00am – 10:10am TAB 4	USM Bailey Hall Bathroom Renovations		
10:10am – 10:15am TAB 5	USM Luther Bonney Bathroom Renovations		
10:15am – 10:25am TAB 6	UMaine Advanced Manufacturing Center (AMC) Renovations – UMS TRANSFORMS Maine College of Engineering & Computing (MCEC) Student Success Center & Industry 4.0 Renovations		
10:25am – 10:35am TAB 7 of the Future"	ASCC Building Addition UM; Green Engineering and Materials (GEM) "Factory		
10:35am – 10:45am TAB 8	University of Maine (UM) Electrical Infrastructure Upgrade/Renewal		
10:45am – 10:50am TAB 9	University of Maine Soccer complex / Track & field complex / Parking Lots & Roadways / Infrastructure – UMS TRANSFORMS Athletics Field Projects		

10:50am - 10:55am

TAB 10	UM Stewardship/Deferred Maintenance: HVAC Systems Upgrades – Hitchner Hall '87 Wing & Bennett Hall Lecture Wing
10:55am – 11:00am TAB 11	UM Hancock Hall Single-Use Bathroom Renovations
11:00am – 11:05am TAB 12	Ground lease Authorization, UMaine, Delta Tau Delta Fraternity
11:05am – 11:15am TAB 13	State of Financial Aid Security 2024 Report
11:15am – 11:20am TAB 14	Capital Projects Status Report and 2018 Bond Projects Update, UMS
11:20am – 12:00pm TAB 15	University Capital Plan Briefing – UMA/UMF

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: Gordian FY23 Analysis

CAMPUS PRESENTER: Emily Morris, Gordian

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X **BOARD ACTION:**

BOARD POLICY: 701 Budgets - Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

Standard 7 – Physical Resources

UMS STRATEGIC PLAN CONNECTION:

Commitment 2 Goal 3.2 – Identify efficiencies in infrastructure Commitment 2 Goal 1.1 – Physical plant needs Commitment 5 Goal 3.4 – Address facility planning goals

BACKGROUND:

Gordian will present its annual facilities benchmarking and analysis of University of Maine System facilities and facility management operations. While the entire slide deck is attached for the Trustees, in the interest of time, only selected starred slides will be reviewed during the live presentation. The slide numbers referenced below are the slide numbering sequence of the Gordian slide deck.

Executive Summary

Gordian's report covers several key metrics designed to model the condition and use of UMS facilities, specifically density, facility age, and net asset value (NAV). While the continued downward trend in density and NAV suggest that a relook of the metrics and trustee established goals may be warranted, it is important to remember that these are models designed to assist decision makers and may not be fully representative of the reality on each campus. Despite the trends in these metrics, there are several success stories interwoven in the presentation that provide concrete examples of work being done by the universities to improve their facilities and infrastructure.

<u>Density</u>: A key metric formally adopted by Trustees – density, is a measure of the intensity or efficiency of the use of our space based on the total gross square footage. This year, rather than using all student FTEs to measure density, only in-person FTEs were used to more accurately

capture facility use. This caused a downward adjustment of the metric as online student FTEs were removed. The resulting calculation shows that total student FTEs have declined 14% over the last 7 years, while in-person FTEs have declined 48% as online learning continues to grow (slide 7). To understand how effectively each facility is being used, a more detailed space utilization analysis is needed, but without either significant facility divestment or growth of in-person students, it is anticipated that density will continue to decline.

UMS will grow in square footage as new owned (Portland Commons, McGoldrick Center, and GEM) and leased facilities (300 Fore St, 7 Custom House, and the Marketplace) come online, while the shift from in-person to online learning will likely continue with the strategic plan directing the number of fully online programs to double by 2028. However, these projected changes provide opportunities, especially when considered within a larger campus utilization study. As programs moved into the new owned or leased space, the areas vacated provide the university a chance to consolidate, adapt facility use to meet student needs or take the old space offline.

<u>Facility Age</u>: Beyond density, the Gordian data continues to reflect an aging facility portfolio. More than half of all University space has reached a renovation age of 50 years old or older, far exceeding our peers, and is on pace to grow to 60 percent by FY28 (slide15). Some of the oldest facilities across the system are residence halls, with 79% of this space exceeding 50 years of age (slide 14). Facility age is difficult to reset because it requires a significant investment of over 50% of the building's replacement cost within a 3-year period. USM's new residence hall highlights how a new facility can shift the composite age in a portfolio (slide 18), while ongoing residence hall improvements at UMF and UMPI illustrate how investments can improve the NAV and student experience, but not the renovation age.

<u>Net Asset Value</u>: Net Asset Value (NAV) provides a model for, but is not a perfect reflection of, the overall condition of UMS facilities. Our composite NAV continues to decline, but that rate has slowed with recent investments (slide 29). Historically, UMS's investment in existing facilities has only reached 58% Gordian targets, with the subsequent funding gap resulting in falling NAVs and a growing deferred maintenance backlog (slide 25). In FY23, UMS spending towards existing facilities reached 70% of the target and was the highest spending level in 10 years (slide 23), bringing UMS on par with the higher education database (slide 25).

There are several examples of initiatives underway to reverse this trend as highlighted on slides 31-34. UMF's ESCO project is having a campus-wide impact on NAV, and investments by UMA and UMPI have exceeded Gordian's targets, resulting in higher NAVs in FY23. If the FY24-FY28 capital plan is executed as developed, then UMS should see an increase in NAV and decrease in deferred maintenance over the next several years (slide 24). Beyond capital expenditures, facility operations can have a direct impact on NAV and deferred maintenance. The Gordian report highlights how facility personnel are taking care of more square footage with fewer personnel and fewer inflation adjusted dollars (slide 41 and 42). At the same time, pay has failed to keep up with inflation (slide 38), contributing to the ongoing hiring and retention challenges.

Attachment

Gordian UMS Presentation

G&RDIAN[®] Setting a Facilities Baseline University of Maine System

March 2024 Emily Morris, Nicola Sammarco and Victoria Vasile

Gordian and Sightlines

Owners of the largest verified facilities database in higher education



Sightlines members serve over 20% of US College Enrollment



Introduction

• Intent of Gordian's Participation:

- Create a common vocabulary around Facilities issues
- Establish a baseline for UMaine System Facilities risks and opportunities
- Identify steps to develop a strategic action plan

• Today's goal:

• Develop understanding of the factors contributing to "deferred maintenance" as it pertains to renewal on the Maine System campuses



Vocabulary for the Return on Physical Assets (ROPA)

Annual Stewardship

The annual investment needed to ensure buildings will properly perform and reach their useful life.

"Keep-Up Costs".

Asset Reinvestment

The accumulation of repair and modernization needs and the definition of resource capacity to correct them.

"Catch-Up Costs"

Operational Effectiveness

The effectiveness of the facilities operating budget, staffing, supervision, and energy management.

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Service

The measure of service process, the maintenance quality of space and systems, and the customers opinion of service delivery.

Operations Success



Asset Value Change

1.1

Vocabulary for the Return on Physical Assets (ROPA)

Annual Stewardship	Asset Reinvestment	Operational Effectiveness	Service
Operating Budget Planned	State Funding University Revenue Campus Capital AccountsFacilities Operating BudgetWork Orde AnalysisStaffing and SupervisionCustomer	Facilities Operating Budget	Work Order Process
Maintenance		Analysis	
Funded Depreciation <i>"Keep-Up Costs".</i>	Bonds, Grants, Gifts "Catch-Up Costs"	Energy Cost and	Satisfaction Survey

Maine's Public Universities

UNIVERSITY OF MAINE SYSTEM

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UMaine System: Core Observations

- Building use is shifting as teaching modality remains weighted toward online teaching.
- Record capital investments impact age profile and Net Asset Value for campuses.
- Focus remains on ways to efficiently divest in high need, low utilized buildings.
- Concentrate future investments on functional portfolios where the greatest impact will be achieved.

Throughout the presentation UMS will be compared to the Gordian Public Higher Ed. Database Average for FY23. This subset of the database includes institutions like the University of Massachusetts, University of New Hampshire, University of Iowa, University of New Mexico and University of Washington.



Building Use Shifts as In Person Student FTEs Decrease



Density Across the Maine System Decreases Density Affects: Due to more online FTEs, density has decrease since COVID-19 pandemic **Density at Maine System Level** 600 **Staffing Levels** More space will require more staff to Higher Ed. Public School Average clean/maintain space to meet facility standards. 500 400 Users/100K GSF **Material and Supplies** Maine System Average 300 Material and supply demand influenced by how often the space is used. 200 100 Wear and Tear of Facilities High traffic and space usage result in earlier 0 lifecycle replacement. LonsternGoal Density: Measures number of users per 100,000 GSF Users include all student, faculty and staff FTEs Measures campus building usage on a daily basis G 8

Density Calculation changed from student enrollment FTEs to in person student FTEs in FY23.

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Density Across the Maine System Decreases



enrollment FTEs to in person student FTEs in FY23.

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Density Measures Campus Population per 100k GSF



Density Across the System



Creating Additional Context With Age Profile

As buildings age into higher risk categories, the capital and operational risks they carry increase



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UMaine Systems' Current Age Profile is Higher Risk like Peers'

Despite recent work, significant exposure exists in buildings over 50 years old



FY23 Renovation Age Distribution UMaine System vs. Peers

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Residence Hall Portfolio is Highest Risk on Campus

79% of residence halls are currently over 50 years old



FY23 Renovation Age Distribution UMaine System vs. Peers

Investment and New Construction Slows Aging Of Facilities

Space Will Continue to Age Without Divestment or Renovations







1.1

Asset Reinvestment

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UMS' Investments Prioritized New Space in '22 and '23

Funding into existing space has also increased to record levels in 2023



23

Total Investment Profile



Case Study: New Construction at USM Shifts Age Profile

Residential and Student Life portfolios risk redistributed with Portland Commons and Career and Student Success Center



Banner Year for Existing Space Investment at UMS

UMaine System exceeded the public peers spending by \$0.32/GSF in FY23



Existing Space Investment vs. Peers





UMS Investment Over Time

Investment Shifts Towards Space/Program in FY23



20

Maine's Public Universities Universities

Defining an Annual Investment Target





Performance Against Annual Investment Target



Universities

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UMS Begins to Close the Gap to Target

UMS existing space spending reached 70% to target in FY23



Existing Space Investment vs. Annual Target



UMS FY24-28 Capital Plan Performance Against Gordian's Annual Targets



January 2023 RSMeans CCI catalog is 8% which is the escalation factor for the FY23 analysis. FY24-FY28 escalation factor is projected at 6%.

UMS Investments Are Aligned with Industry in FY23



Investment as % of Target







Reinvestment Need Requires Strategic Prioritization

UMaine System has higher reinvestment needs compared to public peers on a \$/GSF basis



Using Net Asset Value to Determine Investment Strategy

Net Asset Value (NAV): Measuring the Percent "Good" in a Building

NAV Calculation:

Replacement Value – Reinvestment Need

Replacement Value

Example: Gordian Hall Constructed in 2020 Estimated Replacement Value: \$20,00,000 Total Reinvestment Need: \$1,000,000 NAV: 95%





Using Net Asset Value to Determine Investment Strategy

Portfolio	NAV Range	Investment Strategy
Capital Upkeep	100% - 85%	Capital Upkeep Stage: Primarily new or recently renovated buildings with sporadic building repair & life cycle needs.
Repair & Maintain	84% - 75%	Repair & Maintain Stage: Buildings begin to show their age and require more significant investment on a case-by-case basis.
Systemic Renovation	74% - 50%	Systemic Renovation Stage: Buildings require more significant repairs; large-scale capital infusions or renovations are inevitable.
Transitional	Below 50%	Transitional Stage: Major buildings components are past due, even in jeopardy of failure. Reliability issues are widespread. Major renovation, demolition, or other transitional event should be considered to fully address building need

Campus leadership can set custom NAV goals for different buildings and portfolios, helping to balance capital investments across campus and direct funding to where it is most needed



UMS NAV Decrease Slows with Higher Levels of Funding



29



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UMA and UMPI Exceed System NAV Goal


1.1

Case Study: UMF Experiences 3% Growth in NAV

Impacts of the ESCO project is evident for building level NAV



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FY22 (Grey) and FY23 Net Asset Value

Case Study: UMA's NAV Exceeds Peer Average and System Goal

Additional capital funded by federal and state grants exceed targets, removing deferred maintenance





Net Asset Value





Case Study: UMPI Exceeds Target; NAV Increases



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Case Study: UM NAV Flat with Addition of Ferland



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2023 NAV Index by Function Across UMS

Investment Strategy



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1.1

Operational Effectiveness

UMaine System Operating Cost Growth Outpaces Gordian Database



Operating Resource Levels Have Not Kept Pace With Inflation

UMS and peers are experiencing similar challenges as the industry as a whole



Facilities Operating Budget Expenditures

FY10 vs. FY23



Case Study: UMF Sees 33% Reduction in Annual Utility Expenses

Plant investments resulted in decreasing utility costs, saving approximately \$800K annually in purchased fossil



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Planned Maintenance Spending at UMS

UMaine PM spending decrease in FY23 spending less than public peers



INIVERSITY OF MAINE SYSTEM

Campuses Feel Strain as Maintenance Trades Coverage Increases



Case Study: USM Staff Covering More Space Today than Pre-Pandemic

USM trades staff have decreased by 8 FTE; remaining staff responsible for an additional 31k GSF each



Data is reflected in filled positions, not budgeted.



Custodians Responsible For Less Space Than Public School Peers While Tighter On Supervision



Grounds Metrics On Par with Public Peers



Concluding Comments



Concluding Comments

- UMS will need \$60-70M each year to slow the aging process and mitigate deferred maintenance.
- Strategically invest into facilities that are critical to institutional mission by focusing on function of space and low NAVs.
- To reverse the aging process and begin to decrease deferred maintenance within the System inventory, significant space reductions will need to occur.
- *Removing space from the inventory will improve building usage at each campus.*



Questions & Discussion



Building Portfolios: Consider the Approach for Each Facility



Not all buildings are created equal

49

WHY?

Campuses are too complex to manage with a single strategy. Developing a portfolio approach will allow for a focused investment approach based on the institutional strategic direction.

Core considerations to the portfolio approach

HOW?

Group included buildings into "building portfolios" that reflect core factors involved in the strategic direction, or that are otherwise key to sustaining an intentional investment plan.

Institutional Leaders for buy in and communication WHO?

A successful portfolio strategy is communicated to all parties involved and is operationalized within the Facilities org, but first requires the full support of leadership to ensure building needs continue to be considered in conversations around future campus direction and institutional priorities.



