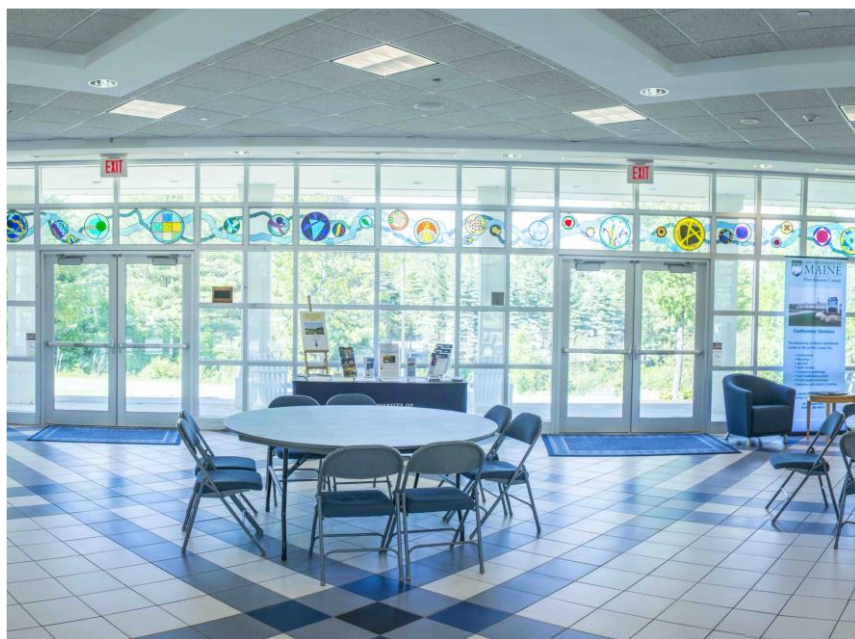


# University of Maine Hutchinson Center External Information Packet



Thank you for your interest in the FHC. In this memo, please find the following information regarding facility costs, map and conference revenues:

- A. FHC Maintenance Costs
- B. FHC Floor Plan with Capacities
- C. FHC Conference Services Revenue and Sector Utilization

Following the acquisition of MBNA by the Bank of America, the FHC and 11 acres were gifted to the University of Maine in 2006. In fall of 2009, a 16,000 square foot addition was opened that added classrooms, science labs, office space and a conference center (as detailed in the floor plan).

## A. HFC Maintenance Costs, FY23-FY17

	FY23	FY22	FY21	FY20	FY19	FY18	FY17
<b>Staff Compensation</b>	<b>89,394</b>	<b>86,215</b>	<b>83,731</b>	<b>81,773</b>	<b>69,268</b>	<b>62,733</b>	<b>61,262</b>
<b>Operating Expenses</b>							
Maintenance of Facilities and Equipment*	58,297	69,992	91,458	103,469	111,302	143,211	106,995
Heating Fuels*	77,299	83,304	51,519	52,910	67,001	53,073	34,804
Electricity*	43,908	51,174	52,512	46,432	51,205	54,095	46,836
Professional Services*	58,023	2,539	2,544	2,472	2,547	2,472	2,896
Other Utilities	6,882	6,534	6,449	7,169	6,466	6,982	6,320
Equipment Unit Cost < \$5,000	-	121	248	236	3,945	4,914	2,402
Supplies & Materials	1,045	811	261	4,644	3,694	2,599	2,735
Other Expenses	204	10	-	442	685	389	413
Debt Service*	144,919	149,919	154,919	159,919	159,669	111,444	169,551
<b>Operating Expenses</b>	<b>390,577</b>	<b>364,404</b>	<b>359,909</b>	<b>377,693</b>	<b>406,514</b>	<b>379,179</b>	<b>372,952</b>
<b>Total Operations and Compensation Cost</b>	<b>479,971</b>	<b>450,620</b>	<b>443,641</b>	<b>459,466</b>	<b>475,782</b>	<b>441,912</b>	<b>434,214</b>

Notes:

