AGENDA ITEM SUMMARY

1. NAME OF ITEM: Renovations to Field House and Memorial Gym Complex, UM

2. INITIATED BY: Richard L. Pattenaude, Chancellor

3. BOARD INFORMATION: BOARD ACTION: X

4. BACKGROUND:

The University of Maine requests the Board of Trustees approval to expend $14 million from multiple sources, including gifts and state-funded revenue bonds, to renovate the Field House and Memorial Gym.

The University of Maine’s Field House was built in 1926. The Gymnasium was added to the south end of the Field House, facing the campus mall, in 1933. Wings were added to the east and west of the Gymnasium in 1969 and, in 1988, the addition to the east side was constructed and houses the Latti Fitness Center. UMaine’s 2007 Historical Preservation Master Plan recognized that, with much-needed suitable renovation, the major spaces of the Memorial Gym building can continue to serve useful purposes and provide suitable venues for programs within the athletic and recreation realms.

The 1920’s era Memorial Gym and Field House have not had substantial infrastructure renewal or modernization. The complex contains common hazardous building materials that will be properly abated as part of the renovation. The renovation will also improve accessibility under the Americans with Disabilities Act by including more ADA accessible restrooms and an elevator to serve seating in the basketball arena. The ventilation systems, some components of which were installed 70 years ago and are obsolete, will be updated. The facility is outdated and rundown, and will be renovated to provide more adequate support for current athletic department needs.

Renovations to both the Field House and the Memorial Gym Complex have been estimated in the past at $19 million. This $14 million request is focused on the core infrastructure issues such as ADA improvements, mechanical ventilation, hazardous material remediation and athletic department priorities to optimize space usage and to urgently restore aesthetic quality of place. The scope of the project will be adjusted as needed to meet the current level of proposed funding.
The funding sources for the current project include:

- $4.5 million, a 2011 New Balance gift and associated naming as approved by the Board May 23, 2011;
- $2 million, a Harold Alfond Foundation gift;
- up to $500,000 to be raised by UM;
- $7 million, University revenue bonds pending approval at the November 13-14, 2011 Board meeting.

The revenue bonding is being supported by an appropriation from the state budget. In 2010, the Maine State Legislature, recognizing that the Field House and Memorial Gym Complex are critical public facilities, included in the budget, 2009 Public Law, Chapter 571, an appropriation to support the debt service on a $7 million University-generated revenue bond, amortized over 10 years.

At this time, with the issuance of the revenue bonds, the University has available $13.5 million toward the Project Total of $14 million. Further, in keeping with the gift agreement with the Harold Alfond Foundation, the University of Maine established in its fiscal year '12 budget an annual capital improvement fund of $140,000 for the continued improvement of the Memorial Gym Complex to ensure its proper condition. Operating costs for the facility are expected to stay as presently budgeted or be reduced given that no new square footage is being added, and given expected energy efficiency improvements.

At the November 4, 2011 Joint Audit and Finance/Facilities Committee meeting, the Committee approved the following resolution for submission to the Consent Agenda at the November 13-14, 2011 Board meeting:

That the Board of Trustees authorize the University of Maine to expend $14 million to renovate the Field House and Memorial Gym.