Building Portfolio Approach Examples:

- Functional: Classroom space vs. administrative vs. support space
- Geographical: Groupings based on location of buildings
- Need: High need vs. moderate need vs. low need
- Longevity: Buildings to keep vs. transition vs. plan is needed

Building Portfolios: Execution





Integrating Condition With Institutional Priorities

Portfolio Approach Option: Group buildings with similar condition & institutional priority to guide investment



Examples of Institutional Priority:

- Function
- Program
- Location
- Master Plan
- Project Score
- Operational Performance
- Risk Mitigation
- Operational Demand
- Space Utilization



Project Scoring Establishes Priorities

Institutional priorities are used to create a flexible project scoring system, used to select and direct funding towards projects that are aligned with the institutional mission.

Building Need Score		×	Investment Criteria Score		×	Timefram Score	е	×	Custom Building Scoring	Project Score
High need (\$/GSF or NAV)	3		Reliability	5		A (0-3 years)	3		TBD	
Medium need	2		Safety/Code	4						
Low need	1		Asset Preservation	3		B (4-7 years)	2		TBD	
			Economic Opportunity	2		C(8-10 years)	1		TRD	
			Program Improvement	1		C (8-10 years)	1			

Scoring metrics can be assigned at the project or building level, and are tailored to focus on what matters to your institution - scoring factors can be easily adjusted if institutional priorities change.



Determining Project Impact Through Investment Criteria



Reliability - Issues of imminent failure or compromise to the system that may result in interruption to program or use of space.

Asset Preservation - Projects that preserve or enhance the integrity of building systems or building structure, or campus infrastructure.

Safety/Code: Code compliance issues and institutional safety priorities or items that are not in conformance with current codes, even though the system is "grandfathered" and exempt from current code.

Program Improvement: Projects that improve the functionality of space, primarily driven by academic, student life, and athletic programs or departments. These projects are also issues of campus image and impact.

Economic Opportunity: Asset is replaced before life cycle because it results in a reduction of annual operating costs or capital savings. Common Example: Upgrade to LED Lighting



Build Investment Scenarios Using Possible Funding Projections

Plans need to be flexible enough to accommodate various possibilities without breaking.

Creating different funding scenarios allow institutional leaders to determine the optimal path forward.



1.1

Public Universities

Goal: Allocate Funding Strategically, Not Equally

Common Approach:







Goal: Allocate Funding Strategically, Not Equally





Example: Combining Portfolios, Scoring, and Funding

It is likely that the amount of need will exceed funding; smart choices will need to be made.

Combine these strategic tools to understand and communicate what can, and more importantly what cannot be addressed depending on which funding scenario becomes the reality

Example Scenario: Fund \$30M annually for 10 years, totaling \$300M.

Approach: Prioritize needs with a high project score first

Results:

- Fund 100% of projects with a high score
- Fund 100% of projects with a medium score
- Funding will not cover 100% of low scoring projects prioritize certain portfolios to receive more funding, in this case the E&G and Infrastructure portfolios

				10-Y	/ear Funding: \$300,000,000	
Portfolio 🛛 🔽	Project Score Range 💌	10-`	Year Need		(\$30M/year)	
■E&G	High	\$	65,776,760	\$	65,776,760	100%
E&G	Medium	\$	69,044,733	\$	69,044,733	100%
E&G	Low	\$	22,874,885	\$	18,299,908	80%
E&G Total		\$	157,696,377	\$	153,121,400	
🗏 Res Life	High	\$	8,516,221	\$	8,516,221	100%
Res Life	Medium	\$	56,203,876	\$	56,203,876	100%
Res Life	Low	\$	27,283,976	\$	13,641,988	50%
Res Life Total		\$	92,004,074	\$	78,362,086	
■ Aux	High	\$	3,988,477	\$	3,988,477	100%
Aux	Medium	\$	18,825,930	\$	18,825,930	100%
Aux	Low	\$	9,133,844	\$	4,566,922	50%
Aux Total		\$	31,948,250	\$	27,381,328	
Small Buildings	Low	\$	5,332,288	\$	2,666,144	50%
Small Buildings Tota	al	\$	5,332,288	\$	2,666,144	
Infrastructure	High	\$	1,393,074	\$	1,393,074	100%
Infrastructure	Medium	\$	14,946,657	\$	14,946,657	100%
Infrastructure	Low	\$	26,688,840	\$	21,351,072	80%
Infrastructure Total		\$	43,028,570	\$	37,690,802	
Grand Total		\$	330,009,559	\$	299,221,760	



University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Sale of 85+/- acre parcel of land - Map 2, Lot 7, Harmony, ME

CAMPUS PRESENTER(S): UMFK President Deb Hedeen and/or Pam Ashby, CBO

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

802 – Disposition of Real Property

UNIFIED ACCREDITATION CONNECTION: N/A

UMS STRATEGIC PLAN CONNECTION:

This proposed sale is consistent with UMS Strategic Plan Commitment 2, Effective Infrastructure Portfolio Actions, Action 2: Achieve fiscal efficiencies through physical space reduction.

BACKGROUND:

In 1997, the University of Maine System received a donation of an approximately 85-acre parcel of land, Map 2, Lot 7 in Harmony, Maine. According to the warranty deed, this land was received "for the benefit of its University of Maine at Fort Kent." Aside from various easements and snowmobile trail use permits throughout the years, the remote parcel has remained inactive since 1997.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee approves the following resolution to be forwarded for Board of Trustee approval at the April 8, 2024 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 at Fort Kent, to sell an approximately 85-acre parcel of land located on Map 2, Lot 7, in Harmony, Maine. All final terms and conditions of the sale agreement are subject to review and approval of the University of Maine System Treasurer and General Counsel.

University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: University of Maine at Fort Kent Fox Facility Renovation

CAMPUS PRESENTER(S): President Deb Hedeen and/or Pam Ashby, CBO

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: BOARD ACTION: X

BOARD POLICY: 701- Budgets Operating & Capital

UNIFIED ACCREDITATION CONNECTION: Guiding Principle -preserve the academic, financial, and administrative operations of the University of Maine System universities that best serve the interests of University of Maine System students and the State and provide the highest quality educational experience. The Fox Auditorium upgrade will best serve the people of the St. John Valley to ensure that community members are engaged with the campus (serve interests of the public, NECHE standards 2 and 9); provide a space for cross campus collaborative efforts such as interprofessional continuing education (CE), ceremonies such as honor society induction ceremonies, pinning ceremonies, the Scholar's Symposium (to all of which UMPI students are invited). The Fox Auditorium upgrade assists continued compliance with NECHE Accreditation Standards because it supports the goals of Unified Accreditation in terms of ensuring the viability of our campus, providing meeting and ceremonial space for the public and our students.

UMS STRATEGIC PLAN CONNECTION:

The renovation of the Fox facility aligns with UMS Strategic Plan Commitment 1 by serving the State of Maine and its constituents, in partnership with Commitment 2 by addressing physical plant needs in a fiscally responsible manner.

BACKGROUND:

In 1969 the University of Maine System, through the University of Maine at Fort Kent, built the 20,937 square-foot Fox facility, which houses Fox auditorium. The seating capacity of 450 serves as the largest gathering and performing arts center in the St. John Valley.

Approximately 55 years is not only the construction age, but also the renovation age of Fox. Renovation is essential to continued use. The latest Gordian data indicates a Net Asset Value of 27%. Renovations will include installing a sprinkler system, auditorium carpeting, seating, painting, improved ADA accessibility, and lighting and sound system upgrades, with consideration to improvements to the stage, loading, and climate control.

This request is for authorization to spend up to \$4.5 million dollars for the renovation of Fox. Thanks to Maine's congressional delegation, \$4 million for this project was part of the FY23 appropriations bill for UMS projects. Contingency funding in addition to these earmark funds would be reallocated from other appropriate E&G funding sources if necessary.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities & Technology Committee approves the following resolution to be forwarded to the Consent Agenda for Board of Trustees approval at the April 8th, 2024, 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 at Fort Kent, to spend up to \$4.5 million dollars for renovations of the Fox building and auditorium.

University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Bailey Hall Bathroom Renovations

CAMPUS PRESENTER(S): Justin Swift, Chief Business Officer and Vice President for Finance and Administration

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating, & Capital

UNIFIED ACCREDITATION CONNECTION: N/A

UMS STRATEGIC PLAN CONNECTION:

Commitment 2, Goal 3.2: This project when complete will support community, social, and educational activities by addressing the accessibility of the bathrooms and upgrading plumbing fixtures in Bailey Hall.

BACKGROUND:

a. Summary of the request

The University of Maine acting through the University of Southern Maine (USM) requests authorization to spend up to \$725,000 for the renovation of the bathrooms in Bailey Hall on the Gorham campus.

The renovation addresses ADA compliance and heating & ventilation issues in addition to upgrading dated plumbing fixtures. The renovation scope includes the male and female multifixture bathrooms on the 1st and 2nd floors in addition to the single -user bathrooms located on the 4th and 5th floors.

1. Overall requested budget and funding source(s): Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees?

This request is pursuant to Board of Trustees Policy 701 which requires projects with a total cost of more than \$500,000 to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. In this case, the authorization is within the purview of the committee. The project budget is estimated at \$725,000 and will be funded with University E&G funds.

This project was included in the University's 1-year capital plan.

2/26/24

b. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

The Bailey Hall bathrooms addressed in this scope are dated and require upgrades. This project will address ADA compliance and heating & ventilation issues as well as replacing old, dated fixtures.

c. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

Once completed, the Bailey Hall bathrooms will meet modern ADA accessibility guidelines which will serve a greater range of the community. The project also addresses mechanical & ventilation issues in the bathrooms.

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

N/A

e. Alternatives that were considered to meet the need being addressed by this project

Continue to repair the fixtures when they become inoperable and replace on a case-by-case basis when University operating funds allow. This type of approach would not address ADA issues but would allow for some upgrades overtime.

f. Project Timeline for: 1. Start 2. Occupancy and 3. Completion.

If approved, the construction for this project would start late spring 2024 and the project would be completed for occupancy for the Fall semester 2024.

g. 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.

N/A

 h. Additional information that may be useful to consideration of the item. Note: For items over \$5M, indicate when the item was originally presented as an information item.

N/A

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees acting through the Finance, Facilities and Technology Committee approves the expenditure of up to \$725,000 for the renovation of bathrooms in Bailey Hall on the Gorham campus of the University of Southern Maine.

Commented [GC1]: Can we clarify this? Does 'address' mean replace and/or repair?

Commented [PK2R1]: Corrected

Commented [GC3]: Does this include a 'contingency' budget as well? You don't need to state that but we want to make sure that's also accounted for in this figure.

Commented [PK4R3]: Yes, 10% of construction and 10% of the project

2/26/24

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University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Luther Bonney Bathroom Renovations

CAMPUS PRESENTER(S): Justin Swift, Chief Business Officer and Vice President for Finance and Administration

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating, & Capital

UNIFIED ACCREDITATION CONNECTION: N/A

UMS STRATEGIC PLAN CONNECTION:

Commitment 2, Goal 3.2: This project when complete will support community, social, and educational activities by addressing the accessibility of the bathrooms and upgrading plumbing fixtures in Luther Bonney.

BACKGROUND:

a. Summary of the request

The University of Maine acting through the University of Southern Maine (USM) requests authorization to spend up to \$700,000 for the renovation of the bathrooms in Luther Bonney Hall on the Portland campus.

The renovation addresses ADA compliance and heating & ventilation issues in addition to upgrading dated plumbing fixtures. The renovation scope includes the male and female multi-fixture bathrooms on all five floors in addition to the single-user bathroom located on the first floor.

1. Overall requested budget and funding source(s): Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees?

This request is pursuant to Board of Trustees Policy 701 which requires projects with a total cost of more than \$500,000 to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. In this case, the authorization is within the purview of the committee. The project budget is estimated at \$700,000 and will be funded with University E&G funds.

This project was included in the University's 1-year capital plan.

2/26/24

Commented [JH1]: Same comments apply from the Bailey Hall Bathroom AIS

b. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

The current bathrooms in Luther Bonney are dated and require upgrades. This project will address ADA compliance and mechanical & ventilation issues as well as replacing old, dated fixtures.

c. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

Once completed, the Luther Bonney bathrooms will meet modern ADA accessibility guidelines which will serve a greater range of the community. The project also addresses heating & ventilation issues in the bathrooms.

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

N/A

e. Alternatives that were considered to meet the need being addressed by this project

Continue to repair the fixtures when they become inoperable and replace on a case-by-case basis when University operating funds allow. This type of approach would not address ADA issues but would allow for some upgrades overtime.

f. Project Timeline for: 1. Start 2. Occupancy and 3. Completion.

If approved, the construction for this project would start late spring 2024 and the project would be completed for occupancy for the Fall semester 2024.

g. 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.

N/A

 h. Additional information that may be useful to consideration of the item. Note: For items over \$5M, indicate when the item was originally presented as an information item.

N/A

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees acting through the Finance, Facilities and Technology Committee, approves the expenditure of up to \$700,000 for the renovation of bathrooms in Luther Bonney Hall on the Portland campus of the University of Southern Maine.

2/26/24

Commented [GC2]: Can we clarify this? Does 'address' mean replace and/or repair?

Commented [PK3R2]: Corrected

Commented [GC4]: Does this include a 'contingency' budget as well? You don't need to state that but we want to make our that's also eccounted for in this form.

Commented [PK5R4]: Yes, 10% of construction and 10% of the project

University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: UMaine Advanced Manufacturing Center (AMC) Renovations – UMS TRANSFORMS Maine College of Engineering & Computing (MCEC) Student Success Center & Industry 4.0 Renovations

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President of Finance & Administration & Chief Business Officer; Giovanna Guidoboni, Dean, Maine College of Engineering and Computing (MCEC)

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 - Budgets, Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

Standard Seven of NECHE's Standards for Accreditation states that UMS must "devote[s] sufficient resources to maintain and enhance its information, physical, and technological resources." On April 1, 2023, UMS formally established the Maine College of Engineering and Computing (MCEC) at the University of Maine, thanks to the Harold Alfond Foundation UMS TRANSFORMS initiative.

MCEC builds a partnership between engineering programs at the University of Maine and the University of Southern Maine. In addition, there are engineering pathways programs at the University of Maine at Augusta, Farmington, Machias, and Presque Isle. Continued strategic and opportunity-driven growth in research at the University of Maine in AI robotics opens enormous possibilities for educating engineering and computing students across the University of Maine System, and they will have access to these facilities.

UMS STRATEGIC PLAN CONNECTION:

Commitment Two of the UMS Strategic Plan states, "The University of Maine System will advance a financially sustainable and effective academic and infrastructure portfolio at every university and our law school supported through innovative programming and strategic collaborations." At its core, the MCEC Student Success Center is student-centric in teaching, learning, service, and research in assisting students to reach their full potential and success at the university.

The Industry 4.0 Manufacturing Training Innovation Center (MTIC) proposes a multi-faceted approach to provide accessible and sustainable workforce development training to Maine's Department of Defense (DoD) manufacturers and their supporting ecosystem, fostering strategic partnerships with community colleges and technical high schools. Each Center will modernize an aging facility and improve organizational infrastructure.

