



UNIVERSITY OF MAINE SYSTEM FY27 – FY31 CAPITAL PLAN



John Nathan Harris

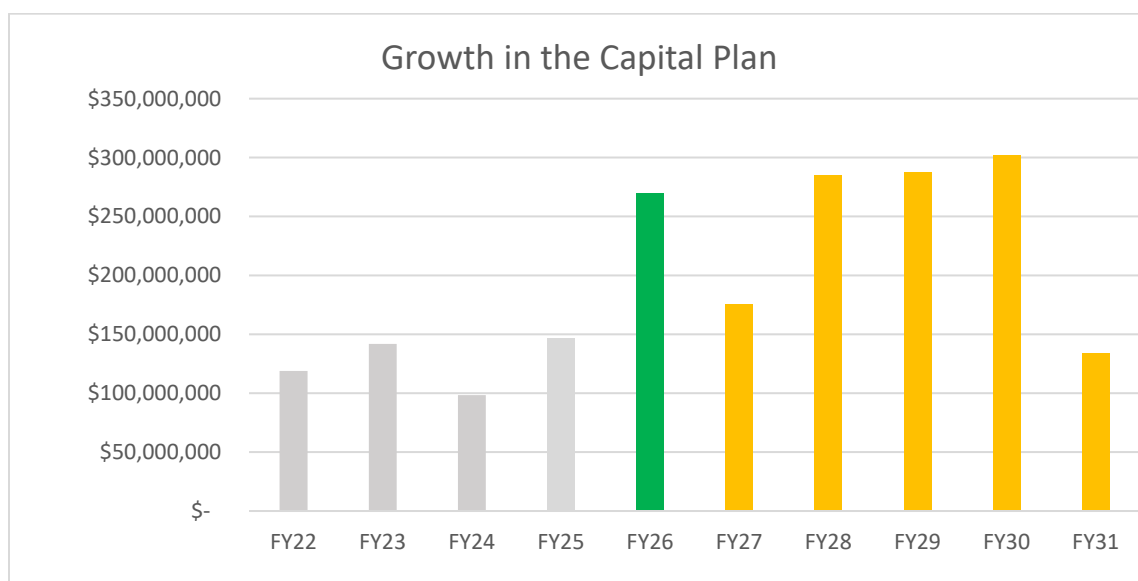
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UMS Capital Plan:

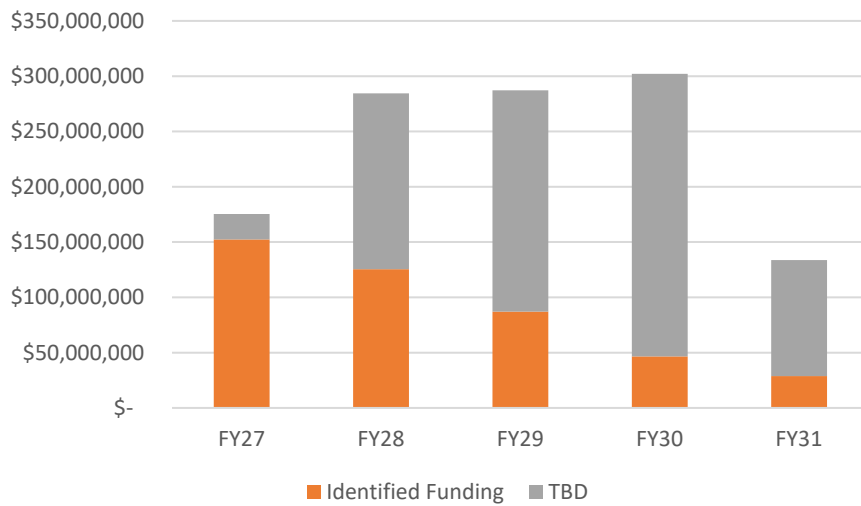
The FY27–FY31 five-year capital plan outlines approximately **\$1.18 billion** in planned investments across more than **300 projects**, representing a total project value of **\$1.49 billion**. While the overall scale of investment is consistent with the previous five-year plan, the composition and phasing of projects continue to evolve, with a growing concentration of capital in larger, more complex initiatives.

The FY27 capital plan totals **\$175 million**, approximately **\$103 million less** than projected for FY27 in the prior five-year plan. Further analysis indicates that this change is largely attributable to the rephasing of several projects, especially those with TBD funding. When focusing on projects with identified funding, FY27 spending declines by approximately **\$21 million**, suggesting that the funded capital program remains largely stable year-over-year. Much of the rephased FY27 activity reappears in FY28–31, which reflects a change in timing and sequencing. This shift indicates a deliberate effort to reduce near-term execution and funding risk, while preserving long-term strategic intent through rephasing rather than removal of projects.



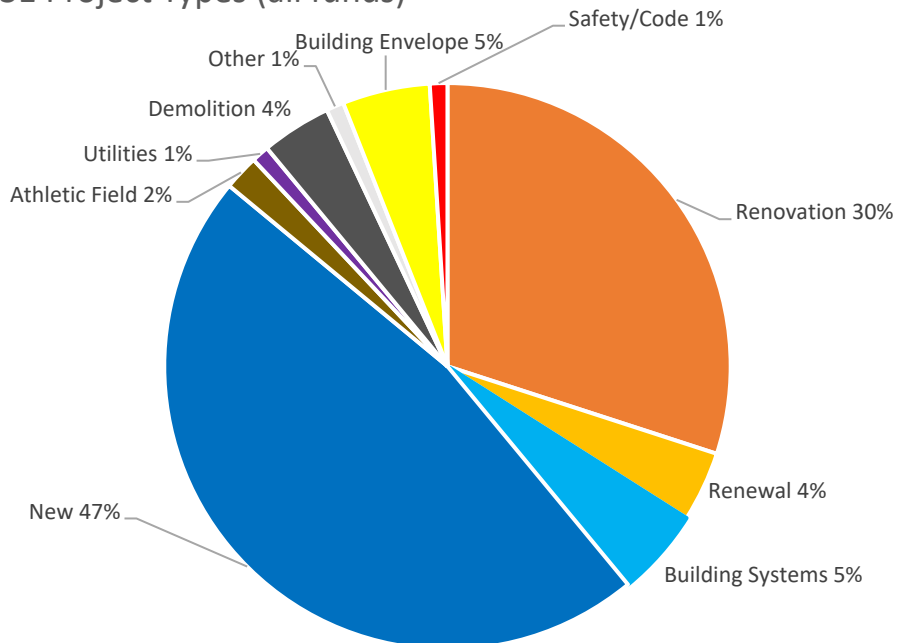
The 5-year capital plan has multiple funding sources, with TBD (62%), Revenue Bond (9%), HAF Grant (8%), E&G (8%), state funded debt service (3%), and P3 (3%) making up 93% of all funding sources. The growing share of TBD funding, particularly among projects exceeding \$10 million, highlights the increasing complexity of assembling capital financing packages and reinforces the importance of aligning project readiness, funding certainty, and phasing decisions. Like previous plans, the number of TBD funded projects increases in the out-years.

Capital Plan TBD breakout

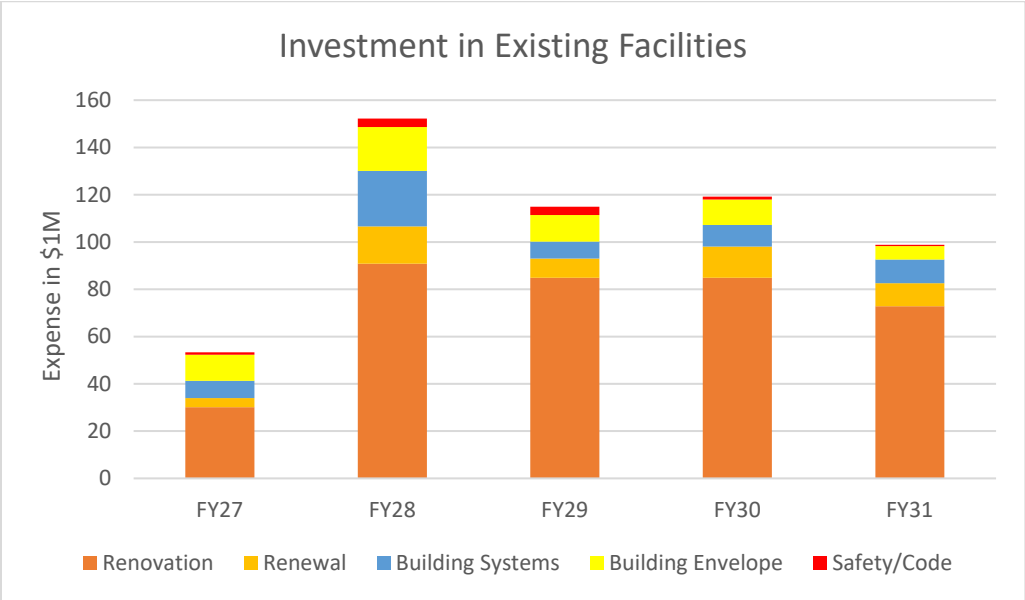


Gordian highlights the fact that UMS has older and less recently renovated facilities than peers. To address this, a blended approach focusing on new construction and renovations drives the majority of the spending in this plan.

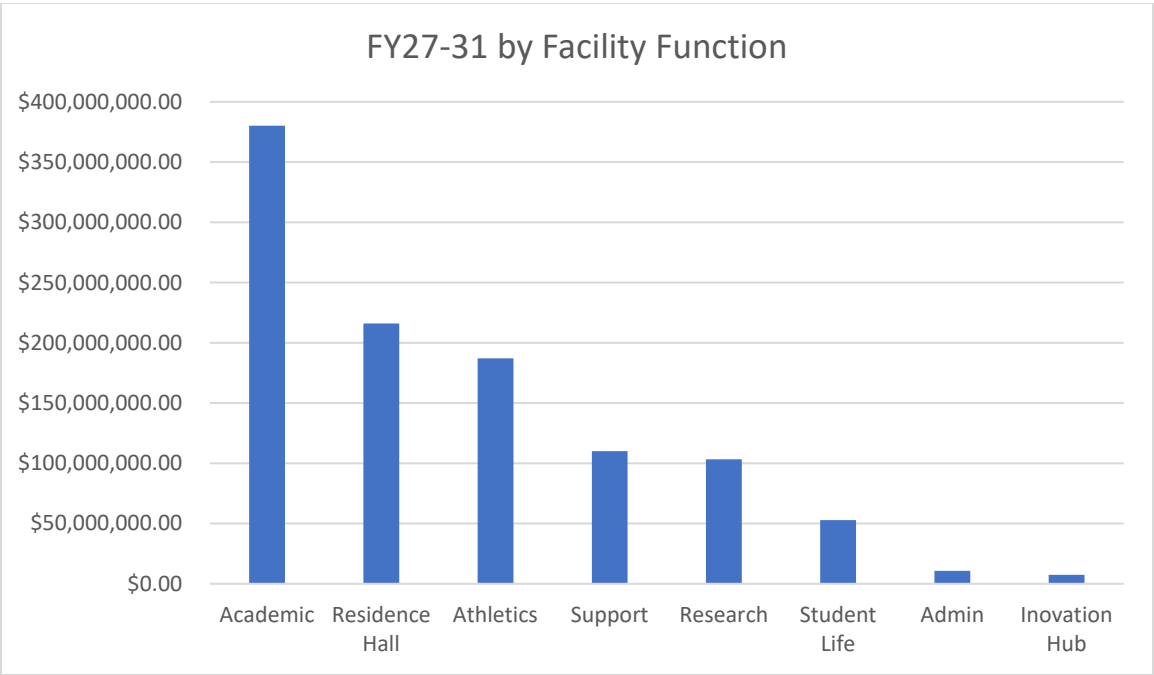
FY27-31 Project Types (all funds)



The categories of Renovation, Renewal, Safety/Code, Building Systems and Envelopes highlight the planned investment into existing facilities to address deferred and forecasted capital renewal needs. In this 5-year plan, over \$532M will be invested into existing facilities, which is on par with the planned investment in new facilities.



Beyond examining project types, a portfolio view based on facility function provides a quick way to see where investments are being made on a campus. Over the next 5 years, most investments will target academic buildings and residence halls, which make up the majority of facilities within the UMS portfolio. This illustrates a capital program increasingly focused on stewardship of existing assets and strategic reinvestment in core academic and residential buildings.



Finally, the scope of the capital plan can be 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 project size and complexity increase, successful delivery also depends on internal capacity for planning, project management, and coordination across campuses and funding partners.

Proj Cost Bracket	# Projects	% Total Projects	5 year Plan	% of Plan \$
>\$10M	22	7%	\$875,741,165	74%
\$10M - \$2M	44	14%	\$196,868,267	17%
>\$2M - \$500K	71	23%	\$74,295,976	6%
<\$500K	174	56%	\$36,135,942	3%
TOTAL	311	100%	\$1,183,041,350	100%

The most expensive projects (over \$10M) account for only 7% of the projects but drive 74% of the capital plan spending. Focusing on projects over \$2M, 91% of the planned expenditure is accounted for. These projects typically involve longer delivery timelines, multiple funding sources, and greater execution risk.

