

Board of Trustees

Finance, Facilities & Technology Committee

June 26, 2024 – 9:00 am to 12:00 pm

Zoom Meeting – No Physical Location Available

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

AGENDA

- | | |
|----------------------------|--|
| 9:00am – 9:05am | Call the meeting to order and Roll Call |
| 9:05am – 9:35am | <u>EXECUTIVE SESSION</u>
The Finance, Facilities, & Technology Committee will enter Executive Session under the provision of: 1 MRSA Section 405 6-C |
| 9:35am – 9:45am | Introduction and Comments from CIO, Robert Placido |
| 9:45am – 9:50am
TAB 1 | Disposal of Frederick Hutchinson Center, Belfast, Maine |
| 9:50am – 9:55am
TAB 2 | Sustainable Aquaculture Workforce and Innovation Center (SAWIC) |
| 9:55am – 10:00am
TAB 3 | Ground Lease Authorization, UM, Beta Theta Pi Fraternity |
| 10:00am – 10:05am
TAB 4 | Land Donation to University of Maine, UM |
| 10:05am – 10:10am
TAB 5 | Food Innovation Lab, UM |
| 10:10am – 10:15am
TAB 6 | Level-3 Direct Current Fast Chargers Land Lease Authorization, UM & USM |
| 10:15am – 10:20am
TAB 7 | Lease Authorization Request, USM – Haynes Building |
| 10:20am – 10:25am
TAB 8 | Lease Authorization Request, UMA – Maine Community College System/Southern Maine Community College |
| 10:25am – 10:30am
TAB 9 | Budget increase for Purington Hall Renovation Project, UMF |

10:30am - 10:35am

TAB 10 Authorization of Space Reduction and Construction of a New Facilities
Management Building at UMF

10:35am – 10:40am

TAB 11 University of Maine (UM) Electrical Infrastructure Upgrade/Renewal Financing,
Project and Reimbursement Resolution Authorization

10:40am – 10:45am

TAB 12 Request for Proposal – Financing Services Award

10:45am – 11:10am

TAB 13 UMS Reserve Policy

11:10am – 11:30am

TAB 14 University of Maine System Centers and Off-Site Locations

11:30am – 12:00pm

TAB 15 FY25 Capital Plan Review

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: Disposal of Frederick Hutchinson Center, Belfast, Maine

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

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

802 – Sale of Real Property

UNIFIED ACCREDITATION CONNECTION:

The University of Maine (UMaine) Frederick Hutchinson Center (FHC) contributed toward a need for in-person academic programs and professional development across the midcoast region for nearly two decades. However, the expectations of Maine learners continue to evolve, as does the technology that enables our public universities to engage them wherever they are in a high-quality educational experience. With the University of Maine System's unified accreditation, learners now have improved access to in-person and online education across the state. FHC has served more than 16,000 learners annually at its height, including 1,400 enrolled in UMaine degree programs. However, by 2019, just 300 or so students were taking courses there in-person each year.

Since 2020, there have been no students served in-person as local learners opted instead for courses offered in-person elsewhere or online — the modality by which more than one-third of total University of Maine System (UMS) credit hours are now delivered. For example, in 2021 UMaine partnered with its regional campus in Machias to deliver associate degree and certificate programs at the FHC in fields relevant to the region's workforce needs. No students enrolled. In contrast, distance education programs offered through FHC were popular, and that same year, nearly 600 people participated in professional development programs offered online through FHC. Additionally, use of the Center's conference facilities did not rebound to pre-pandemic levels, despite the university's best efforts to generate bookings.

UMaine and UMS remain deeply committed to Waldo County through in-person and online teaching and learning, research, and service. The Division of Lifelong Learning (DLL) at UMaine delivers high-quality online degree and credential programs for learners in the region and beyond. Stepping away from operating a physical conference services center allows DLL leadership and UMaine to focus on innovative programs and services that can be offered online to students in Waldo County, across the state, country, and internationally. (Commitment 1, Action 3).

Beyond the classroom, FHC has served as the physical location for Networkmaine. This specific hub plays is vital for facilitating internet access to numerous public and private educational institutions, libraries, and community centers spanning Belfast, Bucksport, Camden, Rockland,

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Thorndike, and Unity. Networkmaine is a unit of the University of Maine System providing Maine's Research & Education (R&E) community with access to high-bandwidth, low-latency connectivity and complementary services that enhance their ability to successfully deliver on their missions.

UMS STRATEGIC PLAN CONNECTION:

As necessitated by both the System's new strategic plan and its fiduciary responsibility as stewards of statewide public assets, UMS is looking closely at the utility and return on investment of its instructional sites and centers across Maine. At the same time and also consistent with the strategic plan, the System is more committed than ever to meeting learners where they are, including place-bound adult learners who depend upon Maine's public universities for education and opportunity.

Additionally, the expense savings from operations include efficiencies in UMaine's academic delivery, optimized infrastructure, and energy consumption in an underutilized building. (Commitment 2, Action 3). This request also meets Goal 3.3 of the UMS Strategic Plan: "[to] identify reductions in energy consumption, including strategic management of underused or unused buildings and offices during periods of peak energy consumption (winter and summer)."

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine, requests authorization to transfer the sale of the Hutchinson Center located in Belfast, Maine.

This request is pursuant to Board Policy 802, Disposition of Real Property, that the disposal of real property shall be administered by the University of Maine System Office and presented to the Board of Trustees for approval. Real Property is defined as land and/or the buildings or other improvements located on the land. The University of Maine System may dispose of lease or license use of real property when it determines that the action is in the System's best interests.

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 1-year 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)

Given this sharp decline in utilization, it became unsustainable for UMaine to maintain this 32,477-square-foot facility and related staffing and also continue making biannual payments to pay back the bond issued to finance the expansion of the building undertaken at UMaine's expense in 2007-09. After nearly two years of careful consideration and community stakeholder engagement, in June 2023, the university announced it would close the center in August of that year.

UMaine in collaboration with UMS and with input from stakeholders has reviewed and evaluated the full cost of keeping this large facility, located approximately 50 miles from the

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main campus in Orono. Since 2006, UMaine has invested \$8.29 million on FHC building maintenance, \$3.14 million on the 2007-09 expansion, and \$2.9 million on renovations for a total capital investment of \$14.3 million. It should be noted that fundraising by the university and stakeholders in the community generated an additional \$1.6 million toward the expansion. Over the last three fiscal years (FY21 – FY23), UMaine has expended approximately \$517,850, excluding salaries and payments towards the tax-exempt revenue bond, of which \$885,000 is currently owed in principal and \$168,969 in interest, totaling \$1,053,969.

- 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.**

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

The disposal of the FHC will result in the removal of approximately 30,500 square feet of the main building, plus the removal of approximately 1,960 square feet of adjacent barn located on the property. The disposal will also result in an annual operating cost reduction of \$208K compared to FY24 and \$390K compared to FY23, not including compensation of facilities and maintenance staff.

- g. Alternatives that were considered to meet the need being addressed by this project**

The university explored the financial viability of continued operations at the FHC, including partnerships with area organizations. From January to May 2022, the University of Maine FHC working group did stakeholder outreach to area groups for input on potential future uses, including current users of the facility, the Town of Belfast, area RSUs, the Maine Community College System, other UMaine units and area businesses. No uses or financially sustainable future operation models emerged.

Rather than listing with a commercial broker, in response to community feedback, in January 2024, UMS, on behalf of UMaine, released a formal competitive request for proposals by which all purchase, lease, or alternative creative real property offers were sought. This inclusive, public process is consistent with well-established System policy and practice and ensures we consider all good faith proposals in a fair and transparent manner. Additionally, the original RFP submission deadline remains open to allow more time for developing proposals.

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

UMS issued the RFP in January of 2024. The university anticipates to award upon final approval of the transfer or sale of real property by the Board of Trustees and complete the transaction by 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.**

N/A

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

The original 16,675-square-foot Center, which was constructed in 2000, was gifted to UMaine by the Bank of America, without conditions in 2007 as per the deed and transfer of property. From 2007-09, the university constructed a new wing of approximately 13,841 square feet.

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The university closed operations in August of 2023. An appraisal was conducted and concluded the property's value is \$2,520,000. The university currently holds a revenue bond for constructing the additional wing with a remaining balance of approximately \$885,000. Funding from the transfer or sale of the facility will be used to make the biannual payments on the bond used for the construction of the additional wing.

UMaine and UMS remain deeply committed to Waldo County through in-person and online teaching and learning, research, and service. Well beyond online education, UMS provides free early college at high schools in Belfast, Islesboro, Searsport, Thorndike and Unity; access to STEAM education and leadership development for hundreds of local youth each year through the UMaine Cooperative Extension Tanglewood 4-H Camp and Learning Center in Lincolnville; and has workforce development, research and innovation partnerships with many area employers.

The percentage of degree-seeking UMS students who are from Waldo County has been consistent over the past five years, despite the decline in enrollment at, and eventual closure of, FHC. In short, though the access point has changed, access continues and is strengthened and made more affordable and accessible.

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 July 14-15, 2024 Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, & Technology Committee, and authorizes the University of Maine System, acting through the University of Maine, to transfer or sell the Frederick Hutchinson Center located in Belfast, Maine, with a permanent carve-out for technology. All final terms and conditions of the transfer or 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: Sustainable Aquaculture Workforce and Innovation Center (SAWIC), UM

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

UNIFIED ACCREDITATION CONNECTION:

The proposal for the Sustainable Aquaculture Workforce and Innovation Center (SAWIC) at the University of Maine is aligned with the guiding principles of unified accreditation outlined for the University of Maine System. Here's how the proposal meets these principles:

Principle One:

- By fostering collaboration and integration among the system's universities, SAWIC contributes to providing a high-quality educational experience for students and promoting the system's strategic priorities.

Principle Four:

- The project does not involve merging or closing campuses but enhances collaborative efforts in academic, research, and service programs focusing on aquaculture.

Principle Eight:

- As part of the University of Maine System, SAWIC will contribute to complementarity among system universities, helping to retain distinctive classifications, including land and sea-grant statuses.

UMS STRATEGIC PLAN CONNECTION:

The proposal for the Sustainable Aquaculture Workforce and Innovation Center (SAWIC) at the University of Maine directly aligns with several key goals outlined in UMaine's strategic plan:

Goal 1: Supporting and Growing Maine's Economy

1.1: By welcoming and supporting all learners and engaging them in experiential learning, SAWIC will provide authentic research experiences to undergraduate students, align curricula with career needs, and offer diverse educational programs to ensure access for all learners.

1.2: By creating new knowledge and applying innovative research, SAWIC aims to move products from concept to commercialization and produce graduates ready to contribute to the aquaculture sector's knowledge economy.

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Goal 2: Providing Accessible and Affordable Education, Research, and Service

2.1: Growing and advancing partnerships is a core focus of SAWIC, as it collaborates with stakeholders to address needs, innovate for the future, and align resources to expand opportunities for students and communities.

2.2: Optimizing infrastructure management to support the vision aligns with SAWIC's goal to construct a facility dedicated to aquaculture research and innovation.

2.3: Communicating effectively with stakeholders coincides with SAWIC's mission to engage with industry partners, academic collaborators, and the broader community to enhance the aquaculture sector.

Goal 3: Creating a Rewarding Environment for Living, Learning, and Working

3.1: SAWIC contributes to making UMaine a great place to work in Maine by providing opportunities for professional development and fostering diversity for employees in the aquaculture industry.

3.2: SAWIC aims to create a lifelong relationship with the university for students by offering engagement opportunities outside the classroom through workshops and webinars, cultivating mentorship opportunities between faculty/staff and students, and sustaining a culture of inclusivity.

BACKGROUND:**a. Summary of the request**

The University of Maine System, acting through the University of Maine (UMaine), requests authorization to expend up to \$1,500,000 to continue the design process for the construction of an approximately 14,200 square foot facility to house Sustainable Aquaculture Workforce and Innovation Center (SAWIC). 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 project.

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

A total of \$10,335,000 has been secured for SAWIC through two funding sources. Maine Jobs & Recovery Plan (\$3,335,000), put forth by Governor Janet Mills and supported by the 130th Maine Legislature to invest the state's share of federal American Rescue Plan relief funds, including in the University of Maine System workforce development. These funds will be utilized for the continued design of SAWIC. Additionally, Fiscal Year 2024 Congressionally Directed Spending (\$7,000,000) was requested by the University of Maine System and secured by U.S. Senator Susan Collins, Vice Chairman of the Senate Appropriations Committee, and U.S. Senator Angus King.

c. 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 project is included 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)

SAWIC is squarely aligned with the Comprehensive Economic Development Strategy (CEDS) for Eastern Maine, where aquaculture is identified as a niche sector within the Emerging Innovation target industry cluster. The statewide Maine economic development strategy focuses on recruiting and training talent for opportunities in aquaculture and its "support services, such as fin fish vaccines, testing for exports, and veterinary support to grow ancillary economies." (p. 6).

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SAWIC's impact can be further measured by various key performance indicators (KPIs) and impact metrics, including economic impact, return on investment, innovation and research impact, workforce development impact, and educational impact.

By analyzing these impact measurements, SAWIC can effectively demonstrate its progress, achievements, and contributions toward fostering sustainable and innovative practices in the aquaculture sector.

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 structural scope includes design and detailing of a new structure to house an aquaculture teaching and research facility. The structure is expected to be a high-bay Pre-Engineered Metal Building (PEMB) that is approximately 80 ft. wide and 65 ft. long with a cast-in-place concrete foundation. A mechanical mezzanine is planned within the high-bay portion of the building, with a long edge along the exterior wall. A smaller portion of the building, approximately 45 ft. long and 80 ft. wide for classroom and office areas, is planned to be formed with a low roof; this portion of the structure may be framed with smaller PEBM bents or as a conventional wood frame. The total square footage is 14,200 sq ft with room for expansion to 20,000 sq. ft.

In line with our commitment to advancing aquaculture research and development in the state of Maine, SAWIC will feature innovative non-building equipment designed by Innovasea to support our core objectives. Our focus areas revolve around promoting comprehensive training in aquaculture system operation for students and conducting innovative research to propel the aquaculture industry forward. The equipment within SAWIC is strategically designed to cater to different life stages of fish, enabling optimal experimental designs and seamless integration into our educational programs.

In addition to supporting UMaine's strategic plan as outlined above, ARI has existing programming that expands aquaculture education access to Indigenous students, supporting UMaine's Diversity, Equity, and Inclusion Initiatives. The USDA funded Aquaculture Experiential Opportunities for Undergraduate Students: Integrating Indigenous and Western Science through Applied Aquaculture (AquEOUS), which is a fellowship where students approach applied aquaculture research through the lens of traditional ecological knowledge. Fellows on the Orono campus will be mentored by faculty using SAWIC systems. The SAWIC programming will also collaborate with Educate Maine's Equity in Internships Program (EQUIP), which works to remove barriers to experiential learning opportunities for black, Indigenous, and people of color (BIPOC) students.

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

The project includes approximately 14,200 square feet of additional space with room for expansion to 20,000 square feet. Operating costs will be paid primarily through indirect cost recovery from grants and industry services.

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- g. Alternatives that were considered to meet the need being addressed by this project**
Alternative solutions included locating the research within existing facilities; however, due to the size of the fish tanks and special building systems, no existing facility could accommodate these needs.
- h. Project Timeline for 1. Start, 2. Occupancy, and 3. Completion**
The project is currently under design, with anticipated construction to start in the fall of 2024, with completion and occupancy anticipated at the end of 2025 or early 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 University anticipates seeking full approval for the construction of SAWIC at the August FFT meeting & September BOT 2024 upon receiving the design development estimate later this summer.
- j. Additional information that may be useful to consideration of the item.**
The University previously housed similar research in the approximately 13,500-square-foot Aquaculture Research Center (ARC). ARC was originally one of the many barns located on the south side of campus and utilized as a chicken barn. In 1970, the barn was renovated and became the Aquaculture Research Center. Over the next fifty years, the facility conducted countless aquaculture-related research activities. However, over those fifty years, the facility slowly deteriorated due to the high humidity of the aquaculture tanks. In the fall of 2021, the facility closed, and in the spring of 2022, it was demolished. A rendering of the proposed facility is 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 July 14th-15th, 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 \$1,500,000 for the continued design of an approximately 14,200 square-foot facility to house the Sustainable Aquaculture Workforce and Innovation Center (SAWIC).

SAWIC

UNIVERSITY OF MAINE



March 3, 2024

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Ground Lease Authorization, UM, Beta Theta Pi Fraternity

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President, and Vice Chancellor for Research & Innovation; Kelly Spark, 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 "Supporting] 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 Beta Eta Chapter House Association for the land located at 12 Munson Road 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.

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. Beta Theta Pi fraternity was founded at UM in 1879.

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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 1-year 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

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 for Board of Trustee approval at the July 14th-15th, 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 12 Munson Rd, Orono, Maine, with Beta Eta Chapter House Association 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.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Land Donation to University of Maine, UM

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:

801 – Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

NECHE Accreditation Standard Seven states that UMS "has sufficient human, financial, information, physical, and technological resources and capacity to support its mission." Standard 7.18 says that the institution directs its fundraising efforts toward fulfilling institutional purposes. Acceptance of the land donation in this request adjacent to the University of Maine Cooperative Extension Diagnostic and Research Lab (DRL) allows us to further our research mission and potentially allow for future expansion of this facility, further "providing an environment conducive to study and research." Because the DRL is a facility that serves as a state-wide audience and brings both students and researchers together from across the system, enhancing the capacity of this physical facility contributes toward achieving our accreditation standards.

UMS STRATEGIC PLAN CONNECTION:

Accepting this land donation will enhance our research capacity through access to research infrastructure (Research Action 1) while also advancing ways to support faculty, staff, and administrators seeking to serve Mainers and Maine communities through outreach projects and related activities (Service Action 1). Cooperative Extension is one unit serving as an innovation engine for Maine businesses, non-profits, state and local governments, communities, and K-12 schools (Research Action 4).

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine (UMaine), requests approval to receive a parcel of land adjacent to UMaine's Diagnostic and Research Lab (DRL) located at 17 Godfrey Drive, Orono, Maine, via donation.

Ms. Scotty Fogler would like to donate six (6) acres adjacent to the DRL for the use of the UMaine Tick Lab for both research and potentially for future expansion of the building. The six (6) acres contain fields and woods which are significantly infested with ticks. Additionally, the DRL facility and its four labs have outgrown their space and are seeking multiple funding opportunities for potential expansion. Expanding to the existing DRL will be challenging at

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best without this parcel of land. Ms. Fogler is an alumna of the University of Maine, a respected citizen of Orono, and supports both the University and the work of the UMaine Tick Lab at DRL.

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

No budget request. Funding sources are both philanthropy and revenue generation of the lab.

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

The donation of the property is not reflected in the Master Plan or 1-year capital plan; however, the expansion of the DRL is included 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)

The property will provide valuable opportunities for tick research and provide needed space for potential expansion to the DRL and the research conducted at 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 property will provide immediate opportunities to conduct research projects and demonstration sites and increase the capacity of the research that is being undertaken with the UMaine Tick Lab.

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

This property will have minimal ongoing costs in its current state except for periodic field mowing.

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

Upon approval, the University will work with Ms. Fogler to complete the transfer of ownership of the property to the University, which is anticipated to be completed no later than this fall.

