Pathway 5 — Restoring the Dream: Renewing Pride and Stewardship of Place

Pathway 5 Implementation Team: Fall 2013 Progress Report

Strategy 1: Conduct and develop a comprehensive plan to increase net capital asset value

The University of Maine hired Sightlines LLC to perform an integrated facilities plan (IFP) for the Orono campus. The IFP serves as a capital asset planning tool for UMaine and entails the assessment and identification of campus building needs and the assignment of preliminary budgetary values for renewal costs. The completed IFP includes both Education and General (E&G) facilities and Auxiliary facilities on campus. This study has been forwarded to the Pathway 2 Implementation Team for integration into the overall University of Maine Blue Sky Project.

Strategy 2: Analyze and identify Total Cost of Ownership (TCO) annually and determine a Capital Investment Strategy

UMaine has adopted the concept of Total Cost of Ownership (TCO), which is central to the funding plan designed by Blue Sky Pathway 2. With the completion of the IFP study, this information is informing the Blue Sky Pathway 2 funding plan and Capital Investment Strategy.

Strategy 3: Implement Paint, Plant and Polish

The Paint, Plant and Polish projects identified in the Blue Sky Plan have been completed. Additionally, the Pathway 5 Implementation Team has developed a draft written procedure for the ongoing identification, selection and implementation of Paint, Plant and Polish projects for the Orono campus. Final steps will include vetting the procedure with UMaine administration and establishing a target roll-out date of the program to the UMaine community.
**Strategy 4: Explore and Identify New Capital Construction Methods, monitor and track projects to ensure on-time and on-budget progress of major capital construction projects**

Capital project progress reports for the SVPAF are ongoing. The capital projects listed below were identified in the Blue Sky Plan. The status of each project is as follows:

- Stewart New Media/Art Complex: Completed in 2013
- FBRI Technology Center, Old Town: Completed in 2012
- Paul J. Mitchell Batting Pavilion: Completed in 2012
- Alfond Way: Completed in 2013
- Nutting Hall Energy Renovation: Completed in 2013
- Memorial Gym and Field House Renovation: To be completed in 2014
- Planetarium/Observatory: To be completed in 2014

The Pathway 5 Implementation Team has reviewed several capital construction delivery methods that are available to facilitate a successful project outcome. These methods offer various respective benefits and limitations, depending upon the specific parameters or needs of the Owner. The Team has developed a Construction Delivery Methods summary document, which provides a narrative overview of the respective methods. In conjunction with the summary, the Team has developed an evaluation matrix of the various methods. These tools are intended to facilitate selection during development of the most appropriate method(s) for prospective capital construction projects.

**Strategy 5: Develop a long term Restoration Plan for the Orono Campus Historic District**

UMaine has engaged Malcolm L. Collins, AIA, NCARB, LEED AP (Maine Licensed Architect and Historical Architect), to renew the campus Historic District Restoration Plan. At the direction of the Pathway 5 Implementation Team, the plan will incorporate prospective general uses for the spaces within the buildings, inventory the optimum space purpose and utilization of each respective building, and determine the allocation of office space as a percentage of each building’s gross area. This work is underway and completion is expected by February 2014.

**Strategy 6: Develop Comprehensive Capital Master Plans for off-site facilities**

The University of Maine anticipates commencing IFPs in the spring of 2014 for UMaine’s satellite facilities and campuses. The IFPs will initiate with the Center for Cooperative Aquaculture Research (CCAR) in Franklin and the Hutchinson Center in Belfast. The IFPs will extend to each of the respective locations thereafter. Concurrently, the Office of Facilities Management is working to develop memoranda of understanding (MOUs) for facilities support services for each of the satellite facilities. The IFPs will inform a comprehensive capital Master Plan for each site.
Strategy 7: Develop a 20-Year Residential Housing and Support Plan

The University of Maine has hired Sasaki Associates to develop a short term plan for the development and construction of a new student housing project on the south end of campus, and a long term plan to renovate and upgrade the UMaine’s residence halls and housing assets. The plan will be used as a tool in planning the growth of housing and is expected to be complete in the spring of 2014.

Strategy 8: A New, Automated Facilities Work Management System

The University of Maine System (UMS) has procured a new Integrated Work Management System (IWMS) vendor, AssetWorks. The IWMS offers the promise of a single, fully integrated management solution for capital project construction, operations and maintenance, utilities, and campus space. The initial program roll-out is targeted for January 2014. A system-wide committee is in the process of implementing the IWMS across the UMS campuses.

Strategy 9: Build Incrementally into the Budget Replacement and Refresher Plans for Equipment, Classrooms, Labs and Technology

UMaine has hired Sightlines LLC to perform a classroom assessment study for 110 classrooms on the Orono campus. The study will complement the campus IFP and provide an additional layer of detail with respect to the technology and indoor environmental quality needs of the campus’s research and educational enterprise. The classroom study is now 90% complete. A Phase II study will commence subsequently to assess teaching laboratories. The outcome of the study is expected to provide numerous beneficial uses, including occupant comfort, space scheduling/management and planning for renovation and capital renewal.

Strategy 10: Develop Infrastructure Upgrade Plan for Energy and Utility Infrastructure

A draft Strategic Energy and Utility Management Plan is currently under review. The Plan outlines a comprehensive program dedicated to monitoring energy utilization, seeking opportunities to reduce energy costs and environmental impact, and making recommendations, as appropriate, consistent with the goals and principles of UMaine’s Blue Sky Plan, the UMaine mission, the UMaine Campus Master Plan, and integrated through the UMaine’s Climate Action Plan as a path toward environmental sustainability and carbon neutrality.
Strategy 11: Implement Strategies as Identified in the IT Strategic Plan

The campus IT Strategic Plan was completed in the spring of 2012 and is in the implementation phase. Components of the plan which have been started include:

- Establishing an IT governance structure for UMaine (completed);
- Establishing a residence hall wireless service (completed);
- Upgrading the campus wireless network;
- Installing Voice over IP (VoIP) throughout campus and at the Hutchinson Center Done and Darling Marine Center (both are completed);
- Developing a computer replacement program; and,
- Upgrading campus buildings to Cat6 wiring.

Components of the plan which are now in the planning stage include: networking classroom video projectors; installing sound systems in large classrooms; consolidating servers in the Neville Hall Data Center; expanding application virtualization to improve access to common software for remote and mobile users and improve license management; and consolidating email systems.

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