

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Bangor Café, UMA

CAMPUS PRESENTER(S): Jenifer Cushman, President; Aili Robinson, Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

Policy 701- Financial Affairs, Operating & Capital Budgets

UNIFIED ACCREDITATION CONNECTION:

N/A

UMS STRATEGIC PLAN CONNECTION:

Action 4.1.5 – Expand Community Connections

Goal 4.2 Secure and align resources to support strategic priorities

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Maine at Augusta requests authorization to spend up to \$700,000 to establish a café in Eastport Hall on the Bangor Campus. This will support students living in the local hotel, as well as students, faculty, staff, and campus visitors.

b. Overall requested budget and funding source(s):

UMA has several funding sources for the café project, including proceeds from the 2024 land sale, an interest free loan from Sodexo to be paid back over six (6) years, FY25 and FY26 capital project funds.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.

This project is included in UMA's Capital Plan.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

UMA has explored housing options on the Bangor Campus for several years. The successful hotel partnership model on the Augusta Campus provided a proven framework, enabling us to offer housing to students in Bangor for the first time. With UMA Bangor students now living adjacent to campus, it became essential to provide food service to support their needs.

The new café will also be beneficial for Dental Hygiene and Veterinary Technology students, who are on campus Monday through Friday. In addition, the lack of a kitchen has historically limited our ability to host conferences and events in Bangor. This project will not only enhance the student experience but also create new opportunities to generate revenue through expanded conferencing and event capabilities.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

UMA will be transforming a decommissioned art room in Eastport Hall into the new café and lounge. The space is ideal due to its size, location, and water access. It is convenient for UMA community members, the general public, and caterers to access and is located in the most populous building on the Bangor Campus.

f. Changes, if any, in net square footage or ongoing operating costs resulting from the project

Once the construction is complete, the operation of the café will require continued funding. The operation costs will be offset by student meal plans, conferencing, catering, and general purchases.

g. Alternatives that were considered to meet the need being addressed by this project

UMA looked at other locations to identify a more cost effective or convenient location. This location was the perfect size and location for the project.

h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

Design work is underway, and the café has an estimated completion date of August 15, 2025.

i. Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this project if full authority is not being requested from the outset.

UMA's goal is to open the cafe location by mid August of 2025. Timely progress on this project is essential for opening for the Fall 2025 semester

j. Additional information that may be useful to consideration of the item.

Note: For items over \$5M, indicate when the item was originally presented as an information item.

N/A

TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees acting through the Finance, Facilities, and Technology Committee, authorizes the University of Maine System acting through the University of Maine at Augusta to spend up to \$700,000 to establish a café in Eastport Hall on the Bangor Campus.