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

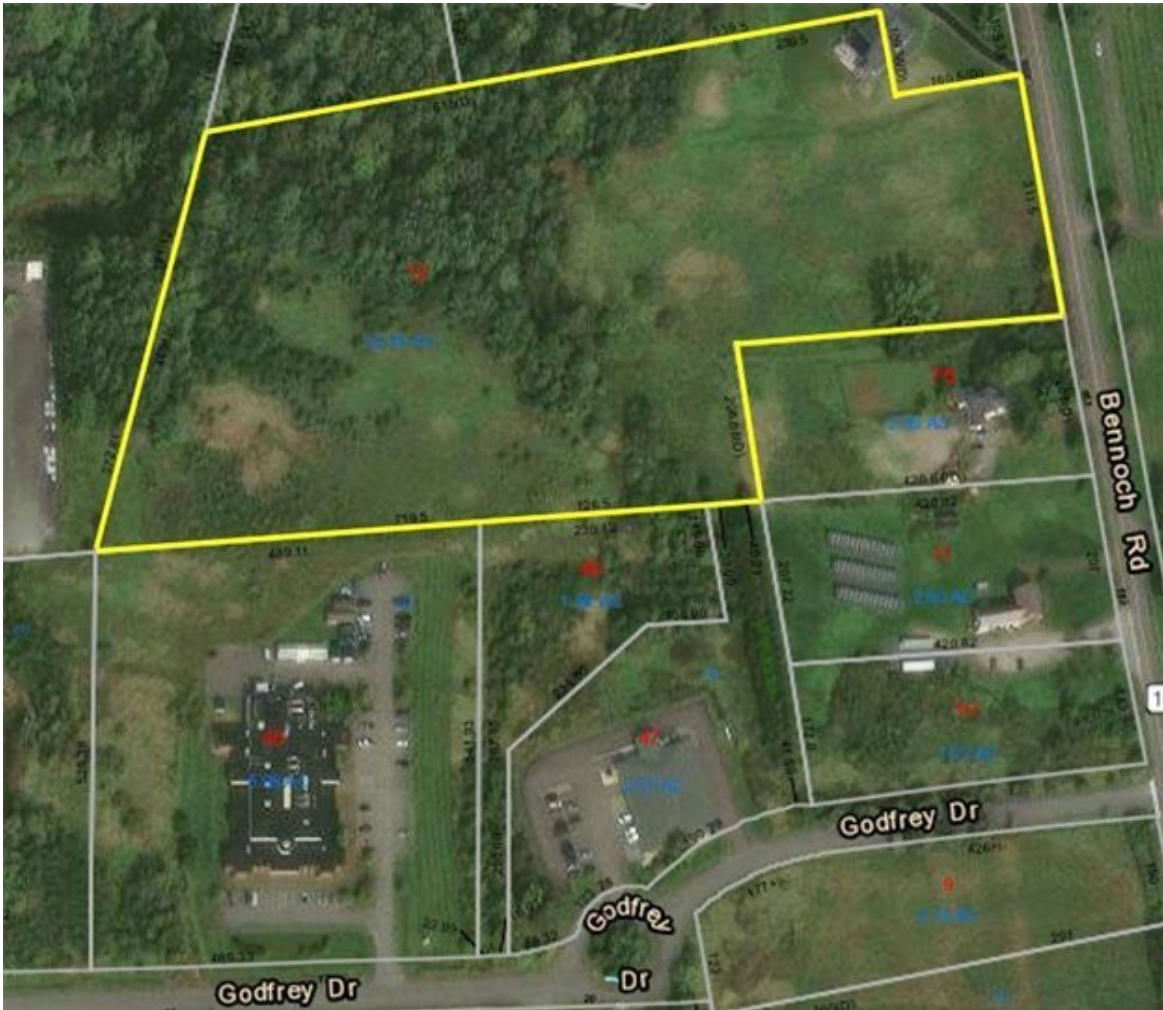
TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, authorizes the University of Maine System, acting through the University of Maine to accept the donation of a parcel of land of six acres from Ms. Scotty Fogler adjacent to UMaine's Diagnostic and Research Lab located at 16 Godfrey Drive, Orono, Maine. All final terms and conditions are subject to review and approval of the University of Maine System Treasurer and General Counsel.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

5

NAME OF ITEM: Food Innovation Lab, UM

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

UNIFIED ACCREDITATION CONNECTION:

The University of Maine’s new Food Innovation Lab will provide access to system research and development facilities and promote both recruitment and retention of undergraduate and graduate students to benefit the entire University of Maine System. It aligns with our institutional mission and purposes, as required under NECHE Standard One. NECHE Standard 6.20 further states that “Consistent with its mission and purposes, the institution provides support for scholarship, research, and creative activities. Faculty and students undertake research to an extent reflective of the level and nature of the degrees awarded.”

UMS STRATEGIC PLAN CONNECTION:

This project is directly aligned with UMS Strategic Plan Commitment 1 and will support the advancement of the state of Maine through teaching (Teaching Actions, Action 2; Goal 1.1), enhanced research facilities through external government funding (Research Actions, Action 1, Goal 1.2), and service (Service Actions, Action 1, Goal 2.1). Additionally, this project will strengthen our System through financial sustainability and effective infrastructure portfolio management (Effective Infrastructure Portfolio Actions, Action 1, Goal 1.1) by reducing energy consumption (Financial Sustainability Actions, Action 3, Goal 3.3) and reducing deferred maintenance.

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine (UMaine), requests authorization to spend up to \$4,461,000 for renovations of the Keyo Building and equipment for the future location of the Food Innovation Lab awarded through the Congressionally Directed Spending (CDS) and State of Maine Recovery & Jobs Plan (MJRP).

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

\$1,961,000 from MJRP, of which \$1 million is for equipment and the remaining balance for construction, and \$2,500,000 from CDS SBA award for construction. The project includes renovations within the Keyo Building, potentially a 1,200-square-foot addition, and the

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purchase of equipment to construct a new Food Innovation Lab while addressing a portion of the building's deferred maintenance.

c. 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 project is included 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 enhance student and community engagement, education, research, and development. This facility will provide resources to support and grow the food industry in Maine while integrating experiential learning. This will result in pathways to careers for learners and economic development for Maine. Additionally, we anticipate the Keyo Building's net asset value to increase significantly through renovations to the north wing and additional updates to the building. The current net asset value based on Gordian's report is 31%.

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 Food Innovation Lab comprises three large kitchen labs, a shared walk-in cooler and walk-in freezer, material storage, offices, bathrooms, and a lobby. If funding is sufficient, a classroom will be added to the east wing of the facility. The Keyo north wing is being utilized as office space for UMS Procurement, temporary space for ASCC staff, and two Auxiliary Staff members. The original construction of the north wing of the Keyo building meets building requirements for the Food Innovation Lab with high ceilings, reinforced floors, parking for community visitors, and a dedicated location for deliveries.

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

This project's scope includes renovations to approximately 4,800 square feet of existing space within the Keyo Building and an addition to the east side of the building for a loading bay. Additionally, if funding is sufficient, a classroom will be added to the east wing of the building. This classroom will be utilized for students and the community and will be approximately 1,200 square feet.

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

The university looked at multiple locations, including new construction and renovations to the existing commercial kitchen in Hitchner; however, all alternatives were eliminated due to costs, programming, and building requirements.

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

The project is currently in design; construction is anticipated to start this fall, with occupancy in the summer/fall of 2025 and completed by the end 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.**

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 July 14-15, 2024, Board Meeting.

That the Board of Trustees accepts the recommendation of the Finance, Facilities, & Technology Committee and authorizes the University of Maine System, acting through the University of Maine (UM), to expend up to \$4,461,000 for the renovation and addition to the Keyo Building for the construction of a new Food Innovation Lab.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Level-3 Direct Current Fast Chargers Land Lease Authorization, UM & USM

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:

802 – Disposition or University as Lessor of Real Property

UNIFIED ACCREDITATION CONNECTION:

NECHE's Standards for Accreditation Section 7.23 requires that our institutional facilities be constructed and maintained "in accordance with legal requirements to ensure access, safety, security, and a healthy environment with consideration for environmental and ecological concerns."

Additionally, Standard 2.4 suggests that "Institutional decision-making, particularly the allocation of resources, is consistent with planning priorities." The University of Maine System is committed to reducing nonrenewable energy consumption and supporting efforts to combat climate change. Installing these new electric vehicle charging stations at the University of Maine and the University of Southern Maine directly contribute to achieving our planning priorities.

UMS STRATEGIC PLAN CONNECTION:

This project aims to satisfy Goal 3.3 of the UMS Strategic Plan, which is to "identify reductions in energy consumption, including strategic management of underused or unused buildings and offices during periods of peak energy consumption (winter and summer)." This lease authorization would contribute to reduced fuel consumption by supporting electric vehicles on our two largest campuses in Orono and Gorham. In addition, leasing small spaces in our parking lots allows us to generate revenue during non-peak months of the year through rental income. We believe including these charging stations is an important investment in making UMS a destination for public higher education and a respected, engaging, and rewarding place to work, learn, and play in Maine.

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine (UMaine) and the University of Southern Maine (USM), seeks authorization to negotiate and enter into a new lease agreement with Gridwealth EV, LLC (or its designee) for two small areas of university property, one at UMaine and one at USM, for the installation of level-3 Direct Current Fast Chargers (level-3 DCFC).

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Gridwealth EV, LLC was selected as part of the State of Maine Efficiency Maine Trust to install three (2) level-3 DCFCs, one at each university and one at a private business in northern Maine. Each level-3 DCFC system consists of a Battery Energy Storage System (BESS) and two – 150kW plugs, thus allowing the charge of two vehicles at the same time per level-3 DCFC. The UM unit is anticipated to be located near the Stevens Hall parking lot and existing level-2 EV chargers. The USM unit is anticipated to be in Gorham near 134 School St House, pending verification that the existing infrastructure can support the units at the two universities.

UM & USM anticipates the leases to be for a total of up to possibly twenty-one (21) years. Pending negotiations, the initial term will most likely be for six (6) years with three (3) additional five (5) year renewals. The six (6) year initial term is due to the requirement from the Efficiency Maine grant of a minimum of five (5) years in operation, which does not include the time for installation.

This request is pursuant to Board Policy 802, Disposition of Real Property, which requires leases with a total value of over \$100,000 and/or 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, the requirements are regarding the duration, and approval by the full Board is required.

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

To be determined with final negotiations, however, the leases will result in a source of monthly income for the two universities. Gridwealth EV, LLC is responsible for all installation costs and electricity used by each level-3 DCFC through the Efficiency Maine grant funds.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year 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.

The installation of the level-3 DCFC will increase both campus's inventory of electric charging stations that are utilized by students, faculty, staff, and the greater community.

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

The two universities will not have any increased net square footage and minor operating costs that will be paid for through the monthly lease payments. The Universities are to provide surrounding maintenance such as grass mowing and snow removal.

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

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The universities anticipate the level-3 DCFC will be installed and operating by the end of the calendar year.

- 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 for Board of Trustee approval at the July 14-15, 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 and the University of Southern Maine, to negotiate and enter into a new lease agreement with Gridwealth EV, LLC (or its designee) for two small areas of university property, one at UMaine and one at USM, for the installation of level-3 direct current fast chargers for a total of up to twenty-one years upon review and approval by General Counsel and the Vice Chancellor for Finance and Administration.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Lease Authorization Request, USM – Haynes Building

CAMPUS PRESENTER(S): Justin Swift

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

801-Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

Commitment 1 –serving the state of Maine, its constituents, and its economy.

Action 1: UMS will identify ways to support faculty, staff, and administrators seeking to serve Mainers and Maine communities through outreach projects and related activities.

Goal 1.1: Support initiatives by university community members that directly serve Mainers and their communities.

UMS STRATEGIC PLAN CONNECTION:

Through a myriad of externally funded grants, contracts, and cooperative agreements with Maine State government, the Catherine Cutler Institute leverages national expertise to address some of the most pressing social welfare issues in our State. Several agreements are longstanding, in some cases with history and staff dating back decades.

The State of Maine is USM's largest single sponsor of externally funded grants/contracts. Of this portfolio, more than 15 agreements are administered from the Augusta office, with 30 staff primarily located there. Annual revenue from these projects is over \$8M, including more than \$1M in F&A annually. The work encompasses a broad range of applied research, policy analysis, workforce development, and technical assistance.

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Southern Maine requests authorization to extend the lease for the Haynes building with Augusta East Redevelopment Company, LLC in Augusta, ME for a period of one (1) year. Space is used by the Catherine Cutler Institute and the total square footage is 9,536.

This request is pursuant to Board Policy 801, Acquisition 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.

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

The total maximum cost over the duration of the lease is estimated to be approximately \$151,811 including \$139,811 for rent and \$12,000 for electricity. This expense is funded by

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University E&G funds and is budgeted in the FY25 University budget.

- c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.**

N/A

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

The University was offered a one-year extension by the landlord at a reduction of \$10,000 of the previous annual rent. This was determined to be the most cost-effective solution while the University pursues other options for space the USM's Cutler Institute in Augusta.

- 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.**

Having proximity to the seat of State government, and specifically our partners within DHHS, has always been an important part of fostering that relationship. USM has maintained a project office in Augusta of varying sizes since the mid 1990's and many of the staff working on these agreements live in the region. Additionally, while many agreements require statewide travel, having a "home base" located in central Maine and near the many DHHS Central Offices, has been ideal.

The State of Maine is USM's largest single sponsor of externally funded grants/contracts. Of this portfolio, more than 15 agreements are administered from the Augusta office, with 30 staff primarily located there. Annual revenue from these projects is over \$8M, including more than \$1M in F&A annually. The work encompasses a broad range of applied research, policy analysis, workforce development, and technical assistance. Some examples include:

- Maine Roads to Quality Professional Development Network: Provides an expanding range of support to Maine's early care and education professionals to support professional growth, program quality improvement, and equitable access to high quality early care and education programs
- Maine Afterschool Network: Supports implementation of quality programming and youth development strategies to state funded youth programs including those funded by Depts of Education, Corrections, and HHS
- Child Welfare: Informing policy, training new caseworkers and resource parents statewide, and providing field instruction to social work students from across the UMaine system
- Behavioral Health: Administer the State's mental health, crisis, peer, and recovery certification programs, provide technical assistance to providers statewide, train and develop workforce, collaborate with colleges and universities across the state to educate workforce
- MaineCare Services/CDC/Division of Licensing: Provide data analysis and management for claims, resident assessments, and other data sources
- E-Learning: Design and development of e-learning programs that support National and State of Maine funded public sector projects serving over 5,000 participant

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

N/A

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- g. Alternatives that were considered to meet the need being addressed by this project**
Space on the UMA was considered, but sufficient space to meet the need was not available.
- h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion**
A one-year lease extension would begin on July 1, 2024, and the term would end on June 30, 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 for this lease, the University plans to pursue other options for space that may be presented to the board at a later date to replace this space
- j. 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.

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees, acting through the Finance, Facilities and Technology Committee, authorizes the University of Maine System, acting through the University of Southern Maine, to extend the lease for the Haynes building with Augusta East Redevelopment Company LLC for one (1) year with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Lease Authorization Request, UMA – Maine Community College System/Southern Maine Community College

CAMPUS PRESENTER(S): Jen Cushman, Aili Robinson, Brenda McAleer, Buster Neel

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

801-Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

Provides educational opportunities in the midcoast area of Maine and support services for all UMA students.

UMS STRATEGIC PLAN CONNECTION:

Commitment 1 –serving the state of Maine, its constituents, and its economy.

Action 3 – statewide leader in degree completion, credentialing, certification.

Goal 3.1 – deliver degree completion, credentialing, certification programs that achieve national recognition.

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Maine at Augusta requests authorization to extend the lease of 7,434 square feet of office, classroom, and meeting space in the Orion Hall Building on SMCC’s Midcoast Campus.

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

The request is pursuant to Board of Trustees Policy 801 – Acquisition of Real Property, which requires leases with a total value of \$100,000 or more or a term of five (5) years or more to be considered by the Board of Trustees or the Finance, Facilities and Technology Committee. The proposed duration of the lease is *one year with up to two two-year extensions*. The initial annual cost is **\$106,744** The total maximum cost over the duration of the lease is estimated to be approximately **\$550,000**.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.

No. Leased space is not included in the Master Plan or the Capital Plan

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

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This location has been used by UMA for several years to provide educational access to students in the mid-coast. UMA runs in-person nursing cohorts; provides support to local businesses, like BIW; and partners with other higher education entities, like SMCC, to meet the needs of the community.

- 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.**
None
- f. **Changes, if any, in net square footage or ongoing operating costs resulting from the project**
None
- g. **Alternatives that were considered to meet the need being addressed by this project**
The current location is ideal for interaction with and recruitment of SMCC transfer students. This location also is ideal for serving UMA Aviation students and a proposed partnership with Bath Iron Works.
- h. **Project Timeline for: 1. Start 2. Occupancy and 3. Completion**
 - 1. Expected extension to begin August 1, 2024
 - 2. Space is currently occupied,
 - 3. The request is for a one-year term with up to two two-year extensions.
- 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.**
None
- j. **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.
None

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities & Technology Committee, approves the following resolution to be forwarded for Board of Trustee approval at the July 15, 2024 Board Meeting.

That the Board of Trustees approves the recommendation of the Finance, Facilities & Technology Committee and authorizes the University of Maine System acting through the University of Maine at Augusta to extend the lease of 7,434 square feet with the Maine Community College System/Southern Maine Community college, with an initial period of one year with the possibility of two 2-year extensions at a total cost not to exceed \$550,000; with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

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University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Budget increase for Purington Hall Renovation Project, University of Maine at Farmington

CAMPUS PRESENTER(S): Laurie A. Gardner, CBO

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, upgrading plumbing fixtures and creating ADA accessibility in Purington Hall.

BACKGROUND:

a. Summary of the request

The University of Maine System, acting through the University of Maine at Farmington (UMF) requests authorization to increase the total project budget by \$500,000 to finish the renovation of Purington Hall. This increase is requested due to unforeseen structural issues discovered during demolition.

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

The original budget for this project received full board approval on July 10, 2023. The additional \$500,000 being requested to complete this project is also funded through the state annual capital improvements commitment.

c. Is the project included or reflected in the Master Plan, long-term capital plan, or 1-year capital plan most recently approved by Trustees? If not, please explain why.

This project is on the capital plan previously approved by the Trustees and is currently on the state annual capital improvements project list for UMF. This project transforms the bathrooms of one of our oldest residence halls into single users, moves the laundry from the basement to the first floor, and creates an ADA-accessible floor in the building.

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

Purington Hall is one of UMF's oldest residence halls and houses 110 students. The increase in the project budget will allow the completion of the restroom renovation, bring the building up to code, and will reduce work orders for pre-renovation plumbing issues that were due to failing pipes.

(Release Date) (double click to edit footer)

- 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 project increase allows for the replacement of failing structural floor joists found during the demo of existing restrooms; the project removes all existing plumbing infrastructure throughout the building, removes existing restroom floor joists, and configures the layout to allow single-user resulting in a better use of the space. It also makes all first-floor areas ADA-compliant.

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

This project will not reduce square footage but will create savings by reducing the work orders generated from the building due to failing plumbing infrastructure. It will also capture energy savings from the installation of new equipment that is energy efficient and matches our ongoing ESCO project on campus.

- g. Alternatives that were considered to meet the need being addressed by this project**

The \$500,000 budget increase is due to unforeseen structural deficiencies underneath the subfloor and from past renovations in the building leaving the floor joist compromised and not meeting code. Replacement was necessary to continue moving the project forward to reach our opening goal for the Fall 2024 move-in.

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

Approval of the project budget increase will allow the construction to be completed by July 26, 2024, to house students for the Fall 2024 school year.

- 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.**

- j. 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.

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees, acting through the Finance, Facilities and Technology Committee, authorizes the University of Maine System, acting through the University of Maine at Farmington, to increase the construction budget up to \$500,000 making the total project budget \$3,200,000 to renovate the restrooms and replace the failing plumbing infrastructure at Purington Hall on the UMF campus.

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Authorization of Space Reduction and Construction of a New Facilities Management Building at UMF

CAMPUS PRESENTER(S): Laurie Gardner, Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Operating & Capital Budgets

802 – Disposition of Real Property

UNIFIED ACCREDITATION CONNECTION:

N/A

UMS STRATEGIC PLAN CONNECTION:

EIP 2, Action 2 – Achieve fiscal and energy efficiencies through physical space reduction.

This project aims to enhance our physical infrastructure through several disposals and one construction project. First, we will sell two underutilized parcels of land totaling approximately 12.5 acres. Separately, we will offer one house for public bid, resulting in approximately 4,000 square foot reduction. Additionally, we will sell one commercial building, reducing our square footage by approximately 13,500 square feet. The proceeds from these sales will be used to construct a new facilities management building equating to approximately 6,500 square feet. These transactions will show a net reduction of approximately 11,000 square feet.

BACKGROUND:

a. Summary of the request:

UMF is responding to the need to reduce our campus footprint by exploring the reduction of campus square footage through the sale of property while also improving our net asset value (NAV). To accomplish this, UMF is seeking authorization to sell or transfer properties to fund the construction of a new facilities management building.

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

Construction of a new facilities management building is estimated to cost approximately \$600,000. Construction of the new building will be contingent on the sale of the parcels of land and the commercial building.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.

We are considering the sale of the properties to align with the UMS space reduction and energy commitment.

