Finance/Facilities/Technology Committee


Committee Members Absent: Lisa Eames and Jim Donnelly.

Trustee Katz, Chair, called the meeting to order and welcomed everyone. The Clerk performed a roll call of the Committee members present.

Executive Session
On a motion by Trustee Flood, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Academic & Student Affairs Committee went into Executive Session under the following provisions:

- 1 MRSA Section 405 6-C to discuss the condition, acquisition or disposition of real property or economic development if premature disclosure of the information would prejudice the competitive or bargaining position of the UMS.

On a motion by Trustee Riley, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Committee concluded the Executive Session.

Following the Executive Session, the Committee Chair reconvened the public meeting to discuss the following items:

FY2023 Proposed Operating Budget Revisions
Vice Chancellor for Finance and Administration & Treasurer Ryan Low, along with the universities, presented the FY2023 proposed operating budget revisions. Most changes reflect enrollment, residence hall occupancy and general operating expenses. The FY2023 budgets have been revised by four (4) of the universities: UMA, UMFK, UMPI, and USM. All four of these campuses are facing a budget deficit; however if the proposed FY2023 budget revisions that are presented today are approved, all will reach a balanced budget.

UMA experienced a just over $1 million loss in tuition revenue since the proposed FY2023 budget was approved. UMA plans to use campus reserves to mitigate this deficit and balance their FY2023. UMA plans to continue close monitoring of vacant positions, travel, and other expenses, as well as the possible deferral of certain initiatives and projects, to ensure the FY2023 budget stays on track.
UMFK experienced a just over $1.5 million loss in tuition revenue and a just over $300 thousand loss in room and board since the proposed FY2023 budget was approved. UMFK plans to mitigate the budget shortfall by using a combination of HEERF funds, personnel expense reductions, and service/supply expense reductions, which will bring the campus to a balanced FY2023 budget.

UMPI experienced a just over $320 thousand loss in tuition revenue since the proposed FY2023 budget was approved. UMPI is using a combination of personnel expense reductions and service/supply expense reductions to offset the tuition revenue loss. These mitigation strategies also help to offset an increase in fuel and electricity charges of about $57 thousand that was not accounted for in the previously approved FY2023 budget. With these proposed budget revisions, UMPI will have a balanced budget.

USM experienced a just over $2 million loss in tuition revenue since the proposed FY2023 budget was approved. USM is projecting a $700 thousand increase in residence hall revenue, which will help to offset the budget shortfall. USM is also removing just over $300 thousand in bad debt expenses and will use about $975 thousand in HEERF funds to present a balanced FY2023 budget. USM does have campus reserves available to use if needed as well.

The Maine School of Law is in good shape and does not have plans to submit an FY2023 budget revision; however UM and UMF will be presenting budget revisions at the January 12th Finance, Facilities, and Technology Committee meeting.

Trustee Committee members asked if there were any initiatives at campuses to look to their communities and the Maine Community College for other options of filling unused dorm rooms. Vice Chancellor Low explained that campuses do look for these types of opportunities and that they are discussed more in depth at the March full day budget presentation meetings. UMA President Joseph Szakas, UMF President Joseph McDonnell, UM President Joan Ferrini-Mundy and UMFK President Deborah Hedeen provided a few examples of how their campuses partake in this initiative.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this item to the November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and approves the FY2023 proposed operating budget revisions.

**Proposed Changes to Board of Trustees Policy 803 Naming and Renaming of Physical Facilities**

Clerk of the Board of Trustees Ellen Doughty provided information on proposed changes to Board Policy 803 Naming and Renaming of Physical Facilities. In August, the proposed Board Policy was reviewed by the Finance, Facilities & Technology (FFT) Committee and by the full Board at its September Board meeting. There have been no revisions to the proposed Policy based on review by the FFT Committee and the full Board. It is now being presented as an action item for the October FFT Committee and if approved will be presented for approval at the November Board meeting.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this item to the November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:
That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee and approves the proposed changes to Board of Trustees Policy 803 Naming and Renaming of Physical Facilities as presented.

