



Strategic Plan Assessment

Pathway 5

Restoring the Dream: Renewing Pride and Stewardship of Place

November 8, 2017

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Pathway 5 Team



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Pathway Initiatives

5.

Restoring the Dream: Renewing Pride and Stewardship of Place

- Revitalize the brick-and-mortar infrastructure critical to fulfilling UMaine's flagship mission
- Continue to build annual budgeted investments to fully fund appropriate levels of maintenance and renewal in campus upbeat and beautification
- Employ progressive capital construction delivery methods
- Develop a long-term plan to restore and use buildings effectively in the campus historic district
- Adopt and implement a five-year information technology plan
- Continue to implement sustainable initiatives to meet University's Climate Commitment



Pathway Accomplishments

5.

- Revitalize the brick-and-mortar infrastructure critical to fulfilling UMaine's flagship mission
 - Incorporate the Total Cost of Ownership (TCO) approach to our management of UMaine's asset portfolio.
 - Develop an Asset Investment strategy that addresses where, what and how we invest.
 - Ensure a comprehensive, aligned and programmatic framework for facilities and asset management

Pathway



Pathway Accomplishments

5.

- **Revitalize the brick-and-mortar infrastructure critical to fulfilling UMaine's flagship mission**
 - Incorporate the Total Cost of Ownership (TCO) approach to our management of UMaine's asset portfolio.

LIFE CYCLE COMPONENTS

SOURCES OF FUNDS

Acquisition Costs

Build, Buy, Lease

Gifts, Endowment, Bonds

Maintenance Costs: Daily

Cleaning, Trash, Grounds

Maintenance Costs: Periodic

Corrective, Preventive, Predictive

Annual Operating & Maintenance Budget

Utility Costs

Electricity, Gas, Water, Sewer

Annual Utility Budget

Capital Renewal Costs

HVAC, Water, Electric, Gas, Sewer, Roof, Safety, Streets

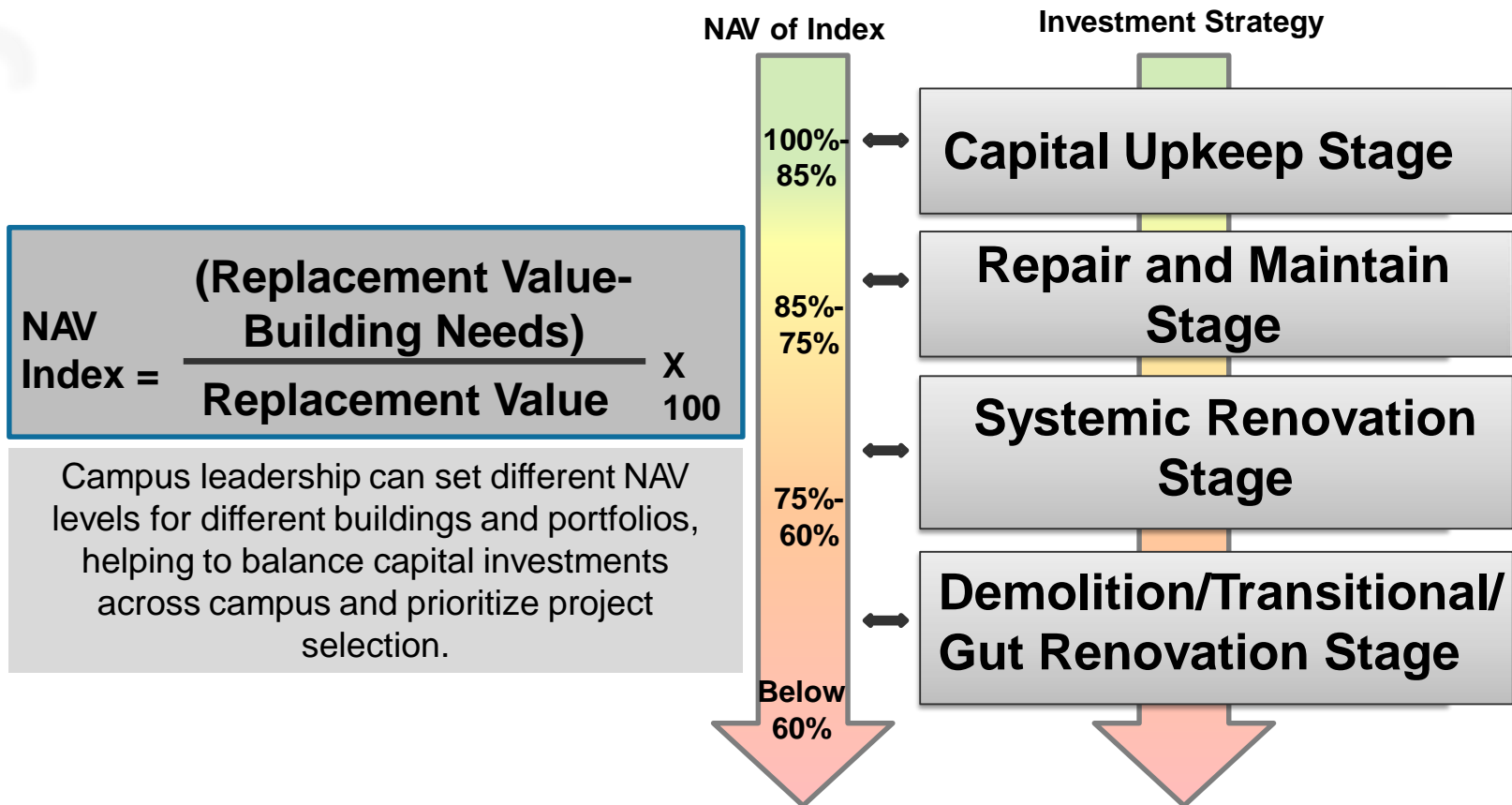
Capital Reserves, Gifts, Funded Depreciation, Other One-Time Institutional Resources