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

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The land parcels are underutilized and funds from their sale would allow UMF to reinvest in areas that are needed to help reduce energy costs as well as space reduction. The house being offered for public bid for sale or transfer will help create more green space on campus.

- 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**
The campus footprint would reduce 12.5 acres of land. Sale of commercial building and removal of the house will result in a reduction of approximately 17,500 square feet. Once we build the new facilities management building, the net reduction in square feet will be approximately 11,000 square feet. These efforts will also result in a reduction of operating costs of approximately \$35,000 +/- per year. This will be realized through energy savings and other factors.
- g. **Alternatives that were considered to meet the need being addressed by this project**
Many options and locations were considered for a new facilities management building and the location chosen has the least impact to campus operations.
- h. **Project Timeline for: 1. Start 2. Occupancy and 3. Completion**
The timeline depends on the sale of the real estate; our first step would be listing real estate for sale / bid. The new building would be available for occupancy approximately 12 months after sale of land and then sale of FM building would happen.
- 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.
Note: For items over \$5M, indicate when the item was originally presented as an information item.

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees acting through the Finance, Facilities & Technology Committee, authorizes the University of Maine System acting through the University of Maine at Farmington to dispose of two parcels of land, one house, and one commercial building. Proceeds from these sales will be utilized to fund construction of a new 6,500 square foot facilities management building with construction costs not to exceed \$600,000.

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: University of Maine (UM) Electrical Infrastructure Upgrade/Renewal Financing, Project and Reimbursement Resolution Authorization

CAMPUS PRESENTER(S): Tracy Elliott, VP for Finance and Controller

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."

UMS noted in its 2020 NECHE Self-Study Documentation that it is engaging "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:

At its April 8, 2024 meeting, the Board of Trustees authorized the University of Maine System (UMS), acting through the University of Maine, to expend up to \$25 million for crucial upgrades and renewal of the university's electrical infrastructure. This upgrade of the existing campus electrical distribution system is necessary as it is beyond its useful life and near its rated capacity. The upgrade is also a prerequisite for future UM capital construction projects, including Green Engineering & Materials (GEM), the Energy Center (UMEC), Harold Alfond Foundation (HAF) UMS TRANSFORMS Athletics projects such as a new multipurpose arena, and high-speed Electric Vehicle charging capacity. Additionally, the upgrade is required to establish a foundation compatible with the future conversion to beneficial electrification of the campus.

When the Board approved this project in April, it was with the understanding that it would be financed with revenue bonds and that project design is expected to be completed by the summer of 2024, but with long supply lead times, project completion is anticipated in the summer of 2026.

This resolution is to approve the use of tax-exempt financing, with UM funding debt service with E&G funded depreciation and reduced energy costs.

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 July 14th/15th, 2024, Board Meeting.

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and approves the Financing, Project and Reimbursement of Project Expenditures resolution to authorize the University of Maine System, acting through the University of Maine, to fund an Electrical Infrastructure Project to make crucial upgrades and renewal of the University of Maine's electrical infrastructure with a project total of up to \$25,000,000, using financing with a maximum principal amount of debt of \$25,000,000.

Attachments

[Resolution - Financing, Project Authorization and Reimbursement Resolution](#)
[04.08.2024 University of Maine \(UM\) Electrical Infrastructure Upgrade/Renewal](#)

Resolution

FINANCING AND PROJECT AUTHORIZATION

WHEREAS, the Board of Trustees (the “Board”) of the University of Maine System (the “System”) desires to authorize the System to finance all or a portion of the costs of, and to undertake, the projects which are more particularly described in the Agenda Item Summary to which this financing resolution is attached and the Addendum attached hereto and incorporated by reference, and any other capital improvement for the benefit of the System which has been or is hereafter approved by the Board (the “Projects”); and

WHEREAS, the Board desires to authorize the issuance of University of Maine System Revenue Bonds (the “Bonds”), and the sale of the Bonds for the purposes of financing all or a portion of the Projects, and providing for any necessary capitalized interest, reserves and costs of issuance; and

WHEREAS, the System is authorized to issue the Bonds pursuant to the provisions of 20-A MRSA §§10952, 10953 and 10955 and other provisions of the Maine Revised Statutes Annotated, Chapters 411 and 412, as amended (the “Act”); and

WHEREAS, the Board finds that the financing of all or a portion of the costs of the Projects with proceeds of the Bonds constitutes an “assured revenue financing transaction” pursuant to the provisions of 20-A MRSA §10953, as amended; and

WHEREAS, pursuant to 20-A MRSA §10952(8), as amended, the System, as authorized by the Board, is authorized to make, enter into, execute, deliver and amend any and all contracts, agreements, leases, instruments and documents and perform all acts and do all things necessary or convenient to acquire, construct, reconstruct, improve, equip, finance, maintain and operate projects and to carry out the powers granted pursuant to the Act, or reasonably implied from those powers;

NOW, THEREFORE, be it hereby voted and resolved by the Board as follows:

RESOLVED, That pursuant to the provisions of 20-A MRSA §§10952, 10953 and 10955, as amended, and all other authority thereto enabling, and to provide funds for (a) the planning, design, acquisition, construction, reconstruction, improvement, renovation, rehabilitation and equipping of the Projects, (b) any capitalized interest on, reserves for and costs of issuance of the Bonds and (c) any other purpose authorized by law, the Treasurer of the System (the “Treasurer”) is hereby authorized and empowered from time to time and in the name and on behalf of the System to borrow an aggregate amount not to exceed \$25,000,000 and the Treasurer be and is hereby authorized and empowered, in the name of and on behalf of the System, to execute and deliver such loan agreements, indentures, pledge agreements, bond purchase contracts, preliminary official statements, official statements, continuing disclosure agreements, escrow agreements, remarketing agreements, reimbursement agreements, investment agreements, financial advisory agreements, investment advisory agreements, auction agency agreements, market agent agreements, dealer agreements, standby bond purchase or other liquidity facility agreements, agreements with one or more underwriters,

agreements with bond counsel and other agreements, documents and instruments as the Treasurer may deem necessary or convenient or desirable with respect to such borrowing. Such agreements, documents and instruments may (a) contain such terms and provisions, not contrary to the general tenor hereof, as the Treasurer may approve, his approval to be conclusively evidenced by his execution thereof, (b) be delivered under the seal of the System and (c) be attested by the System's Clerk or General Counsel; and further

RESOLVED, That pursuant to the provisions of 20-A MRSA §10955(3), as amended, and all other authority thereto enabling, and to provide funds for the purposes approved above, the Board hereby approves and authorizes, as evidence of the borrowing approved above, the issuance, sale and delivery of Bonds in the aggregate principal amount not to exceed \$25,000,000, in one or more series as the Treasurer shall determine, in a public offering or a direct purchase with a bank lender as the Treasurer shall determine, or a combination thereof; the Bonds to mature and be payable at such times and in such amounts, to bear interest at such rates, which may be taxable or tax-exempt or a combination thereof, and to contain such other terms and provisions, not inconsistent herewith, as may be approved by the Treasurer; the Bonds to be denominated by such denomination of an issue as may be selected by the Treasurer; to be manually signed by the Treasurer, sealed with the seal of the System and attested by its Clerk or General Counsel; and to be in such form and contain such other terms and provisions as the Treasurer may approve, his approval to be conclusively evidenced by his execution thereof; and further

RESOLVED, That the Treasurer or the Vice President & Controller, or any one of them, be and hereby are, authorized on behalf of the System, from time to time, to acquire, purchase, sell, redeem, liquidate, terminate or transfer securities or other instruments constituting investments of the proceeds of the Bonds and to negotiate, enter into, execute in the name of the System and deliver on behalf of the System all investment, banking, brokerage, financial advisory, investment advisory and other agreements and instruments as are necessary or convenient to investment and financial management of the proceeds of the Bonds, all on such terms and conditions as such authorized officer shall determine are necessary or convenient for financing of the Projects, such determination to be conclusively evidenced by execution or acquisition of such agreements and instruments by such authorized officer; and further

RESOLVED, That the Chancellor of the System, the Treasurer, and, with the express written approval of the Treasurer, the Clerk, the Controller, the General Counsel, or any one of them, be and hereby are, authorized and empowered in its name and on its behalf, to do or cause to be done any act or thing, and to negotiate, enter into, execute in the name of the System, deliver on behalf of the System, assign, transfer, modify or terminate any agreement or instrument, which any such officer may determine to be necessary or convenient or desirable with respect to the Bonds, the planning, design, acquisition, construction, reconstruction, improvement, renovation, rehabilitation and equipping of the Projects, and the

expenditure, investment and management of the proceeds of the Bonds and that all acts and things done by the Treasurer in furtherance of the purposes of this Resolution prior to the date hereof are hereby ratified and confirmed; and further

RESOLVED, That the carrying out of the Projects is hereby approved; and further

RESOLVED, The System covenants that it will, so long as any Bonds are outstanding, establish, impose and collect tuition, fees and charges for its educational services, its auxiliary enterprises, including dormitory housing, food service and sale of textbooks, for use of its plant and for all other services and goods provided by the System, which tuition, fees and charges, together with other available moneys, in each fiscal year of the System, will be sufficient to permit the performance of all the covenants in, and requirements of the System under, the Bonds, including the prompt payment of principal of and interest on the Bonds as and when due, the prompt payment of principal of and interest on all outstanding System bonds as and when due and the prompt payment and performance of all other obligations as and when due; and further

RESOLVED, That the Bonds shall be secured by such assignments, pledges or commitments of funds or revenues, other than appropriations from the State of Maine, as may be approved by the Treasurer; and further

RESOLVED, That the Treasurer be and is hereby authorized to covenant on behalf of the System and for the benefit of the holders of the Bonds that, except as hereafter authorized in this Resolution and in accordance with 20-A MRSA §10952(10), the System will take whatever steps, and refrain from taking any action, that may be necessary or appropriate to assure that the interest on the Bonds will remain exempt from federal and applicable state income taxes, as applicable; and further

RESOLVED, That the Treasurer be and is hereby authorized in accordance with 20-A MRSA §10952(10) to agree and consent to the inclusion of interest on any of the Bonds, under the United States Internal Revenue Code of 1986 or any subsequent corresponding internal revenue law of the United States, in the gross income of the holders of any such Bonds to the same extent and in the same manner that the interest on bills, bonds, notes or other obligations of the United States is includable in the gross income of the holders of such bills, bonds, notes or other obligations under the United States Internal Revenue Code or any such subsequent law (the "Taxable Bonds"); and further

RESOLVED, That the System covenants and certifies that, except with respect to any of the Taxable Bonds, no part of the proceeds of the issuance and sale of the Bonds shall be used, directly or indirectly, to acquire any securities or obligations, the acquisition of which will cause the Bonds to be arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended; and further

RESOLVED, That the Resolution of the Trustees of the University of Maine System entitled Reimbursement of Project Expenditures attached hereto as an Addendum is hereby approved and adopted; and further

RESOLVED, That the Bonds shall provide that, in accordance with 20-A MRSA §10964, no trustee of the System, while acting within the scope of the authority of the Maine Revised Statutes Annotated, Chapter 412, as amended, may be subject to any personal liability resulting from the exercise or carrying out of any of the System's purposes or powers.

This Resolution shall take effect immediately.

ADOPTED: July 15, 2024

ADDENDUM

RESOLUTION OF THE TRUSTEES OF THE UNIVERSITY OF MAINE SYSTEM

REIMBURSEMENT OF PROJECT EXPENDITURES

Be it resolved that, for purposes of U.S. Treasury Regulation §1.150-2, the University of Maine System reasonably expects (1) to incur debt to reimburse expenditures (including expenditures made within the last 60 days) temporarily advanced from University resources, such expenditures to be made to pay the cost, or a portion of the cost, of planning, design, acquisition, construction, reconstruction, improvement, renovation, rehabilitation and equipping of the projects described below (the “Projects”) and (2) that the maximum principal amount of debt to be issued by the University of Maine System for the Projects including for reimbursement purposes is Twenty-Five Million Dollars (\$25,000,000).

PROJECT**University of Maine (Orono Campus):**

Make crucial electrical infrastructure upgrades and renewal of the existing campus electrical distribution system on the University of Maine’s Orono campus.

This Resolution shall take effect immediately.

ADOPTED: July 15, 2024

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: Dannel P. Malloy, Chancellor

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

3/22/24

11.2

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 1-year 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

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

The Finance, Facilities and Technology Committee approved this item to be forwarded to the
3/22/24

April 8, 2024 Board of Trustees meeting, for approval of the following resolution:

TEXT OF PROPOSED RESOLUTION:

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.

BOT Approved April 8, 2024

11.2

3/22/24

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Request for Proposal – Financing Services Award

CAMPUS PRESENTER(S): Tracy Elliott, VP for Finance and Controller

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

701 – Budgets, Operating & Capital

712 – Debt Policy

UNIFIED ACCREDITATION CONNECTION: Maximize Financial Resources

BACKGROUND:

The University of Maine System (UMS) recently completed a Request for Proposal (RFP) process for Financing Services. The goal of the competitive process was to ensure that the UMS continues to receive favorable terms and conditions for ongoing capital equipment financing and Energy Services Contracts (ESCOs) with a qualified financial firm. The RFP requested pre-negotiated terms and conditions including:

- A fixed basis point markup above a publicly available index with tax-exempt and taxable financing terms.
- Financing terms of 2 years up to 10 years for capital equipment and up to and including 20 years for ESCOs, not to exceed the useful life of the property.

Based on a careful review and scoring of the proposals, the UMS Sourcing Committee recommends re-awarding the financing agreement to the incumbent, Banc of America Public Capital Corp (a wholly owned subsidiary of Bank of America, National Association (the “Bank”)) (“BAPCC”).

Once approved by the BOT, the UMS will work with the vendor to finalize the Master Equipment Lease/Purchase Agreement and any Terms and Conditions. Additionally, before completing individual financing schedules or agreements, management will seek BOT approvals, as required, for ESCOs and for capital equipment expenditures of \$500,000 or more consistent with BOT Policy Manual section 701 which addresses *Operating and Capital Budgets*.

As stated in its proposal, BAPCC’s Government Finance team is one of the tax-exempt industry’s largest financial solutions providers, with a nationwide presence in the municipal equipment financing realm. BAPCC structures, implements and distributes tax-exempt financing solutions to complement the current and long-term financial strategies of tax-exempt entities.

6/17/24

Further, BAPCC Energy Services is one of the nation's largest providers of tax-exempt, tax credit, and taxable lease purchase and direct placement financial solutions to public sector entities for energy efficiency and renewable energy projects. Their dedicated Energy Services team includes specialties in Transaction Management, Pricing, Contracts, and Legal and they are able to work with customers and ESCOs to model savings cash flows.

Key terms and features of the BAPCC proposal include:

Annual Funding Amount: The line of credit will be in place for one year with annual extensions, if requested, subject to annual credit and annual index pricing review.

Interest Rates: BAPCC uses the Secured Overnight Financing Rate (SOFR) Swaps Index plus a spread determined by the taxable or non-taxable nature of the financing and the lease term. Interest rates are held for 15 business days unless UMS requests a rate lock.

SOFR Defined: SOFR is a benchmark interest rate that measures the cost of borrowing cash overnight using Treasury securities as collateral. It is calculated daily by collecting repo data, averaging it, and publishing the result on the next business day. SOFR is used by financial institutions to set interest rates for other businesses and borrowers.

Rate Lock: UMS may lock rates for up to 180 days. Pricing for rate locks are market sensitive and are available upon request.

Maximum Funding: \$10 million with increased funding amounts available, subject to BAPCC review and approval.

Minimum Schedule Size: Minimum Financing Schedule amount is \$200,000.

Pre-payment for Capital Equipment: Pre-payable in whole and **NOT** in part during the first half of the term of financing at 102% of the principal balance, and thereafter pre-payable at par.

Pre-payment for Energy Transactions: On any periodic rental payment date and following 30 days advance written notice, UMS has the option to prepay its obligations (in whole and **NOT** in part) upon payment of the then-applicable Purchase Price, which will be calculated as 102% of the outstanding principal balance.

One-Time Optional Partial Prepayment: From and after UMS's delivery to BAPCC of the Final Acceptance Certificate, in the event that UMS receives a grant under the Inflation Reduction Act of 2022 for the Equipment (the "IRA Grant"), on a Rental Payment Date specified in the Payment Schedule, upon not less than 30 days prior written notice, UMS may prepay a portion of the Lease/Purchase which shall include a prepayment premium of 1% on the amount of the IRA Grant.

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 July 14th/15th, 2024, Board Meeting.

6/17/24

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and authorizes the University of Maine System to execute and deliver the Master Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, as lessor, and separate schedules for the acquisition, purchase, financing and leasing of certain equipment and ESCO agreements pursuant to the negotiated contract terms resulting from Request for Proposal #2024-062; authorizing the execution and delivery of other documents required in connection therewith; and authorizing all other actions necessary to the consummation of the transactions contemplated by this resolution.

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: UMS Reserve Policy

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY:

700

UNIFIED ACCREDITATION CONNECTION:

BACKGROUND:

Vice Chancellor Ryan Low will discuss potential updates to the UMS Reserve Policy.

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: University of Maine System Centers and Off-Site Locations

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY:

700

UNIFIED ACCREDITATION CONNECTION:

BACKGROUND:

Vice Chancellor Ryan Low will briefly discuss the system's centers and off-site locations.

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: FY25 Capital Plan Review

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, Financial Sustainability and Effective Infrastructure Portfolio.

BACKGROUND:

Associate Director of Capital Planning, Nate Harris, will present the FY2025 1-year Capital Plan. The 1-year Capital Plan is part of the three-tiered capital planning program that includes a 5-year plan and university master plans.

Attachments

[FY25 Capital Plan Report 6.7.24](#)

[FY25 Capital Plan All Funds](#)

UNIVERSITY OF MAINE SYSTEM FY25 CAPITAL PLAN

15.1

John Nathan Harris

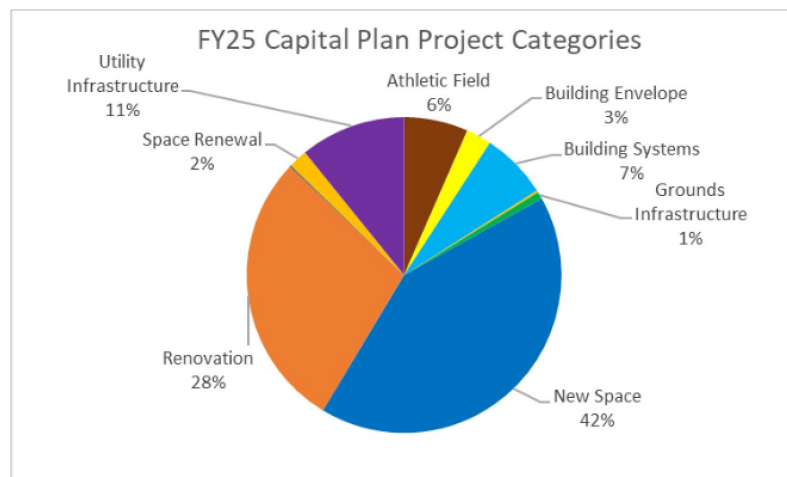
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UMS Capital Plan:

The FY25 one-year capital plan identifies \$233M of investment supporting over 128 projects valued at \$736M, a 47% increase over FY24. The capital plan is largely influenced by the projects planned at UM and USM, who comprise 78% and 11% of the planned expenditures respectively. While the funding sources are diverse, most funding this fiscal year comes from the Harold Alfond Foundation Grant (23%), Revenue Bonds (23%), and Congressionally Directed Spending (16%). It is important to note that the capital plan is but one component that supports facility maintenance and upkeep. University facilities management operating and maintenance budgets are critical in preventing maintenance backlogs and preserving existing facilities. Additionally, appropriate facilities maintenance staffing is essential to effectively manage these investments and ensure the long-term sustainability and functionality of the university's infrastructure.