Conversely, projects estimated to cost under \$2M comprise 79% of all projects but only account for only 9% of the expenses in the plan. Projects between \$500K and \$2M increasingly include lifecycle replacement projects such as roof, HVAC or infrastructure replacement.

This increasing concentration of capital investment in a small number of large-scale projects and overall inflation of construction material and services has implications for planning, phasing, and governance that differ from earlier capital programs dominated by smaller initiatives, and provides an opportunity re-examine whether the current structures remain aligned with the current scale and risk profile of the capital program.

UMaine/Machias

University Narrative Executive Summary:

The University of Maine is a learner-centered Research 1 university, committed to student success and growing inclusive and thriving communities; sustaining the health of our planet; and serving as Maine's land, sea, and space grant university, working in collaboration with state and national partners to address the most pressing needs of our time.

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 support over 700 innovative projects for organizations that enable access to facilities, lands, and expertise that help Maine businesses grow and develop.

We aspire to invest \$657M in improvements across UMaine and the University of Maine at Machias (UMM) over the next five years. The UMaine and UMM 5-year capital plan will explore every potential funding source to strategically upgrade science and engineering² 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 45% of the funding to meet our 5-year goal.

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. It is also guided by our Strategic Vision and Values Framework values of Fostering Learner Success, Discovering and Innovating, and Growing and Advancing Partnerships. The plan specifically reflects the University of Maine System (UMS) Strategic Plan 2023-2028, Commitment 2: Financial Sustainability and Effective Infrastructure Portfolio.

Financial Sustainability Actions

Action 3: UMS will partner with the universities and law school to identify and implement by spring 2024 new operational efficiencies leading to cost reductions for each institution in the System.

Goal 3.2: Identify efficiencies in infrastructure, including optimizing the upkeep and use of primary classroom and lecture spaces, meeting and conference rooms, artistic/performance spaces, and public gathering spaces.

Goal 3.3: Identify reductions in energy consumption, including strategic management of underused or unused buildings and offices during periods of peak energy consumption (winter and summer).

Effective Infrastructure Portfolio Actions

Action 1: Develop a system-wide capital plan and priorities for capital investment by May 2024.

Goal 1.1: Address system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement).

Action 2: Achieve fiscal and energy efficiencies through physical space reduction.

Goal 2.1: Continue to target disused and low-Net Asset Value buildings for removal.

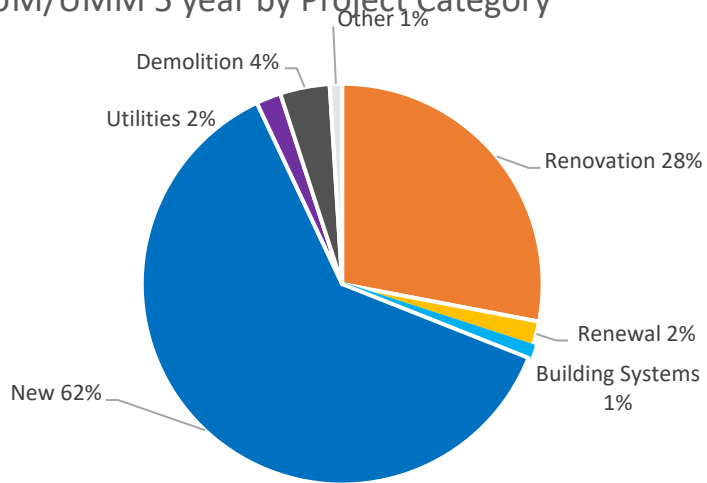
Goal 2.2: Identify multi-use/multi-purpose functionality for new buildings and heavily renovated buildings.

Our capital plans are also grounded in the principles of unified accreditation, as the renovation and building design of classroom and research facilities in the future will consider the possibilities of the most modern approaches to remote

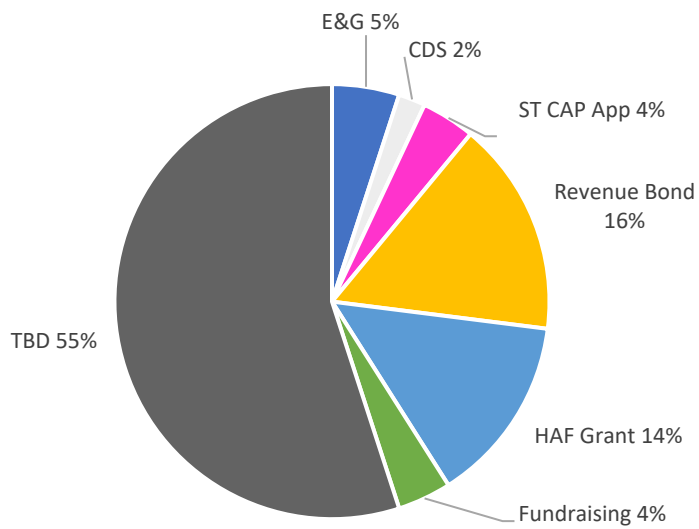
instruction to enable the participation of UMS students' system-wide in the research and learning opportunities of the flagship. We are grateful to the UMS Board of Trustees and the members of the Facilities, Finance, & Technology Committee for their robust engagement and approval of our projects.

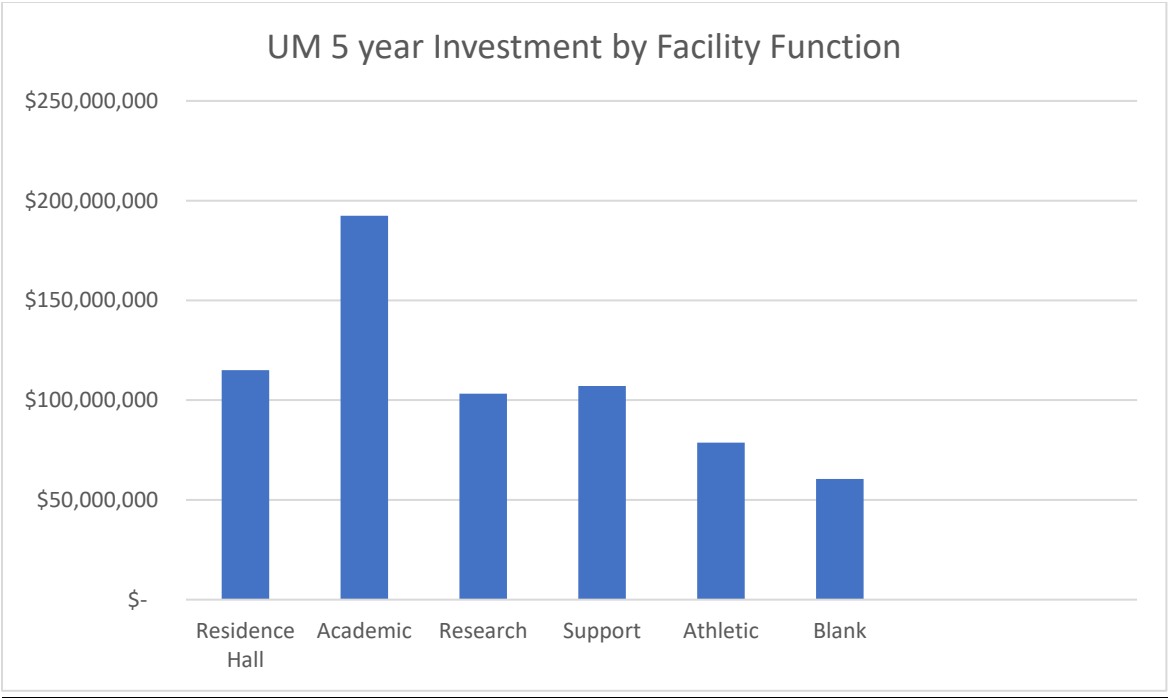
Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
UM	New Space	Morse Arena	HAF Multipurpose Arena & Alfond Stadium	\$18,219,100	Fundraising	\$10,312,698	\$12,998,987	Athletic
UM	Athletic Field	HAF Mahaney Diamond	Mahaney Diamond Renovations	\$2,500,000	Fundraising	\$1,500,000	\$1,500,000	Athletic
UM	New Space	Morse Arena	HAF Multipurpose Arena & Alfond Stadium	\$87,780,900	HAF Grant	\$49,687,302	\$62,630,031	Athletic
UM	Renovation	Boardman Hall	Boardman Hall Revitalization	\$24,005,000	HAF Grant	\$3,582,479	\$23,766,168	Academic
UM	Renovation	Crosby Lab Renovations	Crosby Lab Renovations	\$4,200,000	HAF Grant		\$3,811,775	Research
UM	New Space	GEM Factory of the Future Phase 1	GEM Factory of the Future Phase 1	\$10,600,000	HAF Grant	\$1,045,000	\$1,045,000	Research
UM	Renovation	HAF Mahaney Diamond	Mahaney Diamond Renovations	\$200,000	HAF Grant	\$100,000	\$100,000	Athletic
UM	Renovation	Jenness Hall Catalysis Lab	Catalysis Lab	\$2,500,000	HAF Grant	\$450,000	\$450,000	Research
UM	Renovation	Boardman Hall	Boardman Hall Revitalization	\$10,000,000	Restricted Gifts	\$1,492,389	\$9,900,507	Academic
UM	Renovation	Boudreau Hall	Boudreau Hall renovation gift fund	\$1,250,000	Restricted Gifts	\$250,000	\$350,000	Academic
UM	New Space	UMEC	New UMEnergy Center	\$110,000,000	Revenue Bond	\$15,000,000	\$100,700,000	Support
UM	Utility Infrastructure	Electrical Infrastructure	Electrical Infrastructure Improvements	\$25,000,000	Revenue Bond	\$5,000,000	\$5,000,000	Support
UM	Building Systems	Sawyer Hall	Sawyer Hall HVAC Renewal	\$1,500,000	Revenue Bond	\$700,000	\$800,000	Research
UM	Safety/Code/Risk	Fire Projection	Sprinkler FM Global identified facilities	\$2,500,000	TBD	\$500,000	\$2,500,000	
UM	Demolition	Murray Hall / Rogers Hall / Roger Clapp / Cut	Demolition of possible buildings for New S	\$10,000,000	TBD		\$10,000,000	Academic
UM	Demolition	LIBBY HALL	REMOVAL OF LIBBY HALL	\$1,452,480	TBD		\$1,452,480	Academic
UM	New Space	New On-campus Housing	Construction of new on-campus housing	\$100,000,000	TBD	\$1,500,000	\$100,000,000	Residence Hall
UM	New Space	Life & Health Science Complex - Part 1	Life & Health Science Complex - Part 1	\$70,000,000	TBD	\$6,000,000	\$70,000,000	Academic
UM	New Space	Life & Health Science Complex - Part 2	Life & Health Science Complex - Part 2	\$70,000,000	TBD		\$51,500,000	Academic
UM	Renovation	Crosby Lab	Crosby Lab NAV	\$6,300,000	TBD		\$2,300,000	Academic
UM	Renovation	Merrill Hall	Merrill Hall NAV	\$8,700,000	TBD		\$3,000,000	Academic
UM	Renovation	Page Farmhouse	Page Farmhouse Museum NAV	\$4,600,000	TBD		\$2,000,000	Academic
UM	Renovation	Existing On-campus Housing Stock	Renovations of existing housing stock.	\$15,000,000	TBD		\$15,000,000	Residence Hall
UM	Demolition	Building Removals	Building Removals	\$6,974,845	TBD	\$773,760	\$4,623,760	
UM	Utility Infrastructure	IT Infrastructure Upgrades	IT Infrastructure Upgrades	\$5,000,000	TBD		\$5,000,000	
UM	Utility Infrastructure	Utilities Upgrades	Utilities Upgrades	\$7,000,000	TBD	\$750,000	\$4,000,000	
UM	Renovation	TBD Research Projects	TBD Research Projects	\$160,000,000	TBD		\$80,000,000	Research
UM	Demolition	Barrows Hall, Original	Demo of Barrows Hall	\$10,000,000	TBD	\$100,000	\$10,000,000	
UM	Building Systems	Aubert Hall	Chiller Replacement	\$1,000,000	TBD	\$500,000	\$1,000,000	Research
UMM	Safety / Code / Risk	Fire Protection	Install fire sprinkler system in 5 facilities	\$975,000	TBD	\$225,000	\$975,000	
UMM	Renovation	Reynolds Center	Early college Student Support Center	\$250,000	TBD	\$250,000	\$250,000	Student Life
UM	Building Systems	Somerset Hall	Upgrade building controls	\$175,000	ALX	\$100,000	\$100,000	Residence Hall
UM	Building Systems	Aroostook Hall	Replace Cast Iron Sewer Piping	\$120,000	ALX	\$60,000	\$60,000	Residence Hall
UM	Building Systems	Kennebec Hall	Replace Cast Iron Sewer Piping	\$120,000	ALX	\$60,000	\$60,000	Residence Hall
UM	Building Systems	York Hall	Design & Install Dishmachine Exhaust Sys	\$85,000	ALX	\$45,000	\$45,000	Residence Hall
UM	Building Systems	DTAV-Smith	Install AC Splits	\$300,000	ALX	\$200,000	\$200,000	Residence Hall
UM	Renovation	Cumberland Hall	Replace Hallway Carpet with LVT	\$105,000	ALX	\$50,000	\$50,000	Residence Hall
UM	Building Systems	Wells	Upgrade Building Controls	\$88,000	ALX	\$44,000	\$44,000	Residence Hall
UM	Renovation	Aroostook Hall	Replace VCT in all rooms with LVT	\$250,000	ALX	\$150,000	\$150,000	Residence Hall
UM	Demolition	Sculpture Studio	Demolition of Sculpture Studio - GEM Ena	\$150,000	E&G	\$150,000	\$150,000	Academic
UM	Building Systems	Hitchner Hall - '87 Wing	HVAC Renewal of Hitchner Hall '87 Wing C	\$2,080,000	E&G	\$1,330,000	\$1,330,000	Research
UM	Other	ALFOND ARENA	Alfond Arena FD	\$727,500	E&G	\$48,500	\$242,500	Athletic
UM	Other	MEMORIAL GYM COMPLEX	Memorial Gym FD	\$2,100,000	E&G	\$140,000	\$700,000	Athletic
UM	Renovation		Various Projects	\$37,621,241	E&G	\$3,068,807	\$16,957,095	
UM	Grounds Infrastructure	Various UMParking Lots - NCP	Parking Lot Maintenance	\$1,000,000	E&G	\$750,000	\$750,000	
UM	Space Renewal	Various	Annual Break/Fix Maintenance	\$27,419,807	E&G	\$2,289,000	\$12,648,171	
UM	Building Systems	Barrows ESRB	Chiller Replacement	\$1,000,000	E&G	\$500,000	\$500,000	Research
UM	Utility Infrastructure	Steam Pit 05 & 06	Steam Pit Repairs	\$175,000	E&G	\$100,000	\$100,000	
UM	Renovation	Environmental Science Lab (ESL) - NCP	ESL Reno for Franco-American Studies	\$550,000	E&G	\$100,000	\$500,000	Academic
UM	Building Envelope	Memorial Gym	Memorial Gym Pit Roof Replacement	\$1,000,000	E&G	\$500,000	\$500,000	Athletic
UMM	Building Systems	Building Control Systems	Control Systems Upgrades	\$165,000	E&G	\$140,000	\$140,000	
UM	Grounds Infrastructure	CAMPUS Paving Maintenance - NCP	Paving Maintenance	\$1,500,000	E&G Res	\$750,000	\$750,000	
UM	Grounds Infrastructure	Various UMParking Lots - NCP	Parking Lot Maintenance	\$421,634	E&G Res	\$210,817	\$210,817	
UM	New Space	Food Innovation Center	Food Innovation Center	\$1,961,000	MIRP	\$461,000	\$461,000	Research
UM	Renovation	Black Bear Academy	Black Bear Academy	\$4,000,000	CDS	\$1,400,000	\$1,400,000	Support
UM	New Space	Forest Biomaterials Innovation Center	Forest Biomaterials Innovation Center, Su	\$7,425,000	CDS	\$3,000,000	\$4,325,000	Research
UM	New Space	Sawing Operations Training Facility	Sawing Operations Training Facility	\$750,000	CDS	\$200,000	\$200,000	Academic
UM	New Space	Food Innovation Center	Food Innovation Center	\$2,500,000	CDS	\$900,000	\$900,000	Research
UM	Renovation	Deering Hall	Modernization & Expansion of Analytical L	\$4,939,000	CDS	\$889,000	\$889,000	Research
UM	Renovation	Jenness Hall PFAS	PFAS Lab	\$3,000,000	CDS	\$950,000	\$950,000	Research
UM	Renovation	DMC Flowing Sea Water Lab	DMC Culture Lab	\$1,362,000	CDS	\$1,212,000	\$1,212,000	Research
UMM	Renovation	Reynolds Center	Early college Student Support Center	\$750,000	CDS	\$750,000	\$750,000	
UM	New Space	GEM Factory of the Future Phase 1	GEM Factory of the Future Phase 1	\$10,600,000	STCAP App	\$1,045,000	\$1,045,000	Research
UM	Renovation	Boardman Hall	Boardman Hall Revitalization	\$16,250,000	STCAP App	\$2,425,132	\$16,088,324	Academic
UM	Renovation	Crosby Lab Renovations	Crosby Lab Renovations	\$5,000,000	STCAP App		\$4,538,225	Research
UMM	Building Envelope	Powers Hall	Powers Hall Envelope Repairs	\$1,800,000	STCAP App	\$1,400,000	\$1,400,000	Academic
				\$914,997,507		\$125,136,884	\$656,999,840	