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BACKGROUND:

2/26/24

a. Summary of the request

The University of Maine System, acting through the University of Maine, seeks authorization to allocate up to \$4.5 million for renovations within the existing space of the Advanced Manufacturing Center, known as the AMC. Renovations include creating a new MCEC Student Success Center on the 2nd floor and creating an Industry 4.0 Manufacturing Training Innovation Center (MTIC) on the 2nd floor of the AMC. Additionally, a new staircase will be added that will provide easier access for students, researchers, and visitors to the Student Success Center and Industry 4.0 Manufacturing Training Innovation Center.

This request follows Board Policy 701 – Budgets, Operating, and Capital, necessitating consideration by the Board of Trustees or its Finance, Facilities, and Technology Committee for projects exceeding \$500,000 in total costs.

b. Overall requested budget and funding source(s):

Funding for this project comes from two sources, \$1 million will come from HAF MCEC for the creation of the Student Success Center, open to Engineering students across UMS, and the addition of the new staircase. A total of \$3.5 million will come from the Department of Defense Industrial Base Analysis and Sustainment of which \$500,000 is for renovations within AMC to create the Industry 4.0 Manufacturing Training Innovation Center, \$1.67 million for equipment within the Center, and the remaining \$1.33M for staff and indirect expenses.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees? Yes, these projects are included in the University's 1-year capital plan most recently approved by the UMS Board of Trustees in May 2023, known as Industry 4.0.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

MCEC Student Success Center

The Maine College of Engineering and Computing (MCEC) is launching the Student Success Center to ensure that new students at UMaine and USM, as well as Engineering pathways students UMS-wide, receive the necessary resources and support to graduate within four years. The center focuses on five priorities:

Holistic Student Support: MCEC will implement a caseload management approach, assigning each new student a dedicated student success advocate for up to 2 years to provide personalized support.

Digital Degree Maps: Accessible degree maps are crucial for students' academic and professional planning. The student success center will collaborate to create both hard copy and digital degree maps for all MCEC students, enhancing their ability to graduate on time.

Sense of Belonging: All incoming students will be part of the MCEC learning community, fostering strong support structures among peers with similar backgrounds and goals, contributing to higher retention and graduation rates.
Data-Informed Decision Making: The use of learning analytics, specifically EAB's Navigate, will enable student success advocates to monitor student progress, track success markers, and provide timely resources to address academic challenges.

Access to Academic Support: MCEC will centralize the Engineering Tutoring Center, collaborating with student success advocates to offer seamless pathways for students to receive necessary academic support.

Student Population: Beginning Fall 2024, all new first-time in college, full-time first-year, and transfer students at MCEC will be served by the Student Success Center. First-year students will have student success advocates for the first two years, transitioning to faculty mentors for the last two years. Transfer students will have a student success coordinator for the first semester before transitioning to a faculty mentor. MCEC anticipates supporting approximately 900 first- and second-year students each year, with a caseload ratio of 450/1 for student success advocates, and around 115 transfer students transitioning to faculty mentors by the second term.

Industry 4.0 Manufacturing Training Innovation Center

The University of Maine's Advanced Manufacturing Center (AMC), in partnership with Southern Maine Community College (SMCC), proposes a multi-faceted approach to provide accessible and sustainable workforce development training to Maine's DOD manufacturers and their supporting ecosystem. By developing two Manufacturing Training Innovation Centers (MITC) one at the University of Maine and one at SMCC. The MTIC at UMaine will allow the university to continue providing workforce development opportunities for companies and businesses throughout the state well after the initial project is completed. For our sustainability model, we will be offering fee-for-service training including Factory authorized robotics training with four robotics vendors, Industry 4.0 workforce training for companies and businesses throughout New England, utilize space and equipment for the Maine College of Engineering and Computing to add technical electives and a new minor in advanced manufacturing, and work with CTE schools across the state to train teachers in teaching for advanced manufacturing. Additionally, adult education courses could be developed and provided using the equipment and space.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The MCEC Student Success Center will be located on the 2nd floor of the AMC within space that is currently vacant. The Student Success Center will incorporate approximately 4 to 5 offices for staff, a front help desk, and open space for students. Industry 4.0 Manufacturing Training Innovation Center will also be located on the 2nd floor of the AMC within the industrial area that has housed many different research projects however is currently underutilized. The MITC will have learning spaces for students and industry to train on various types of robotics being implemented within industrial manufacturing. Both Centers will share a student / visitor lounge area. Additionally, a new main stairway that is easy to locate will bring students, faculty, staff, and visitors directly to both Centers on the 2nd floor.

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

No additional square footage will be added nor does the University anticipate additional operating costs resulting from the project.

g. Alternatives that were considered to meet the need being addressed by this project $N\!/\!A$

h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

The University is currently in the beginning phase of hiring an engineering firm to complete design documents. Completion and occupancy of both Centers is anticipated for as early as the fall of 2024.

i. 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 does not anticipate further consideration or action will be required.

j. Additional information that may be useful to consideration of the item.

Located in the center of the Engineering District next to Clock Plaza the Advanced Manufacturing Center (AMC) opened in 2007. With the Dean of MCEC currently located in the AMC and the creation of these two Centers the AMC will experience a revitalization.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024, 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 \$4.5 million for renovations within the Advanced Manufacturing Center for the creation of the MCEC Student Success Center and 4.0 Industry Manufacturing Training Innovation Center.

AGENDA ITEM SUMMARY

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

CAMPUS PRESENTER(S): Kelly Sparks, Vice President of Finance and Administration; Chief Business Officer; and Habib Dagher, Executive Director, Advanced Structures and Composites Center; Giovanna, Guidoboni, Dean, Maine College of Engineering and Computing

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 - Budgets - Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

Standard Seven of NECHE's Standards for Accreditation states that UMS must "devote[s] sufficient resources to maintain and enhance its information, physical, and technological resources." On April 1, 2023, UMS formally established the Maine College of Engineering and Computing (MCEC) at the University of Maine, thanks to the Harold Alfond Foundation UMS TRANSFORMS initiative. MCEC builds a partnership between engineering programs at the University of Southern Maine. In addition, there are engineering pathways programs at other UMS universities.

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.

UMS STRATEGIC PLAN CONNECTION:

Commitment One of the UMS Strategic Plan states that "The University of Maine System will serve the state of Maine, its constituents, and its economy through world-class research, teaching, and service to build new knowledge, create new technologies, and prepare students to find solutions to challenges in Maine and beyond."

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 UMS. Green Energy and Materials (GEM) Factory of the Future represents the latest in the development of a system-wide hub for the convergence of engineering and computing through MCEC.

BACKGROUND:

a. Summary of the request

The University of Maine System, through the University of Maine, is requesting an increase in the authorization for the Green Engineering and Materials (GEM) Factory of the Future

project by up to \$66,000,000 in external funds, making the new total \$81,300,000. The Board of Trustees authorized the initial expenditure of up to \$15,300,000 at the September 11th/12th, 2022 meeting. This additional funding is required for the full construction of the GEM, scheduled to begin in late summer/fall of 2024. The urgency stems from long lead times for essential components, including mass timber, electrical equipment, and other early-release construction packages to meet critical project milestones required by the funding sources.

GEM is an extension to the south of the Advanced Structures and Composites Center (ASCC) at the University of Maine and represents a convergence between MCEC educational and research objectives and the ASCC's commitment to being a world-leading interdisciplinary center for research, education, and economic development in material sciences, advanced manufacturing, and engineering of composites and structures.

This request follows Board Policy 701 – Budgets, Operating, and Capital, necessitating consideration by the Board of Trustees or its Finance, Facilities, and Technology Committee for projects exceeding \$500,000 in total cost.

b. Overall requested budget and funding source(s):

Funding for this project is from multiple sources, including \$1.5 million from UM E&G Capital, \$13.8 million from Maine Jobs & Recovery Act, \$17.82 million from National Institute of Standards & Technology (NIST), \$10.6 million from HAF MCEC, \$10.6 million from State of Maine Appropriations for Engineering, \$26 million from the Office of Secretary of Defense, and \$1 million from the Northern Board Regional Commission; overall funding from these sources combines to \$81.3 million.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees?

Yes, GEM is included in the University's Master Plan and 1-year capital plan most recently approved by the Trustees.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

GEM will provide outstanding educational and economic opportunities in Maine by ushering in the next generation of large-scale bio-based additive manufacturing. GEM will house the Factory of the Future with the purpose of designing, manufacturing, and testing new products constructed from wood-derived nano-cellulose and other advanced materials, collaborating with industry, and training the next-generation manufacturing workforce, including undergraduates, graduate students, and working professionals. The Factory of the Future consists of highly instrumented arrays of AI-enabled 3D printers, high-performance computers, continuous fiber deposition heads, and machining systems and will enable research and development of novel bio-based feedstock materials as well as next-generation digital manufacturing processes. This facility represents a fulfillment of the shared vision for Maine and the University of Maine, as expressed in the UMS Board of Trustees Declaration of Strategic Priorities, Maine's Economic Recovery Committee Recommendations, Maine 10-year Economic Development Strategy, Harold Alfond UMS Transforms strategy aimed at re-imagining the future of Maine through innovation-led economic development. These plans coalesce around bio-based materials and climate-friendly technologies, sectors where Maine has competitive strengths, as the focus of future investment. GEM seizes these opportunities to provide world-class research and educational programs for UMS while serving as a multiplier for regional economic development and business formation.

GEM will support 150+ students annually in immersive research projects, increase the ability to confer PhDs to maintain UMaine's R1 status, and significantly increase the ability to attract new funding for UMaine. ASCC's current focus on manufacturing has increased federal funding by 160% in 5 years, contributing substantially to UMaine's national reputation, attracting new faculty and research hires, providing opportunities for new students, and contributing substantial cash to UMaine's operating budget.



MCEC will leverage the new GEM facilities to develop a concept analogous to that of a "teaching hospital" applied to engineering and computing. The mini-GEM lab will allow students across multiple academic programs to gain hands-on experience with bio-based materials used in manufacturing via 3D printing, along with data collection via multiple sensing technologies, data analysis to identify defects as they onset, and redirect the manufacturing process to address them in real time. Such an immersive and interactive learning environment also brings in aspects of physics, chemistry, and materials science, along with psychology and human-machine interactions in the factory of the future. The high quality of MCEC educational and research programs is recognized locally and nationally, with mechanical engineering being the largest major by enrollment across the University of Maine System, our graduate programs being ranked among the top 100 in the nation by the US News & World Report, and the Surveying Engineering Technology program being ranked among the top 2 in the nation. From fall 2022 to fall 2023, the MCEC total enrollment has grown of +2.86%, with the enrollment in doctoral and master's degrees having increased of +9.91%. The new educational opportunities and learning environment made available by the new GEM facility will boost this growth and catalyze a substantial enrollment increase across many programs.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The facility is a two-story building, approximately 47,000 gross square feet. The facility includes two high-bay labs that each are approximately 7,800 square feet and full height and will house cutting-edge 3-D printing equipment. The south lab will provide students the opportunity to work directly with researchers on cutting-edge equipment. The north lab will provide the ASCC space to complete research projects that require security clearance. The facility also includes a dedicated space for learning and educational activities. These include: (i) a mini-GEM lab, which will be used as a hands-on learning lab in support of academic courses, capstone projects, and discovery-driven learning; (ii) two active learning classrooms, which will be equipped for remote connections to enable students from across the system to be engaged in the cutting-edge, immersive learning environment within GEM; and (iii) a multi-purpose collaborative space, which will be used for computing-based capstones and projects, engagement and outreach activities with K-12 students, panels and networking activities with industry, legislature, and more. Additionally, the facility will include open workspaces, offices, lab space, a research gateway, and other ancillary spaces.

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

The facility will add approximately 47,000 square feet to the University's total square footage and approximately \$1 million to annual operating costs. Operating costs will be supported by F&A rates applied to federal grants and contracts. These will be funded by a proportionate share of space between MCEC and ASCC. Currently, that breakdown is approximately 25% MCEC and 75% ASCC.

- **g.** Alternatives that were considered to meet the need being addressed by this project Due to the size of hybrid manufacturing equipment and the need for dedicated arrays of sensors and supporting infrastructure, alternatives are not available. In addition, the funders of this building require the construction of a dedicated facility to house purpose-built equipment.
- **h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion** The project is estimated to be completed and occupied by the fall of 2026.
- i. 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 ASCC is exploring additional funding for phase 2, including an 80' expansion of the two high-bay labs and the teaching/office/lab section. No timeline is currently set for phase 2.

j. Additional information that may be useful to consideration of the item. The GEM project has received multiple approvals and has provided informational presentations at FFT and BOT meetings, notably on May 24, 2021, and September 11th/12th, 2023. Renderings of the GEM facility are provided.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024 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

2/26/24

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University of Maine to expend up to an additional \$66 million for a total of \$81.3 million for the construction of the Green Engineering and Materials (GEM) Factory of the Future.









LEVEL 2 - FLOOR PLAN - PHASE I

3/64" = 1"-0"

University of Maine System Board of Trustees AGENDA ITEM SUMMARY

NAME OF ITEM: University of Maine (UM) Electrical Infrastructure Upgrade/Renewal

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President for Finance and Administration & Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating & Capital 712 – Debt Policy

UNIFIED ACCREDITATION CONNECTION:

According to Standard 7 of NECHE Standards for Accreditation, the University of Maine System (UMS) shall ensure, "Facilities are constructed and maintained in accordance with legal requirements to ensure access, safety, security, and a healthy environment with consideration for environmental and ecological concerns." In addition, UMS shall provide our community members with "physical and electronic environments [that] provide an atmosphere conducive to study and research."

In our 2020 NECHE Self-Study Documentation, UMS stated that it is "in ongoing planning and investment to improve the design and condition of its facilities, and to keep current with teaching methodologies and the ever-changing needs of students and faculty." The electrical infrastructure upgrade at the University of Maine (UM) serves as a pivotal project for both the Green Engineering Manufacturing (GEM) factory of the future and the University of Maine Energy Center (UMEC).

UMS STRATEGIC PLAN CONNECTION:

The enhancement of UM's electrical infrastructure is a key component of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1. This goal focuses on addressing system-wide physical plant needs in conjunction with other infrastructure requirements, such as residence hall improvements.

The project is essential as it involves replacing critical infrastructure that has surpassed its useful life. GEM aligns with the goals of the University of Maine System Maine College of Engineering and Computing (MCEC) to expand statewide enrollment, while UMEC contributes to reducing the university's dependence on fossil fuels, thereby supporting the University of Maine System's carbon commitment goals.