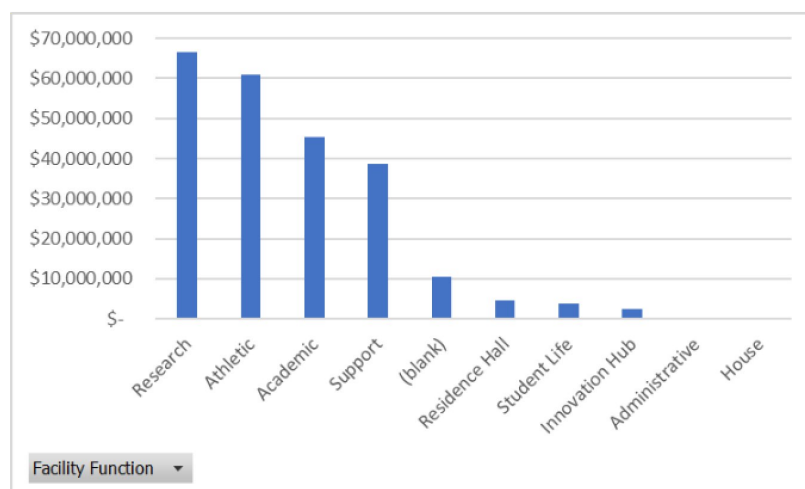
Like any budget document, the FY25 Capital Plan outlines implicit and explicit choices and priorities. One method to highlight these priorities is to examine the types of projects that make up the plan, as shown in the chart below.



The Gordian investment target for existing facilities in FY25 is \$49.5M. After excluding projects outside that category (e.g., new facilities, athletic fields, grounds and utility infrastructure), UMS's planned investment of over \$92M will exceed the target. This level of investment should result in increased NAVs and reduced deferred capital renewal needs.

15.1

A portfolio view of the FY25 investment strategy provides a quick way to see where investments are being made. For FY25, research, athletics, and academic facilities receive the most funding because of the projects at UM and USM.



The scope of the FY25 Capital Plan can be further understood by grouping projects in cost brackets based on their total estimated cost. These brackets separate at break points where the character of projects – size, complexity of

management and funding, and risk – usually changes. As illustrated below, the most expensive projects (over \$10M) account for only 9% of the projects but drive 68% of the annual capital plan and have a significant financial impact. In fact, the planned expense in this category is double the FY24 plan. On the other end of the spectrum, projects estimated to cost under \$2M comprise 70% of all projects but only account for only 9% of the plan, with the dollars programed in these categories falling 42% from last year. This illustrates the continued impact of inflation on construction as projects are pushed into ever higher cost brackets.

Proj Cost Bracket	# Projects	% Total Projects	FY25 Plan	% of FY25 \$
>\$10M	11	9%	\$159,613,400	68%
\$10M - \$2M	27	21%	\$52,612,949	23%
>\$2M - \$500K	29	22%	\$13,739,946	6%
<\$500K	61	48%	\$7,095,023	3%
TOTAL	128	100%	\$233,061,318	100%

UMaine/Machias

University Narrative:

At the University of Maine, its regional campus at Machias, and across the state at our farms, forests, 4-H camps, marine research facilities, field experimentation stations, and academic centers, we will focus on ensuring a research environment aligned with R1-level activity, implementing our carbon reduction goals, centering on technology supported learning environments that are inclusive for learners of today and tomorrow, and advancing equity, belonging, and inclusion in all university spaces.

We aspire over five years to invest \$1B in improvements across UMaine and Machias. The UMaine and UMM 1- and 5-year capital plans will explore every potential funding source to strategically upgrade science and engineering facilities to advance research and learning; reduce deferred maintenance; modernize living environments; increase space utilization; decrease energy consumption and the use of nonrenewable fuels; and improve athletics space as per the Harold Alfond Foundation-funded UMS TRANSFORMS initiative. We have secured 53% of the funding to meet our 5-year goals.

Our planning is guided by the UMaine strategic priorities of sustaining the health of our planet and confronting climate change, advancing research and teaching for tomorrow's innovators, and growing a thriving and inclusive community of learners. The plan specifically reflects the University of Maine System Strategic Plan 2023-2028, Commitment 2: Financial Sustainability and Effective Infrastructure Portfolio.

The University of Maine

Financial Sustainability, Action 3, Goal 3.2: Operational efficiencies and optimization of space.

The University of Maine will work towards reducing deferred maintenance through the strategic use of grants, Congressionally Directed Spending (CDS), funded depreciation, indirect cost returns, donations, and state funds to renovate spaces across the campus. UMaine's FY25 capital plan is to make a \$182M investment in facilities and infrastructure, a 59% increase over FY24. The University has identified approximately \$120 million in CDS funding that has either recently been approved over the past three years or is still under consideration. Portions of funding from those CDS proposals, if all are approved, will help address deferred maintenance while also improving research, student retention, employee retention, community engagement, and teaching atmosphere. Some of our spaces are jointly occupied or supported by federal and state agencies.

Additionally, over the next year, the University will increase space utilization and density, thereby reducing operational costs, deferred maintenance, and the University's carbon footprint. We will work with the President's Space Advisory Committee to evaluate space reduction opportunities through the lenses of equitable access, student success, teaching effectiveness, and research and innovation excellence.

One such example of space reduction includes our collaboration with the University of Maine System on a 'big idea' to create synergies between academic programs, research centers, and student support programs to enhance the student experience and improve student outcomes. This proposal will reduce our campus footprint by 87,000 sq ft, drive down energy consumption, and save \$28 to \$48 million in reduced deferred maintenance and operating costs over the next decade.

UMaine continues to optimize space through improvements in facilities for teaching and research. Funded depreciation is prioritized for classroom and lab teaching space improvements, while research space improvements are funded in part by

investment of indirect cost returns. Priority projects are reviewed annually in collaboration with faculty and campus leadership through shared governance. These are then built into our 5-year and 1-year capital plans which are reviewed and approved by UMS leadership and the Board of Trustees.

Financial Sustainability, Action 3, Goal 3.3: Energy Efficiencies

The UMaine energy efficiency plan will include improving building systems and envelopes, replacing energy-efficient fixtures, and replacing the steam plant. The energy efficiency plan is underway, including designing HVAC systems for Sawyer Environmental Research Center, the 1987 wing of Hitchner Hall, and the Bennett Hall lecture wing, with construction anticipated to start in the spring of 2025. Additional building HVAC systems will be evaluated for renewal over the next five years. The university is underway with the update of approximately 6,000 interior and exterior lights to LED, which will reduce electrical demand. Additional lighting efficiency projects will be evaluated. The University will continue the final design phase of the new central heating plant (UMEC) over the next 12 to 18 months. Campus electrical infrastructure upgrades are underway, with anticipated completion in 2 years.

Effective Infrastructure Portfolio, Action 1, Goal 1.1: Physical plant needs.

While continuing to focus on our space efficiency, UMaine will invest in critical and strategic physical plant needs. The investment will be made in student housing, research, academic and innovation space, and athletics.

Student Housing. More than 80% of UMaine's residential housing was built before 1975, or nearly 50 years ago, with the newest opening in 2000. UMaine launched a study in the fall of 2024 to evaluate undergraduate and graduate student demand and preferences; conduct a building assessment; develop a renovation, removal, or new-build housing plan; and assess funding or financing options to update our housing master plan. In FY24 and FY25, UMaine will invest auxiliary-funded depreciation in residential single-use bathroom and critical deferred maintenance within residential facilities. UMaine anticipates developing an accelerated renovation plan, with implementation starting in FY26. Our planning efforts will consider traditional first-year, upper-class, family, non-traditional, and graduate student housing. These plans will be based on an independent third-party review currently underway.

Research, Academic, and Innovation Buildings. A key area of concern for the University is the continued degradation of building systems that have exceeded their useful life across the campus. UMaine has building systems that are near critical failure and lack energy efficiency and modern control technology. Additionally, according to Gordian, approximately 61% of the University's buildings have not seen a major renovation in over 50 years, and for 78%, it has been 25 years. While CDS projects and external grants provide funds to renovate specific spaces within buildings, these funds are generally unavailable for upgrading/renovating the building envelope or building systems. Thus, we will continue to invest funded depreciation dollars to match CDS projects to maximize impact.

Engineering & Computing. UMS TRANSFORMS funds for the Maine College of Engineering & Computing (MCEC) will enable continued modernization of our engineering and computing space, supported through matching state, federal, and gift funds. We anticipate the state of construction of our new Green Engineering and Manufacturing Factory of the Future within the next four to six months. We will proceed into design for the future gut-renovation of four significant buildings aligned with the Maine College of Engineering and Computing vision.

Athletics. The HAF Athletics grant-funded project improvements are well underway, with the completion of the softball complex in April 2023, the completion of the field hockey facility in August 2023, and the currently under construction the renovations and expansion to the Shawn Walsh Center and Alfond Arena. Extensive work by the UMaine Foundation and the Division of Athletics has been successful in raising matching funds to support the HAF investment. We have begun to design a new multipurpose arena named the Morse Arena, a new soccer complex, and a track and field complex with

construction starting for all three projects over twelve to eighteen months. We will connect the HAF Athletics master plan with roadways and pathways connecting all the sports complexes.

Effective Infrastructure Portfolio, Action 1, Goal 1.1: Multi-purpose functionality.

The University of Maine has revitalized a Presidential Space Advisory Committee to optimize space utilization. The committee is providing input on capital project prioritization and space. The University's building design and planning processes will integrate input from stakeholders across the campus community. A prime illustration of this approach is the PFAS and Jenness Improvements/Catalyst Lab project, which draws heavily from the expertise of faculty and administration within the Maine College of Engineering and Computing (MCEC) in collaboration with Cooperative Extension staff. The design team actively incorporates building improvements tailored to future MCEC students and R-1 research facilities. This participatory and interdisciplinary approach will remain integral to future design endeavors. Construction is slated to commence in the fall of 2024.

The University of Maine at Machias, UMaine's Regional Campus

At the University of Maine at Machias (UMM), the focus will pivot toward residential improvements, operational efficiencies, and space optimization. Over the next few years, UMM aims to enhance building systems and envelopes by leveraging state appropriations. Infrastructure enhancements, encompassing stormwater management, parking lot and roadway resurfacing, and pedestrian pathways, are also in the pipeline. Noteworthy renovations are earmarked for the Reynolds Hall basketball court and Murdock Aquatics facility, which are pivotal for the UMM community and the broader local populace.

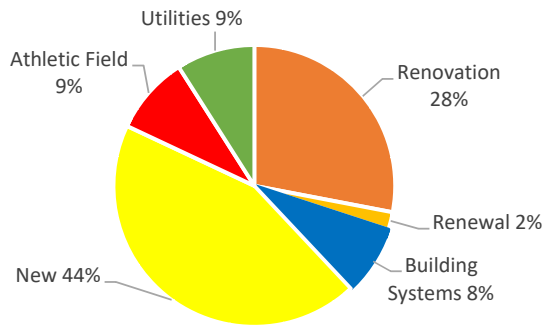
Enhancing density will involve leveraging existing spaces for external groups, potentially including office space and seasonal workforce accommodations within residential buildings.

The UMaine and UMM housing study will wrap up in August 2024, which will lead to an updated UMM Housing Master Strategic Plan in Fall 2024. From this strategic plan, UMaine and UMM will develop a detailed renovation plan that includes housing needs for traditional first-year, upper-class, academic year, and summer, family, and non-traditional student housing for use in FY26 budget planning.

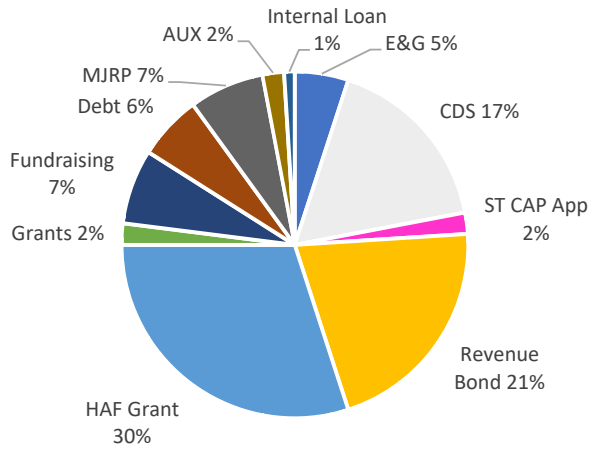
Finance Facilities and Technology Committee - AIS 1 Year Capital Plan

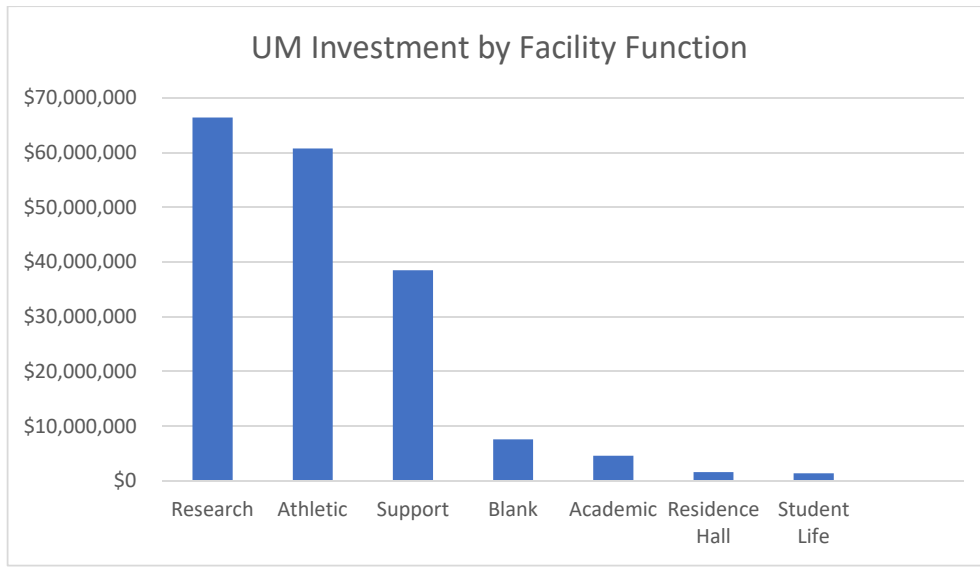
Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	Facility Function
UM	UM Bennett HallBuilding System	Bennett Hall Lecture Wing HVAC Renew	Renewal of the HVAC system	Building Systems	\$2,250,000	E&G Res	\$2,000,000	Academic
UM	UM Food Innovation CenterRt	Food Innovation Center	Commercially licensed food	Renovation	\$1,300,000	CDS	\$300,000	Research
UM	UMAthletic Field7000000	HAF Athletics Soccer, Track & Field, & Construction of a new soccer	Athletic Field		\$7,000,000	Fundraising	\$4,000,000	Athletic
UM	UMAthletic Field20289500	HAF Athletics Soccer, Track & Field, & Construction of a new soccer	Athletic Field		\$20,289,500	HAF Grant	\$12,000,000	Athletic
UM	UMVarious Projects - Capital F	Various Projects - Capital	Renewal		\$2,354,703	E&G	\$2,354,703	
UM	UMALFOND ARENArenovatio	Alfond Arena ADA Improvements	CDS funds would be used to	Renovation	\$2,150,000	CDS	\$2,150,000	Athletic
UM	UM ALFOND ARENAOther727	Alfond Arena FD	Annual Alfond	Other	\$48,500	E&G	\$48,500	Athletic
UM	UM Annual Call Hosmer	Funding	Annual Call	Hosmer funding for UM An	\$100,000	Restricted Gifts	\$100,000	
UM	UM VARIOUS PROJECTSRenov	Annual Funded Depreciation Renewa	Annual Funded Depreciatio	Renovation	\$300,000	E&G	\$300,000	
UM	UM VARIOUS PROJECTSRenov	Annual Funded Depreciation Renewa	Various Renovation Project	Renovation	\$2,206,750	E&G	\$2,206,750	
UM	UM Various Research Locatio	Annual Renewal of Research Spaces	Annual renewal of research	Renovation	\$867,000	E&G	\$867,000	Research
UM	UMBuilding Systems290000	Aroostook Building Controls	FY25 - Upgrade Aroostook	Building Systems	\$290,000	AUX	\$290,000	
UM	UM Aroostook Farm moderni	Aroostook Farm modernization	Renovation of existing build	Space Renewal	\$2,875,000	MJRP	\$2,375,000	Research
UM	UM ASCC Secure Textile LabR	ASCC Secure Textile Lab	multi-phased renovation pr	Renovation	\$5,282,000	Grants	\$250,000	Research
UM	UMGrounds Infrastructure15	Aux support to parking lots	AUX annual support of park	Grounds Infrastructure	\$150,000	AUX	\$150,000	
UM	UM Black Bear AcademyNew	Black Bear Academy	Construct and equip the 6,0	New Space	\$4,000,000	CDS	\$1,500,000	Support
UM	UM Boudreau HallRenovatio	Boudreau Hall renovation gift fund	Renovations to Boudreau H	Renovation	\$250,000	Restricted Gifts	\$250,000	Academic
UM	UMHart HallSpace Renewal36	Cover cork walls	FY25 - Cover cork walls with 1/0" GWB on floor					
UM	UMRenovation80000	Cumberland Lobby Renovation	FY25 - Cumberland Lobby R	Renovation	\$80,000	AUX	\$80,000	
UM	UMEast AnnexDemolition125	Demolition of East Annex	Removal of approximately 2	Demolition	\$125,000	Dedicated System	\$25,000	
UM	UMEast Annex Demolition500	Demolition of East Annex	Removal of approximately 2	Demolition	\$50,000	E&G	\$25,000	
UM	UM Sculpture StudioDemoliti	Demolition of Sculpture Studio - GEM	Removal of the Sculpture St	Demolition	\$150,000	E&G Res	\$150,000	
UM	UMDining CommonsRenovati	Dining Commons Upgrades	Equipment upgrades	Renovation	\$600,000	AUX Sodexo	\$200,000	Student Life
UM	UM Electrical InfrastructureUt	Electrical Infrastructure Improvemen	Improvements to Energy in	Utility Infrastructure	\$25,000,000	Revenue Bond	\$12,000,000	Support
UM	UM Forest Biomaterials Innov	Forest Biomaterials Innovation Cente	Consistent with the opport	New Space	\$10,000,000	CDS	\$750,000	Research
UM	UMRenovation80000	Gannett Lobby Renovations	FY25 - Gannett Lobby Reno	Renovation	\$80,000	AUX	\$80,000	
UM	UM GEM Factory of the Futur	GEM Factory of the Future Phase 1	Phase 1 construction of GE	New Space	\$13,800,000	MJRP	\$6,000,000	Research
UM	UM GEM Factory of the Futur	GEM Factory of the Future Phase 1	Phase 1 construction of GE	New Space	\$10,600,000	HAF Grant	\$6,600,000	Research
UM	UM GEM Factory of the Futur	GEM Factory of the Future Phase 1	GEM Factory of the future that includes 2 - Factory	New Space	\$44,000,000	CDS	\$23,000,000	Research
UM	UM GEM Factory of the Futur	GEM Factory of the Future Phase 1	Phase 1 construction of GE	New Space	\$10,600,000	ST CAP App	\$3,185,000	Research
UM	UM HAF Athletics Alfond Aren	HAF Athletics Alfond Arena & Shawn	~13,000 sq. ft. addition to t	Renovation	\$8,820,000	Fundraising	\$5,580,000	Athletic
UM	UM HAF Athletics Alfond Aren	HAF Athletics Alfond Arena & Shawn	~13,000 sq. ft. addition to t	Renovation	\$40,180,000	HAF Grant	\$25,420,000	Athletic
UM	UMMorse Multipurpose Aren	HAF Multipurpose Arena & Alfond St	Construction of approximat	New Space	\$18,219,100	Fundraising	\$1,314,000	Athletic
UM	UMMorse Multipurpose Aren	HAF Multipurpose Arena & Alfond St	Construction of approximat	New Space	\$87,780,900	HAF Grant	\$5,986,000	Athletic
UM	UMHancock HallRenovation1	Hancock Hall 17 - 19 Single-use Bathr	FY25 - Renovations to Hancock	Renovation	\$1,200,000	AUX Res	\$400,000	Residence Hall
UM	UM Hitchner Hall - '87 WingB	HVAC Renewal of Hitchner Hall '87 W	Replacement of Hitchner H	Building Systems	\$5,500,000	Debt	\$3,000,000	Research
UM	UM Hitchner Hall - '87 WingB	HVAC Renewal of Hitchner Hall '87 W	Replacement of Hitchner H	Building Systems	\$750,000	E&G Res	\$250,000	Research
UM	UMPatch HallRenovation1200	Install LVT floor tile in Patch	FY25 - Patch floor tile	Renovation	\$120,000	AUX	\$218,000	Residence Hall
UM	UM Interior Lighting Upgrade	Interior Lighting Upgrade	Replacement of identified li	Building Systems	\$2,100,000	Debt	\$1,600,000	
UM	UM MCEC Capital Renewal Pri	MCEC Capital Renewal Projects	Multiple major capital rene	Renovation	\$23,250,000	Fundraising	\$1,004,150	Academic
UM	UM MCEC Capital Renewal Pri	MCEC Capital Renewal Projects	Multiple major capital rene	Renovation	\$16,200,000	HAF Grant	\$1,080,000	Academic
UM	UM MCEC Capital Renewal Pri	MCEC Capital Renewal Projects	Multiple major capital rene	Renovation	\$9,250,000	ST CAP App	\$94,250	Academic
UM	UM MEMORIAL GYM COMPLE	Memorial Gym FD	Annual Memorial Gym	Other	\$140,000	E&G	\$140,000	Athletic
UM	UM Deering HallRenovation5	Modernization & Expansion of Analy	Modernize and expand the	Renovation	\$5,000,000	CDS	\$500,000	Research
UM	UM UMEC New Space130000	New UM Energy Center	Construction of a new cent	New Space	\$130,000,000	Revenue Bond	\$25,000,000	Support
UM	UM CAMPUS Paving Maintene	Paving Maintenance	Annual Paving Maintenance	Grounds Infrastructure	\$1,500,000	E&G Res	\$150,000	
UM	UM Jenness HallRenovation5	PFAS analytical lab	PFAS analytical lab - of the	Renovation	\$5,000,000	MJRP	\$2,500,000	Research
UM	UM YORK VILLAGE BLDG 2Den	REMOVAL OF YORK VILLAGE BLDG 2	Removal of York Village bui	Demolition	\$88,400	E&G	\$88,400	
UM	UM Replacement of Mahaney	Replacement of Mahaney Dome & C	Replacement of the existing	Space Renewal	\$2,430,000	HAF Grant	\$405,000	Athletic
UM	UM Sustainable Aquaculture	SAWIC	Construction of a new 14,4	New Space	\$3,500,000	MJRP	\$1,900,000	Research
UM	UM Sustainable Aquaculture	SAWIC	Construction of a new 14,4	New Space	\$7,000,000	CDS	\$1,500,000	Research
UM	UM Sawyer HallBuilding Syst	Sawyer Hall HVAC Renewal	Renewal/replacement of Sa	Building Systems	\$10,000,000	Debt	\$6,500,000	Research
UM	UM UM SOUTH ANNEX EDem	SOUTH ANNEX E, F, & G REMOVAL	REMOVAL OF SOUTH ANNE	Demolition	\$184,275	Dedicated System	\$184,275	
UM	UM Memorial UnionRenovatio	Starbuck Concept	FY25 - Starbucks renovation	Renovation	\$1,200,000	AUX Sodexo	\$1,200,000	Student Life
UM	UMStodder HallSpace Renew	Stodder Hall Renovations	Addition of single use bath	Space Renewal	\$300,000	AUX Res	\$100,000	Residence Hall
UM	UMStodder HallRenovation30	Stodder Hall Single-Use Bathrooms	FY25 - Renovations within					
UM	UMStodder HallRenovation30	Stodder Hall Single-Use Bathrooms	Stodder	Renovation	\$300,000	AUX	\$300,000	Residence Hall
UM	UM Sustainable Housing in th	Sustainable Housing in the Northeast	Maine has the 8th oldest h	New Space	\$2,000,000	CDS	\$500,000	Research
UM	UM Athletics HAF Infrastructu	UM Athletics HAF Infrastructure Upgr	Field infrastructure, relocati	Utility Infrastructure	\$1,098,976	Fundraising	\$712,497	Athletic
UM	UM Athletics HAF Infrastructu	UM Athletics HAF Infrastructure Upgr	Field infrastructure, relocati	Utility Infrastructure	\$4,685,109	HAF Grant	\$3,037,488	Athletic
UM	UM Aux buildingsBuilding Syst	UM Aux Life safety upgrades	FY24-25-26 - UM Aux Life sa	Building Systems	\$400,000	AUX	\$100,000	Residence Hall
UM	UM Maine ME-METALRenov	UMaine ME-METAL	UMaine ME-METAL- Maine	Renovation	\$4,067,964	Grants	\$4,067,964	Research
UM	UM Blueberry Farm Research	UMBlueberry Farm Research & Techn	Renovation of existing spac	New Space	\$3,000,000	CDS	\$1,000,000	Research
UM	UM-AUXSpace Renewal30331	Various upgrade projects	FY25 - Various upgrade proj	Space Renewal	\$205,592	AUX	\$205,592	Residence Hall
UM	UMNew Space2300000	Witter Farm Modernization	Construction of a new Dairy	New Space	\$2,300,000	Internal Loan	\$1,400,000	Research
UMM	UMMachias various projects	UMM Campus Various Projects	Various campus projects TB	Renovation	\$94,899	Xfer from E&G	\$18,915	
UMM	UMMScience BuildingRenovat	Lighting Upgrades	conversion to LED lighting	Renovation	\$70,000	ST CAP App	\$70,000	Academic
UMM	UMMUM Machias HVAC Impr	UM Machias HVAC Improvements	UM Machias HVAC Improve	Building Systems	\$600,000	ST CAP App	\$200,000	
UMM	UMMUM Machias Roof Repla	UM Machias Roof Replacement & Bu	UM Machias Roof Replacem	Building Envelope	\$500,000	ST CAP App	\$250,000	
UMM	UMMachias Campus Infrastru	UM Machias Campus Infrastructure	FUM Machias Campus Infr	Grounds Infrastructure	\$800,000	ST CAP App	\$300,000	
UMM	UMMMultiple Infrastructure	Multiple Infrastructure Upgrades	Improvements to the Univ	Grounds Infrastructure	\$1,000,000	ST CAP App	\$600,000	
					\$567,998,668		\$182,363,484	

