AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** Merrill Hall Boiler Replacement, UMF

2. **INITIATED BY:** James H. Page, Chancellor

3. **BOARD INFORMATION:**

   **BOARD ACTION:** X

4. **BACKGROUND & JUSTIFICATION:**

   The University of Maine at Farmington requests approval for the expenditure of $650,000 to replace two existing oil-fired boilers in Merrill Hall with two dual-fuel boilers capable of using heating oil or gas.

   Merrill Hall is the main administrative services building at UMF and includes the President's Office, Financial Aid, Student Accounts, Registrar's Office, Human Resources, and others. It also is the home of the Department of Visual & Performing Arts, and features a state-of-the-art New Media lab, electro-acoustic music lab, and Nordica Auditorium.

   Dating to 1864, Merrill is the oldest building on a Maine public campus in the state and is in the National Register of Historic Places. Together with a slightly later addition, Merrill Hall is a 4 story facility of approximately 41,374 square feet. Both the main building and the addition are rated by Sightlines at having a renovation age of more than 50 years and a net asset value of less than 31 percent, which is the category of facilities Sightlines advises are likely to present the greatest needs and challenges.

   The current boiler is more than 75 years old and is beyond its useful life. It currently consumes approximately 18,608 gallons of heating oil annually and is operating at 65-70 percent efficiency. A third-party analysis indicates the proposed dual-fuel boilers currently are estimated to save approximately $175,000 overall, including $700,000 in energy costs, over 30 years vs. replacement in kind of an oil-only boiler. The new high-efficiency boiler is expected to operate initially at 85 percent efficiency.

   Merrill Hall also is included in a pending multi-campus gas conversion Request for Proposals (RFP). While no piped natural gas currently exists at the site, an alternative fuel conversion is in keeping with the RFP. This current request of the Board would authorize the project to proceed either as part of the RFP or in a separate competitive process based on whichever is determined to be preferable and most cost effective. This approach is intended to ensure UMF can act in a timely fashion during the coming construction season.
This project also will include the installation of remote digital controls and radiator conversions throughout the building. UMF has identified E&G reserve funds to pay for the project. The project is estimated for completion in calendar year 2013 with most of the construction occurring during that summer.

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees authorize the University of Maine at Farmington to expend up to $650,000 and to enter such agreements as may be required to accomplish a Merrill Hall boiler replacement project.