BACKGROUND: a. Summary of the request

The University of Maine is seeking authorization to invest up to \$25 million in a crucial electrical infrastructure upgrade/renewal. This upgrade is necessary for the existing campus electrical distribution system, which is beyond its useful life and near its rated capacity. It is a prerequisite for future capital construction projects, including Green Engineering & Materials (GEM), University of Maine Energy Center (UMEC), Harold Alfond Foundation (HAF) UMS TRANSFORMS Athletics projects such as a new multipurpose arena, and high-speed EV charging capacity. Additionally, the upgrade is required to establish a foundation compatible with the future conversion to beneficial electrification of the campus.

b. Overall requested budget and funding source(s):

Funding for this project will be facilitated through a thirty-year University Bond, with debt service covered by UM E&G-funded depreciation and reduced energy costs.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees?

This project is identified in the 1-year capital plan most recently approved by the Trustees.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

This project will reduce the risks of failures in our primary electrical infrastructure while aiming to support future campus projects that will require additional capacity.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The upgrade is essential due to the campus's electrical load growth, coupled with the age and capacity limitations of the existing system. It addresses immediate capacity needs for mission-critical services and aligns the university for anticipated future infrastructure projects to meet long-term growth. Anticipated electrical load growth, driven by increased air conditioning loads, beneficial electrification, and EV car charging, necessitates this upgrade. The peak demand is expected to double over the next 10 years.

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

The project will not increase net square footage.

- **g.** Alternatives that were considered to meet the need being addressed by this project. No alternatives exist, as this is an upgrade/renewal of the University's electrical infrastructure.
- h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

Design is ongoing and expected to be completed by the summer of 2024. Work will commence in the summer of 2024, but due to long lead times for certain components, completion is anticipated in the summer of 2026. Projects like UMEC and GEM cannot be operational until electrical upgrades are complete.

i. 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.

N/A 2/26/24

j. Additional information that may be useful to consideration of the item.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024, 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 \$25 million for crucial upgrades and renewal of the university's electrical infrastructure.

AGENDA ITEM SUMMARY

NAME OF ITEM: University of Maine Soccer complex / Track & field complex / Parking Lots & Roadways / Infrastructure – UMS TRANSFORMS Athletics Field Projects

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President, and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President of Finance & Administration & Chief Business Officer; Jude Killy, Director of Athletics

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating & Capital 712 – Debt Policy

UNIFIED ACCREDITATION CONNECTION:

Standard 5.16 of NECHE's Standards for Accreditation states, "If the institution offers recreational and athletic programs, they are subordinate to the educational program and conducted in a manner that adheres to institutional mission, sound educational policy, and standards of integrity. The institution is responsible for the control of these programs, including their financial aspects. The institution maintains the same academic expectations for and affords the same academic opportunities to student-athletes as other students."

In alignment with NECHE standards and the system-wide investment by the Harold Alfond Foundation UMS TRANSFORMS initiative, the University of Maine Division of Athletics is actively engaging with other UMS universities across the state to offer access to our new athletic facilities. Club Lacrosse teams will use the new multiuse field located within the track. UM will proactively seek UMS-wide use of the new soccer complex and the new track & field complex.

UMS STRATEGIC PLAN CONNECTION:

Improvements of the University of Maine's athletics buildings and fields will improve access to recreational activities and serve communities across Maine in support of the University of Maine System Commitment 1 – Service Actions, Action 1: UMS will identify ways to support faculty, staff, and administration seeking to serve Mainers and Maine communities through outreach projects and related activities. Two primary examples include the future planned use of the new track and field complex for the Maine Special Olympics and the indoor practice field for local sports organizations.

Additionally, the investment in our D1 athletics facilities is in direct support of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1: Address system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement). We will modernize our aging facilities and improve net asset value. New athletic facilities will support the recruitment and retention of student-athletes and spectators.

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine, requests authorization to spend up to \$27.3 million for the construction of a new soccer complex, new track & field complex, new parking lot to be located north of Alfond Stadium, new roadway to be named Alfond Way connecting the new complexes listed above as well as Field Hockey complex, and infrastructure to support existing and new athletic facilities as part of UMS TRANSFORMS. Projects are included in the UM Athletics 10-year Master Plan.

This request is pursuant to board policy 701, which requires board approval for projects with a value of \$500,000 or greater. Also, board policy 712 applies regarding the potential need for short-term borrowing of funds to complete the projects.

b. Overall requested budget and funding source(s):

Funding for this work will be from the Harold Alfond Foundation (HAF) grant and matching gift contributions. The Harold Alfond Foundation has made a \$170 million commitment to the University of Maine for major upgrades to the athletics facilities, and the university is expected to match these funds with \$38 million in gifts.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees?

The project is part of the Athletics 10-year Master Plan, which is reflected in the University's Master Plan and 1-year capital plan most recently approved by the Trustees.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

As mentioned in previous requests, 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 I athletics program while improving athlete safety and advancing gender equity. This project is to upgrade and make modifications to an existing and outdated facility to reduce deferred maintenance, modernize prominent athletic facilities, positively affect student-athlete recruitment and retention, and improve fan experience within the facility.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The ambitious scope of this transformative project extends beyond the mere construction of a new Soccer Complex and Track & Field Complex. It envisions a comprehensive enhancement of the University of Maine's athletic facilities, involving the creation of cuttingedge sports infrastructure and associated amenities. Each facet of this multifaceted endeavor is being meticulously designed to not only meet current athletic needs but also the future of the university's sports facilities.

• Soccer Complex: The proposed soccer complex, to be located to the north of Mahaney Diamond, is poised to become a hub for the University of Maine's women's soccer program. The scope encompasses a state-of-the-art turf soccer field, ensuring optimal playing conditions. The elevated grandstand, with a seating capacity of approximately

500, will provide an enhanced viewing experience for spectators. Additionally, the complex will feature an elevated press box, covered team areas, new fencing with branded windshield, protective ball netting at end lines, scoreboards, sound system, LED sports lighting, and broadcast capabilities. The planning of the complex is aimed at not only elevating the game experience for athletes but also creating a vibrant and engaging atmosphere for fans.

- Track & Field Complex: The proposed track & field complex, strategically positioned to the north of the new field hockey complex, is designed to be a versatile and dynamic facility. Serving the University of Maine's men's and women's track teams as well as various club sports, the complex will house a 400-meter eight-lane oval track. The comprehensive scope includes dedicated spaces for steeplechase, pole vault, high jump, long/triple jump, an interior multipurpose turf field, and exterior shot put, hammer/discus, and javelin areas. Spectator amenities such as seating with a capacity of approximately 350, a press box, a scoreboard, and a track timing system are integral to the design. A small parking lot primarily for bus drop-offs and ADA parking further ensures accessibility and convenience.
- Infrastructure / Parking Lots / Roadways: Beyond the individual complexes, the project extends to critical infrastructure improvements, roadways, and parking facilities. Electrical infrastructure enhancements originating from the University's east substation will traverse down to the athletic fields, ensuring a robust and sustainable power supply for the multiple field complexes and potential future construction, such as the planned multi-purpose arena. The creation of "Alfond Way," a new road along the north side of the football field, will seamlessly connect the new soccer complex, Mahaney Diamond, and a small parking lot between the track & field complex and the field hockey complex. Additionally, a new parking lot to the north of Alfond Stadium will replace event parking spaces that will be affected by the construction of the multi-purpose arena. This new parking facility will not only address logistical needs but also serve as a new tailgating location for football home games, enhancing the overall fan experience.

This expanded scope underscores the integrated approach of the project, showcasing how each component is intricately connected to create a comprehensive and modern athletic infrastructure for the University of Maine.

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

The projects include a minimal net increase to square footage related to dugouts, press boxes, and storage buildings for related field equipment. The University of Maine will set aside a reserve for building maintenance and renewal. Incremental costs will be funded through additional concessions, merchandise, rental fees for external users, and ticket sales across all athletic sporting events.

g. Alternatives that were considered to meet the need being addressed by this project In the evaluation process, various scenarios were considered, including the possibility of integrating the soccer field within the track. However, due to the distinct playing size of a soccer field, this option was deemed impractical within the confines of a standard track.

h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

Design for the projects is underway, the soccer field design has been completed, and construction is anticipated to start this summer with completion prior to the start of the fall 2025 women's soccer season. Track and field design is ongoing, with construction

anticipated to start in the summer of 2024 with substantial completion in the fall of 2025. Parking lots, roadways, and related infrastructure will be completed by the fall of 2025.

i. 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 does not anticipate the need for further consideration for these projects.

j. Additional information that may be useful to consideration of the item.

At the September 11/12, 2022, BOT meeting, the Board approved the University of Maine System, acting through the University of Maine, to expend an additional \$26 million for a total of \$40 million to construction and make improvements to the phase 1 priority projects and to continue design work under the Athletics 10-year Master Plan. The soccer complex and track & field complex are included in the Athletics 10-year Master Plan, and design for this project is included in the approved design work.

The university is contracted with Consigli Construction for the remaining athletic field projects and multipurpose arena identified in the Athletics 10-year Master Plan. The university anticipates receiving a Guaranteed Maximum Price (GMP) from Consigli for the remaining field projects, roadways, parking lots, and infrastructure in the summer of 2024.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024, 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 \$27.3 million for the design and construction of the soccer complex, Track & field complex, parking lots, roadway to be named "Alfond Way" and needed infrastructure as part of the UMS TRANSFORMS project and included in the Athletics 10-year Master Plan.

AGENDA ITEM SUMMARY

NAME OF ITEM: UM Stewardship/Deferred Maintenance: HVAC Systems Upgrades – Hitchner Hall '87 Wing & Bennett Hall Lecture Wing

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President, and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President of Finance & Administration & Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

According to Standard 7 of NECHE Standards for Accreditation, the University of Maine System (UMS) shall ensure, "Facilities are constructed and maintained in accordance with legal requirements to ensure access, safety, security, and a healthy environment with consideration for environmental and ecological concerns." In addition, UMS shall provide our community members with "physical and electronic environments [that] provide an atmosphere conducive to study and research." Hitchner Hall '87 Wing is primarily used by faculty for research and lab work, while Bennett Hall Lecture Wing is a heavily used classroom space with multiple lecture halls.

In our 2020 NECHE Self-Study Documentation, UMS stated that it is "in ongoing planning and investment to improve the design and condition of its facilities, and to keep current with teaching methodologies and the ever-changing needs of students and faculty." The HVAC Systems Upgrades at the University of Maine (UM) serve this purpose.

UMS STRATEGIC PLAN CONNECTION:

The enhancement of UM's HVAC infrastructure is a key component of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1. This goal focuses on addressing system-wide physical plant needs in conjunction with other infrastructure requirements, such as residence hall improvements.

We will modernize our aging facilities and improve net asset value. New HVAC systems in Hitchner Hall '87 Wing and Bennett Hall Lecture Wing will support the recruitment and retention of students, researchers, faculty, and staff who rely on these facilities for learning and scholarship activities.

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine, requests authorization for expenditure of up to \$8.5 million for Stewardship/Deferred Maintenance: HVAC Systems & Controls Upgrades for the replacement and upgrade of obsolete building HVAC systems within Hitchner Hall '87 wing and Bennett Hall Lecture Wing.

This request is pursuant to board policy 701 which requires board approval for projects with a value of \$500,000 or greater.

b. Overall requested budget and funding source(s):

Funding for these projects will be a combination of UM capital reserves (\$2M), E&G funded depreciation (\$1M), and external borrowing (\$5.5M) which will be repaid in part with energy savings and E&G funded depreciation.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees?

These projects are reflected in the university's 1-year capital plan most recently approved by the Trustees.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

The existing systems have become unreliable, consume large amounts of staff time and financial resources to maintain, and are well past their useful life. Additionally, they are no longer meeting the needs of the buildings and the occupants. We anticipate that optimization of new HVAC building systems and controls will yield improved operational efficiencies, energy savings, and address a portion of the buildings' deferred maintenance.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The comprehensive scope of this initiative involves allocating up to \$8.5 million to address the critical need for renewing aging and obsolete HVAC building systems within the Hitchner Hall '87 Wing and Bennett Hall Lecture Wing. These systems, well beyond their useful life, have proven unreliable, putting university research at risk, creating an uncomfortable work and learning environments for faculty, staff, and students, and imposing a substantial burden on staff time and financial resources for maintenance.

Hitchner Hall '87 Wing, an integral research facility, will benefit from the modernization efforts, enhancing operational efficiency and reducing the strain on maintenance resources.

Bennett Hall Lecture Wing, a key lecture space for students, is an essential component of this project's scope. The existing HVAC system in Bennett Hall has become outdated, negatively impacting the learning environment for students attending lectures. Upgrading the HVAC systems in this lecture wing is paramount to creating a conducive and comfortable atmosphere, enhancing the overall educational environment for students.

The impact of these deferred maintenance initiatives is twofold. Firstly, the upgraded HVAC system of Hitchner Hall 87 Wing is crucial for enhancing the reliability and efficiency of building operations, supporting ongoing research activities, and preventing disruptions that could impede scientific advancements. Secondly, the modernization of Bennett Hall Lecture

Wing's HVAC system is integral to providing students with an optimal learning environment, creating a healthier and more comfortable environment, and fostering engagement during the learning process.

The ramifications of not addressing this project promptly include the imminent risk of system failures, potentially disrupting both research activities and student lectures. By investing in these HVAC upgrades, the University not only aims to propel its research capabilities forward but also prioritizes the enhancement of the educational experience for students across the Hitchner Hall '87 Wing and Bennett Hall Lecture Wing. The impact of this project extends to the broader community, as the University's commitment to providing appropriate facilities to contribute to the success, satisfaction, and future achievements of its academic and research community.

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

There will be no change in net square footage. Anticipated benefits include reduced operating costs resulting from the installation of modern, energy-efficient building systems.

- **g.** Alternatives that were considered to meet the need being addressed by this project. No viable alternatives were identified to address the specific needs addressed by this project.
- **h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion** Design is currently in progress, with an expected completion date in the summer of 2025.
- i. 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.

N/A

j. Additional information that may be useful to consideration of the item.

At the May 23, 2022, Board of Trustees (BOT) meeting, approval was granted for the University of Maine System to expend up to \$10 million on HVAC system upgrades. These projects build upon the previously approved \$10 million that will be utilized for the renovations of the HVAC system within the Sawyer Building.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024, 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 \$8.5 million for the replacement and upgrade of obsolete building HVAC systems within Hitchner Hall '87 Wing and Bennett Hall Lecture Wing.

AGENDA ITEM SUMMARY

NAME OF ITEM: UM Hancock Hall Single-Use Bathroom Renovations

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President and Vice Chancellor of Research & Innovation; Kelly Sparks, Vice President for Finance and Administration & Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

NECHE Standard Five (Students) says that accredited institutions of higher education must, "recognize[s] the variations in services that are appropriate for residential students, at the main campus, at off-campus locations, and for distance education programs as well as the differences in circumstances and goals of students pursuing degrees." In the UMS 2020 NECHE self-study, we identified that "Many UMS residence halls are outdated. To accommodate current and future students appropriately, UMS is focused on increasing the quality and diversity of housing options available System-wide."