**Lease Authorization Request, UM/UMM & USM**

UM Director of Space and Capital Management Ryan Ward and Vice Chancellor for Research and Innovation and President of the University of Maine (UM) Joan Ferrini-Mundy presented the request for authorization to negotiate, enter into and extend multiple lease agreements with University Credit Union (UCU). UM/UMM anticipates the three (3) leases combined will result in net payment to UCU of less than $20,000 annually with terms of up to fifteen (15) years including renewals. Lease expenses will be paid from the Office of Innovation & Economic Development. USM leases will result in net revenue from UCU of approximately $7,000 to $9,000 annually with terms of up to ten (10) years including renewals.

**UM Memorial Union (UCU as lessee):**
The lease, approved by the FFT Committee at the September 27-28, 2020, meeting, expired September 14, 2022, and is currently on a monthly renewal basis. The space consists of an on-campus branch, staff person, and video teller/ATM machine located in approximately 700 sq. ft. within the Memorial Union. UM and UCU will negotiate a lease renewal for up to fifteen (15) years including renewals. The value of the lease is anticipated to be approximately $30,000 annually.

**UMM Powers Hall (UCU as Lessee):**
The space to be negotiated and leased by UCU within UMM Powers Hall may consist of an on-campus branch, staff person, and video teller/ATM located in approximately 300 sq. ft. within Powers Hall. Final space layout, terms, and services to be finalized as part of negotiations. The term of the lease is expected to be up to fifteen (15) years with an anticipated value of $12,000 annually.

**USM Locations (UCU as Lessee):**
The lease for the existing Gorham location and various USM campus video teller/ATM locations will be negotiated. The existing space at the Gorham campus consists of a 96 sq. ft. office within Brooks Student Center. The term of the lease is expected to be up to ten (10) years.

**UM Rangeley Road (UCU as Lessor):**
The building to be negotiated and leased by the University from UCU is 139 Rangeley Rd. located on the UM Campus. The building consists of approximately 6,600 sq. ft. of which the Bodwell Center for Service & Volunteerism and Black Bear Exchange will be co-located, and the Office of Innovation & Economic Development (OIED) will be located in the back half of the building. Utilization of this space will provide the Bodwell and Black Bear Exchange a larger, more organized, and efficient space for them and their customers. Final use of the space, terms, and services to be finalized as part of the negotiations. Utilities will be paid through the operating budget and costs for renovations of this space are estimated at $150,000 and will be funded from E&G. The term of the lease is expected to be up to fifteen (15) years with an anticipated cost of $56,000 per year. The cost of this lease will be offset by the income from the other UM/UMM-UCU leases and the difference paid by OIED.

Trustee Katz asked for further clarification on the need for the UM Rangeley Road portion of the lease request. Mr. Ward explained that the reason for the Rangeley Road move is because it will allow the Bodwell Center and the Black Bear Exchange to be in one location together, which is good
because the Bodwell Center oversees the Black Bear Exchange. It will also open additional office space at the Memorial Union to potentially relocate the remaining employees at the East Annex, which is a building that is scheduled to be torn down. Trustee Katz stated that he is fearful that this portion of the lease request might not be the right decision at this time, due to the impending FY2024 budget cycle that is already facing some difficult challenges. He asked if it was possible to delay this portion of the request until there is a better understanding of the status of the FY2024 budget. Mr. Ward explained that the hope was that this part of the lease would be somewhat offset by the other portions of the lease request and that in putting off this portion, it would hold up several other moves throughout the campus, as it is the first piece in a domino effect of needed moves.

President Ferrini-Mundy explained that UM is being very mindful of the upcoming FY2024 budget in this request. She stated that UM has been focusing on really stepping up corporate engagement and another great benefit of the Rangeley Road move is that the OIED will gain the space and organization needed to facilitate this initiative.