UM/UMM 5 year by Project Category



UM/UMM 5 year Funding Category





University of Maine at Augusta (UMA) – FY27 Capital Plan Narrative

Overview

The University of Maine at Augusta (UMA) has developed a comprehensive 5-year capital plan for FY27–FY31 that prioritizes enhancing the student experience to support key institutional goals of increasing enrollment and retention. This plan aligns with NECHE Standard 7 (Institutional Resources) and is integral to UMA's Strategic Plan, specifically Strategy #3 (Goals 3.1 and 3.2.2) regarding fiscal sustainability and infrastructure¹¹.

FY27 Capital Priorities & E&G Investments

For Fiscal Year 2027, UMA has allocated approximately \$1.42 million in Education & General (E&G) funds to address critical infrastructure needs and deferred maintenance. The primary focus for FY27 is on improving building envelopes, mechanical systems, and campus safety to ensure facilities remain safe, comfortable, and welcoming for students.

Key projects funded for FY27 include:

- **Academic & Student Life Renovations:** Significant investments include **\$400,000** for renovations to **Belfast Hall** (finishing windows and envelope) and **\$200,000** for **Fitness Center** envelope repairs. Additionally, **\$200,000** is budgeted to paint the **Student Center roof**, preserving a key student hub.
- **Infrastructure & Safety:** To maintain campus safety and curb appeal, **\$225,000** is allocated for **Augusta walkway and paving repairs**. Fire safety is also a priority, with **\$60,000** dedicated to fire panel replacement.
- **Mechanical Upgrades:** The plan includes essential HVAC upgrades, specifically **\$173,000** for **Eastport Hall** (Phase 2) and **\$100,260** for the **Katz Library** to improve air quality and energy efficiency.

Future Capital Projects & Strategic Investments (FY28–FY31)

Looking beyond FY27, the 5-year plan identifies major capital initiatives aimed at transforming the campus to meet the needs of a diverse and digital future. While some of these projects currently have "TBD" funding sources, they represent strategic priorities for the university's growth:

- **Major Construction:** The plan envisions a **New Arts and Architecture Building (\$40M)** in Augusta slated for FY29 and a **New Athletics Building (\$75M)** for FY30.
- **Sustainability & Infrastructure:** A **\$11 million biomass boiler** project is identified for FY28 to enhance energy sustainability on the Augusta campus.
- **Fire Protection:** A comprehensive fire protection (sprinkler) project for Augusta is planned to begin in FY27 with an initial TBD funding need of **\$250,000**, ramping up to a total of **\$3.25 million** over the subsequent years.

Addressing Deferred Maintenance

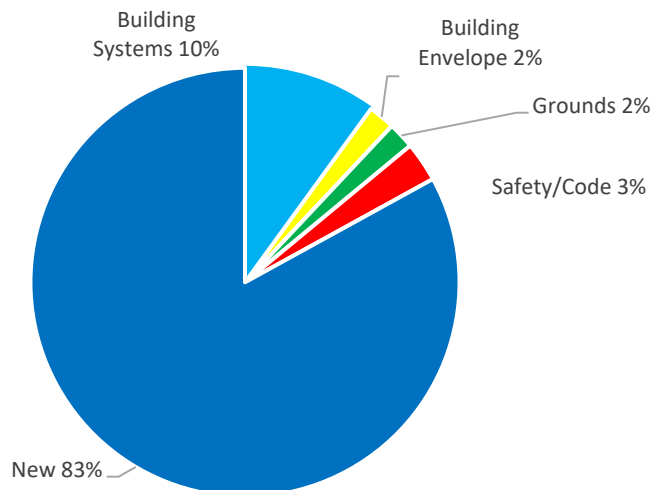
A critical focus of this capital plan continues to be addressing deferred maintenance for buildings with a Net Asset Value (NAV) below 70%. By prioritizing projects like the Belfast Hall renovations and campus-wide roof and envelope repairs, UMA is taking a proactive approach to extending the life of its physical assets.

Conclusion

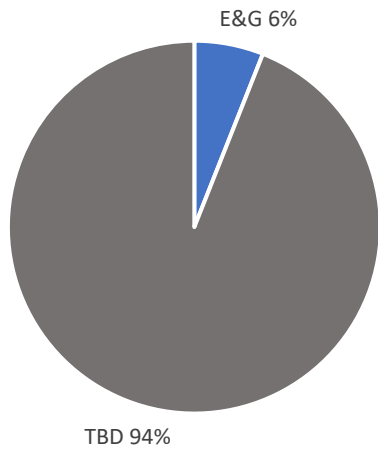
This FY27 capital plan underscores UMA's dedication to creating a supportive and attractive learning environment. By balancing immediate E&G-funded repairs with ambitious future capital goals, UMA strategically aligns its physical infrastructure with its broader mission to provide high-quality onsite and distance education across Maine.

Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
UMA	Building Envelope	BELFAST HALL	Belfast Hall Renovations	\$800,000	E&G	\$400,000	\$800,000	Academic
UMA	Building Envelope	Camden Hall	Camden Hall Exterior	\$653,632	E&G		\$653,632	Academic
UMA	Building Systems	Katz	Katz HVAC Phase 2	\$1,995,977	E&G	\$100,260	\$1,995,978	Academic
UMA	New Space	UMA Bangor	New Facilities Building	\$500,000	E&G		\$500,000	Support
UMA	Building Systems	RANDALL STUDENT TB	Randall Boiler Replacement	\$300,173	E&G		\$300,173	Administrative
UMA	Building Envelope	FITNESS CENTER	Fitness Center Envelope	\$200,000	E&G	\$200,000	\$200,000	Student Life
UMA	Grounds Infrastructure	Texas Ave. or Walkway	Texas Ave. or Walkways	\$450,000	E&G		\$450,000	
UMA	Grounds Infrastructure	Augusta Walkway and	Augusta Walkway and	\$525,000	E&G	\$225,000	\$525,000	
UMA	Safety/ Code		Fire Panel Replacement	\$300,000	E&G	\$60,000	\$300,000	
UMA	Building Envelope		Jewett Hall Renovation	\$679,000	E&G		\$679,000	Academic
UMA	Renovation	Alumni Center	Replace deck	\$60,000	E&G	\$60,000	\$60,000	
UMA	Demolition	Bangor Facilities Garage	Demo garage and build s	\$300,000	E&G		\$300,000	Support
UMA	Building Envelope		Replace Fine Arts Building	\$150,000	E&G		\$150,000	Academic
UMA	Renovation		Farmhouse Interior Renovation	\$150,000	E&G		\$150,000	Administrative
UMA	Renovation	Eastport Hall	Eastport Hall Renovation	\$400,000	E&G		\$400,000	Academic
UMA	Building Systems	Eastport Hall	Eastport Hall HVAC phase	\$173,000	E&G	\$173,000	\$173,000	Academic
UMA	Building Envelope	Student Center		\$200,000	E&G	\$200,000	\$200,000	
UMA	Grounds Infrastructure	Texas Ave. Repaving	Texas Ave. Repaving	\$1,500,000	TBD		\$1,500,000	
UMA	Safety/ Code		Augusta Fire Protection	\$3,250,000	TBD	\$250,000	\$3,250,000	
UMA	Safety/ Code		Bangor Fire Protection	\$800,000	TBD		\$800,000	
UMA	New Space	Athletics Facility	Athletics Building	\$75,000,000	TBD		\$75,000,000	Athletic
UMA	Building Systems		Biomass boiler Augusta c	\$11,000,000	TBD		\$11,000,000	
UMA	New Space		New Arts and Architecture	\$40,000,000	TBD		\$40,000,000	Academic
				\$139,386,782		\$1,668,260	\$139,386,783	

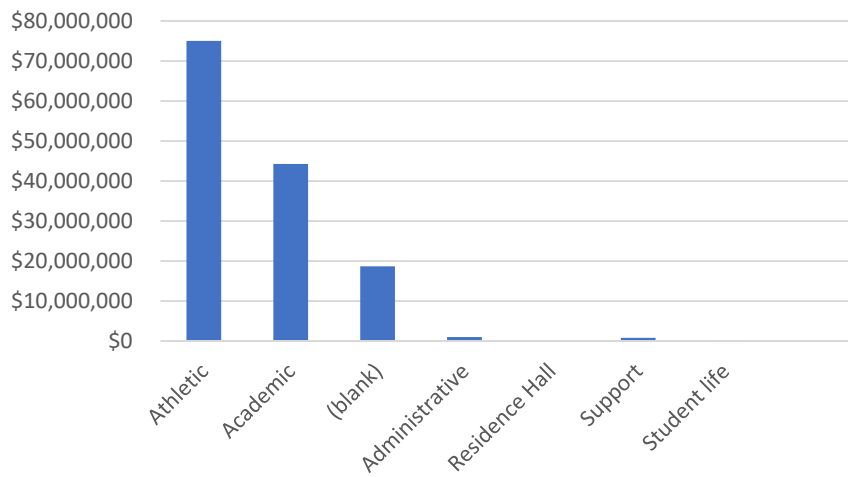
UMA 5 year by Project Category



UMA 5 year Funding Category



UMA 5 year Investment by Facility Function



UMF

The capital work on our campus supports key initiatives and are designed to increase NAV and invest in areas that will help retain students and attract new students. This plan supports UMFs efforts to support NECHE standard 7 and meet several goals identified in the UMS Strategic Plan: Action 2 and Action 4 Goal 4.2 Commitment 1; Goals 3.2 and 3.3 under fiscal sustainability and Goal 1.1 under effective infrastructure portfolio in Commitment 2; and Goal 3.4 under Commitment 5.

