

**REQUEST FOR Proposals #2021-017**  
**University of Maine (UMaine) Public Private Partnership (P3) for Historical**  
**Building Redevelopment**  
**RESPONSE ADDENDUM #4**  
**1/15/2021**

**QUESTIONS**

**Q1:** The Historic District approved in 1978 which includes Coburn and Holmes Halls also includes Lord, Fernald, Alumni, Winslow, Carnegie, The Maples, the Pavilion Theater and the President's House. Except for Coburn and Holmes Halls and the President's House, please provide basic building information (total floors and gross square footage) and current University uses. With respect to current University uses, please be as specific as possible. Finally, if there are planned changes in uses over the next 5 years, please comment to the extent possible.

**A1:** At this time, the University is unable to provide current gross square footage or the number of floors for these buildings. The University does not anticipate any upcoming usage changes for these buildings. Information about current usage of these buildings can be found on the University of Maine website at <https://umaine.edu/>

**Q2:** On a campus-wide basis, please provide commentary with respect to the adequacy of current parking for faculty, students and visitors. This question is offered to gain a macro perspective on how your current parking is meeting the needs of your constituents. To the extent that there are specific flash points /places of either under or over capacity, please comment.

**A2:** In general, there is adequate parking capacity for our constituents. The smaller lots in the center of campus tend to fill quicker than the larger lots on the periphery. This can result in having to walk further to get from your car to your destination. Flash points when the campus exceeds capacity include hockey games, football games and other live events that draw a significant number of people to the campus. Additional information about parking at the University can be found here, <https://umaine.edu/parking/>.

**Q3:** Please comment on the transportation options between UMaine campus and:

- The Town of Orono
- The City of Bangor

**A3:** Here is a list of some of the transportation options to and from the University campus:

- Black Bear Orono Express is a free shuttle service that provides transportation within UMaine and the town of Orono. More information: <https://umaine.edu/shuttle/>
- The Community Connector is a fixed route public transit system operated by the City of Bangor for the communities of the Greater Bangor Urbanized Area. More information: <https://www.bangormaine.gov/content/318/332/>
- Campus Carpool Program provides a free parking permit and designated space to groups of two or more employees travelling in the same vehicle. More information: <https://umaine.edu/parking/carpool-information/>

- **Single Trip Rideboard from Go Maine is Maine's statewide commuter service providing access to low-cost, healthy, economical and eco-friendly options for commuting to and from work. More information: <https://www.gomaine.org/>**
- **Bike Repair Stations across campus are free to use whether you need to change a flat, adjust your breaks, or just add a little air to your tires. More information: <https://umaine.edu/sustainability/map-points-category/bike-repair-stations/>**

**Q4: Please confirm if official LEED certification is needed or can we use LEED silver as a standard for design?**

**A4: Yes, LEED Silver may be used as a standard for design. Official LEED certification is not needed.**

**Q5: Does this LEED silver standard apply to both existing historical structures and additions/new construction?**

**A5: Achievement of a LEED Silver standard applies to both the renovation of the existing historical structures as well as for additions/new construction.**

**Q6: Holmes Hall:**

- **The machinery in the basement of the most recent expansion appears to be decommissioned (see attached photo). Can it be removed?**

**A6: The University will remove this machinery.**



**Q7: Historic Tax Credit:**

- **For historic property or buildings now owned by the University or State of Maine, would the property need to transfer to a private entity to enable a Historic Tax Credit sale (Maine and Federal)?**
- **Or would a long-term lease control of land and buildings be sufficient to enable the tax credit/sale?**
- **If a lease is sufficient, is there a minimal term required?**

**A7: Yes, a long-term ground lease of the land and transfer of property ownership would enable the use of Historic Tax Credits. Please refer to Internal Revenue guidelines for more information.**