

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Ellsworth Center Lease Renewal, UMA

CAMPUS PRESENTER(S): Jenifer Cushman, President; Aili Robinson, CBO; Brenda McAleer, Associate VP of Academic Affairs and Dean of the College of Professional Studies

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION:

BOARD ACTION: X

BOARD POLICY:

801-Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

The UMA Ellsworth Center provides educational opportunities in eastern Maine and support services for all students.

UMS STRATEGIC PLAN CONNECTION:

Commitment 1 – serving the state of Maine, its constituents, and its economy

Action 3 – statewide leader in degree completion, credentialing, certification

Goal 3.1 – deliver degree completion, credentialing, certification programs that achieve national recognition

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Maine at Augusta requests authorization to extend the lease of 6,022 square feet of office, classroom, and meeting space at 248 State St., Suite 1, Ellsworth Maine.

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

The request is pursuant to Board of Trustees Policy 801 – Acquisition of Real Property, which requires leases with a total value of \$100,000 or more or a term of five (5) years or more to be considered by the Board of Trustees or the Finance, Facilities, and Technology Committee. The proposed duration of the lease is five (5) years with an initial cost of \$90,330. The total maximum cost over the duration of the lease is estimated to be approximately \$460,000.

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.

No, leased space is not included in the Master Plan or the Capital Plan.

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

This location has been used by UMA for several years to provide educational access to the students in the area. UMA runs in-person nursing cohorts and plans to run in-person Cyber Security classes beginning in the Fall 2025. Additionally, UMA and UMM recently agreed to a partnership where UMM nursing students will use the simulation rooms at the UMA Ellsworth Center during their Junior and Senior years.

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.

The Downeast region of Maine continues to face challenges due to a lack of institutions equipped to support nursing clinics. By partnering with the University of Maine at Machias (UMM), the Ellsworth Center can help UMA and its sister institutions expand efforts to train and place much-needed nurses in the area. Place-bound nursing students will benefit significantly from the established simulation rooms.

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

The original lease called for a 5% escalator, however, the landlord agreed to hold the rent flat until 2029, when a 2.5% escalator would apply for the remaining two (2) years.

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

UMA looked at other locations in the Ellsworth area and found there to be no other solutions. Costs were higher than the current rate and would require total fit-outs.

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

The space is currently occupied by UMA and would not require any additional renovations or investments.

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.

None.

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.

None.

TEXT OF PROPOSED RESOLUTION:

That the Finance, Facilities, and Technology Committee, approves the following resolution to be forwarded to the Consent Agenda for Board of Trustee approval 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 at Augusta requests authorization to extend the existing lease for 5 years with an approximate total cost \$460,000, with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.