



SUMMARY OF ITEM FOR ACTION,
INFORMATION OR DISCUSSION

TOPIC: University of Maryland University College: Renovation of the UMUC Inn & Conference Center

COMMITTEE: Finance

DATE OF COMMITTEE MEETING: March 17, 2011

SUMMARY: The University of Maryland University College (UMUC) requests authorization to renovate the UMUC Inn & Conference Center located on its Adelphi campus. Originally constructed in 1965, the 232,186 square foot Inn & Conference Center (ICC) facility will be renovated to upgrade building systems and interior space, as well as to meet current ADA requirements. This project will improve the building's utilization and space efficiency as-well-as contribute to USM's environmental sustainability commitment. The project will be a combination of long overdue facility renewal initiatives, as well as upgrades and improvements to the University's Inn and Conference Center space. Following the renovation, the ICC will achieve a minimum LEED Silver certified status.

All major building systems will be replaced including the HVAC systems, Energy Management Systems and life safety systems. All entrances and bathrooms will be renovated in order to meet current ADA requirements. The concourse and meeting rooms will be brought up to standard with the current market. The hotel rooms will be renovated to be in line with the quality of rooms at UMUC's newer hotel building adjacent to the ICC. The renovation is expected to take approximately three years and will be accomplished in a phased approach to limit the interruption to the ICC business.

The project renovations will be completed over 5 phases, beginning in FY 2012 and finishing in FY 2014. The phases will be spaced to occur during periods in which business is traditionally slow. Renovations have been scheduled during two time periods—December through February and June through August—to reduce the impact on conference center business. However, at no point will the ICC be completely shut down.

ALTERNATIVE(S): The University could leave the building in its current condition and continue to operate a facility that is quite out of date in both the university space and inn and conference center space. The cost of not updating the facility from an ICC business aspect would be an erosion of revenues based on customers choosing competitors with more up-to-date space options both in terms of meeting space and hotel space. The renovation of university space includes facility renewal items that would normally be done on a phased as-needed basis. This renovation affords UMUC the opportunity to address these needs on a timelier and more cost effective basis by including the work under the larger renovation contract rather than taking a more traditional approach (or on an emergency basis which would prove to be costly). As proposed, the project provides a more effective and efficient approach to doing these needed improvements. Additionally, a complete renovation will enhance space utilization and ensure the long term financial health of the ICC.

FISCAL IMPACT: UMUC will expend \$31 million of university funds for this renovation.

CHANCELLOR'S RECOMMENDATION: That the Finance Committee recommend that the Board of Regents approve for the University of Maryland University College the renovation of the Inn and Conference Center, as described above, in the amount of \$31 million.

COMMITTEE RECOMMENDATION:

DATE:

BOARD ACTION:

DATE:

SUBMITTED BY: Joseph F. Vivona

(301) 445-1923