Trustee Cain explained that because of her knowledge of the UM campus she has a spatial and traffic flow idea of exactly why the Rangeley Road move is being requested and based on that, she is in full support of the request.

Trustee Riley explained that she echoes Trustee Cain’s thoughts as well as Trustee Katz’s concerns. She asked if there were any other options considered for these moves. Mr. Ward explained that the reason that the Rangeley Road location was selected was because they needed a space that had a store-front location and easy access to the bus route. The Black Bear Exchange not only used by the campus community but the public as well, so close access to public transportation is key for them.

A motion was made by Trustee Cain, which was seconded by Trustee Riley, and a roll call vote was taken. Trustees Katz and Flood voted against the motion with all other Trustees present voting in favor. The motion pasted and the Finance, Facilities, and Technology Committee agreed to forward this item to the Consent Agenda for November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

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 (UM), University of Maine Machias (UMM), and University of Southern Maine (USM) to negotiate and enter into leases as the lessor with UCU for branch office at the UM Memorial Union, UM Machias Powers Hall, and USM campuses and to negotiate and enter into a lease as the lessee with UCU for the UCU building located at 139 Rangeley Rd. with all final terms and conditions subject to review and approval by the University of Maine System Treasurer and General Counsel.

**Naming of UMaine Athletics New Softball Indoor Batting Pavilion**

Vice Chancellor/President Ferrini-Mundy presented the request for authorization to name the new softball indoor batting pavilion as the Kathryn E. Slott Batting Pavilion. Associate Professor of French Kathryn E. Slott has been on the faculty at UMaine for forty years. During that time, she has been a loyal supporter of the University and of athletics with a lifetime giving record exceeding $450,000. She plans to give an additional $150,000 to the Alfond Fund Athletics Master Plan before December 31, 2027. The existing softball grandstand which bears Dr. Slott’s name will be removed with the new construction and so she will be losing her existing named space. The University would like to name the new softball indoor batting pavilion in her honor so that the facility will be known as
the Kathryn E. Slott Batting Pavilion. The donor to the University will provide the University $150,000 with the payment terms to be paid in full before December 31, 2027 and has the option of paying in advance of this schedule. The University will utilize the funds towards the Harold Alfond Foundation 10-Year Athletics Master Plan in accordance with the grant requirement of the University to raise $20 million of match funds.

On a motion by Trustee Cain, which was seconded by Trustee Riley, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this item to the Consent Agenda for November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

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 to name the softball indoor batting pavilion the Kathryn E. Slott Batting Pavilion.

Energy Savings Performance Contract (ESPC) Authorization, UMF
UMF President Joseph McDonnell and UMF Chief Business Officer Laurie Gardner presented the request for financing authorization to enter a public-private partnership to pursue an Energy Savings Performance Contract (ESPC) to save energy, reduce energy and operational costs, reduce carbon emissions, and improve the learning environment for students in a manner that is structured as cost neutral. The total expected financial impact of this request is up to $11 million, funded through the Bank of America and to be repaid from savings achieved by the implementation of Energy Conservation Measures (ECMs). The planned ECM scope will focus on 30+ buildings on campus totaling approximately 770,000 square feet. The proposed ECMs include upgrades to interior and exterior lighting systems, building envelope improvements, HVAC duct and piping insulation, upgrading to efficient water fixtures, replacement of aging or end-of-life HVAC equipment, upgrading Building Automation Systems (BAS) / Energy Management Control Systems (EMCS), and installing a second biomass boiler on campus to mitigate or eliminate the use of propane and fuel oil. There will also be a software platform installed and linked to the building BAS/EMCS to provide detailed building analytics and on-going system commissioning to continuously monitor and improve building system operational performance. This project keeps with the UMF’s master plan which calls for a partnership with an ESCO as one of the primary mechanisms for addressing capital infrastructure improvements in existing buildings that are not planned for demolition. Once approved and construction is completed, this project will generate approximately $12 million in energy savings over the 20-year contract period, with approximately an additional $4 million in thermal Renewable Energy Credit (REC) revenue, reduce overall campus building energy intensity, improve campus building operations and the learning environment, and help to reach the University’s carbon reduction goals and overall sustainability commitments. This project frees up campus capital funds for investments in other needed areas. This request was presented to the FFT Committee in August as an information item and is now presented for Committee approval.

