

UNIVERSITY OF MAINE SYSTEM

Board of Trustees

Zoom Meeting

January 10, 2024

Finance, Facilities & Technology Committee

Present: Committee Members: Roger Katz; Chair; David MacMahon, Pat Flood, Trish Riley, and Mike Michaud. **Other Trustees:** Barbara Alexander **Chancellor:** Dannel Malloy. **Presidents:** Leigh Saufley, Jenifer Cushman, Joan Ferrini-Mundy, Ray Rice, Joseph McDonnell, and Jacqueline Edmondson. **System Staff:** Elizabeth Stickler, Ryan Low, Kayla Flewelling, Gretchen Catlin, Carolyn Dorsey, Jeffrey St. John, Samantha Warren, Thomas Connolley and Paul Chan. **Other Participants:** Dan Dixon, Jude Killy, Hannah Carter, Betsy Sawhill Espe, Kelly Sparks, Buster Neel and Justin Swift

Committee Members Absent: Lisa Eames, Emily Cain

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 Riley, which was seconded by Trustee Michaud, and approved by a roll call vote of all Trustees present, the Finance, Facilities, & Technology 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 Michaud, and approved by a roll call vote of all Trustees present, the Committee concluded the Executive Session.

Trustee Katz reconvened the public meeting and welcomed everyone to the public portion of the committee meeting.

Houlton Higher Education Center transfer of Ownership - UMPI

The University of Maine System (in concert with the University of Maine at Presque Isle) has reviewed and evaluated the full cost for keeping a satellite location, 50 miles from the main campus, functioning with significant loss of student involvement in the past 5 years. UMPI is asking to hand this facility over to a local (Houlton) partner or sell it to a party who expresses an interest in owning it and who will continue to be a positive influence for the City of Houlton, for UMS and its University members.

UMPI will require a 'carve out' in the transfer. That carve out will address two needs:

1. A requirement to support the telecommunications equipment owned by the System and the State which supports communication in all Northern Maine and Eastern Maine, and which is housed at the Houlton Higher Education Center.

2. To support the continuing need for housing UMPI offices for our educational work associated with the Houlton area and to support our current partner offices with access to shared classroom use.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities, & Technology Committee and authorizes the University of Maine System, acting through the University of Maine at Presque Isle, to transfer or sell the Houlton Higher Education Center to a third party with a 5 year carve out for office space, shared teaching space and with a permanent carve out for technology located in the building. All final terms and conditions of the transfer or sale agreement are subject to review and approval of the University of Maine System Treasurer and General Counsel.

Skyway Hall (STR), UMPI

The University of Maine System (in concert with the University of Maine at Presque Isle) has reviewed and evaluated the full cost for continuing ownership of Skyway Hall. The Skyway Complex is 5 miles from the main campus and no longer houses students at this location as they have all been moved to the Main Campus housing.

There is an interested third party who has already expressed a desire in purchasing the property at the fair market value. The University of Maine at Presque Isle has not advertised the availability of this complex for purchase or other approved ownership transition yet but will do so if the Board approves of the sale.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities, & Technology Committee and authorizes the University of Maine System, acting through the University of Maine at Presque Isle, to sell the Skyway Complex with a minimum sale price at Fair Market Value. All final terms and conditions of the sale agreement are subject to review and approval of the University of Maine System Treasurer and General Counsel.

Capital Center Space Renovation, UMA

The University of Maine System acting through the University of Maine at Augusta requests authorization to spend up to \$6.3 million for the renovation of the recently leased Capital Center. Funding for this project is derived from federal funds dedicated to this development. The total budget is \$6.3 million, with the project being divided into two phases. Phase I is \$1.8 million and federal funds are on hand. Phase II is \$4.5 million and is contingent upon the receipt of additional federal funding which is currently under consideration at the federal level. The request is pursuant to Board Policy 701 – Budgets, Operating & Capital, which requires projects with a total cost of more than \$500,000 to be considered by the Board of Trustees or its Finance,