Since the recent transition in Facilities leadership, we have conducted an **extensive, campus-wide assessment** of our capital needs. This review included substantial involvement from front-line staff and subject matter experts to ensure a highly accurate and prioritized list of projects. The resulting **Five-Year Capital Improvement Plan (CIP)** not only addresses immediate, high-priority needs but also establishes a long-term, proactive strategy for campus renewal.

Our overarching goal is to shift the organization from a **reactive** (crisis-driven) to a **proactive** (planned maintenance) capital planning model. This multi-year approach, beginning in FY 2027, aims to ensure the longevity of our assets, enhance the student experience, and support future enrollment growth.

Key Focus Areas for Fiscal Year 2027

The FY 2027 capital budget focuses on critical infrastructure renewal, safety, and deferred maintenance reduction:

- **Infrastructure & Safety:**
 - **Central Heating Plant (CHP) Chamber Rebuild:** Critical rebuild of the CHP chamber to ensure reliable and efficient campus-wide heat distribution, mitigating the risk of system failure during peak demand.
 - **Heating System Backflow Preventer Upgrade:** Proactive replacement of backflow prevention devices to maintain compliance, protect the potable water supply, and avoid potential fines or system shutdowns.
- **Building Envelope & Longevity:**
 - **Student Center Roof Replacement:** Replacement of the Student Center roof, which has **exceeded its useful life**, to prevent interior damage and protect institutional assets.
 - **Masonry and Exterior Structure Investment:** Targeted funding for essential exterior structural repairs (masonry, facades) to protect building integrity and extend the lifespan of key academic and administrative structures.
- **Asset Management:**
 - **Building Demolition:** Removal of a structurally compromised building currently deemed beyond economical repair, freeing up valuable campus space and eliminating a safety liability.
 - **Classroom Furniture Upgrade:** Replacement of outdated classroom furniture to improve the **student ergonomic experience** and support modern teaching methodologies.
- **Future Development:**
 - **Pre-Renovation Planning & Design:** Allocation of funds for the comprehensive design and planning phase of a major building renovation, setting the stage for significant execution in the FY 2028 CIP.

Student Housing & Residential Life Improvements

A key focus for FY 2027 within our residential portfolio is enhancing student comfort and addressing persistent deferred maintenance:

- **Plumbing & Bathroom Upgrades:** Continuation of the successful strategy to convert multi-user facilities to **single-use, gender-neutral bathrooms** in the **Longwood and Mallett** residence halls, enhancing privacy and reducing maintenance needs.
 - **Exterior Improvements:** Replacement of original windows in the **Mallett** residence hall to improve energy efficiency and thermal comfort for residents.
 - **Site & Paving:** Resurfacing of key student parking lots to improve safety, accessibility, and overall campus aesthetics.
-

Strategic Outlook: FY 2028 and Beyond

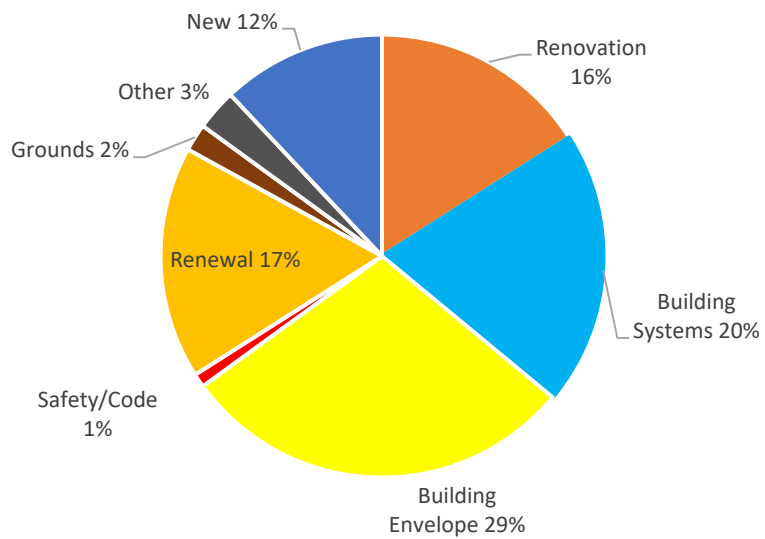
The FY 2027 plan establishes the necessary baseline infrastructure to allow us to move into significant strategic enhancements in FY 2028.

- **Fitness Center Expansion:** The centerpiece of the FY 2028 plan is a substantial investment in the Fitness and Recreation Center, including the addition of an **indoor court facility**. This expansion is projected to significantly **increase current student satisfaction** and enhance our competitive position for future student recruitment.
 - **Community and Revenue Generation:** The addition will also enable us to generate ancillary revenue by offering facility rentals and public programs to area schools and community organizations.
- **Continuous Residential Investment:** We will continue the multi-year program of **roofing upgrades** across the student housing portfolio and address persistent **parking and site concerns** identified through student and faculty feedback.

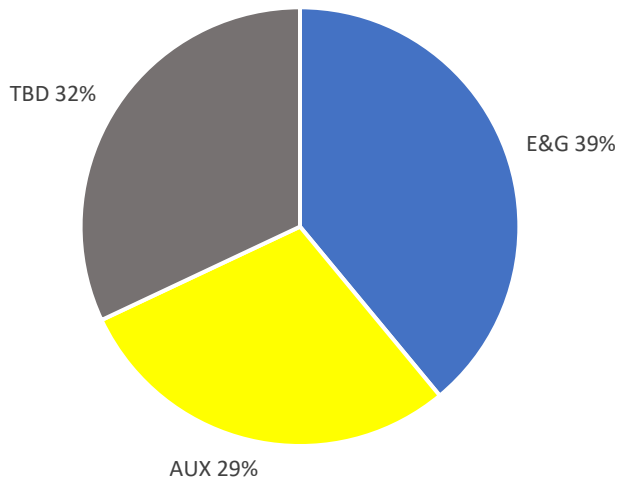
By executing the plan detailed in FY 2027, we will achieve a strong position—moving the Facilities Department to a state where capital planning is **proactive, continuous, and highly collaborative** with key staff, securing the long-term sustainability of the campus.