Trustee MacMahon asked if part of the contract with Trane included a performance bond. CBO Gardner and UMS Risk Manager Gretchen Catlin confirmed that a performance bond requirement was part of the RFP process and is included in the contract.

On a motion by Trustee Flood, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this
item to the Consent Agenda for November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

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 Farmington to fund an ESPC project implementing Energy Conservation Measures related to 30+ campus buildings using the Banc of America Public Capital Corp Master Equipment Lease/Purchase Agreement (MELPA) Energy Addendum for up to $11 Million.

**Academy Building Exterior Restoration Increase Authorization, USM**

USM President Jacqueline Edmondson presented the request to increase the authorization to renovate and restore the exterior of the Academy Building on the Gorham campus by an additional $500,000. The FFT Committee approved $800,000 in June 2022 and would bring the total budget to $1,300,000. The additional funds are required due to major structural damage caused by years of water infiltration behind the siding which has caused the underlying structural wood framing to rot. These rotted wood structural members will fail eventually if not replaced leading to a potential catastrophic failure of the building. These rotted structural members were not found until the siding was removed and construction was underway.

On a motion by Trustee Cain, which was seconded by Trustee Michaud, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this item to the Consent Agenda for November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee and authorizes the University of Maine System to expend an additional $500,000 for a total of $1,300,000 E&G funds to renovate and restore the exterior of the Academy Building on the Gorham campus.

**Skate Shop Lease, USM Ice Arena**

USM Chief Business Officer Alec Porteous presented the request for authorization to enter into a lease with Neal Farwell, dba Buxton Blade Precision Sharpening and Repair to operate the skate sharpening shop at the USM Ice Arena in Gorham, Maine for a period of five (5) years with five (5) optional one (1) year renewals. The lease does not provide any revenue as the Lessee will provide ice skate sharpening services to the University Southern Maine’s ice hockey team members’ ice skates in exchange for rent of the space.

On a motion by Trustee Riley, which was seconded by Trustee Cain, and approved by a roll call vote of all Trustees present, the Finance, Facilities, and Technology Committee agreed to forward this item to the Consent Agenda for November 13-14, 2022 Board of Trustees meeting for approval of the following resolution:

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 Southern Maine enter into a lease for the skate sharpening shop at the USM Ice Arena with Neal Farwell dba Buxton Blade Sharpening and Repair for five (5) years with five
(5) optional One (1) year renewals with all final terms and conditions subject to review and approval

**Review of IT Projects with a Value of $250,000 or Greater**

UMS Chief Information Officer David Demers provided an update on Information Technology projects with a value of $250,000 or greater. These projects are: USM VoIP Projects and Repaving MaineStreet.

The VoIP Implementation Project for USM continues to progress. The overall budget for this project is $809 thousand. The project is 95% complete. Impacts from Covid-19 have delayed the project timeline which has been extended to December 2022. The Facilities Management began work to address core data and phone closet improvement needs.

The Repaving MaineStreet Project with a budget of $16.8 million, is currently about 15% complete as of August and 25% complete for Phase 1. The project is for reimplementation of Campus Solutions (CS) SIS, implementation of cloud-enabled HR and Finance solutions to support Unified Accreditation, address UMS strategic priorities, and promote operational efficiency. This project will provide cloud-enabled functionality in the Enterprise Resource Planning (ERP) Human Resources and Finance System.

