AGENDA ITEM SUMMARY

1. **NAME OF ITEM:** International Study Center Conversions, UM and USM

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

3. **BOARD INFORMATION:**
   
   **BOARD ACTION:** X

4. **BACKGROUND & JUSTIFICATION:**

   Approval is requested pursuant to Board Policy 701 to expend $1.8 million to renovate portions of facilities at the University of Southern Maine and at the University of Maine to improve the capital infrastructure and to serve as space for the International Study Centers.

   The proposal for the International Study Centers was presented to the Trustees in January, 2013. The goal of this facility request is to provide instructional and office space for the project. The agenda sheet for the prior presentation about the International Study Center effort is attached.

   The contract with Study Group requires the University to provide programmatic space.

   To meet minimum needs this will include:

   At USM:
   - Three (3) single person office spaces
   - A shared work space for International Study Center staff
   - A reception/waiting/circulation area
   - A conference room and
   - Two classrooms able to accommodate 20-25 students each.

   At UM:
   - Three (3) single person office spaces
   - Two shared work spaces for International Study Center staff and ESL Faculty
   - A reception/waiting/circulation area
   - A conference room
   - Two classrooms able to accommodate 20 to 25 students each
   - Multi-purpose swing space.
For additional background at USM, the request is to expend $800,000 in E&G funds to renovate 5,300 square feet on the first floor of Upton-Hastings Hall in Gorham to meet these needs. The USM portion of the renovation will focus on space currently known as Hastings Formal Lounge. It is an open area used for large functions. The space includes a small food preparation area with serving line, men’s and women’s bathroom facilities and one accessible bathroom facility. Mechanical ventilation and heating is provided via a dedicated air handler. There is an automatic sprinkler and fire alarm system.

The wing of Upton-Hastings Hall where the renovation will occur is approximately 37,000 square feet in size. It was built in 1968 and is primarily used for student housing. This portion of the facility is rated by Sightlines as having a renovation age of 44 years while other portions of Upton-Hastings Hall are rated at more than 50 years old in renovation age, which is the age category of facilities Sightlines advises are likely to present the greatest needs and challenges and a category which Sightlines encourages be addressed.

For additional background at UM, the request is to expend up to $1 million in E&G funds to repurpose and renovate up to 6,500 square feet in Estabrooke Hall to meet these needs. Estabrooke Hall is a 65,000 square foot facility built in 1940 and used until now for student housing. The building is rated by Sightlines as having a renovation age of more than 50 years, which is the age category of facilities Sightlines advises are likely to present the greatest needs and challenges and a category which Sightlines encourages be addressed. The additional classroom and office space while increasing the net asset value of this building continues to move forward the planned repurposing of the building while meeting a programmatic need. With the renovation project the occupants of the building will include Study Group, The Honors College, the RiSE Center and a Collaborative/Active Learning Classroom.

The UM portion will be administered as an increase in scope and cost to the existing Estabrooke renovation project. The increase would be approximately 31 percent and would bring that existing total project budget to $4.2 million. The potential of such additional work at Estabrooke was identified when the project was presented for initial consideration in January 2013. The agenda sheet at that time stated that future projects to renovate the remaining floors of the building would come forward as funding is identified. Unfinished floors remain in this building and future renovation projects in this building should be expected. The prior agenda Estabrooke agenda sheet is attached.

These spaces are expected to be completed for use by the International Study Center project during calendar year 2013.

The Finance/Facilities Committee approved this recommendation to be forwarded to the Consent Agenda for Board of Trustee approval.

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees authorize the University of Southern Maine to expend $800,000 in E&G funds in Upton-Hastings Hall and the University of Maine to expend up to $1 million in E&G funds in Estabrooke Hall to renovate each space respectively to improve the capital infrastructure and to serve the International Study Center project.

05/09/2013