\*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

## A. HFC Maintenance Costs, FY16-FY12

	FY16	FY15	FY14	FY13	FY12	Total
<b>Staff Compensation</b>	<b>60,868</b>	<b>59,706</b>	<b>51,335</b>	<b>49,582</b>	<b>47,967</b>	<b>803,836</b>
<b>Operating Expenses</b>						
Maintenance of Facilities and Equipment*	129,816	98,271	126,380	91,416	97,905	1,228,512
Heating Fuels*	28,273	51,682	73,531	93,203	81,882	748,482
Electricity*	51,467	46,859	46,666	50,597	54,923	596,674
Professional Services*	3,165	2,267	2,417	2,413	4,446	88,202
Other Utilities	6,424	6,136	3,028	4,878	5,042	72,310
Equipment Unit Cost < \$5,000	8,791	2,643	-	-	-	23,301
Supplies & Materials	389	564	426	480	892	18,539
Other Expenses	351	380	565	883	9,216	13,539
Debt Service*	125,158	127,911	121,738	123,738	40,000	1,588,882
<b>Operating Expenses</b>	<b>353,834</b>	<b>336,713</b>	<b>374,752</b>	<b>367,608</b>	<b>294,305</b>	<b>4,378,440</b>
<b>Total Operations and Compensation Cost</b>	<b>414,702</b>	<b>396,419</b>	<b>426,086</b>	<b>417,190</b>	<b>342,272</b>	<b>5,182,276</b>

Notes:

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

\*Heating Fuels - Oil from Dead River Company

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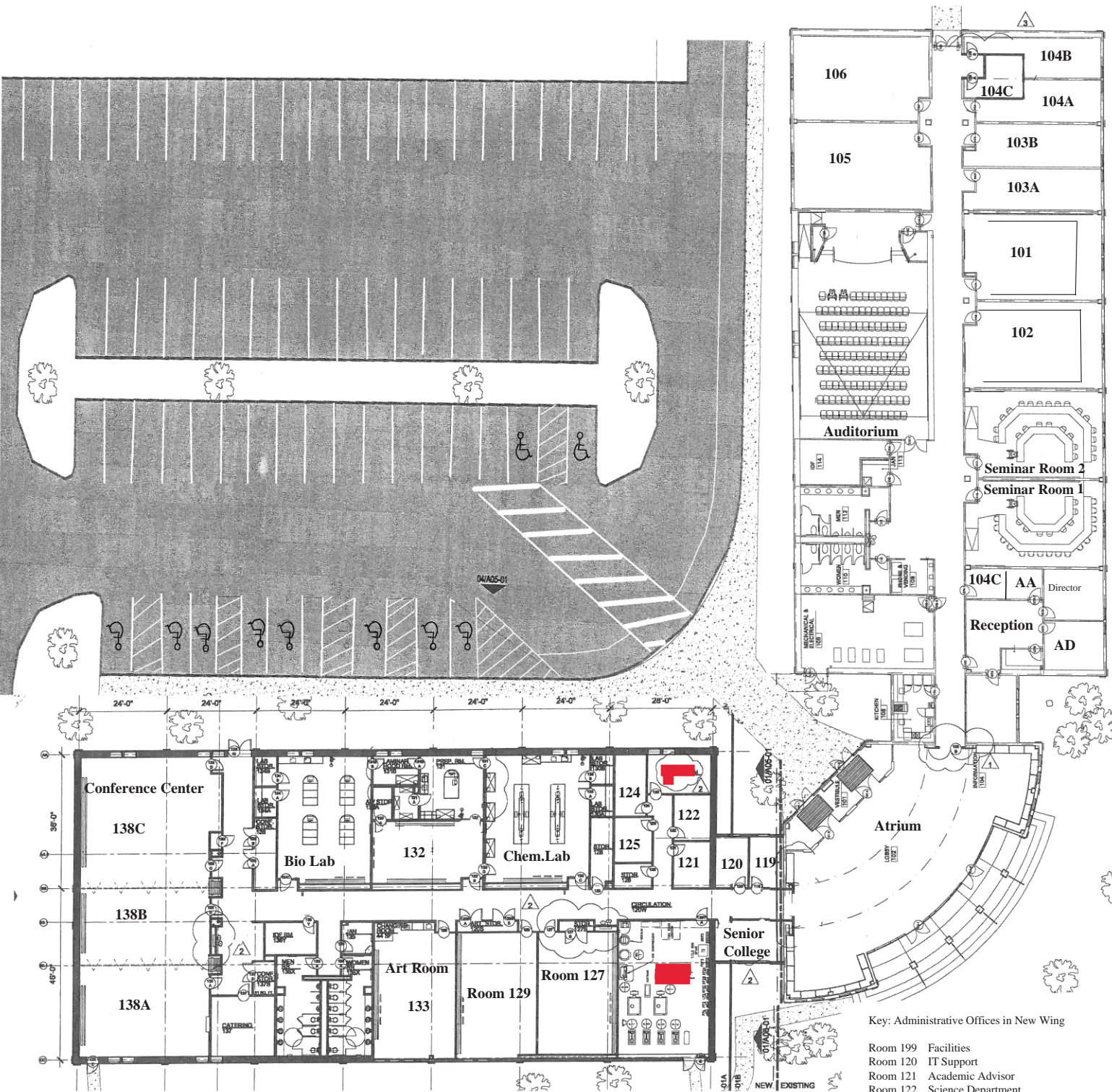
\*\*Insurance covered within the University of Maines Policies