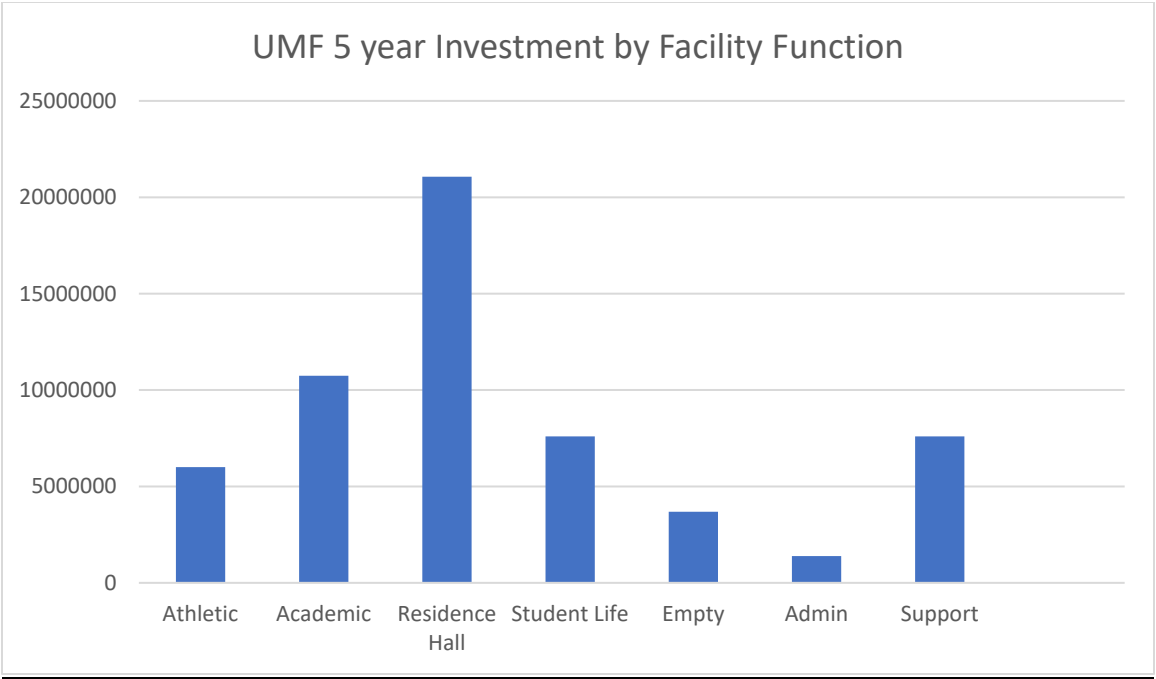
Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
UMF	Safety/ Code		UMF Fire Protection	\$850,000	E&G		\$500,000	
UMF	Demolition	101 South street	Building Demo	\$100,000	E&G	\$100,000	\$100,000	Support
UMF	Space Renewal	Admissions	Admissions space renewal	\$190,000	E&G		\$190,000	Administrative
UMF	Renovation	Alumni Theater	Alumni Theater NAV	\$4,700,000	E&G		\$3,700,000	Academic
UMF	Building Envelope		Paint of exterior buildings	\$660,000	E&G		\$660,000	
UMF	Building Systems		Backflow and plumbing upgr	\$25,000	E&G	\$25,000	\$125,000	Support
UMF	Building Envelope	Campus wide	Exterior Masonry Repair	\$1,500,000	E&G	\$1,500,000	\$1,500,000	
UMF	Building Systems	Central Heat Plant	Boiler rebuild	\$166,842	E&G	\$100,000	\$100,000	Support
UMF	Building Systems	Education Center 1	HVAC renewal	\$400,000	E&G		\$625,000	Academic
UMF	Building Systems		Fire alarm upgrades	\$130,000	E&G		\$130,000	
UMF	New Space	Fitness center addit	indoor turf center	\$6,000,000	E&G		\$6,000,000	Athletic
UMF	Building Envelope	Fitness center	Fitness center roof	\$3,000,000	E&G		\$3,000,000	Student Life
UMF	Building Systems	Fitness center	Fitness center HVAC	\$1,000,000	E&G		\$1,000,000	Student Life
UMF	Renovation	Honors house	Honors house renovation	\$200,000	E&G	\$200,000	\$200,000	Student Life
UMF	Demolition	Mainly Outdoors	Demo of Mainly Outdoors	\$75,000	E&G		\$75,000	Support
UMF	Building Envelope	Student center	Roof Replacement	\$750,000	E&G	\$750,000	\$750,000	Student Life
UMF	Building Envelope	Purrington Hall	Purrington hall roof replacem	\$300,000	E&G		\$300,000	Residence Hall
UMF	Space Renewal	Roberts learning ce	Furniture upgrade	\$250,409	E&G	\$250,409	\$250,409	Academic
UMF	Building Systems	Student center	Student center plumbing upg	\$483,000	E&G		\$483,000	Student Life
UMF	Space Renewal	Emery arts	Emery Arts exterior paint	\$65,000	E&G		\$65,000	Academic
UMF	Space Renewal	Emery arts	Seal concrete ramp	\$20,000	E&G		\$20,000	Academic
UMF	Space Renewal	Emery arts	Paint interior walls	\$65,000	E&G		\$65,000	Academic
UMF	Renovation		Healthcare Training Center	\$1,900,000	TBD		\$1,600,000	Academic
UMF	Building Envelope	Roberts learning ce	Roberts learning center wind	\$300,000	TBD		\$300,000	Academic
UMF	Space Renewal	Stone Hall	Stone Hall Furniture replacem	\$450,000	TBD		\$400,000	Residence Hall
UMF	Building Envelope	Student center	Student center window repla	\$500,000	TBD		\$500,000	Student Life
UMF	Building Systems	Student center	Student center Sprinkler syst	\$250,000	TBD		\$250,000	Student Life
UMF	Building Envelope	Merrill Hall	Merrill hall window replacem	\$1,000,000	TBD		\$1,000,000	Academic
UMF	Building Systems	Preble Hall	Preble Hall New HVAC	\$450,000	TBD		\$450,000	Academic
UMF	Building Envelope	Preble Hall	Preble hall roof replacement	\$300,000	TBD		\$300,000	Academic
UMF	New Space	Preble Hall	Preble hall new floors	\$250,000	TBD		\$250,000	Academic
UMF	Renovation	Preble Hall	Preble hall Thomas auditoriu	\$700,000	TBD		\$700,000	Academic
UMF	Building Systems	Preble Hall	Preble Hall Lighting upgrade	\$100,000	TBD		\$100,000	Academic
UMF	Renovation	Main street	Main street building siding ai	\$1,200,000	TBD		\$1,200,000	Administrative
UMF	Renovation	Student center	Student center restroom upg	\$150,000	TBD		\$150,000	Student Life
UMF	Space Renewal	Student center	Student center Lighting upgr	\$150,000	TBD		\$150,000	Student Life
UMF	Space Renewal	Student center	North dining hall folding wall	\$50,000	TBD		\$50,000	Student Life
UMF	Space Renewal	Student center	North dining hall floor replac	\$450,000	TBD		\$45,000	Student Life
UMF	Space Renewal	Student center	South street entrance floor r	\$20,000	TBD		\$20,000	Student Life
UMF	Building Envelope	Student center	Skylight replacement	\$750,000	TBD		\$750,000	Student Life
UMF	Building Systems	Student center	Whole building Generator	\$250,000	TBD		\$250,000	Student Life
UMF	Building Systems	Purrington Hall	installation of elevator	\$1,000,000	TBD		\$1,000,000	Residence Hall
UMF	Space Renewal	Lockwood Hall	Student furniture	\$350,000	TBD		\$350,000	Residence Hall
UMF	Building Envelope	Lockwood Hall	Roof replacement	\$300,000	TBD		\$300,000	Residence Hall
UMF	Space Renewal	Lockwood Hall	Floors student rooms	\$300,000	TBD		\$300,000	Residence Hall
UMF	Building Systems	Lockwood Hall	Lighting upgrade exterior	\$200,000	TBD		\$200,000	Residence Hall
UMF	Building Systems	Lockwood Hall	Elevator upgrade	\$500,000	TBD		\$500,000	Residence Hall
UMF	Space Renewal	Lockwood Hall	New ceilings and lights hallw	\$300,000	TBD		\$300,000	Residence Hall
UMF	Space Renewal	Lockwood Hall	Student room renovations	\$1,000,000	TBD		\$1,000,000	Residence Hall
UMF	Space Renewal	Scott west	Student furniture	\$350,000	TBD		\$350,000	Residence Hall
UMF	Building Envelope	Scott west	Roof replacement	\$300,000	TBD		\$300,000	Residence Hall
UMF	Building Systems	Scott west	Lighting upgrade exterior	\$60,000	TBD		\$60,000	Residence Hall
UMF	Building Systems	Scott west	Elevator upgrade	\$500,000	TBD		\$500,000	Residence Hall
UMF	Building Systems	Scott west	Fire alarm upgrade	\$300,000	TBD		\$300,000	Residence Hall
UMF	Space Renewal	Scott west	Student room renovations	\$1,000,000	TBD		\$1,000,000	Residence Hall
UMF	Space Renewal	Scott west	Floors student rooms	\$300,000	TBD		\$300,000	Residence Hall
UMF	Space Renewal	Scott west	Kitchen upgrade	\$100,000	TBD		\$100,000	Residence Hall
UMF	Building Systems	Scott west	Emergency lighting upgrade	\$20,000	TBD		\$20,000	Residence Hall
UMF	Space Renewal	Scott west	Carpets Hallways	\$95,000	TBD		\$95,000	Residence Hall
UMF	Space Renewal	Dakin Hall	Kitchen upgrade	\$100,000	TBD		\$100,000	Residence Hall
UMF	Building Envelope	Dakin Hall	Door replacement exterior	\$60,000	TBD		\$60,000	Residence Hall
UMF	Space Renewal	Stone Hall	Floors student rooms	\$300,000	TBD		\$300,000	Residence Hall
UMF	Space Renewal	Stone Hall	Student furniture	\$350,000	TBD		\$350,000	Residence Hall
UMF	Building Envelope	Stone Hall	Roof replacement	\$300,000	TBD		\$300,000	Residence Hall
UMF	Building Systems	Dakin Hall	Dakin Hall Plumbing upgrade	\$1,500,000	AUX		\$1,500,000	Residence Hall
UMF	Building Envelope	Dakin Hall	Dakin Hall Roof replacement	\$300,000	AUX		\$300,000	Residence Hall
UMF	Grounds Infrastructure		Campus Paving	\$50,000	AUX	\$300,000	\$900,000	
UMF	Building Envelope	Lockwood Hall	Roof Replacement	\$300,000	AUX		\$300,000	Residence Hall
UMF	Other	Lockwood Hall	Lockwood all Plumbing upgr	\$395,000	AUX	\$1,500,000	\$1,500,000	Residence Hall
UMF	Building Envelope	Mallett Hall	Mallett roof replacement	\$300,000	AUX		\$300,000	Residence Hall
UMF	Renovation	Mallett Hall	Mallett hall Carpet replacem	\$95,000	AUX		\$95,000	Residence Hall
UMF	Renovation	Mallett Hall	Mallt student room floor repl	\$300,000	AUX		\$300,000	Residence Hall
UMF	Building Envelope	Merrill Hall	Roof Replacement	\$300,000	AUX		\$300,000	Academic
UMF	Building Envelope	Merrill Hall	Merrill hall masonry repairs	\$1,400,000	AUX		\$1,020,000	Academic
UMF	Space Renewal	Purrington Hall	Purrington hall Student room	\$300,000	AUX		\$300,000	Residence Hall
UMF	Building Envelope	Stone Hall	Roof Replacement	\$124,700	AUX		\$300,000	Residence Hall
UMF	Building Envelope	Mallett Hall	Mallett Window replacement	\$1,200,000	AUX	\$1,200,000	\$1,200,000	Residence Hall
UMF	Building Envelope	Purrington Hall	Purrington Hall window repla	\$1,200,000	AUX	\$1,200,000	\$1,200,000	Residence Hall
UMF	Space Renewal	Scott Hall	Scott hall lounge upgrade	\$100,000	AUX		\$100,000	Residence Hall
UMF	Building Systems	Stone Hall	Elevator install- Stone hall	\$1,000,000	AUX		\$1,000,000	Residence Hall
UMF	Space Renewal	Black Hall	Black hall Flooring Student r	\$300,000	AUX		\$300,000	Residence Hall
UMF	Building Systems	Black Hall	Black hall student furniture r	\$350,000	AUX		\$350,000	Residence Hall
UMF	Space Renewal	Mallett Hall	Mallett hall Furniture replac	\$350,000	AUX		\$350,000	Residence Hall
UMF	Building Systems	Mallett Hall	Mallett Elevator	\$1,000,000	AUX		\$1,000,000	Residence Hall
UMF	Space Renewal	Purrington Hall	Purrington furniture replacem	\$350,000	AUX		\$350,000	Residence Hall
UMF	Space Renewal	Purrington Hall	Fire rated door through stud	\$300,000	AUX		\$300,000	Residence Hall
UMF	Space Renewal	Purrington Hall	Student room renovations	\$1,000,000	AUX		\$1,000,000	Residence Hall
UMF	Building Systems	Purrington Hall	Plate Heat exchanger	\$40,000	AUX		\$40,000	Residence Hall
UMF	Building Systems	Purrington Hall	Lighting upgrade exterior	\$200,000	AUX		\$200,000	Residence Hall
				\$50,989,951		\$7,125,409	\$50,893,409	

UMF 5 year by Project Category



UMF 5 year Funding Category





UMFK

The University of Maine at Fort Kent's current capital planning priorities are focused on the many buildings in need and reflect a deep alignment with the Universities mission. Each project in the updated 5-year capital plan invests in safe and efficient improvements to the many buildings on campus to meet both current needs and future opportunities. The FY25 Gordian Report identified significant building system needs across key academic and student facing facilities, with Fox Auditorium and Cyr Hall representing a substantial share of UMFK's highest priority deficiencies. The tail end of the Fox Auditorium project is part of the largest project on this plan. \$400,000 is budgeted and supported by congressionally directed spending. The investment allows UMFK to modernize an essential campus hub. Fox Auditorium was built in 1969 and has a 22% NAV making it an essential need at UMFK.

This project aligns with the Strategic Plan's Effective Infrastructure Portfolio, including Action 1, Goal 1.1 related to physical plant needs, and Action 2, Goal 2.2, which focuses on improving multi-use and multi-purpose functionality.

Cyr Hall is a core instructional building that will also improve from targeted improvements. Installation of sprinklers, replacement of windows, HVAC enhancements and a greenhouse project will strengthen the building. The total amount invested into Cyr Hall over the next five years totals over \$1.3 million making it the one of the largest investments in the plan. Cyr Hall was built in 1958 and has a 37% NAV making it another essential focus at UMFK.

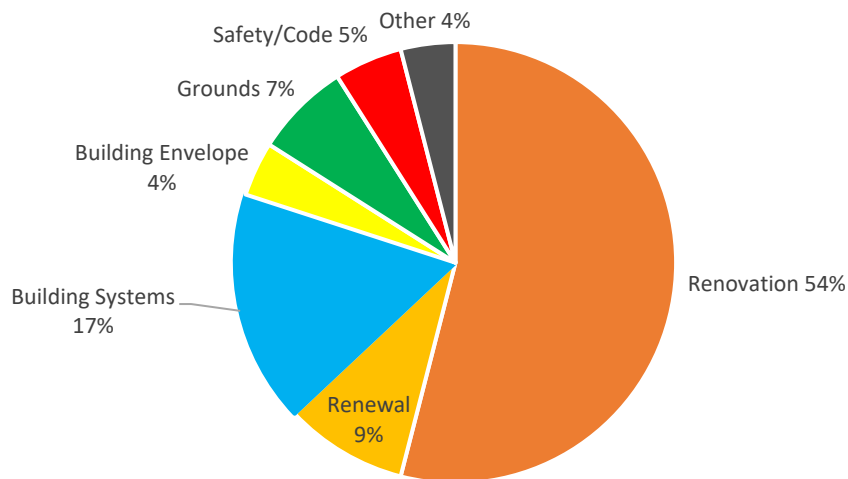
A majority of the efforts in Cyr Hall align with and support the energy efficiency objectives identified in the Strategic Plan's Financial Stability Portfolio, Action 3, Goal 3.3."

Other projects at UMFK in the five-year capital plan include but are not limited to Sports Center renovations, Nowland Hall renovations and Lodge renovations. These are all funded through E&G funding. UMFK's plan is to continue to assess and address low-NAV buildings from the Gordian data annually provided. All three projects have a NAV of under 63% and many have deferred maintenance needs, making them a top priority in the capital plan.

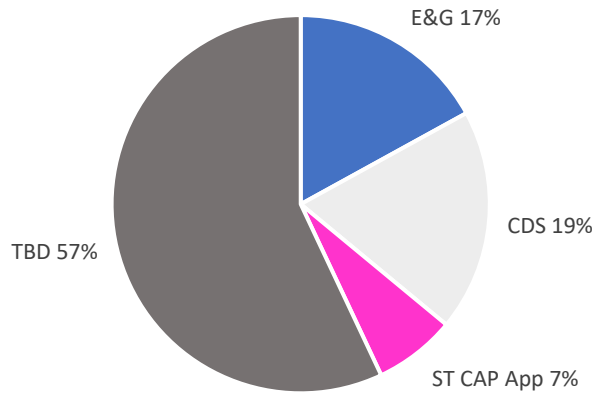
Lastly, The Lodge remains a top priority for the University as we continue to seek funding. Outside of the envelope improvements I mentioned in the last paragraph, there is a need for HVAC implementation and upgrades throughout the building. The Lodge houses many students and visitors year-round. Without proper ventilation on the first floor of the building and little to no ventilation on the second and third floors it makes it extremely difficult to comfortably house students year-round. The enhancements would allow UMFK to further improve student recruitment and retention throughout the academic year and maximize student involvement during the summer with the various summer programs we house.