**HCM/ERP Cloud**

Several aspects of the project are in progress including the HCM interactive requirements and design workshop. Phase I (Recruitment) decision guides have been finalized and data standardization opportunities are under review to facilitate tighter data integration between HCM and ERP cloud environments. Dr. Demers review the Phase I (Oracle HCM Recruiting & Core HR), II (Oracle HCM remaining modules and ERP) and III (Oracle EPM) timeline for the HCM/ERP cloud.

**CS Reimplementation**

Town Hall style campus visits were conducted with over 130 staff, faculty and students attending. The preliminary functional office planning meetings competed in early October and repaving MaineStreet campus visits were completed in mid-October. Sixty functional office discovery sessions are being scheduled for October and November. A review of finding and preliminary implementation plan and roadmap to follow with targeted completion of March 2023 and the CS reimplementation plan to commence in April 2023. Dr. Demers reviewed the five-year implementation plan.

Trustee MacMahon asked CIO Demers how the Schedule Builder platform will help the students at UMF who are transitioning from the 4 credit to 3 credit program. Dr. Demers stated Schedule Builder will help students enroll in programs that have a direct line to their degree program in an efficient manner. He was unsure if the platform has been programmed in a way to indicate if the students were on a 4 credit track, how their program schedule can be optimized, now that they are on a 3 credit track. He stated that he would look into this and report back to the Committee.

**Capital Projects Status Report and Bond Projects Update, UMS**

UMS Director of Capital Planning and Project Management Carolyn McDonough provided a brief overview of the Capital and Bond Projects Status Report. The report reflects a total of 34 projects, with one new project and two removals since the last report. Projects continue to move forward at this time; however, previously reported pandemic related impacts continue to be an issue. Additionally, market instability is creating very difficult conditions for the bidding climate. The
special portion of this report calling out only projects funded with the 2018 State bonds reflects 60 projects. The projects are currently estimated to account for approximately $47 million of the $49 million in voter approved general obligation bond funding. Over $37 million of that has been expended. Supplemental funding is being leveraged for some of these projects and the total estimated project value across all funds is nearly $66 million, including the bond funding and other project resources.

**Appropriation Allocation Model**

Vice Chancellor Low provided a summary review of the Appropriation Allocation Model, four years into its implementation. He stated that this is a timely review since there have been several new Trustees, Presidents, and Chief Business Officers (CBO) that have joined UMS since implementation. The Appropriation Allocation Model has a built in schedule for reviews and Vice Chancellor Low mentioned to the CBOs last week that they need to schedule some time for a review in the near future. The Appropriation Allocation Model is the tool that UMS uses to allocate what is now more than $200 million in state appropriation funds that comes to the System and is distributed out to the campus Education & General (E&G) funds.

This allocation model was developed as one part of several recommendations that came out of a larger scale review of the UMS budget. Many people were part of that review including CBO’s, System, and campus leadership members, and other members of Vice Chancellor Low’s financial team. The historic allocation for state appropriation funds prior to 2013 were distributed as follows: UM (50%), USM (25%), UMA (9%), UMF (6%), UMFK (3%), UMM (3%), and UMPI (4%). The System did try an outcomes-based approach to appropriation allocation; however, this unintentionally caused some rivalry and tension between the campuses and did not allow campuses to properly forecast their budgets, since they were unable to guess how much they could expect to receive for future years using this model. In 2015, a team developed a new allocation model and socialized it at each of the campuses, which was ultimately endorsed by the CBO’s, Presidents, and Trustees. At the core of the new model is data that is pulled from campus peer institutions. The System worked with Hanover Research to identify higher education peers that were the closest match to the System campuses to ensure that the funds were allocated properly. Hanover developed a tool that allowed the campuses to research similar institutions and identify their closest peer institutions based on similarity scores.