UM/UMM by Project Category



UM/UMM Funding Category





UMA

University Narrative:

UMA's FY25 Capital Plan continues its focus on improving the student learning environment and preserving our infrastructure, while meeting Commitment 2 in the Strategic Plan: Financial Sustainability and Effective Infrastructure Portfolio.

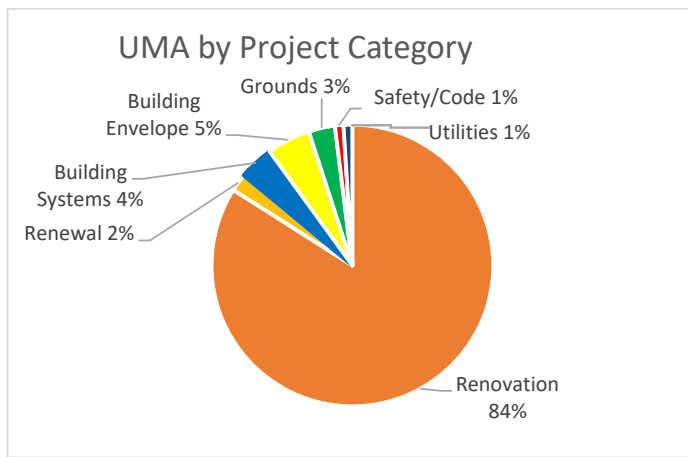
Numerous building systems and grounds infrastructure projects support both of these efforts. Aging building mechanical systems continue to be upgraded, with a Phase 2 project to complete the HVAC replacement in Eastport Hall at the Bangor campus. EV charging stations will be added to the UMA campuses for the use of faculty, staff or students.

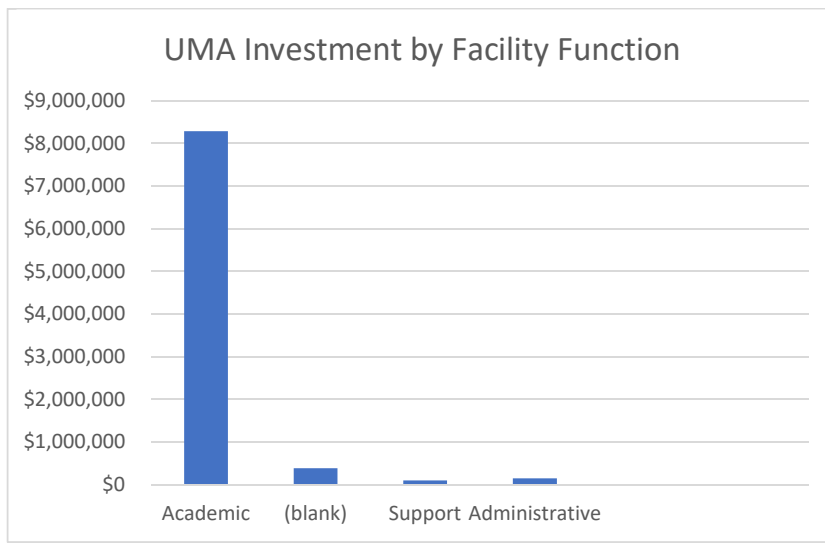
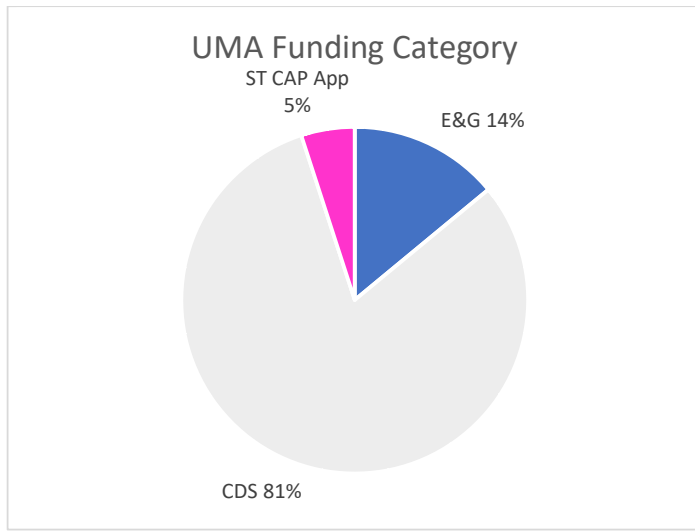
A key project for improving the student learning environment and increasing enrollment is the Capital Center renovation in the Marketplace at Augusta. The former Purdue Global building is being renovated to provide a state-of-the-art learning environment for the UMA Nursing and Cybersecurity programs.

Analysis:

UMA's \$8.9M FY25 capital plan is largely driven by the renovation of the Capital Center funded by CDS. Since the Capital Center is a triple-net lease, UMA will see a growth in gross square footage and future capital investment liabilities reflected in future Gordian analysis.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	Facility Function
UMA	UMA Capital Center Renovation6700000	Capital Center	Renovation of the former Purdue University Global campus in the	Renovation	\$6,700,000	CDS	\$6,700,000	Academic
UMA	UMADental Clinic at UMPIRenovation750000	UMADental Clinic at UMPI		Renovation	\$750,000	CDS	\$500,000	Academic
UMA	UMA Augusta RoofBuilding Envelope400000	Augusta Roof Replacements		Building Envelope	\$400,000	E&G	\$300,000	Academic
UMA	UMAEASTPORT HALLBuilding Systems300000	Eastport Hall HVAC Upgrade Phase 2	Install new HVAC system for Eastport	Building Systems	\$300,000	E&G	\$300,000	Academic
UMA	UMATexas Ave. RepairGrounds Infrastructure300000	Texas Ave. Repair		Grounds Infrastructure	\$300,000	E&G	\$100,000	
UMA	UMABelfast Hall Emergency Exit Stairwells Renovation200000	Belfast Hall Emergency Exit Stairwells Renovation		Renovation	\$200,000	E&G	\$200,000	Academic
UMA	UMAEastport Hall Repave Parking LotGrounds Infrastructure153074	Camden Hall Repave Parking Lot		Grounds Infrastructure	\$153,074	E&G	\$153,074	
UMA	UMAKatz - paint, RepairSpace Renewal150000	Katz - paint, Repair		Space Renewal	\$150,000	ST CAP App	\$150,000	Academic
UMA	UMABangor Hall Envelope RepairsBuilding Envelope100000	Bangor Hall Envelope Repairs		Building Envelope	\$100,000	E&G	\$100,000	Academic
UMA	UMARobinson - Windows, Paint, repairRenovation100000	Robinson - Windows, Paint, repair		Renovation	\$100,000	ST CAP App	\$100,000	Administrative
UMA	UMASafety / Code100000	Fire Panel Replacement	Replace aging fire alarm control panels	Safety / Code	\$100,000	E&G	\$25,000	
UMA	UMAVehicle Charging Stations Utility Infrastructure90000	Vehicle Charging Stations		Utility Infrastructure	\$90,000	E&G	\$68,330	
UMA	UMAFarmhouse - Paint, RepairSpace Renewal50000	Farmhouse - Paint, Repair		Space Renewal	\$50,000	ST CAP App	\$50,000	Administrative
UMA	UMAMaintenance Garage DoorsBuilding Envelope45000	Maintenance Garage Doors		Building Envelope	\$45,000	ST CAP App	\$45,000	Support
UMA	UMAGrounds Infrastructure40000	Remove 2 Old Tennis Courts		Grounds Infrastructure	\$40,000	E&G	\$40,000	
UMA	UMAMaintenance Shop - Gutters, RepairsRenovation30000	Maintenance Shop - Gutters, Repairs		Renovation	\$30,000	ST CAP App	\$30,000	Support
UMA	UMAMOD III - HVACBuilding Systems25000	MOD III - HVAC		Building Systems	\$25,000	ST CAP App	\$25,000	Support
					\$9,533,074		\$8,886,404	





UMF

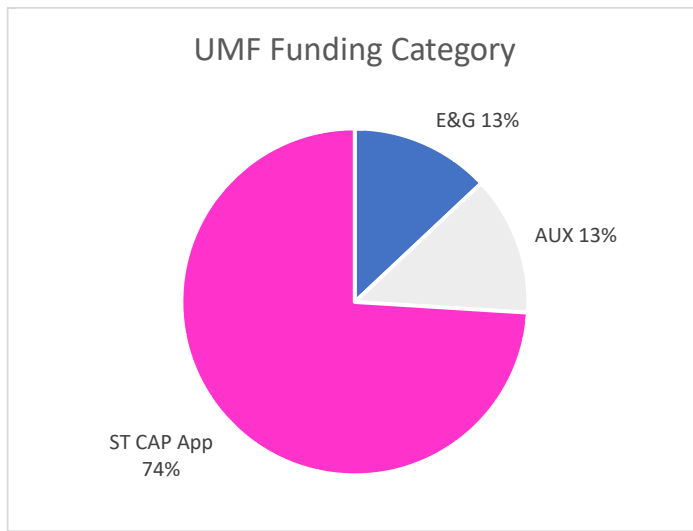
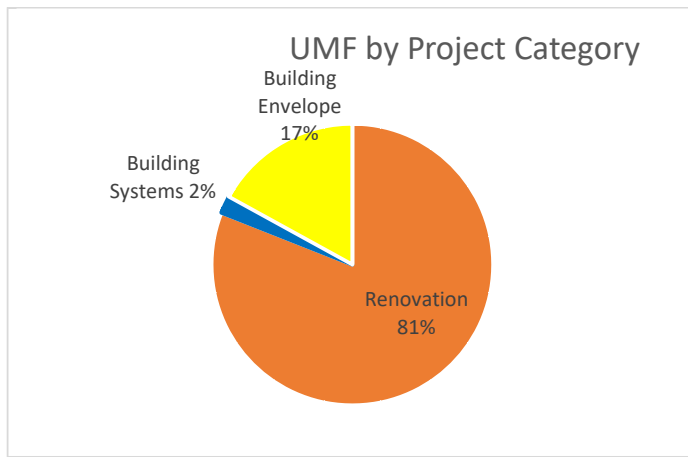
University Narrative:

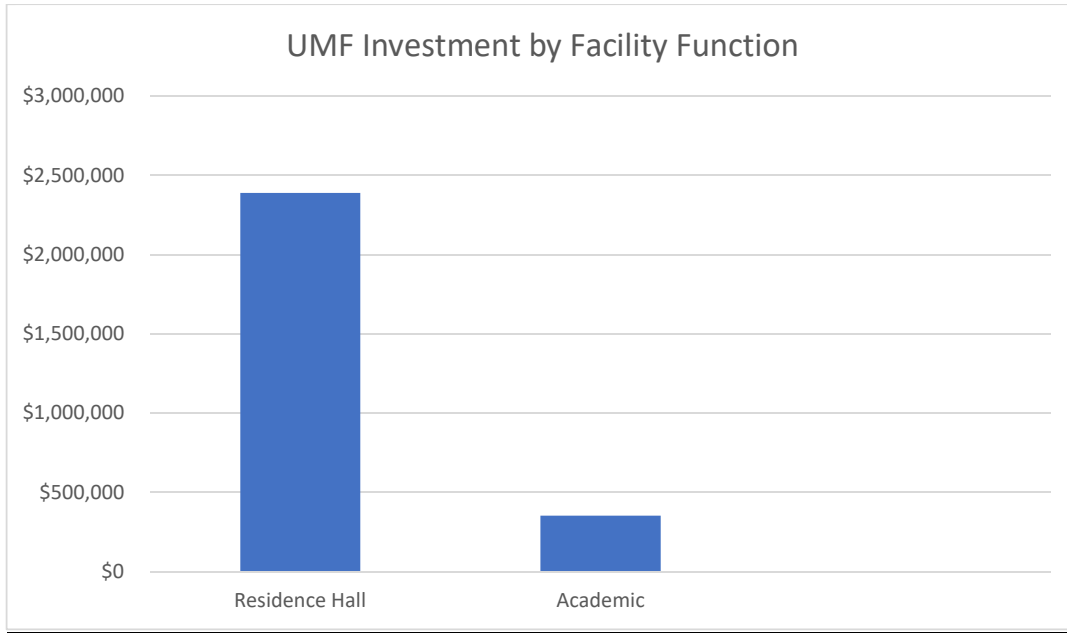
UMF's FY25 Capital Plan focuses on improving the student experience and infrastructure to align with Commitment 2 in the Strategic Plan: Financial Sustainability and Effective Infrastructure Portfolio. FY25 will see the completion of renovations at Mallet and Purrington Hall, key building envelope and system projects and both academic and residence halls, and the establishment of an e-sports gaming lounge.

Analysis:

UMF's FY25 capital plan consists of \$2.7M in projects, which is lower than previous years. This decrease is the result of UMF completing their historic ESCO project, a significant investment in modernizing HVAC systems across the campus. The FY25 plan is focused on improving key academic and residence halls that are core to its mission.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cos	Funding Source	1-Year Capital Plan	Facility Function
UMF	UMFFusion CenterRenovation150000	Esports gaming lounge	Create an Esports gaming lounge in Fusion	Renovation	\$150,000	E&G	\$150,000	Academic
UMF	UMFRoberts Learning CenterBuilding Systems750000	Roberts learning center bathroom upgrade	Upgrade bathrooms to be ADA compliant	Building Systems	\$750,000	E&G	\$60,000	Academic
UMF	UMFPreble-Thomas HallBuilding Envelope130000	Preble-Thomas roof replacement	Replace the roof systems on Preble and TF	Building Envelope	\$130,000	E&G	\$144,325	Academic
UMF	UMFScott Hall NorthRenovation40000	Scott Hall north Restroom renovation	Renovate the restrooms in the lower level	Renovation	\$40,000	AUX	\$40,000	Residence Hall
UMF	UMFScott Hall SouthBuilding Envelope325000	Scott South window replacement	Replace aging wood framed windows	Building Envelope	\$325,000	AUX	\$325,000	Residence Hall
UMF	UMFUMFPurringtonHallRenovation3390000	UMF Purrington Hall Renovation	Renovate Purrington Hall	Renovation	\$3,390,000	ST CAP App	\$850,000	Residence Hall
UMF	UMFUMFMallettHallRenovation3760000	UMF Mallett Hall Renovation	Renovate Mallett Hall	Renovation	\$3,760,000	ST CAP App	\$1,175,000	Residence Hall
					\$8,545,000		\$2,744,325	





UMFK

University Narrative:

UMFK's one-year capital plan of \$2,241,842 leverages outside funding to manage deferred maintenance issues and Net Asset Value (NAV), and supports UMS Strategic Plan Commitment 2: Financial Sustainability and Effective Infrastructure Portfolio.

Throughout the year, State Infrastructure Appropriation will be utilized to begin upgrading Cyr Hall, as well as modernizing bathrooms in the older residence halls. The upgrades in Cyr Hall will include much needed window replacement, addressing its NAV of 44% and renovation age of 64 years.