Campus	Project Type	Facility Name	Project Name	Status	Total Estimated Project Cos	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
UMFK	Safety/ Code		Safety & Security	Planning	\$26,181	E&G		\$26,181	
UMFK	Building Systems		Energy Management System	Planning	\$60,000	E&G		\$60,000	Support
UMFK	Space Renewal POWELL		Student Center	Planning	\$73,819	E&G		\$73,819	Student Life
UMFK	Renovation	SPORTS CENTER	Sports Center Renovation	Planning	\$286,181	E&G	\$150,000	\$286,181	Athletic
UMFK	Grounds Infrastructure		Exterior Lighting and Wayfinding	In-Progress	\$300,000	E&G	\$150,000	\$290,000	Support
UMFK	Renovation	NOWLAND HALL	Nowland Hall Building Renovation	Planning	\$314,994	E&G		\$270,000	Student Life
UMFK	Renovation	THE LODGE	Lodge upgrades	In-Progress	\$1,290,793	E&G	\$50,000	\$1,129,617	Residence Hall
UMFK	Grounds Infrastructure		Roads/Walkways/Parking Lots	In-Progress	\$1,007,545	E&G	\$189,123	\$843,196	Support
UMFK	Safety/ Code		Engineering Reviews	Planning	\$50,000	TBD		\$50,000	Residence Hall
UMFK	Building Envelope	Blake Library	Exterior envelope upgrades	Planning	\$125,000	TBD		\$125,000	Academic
UMFK	Safety/ Code		Card Access System - Aux	Planning	\$200,000	TBD		\$200,000	
UMFK	Space Renewal	Haenssler Honor Ctr - 3K0	renovations and deferred main	Planning	\$250,000	TBD		\$250,000	Support
UMFK	Safety/ Code		Card Access System - E&G	Planning	\$400,000	TBD		\$400,000	
UMFK	Other		Access Roadway	Planning	\$750,000	TBD		\$750,000	
UMFK	Space Renewal	Old Model School - 3K0	Computer Systems Administration	Planning	\$796,216	TBD		\$796,216	Academic
UMFK	Space Renewal	CYR HALL	Cyr Hall Laboratory Upgrade	Planning	\$830,000	TBD		\$330,000	Academic
	Safety/ Code		UMFK fire protection	Planning	\$1,000,000	TBD		\$200,000	
UMFK	Renovation	Old Model School - 3K0	Old Model School NAV	Planning	\$2,300,000	TBD		\$2,300,000	Academic
UMFK	Building System	THE LODGE - 3K033	Lodge HVAC	Planning	\$2,500,000	TBD		\$2,500,000	Residence Hall
UMFK	Renovation	Blake Library	Blake Library NAV	Planning	\$3,500,000	TBD		\$1,700,000	Academic
UMFK	Building Systems		Energy Management System	Planning	\$180,000	Other	\$180,000	\$180,000	
UMFK	Renovation	Old Model School - 3K0	Old Model School Renovation	Planning	\$60,000	STCAP App	\$40,000	\$40,000	Academic
UMFK	Space Renewal	CROCKER HALL	Crocker Hall Upgrade	Planning	\$270,000	STCAP App	\$70,000	\$70,000	Residence Hall
UMFK	Renovation	Fox Auditorium - 3K002	Fox - other renovations/updates	In-Progress	\$400,000	STCAP App	\$400,000	\$400,000	Academic
UMFK	Building Envelope	CYR HALL	Cyr Hall Windows, Doors and	Planning	\$475,000	STCAP App	\$475,000	\$475,000	Academic
UMFK	Building Envelope	Acadia House	Acadia Exterior	Planning	\$60,000	STCAP App	\$60,000	\$60,000	House
UMFK	Building System	CYR HALL	Cyr Hall Sprinkler System	Planning	\$700,000	STCAP App	\$225,000	\$225,000	Academic
UMFK	Renovation	Fox Auditorium - 3K002	Fox - other renovations/updates	In-Progress	\$4,000,000	CDS	\$3,250,000	\$3,250,000	Academic
Total					\$22,205,729		\$5,239,123	\$17,280,210	

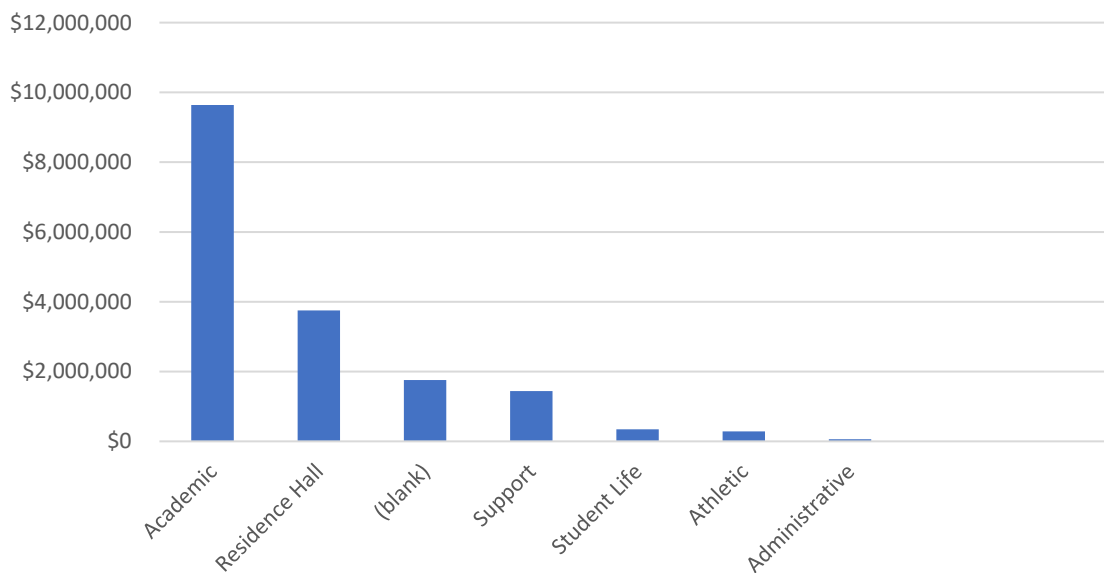
UMFK 5 year by Project Category



UMFK 5 year Funding Category



UMFK 5 year Investment by Facility Function



University Narrative:

The University of Maine at Presque Isle's Five-Year Capital Plan provides a strategic framework for addressing critical infrastructure needs, enhancing the student experience, and ensuring long-term campus sustainability. The plan prioritizes projects that support safety, compliance, operational reliability, and programmatic growth while balancing financial responsibility.

Key Objectives

- Maintain and modernize aging facilities to ensure safe and functional learning and living environments.
- Support academic excellence by upgrading instructional spaces and technology.
- Improve energy efficiency and reduce long-term operating costs through targeted mechanical, electrical, and lighting upgrades.
- Align capital investments with enrollment, housing, and programmatic needs.
- Address deferred maintenance in a fiscally responsible and phased manner.

Major Project Categories

- **Life Safety & Compliance:** Fire suppression upgrades, code corrections, accessibility improvements.
- **Building Systems Renewal:** HVAC replacements, electrical system updates, roofing, and building envelope improvements (*Strategic Plan - Financial Sustainability, Action 3, Goal 3.3: Energy Efficiencies*).
- **Academic & Student Support Spaces:** Renovation of classrooms, laboratories, and student-facing areas to meet modern standards (*Strategic Plan - Financial Sustainability, Action 3, Goal 3.2: Optimize upkeep of primary classrooms*).
- **Residential Facilities:** Upgrades to housing infrastructure to improve quality and extend the useful life of residence halls.
- **Campus Infrastructure:** Utility upgrades, exterior lighting improvements, and site work to support overall campus operations.

Financial Overview

- The plan outlines capital investments over a five-year horizon, prioritized based on urgency, risk, and strategic value.
- Projects are phased to balance cash flow, minimize disruption to campus operations, and optimize available funding sources.
- Cost estimates will be refined as scopes are validated and design work progresses.

Strategic Impact

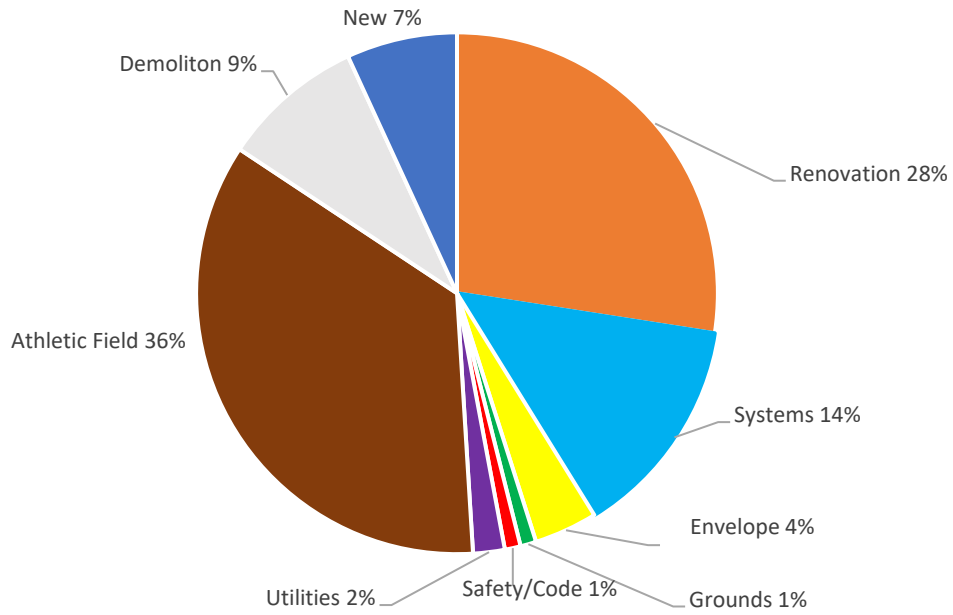
This plan positions the University to:

- Reduce deferred maintenance backlog.
- Improve campus resiliency and operational efficiency.
- Enhance competitiveness for student recruitment and retention.

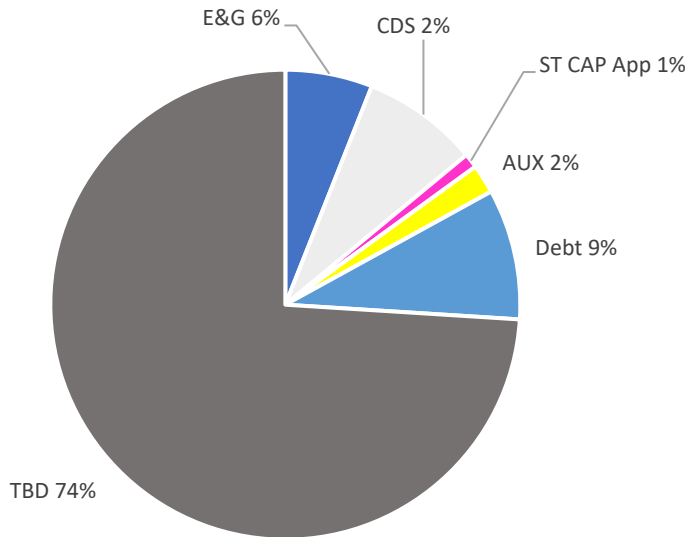
- Ensure that facilities support long-term academic and institutional goals.