Pathway Accomplishments

5.

- Revitalize the brick-and-mortar infrastructure critical to fulfilling UMaine’s flagship mission
 - Develop an Asset Investment strategy that addresses where, what and how we invest.



$$\text{NAV Index} = \frac{(\text{Replacement Value} - \text{Building Needs})}{\text{Replacement Value}} \times 100$$

Campus leadership can set different NAV levels for different buildings and portfolios, helping to balance capital investments across campus and prioritize project selection.

Pathway

Pathway Accomplishments

5.

- Revitalize the brick-and-mortar infrastructure critical to fulfilling UMaine's flagship mission
 - Ensure a comprehensive, aligned and programmatic framework for facilities and asset management
 - Classroom paint and polish process
 - Sightlines annual benchmarking
 - Space management policy





Pathway 5 Accomplishments

5.

- **Continue to build annual budgeted investments to fully fund appropriate levels of maintenance and renewal in campus upbeat and beautification**

- FM Maintenance Accounts
- Funded Depreciation (renewal)
- Hosmer Fund
- Classroom Paint & Polish
- Classrooms for the Future

3 tiered budgeting process – 1 and 5 year capital budgets



Pathway Accomplishments

5.

- **Employ progressive capital construction delivery methods**

Industry standards for public projects are

DESIGN-BID-BUILD (DBB)

This is the most commonly used delivery method for construction

**CONSTRUCTION
MANAGER AT RISK
(CM@Risk)**

Increased opportunity to utilize expertise of CM@Risk firm to evaluate project cost and schedule from a constructability perspective.

**DESIGN-BUILD
(DB)**

One entity is responsible for both design and construction.



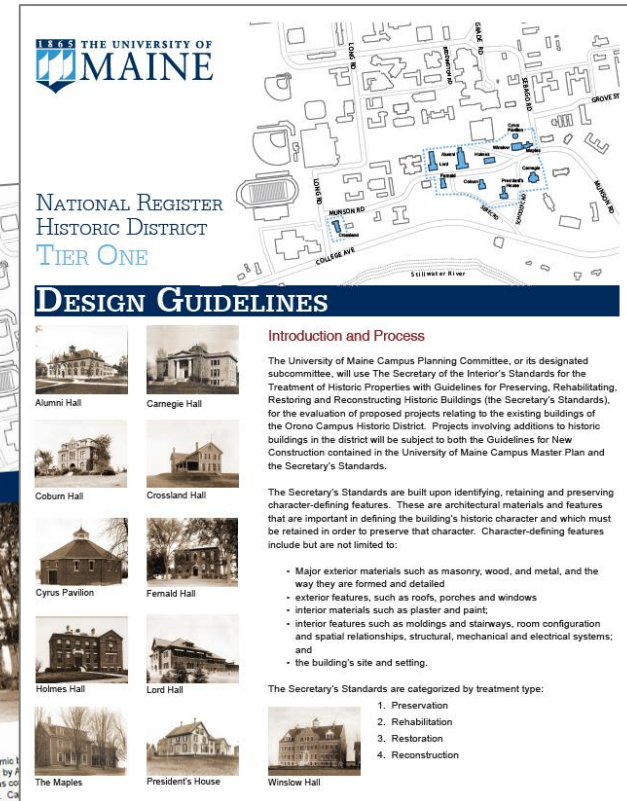
5.