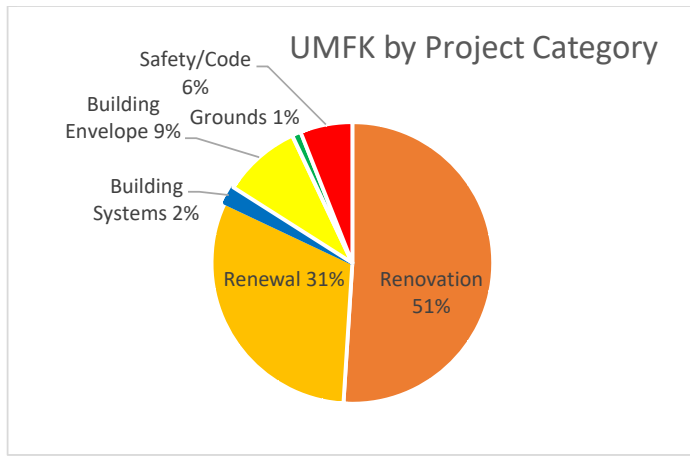
Congressional Directed Spending has created the opportunity to respond to much needed Fox renovations. Just getting started in FY25 (\$750,000 estimated), in total this project is expected to infuse over \$4 million into the Fox Building, which has a renovation age of 53 years and a Net Asset Value of 29%.

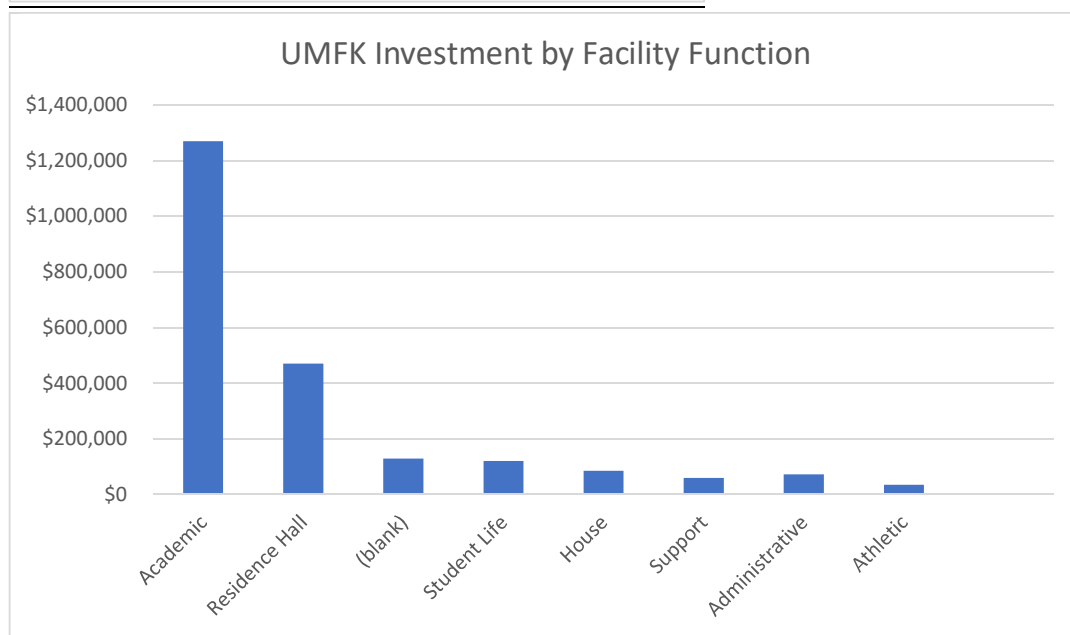
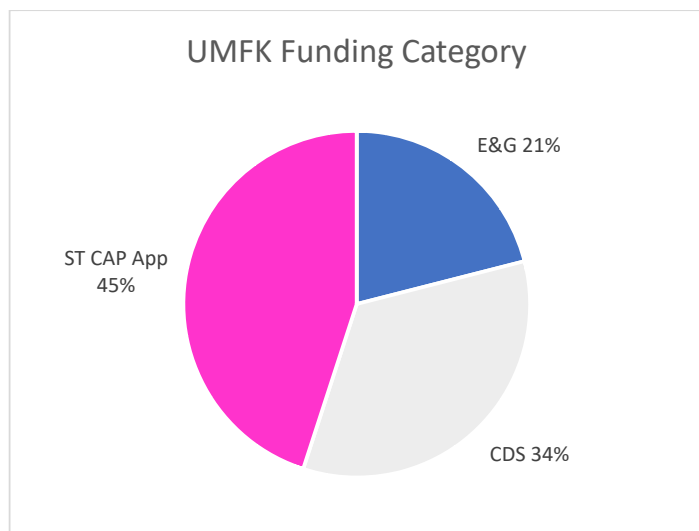
The majority of FY25 campus E&G funding will support campus safety and security such as better securing classrooms and exterior doors, as well as renovating bathrooms in the dining hall.

Analysis:

UMFK's FY25 plan is focused on maintaining and preserving its core facilities. The Fox Auditorium renovation represents a historic investment and will be the largest contributor to their capital plan for the next several years.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cos	Funding Source	1-Year Capital Plan	Facility Function
UMFK	UMFKGrounds Infrastructure300000	Exterior Lighting and Wayfinding	Parking lots and walkway lighting upgrade and signage.	Grounds Infrastructure	\$300,000	E&G	\$ 10,000	Support
UMFK	UMFKNOWLAND HALLRenovation300000	Nowland Hall Building Renovation	Replace windows, doors, and update HVAC and interior condition	Renovation	\$300,000	E&G	\$ 120,000	Student Life
UMFK	UMFKThe LodgeRenovation723936	Lodge upgrades	add/alter/repair exterior, improve grounds, update interior	Renovation	\$723,936	E&G	\$ 50,000	Residence Hall
UMFK	UMFKBuilding Systems351166	Plant	LP backup boiler and other improvements to central heating system	Building Systems	\$351,166	E&G	\$ 50,000	Support
UMFK	UMFKSafety / Code129000	Campus Security and Safety	certain key fobs, classrooms, security cameras as needed	Safety / Code	\$129,000	E&G	\$ 129,000	
UMFK	UMFKAcadia (President's) HouseBuilding Envelope85000	Acadia Exterior	Exterior	Building Envelope	\$85,000	E&G	\$ 85,000	House
UMFK	UMFKSportscenterRenovation45000	Sportscenter renovations	Renovations to maximize student utilization of space.	Renovation	\$45,000	E&G	\$ 35,000	Athletic
UMFK	UMFKCROCKER HALLBuilding Envelope250000	Crocker Hall Roof Replacement	repair/replace roofs	Building Envelope	\$250,000	ST CAP App	\$ 125,000	Residence Hall
UMFK	UMFKCROCKER HALLSpace Renewal200000	Crocker Hall Upgrade	Renovation and upgrade of bathroom and common areas.	Space Renewal	\$200,000	ST CAP App	\$ 100,000	Residence Hall
UMFK	UMFKCYR HALLSpace Renewal1000000	Cyr Hall Laboratory Upgrade	To upgrade greenhouse and science wing in Cyr Hall.	Space Renewal	\$1,000,000	ST CAP App	\$ 500,000	Academic
UMFK	UMFKOLD MODEL SCHOOLRenovation60000	Old Model School Renovation	Upgrade building envelope	Renovation	\$60,000	ST CAP App	\$ 20,000	Academic
UMFK	UMFKPOWELL HALLSpace Renewal190000	Powell Hall Renovations	Renovation and upgrade of bathrooms, common areas, resident rooms.	Space Renewal	\$190,000	ST CAP App	\$ 95,000	Residence Hall
UMFK	UMFKThe LodgeRenovation337158	Lodge upgrades	add/alter/repair exterior, improve grounds, update interior	Renovation	\$337,158	ST CAP App	\$ 100,000	Residence Hall
UMFK	UMFKCyr HallRenovation72842	Cyr Hall renovations	Cyr Hall renovations	Renovation	\$72,842	ST CAP App	\$ 72,842	Administrative
UMFK	UMFKFoxRenovation4000000	Fox - other renovations/updates	Fox - other renovation/updates	Renovation	\$4,000,000	CDS	\$ 750,000	Academic
					\$8,044,102		\$ 2,241,842	





UMPI

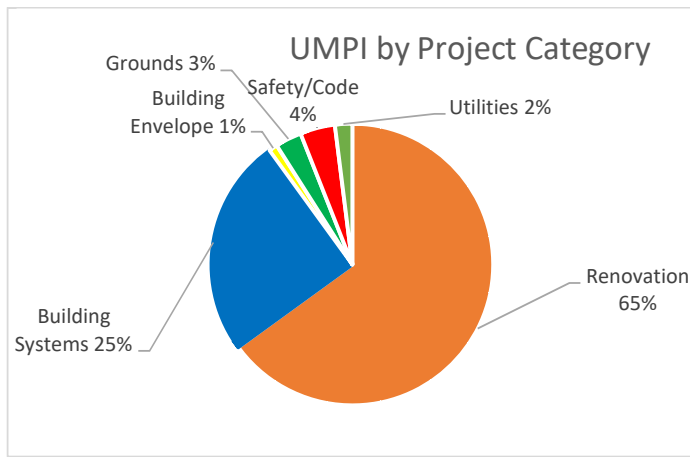
University Narrative:

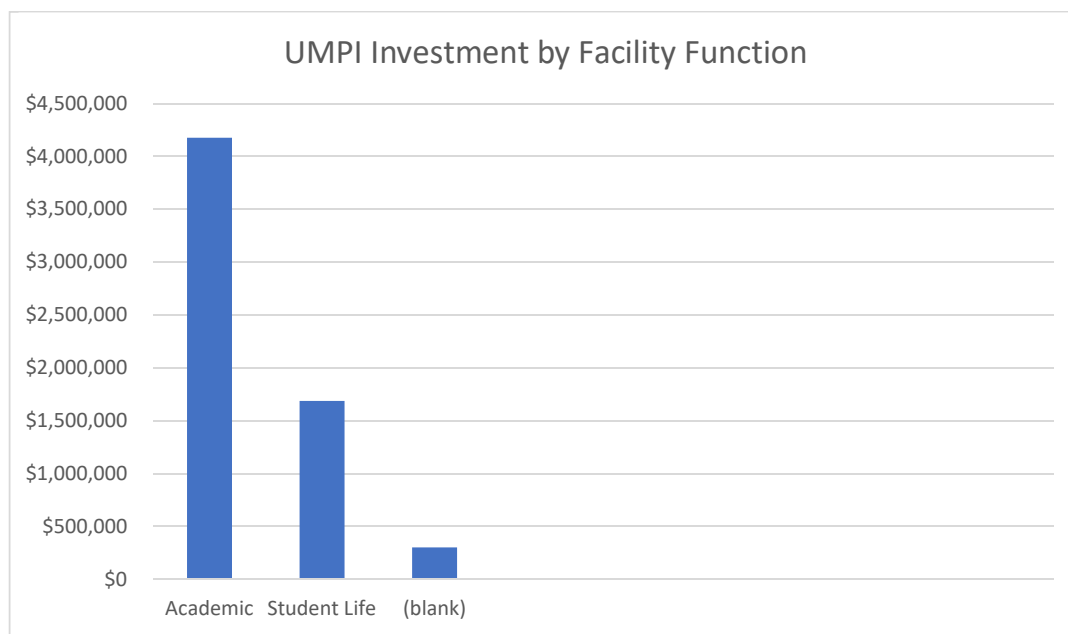
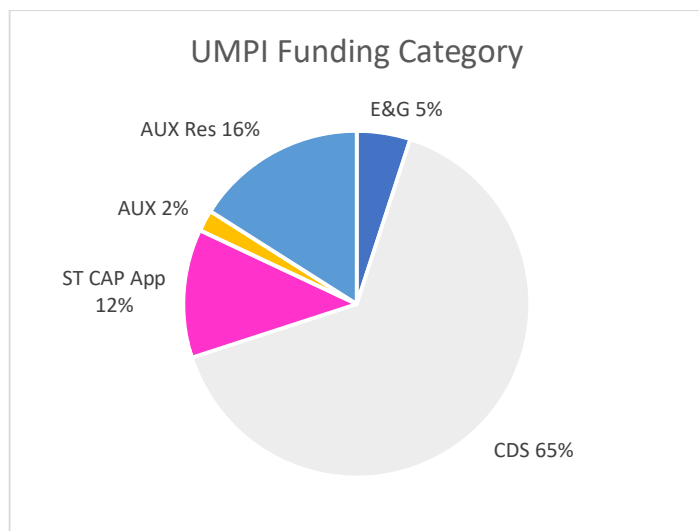
UMPI's FY25 capital plan is focused on improving the campus in order to continue to provide a comfortable and safe environment for our students, faculty staff. While the Gauvin Center renovation is our largest project, we have critical projects to replace the steam boilers in Kelly Commons, replace part of the Folsom roof, conduct paving and utility work. Our plan is aligned with UMS Strategic Plan Commitment 2: Financial Sustainability and Effective Infrastructure Portfolio.

Analysis:

UMPI's \$6.1M FY25 capital plan is almost double what was planned in FY24, the result of a \$4M renovation of the Gauvin Center funded by CDS. UMPI is also repairing/upgrading key infrastructure components to sustain campus operations.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	Facility Function
UMPI	UMPIGrounds Infrastructure50000	CIL Parking Lot Addition		Grounds Infrastructure	\$50,000	E&G	\$50,000	
UMPI	UMPIFOLSOM-PULLEN HALLBuilding Envelope45000	FOLSOM ROOF	Partial Replacement Folsom Roof	Building Envelope	\$45,000	E&G	\$45,000	Academic
UMPI	UMPILibrary BldgSafety / Code130830	Library Elevator		Safety / Code	\$130,830	E&G	\$130,830	Academic
UMPI	UMPIGrounds Infrastructure50000	South Walkway Paving		Grounds Infrastructure	\$50,000	E&G	\$50,000	
UMPI	UMPISafety / Code127940	Kelley Commons Elevator		Safety / Code	\$127,940	AUX	\$127,940	Student Life
UMPI	UMPIBuilding Systems1000000	Kelley Commons Boiler / H	This project will replace the two existing steam boilers installing a n	Building Systems	\$1,000,000	AUX Res	\$1,000,000	Student Life
UMPI	UMPIGrounds Infrastructure250000	Campus Paving	Various paving projects	Grounds Infrastructure	\$250,000	ST CAP App	\$100,000	
UMPI	UMPIBuilding Systems559030	Kelley Commons Boiler / H	This project will replace the two existing steam boilers installing a n	Building Systems	\$559,030	ST CAP App	\$559,030	Student Life
UMPI	UMPIUtility Infrastructure200000	Underground Utility Work	Repair underground electrical to walkway and parking lot lighting	Utility Infrastructure	\$200,000	ST CAP App	\$100,000	
UMPI	UMPIWieden HallRenovation4000000	Gauvin Center Renovation	Complete renovation of performance space within Wieden Hall	Renovation	\$4,000,000	CDS	\$4,000,000	Academic
					\$6,412,800		\$6,162,800	





USM

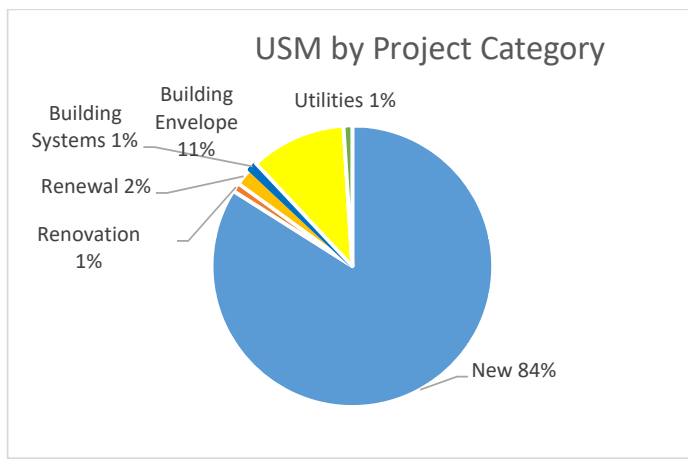
University Narrative:

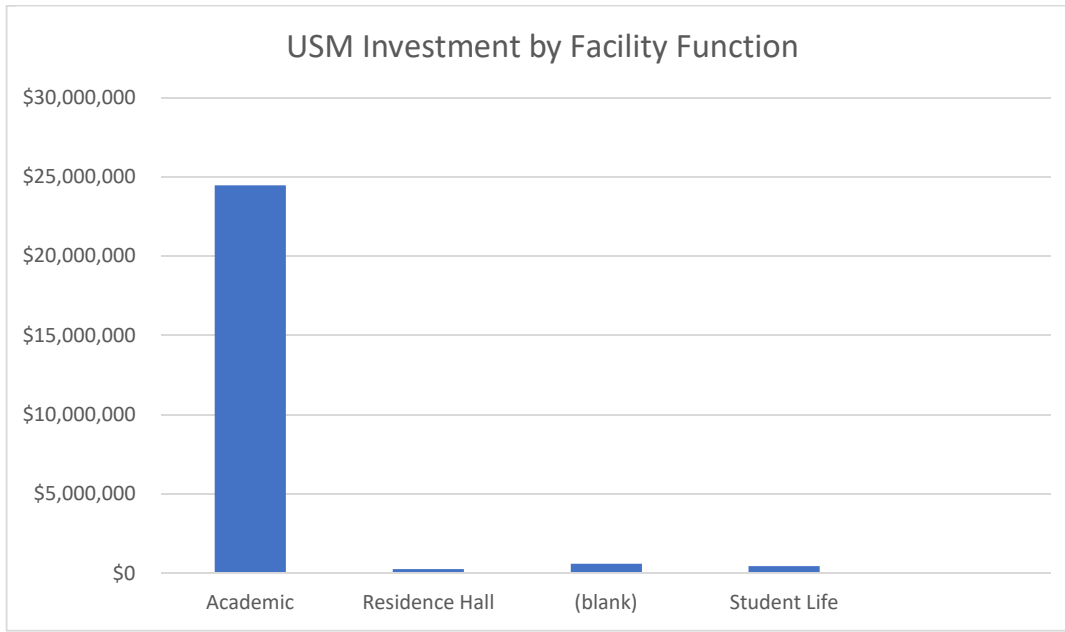
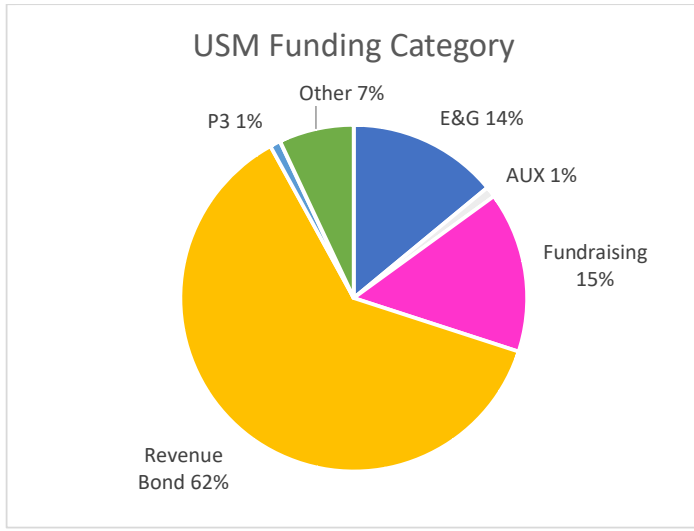
The University of Southern Maine's FY25 1-year capital plan focuses on utilizing available funding to address deferred maintenance by targeting Mechanical, Electrical and Plumbing (MEP) systems and Facade/Envelope repairs to improve the student learning environment, staff working comfort, energy efficiency, and to increase NAV. These initiatives directly support the Commitment 2 of the Strategic Plan: Financial Sustainability and Effective Infrastructure Portfolio. The major project highlighting this effort is the Bailey envelope replacement which is the first part of a projected five-part plan spread out over six to seven years. USM is also focused on completing the vision of the Portland campus created in its Master Plan by continuing the construction of the Center for the Arts.