Renovating existing residence facilities to accommodate single-use bathrooms provides a greater diversity of housing options available on the University of Maine campus, which is in demand with our existing and prospective students. It will also enhance our capacity to cater to learners from across the University of Maine System who may travel to the Orono campus for teaching, research, or service opportunities.

UMS STRATEGIC PLAN CONNECTION:

Commitment Two of the UMS Strategic Plan states, "The University of Maine System will advance a financially sustainable and effective academic and infrastructure portfolio at every university and our law school supported through innovative programming and strategic collaborations." Through strategic renovation of our existing residence facilities, we can better serve our campus community and attract prospective students who seek more diverse residential housing options. Under Effective Infrastructure Portfolio Actions Goal 1.1, we are committed to addressing system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement).

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine, seeks authorization to allocate up to \$1.5 million for renovating existing space to create single-use bathrooms

within residential buildings, specifically Hancock Hall. The estimated project cost of \$1.5 million covers materials, labor, design, and associated expenses.

The proposed renovations at Hancock Hall include adding three single-use bathrooms on the basement level, two on the first floor, and six to seven on both the third and fourth floors, without reducing the overall number of residential rooms.

b. Overall requested budget and funding source(s):

Funding for this project will be sourced from the University's auxiliary capital reserves account.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees?

Yes, this project aligns with the University's Master Plan, Long-Term Capital Plan, and the most recently approved 1-Year Capital Plan by Trustees.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

The University of Maine's decision to embark on the renovation project for Hancock Hall is driven by the university's goal to enhance the residential experience for students. The average age of our residential facilities is 63, and the net asset value is 48. The oldest building is Balentine, built in 1914, and the newest building, Dr. Edith Patch Hall, was built in 1991. As such, our buildings have experienced significant wear and tear and no longer meet the needs of our 21st-century students. While we complete a housing study with an external consultant and with the input of our students, residential life, student life, and housing staff, this project will achieve a critical first step towards improving our facilities around current and future students' needs.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

The scope of this transformative project involves renovating existing spaces within Hancock Hall to create single-use bathrooms, responding directly to the preferences and needs of oncampus students. The renovations are part of a broader initiative strategically designed to optimize the University's infrastructure, enhance the student experience, and align with longterm goals. Key elements of the scope include:

Hancock Hall: The addition of three single-use bathrooms on the basement level, two on the first floor, and six to seven on both the third and fourth floors without reducing the overall number of residential rooms. Paint, flooring, and general refresh to shared-use spaces. Hancock Hall, offering river views and situated near Wells Common, undergoing modifications, is positioned as one of the University's premium residential halls.

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

The project will not increase net square footage or operating costs.

g. Alternatives that were considered to meet the need being addressed by this project The University explored alternatives, but the low occupancy, location, and floorplan made these two buildings optimal for single-use bathroom additions.

h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

The University has engaged an engineering firm and a construction manager at risk (CMaR) for the work. Completion is targeted for early August to accommodate students moving in for the fall 2024 semester.

i. 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.

No further action is anticipated for this project directly. However, the University expects additional requests for renovation improvements within Hancock Hall and other existing residential halls.

j. Additional information that may be useful to consideration of the item.

Note: N/A

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded for Board of Trustee approval at the April 7th/8th, 2024, 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 spend up to \$1.5 million to make renovations within Hancock Hall Hall for the creating of single-use bathrooms for students that seek upgraded residential hall amenities not currently available within the two existing buildings.

AGENDA ITEM SUMMARY

NAME OF ITEM: Ground Lease Authorization, UMaine, Delta Tau Delta Fraternity

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President, and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President of Finance & Administration & Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

802 – Disposition of Real Property

UNIFIED ACCREDITATION CONNECTION:

Standard Five of the NECHE Standards for Accreditation states that, "As appropriate, the institution provides co-curricular activities and supports opportunities for student leadership and participation in campus organizations and governance." Fraternities and sororities enhance the quality of student life at the University of Maine. Their commitment to the ideals of the social Greek-letter community promotes and provides for their members' academic support, leadership development, avenues in which to develop life-long friendships, and opportunities to participate in service to the community. These community standards and efforts are an important contribution to the excellence of the University of Maine and the University of Maine System as a whole.

UMS STRATEGIC PLAN CONNECTION:

Commitment Four, Action Three of the UMS Strategic Plan states that the University of Maine System will, "Deliver student life and co-curricular programming that brings students together, fosters social cohesion, and is responsive to all students— traditional and adult, commuter and residential— regardless of instructional format." We are also committed to "Support[ing] community social and cultural gatherings and events to promote collegiality, fun, and a sense of institutional affiliation." The University of Maine's Office of Fraternity and Sorority Affairs under the Division of Student Life supports the UMS Strategic Plan in this area.

BACKGROUND:

a. Summary of the request:

The University of Maine System, acting through the University of Maine requests authorization of renewal of a ground lease for thirty years with Delta Tau Delta Fraternity for the land located at 111 College Avenue in Orono, Maine.

This request is pursuant to Board Policy 802, Disposition of Real Property, which requires leases with a total value of over \$100,000 and with a term greater than 5 years to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. In

this case, given the duration of the lease, the committee recommendation will be forwarded to the Consent Agenda at the April 7th/8th, 2024, Board meeting.

The chapter is in good standing with the University Office of Fraternity and Sorority Life. The proposed lease carries a term of thirty years with an annual rent of \$1. Delta Tau Delta lease dates back to 1921.

- b. Overall requested budget and funding source(s): $N\!/\!A$
- c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1year capital plan most recently approved by Trustees? N/A
- d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other).
 N/A
- e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc. N/A
- f. Changes, if any, in net square footage or ongoing operating costs resulting from the project. N/A
- g. Alternatives that were considered to meet the need being addressed by this project $N\!/\!A$
- h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion $\rm N/A$
- i. 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. N/A
- j. Additional information that may be useful to consideration of the item. $N\!/\!A$

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 April 7th/8th, 2024, 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 enter into a ground lease for the land at 111 College Avenue,

Orono, Maine for the term of thirty years with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

AGENDA ITEM SUMMARY

NAME OF ITEM: State of Financial Aid Security 2024 Report

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY: N/A

UNIFIED ACCREDITATION CONNECTION: N/A

BACKGROUND:

The State of Financial Aid Security 2024 report, as required by the Gramm-Leach-Bailey Act (GLBA), is available for review. Dr. David Demers, Chief Information Officer, and John Forker, Chief Information Security Officer, will be available to answer any questions.

Attachment State of Financial Aid Security

State of Financial Aid Security 2024

Introduction. This report describes the current state of information security related to financial aid as required by the Gramm-Leach-Bliley Act.

Qualified Individual to provide a timely written report at least annually, to the governing body and present to a senior officer responsible for your information security program. The report shall include the overall status of the information security program and your compliance with this part and material matters related to the information security program, addressing issues such as risk assessment, risk management and control decisions, service provider arrangements, results of testing, security events or violations and management's responses thereto, and recommendations for changes in the information security program.

Information Security Organization. The Information Security Office (ISO) administers the information security program. The Chief Information Security Officer, three analysts, and semester-long interns staff this central office responsible for the services as highlighted below. Additionally, staff throughout IT support security operations functions including dedicated security staff who fortify the network, run firewalls, operate Identity and Access Management including multi-factor authentication (MFA), and manage the administrative security and rights for the enterprise systems.

Service Highlights. The foundation for Information security activities and services lies in the information security program that establishes how people, technology, and processes are used to prevent, detect, and respond to security incidents. At the heart of his continually evolving program are Policy and Standards that now align with the National Institute of Standards and Technology. ISO staff routinely work with researchers, staff, and faculty to appropriately apply and assess security controls. Initial and annual assessments are performed on high-risk systems and offices to meet regulatory requirements such as those for the Department of Defense (DoD) controlled unclassified information, the Health Insurance and Portability Act (HIPAA) protected health information, and the Gramm-Leach Bliley Act (GLBA) for student financial aid information. ISO annually assesses more than 50 contractors to varying degrees depending on the amount and classification of data stored, transmitted, or accessed. This includes annual assessments of contractors supporting GLBA. To reduce the risks posed by the human factor, ISO tailors mandatory compliance training to the UMS environment and provides periodic awareness notices. Despite all preventative measures, incidents occur. Using available tools, ISO strives for early detection, and actions that will quickly mitigate any harm. Forensics tools are used to further investigate abnormal behavior.

Security Incidents. No incidents occurred that related to GLBA infrastructure.

1

Cyber Liability Insurance Challenges. The UMS maintained insurance for largescale cyber breaches from 2015-2021 with premiums just under \$100,000 per year. In 2021, the insurance industry, faced with many ransomware attack settlements and reluctant to provide insurance to organizations that didn't have multi-factor authentication, quoted premiums to the UMS that were four times the cost. As a result, UMS decided to self-insure as was done by the State of Maine. Commercial insurance includes on-site forensic analysis, legal teams oriented toward breaches, and notification services which include victim credit monitoring. Such services swiftly contain incidents, discover root causes, reduced payouts, and temper reputational loss. With the cooperation of Risk Management, the Information Security Office is seeking new quotes.

GLBA Annual Assessment Results. To comply with GLBA regulation as it was rewritten in December 2021, ISO worked with IT counterparts and Student Financial Aid Offices throughout the UMS to establish a regulatory compliance state. This is a summary of the requirements and status of how those requirements are met and areas needing improvement.

- Information Security Program (Met). A comprehensive written information security program is written to meet the requirements.
- **Designated qualified information security leader (Met).** The UMS has a designated Chief Information Security Officer (CISO), John Forker, who is a Certified Information Systems Security Professional (CISSP).
- Identified Risks (Met). UMS bases its information security program on identified and documented risks.
- **Designate Controls to address risks (Met).** Risks were mapped to applicable controls in the Information Security Policy and Standards. The Policy and Standards are based on a National Institute of Standards and Technology framework.
- Annual Risk Assessment (Met). Meeting this requirement, in June-July 2023, ISO assessed the controls that address the threats and the risks those threats pose. Residual risks are mitigated through a process that involves plans of action and milestones.
- Design and Implement Safeguards
 - (1) Access controls- (Met). Access to systems is controlled through rigorous rights administration processes. With few exceptions, local administrator rights are not permitted on Financial Aid systems.
 - (2) Manage resources by importance to business & risk (Met). Financial aid offices have documented the risks by resources.
 - (3) Encrypt customer information in transit and at rest. (Met). Encrypted enterprise systems, servers, and end-user devices are provided for Financial Aid office use.
 - (4) Adopt secure development practices. (Met). Developers employ secure development practices.
 - (5) Implement multi-factor authentication (MFA) for any individual accessing any information system (Mostly Met). All Employees

with access to financial Aid information within MaineStreet are now required to use MFA. MFAhas not yet been deployed for general student use. IT staff are engaged in a pilot to provide MFA to ancillary systems that support MFA.

- (6) Secure Disposal and Records Retention Policy (Met with Improvement Action Underway). Requirements exist that would preclude the destruction timeframes proposed. A new record retention APL in final draft stages will require reasonable destruction.
- (7) Adopt procedures for change management (Met). UMS:IT provides change management for systems that it provides for Financial Aid use. Actions are underway to develop a unified change management program.
- (8) **Implement policies and controls to monitor user activity. (Met).** UMS standards require controls to monitor and log activity. System logs are fed to a centralized logging system with technology that notifies ISO of activity.
- Evaluate and adjust the information security program (Met). ISO keeps the program current with ongoing initiatives based on emerging threats and discovered risks.
- Conduct Continuous Monitoring or Penetration Testing and Vulnerability Assessments. - (Met). Continuous monitoring tools are deployed that meet this requirement, precluding the need for penetration testing. Vulnerability scans performed during the testing phase of this assessment resulted in no critical or high vulnerabilities on systems that support Financial Aid.
- **Monitoring Effectiveness of Key Controls (Met).** ISO monitors controls using intrusion detection systems, system logs, and network logs. This information is correlated in a central system that alerts when there are any anomalies.
- Maintain Qualified and Trained Security Personnel (Met). This is met in three ways. All UMS personnel are provided with required annual awareness training. ISO staff are selected through rigid competitive searches with background checks and are required to be certified under an approved certification program. ISO staff are provided professional development to keep current in their position and the certification programs require continuing education.
- **Periodically Assess Service Providers (Met)** With help of Financial Aid Offices, the Information Security Office performed an annual review of the security programs of the service providers as well as reviewing the most current contracts to ensure providers agree to protect data in accordance with requirements.
- Maintain an Incident Response plan (Met). To supplement the Incident Response APL, the Information Security Office maintains a comprehensive written incident response plan.
- **Provide an Annual Report.** (Met). This report is prepared to cover the requirement as stated above

Summary and Recommendations. The Information Security Program is running satisfactorily to meet the needs of Financial Aid with respect to the regulatory requirements. Other than implementation of MFA on ancillary systems supporting Financial Aid and the addition of cyber liability insurance, no improvements are recommended at this time.

AGENDA ITEM SUMMARY

NAME OF ITEM: Capital Projects Status Report and 2018 Bond Projects Update, UMS

CAMPUS PRESENTER: Carolyn McDonough, Director of Capital Planning & Project Management

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X BOARD ACTION:

BOARD POLICY: 701 Budgets - Operating & Capital

UNIFIED ACCREDITATION CONNECTION: N/A

UMS STRATEGIC PLAN CONNECTION: Commitment 5 Goal 3.4 – Address facility planning goals.

BACKGROUND:

Executive Summary

The Capital Project Status Report for the March 6, 2024, meeting of the Finance, Facilities, and Technology Committee of the University of Maine System is attached. This report provides a comprehensive update on the status of capital projects, market impacts, 2018 bond project status, research space approvals, and specific project details.

Key Capital Project Highlights:

- **Total Projects:** 43 projects are currently active, with one new each at UMA and USM, and five new projects at UM since the last report.
- **Approved Project Estimates:** Over \$480 million approved an increase of 20% since the February meeting; with approximately 60% expended to date.
- Project Highlighting:
 - Yellow: Current P3 projects.
 - Green: Projects at Board approval level utilizing Harold Alfond Foundation (HAF) grant and matching money.
 - Separate Table: HAF projects below Board approval level.
- **2018 Bond Funds:** A few projects funded with 2018 bond funds remain on the Capital report pending the Percent for Art process realization and project closeout.

Continuing Market Impacts on Capital Construction

• Market instability, equipment delays, and labor shortages continue to create challenges for the bidding and estimating climate.

2018 Bond Project Status Report

- Active Projects: 30; one new project added at UMF
- Closed Projects: 44
- Total Projects: 74
- **Funding:** Nearly all of the \$49 million in voter-approved general obligation bond funding has been allocated, with over \$46.7 million expended.
- Supplemental Funding: Over \$81 million, including bond funding and other resources.
- Reporting:
 - Active Projects above Board Threshold also appear on Capital Project report.
 - As projects are closed, they are moved to the closed section and will remain on the report until all projects are completed.

