AGENDA ITEM SUMMARY

1. NAME OF ITEM: Estabrooke Repurposing and Renovation, UM

2. INITIATED BY: James H. Page, Chancellor

3. BOARD INFORMATION: BOARD ACTION: X

4. BACKGROUND & JUSTIFICATION:

The University of Maine requests approval to expend as much as $3.2 million in University funds to renovate Estabrooke Hall for a new “Collaborative/Active Learning Classroom” and to provide space for the Honors Program and RISe Center.

Estabrooke Hall is a 65,000 square foot facility built in 1940 and used until now for student housing. The Sightlines renovation age is 72 years old and the net asset value is assessed at 73 percent.

In considering the future of the facility, the University reviewed the continued advisability of using the facility for residential purposes in light of the cost of installing statutorily required sprinklers. That assessment demonstrated it would be more cost-effective to repurpose the facility for use as non-residential space. With the removal of Estabrooke and its 164 beds from the bed inventory, the University will have a potential 3,395 beds for the spring semester. In the fall the University had 3,345 beds occupied.

A feasibility study was completed in October 2012 and Schematic Design was completed in December of 2012 for the renovation of the first floor and a portion of the second floor of Estabrooke. The renovation of approximately 18,000 gross square feet will include a second accessible entrance, new accessible bathrooms, a new electrical service and complete new electrical wiring for the renovated spaces.

The renovation will provide space for a new “Collaborative/Active Learning Classroom” which will seat approximately 90 students and be fit-out to provide state of the art technology for the new “classroom of today.”
The remainder of the renovation will provide space for the Honors Program and RIsE Center to better allow the program constituents to collaborate with each other. The RIsE center is seeking space for approximately 40 people and the Honors program space will accommodate approximately 15 people as well as a small classroom and some small collaborative/meeting spaces. This space will be an extension of the Honors College home base which is located in the adjacent Colvin Hall.

This is the first stage of renovation to Estabrooke as it addresses a portion of the building. Future projects to renovate the remaining floors of the building will come forward as funding is identified.

The estimated project cost for the current renovation phase is approximately $3.2 million and funding has been identified for it by the University of Maine. The intended project schedule is to have documents ready for bidding in February, 2013. Construction will follow with occupancy desired for the fall semester of 2013.

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees authorize the University of Maine to expend up to $3.2 million in University funds for a renovation project at Estabrooke Hall.

01/17/2013