

AGENDA ITEM SUMMARY

- 1. NAME OF ITEM:** Dearborn Gymnasium Renovation, UMF
- 2. INITIATED BY:** James H. Page, Chancellor
- 3. BOARD INFORMATION:** **BOARD ACTION:** X
- 4. BACKGROUND:**

The University of Maine at Farmington requests approval for the expenditure of up to \$1.2 million to renovate Dearborn Gymnasium (2100062), update and relocate the HVAC system, and replace the electrical supply service to the building.

Dearborn Gymnasium is home to the UMF Athletics Department and consists of 15,000 square feet on each of two floors, totaling approximately 30,000 gross square feet. Programmatically, the Athletics Department has 18 varsity sport offerings. The gymnasium area is also used by a number of club and intramural sports, various classes, large campus events (e.g., Convocation), various summer conferences and occasional campus/community performances. Built in 1962, it remains virtually as it was initially designed with only a few upgrades that have been made since that time.

A feasibility study was conducted in March 2011 by PDT Architects for a complete facility renovation and expansion to better accommodate the present day number of varsity, club, recreation and related academic programs. The recommendations were determined at that time to be cost prohibitive. Since the study, UMF has continued to maintain the main gymnasium to the best of its' ability; however, the wooden floor and wooden bleachers are original to the building and are at the end of their useful life.

The performance (practice/competition) game floor is more than 50 years old. A normal lifecycle for a wood gym floor with limited use and exceptional care is 30-40 years. Due to its age and condition, the floor can no longer be maintained and is a potential liability. The worst areas have been addressed with spot sanding and/or chipping out wood and filling the holes with sawdust compounds as temporary measures. The substructure has also been compromised; presumably some of the flexible structure below the surface has cracked/broken, resulting in multiple dead spots within the competitive court area. These conditions cause inconsistent bounces of game balls, which is not acceptable for a competitive intercollegiate floor. While the floor has been well cared for and resuscitated several times, it is no longer viable.

The renovation will relocate the bleachers to one side of the gymnasium resulting in a shift of the basketball courts. It will increase the seating capacity and make the venue perform better in a multitude of ways. The plan also includes updated emergency lighting, replacement and

relocation of the HVAC units (to the roof), conversion of the air handlers to hot water from steam and an upgrade of the electrical service to the facility.

The bleachers systems on each side of the court are in very poor condition. The substructure/braces and locking systems are repaired often and some do not function correctly. The condition of the bleachers poses several serious hazards. The bleachers are out of date with regard to numerous codes/standards. If fully extended, the front row is too close to the competitive floor, leaving inadequate walking space for spectators. The bleachers do not meet current ADA regulations and have no aisle or safety hand/side guard rails. The bleachers prohibit normal game functions, such as the inclusion of scorers' tables and game filming. The gym is host to approximately 24 basketball games per year with crowds of around 400. The proposed new system and configuration would accommodate nearly 100 more spectators, safely, in compliance with ADA and applicable codes. Also, it would accommodate a central filming platform for game and webcast filming requirements. For other campus events (like Convocation), the new configuration will allow for significantly improved staging. The current system is made up of 10 separate sections that are labor intensive to open and close. The proposed system would be motorized and would open and close as one unit.

In order to install the new floor and bleachers, the current HVAC units, which are at the end of their lifecycle, must be replaced and relocated to the roof. This is messy work that could damage a new floor and bleachers if not done prior to their installment. A new HVAC system will be much more energy efficient and reliable. Location of the new unit/s outside will significantly decrease the noise of motors, providing for less strained teaching/coaching conditions and greatly improved public address/sound system performance and spectator/audience experience.

UMF has been planning for this project for a number of years by accumulating the funds necessary to support it. During this time, \$1.2 million has been earmarked for this purpose – \$750,000 from Capital Planning Reserve and \$450,000 from E&G Reserve.

This project is slated for completion in calendar year 2014 with most of the construction occurring during the summer.

The Finance, Facilities and Technology Committee approved this recommendation to be forwarded to the Consent Agenda for the Board of Trustees approval.

5. TEXT OF PROPOSED RESOLUTION:

That the Board of Trustees approve the recommendation of the Finance, Facilities and Technology Committee for the University of Farmington to expend up to \$1.2 million for the Dearborn Gymnasium Renovation.