

University of Maine System  
Board of Trustees

**AGENDA ITEM SUMMARY**

**NAME OF ITEM:** Capital Center Space Renovation Project Budget Increase Request, 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:**

701 – Budgets, Operating & Capital

**UNIFIED ACCREDITATION CONNECTION:**

The University of Maine at Augusta's distance model and geographic location provide opportunities for state-of-the-art nursing simulation professional development throughout UMS. The facility will enhance support for remote cohorts at UMA's designated Centers as well as the cohorts at the University of Maine at Farmington and University of Maine Machias. Nursing leadership across the System has worked diligently to align nonclinical courses, and the transferability of credits has contributed to an increase in enrollment. The requirement to take clinical courses to achieve the Holistic Nurse Certification supports the need for additional space to meet the demands of lab and simulation needs. Collaboration is underway with the University of Maine to establish a holistic component in its program, further adding to the need for additional space to meet student learning needs.

**UMS STRATEGIC PLAN CONNECTION:**

This request relates to the UMS Strategic Plan through Commitment 1 (serving the state of Maine, its constituents, and its economy) and Teaching Action 2 (expansion of access to course offerings).

**BACKGROUND:**

**a. Summary of the request**

The University of Maine System, acting through the University of Maine at Augusta (UMA), requests an increase in the authorization for the completion of the nursing education and hands-on training space in the leased Capital Center by \$125,000.

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

On January 10, 2024, the Board of Trustees approved UMA to spend up to \$6.3 million to renovate the newly leased Capital Center in Augusta, for the nursing program using two federal Congressionally Directed Spending (CDS) awards secured by U.S. Sens. Susan Collins and Angus King. On November 18, 2024, the Board of Trustees approved an increase of \$850,000 with a new project total of \$7.15 million.

The University of Maine System received an initial CDS award of \$4.5 million in 2022 that was divided between five universities to “Improve Access to Care and Patient Outcomes across Maine.” After completing all five projects, there is approximately \$125,000 remaining from the initial earmark funding. The new project budget will not exceed \$7.275 million.

**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 was initially approved by the Board of Trustees in 2023 and is included on the Master Plan.

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

The space will be utilized by UMA to create the Capital Center for Nursing. Relocation of the UMA Nursing program to this site will enable the Nursing program to increase the entering student cohort from 64 to 72 in the first year and to 80 in subsequent years. Additionally, this facility allows the UMA Nursing program to research the possibility of an accelerated track for students already having earned a baccalaureate degree, adding additional students/graduates. In the most recent graduating class, 50 of the 51 graduates remained in the state of Maine

The two phases will renovate the 20,130 square feet of space and may include demolition; plumbing; fire protection; HVAC; electrical; framing; doors and door hardware; interior finishes; mechanical systems; audio/visual components; and equipment.

Due to inflation, UMA underwent a value engineering exercise to stay within the initial budget. By adding the additional grant funding to the project, several key construction components can be built back into the plan, thus making the space more functional for students and conferencing.

**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.**

None.

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

At its April 26, 2023, meeting, the Finance, Facilities & Technology Committee approved the lease of 20,130 square feet of space at “The Marketplace” in Augusta. This lease was subsequently approved by the Board of Trustees at its May 21-22, 2023, meeting. UMA’s FY24 operating budget was developed with these additional operating expenses included.

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

None.

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

The project is currently underway with a substantial completion of summer 2025. Nursing classes are planned for Fall 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.**

No other consideration or action is anticipated if full authority is given.

**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.

If UMA is not able to use this funding for the Capital Center, it will need to be returned to the federal government.

**TEXT OF PROPOSED RESOLUTION:**

That the Finance, Facilities and Technology Committee, approves the following resolution to be forwarded for Board of Trustees Consent Agenda at the May 19, 2025 Board meeting.

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System, acting through the University of Maine Augusta, to increase the Capital Center project budget by \$125,000 to complete the nursing education and training space, making the total budget \$7.275 million