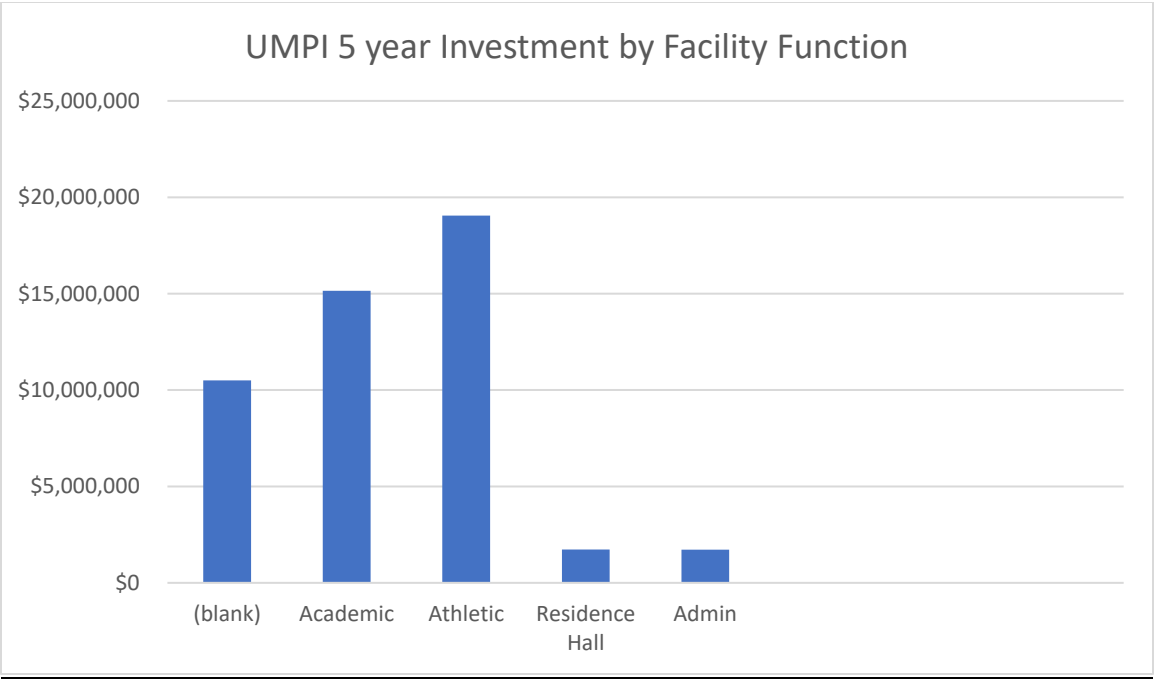
Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
UMPI	Building Envelope		Park Hall Window	\$250,000	TBD		\$250,000	
UMPI	Grounds Infrastructure		FY28 Misc. Camp	\$100,000	E&G		\$100,000	
UMPI	Grounds Infrastructure		FY29 Misc. Camp	\$100,000	E&G		\$100,000	
UMPI	Grounds Infrastructure		FY30 Misc. Camp	\$100,000	E&G		\$100,000	
UMPI	Building Envelope		Campus Center	\$75,000	TBD		\$75,000	Administrative
UMPI	Grounds Infrastructure		FY31 Misc. Camp	\$100,000	TBD		\$100,000	
UMPI	Athletic		Turf Field phase 1	\$10,800,000	TBD		\$10,800,000	Athletic
UMPI	Safety/ Code		UMPI Fire Protec	\$155,000	TBD		\$155,000	
UMPI	Building Systems		ESCO Project	\$4,000,000	Debt	\$2,000,000	\$4,000,000	
UMPI	Athletic		Turf Field Phase 2	\$1,500,000	TBD		\$1,500,000	
UMPI	New Space		Phase 2 Bathroom	\$3,200,000	TBD		\$3,200,000	Athletic
UMPI	Athletic		Phase 4 Multipur	\$4,800,000			\$4,800,000	Athletic
UMPI	Other	Campus Center	MPR Flooring	\$30,000	E&G		\$30,000	Administrative
UMPI	Safety/ Code	Campus Center	Campus Center	\$20,000	E&G		\$20,000	Administrative
UMPI	Building Systems	Campus Center	Campus Center	\$350,000	E&G		\$350,000	Administrative
UMPI	Renovation	Campus Center	Pavilion construc	\$75,000	E&G		\$75,000	
UMPI	Building Envelope	Emerson Hall	Emerson Hall Wi	\$250,000	AUXRes		\$250,000	Residence Hall
UMPI	Safety/ Code	Emerson Hall	Emerson Hall Acc	\$40,000	AUXRes		\$40,000	Residence Hall
UMPI	Utility Infrastructure	Emerson Hall	Emerson Hall Oil	\$150,000	AUXRes		\$150,000	Residence Hall
UMPI	Renovation	Emerson Hall	Emerson Hall AD	\$150,000	STCAP App		\$150,000	Residence Hall
UMPI	Other	Field House	LED Light upgrad	\$75,000	TBD		\$75,000	
UMPI	Building Systems	Folsom-Pullen	Folsom AC Repla	\$500,000	E&G		\$500,000	Academic
UMPI	Building Systems	Folsom-Pullen	Pullen AC	\$400,000	E&G		\$400,000	Academic
UMPI	Safety/ Code	Folsom-Pullen	Folsom Access C	\$30,000	E&G		\$30,000	Academic
UMPI	Building Systems	Gentile Hall	Gentile AC	\$150,000	TBD		\$150,000	Athletic
UMPI	Renovation	Gentile Hall	Gentile Pool Upg	\$100,000	E&G		\$100,000	Athletic
UMPI	Grounds Infrastructure	Grounds	Campus Paving	\$74,870	E&G	\$74,870	\$74,870	
UMPI	Building Systems	Library	CILAC	\$500,000	TBD		\$500,000	Administrative
UMPI	Building Envelope	Library	Library Window F	\$400,000	E&G		\$400,000	Academic
UMPI	Safety/ Code	Library	Library Access C	\$20,000	E&G		\$20,000	Academic
UMPI	Building Systems	Library	Library Air Handl	\$500,000	TBD		\$500,000	Academic
UMPI	Renovation	Merriman Hall	Merriman Hall Re	\$559,030	STCAP App	\$400,000	\$400,000	Residence Hall
UMPI	Building Envelope	Merriman Hall	Merriman Hall W	\$150,000	TBD		\$150,000	Residence Hall
UMPI	Renovation	Merriman Hall	Merriman Hall AI	\$150,000	AUXRes	\$150,000	\$150,000	Residence Hall
UMPI	Utility Infrastructure	Normal Hall	Normal Hall Oil T	\$150,000	E&G		\$150,000	Administrative
UMPI	Demolition	Normal Hall	Removal of Norm	\$4,000,000	TBD	\$2,000,000	\$4,000,000	Academic
UMPI	Safety/ Code	Park Hall	Park Hall Access	\$40,000	AUXRes		\$40,000	Residence Hall
UMPI	Building Envelope	Park Hall	Park Hall Roof	\$150,688	AUX	\$150,688	\$150,688	Residence Hall
UMPI	Building Envelope	Preble Hall	Preble Hall Wind	\$250,000	TBD		\$250,000	Residence Hall
UMPI	Building Envelope	Preble Hall	Preble Hall Brick	\$175,000	E&G		\$175,000	Administrative
UMPI	Building Envelope	South Hall	South Hall Wind	\$200,000	TBD		\$200,000	Administrative
UMPI	Safety/ Code	South Hall	South Hall Acces	\$40,000	E&G		\$40,000	Administrative
UMPI	Utility Infrastructure	South Hall	South Hall Oil Ta	\$110,000	E&G	\$110,000	\$110,000	Administrative
UMPI	Safety/ Code	Wieden Hall	Wieden Hall Acc	\$70,000	TBD		\$70,000	
UMPI	Building Envelope	Wieden Hall	Wieden Hall Win	\$250,000	TBD		\$250,000	
UMPI	Building Systems	Wieden Hall	Wieden Hall Boil	\$150,000	TBD		\$150,000	
UMPI	Renovation	Wieden Hall	Gauvin Center Re	\$6,000,000	TBD		\$6,000,000	Academic
UMPI	Renovation	Wieden Hall	Gauvin Center Re	\$4,000,000	CDS	\$2,000,000	\$3,300,000	Academic
UMPI	Renovation	Wieden Hall	Locker Room upg	\$3,500,000	TBD		\$3,500,000	
				\$48,939,588		\$6,885,558	\$48,080,558	

UMPI 5 year by Project Category



UMPI 5 year Funding Category





USM

The University of Southern Maine's five-year capital plan supports the [University's mission](#) and service promise of being student-focused every day with a planned investment of over \$245M in FY27-FY31, leveraging diverse funding solutions. This plan is directly tied to key initiatives within the University of Maine System Strategic Plan that will improve enrollment, retention, and the overall student experience. Key components include:

Financial Sustainability, Action 3, Goal 3.3: Energy Efficiencies

This plan focuses on improving energy efficiency, which will also enhance the student learning environment and staff comfort in academic facilities on all three campuses by focusing on lowering deferred maintenance and increasing Net Asset Value. To achieve this, USM will invest over \$20M in building systems and \$34M in building envelopes over the next 5 years, including a multi-year phased project to replace the façade on Bailey Hall.

Effective Infrastructure Portfolio, Action 2, Goal 2.1: Target buildings for removal

The removals of Dickey-Wood from the Gorham campus and the former Law School Building from the Portland Campus are important to USM's overall appearance and will take a significant investment that is beyond USM's current fiscal capability. A thoughtful and creative approach to funding will be required if these projects are to be completed.

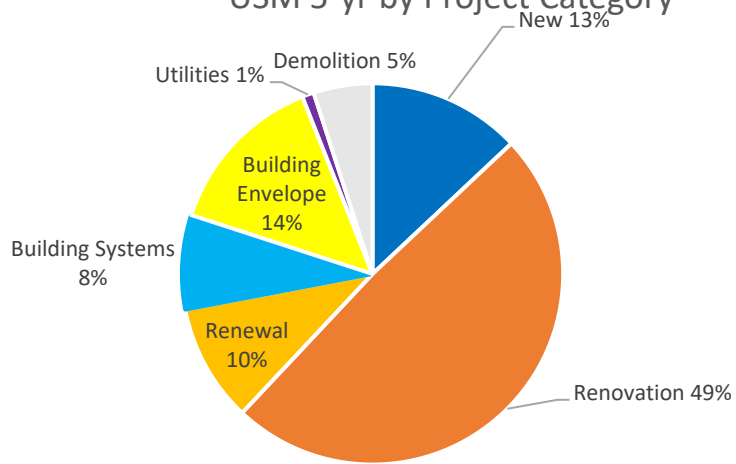
Effective Infrastructure Portfolio, Action 1, Goal 1.1: Physical plant needs

This plan completes the vision of the Portland Campus developed in the Master Plan. This includes the completed Portland Commons Residential Hall, McGoldrick Center for Career and Student Success, and the Crewe Center for the Arts. The University is currently exploring potential P3 solutions for renovating the low NAV Sullivan Gym in Portland.

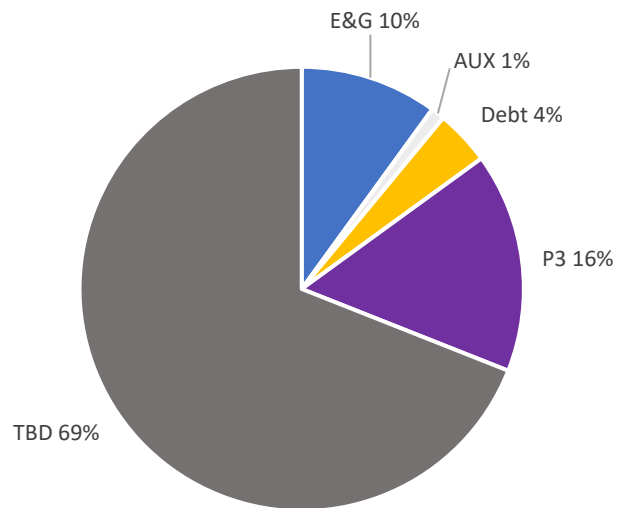
Concurrently, USM will shift its focus to the Gorham campus, begin construction of a new Art building, and strengthen its engineering and research portfolio through the expansion of the industrial engineering lab at the John Mitchell Center.

