

**REQUEST FOR PROPOSALS # 2025-031**  
**University of Maine, Hutchinson Center**  
**Real Estate Offer**  
**ADDENDUM #3**  
**October 31, 2024**

**QUESTIONS**

19. Where exactly on the property is the Generator located? Does the Generator service the whole facility, part of the facility (wing), or only the HUB IT room? Is the HUB IT room on a separate electric panel?

ANSWER: The generator is an outside unit that sits at the far end of the old wing away from the atrium. It's a Generac system that has a Generac switch out and dedicated fuse panel in the old boiler room. This only provides power to support the IT HUB and does not provide power to the building.

23. A nice accounting of Maintenance Costs was provided. Can you provide the same for the first 6 months 2024 January 1 thru June 30?

ANSWER: Please see the table below showing Maintenance Costs for FY24. Please note that the University's fiscal year runs from July 1 through June 30 of the following calendar year. All data provided in the External Information Packet was for the relevant and noted fiscal year.

HFC Maintenance Costs	FY24
Staff Compensation	\$ -
Operating Expenses	
Maintenance of Facilities and Equipment	\$ 116,618.41
Heating Fuels	\$ 49,200.86
Electricity	\$ 37,089.71
Professional Services	\$ 4,764.60
Other Utilities	\$ 9,786.79
Equipment Unit Cost <\$5,000	\$ -
Supplies and Materials	\$ 570.41
Other Expenses	\$ 200.00
Debt Service	\$ 139,919.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 358,149.78</b>

Notes:

\*Staff Compensation: The University has not had staff assigned to the Hutchinson Center for FY24

\*Maintenance of Facilities and Equipment - General repairs and University Facilities charge

\*Heating Fuels - Oil from Dead River Company

\*Electricity - Central Maine Power, Kruger Energy, and Standard Solar

\*Professional Services - Trash Removal, Janitorial Services, and Snow removal

\*Debt Service - Principal and Interest payment of Revenue Bond

\*\*Insurance covered within the University of Maines Policies

\*\*Share Services costs are not included