\*\*Share Services costs are not included



# B. HFC Floor Plan with Capacities

September 20, 2023



Capacity = 136 (Max 153)  
138 ABC with round tables

Capacity = 25 (Max 30)  
Rooms: 133, 129, 127,  
101, 102

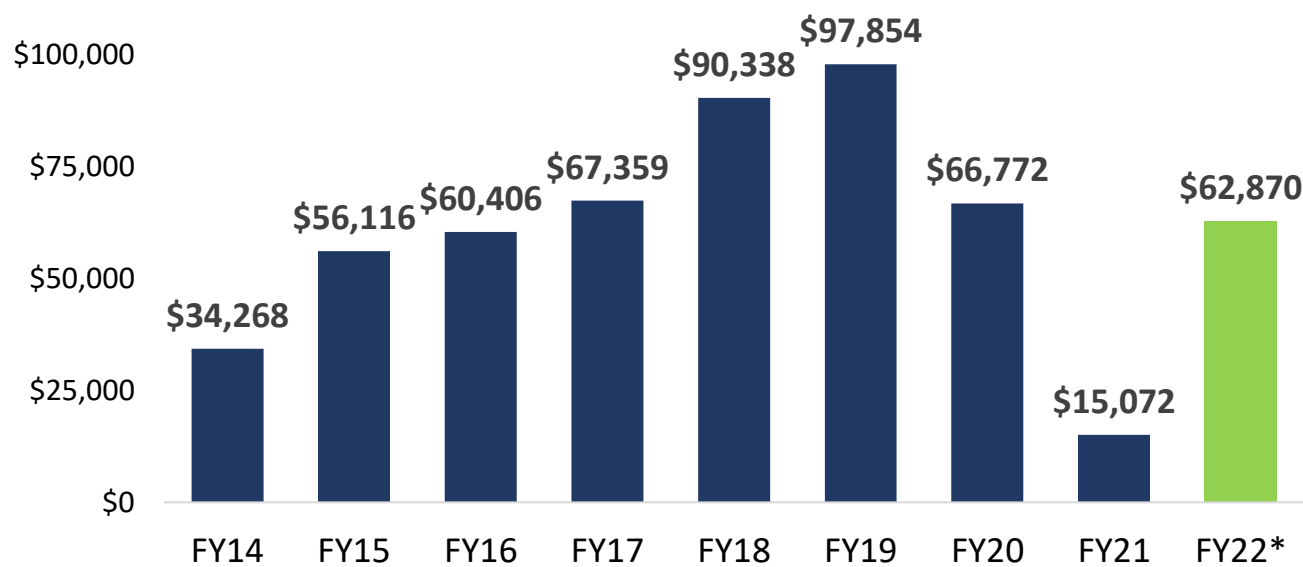
Capacity = 15 (Max 20)  
Rooms: 105, 106,  
Seminar Room 2

Capacity = 100 (Max 115)  
Auditorium

- Key: Administrative Offices in New Wing
- Room 199 Facilities
  - Room 120 IT Support
  - Room 121 Academic Advisor
  - Room 122 Science Department
  - Room 125 Admin. Coordinator & Conference Services