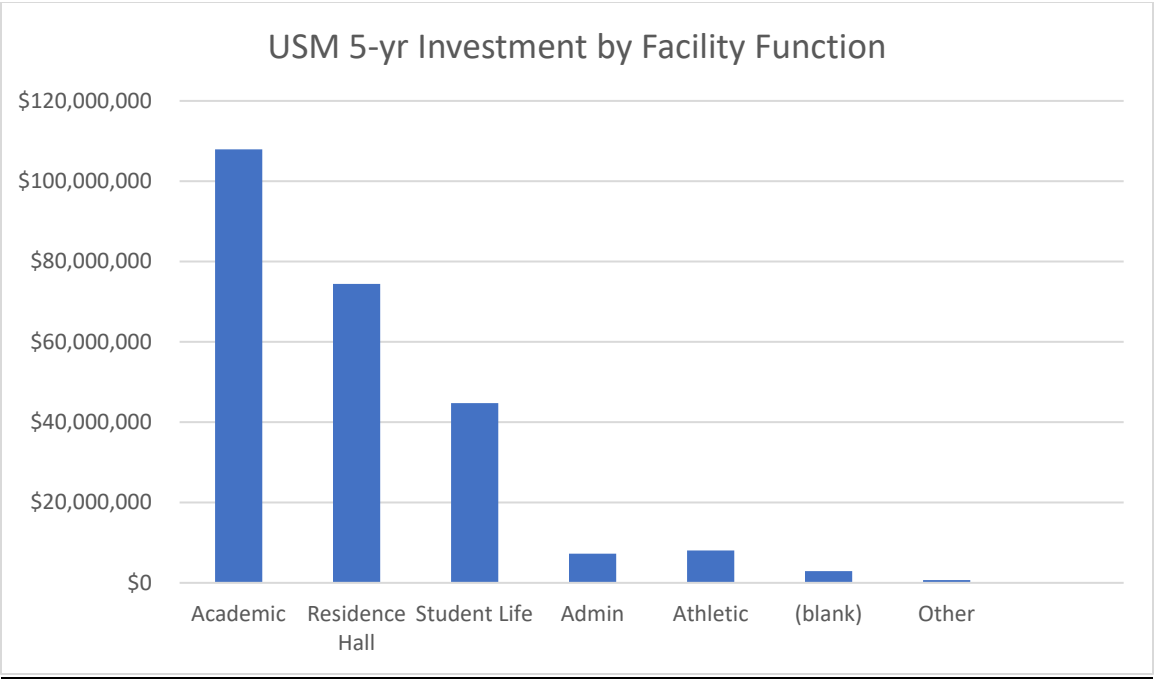
Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
USM	Building Envelope	BAILEY HALL	Bailey Hall Curtainwall Repl	\$21,313,397	E&G	\$3,000,000	\$11,312,389	Academic
USM	Renovation	PRESIDENTS HSE-USM	37 College Ave Renov	\$300,000	E&G			House
USM	Renovation	ACADEMY BLDG	Academy Bldg Interior Renovatio	\$270,000	E&G		\$150,000	Academic
USM	Space Renewal	CORTHELL HALL	Corthell Renovations	\$400,000	E&G	\$300,000	\$300,000	Academic
USM	Other	FIELD HOUSE, COSTELLO	Field House Curtain Replacemer	\$300,000	E&G		\$250,000	Athletic
USM	Building System	FIELD HOUSE, COSTELLO	Field House MEP upgrades	\$700,000	E&G		\$750,000	Athletic
USM	Building Systems		Gorham Elevator Repairs	\$1,400,000	E&G		\$1,050,000	
USM	Utility Infrastructure		Gorham Underground Util Rep	\$1,700,000	E&G	\$200,000	\$1,000,000	
USM	Building System	HILL GYM, COSTELLO SPOI	Hill Gym MEP Upg	\$450,000	E&G		\$450,000	Athletic
USM	Building System	ICE ARENA, COSTELLO SPOI	Ice Arena MEP Upgrades/Replac	\$512,463	E&G		\$1,112,463	Athletic
USM	Building Envelope	JOHN MITCHELL CTR	JMC Envelope Upgrade	\$200,000	E&G		\$200,000	Academic
USM	Building Envelope	LEWISTON-ALBURN CENT	LAC Envelope Replacement	\$400,000	E&G		\$400,000	Academic
USM	Building Envelope	LUTHER BONNEY HALL	Luther Bonney Roof Upg	\$175,000	E&G		\$175,000	Academic
USM	Renovation	MCLELLAN HOUSE	McLellan House Renovation	\$350,000	E&G		\$250,000	Administrative
USM	Building System	PAYSON SMITH HALL	Payson Smith Bathroom Upgrad	\$450,000	E&G		\$350,000	Academic
USM	Building Envelope	PAYSON SMITH HALL	Payson Smith Envelope Rep	\$450,000	E&G		\$350,000	Academic
USM	Building System	PAYSON SMITH HALL	Payson Smith MEP Upg	\$800,000	E&G		\$350,000	Academic
USM	Space Renewal	PAYSON SMITH HALL	Payson Smith Space Renewal	\$600,000	E&G		\$300,000	Academic
USM	Building Systems		Portland Elevator Repairs	\$2,250,000	E&G		\$750,000	Academic
USM	Utility Infrastructure	STEAM DISTRIBUTION SYS	Portland Underground Util Rep	\$542,463	E&G	\$50,000	\$250,000	
USM	Renovation	PRINT MAKING STUDIO	Print Studio Renov	\$150,000	E&G		\$150,000	Academic
USM	Building System	SCIENCE BLDG, PTLD	Science Bldg MEP Upg	\$500,000	E&G		\$500,000	Academic
USM	Building Envelope	SCIENCE BLDG, PTLD	Science Building Envelope Rep	\$400,000	E&G		\$200,000	Academic
USM	Grounds Infrastructure		Sidewalk Repairs	\$350,000	E&G		\$100,000	
USM	Building System	Wishcamper Center	Wishcamper Center MEP Upgrad	\$1,250,000	E&G		\$1,350,000	Academic
USM	Building System	Abromson Community Ctr	Abromson Community Center M	\$1,250,000	E&G	\$450,000	\$2,050,000	Academic
USM	Safety / Code /	LUTHER BONNEY HALL	Luther Bonney Sprinkler Upg	\$200,000	E&G		\$200,000	Academic
USM	Building Envelope	Costello Complex	Costello Envelope Study	\$100,000	E&G		\$100,000	
USM	Grounds Infrastructure		Parking Lot Repairs	\$212,463	E&G	\$212,463	\$212,463	
USM	Building System	LEWISTON-ALBURN CENT	LAC HVAC Upgrades	\$250,000	E&G	\$250,000	\$250,000	
USM	Building Envelope	LUTHER BONNEY HALL	Luther Bonney Envelope Upg	\$750,000	E&G		\$150,000	Academic
USM	Renovation	HUSKEY DRIVE-028, PUBL	28 Husky Drive Renov	\$300,000	TBD		\$300,000	Administrative
USM	Renovation	EXETER ST 065	65 Exeter Renov	\$200,000	TBD		\$200,000	Administrative
USM	Space Renewal	ANDERSON HALL	Anderson Interior Space Renewa	\$4,000,000	TBD		\$4,000,000	Residence Hall
USM	Building System	ANDERSON HALL	Anderson MEP Upgrades	\$500,000	TBD		\$500,000	Residence Hall
USM	Space Renewal	BAILEY HALL	Bailey Classroom Renovations	\$1,800,000	TBD		\$1,800,000	Academic
USM	Building Envelope	BROOKS STUDENT CTR	Brooks Dining Ctr Curtainwall Re	\$2,000,000	TBD		\$2,000,000	Student Life
USM	Building System	BROOKS STUDENT CTR	Brooks MEP Upgrades	\$1,500,000	TBD		\$1,500,000	Student Life
USM	Building Envelope	CORTHELL HALL	Corthell Envelope Rep/Upg	\$3,000,000	TBD		\$3,000,000	Academic
USM	Building System	CORTHELL HALL	Corthell Hall MEP Upg	\$1,450,000	TBD		\$1,000,000	Academic
USM	Building System	CORTHELL HALL	Corthell Lighting Upg	\$300,000	TBD		\$300,000	Academic
USM	Demolition	DICKEY WOOD DORMITOR	Dickey-Wood Demolition	\$6,500,000	TBD		\$6,500,000	Residence Hall
USM	Building Envelope	FIELD HOUSE, COSTELLO	Field House Shell Upg	\$1,500,000	TBD		\$1,500,000	Athletic
USM	Safety / Code / Risk		Fire Protection	\$27,000	TBD		\$27,000	
USM	Building System	GLICKMAN FAMILY LIBRAR	Glickman Interior Lighting Upg	\$200,000	TBD		\$200,000	Support
USM	Building Envelope	GLICKMAN FAMILY LIBRAR	Glickman Library Envelope Repl	\$4,000,000	TBD		\$4,000,000	Academic
USM	Building Envelope	HILL GYM, COSTELLO SPOI	Hill Gym Shell Upgrades	\$1,000,000	TBD		\$1,000,000	Athletic
USM	Building Envelope	ICE ARENA, COSTELLO SPOI	Ice Arena Shell Upgrades	\$1,500,000	TBD		\$1,500,000	Athletic
USM	New Space	JOHN MITCHELL CTR	JMC interior & Lab Industrial Eng	\$20,100,000	TBD	\$10,000,000	\$20,100,000	Academic
USM	Demolition	Law School	Law School Demolition	\$6,500,000	TBD		\$6,500,000	Administrative
USM	Building Envelope	LUTHER BONNEY HALL	Luther Bonney Envelope Rep	\$2,000,000	TBD		\$2,000,000	Academic
USM	Building System	LUTHER BONNEY HALL	Luther Bonney MEP Upg	\$2,000,000	TBD		\$2,000,000	Academic
USM	Space Renewal	LUTHER BONNEY HALL	Luther Bonney Space renewal	\$2,000,000	TBD		\$2,000,000	Academic
USM	Building Envelope	MASTERTON HALL	Masterton Hall Envelope Rep	\$1,000,000	TBD		\$1,000,000	Academic
USM	Space Renewal	MASTERTON HALL	Masterton Hall Space Renewal	\$1,000,000	TBD		\$1,000,000	Academic
USM	Renovation	MAINTENANCE TRADES B	MIB Renovation	\$200,000	TBD		\$200,000	Support
USM	Building System	ICE ARENA, COSTELLO SPOI	Repl Ammonia Sys at Ice Arena	\$1,500,000	TBD		\$1,500,000	Athletic
USM	Utility Infrastructure	ROBIE-ANDREWS HALL	Robie Andrews Transformer Repl	\$500,000	TBD		\$500,000	Residence Hall
USM	Space Renewal	RUSSELL HALL	Russel Hall Space Renewal	\$3,000,000	TBD		\$3,000,000	Academic
USM	Building System	RUSSELL HALL	Russell Hall MEP Upg	\$2,000,000	TBD		\$2,000,000	Academic
USM	Building System	SCIENCE BLDG, PTLD	Science Bldg MEP Upg	\$2,000,000	TBD		\$2,000,000	Academic
USM	Space Renewal	SCIENCE BLDG, PTLD	Science Bldg Space Renewal	\$1,000,000	TBD		\$1,000,000	Academic
USM	Building Envelope	SULLIVAN REC & FITNESS	Sullivan Gym MEP Upgrades	\$1,000,000	TBD		\$1,000,000	Student Life
USM	Renovation	SULLIVAN REC & FITNESS	Sullivan Gym Renovation and Up	\$40,250,000	TBD	\$250,000	\$40,250,000	Student Life
USM	Building Envelope	UPTON-HASTINGS HALL	Upton Hasting Envelope Rep	\$4,000,000	TBD		\$4,000,000	Residence Hall
USM	Space Renewal	UPTON-HASTINGS HALL	Upton Hastings Space Renewal	\$10,000,000	TBD		\$10,000,000	Residence Hall
USM	Building Envelope	WOODWARD HALL	Woodward Envelope Rep	\$750,000	TBD		\$750,000	Residence Hall
USM	Renovation	ACADEMY BLDG	Academy NAV Project	\$3,500,000	TBD		\$3,500,000	Academic
USM	Renovation	CORTHELL HALL	Corthell Hall NAV	\$11,900,000	TBD		\$9,000,000	Academic
USM	Renovation	LUTHER BONNEY HALL	Luther Bonney NAV	\$13,000,000	TBD		\$7,000,000	Academic
USM	Renovation	PAYSON SMITH HALL	Payson Smith NAV	\$11,500,000	TBD		\$8,000,000	Academic
USM	Renovation	RUSSELL HALL	Russell Hall NAV	\$4,100,000	TBD		\$4,100,000	Academic
USM	Renovation	UPTON-HASTINGS HALL	Upton Hastings NAV	\$13,200,000	TBD		\$7,000,000	Residence Hall
USM	Safety / Code /	LUTHER BONNEY HALL	Automatic Sprinkler addition	\$27,000	TBD		\$27,000	
USM	Renovation	ANDERSON HALL	Anderson Hall Upgrades	\$150,000	AUX		\$150,000	Residence Hall
USM	Building System	PHILLIPI HALL	Upgrade Phillipi HVAC	\$300,000	AUX		\$300,000	Residence Hall
USM	Building System	UPPER CLASS HALL	Upper Class Hall MEP Upgrades	\$150,000	AUX	\$150,000	\$150,000	Residence Hall
USM	Renovation	UPPER CLASS HALL	Upper Class Hall Upgrades	\$150,000	AUX		\$150,000	Residence Hall
USM	Building System	UPTON-HASTINGS HALL	UPTON HASTINGS Bathroom Upg	\$442,894	AUX		\$146,447	Residence Hall
USM	Renovation	WOODWARD HALL	Woodward Renovation	\$146,447	AUX		\$146,447	Residence Hall
USM	Renovation	PHILLIPI HALL	Upgrade Phillipi HVAC	\$296,447	AUX	\$146,447	\$146,447	Residence Hall
USM	Building Envelope	PARKING GARAGE	Parking Garage Maintenance	\$585,788	AUX		\$292,894	
USM	Renovation	ROBIE-ANDREWS HALL	Robie Andrews Space Renewal	\$40,250,000	P3		\$40,000,000	Residence Hall
USM	New Space	Art Building	New Art Building	\$15,000,000	Debt	\$7,900,000	\$10,900,000	Academic
				\$284,251,362		\$22,908,910	\$246,448,550	

USM 5-yr by Project Category



USM 5-yr Funding Category





The Maine Center

The Maine Center's five-year capital plan includes a first phase of approximately \$10M investment beginning in January of 2026 for upgrades to 20,000 square feet at 7 Custom House Street, including improvements to HVAC, envelope and renovation projects that align with the UMS Strategic Plan elements of financial sustainability and effective infrastructure portfolio. Improvements will also be made to 300 Fore Street, including the façade and other spaces within the building. The Maine Center is pursuing fundraising to raise additional capital to pay for a second phase of renovations, which will connect the 300 Fore Street and 7 Custom House Street buildings and support additional improvements to the first floors of both buildings, other select spaces, and the envelopes. These improvements are anticipated in three to four years.

The generous support of the Harold Alfond foundation will enable the University of Maine System to purchase 300 Fore St and 7 Custom House. When the purchase is complete, additional capital investments will be possible, including the second phase of renovations as outlined above. Within the current plan, key links to the strategic plan include:

Financial Sustainability, Action 3, Goal 3.3: Energy Efficiencies

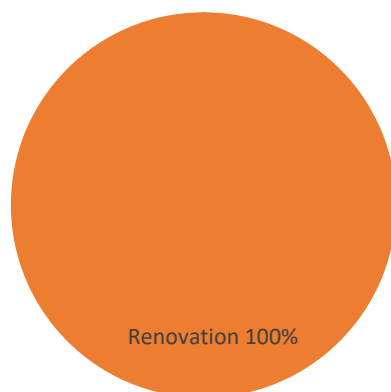
This plan includes the replacement of rooftop HVAC units and repair to the facility envelope. These initiatives will improve facility operations, energy efficiency and safety.

Effective Infrastructure Portfolio, Action 2, Goal 2.2: multi-use/purpose functionality

The renovation plan for 7 Custom House will develop flexible spaces that enables multi-use and multi-purpose functionality, which is a critical component of developing a vital innovation hub.

Campus	Project Type	Facility Name	Project Name	Total Estimated Project Cost	Funding Source	1-Year Capital Plan	5-Year Capital Plan	Facility Function
Maine Center	Renovation	7 Custom House	Phase 2 renovation	\$16,000,000	TBD		\$ 16,000,000	Innovation Hub
Maine Center	Renovation	7 custom house	Phase 1 renovation	\$540,000	E&G Res	\$ 540,000	\$ 540,000	Innovation Hub
Maine Center	Renovation	7 Custom House	Phase 1 renovation		Fundraising	\$ 512,000	\$ 512,000	Innovation Hub
Maine Center	Renovation	7 Custom House	Phase 1 renovation	\$6,157,264	STCAP App	\$ 3,500,000	\$ 5,000,000	Innovation Hub
Maine Center	Renovation	7 Custom House	Phase 1 renovation	\$2,400,000	CDS	\$ 1,900,000	\$ 1,900,000	Innovation Hub
				\$25,097,264		\$6,452,000	\$23,952,000	

Maine Center 5-yr by Project Category



Maine Center 5-yr Funding Category