After identifying the peer institutions, the next thing the System did was use the Integrated Postsecondary Education Data System (IPEDS), to look at peer cost centers and examples of expenses in seven categories: Instruction, Research, Public Service, Academic Support, Student Services, Institutional & Administrative Support, and Student Financial Aid. If UMS wants to be competitive with peers, they need to spend as much funding in these categories as our peers. Because IPEDS data is lagging and is not real-time data, the System developed a model that used the 3 most recent years of IPEDS spending data from campus peers, adjusted for inflation, across all seven cost centers, to create a peer average. Since IPEDS data includes all funds and the appropriation allocation model is geared towards E&G funds, the System had to adjust peer averages by identifying E&G spending as a percent of all IPEDS spending in each cost center. From there, UMS multiplies the adjusted average of peers by campus specific metric. The metrics used are Tenured and Tenure Track Teaching Faculty, Student Headcount, and Student FTE. Vice Chancellor Low provided some real examples how UMS is using this data at each of the campuses to provide an average amount that should be spent across the seven cost centers to remain competitive with peers. This amount varies depending on the campus. For example, the amount that UMFK should spend is just short of $19.4 million per year. The System then had to determine the appropriate percentage that the State should...
be paying of the total amount for each campus. The percentage that the System settled on and uses to inform the appropriation allocation model is that the State should pay 60% of the total for undergraduate students and 40% of the total for graduate students. For the purpose of using this data to inform the allocation model, the data used focuses on Maine resident students. Vice Chancellor Low explained that once this data is plugged into the appropriation allocation model, the percentage of State appropriations that each campus should get is determined. Each campus receives a certain steady amount of base State appropriations. The appropriation allocation model is only used for new appropriation funding. Each campus receives a certain percentage of new appropriation funding, and that amount fluctuates depending on the amount of the new appropriation received and the amount that each campus needs to be able to fully fund their portion of the total needed per year (e.g. UMFK’s $19.4 million). Vice Chancellor Low showed an example of how the percentages have fluctuated from FY2020 to FY2023. The campuses like UMFK, UMF, and UMPI that originally needed the most help, are now in a better position and require less of the new appropriation funds.

Trustee Alexander stated that she would like to revisit the idea of outcomes based appropriation in future discussions. Additionally, she asked why there is a lack of Maine specific data used in the development of the allocation model. She also explained that the vast amount of fluctuation of money allocated to each campus each year, is a bit concerning in her opinion. Vice Chancellor Low explained that built into the appropriation model is a percentage of the funds that comes off the top, that is distributed to fund initiatives that cross multiple campuses and can be used to incentivize certain performance-based outcomes. He also explained that the lack of Maine specific data is based on the fact that there are not any true peer institutions in Maine for UMS to compare to.

Trustee Riley stated that it would be valuable to indicated whether the peer institutions identified are also part of a system, to figure out if they are still a good match for their UMS campus counterparts now that we have adopted unified accreditation. She also asked why the Maine School of Law is not included in the allocation model. Vice Chancellor Low explained that the System is currently in the process of reevaluating the campus peer institutions and they are taking into consideration whether the peer institution is part of a system. The reason the Law School was not in the original allocation model was because at the time of development it was still considered a part of USM. Now that it is considered it’s own campus, Hanover and the System are having a hard time to find a true peer institution for them because they do operate as their own campus for the most part, they still do rely on USM for some of their back office operations so they do not fit into the category of a standalone institution or one that is covered under the umbrella of another institution. UMS is continuing to look for a peer for the Law School.

Trustee Cain asked if a presentation on the appropriation allocation model is presented to the Education Committee and Appropriation Committee of the Maine legislature. Vice Chancellor Low explained that UMS has presented a few times to the Education Committee and have offered to present to the Appropriation Committee and have yet to be taken up on that offer.

Additional information about the meeting can be found on the Board of Trustees website: https://www.maine.edu/board-of-trustees/meeting-agendas-materials/finance-facilities-technology/

Adjournment.

Heather A. Massey for
Ellen N. Doughty, Clerk