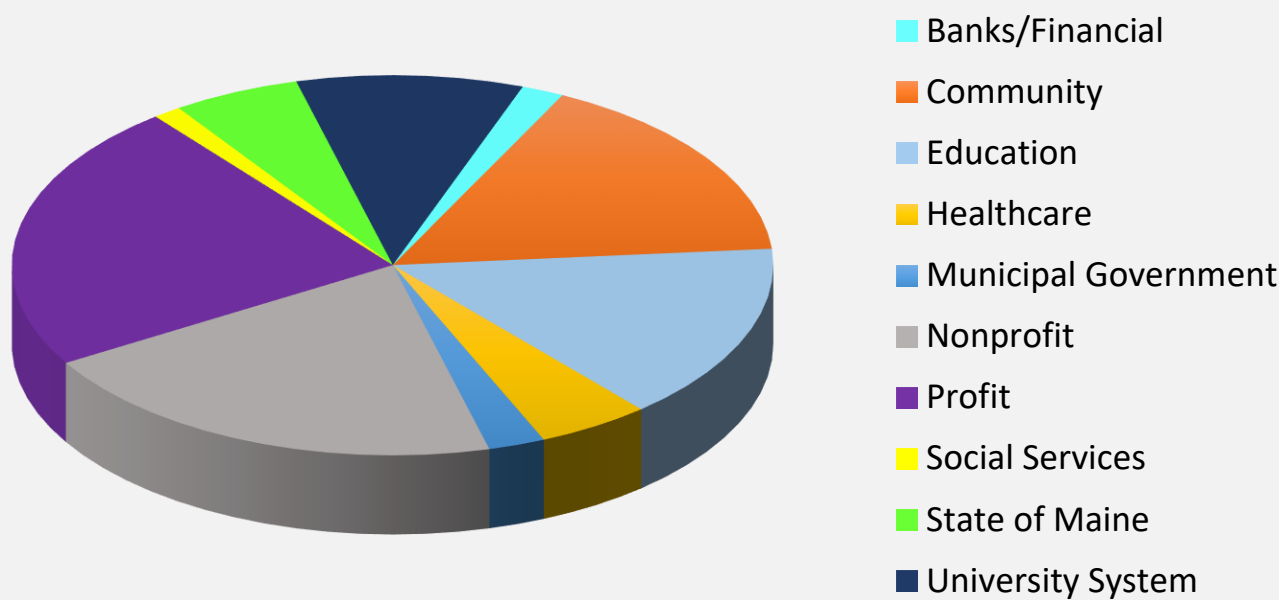
# C. HFC Conference Services Revenue & Sector Utilization

FHC Conference Services Gross Revenue  
FY14 – FY22



\*Included new lease revenue of \$27,070

FHC Usage of Sectors from FY18 – FY22



## **ADDITIONAL INFORMATION**

The initial building footprint of the Hutchinson Center as per Board Docket in 2006 was 20,000 gsf, 1,963 gsf barn outbuilding, and 11.6 acres of land (by deed). However, as per the 2023 appraisal, the original building was measured at 16,674 gsf. A full wing (Hutchinson Center Expansion) was added beginning in 2007-2009. The addition added 13,841 gsf resulting in 30,515 gsf for the Hutchinson Center. This added to the 1,963 gsf barn equals a total of 32,478 gsf of built space on the property. The addition included teaching labs, classrooms, and a large conference room.

The initial “gift,” actually recorded as a sale, was initiated at the UMS Board of Trustees meeting as an agenda item on June 26, 2006; the actual transfer of ownership and closing documents were completed on March 6, 2007 and recorded at the Waldo County Registry of Deeds on June 22, 2007. The construction of the addition began in late 2007 and was completed in 2009.

The sale was made by Corporate Property Services, Inc, % Bank of America at an assessed value of \$3.3 million in 2006. The University recently obtained an appraisal in 2023 on the property with an appraisal value of \$2,520,000.

The addition to the building came at a construction cost of \$4.3 million. The construction budget was funded by gifts of \$1.16 million (against an initial goal of \$2.0 million and pledges of \$1.6 million), \$1.894 million through tax-exempt revenue bonds issued on 6/28/07, and the balance of \$2.4 million provided by the University. As of 1/24/2024 there is \$985,000 of remaining principal on the tax-exempt revenue bond.

Since the gift of the building in 2006, UMaine has contributed \$2.9M in renovations and \$8.28 million in building maintenance or on average \$460 thousand in annual maintenance.

(Notes: The Belfast City tax records list this as 11.03 acres)