Research Space Approvals

• Gulf of Maine Research Institute – 350 Commercial St. 3,264sf of wet lab and office space

Project Updates

• UMA MLT Lab

Construction and fitout of the Medical Laboratory Technology program space in Robinson Hall in Augusta was completed early this year, followed by a ribbon cutting/grand opening on February 14.

• USM Center for the Arts

Construction continues with an anticipated completion of summer of 2025. Current construction activities: above grade structural masonry is nearing completion; structural steel is approximately 25 % complete; under slab utility installation is underway; site utility work is complete; structural footings and foundations are complete.

• UM GEM

UMaine's Green Engineering and Materials project continues through the design process. Current design development level plans and specifications are being reviewed and estimated to confirm costs are in alignment with the construction budget. The next phase of design, Construction Documents, is anticipated to begin in April 2024 upon reconciliation of the estimate and budget.

<u>Data</u>





Data Notes:

Explanation of Funding Categories:

- **Direct Capital Appropriations Funds:** These consist of State capital appropriations in anticipation of UMS revenue bonding, as well as State MEIF funds. They represent specific allocations made by the State for capital projects.
- **Campus Funds:** This category may include internal loans or other funding mechanisms that are generated and managed within the University's financial structure.

- **Other Financing:** This category includes interim financing, master lease agreements, and other miscellaneous sources as available and/or expended. Due to the complexity and lower relative value of the funding sources in this category, such amounts are not reclassified if later refunded with other sources.
- **Reason for Categories:** These categories help in understanding the various sources of funding for the projects and provide transparency in how funds are allocated, utilized, and reported.

April 2023 - Reclassification of Bond Anticipation Note (BAN):

- **Details:** In April 2023, there was a reclassification of the Bond Anticipation Note (BAN) from the category "Other financing" to "Revenue Bonds & BANs."
- **Reason:** This reclassification was made to better align project funding sources and ensure that the categorization accurately reflects the nature of the BAN within the financial reporting structure.

September 2022 - Adjustment to Reflect Incorrect Funding Sources:

- **Details:** The data for September 2022 was adjusted to correct inaccuracies in the reporting of funding sources that were identified in the October 2022 report.
- **Reason:** This adjustment ensures that the historical data accurately represents the funding sources and aligns with the correct categorization and accounting principles.

Attachments Board Report 2024 Bond Report
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
UMA	•				•	-			
LAC Dental Expansion (1100088)	Grants (100%)	Design in Progress	2024	2024	\$665,000	\$665,000	\$6,521	1.0%	Board approved \$665,000 in August, 2023.
Medical Laboratory Technology (1100093)	Campus Funds(14%) Grant(26%) Internal Loan(60%)	Substantially Complete	2023	2024	\$1,650,000	\$2,000,000	\$1,524,451	76.2%	Board approved \$1,650,000 in March, 2022. Board approved increase to \$2M in January 2023.
Camden Hall Vet Tech (1100095)	Campus Funds(16%) Internal Loan(84%)	Substantially Complete	2023	2023	\$1,600,000	\$1,600,000	\$1,420,388	88.8%	Board approved \$1,600,000 in March, 2022.
*Capital Center Nursing (1100102)	Campus Funds (100%)	Pre-Design in Progress	2024	2024	\$6,300,000	\$6,300,000	\$34,506	0.5%	Board approved \$6,300,000 in January 2024

UMF

274 Front St Renovation (2100096)	Bond (45%), Grants (54%), Campus Funds (1%)	Substantially Complete	2020	2023	\$450,000	\$3,100,000	\$3,119,703	100.6%	Board approved up to \$3.1M in January 2022.
FRC Façade Replacement (2100112)	Bond (100%)	Construction in Progress	2022	2024	\$925,000	\$925,000	\$719,751	77.8%	Board approved up to \$925,000 in May 2022.
Campus ESCO Project (2100117) (2100118-131 & 2200116-131)	BOA Lease Oblig(100%) 2018 Bond and Campus Funds (<1%)	Construction in Progress	2024	2024	\$11,700,000	\$11,700,000	\$10,231,756	87.5%	Board approved up to \$11.7M in November 2022.
Purington Restroom Renovation (2100133)	State Appropriation (100%)	Construction in Progress	2024	2024	\$2,700,000	\$2,700,000	\$204,423	7.6%	Board approved \$2.7M in July 2023
Mallett restroom renovation (2100134)	State Appropriation (100%)	Construction in Progress	2024	2024	\$2,700,000	\$2,700,000	\$219,504	8.1%	Board approved \$2.7M in July 2023

UMFK

UMFK Enrollment/Advancement Center (3100042) 2018 State Bond (100%) Substantially Complete 2022 2023 \$3,249,000 \$3,249,000 \$2,931,680 90.2% Board approved \$2.99M in Bond Funding, March, 2020.	UMFK									
	UMFK Enrollment/Advancement Center (3100042)	2018 State Bond (100%)	Substantially Complete	2022	2023	\$3,249,000	\$3,249,000	\$2,931,680	90.2%	Board approved \$2.99M in Bond Funding, March, 2020. Plus, \$259K for a total of \$3,249,000.

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
UM Ferland Engineering, Education and Design Center (5100458, 5100493, 5100546, 5200604)	Campus Funds (<3%), State Approp (24%) Gifts (31%), 2022 Revenue Bond (10%) Notes Payable(32%)	Substantially Complete	2024	2024	\$1,000,000	\$78,000,000	\$71,003,158	91.0%	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, 5200774)	Campus Funds (41%) Grants (43%), 2022 Revenue Bond (16%)	Design in Progress	2023	2024	\$5,700,000	\$8,700,000	\$1,161,870	13.4%	Board approved \$5.7M March, 2019. Board approved additional \$3M in January 2024.
Neville Hall Renovations (5100534)	State Bond (100%)	Substantially Complete	2021	2023	\$1,500,000	\$1,500,000	\$1,443,638	96.2%	Board approved up to \$1.5M expenditure in March 2021.
**ASCC Secure Clean Lab Suite (5100560)	Grants (100%)	Construction in Progress	2023	2024	\$2,451,268	\$4,732,006	\$2,056,822	43.5%	Board authorized \$2,451,268 in March 2022. Board approved increase to \$4,332,006 August 2023. Chancellor approved additional \$400k in January 2024
**ASCC Building Addition GEM Lab (5100579), "GEM-North Eng Annex Renov (5100690), "GEM Equipment (5100692), "GEM Demo Sculpture Studio (5200852), "GEM ASCC Willscott Relocation (5200853), "GEM Haz Waste-FSB Relocate (5200854)	Grants (82% -MJRP) Operating Reserves (18%)	Design in Progress	2025	2025	\$1,500,000	\$15,300,000	\$3,952,725	25.8%	Board approved \$1.5M May 2021. Board authorized additional \$13.8M September 2022.
*Hauck Lighting System (5100582)	Campus Funds (100%)	Design in Progress	2024	2024	\$740,000	\$740,000	\$124,349	16.8%	Board approved \$740,000 in January, 2024.
HVAC Systems & Controls Upgrades (5100587, 5100647, 5100654)	Campus Funds (100%)	Pre-Design in Progress	2024	2024	\$10,000,000	\$10,000,000	\$182,330	1.8%	Board authorized up to \$10M in May 2022.
UM Priority 1 Athletics fields (Soccer - 5100593, Field Hockey - 5100594, Softball - 5100597), HAF West Connector Roadway (5100678)	Gifts (7%) HAF Grant (93%)	Substantially Complete (5100594, 5100597, 5100678); Design in Progress (5100593)	2023	2024	\$14,000,000	\$33,000,000	\$17,326,999	52.5%	Board authorized \$14M in January 2022. Board authorized additional \$19M in September 2022.
**UM Phase 2 Projects (Baseball Stad. Scoreboard - 5100652, Alfond Arena Video, Sound, Lights - 5100653, Athletics Infrastructure - 5100672, *HAF Track & Field Design - 5100680, Master Plan - 5200696)	HAF Grant (85%) Internal Loan (9%), Gifts (6%)	Design in Progress (5100680); Construction in Progress (5100672); Substantially Complete (5100652,5100653, 5200696)	2024	2024	\$7,000,000	\$5,000,000	\$4,159,458	83.2%	Board authorized \$7M in September 2022. Reduced to \$5M to reflect up to \$2M for Mahaney Dome replacement project (5100664)
Modernization of Witter Farm (5100631, 5200846, 5200847)	System Reserves (30%) Campus Funds (70%)	Design in Progress	2023	2024	\$800,000	\$2,600,000	\$475,880	18.3%	Authorized by FFT at June, 2022 meeting. Increase to \$2.6M approved by BOT July 2023.
*Aroostook Farm Modernization (5100655)	Grants (100%)	Design in Progress	2025	2025	\$2,875,000	\$2,875,000	\$36,323	1.3%	Board approved \$2,875,000 in January 2024.
**Shawn Walsh Renovation (5100658)	HAF Grant (77%) Internal Loan (23%)	Design in Progress	2025	2025	\$46,000,000	\$46,000,000	\$2,166,852	4.7%	Board approved \$46M in January 2024.
**Boudreau Hall renovation (5100663)	Gifts (100%)	Substantially Complete	2023	2024	\$700,000	\$700,000	\$572,985	81.9%	Board authorized \$700,000 in March 2023.
**Mahaney Dome replacement (5100664)	Campus(100%)- Will be Insurance proceeds	Substantially Complete	2023	2024	\$3,000,000	\$3,000,000	\$1,999,812	66.66%	Board authorized \$3M in March 2023 - partially funded from August 2022 HAF Athletics authorization.
*PFAS Lab (5100676)	Campus (100%)	Design in Progress	2025	2025	\$7,000,000	\$7,000,000	\$8,641	0.1%	Board approved \$7,000,000 in January 2024.
*Dunn Nursing Simulation Lab (5100689)	Campus (100%)	Construction in Progress	2025	2025	\$2,000,000	\$2,000,000	\$21,319	1.1%	Board approved \$2,000,000 in January 2024.
**UM Adaptive Reuse project/Historic P3 (5200661, 5200765)	Campus Funds- Aux and E&G Reserves (100%)	Construction in Progress	2023	2024	\$2,000,000	\$3,500,000	\$3,458,306	98.8%	Board authorized for UM contribution of up to \$2M in October 2021. Board authorized additional \$1M in March 2022. Board approved additional \$500,000 in January 2024.

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
USM									
Center for Teaching Innovation (6100299)	Campus Funds (45%) State Bond (27%) Gifts (28%)	Substantially Complete	2023	2023	\$700,000	\$998,000	\$927,043	92.9%	Board authorized \$700,000 in January 2023; increase to \$925,000 authorized in March 2023. Chancellor approved \$73k increase Sept. 2023.
USM Center for the Arts (6100300)	Gifts (100%)	Construction in Progress	2022	2025	\$1,000,000	\$63,000,000	\$9,523,925	15.1%	Board approved \$1M in January, 2018. Board authorized an additional \$3.2M for a total of \$4.2M in November 2021. Board authorized new budget of \$63M in March 2023.
Career and Student Success Center and Portland Residence Hall (6100325, 6100338)	2018 State Bond (20%), 2022 Revenue Bond (54%) Notes Payable (19%) Campus Funds(2%) Gifts(5%)	Substantially Complete	2020	2023	\$1,000,000	\$100,600,000	\$97,476,529	96.9%	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 Funds (<1%) 2022 Revenue Bond (95%) Notes Payable (5%)	Substantially Complete	2022	2023	\$1,200,000	\$23,500,000	\$21,375,316	91.0%	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 Funds (100%)	Construction in Progress	2022	2024	\$800,000	\$1,300,000	\$1,013,059	77.9%	Authorized by FFT at June, 2022 meeting. Board approved additional \$500,000 in October 2022.
USM Dubyak Center (6100342)	Gifts (2%), State Bond(41%) Grant(57%)	Substantially Complete	2022	2023	\$2,500,000	\$2,750,000	\$2,425,618	88.2%	Board approved up to \$2.5 million in January, 2022. Additional \$250,000 authorized by Chancellor June 29, 2023.
Relocation of Deering Farmhouse (6100360)	Campus Funds (100%)	Construction in Progress	2025	2025	\$2,000,000	\$2,000,000	\$890,934	44.5%	Board authorized \$2M in January 2023 with a limit of \$565k in Campus funding. Additional \$750k of Campus funding authorized in August 2023.
*Brooks Esports Arena (6100394)	Gifts (100%)	Design in Progress	2024	2024	\$750,000	\$750,000	\$24,879	3.3%	Board approved \$750,000 in January 2024.
USM IPE Lab (6200286)	Gifts (91%) State Bonds(9%)	Substantially Complete	2022	2023	\$482,000	\$980,000	\$937,328	95.6%	Board approved up to \$900,000 in January 2022. Chancellor approved additional \$80,000 in June 2022.

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
UMPI Solar Array (7100023)	Campus Funds (100%)	Complete	2020	2022	\$700,000	\$1,144,240	\$1,061,578	92.8%	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 (48%), Gifts(1%), Grants (19%), Campus Reserves/Internal Loan(32%)	Substantially Complete	2020	2023	\$3,757,000	\$7,852,280	\$7,677,721	97.8%	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. Chancellor approved \$200k increase Oct. 2023.
Folsom 105 Nursing Renovation (7100026)	2018 State Bonds (100%)	Complete	2020	2023	\$800,000	\$760,000	\$719,300	94.6%	Board approved \$800K March, 2020. Budget reduced by \$40K due to funds to Wieden Renovation.
**Park Hall Improvements (7100029)	State Appropriation 100%	Complete	2023	2023	\$662,000	\$662,000	\$634,208	95.8%	Board approved \$662,000 at June 2022 FFT meeting.
Emerson Hall Improvements (7100032)	State Appropriation 100%	Construction in Progress	2024	2024	\$920,000	\$920,000	\$395,094	42.9%	Board approved \$920,000 at April 25, 2023 FFT meeting
**Kelley Commons Dining Upgrades (7100033)	Campus Funds (100%)	Complete	2023	2024	\$750,000	\$750,000	\$37,975	5.1%	Board approved \$750,000 at June, 2023 FFT meeting

UMS/Law School									
300 Fore St Portland Renovation (8100152)	Gifts (16%), Campus Funds(66%), State Appropriation (18%)	Substantially Complete	2022	2022	\$6,000,000	\$13,827,396	\$13,777,256	99.6%	Board approved \$6M September 2021. Board approved increase to \$11.5M in Jan '22. Board authorized additional

			\$481,379,922	\$289,461,913		
HAF pr	ojects which are curren	tly 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 - Morse field Turf Replacement (5100559)	Campus Funds (59%) Gifts (41%)	Complete	2021	2021	445,516.76	HAF Funded/Cost share project. Below Board level.
MCEC Boardman Hall Study (5100679)	HAF Grant/HAF Match (100%)	Pre-Design	TBD	2024	10,238.81	HAF Funded/Cost share project. Below Board level.
*HAF Multi Purpose Arena (5100688)	HAF Grant/HAF Match (100%)	Design in Progress	2024	2024	16,437.67	HAF Funded/Cost share project. Below Board level.
UM - Engineering Ph III - MCECIS Master Planning (5200692)	HAF Grant/HAF Match (100%)	Complete	TBD	2023	480,485.48	HAF Funded/Cost share project. Below Board level.
Alfond Stadium Ventilation (5200844)	HAF Grant/HAF Match (100%)	Construction in Progress	TBD	2024	44,321.52	HAF Funded/Cost share project. Below Board level.
Mahaney Baseball Clubhouse Deck (5200850)	HAF Grant/HAF Match (100%)	Construction in Progress	TBD	2024	64,287.39	HAF Funded/Cost share project. Below Board level.

