AGENDA ITEM SUMMARY

1. NAME OF ITEM: Bond Projects Approval Increase, UMM

2. INITIATED BY: James H. Page, Chancellor

3. BOARD INFORMATION: BOARD ACTION: X

4. BACKGROUND:

The University of Maine at Machias pursuant to Board of Trustee Policy 701 requests to increase the scope and approved maximum expenditures for the existing Powers Hall Masonry and Exterior Repairs and associated expenses by $828,221 to $1,508,221.

Per Policy 701, the expenditure approved by the Board for a project may not be exceeded without the advance approval of the Board, except that variations of up to 10 percent may be approved by the Chancellor. The change in this case exceeds 10 percent, so the matter is returned to the Board for consideration.

This project will rehabilitate the failing exterior of Powers Hall at UMM. The prior agenda sheet approved by the Board is attached for reference with more information about the project and the facility itself.

In brief, at the Finance, Facilities and Technology Committee meeting on January 6, 2014, the Committee approved the expenditure of up to $680,000 for the repair of the masonry and exterior of Powers Hall, a primary campus building at Machias. Subsequently, in the design process, testing of exterior building caulking revealed the caulking around the perimeter of the windows contained an unacceptable level of PCB content. This was unexpected. Per US EPA regulations, abatement of the PCB containing caulking must be done to eliminate an environmental health risk.

PCBs were used as a plasticizer in caulking and in elastic sealant materials, primarily from 1950 through 1978. The caulk/sealants were used in windows and associated window systems, door frames, stairways, masonry columns and other masonry building materials. PCBs were not used in these materials after 1978. Consistent with U.S. Environmental Protection Agency (USEPA) guidelines, PCB containing caulking has a PCB content of equal to or greater than 50 parts per million (≥ 50 ppm).
At this level, the caulk containing PCBs is not an authorized use under the PCB regulations and must be removed. When removed, these materials are considered a controlled hazardous waste material under the Toxic Substance Control Act (TSCA).

The cost of removal is estimated by the environmental engineer to be $546,500, plus approximately $58,000 in engineering fees. These abatement costs take advantage of certain synergies with the masonry project. The abatement costs will be higher if they are done independently.

Additionally, the lowest bid for the masonry restoration itself was higher than estimated at $800,393. This is $120,393 greater than the previously approved funding level.

The $1,508,221 cost would be funded with $600,000 in voter-approved bonds, $80,000 in campus resources and up to $828,221 in System E&G emergency reserves. This updated project total includes a contingency of approximately 6 percent of the total project cost.

While originally approved within the authority of the Finance, Facilities and Technology Committee, this update now requires approval by the Board of Trustees per Board policy.

Currently, Powers Hall is fenced off around the perimeter to protect students and University employees from falling debris due to flaking or spalling. Without rehabilitating the masonry veneer, this problem will continue and get worse. The deterioration of the masonry already is accelerating. If the PCB-containing caulk is removed from the joints, lintels and precast concrete without re-pointing, the deterioration will accelerate at a much faster rate, creating more damage and increasing future masonry restoration cost.

5. **TEXT OF PROPOSED RESOLUTION:**

That the Board of Trustees approves the expenditure of up to $1,508,221 for the repair of the masonry and exterior of Powers Hall at the University of Maine at Machias, including up to $828,221 in System E&G emergency reserves.