Analysis:

The majority of the funding in USM's \$25.7M 1-year capital plan is going towards construction of the Center for the Arts. This project also drives the high investment in academic space seen this year. Once that project is complete, a shift towards existing facilities is anticipated, with initial investments planned for the renovation of Robie-Andrews and a multi-year envelope project at Bailey Hall. USM will also undertake an important facility condition assessment to better understand where future investments are needed across their portfolio.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	Facility Function
USM	USMUPTON-HASTINGS HALLBuilding Systems296447	UPTON HASTINGS Bathroom Upgrades	Upgrade to Upton Hastings Infrastructure and Fixtures	Building Systems	\$296,447	AUX	\$150,000	Residence Hall
USM	USMRUSSELL HALLBuilding Envelope750000	Russell Hall Envelope Repair	Russell Hall Mechanical System Upgrades	Building Envelope	\$750,000	E&G	\$400,000	Academic
USM	USMROBIE-ANDREWS HALLRenovation40250000	Robie Andrews Space Renewal	Space renewal of student spaces in Robie Andrews	Renovation	\$40,250,000	P3	\$100,000	Residence Hall
USM	USMSTEAM DISTRIBUTION SYSTEMUtility InfrastructurePortland Underground Util Rep	Portland Underground Util Rep	Repair to underground utility system on the Portland campus	Utility Infrastructure	\$542,463	E&G	\$42,463	
USM	USMGrounds Infrastructure400467	Pavement Repairs	Repairs to Site asphalt pavement	Grounds Infrastructure	\$400,467	E&G	\$100,000	
USM	USMART BuildingNew Space8100000	New Art Building	New Art Building - move from Robie Andrews space	New Space	\$8,100,000	P3	\$100,000	Academic
USM	USMHOT WATER DISTRIBUTION SYSTEM, HW SUPPLY/Gorham Underground Util Rep	Gorham Underground Util Rep	Repair to underground utility system on the Gorham campus	Utility Infrastructure	\$1,700,000	E&G	\$400,000	
USM	USMBrooks Dining CenterSpace Renewal750000	E-Sports Arena	Construction of E-Sports Arena in lower level of Brooks Dining Center	Space Renewal	\$750,000	Fundraising	\$450,000	Student Life
USM	USMDICKEY-WOOD DORMITORYDemolition20000000	Dickey-Wood Demolition	Dickey-Wood Demolition	Demolition	\$2,000,000	Dedicated System Funding	\$50,000	
USM	USMCENTER FOR THE ARTSNew Space29000000	Center for Arts Construction	Construct the Center for the Arts on the Portland Campus	New Space	\$29,000,000	Fundraising	\$3,400,000	Academic
USM	USMCENTER FOR THE ARTSNew Space20000000	Center for Arts Construction	Construct the Center for the Arts on the Portland Campus	New Space	\$2,000,000	Other	\$2,000,000	Academic
USM	USMCENTER FOR THE ARTSNew Space32000000	Center for Arts Construction	Construct the Center for the Arts on the Portland Campus	New Space	\$32,000,000	Revenue Bond	\$16,000,000	Academic
USM	USMACADEMY BLDGRenovation270000	Academy Bldg Interior Renovation	Renovation	Renovation	\$270,000	E&G	\$120,000	Academic
USM	USMBAILEY HALLBuilding Envelope10412463	Bailey Hall Curtainwall Repl	Replacement of Bailey Hall Curtainwall	Building Envelope	\$10,412,463	E&G	\$2,450,000	Academic
					\$128,471,840		\$25,762,463	





The Maine Center

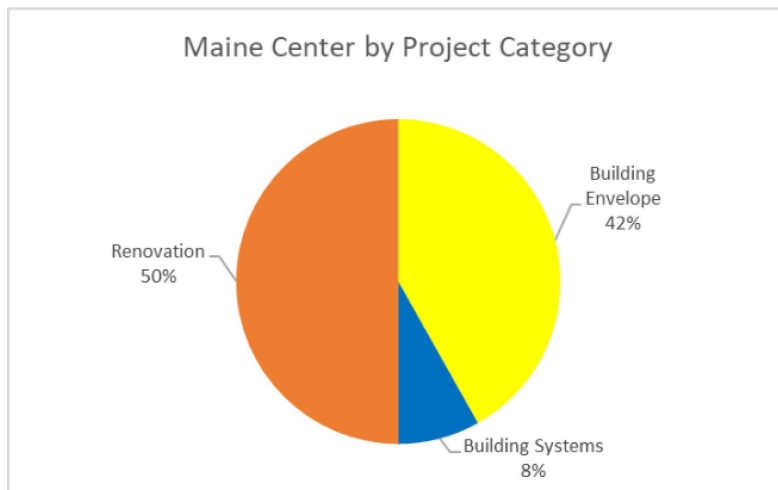
Narrative:

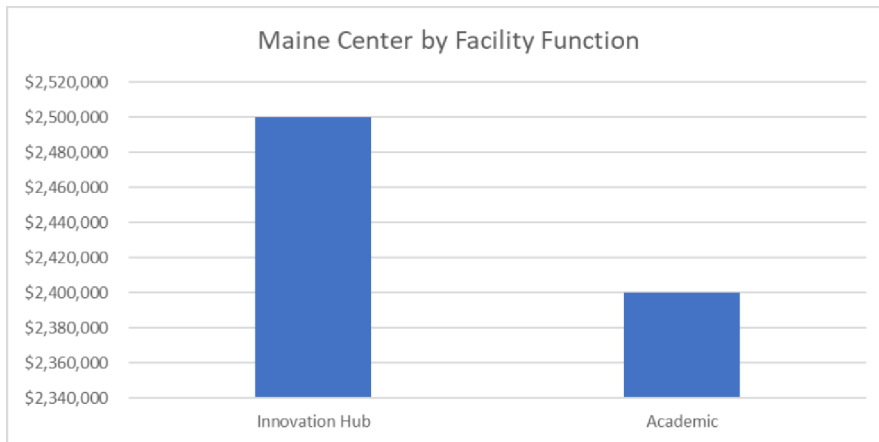
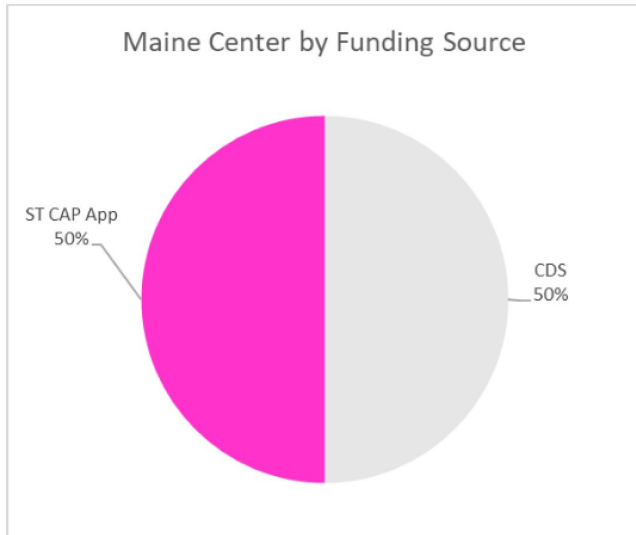
In FY25 the Maine Center will replace the failing RT units that control the HVAC System for two floors of 300 Fore Street and begin repairs to that building's envelope based on the recommendations of a recent study. At 7 Custom House, an envelope study will be initiated, and the initial design and renovation of interior spaces will begin. These initiatives support UMS strategic plan Commitment 2: Financial Sustainability and Effective Infrastructure Portfolio.

Analysis:

This is the first time the Maine Center has been a part of the capital plan, with a planned expenditure of \$4.9M going towards the 300 Fore Street and 7 Custom House facilities from a combination of CDS and state capital appropriations. These two facilities will grow the system's gross square footage and will be part of future Gordian metrics.

Campus	Project Identifier	Project Name	Short Description	Project Type	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	Facility Function
Maine Law	Maine Law	Maine La RT HVAC Unit Re	Life cycle replacement of RT Building Systems		\$500,000	ST CAP App	\$ 400,000	Academic
Maine Law	Maine Law	Maine La 300 Fore St Envelope Repair		Building Envelope	\$2,000,000	ST CAP App	\$ 2,000,000	Academic
Maine Center	Maine Center	Soft C: 7 Custom House Conduct an envelope study		Building Envelope	\$50,000	ST CAP App	\$ 50,000	Innovation Hub
Maine Center	Maine Center	Renov Maine Center Interior Renovations		Renovation	\$2,350,000	CDS	\$ 2,350,000	Innovation Hub
Maine Center	Maine Center	Soft C Design for Phase Design for phase 1 of the M Renovation			\$100,000	CDS	\$ 100,000	Innovation Hub
					\$5,000,000		\$ 4,900,000	







FY2025 Capital Investment Plan

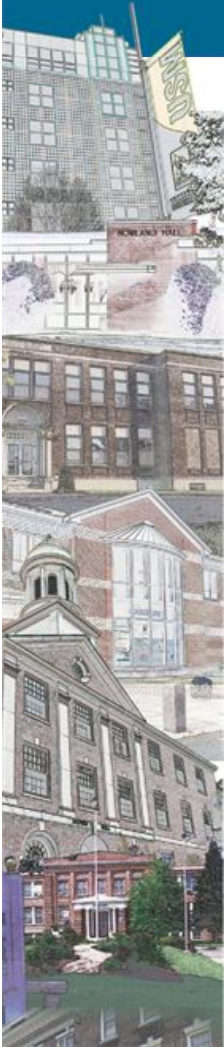
Nate Harris

Assoc Director of Capital Planning

15.2

Overview

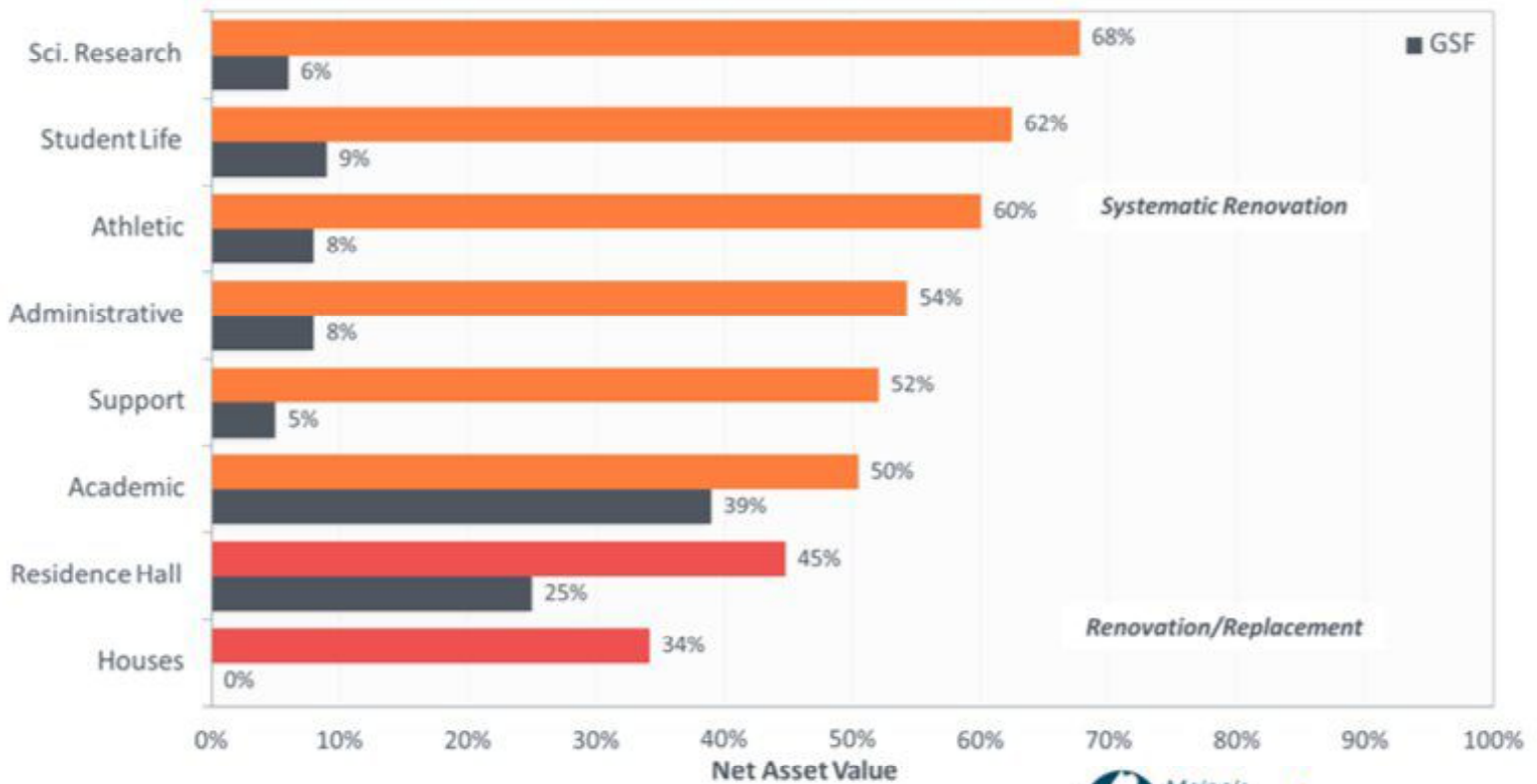
- FY25 Capital Plan context
- FY25 Capital Plan
- New Initiatives





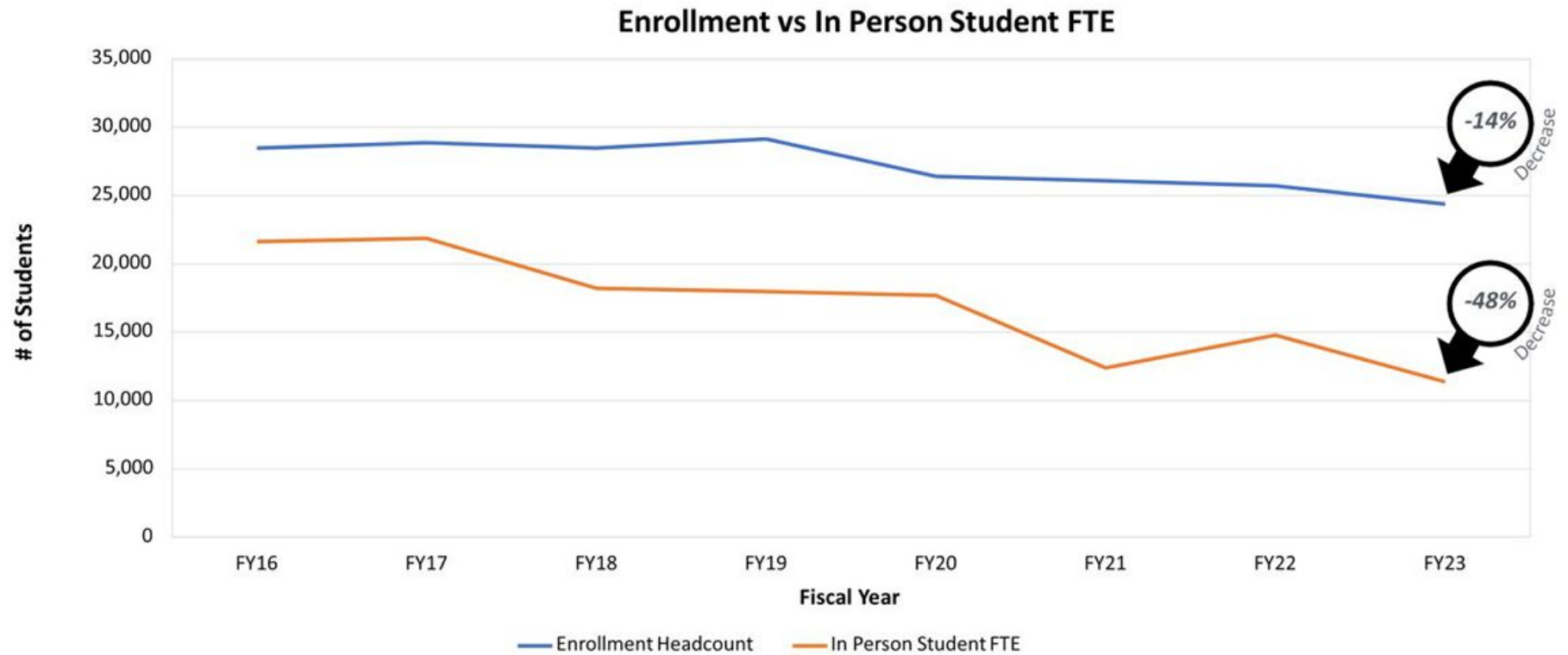
2023 NAV Index by Function Across UMS

Investment Strategy



15.2

Building Use Shifts as In Person Student FTEs Decrease

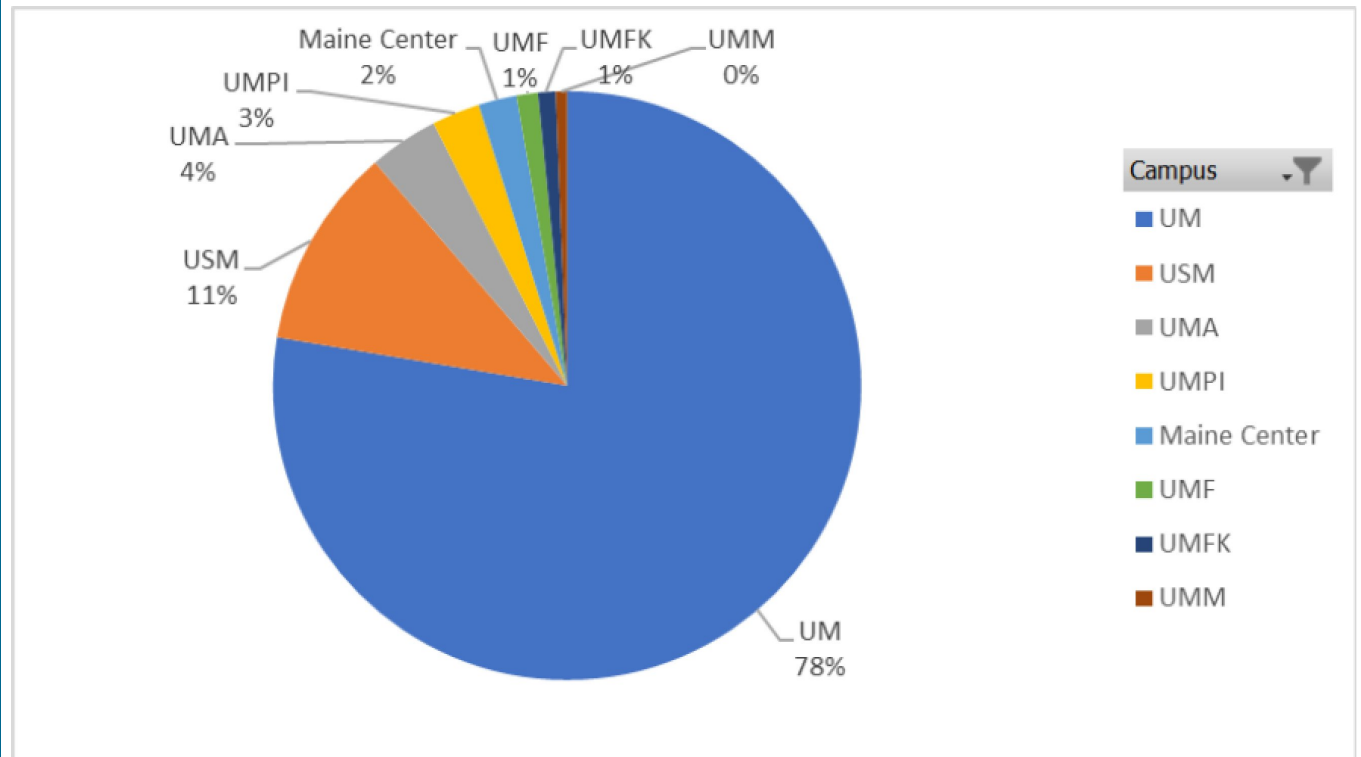


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FY25 Capital Plan By University