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. Hishlighted: Board level HAF and P3 Projects	Funding source(s) reflects primary source(s) for project.		Calendar Year unless otherwise noted.					Percentage expended reflects total expended as of January 31, 2024 as a percentage of the current approved project estimate.
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					Estimated		Total	
		Original		Funding Source(s) of	Bond	Bond	Estimated	
		Estimated	Current Est.	expenditures to date & each	Funding for	Funding	Project	
Campus, Project Name (Project ID)	Status	Completion	Completion	source's share	Project	Expended	Cost	Prior Actions, Information & Notes
UMF								
274 Front St Renovation (2100096)	Substantially Complete	2020	2023	Bond (45%), Grants (55%)	\$1,400,000	\$1,400,000	\$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
Olsen Center Renovations (2100102)	Construction in Progress	2023	2024	Bond (100%)	\$300,000	\$187,877	\$300,000	congressionar carmarks.
**Campus ADA Ramps (2100104)	Complete	2021	2023	Bond (100%)	\$61,000	\$60,043	\$61,000	
Roberts HVAC Upgrade (2100106)	Substantially Complete	2021	2023	Bond (100%)	\$150,000	\$90,211	\$150,000	
Ricker Addition Renovation (2100108)	Construction in Progress	2021	2024	Bond (100%)	\$175,000	\$56,042	\$175,000	
**Scott West Renovation (2100110)	Complete	2021	2023	Bond (100%)	\$175,000	\$77,341	\$175,000	
FRC Façade Replacement (2100112)	Construction in Progress	2022	2024	Bond (100%)	\$925,000	\$719,751	\$925,000	Board approved up to \$925,000 in May 2022.
Dorm parking lot Paving (2100114)	Construction in Progress	2023	2024	Bond (100%)	\$60,000	\$0	\$60,000	
Security Camera&Phone Install (2100115)	Construction in Progress	2023	2024	Bond (100%)	\$100,000	\$37,587	\$100,000	
CAMPUS ESCO Project (2100117)	Construction in Progress	2024	2024	BOA Lease Oblig(100%) 2018 Bond & Campus (<1%)	\$169,821	\$169,821	\$11,700,000	Board approved up to \$11.7M in November 2022.
FRC Outdoor Court Install (2100136)	Construction in Progress	2024	2024	Bond (100%)	\$165,000	\$95,000	\$165,000	
*Percent for Art at UMF (2100137)	Construction in Progress	2024	2024	Bond (100%)	\$45,000	\$4,184	\$45,000	
Exterior Merrill Hall (2200096)	Substantially Complete	2020	2023	Bond (100%)	\$475,213	\$475,213	\$475,213	
				Total Bond for Campus	\$4,201,034	\$3,373,070	\$17,431,213	
UMFK								

UMFK Enrollment/Advancement Center (3100042)

Substantially

Complete

2022

2023

Board approved \$2.99M in Bond Funding,

\$3,249,000.

Bond (100%) \$2,990,000 \$2,931,680 \$3,249,000 March, 2020. Plus, \$259K for a total of

Total Bond for Campus \$2,990,000 \$2,931,680 \$3,249,000

		Original Estimated	Current Est.	Funding Source(s) of expenditures to date & each	Estimated Bond Funding for	Bond Funding	Total Estimated Project	
Campus, Project Name (Project ID)	Status	Completion	Completion	source's share	Project	Expended	Cost	Prior Actions, Information & Notes
UM	-				T			
Neville Hall Renovation (5100534)	Substantially Complete	2021	2023	Bond (100%)	\$1,500,000	\$1,443,638	\$1,500,000	Board approved up to \$1.5M expenditure in March 2021.
R-UMM Science Bldg Reno (5100581)	Construction in Progress	2022	2024	Bond (37%) State Appropriation (63%)	\$50,000	\$50,000	\$200,000	
R-Campus Paving & Grounds Upgr (5100650)	Design in Progress	2023	2024	Bond (100%)	\$400,000	\$95,262	\$400,000	
R-Dorward Hall Black Bear Lnge (5100666)	Design in Progress	2024	2024	Bond (100%)	\$450,000	\$40,719	\$450,000	
R-UMM O'Brien ADA Acess Ramp (52000741)	Substantially Complete	2022	2023	Bond (100%)	\$50,000	\$25,274	\$50,000	
R-Powers Hall Building Upgra (5200776)	Construction in Progress	2023	2024	Bond (100%)	\$425,000	\$97,262	\$425,000	
R-Dorward Allergen Free Kitchen (5200786)	Substantially Complete	2023	2023	Bond (100%)	\$26,000	\$6,722	\$26,000	
R-Powers Hall Envelope Repair (5200802)	Pre-Design in Progress	2023	2024	State Appropriation (100%) Bond (0%)	\$50,398	\$0	\$225,000	
USM				Total Bond for Campus	\$2,951,398	\$1,758,877	\$3,276,000	
Center of Excel. Teacher Ed. (6100299)	Substantially Complete	2023	2023	Campus Funds (45%) State Bond (27%) Gifts (28%)	\$250,000	\$250,000	\$998,000	Board authorized \$700,000 in January 2023; increase to \$925,000 authorized in March 2023. Chancellor approved \$73k increase Sept. 2023.
Career and Student Success Center (6100325)	Substantially Complete	2022	2023	Bond (71%) Gifts (18%) E&G (7%) Revenue Bond (4%)	\$18,950,000	\$18,950,000	\$26,600,000	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.
USM Dubyak Center (6100342)	Substantially Complete	2022	2023	Gifts (2%), State Bond(41%) Grant(57%)	\$989,500	\$989,500	\$2,645,000	Board approved up to \$2.5 million in January, 2022. Additional \$250,000 authorized by Chancellor June 29, 2023. \$10.5k moved to % for Art (6200306).
LAC Deferred Maint Projects (6100367)	Substantially Complete	2022	2023	Bond (100%)	\$300,000	\$251,912	\$300,000	
IPE Lab Science Renov (6200286)	Substantially Complete	2022	2023	Bond (9%) Gifts (91%)	\$80,000	\$80,000	\$980,000	Board approved up to \$900,000 in January 2022. Chancellor approved additional \$80,000 in June 2022.
Portland Percent Art (6200306)	Construction in Progress	2024	2024	Bond (100%)	\$70,500	\$48,148	\$70,500	
			•	T () D) A G	#20 < 10 000	#20 ECO ECO	#21 502 500	•

Total Bond for Campus \$20,640,000 \$20,569,560 \$31,593,500

Campus, Project Name (Project ID)	Status	Original Estimated Completion	Current Est. Completion	Funding Source(s) of expenditures to date & each source's share	Estimated Bond Funding for Project	Bond Funding Expended	Total Estimated Project Cost	Prior Actions, Information & Notes
Wieden Renovation Bond (7100025)	Substantially Complete	2020	2023	2018 State Bonds (48%), Gifts(1%), Grants (19%), Campus Reserves/Internal Loan(32%)	\$3,757,280	\$3,704,636	\$7,852,280	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. Chancellor approved \$200k increase Oct. 2023.
Folsom 105 Nursing Renovation (7100026)	Complete	2020	2023	Bond (100%)	\$759,720	\$719,300	\$759,720	Board approved \$800K March, 2020. Reduced to allow Wieden funding.
				Total Bond for Campus	\$4,517,000	\$4,423,935	\$8,612,000	

Totals: \$35,299,432 \$33,057,123 \$64,161,713

Completed Bond Projects									
Augusta Campus Welcome Center (1100077)	Closed	2021	2021	Bond (100%)	\$350,388	\$350,388	\$350,388	UMA	
Randall 2nd Floor Renovations (1100083)	Complete	2021	2022	Bond (100%)	\$93,492	\$93,492	\$93,492	UMA	
Randall Center Student Lounge (1100084)	Complete	2021	2022	Bond (100%)	\$143,675	\$143,675	\$143,675	UMA	
Randall Welcome Center (1100085)	Complete	2021	2022	Bond (100%)	\$1,741,576	\$1,741,576	\$1,741,576	UMA	
Bangor Campus Welcome Center (1100534)	Complete	2021	2022	Bond (95%) E&G (5%)	\$462,308	\$462,308	\$486,141	UMA	
Jewett Hall Boiler Design Work (1200062)	Complete	2021	2021	Bond (100%)	\$321,287	\$321,287	\$321,287	UMA	
ACC Nursing Upgrades (1200082)	Complete	2022	2022	Bond (95%) E&G (5%)	\$43,341	\$43,341	\$45,856	UMA	
Randall Admissions Renovations (1200083)	Complete	2021	2023	Bond (47%) E&G (38%) HEERF (15%)	\$172,275	\$172,275	\$368,620	UMA	
Dearborn Gym Hot Water Upgrades (2100087)	Complete	2019	2022	Bond (90%) Energy Bond (10%)	\$764,755	\$764,755	\$848,752	UMF	
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	
Stone Hall Renovations (2100095)	Complete	2019	2022	Bond (100%)	\$181,117	\$181,117	\$181,117	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	
Mantor Library Renovations (2100103)	Complete	2021	2022	Bond (100%)	\$270,503	\$270,503	\$270,503	UMF	
Dakin Flooring, Ceiling, Light (2100105)	Complete	2021	2021	Bond (100%)	\$206,187	\$206,187	\$206,187	UMF	
Merrill Hall HVAC Upgrade (2100107)	Design Complete	2021	2022	Bond (100%)	\$35,127	\$35,127	\$35,127	UMF	
Scott North Renovation (2100109)	Complete	2021	2022	Bond (100%)	\$98,605	\$98,605	\$98,605	UMF	
FRC Roof Replacement (2100111)	Complete	2021	2022	Bond (100%)	\$308,727	\$308,727	\$308,727	UMF	
**Lockwood Hall Heat Conversion (2100116)	Complete	2023	2023	Bond (100%)	\$464,318	\$464,318	\$464,318	UMF	
Scott South Renovations (2200102)	Complete	2022	2022	Bond (100%)	\$132,222	\$132,222	\$132,222	UMF	
Stone Hall Suite Conversion (2200109)	Complete	2022	2022	Bond (100%)	\$194,947	\$194,947	\$194,947	UMF	
CHP Boiler door rebuild (2200110)	Complete	2023	2023	Bond (100%)	\$2,059	\$2,059	\$2,059	UMF	

					Estimated		Total	
		Original		Funding Source(s) of	Bond	Bond	Estimated	
		Estimated	Current Est.	expenditures to date & each	Funding for	Funding	Project	
Campus, Project Name (Project ID)	Status	Completion	Completion	source's share	Project	Expended	Cost	Prior Actions, Information & Notes
		•	•		0	-		·
			Completed	Bond Projects Continued				
FAB Emergency lighting (2200113)	Complete	2023	2023	Bond (100%)	\$9,870	\$9,870	\$9,870	UMF
Underground fuel tank removal (2200115)	Complete	2023	2023	Bond (100%)	\$22,230	\$22,230	\$22,230	UMF
UMM Science Building Roof Repl (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 Renewal (4100047)	Complete	2021	2022	Bond (100%)	\$320,475	\$320,475	\$320,475	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
UMM Dorward Hall Roofing (4200048)	Complete	2021	2022	Bond (100%)	\$32,939	\$32,939	\$32,939	UMM
UMM Science Bldg Rm 010 Renovation (5100575)	Complete	2021	2022	Bond (100%)	\$100,885	\$100,885	\$100,885	UMM
R-Dorward Hall Access Upgrade (5100596)	Complete	2022	2023	Bond (100%)	\$133,276	\$133,276	\$133,276	UMM
R-Science Building Drainage (5200777)	Complete	2023	2023	Bond (100%)	\$20,175	\$20,175	\$20,175	UMM
R-UMM Building Signage (5200778)	Complete	2022	2022	Bond (100%)	\$26,856	\$26,856	\$26,856	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
Bailey Hall Fire Protection and Electrical Upgrades (6100316, 6100323)	Complete	2019	2022	Bond (35%) E&G (65%)	\$1,460,000	\$1,460,000	\$4,160,740	USM
Nursing Simulation Lab Science (6100327)	Complete	2021	2022	Bond (100%)	\$1,405,623	\$1,405,623	\$1,405,623	USM
Upper Class Pipe Insul Replmnt (6100366)	Complete	2022	2023	Bond (100%)	\$62,671	\$62,671	\$62,671	USM
Upper Class Hall Online Locks (6100369)	Complete	2022	2023	Bond (100%)	\$376,123	\$376,123	\$376,123	USM
				Totals:	\$13,661,996	\$13,661,996	\$17,226,058	
	GRAND Total (Active and Completed Projects) \$48,961,429 \$46,719,119 \$81,387,771							
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 January 31, 2024.

*** Projects will be removed from the report.

University of Maine System Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: University Capital Plan Briefing – UMA/UMF

CAMPUS PRESENTER(S): UMA: President Cushman, Buster Neel & Aili Robinson. UMF: President McDonnell & Laurie Gardner

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY:

701 – Budgets, Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

Each University will present the connection to Unified Accreditation in their presentation.

UMS STRATEGIC PLAN CONNECTION:

Each University will present the connection to the strategic plan in their presentation.

BACKGROUND:

These presentations provide an overview of their 1 and 5-year Captial Plans with a focus on their priorities and how they fit within larger initiatives.

Attachments UMA Capital Project PPT UMF Capital Plan Presentation

University of Maine at Augusta

Capital Plan Review

15.1

UNIVERSITY OF MAINE AT AUGUSTA

Core Observations – UMaine Augusta



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Space Profile:

- UMA's renovation age ranks as the 3rd Youngest within peer group, signaling positive returns from major building renovations.
- Data highlights abundant academic space on campus due to rise of remote learning.

Capital Profile:

- UMA maintains a positive trajectory in net asset value, reaching system high 72% for the campus in FY23.
- In FY23, UMA had record expenditure into existing space, capital spending primarily focused on improvements to building systems.