- Develop a long-term plan to restore and use buildings effectively in the campus historic district

- Background

- Historic Preservation master plan-2007
- UMaine Historic Districts
 - Tier one- 10 buildings
 - Tier two- 25 buildings
 - Building design guidelines

- Building rehab concept document



A Brief History of Fernald Hall

Fernald Hall was the first University of Maine academic building and the oldest building in the Historic District. Designed by Morse of Providence, Rhode Island, the building was completed in 1865. The first year students were enrolled, to 1870. Called "Hall" when it was first built, Fernald contained classrooms, chemical laboratories, and a small library in the basement. Fernald Hall is very similar to another classroom building Morse designed for Brown University, also named Chemical Hall. The bricks used in the building's construction were manufactured on campus by a local contractor. Students supplied much of the labor needed to make the bricks and construct the building.

Chemical Hall's name was changed to Fernald Hall in 1898 in honor of Merritt C. Fernald, the first member of the faculty and the second president of Maine State College. Fernald Hall has, at various times in its history, housed laboratories, classrooms, a bookstore, a library, a chapel, a snack bar, and faculty offices. Currently it houses the Women's Resource Center and the Sociology department.

carved by sea waves

In 1936, Fernald Hall has been removed a number of times. In 1936, the original one-story ell was destroyed by fire and replaced with a two-story one-story ell. In 1934, two new second-story windows were added to the story ell. In 1934, two new second-story windows were added to the rear of the building facing Munson Road, and new granite steps, taken from Lord Hall, were added to the rear entry. The main entrance was redirected from west to east (from facing the Stillwater River to facing Munson Road) in 1965. The original (west) entry door was removed and a window was installed in its place. A new stairwell and entrance were added to the south elevation, and a new service door entrance was added to the north elevation. In 1984, part of Fernald's entrance was removed and replaced with a modern membrane roof, slate roof was removed and replaced with a modern membrane roof.

Pathway Accomplishments

5.

- Adopt and implement a five-year information technology plan

2012 UM IT plan goals/initiatives



- Establishing a residence hall wireless service
- Installing Voice over IP (VoIP) throughout campus, Hutchinson Center and Darling Marine Center
- Developing a computer replacement program

Pathway Accomplishments

5.

- **Adopt and implement a five-year information technology plan**

UMS IT plan goals/initiatives



- Implement a five-year Information Technology Plan to ensure a robust and leading- edge technology infrastructure that supports the multifaceted mission of the university.
 - IT Leadership and Governance
 - Training and Professional Development
 - Learning space IT support
 - IT Support for and Collaboration with Distance and Online Learning
 - IT for research

Pathway Accomplishments

5.

- **Continue to implement sustainable initiatives to meet University's Climate Commitment**



- **Carbon Emissions** – 10-yr reduction by 19%

- **Sustainability Awards**

- Princeton Review 2010-present: Top 50 Green Schools
- 2013 – EPA Environmental Merit Award

- **EPA Recognition** for efforts in recycling 97% of food waste



- **UM Strategic Energy and Utility Plan**

- **Energy Solutions for UM** (UMS RFP43-16)

- UMaine meets 2007 Climate Leadership Commitment (formerly ACUPCC)
- Minimizes costs associated with energy
- Provides predictable and stable cost into the future
- Reliable service to UMaine's mission



Pathway Accomplishments

5.

- What else has been accomplished related to this Pathway?
- Are these initiatives still relevant?
- Considering the Pathway's broad goals, how else might this work be advanced?