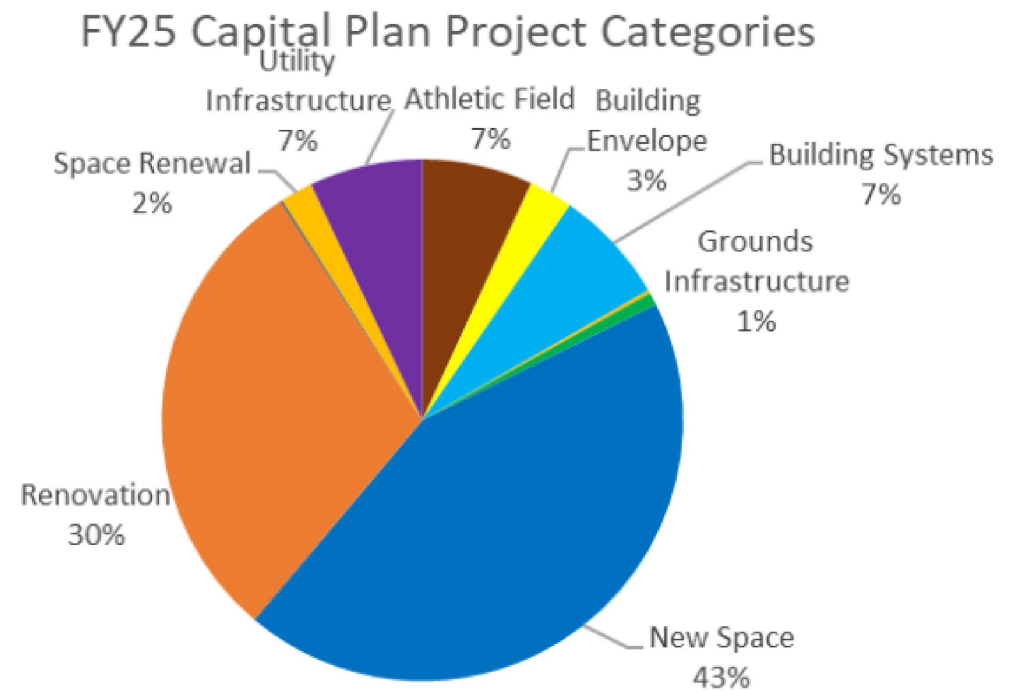
Row Labels	Sum of 1-Year Capital Plan
UM	\$ 180,924,569
USM	\$ 25,762,463
UMA	\$ 8,886,404
UMPI	\$ 6,162,800
Maine Center	\$ 4,900,000
UMF	\$ 2,744,325
UMFK	\$ 2,241,842
UMM	\$ 1,438,915
Grand Total	\$ 233,061,318

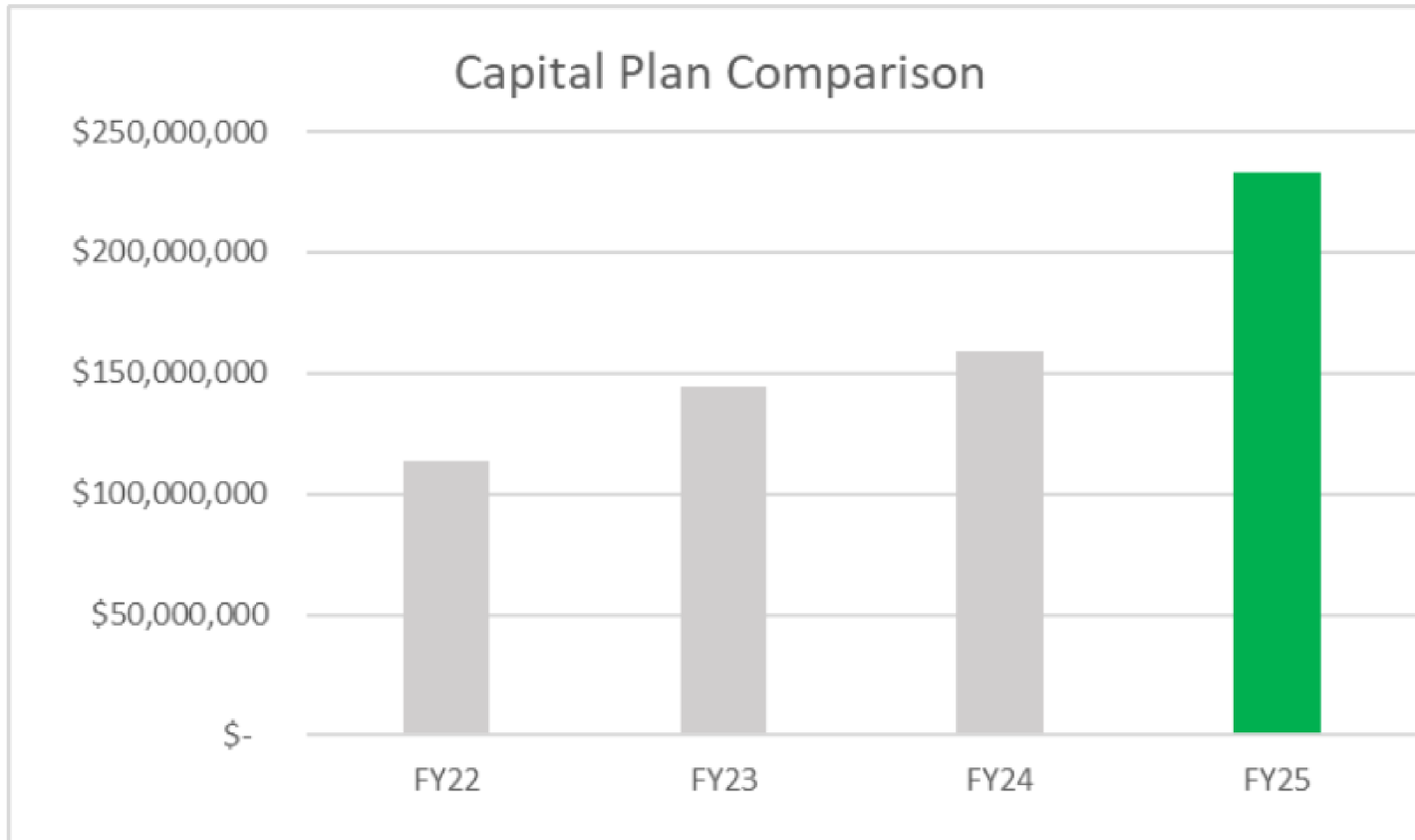




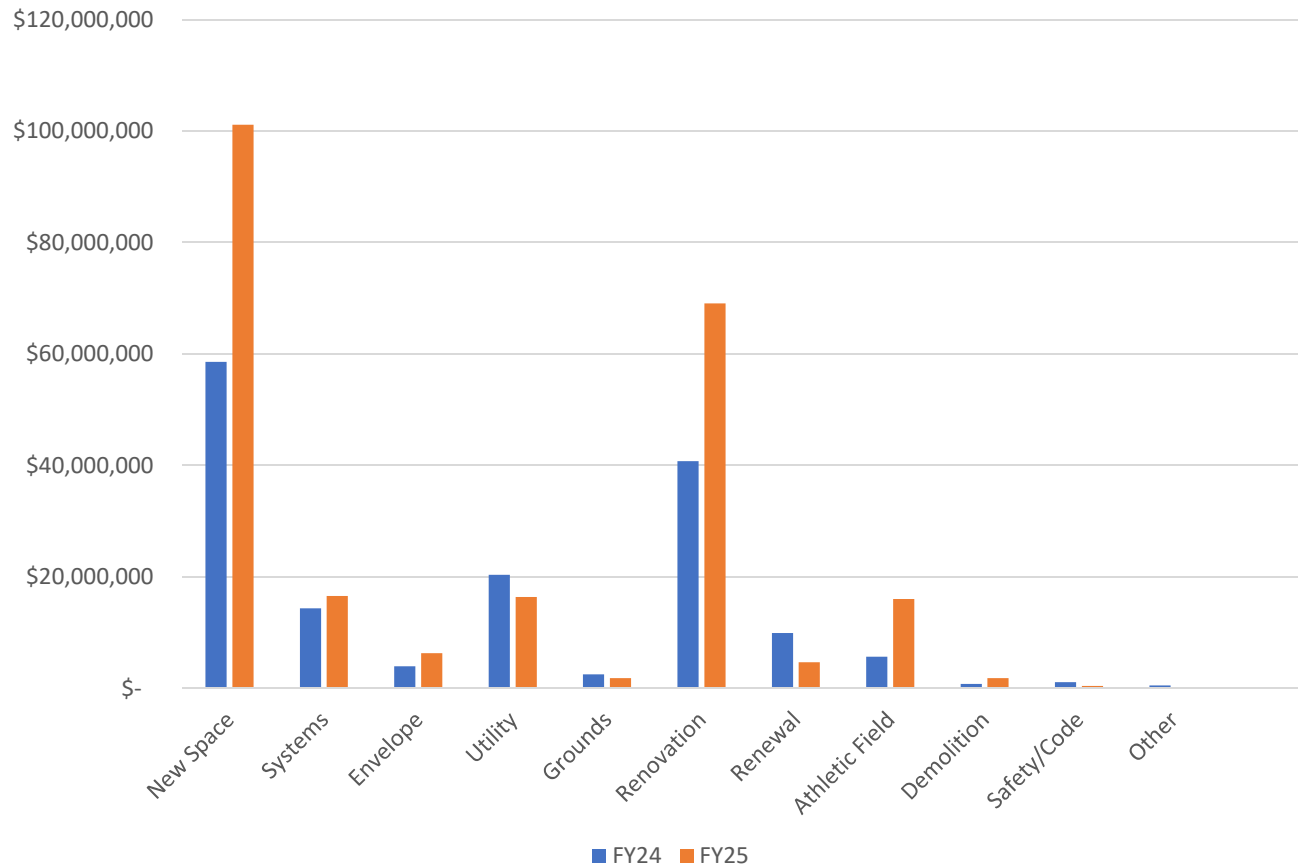
FY25 Capital Plan

Row Labels	Sum of 1-Year Capital Plan
Athletic Field	\$ 16,000,000
Building Envelope	\$ 6,319,325
Building Systems	\$ 16,584,030
Demolition	\$ 522,675
Grounds Infrastructure	\$ 1,803,074
New Space	\$ 101,135,000
Other	\$ 188,500
Renovation	\$ 69,054,574
Safety / Code	\$ 412,770
Space Renewal	\$ 4,680,592
Utility Infrastructure	\$ 16,360,778
Grand Total	\$ 233,061,318

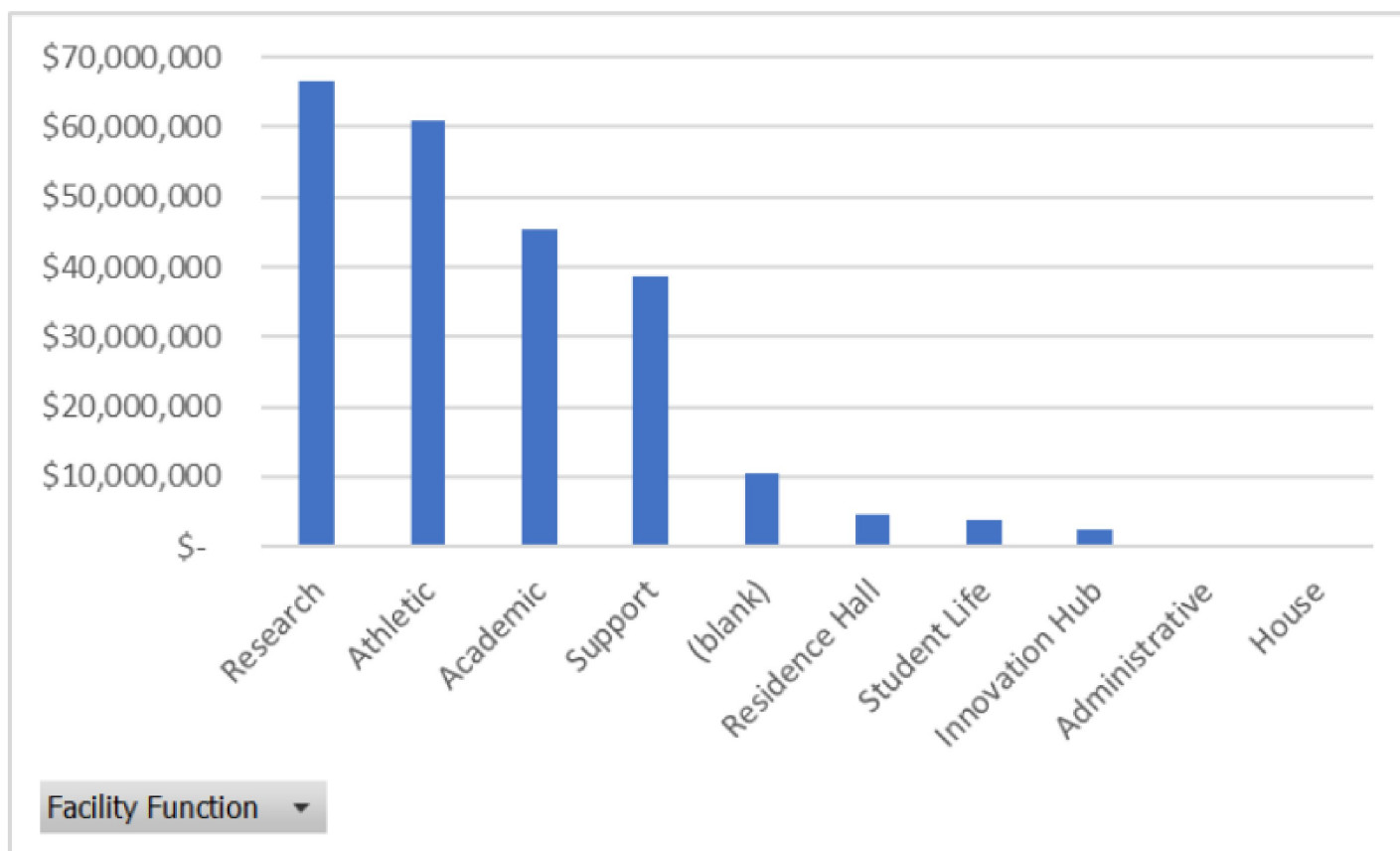




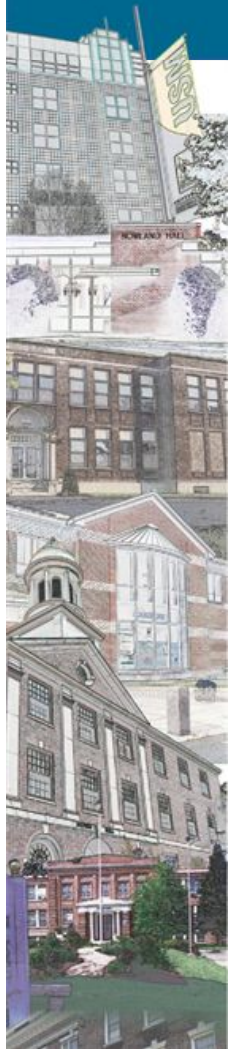
FY25 vs FY24 Capital Plan by Project Category



Capital Plan by Facility Function



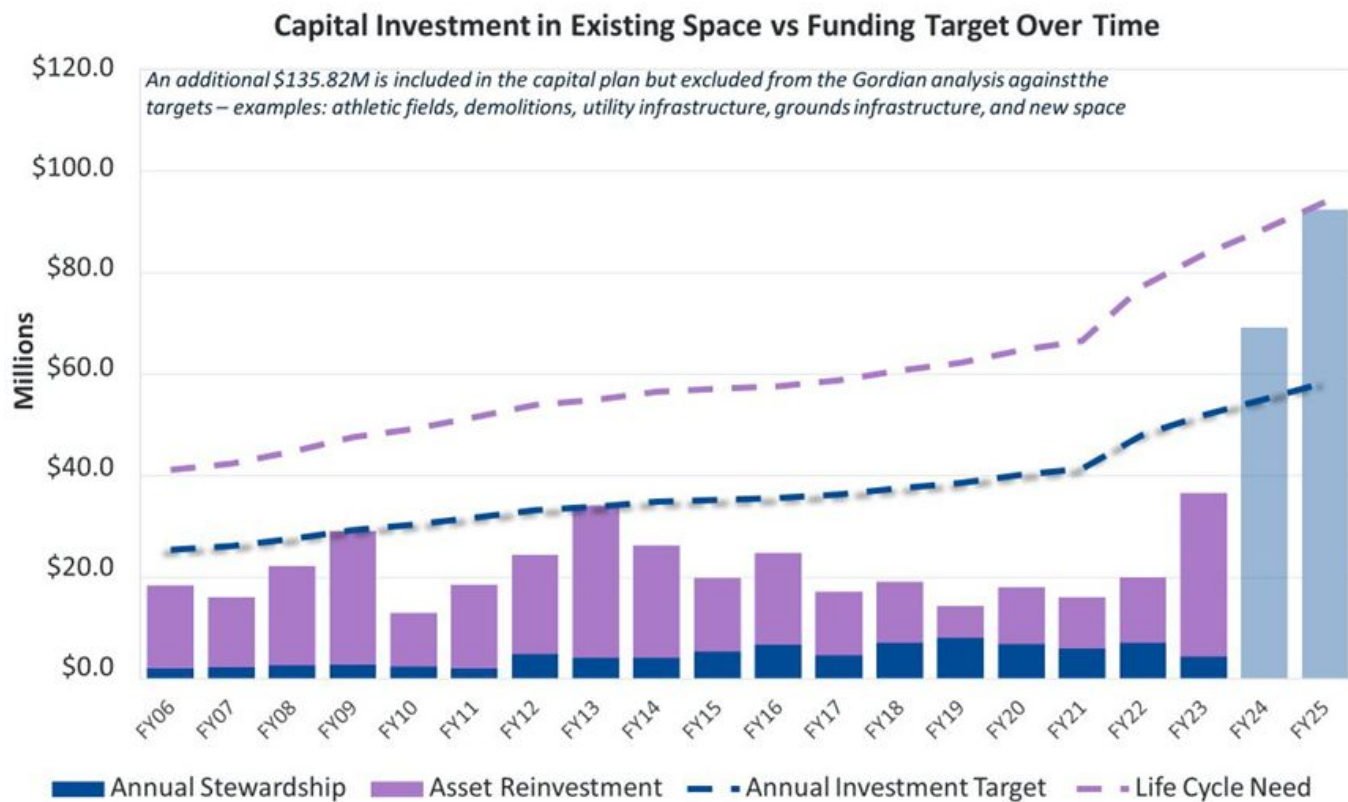
Capital Plan by Cost Bracket



Proj Cost Bracket	# Projects	% Total Projects	FY25 Plan	% of FY25 \$
>\$10M	11	9%	\$159,613,400	68%
\$10M - \$2M	27	21%	\$52,612,949	23%
>\$2M - \$500K	29	22%	\$13,739,946	6%
<\$500K	61	48%	\$7,095,023	3%
TOTAL	128	100%	\$233,061,318	100%

15.2

UMS FY25 Capital Plan Performance Against Gordian's Annual Targets



Institution	FY25 Gordian Target	FY25 Capital Plan	% to Target
UM	\$27,634,533	\$68,578,409	248%
UMA	\$1,758,179	\$8,525,000	485%
UMF	\$3,825,016	\$2,744,325	72%
UMFK	\$1,380,944	\$2,231,842	162%
UMM	\$1,345,415	\$538,915	40%
UMPI	\$2,189,719	\$5,862,800	268%
USM	\$11,360,980	\$3,670,000	32%
UMS	\$49,494,786	\$92,151,291	186%

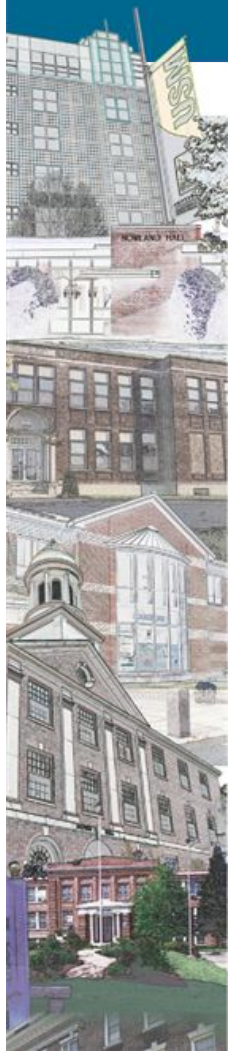
15.2

January 2023 RSMeans CCI catalog is 8.1% which is the escalation factor for the FY23 analysis. FY24 and FY25 escalation factor is projected at 6%.

GORDIAN®

New Initiatives

- NAV calculation review
 - Understand NAV calculation & the information it provides
- Facility Condition Assessments
 - Next level of understanding facility condition
- Space management and utilization
 - Policy development
 - More information than density



15.2



FY2025 Capital Investment Plan

Comments or Questions?

15.2