Operations Profile:

 Campus operating expenditure exceeds that of peer institutions, with the primary driver being the increase in people costs.

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Augusta Master Plan Drivers

- Consider Residential Living on Campus
- Consolidate Campus and Programs
- Enhance Brand and Identity of the Campus
- Reinforce Community Connections
- Establish Fine Arts Cluster
- Establish Meeting / Admin Center
- Improve Pedestrian Experiences
- Clarify Downtown Synergies
- Provide Student Spaces

Bangor Master Plan Drivers

- Transform an Ad Hoc Group of Buildings into a Campus
- Establish a Campus Identity Beyond just Program Offerings
- Enhance the Social Atmosphere
- Strengthen Pedestrian Connections and Circulation
- Create an Informal Collegiate Character with Buildings and Landscaping



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Change in Space and Enrollment

UMA is experiencing significant change in In-person enrollment



















1 Year & 5 Year E&G Capital Plans

FY25 Capital Investments	Est. Amount	5-Year Capital Investments	Est. Amount
Eastport Hall HVAC (NAV 34%)	\$300,000	Building Envelope	\$1,340,000
Augusta Roof Repair (NAV 45%, 47%, 70%)	\$400,000	Building Systems	\$1,275,995
Remove Tennis Courts	\$40,000	Grounds Infrastructure	\$924,649
Texas Avenue Repair	\$100,000	Renovation	\$1,751,535
Belfast Hall Emergency Exit Reno (NAV 56%)	\$200,000	Safety/Code	\$325,000
Bangor Vehicle Charging Stations	\$68,330	Space Renewal	\$100,000
Belfast Hall Parking Lot (NAV 53%)	\$153,074	Utility Infrastructure	\$68,330
Bangor Hall Envelope Repairs (NAV 53%)	\$100,000	Other	\$175,000
Total	\$1,361,404	Low NAV General Maintenance	\$1,203,887
		Total	\$7,164,396

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		FY24 Budget	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	Total 5-Year Capital Plan
	Augusta Campus Roof Repairs	175,000.00					175,000.00
	Augusta Roof Replacements		400,000.00				400,000.00
Jope	Bangor Campus Roof Repairs	175,000.00					175,000.00
Enve	Bangor Hall Envelope Repairs		100,000.00				100,000.00
ildine	Camden Hall EFIS	140,000.00					140,000.00
₿n.	Fitness Center Envelope Repair or Replacement				300,000.00		300,000.00
	Jewett Hall Entrances	50,000.00					50,000.00
	Jewett Hall HVAC					325,995.00	325,995.00
ans	Eastport Hall HVAC Upgrade		300,000.00				300,000.00
SPE	Lewiston Hall Boiler Replacement				275,000.00		275,000.00
, wine	Randall Boiler Replacement					250,000.00	250,000.00
Bn.	Randall Emergency Generator	125,000.00					125,000.00
	Augusta Forest Trail Maintenance	10.000.00					10.000.00
	Augusta Landscaping	100,000.00					100,000.00
s.C	Augusta Walkway and Paving Repairs	,				150.000.00	150.000.00
which which which which which which we have a second secon	Bangor Campus Walkways	121.575.00					121.575.00
Masu	Bangor Hall Walkway Repair	50.000.00					50.000.00
mts II.	Fastport Hall Repaye Parking Lot		153 074 00				153.074.00
GOM	Remove 2 Old Tennis Courts		40 000 00				40 000 00
	Texas Ave Renair		100 000 00			200 000 00	300,000,00
	Classroom Lingrades IT	100 000 00	100,000.000			200,000.000	100,000,00
other		100,000.00					100,000.00
U	Undetermined	75,000.00					75,000.00
	Bangor Hall Interior Renovation			250,000.00			250,000.00
iation.	Belfast Hall Emergency Exit Stairwells Renovation		200,000.00				200,000.00
Denov	Belfast Hall Renovations			400,000.00	400,000.00	400,000.00	1,200,000.00
N.	Handley Hall Interior Renovations				101,535.00		101,535.00
в)	Bangor Campus Surveillance System			125,000.00			125,000.00
werd de	Katz Elevator Update				125,000.00		125,000.00
50 0	NFPA Life Safety Fire Safety Study	75,000.00					75,000.00
2							
ace newo.							
35 40	Camden Hall Floor Replacement First floor	100,000.00					100,000.00
"e							
a mututu							
Willion that							
U N	Bangor Vehicle Charging Stations		68,330.00				68,330.00
1 ne	Low NAV General Maintenance Projects Augusta Campus			327,237.00	299,413,00		626,650.00
Way old stero.				017,207.00	200,110.00		020,000.00
LOW GETE MET							
	Low NAV General Maintenance Projects Bangor Campus			227 227 00		250 000 00	577 237 00

Non-E&G Projects in AirTable

Investment Type	Funding Source	Project Name	FY24	FY25	FY26
	To Be Determined	Katz HVAC Phase II		3,500,000	
Building Systems	To Be Determined	Katz HVAC Phase III			3,500,000
Grounds					
Infrastructure	To Be Determined	Texas Avenue Repaving			1,500,000
New Space	To Be Determined	81 Bed Residence Hall with Café			8,300,000
	Earmark	UMA Dental Clinic at UMPI	100,000	500,000	150,000
	Internal Loan	Camden Hall Vet Tech	75,000		
Renovation	Internal Loan	UMA Med Lab Tech	835,000		
		Total Investment	1,010,000	4,000,000	13,450,000

Not included in the FY24 five-year plan: UMA Capital Center Renovation for Nursing and Cyber \$1.8M FY24 Nursing Earmark \$500,000 FY24 Cyber Earmark \$4.5M FY25 - TBD

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Space Management Committee

- Serves in an advisory capacity to the president
- Considers space to be a valuable asset, subject to assignment and periodic reevaluation, to meet the overall needs and best interest of UMA
- Recognizes that UMA owns and manages space. Individual departments and faculty/staff do not own/manage space on the UMA campus.
- Evaluates underutilized space, considering the impact of remote learning and working, as well as
 possible footprint reduction





FY18: 5-Year Capital Plan

Grounds Infrastructure

- Mantor Green
- Lincoln Street Improvements
- Relamp Lot 26

Renovation

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Arts Quadrangle

- Main Street Streetscape
- Residential Village quadrangle
- Roberts Quad Enhancements
- South Street Redevelopment

Fitness & Recreation Center

Olsen Student Center

Scott Hall Flooring

Building Envelope

- Ferro
- Mallett Hall
- Merrill Hall
- Purington Hall
- Scott Hall
- Mantor Library
- Alumni Theater
- Ricker Addition Lower Level
- President's House
- Fitness Center Roof & Siding

Building Systems

- Olsen Student Center (external lighting)
- Franklin Hall
- Scott Hall North (lighting)
 Roberts Learning Center (mechanical upgrades)
- Lockwood Hall Heating Conversion

Space Renewal

- Mattress Program
- Scott Hall South (lounge furniture)
- Stone Hall Suite
 Conversion



- Deferred Maintenance: FY18 Current Need \$15M
- Net Asset Value: FY18 NAV 59%
- System-wide need to reduce square footage

New Space

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- Sweatt-Winter Daycare Center
- Demolition242 Main Street Garage

FY18: 5-Year Capital Plan - Achievements

Grounds Infrastructure

- Mantor Green
- Lincoln Street Improvements
- Relamp Lot 26

Renovation

Arts Quadrangle

- Main Street Streetscape
- Residential Village guadrang¹
- Roberts Quad Enhancement

Fitness & Recreation Center

Olsen Student Center 🖆

Scott Hall Flooring

South Street Redevelopmen

Building Envelope

- Ferro 🍰
- Mallett Hal •
- Merrill Hall
- Purington Hall
- Scott Hall 🍰 🎰 •
- Mantor Library 🍰 💼 🔚 •
- Alumni Theater 🏠
- Ricker Addition Lower Level 🕯 🏛
- President's House
- Fitness Center Roof & Siding 💼

Building Systems

- Olsen Student Center • (external lighting)
- Franklin Hall 🏛 🍰 Scott Hall North (lighting)
- **Roberts Learning Center** (mechanical upgrades) 🍰 🏛
- Lockwood Hall Heating ٠ Conversion

New Space

Sweatt-Winter Daycare Center 🌟 🚠

Demolition 242 Main Street Garage

- Space Renewal Mattress Program
 - Scott Hall South (lounge furniture)
 - Stone Hall Suite Conversion 💼

- Key ESCO Ca Deferred Maintenance Bond X Revenue Bond
- MJRP /CDS
- Campus Capital Funds

- Deferred Maintenance: FY18 Current Need \$15M, FY23 Current Need \$13M = decrease of 13.34%! •
- Net Asset Value: FY18 NAV 59%, FY23 NAV 58% and expected to significantly increase after ESCO completion
- System-wide need to reduce square footage: Square Footage reduced by 3.4% net
 - Currently renting 1,200 GSF with plans to rent an additional 3,600 GSF as well as raze 4,033 GSF in FY25

Core Observations

Core Observations – UMaine Farmington



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Space Profile:

- Major building renovations in FY23 have improved UMF's renovation age by 4 years. These renovations contribute to reducing the capital risk associated with UMF's facilities.
- UMF's campus utilization has decreased since the onset of COVID, attributed to the rise in remote learning.

Capital Profile:

- UMF's Net Asset Value increase to 58% in FY23, bringing UMF closer to achieving the interim system goal.
- In FY23, UMF recorded substantial expenditure into existing space, capital spending focused on improvements to mechanical & HVAC systems in over thirty buildings.

Operations Profile:

 UMF's operating expenditure is lower than the Maine system average, despite having larger gross square footage with more technically complex buildings when compared to most peers in Maine.

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Infrastructure Investments UMF Records Highest Expenditure into Existing space in FY23 Campus-wide ESCO project leads the way in capital expenditure **Total Capital Investment** FY14-FY23 **Total Capital Investment** \$14.0 17% \$12.0 65% \$10.0 \$3.3 \$ in Millions \$2.0 \$8.0 \$1.5 \$6.0 \$4.0 \$7.1 \$1.1 \$2.0 \$0.9 \$1.8 \$1.8 \$1.6 \$1.6 \$0.0 2014 2015 2016 2023 2017 2018 2019 2020 2021 2022 Existing Space Infrastructure Non-Facilities Investment UMF Average New Space Investment

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Plan Context: Budget & Enrollment Challenges

- Budget and enrollment trends
 - From FY17-FY22 UMF has seen a 32% decline in student FTEs, with online learning now making up 16% of student FTEs
 - There has been a 48% decline in in-person student FTEs over 7 years, a 5% decline in Fall '23



There has been a 412% increase in online student FTEs, a 3% increase in Fall '23

Plan Context: Change in Space

While a decline in in-person SCH may drive a need to reduce a cademic space, there is evidence of students taking classes online but using campus facilities - this has been seen at other universities. Understanding how students use facilities will help UMF craft what types of facilities/space we need to s upport students moving forward.

- Its worth noting that in-person FTEs as a % of total at UMF are the highest in UMS
 - UMF In-person FTE: 74% vs UMS in-person FTE: 59%
 - UMF Online FTE: 16% UMS online FTE: 34%
 - UMF Hybrid FTE: 9% UMS Hybrid FTE: 4%



Plan Context - Gordian Metrics



NAV: 55% but poised to significantly increase as a direct result of the ESCO project.

Major Renovations are Impacting Capital Risk



Weighted Facility Renovation Age: 66% of facilities are over 50 years old.

• This will change in next year's data as the ESCO will reset the age of building components

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1-Year Capital Plan Overview



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FY23 - FY28: 5-Year Capital Plan Overview

- 5-year plan: \$25.5M supporting 38 projects
- 1 Project change since the plan was presented Prescott Turf Field project did not advance in the CDS process, the entirety of the funding is now TBD







15.2

Funding Targets in FY24 – UMF will lower risk by exceeding funding targets

UMF is Poised to Exceed Funding Targets in FY24

Capital Investment vs. Funding Target Increasing \$12.00 Net Asset Value \$10.00 Lowering Risk Profile \$8.00 in Millions \$6.00 ŝ Increasing Backlog & Risk \$4.00 \$7.23 \$7.05 \$2.00 \$1.19 \$1.47 \$1.31 \$0.64 \$0.00 2014 2015 2016 2017 2018 2020 2021 2022 2023 2024 2025 2026 2019 Annual Stewardship --- Annual Investment Target --- Life Cycle Need Asset Reinvestment FY2024-FY2026 Investment projections are based on 5 year l rical spend with an additional planned \$11M investment in FY23 and FY24. GORDIAN

The ongoing projects are anticipated to have a greater impact on the campus Net Asset Value.

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Ties to priorities

- Key priorities/initiatives the capital plan supports
 - Unified Accreditation, Strategic Plan, Master Plan, Gordian Metrics, etc.
- Examples of important projects that align to the stated priorities
 - ESCO project increasing NAV campus-wide
 - o Residence Hall renovations to increase enrollment and retention
 - Sweatt Winter Early Education Center renovation









15.2

ESCO Project

ESCO Addressed Large Percentage of Campus MEP Needs

Projected needs indicate UMF should prioritize envelope and space renewal projects



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Backlog



FY23 Expenditure Tackles Approximately \$7M in Backlog Needs

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Projects and Funding

- At this time, the only immediate project coming before the FFT will be Purington Hall
 - During construction it was discovered that both Mallett and Purington residence halls had unforeseen structural conditions to deal with
 - The decision has been made to concentrate on Purington Hall we will be coming back to the board for a \$450,000 change order increase to finish the project in order for students to occupy in August
 - Once Purington is back on track, we will turn to discussing Mallett. Initially, we will need to increase the budget to fix the deficiencies, but a further discussion will be held to decide how Mallett is repurposed.
- After reviewing the benefits of ESCO projects, we are considering additional ESCO projects for the remainder of the deferred maintenance bond
- Solutions for TBD funds primarily Turf Field combination of fundraising, donations, system support
- Critical projects that need funding solutions none right now
- Facility Operations and Maintenance budget's ability to maintain existing facilities
- Operating dollars at UMF have remained constant over the last decade, despite inflation in labor, materials, and utility rates
 - Investments we have made have allowed us to maintain a steady budget
- Future projects will utilize Deferred Maintenance bonds in addition to campus resources
 - Campus capital reserves total \$468,000.
 - Pre ESCO projects chose us post ESCO we now will be able to choose projects in priority order. All decisions keep campus/system metrics, needs, goals/objectives, strategic plans as part of the decision process
 - ESCO investment brought us back to upkeep stage rather than reactive stage

Historical Operating Expenditures

Historical Operating Expenditure Below Both Peer and System Averages.

Operating dollars at UMF have remained constant over the last decade, despite inflation in labor, materials, and utility rates



Facilities Operating Actuals

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