Facilities & Technology Committee. In this case the Committee recommendation will be forwarded to the Board of Trustees Consent Agenda at the January 28-29, 2024, Board meeting. The space will be utilized by UMA to create the Capital Center for Nursing and Cybersecurity. Relocation of the UMA Nursing program to this site will enable the Nursing program to increase the entering student cohort from 64 to 72 in the first year and to 80 in subsequent years. Additionally, this facility allows the UMA Nursing program to research the possibility of an accelerated track for students already having earned a baccalaureate degree, adding additional students/graduates. In the most recent graduating class, 50 of the 51 graduates remained in the state of Maine.

Cybersecurity training is a critical component of today's environment for all organizations. UMA's Cyber Range is currently conducting training for companies, municipalities and others but is constrained by its current facilities. This relocation offers additional training rooms and other appropriate space for the Cybersecurity program. Revenue generated from this training will help offset operational expenses.

The two phases will renovate the 20,130 square feet of space and may include demolition; plumbing; fire protection; HVAC; electrical; framing; doors and door hardware; interior finishes; mechanical systems; audio/visual components; and equipment.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities & Technology Committee and authorizes the University of Maine System acting through the University of Maine at Augusta to expend up to \$6.3 million to renovate and equip 20,130 square feet at the UMA Capital Center, contingent upon sufficient federal funding.

Lease Authorization Request, Augusta Civic Center, Augusta, Maine, UMA

The University of Maine System acting through the University of Maine at Augusta requests authorization to extend the lease of 16,400 square feet from the Augusta Civic Center, 76 Community Drive, Augusta, Maine. 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 an initial term of three years with two one-year extensions. The initial annual cost is \$109,227.36. Subsequent renewals will incorporate percentage increases in the consumer price index not to exceed 4%. The total maximum cost over the duration of the lease is estimated to be approximately \$602,000.

This space has been utilized by UMA for numerous years to house its Nursing program and its Augusta Fitness Center. Nursing will continue its occupancy until such time that it relocates to the Capital Center location. The Fitness Center will remain in its current location. The vacated space will provide opportunities for expansion of other programs and much needed swing space during remodeling projects. Continuance of this lease also represents the ongoing partnership between UMA and the City of Augusta.

On a motion by Trustee Flood, and seconded by Trustee Riley, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities & Technology Committee and authorizes the University of Maine System acting through the University of Maine at Augusta to extend the lease of 16,400 square feet with the Augusta Civic Center, with an initial period of three years with the possibility of two one-year extensions at a total cost not to exceed \$602,000; with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and general Counsel.

Disposal of Real Property – Bangor Campus, UMA

The University of Maine System acting through the University of Maine at Augusta requests authorization to sell four acres of real property located on the UMA Bangor campus. The request is pursuant to Board of Trustees Policy 802 – Disposition or Lessor of Real Property, which requires Board of Trustees approval if the value of the real property is greater than \$100,000; and Administrative Practice Letter II-F – Sale or Lease of Real Property to Third Parties, which normally requires a competitive bid process. UMA requests a waiver of the bid process and requests approval to sell four acres of its Bangor campus to the Bangor Housing Authority/Bangor Housing Development Corporation at the appraised value of \$160,000. This independent appraisal was conducted under the direction of UMS and UMA. The request is for the Committee’s recommendation to be forwarded to the Consent Agenda for the Board of Trustees January 28-29, 2024, meeting. The \$160,000 of proceeds will go toward security enhancement of the Bangor campus.

This parcel of land is undeveloped and has never been utilized by UMA. The parcel is surrounded on three sides by land already owned by the Bangor Housing Authority (BHA), on which BHA will be constructing much needed affordable senior housing. BHA approached UMA about the purchase of these four acres which would provide even more affordable senior housing and a more effective layout of the development. UMA has no short-term or long-term plans for this parcel. Given that utilization of this parcel is quite limited for any other third party as there would be no access to the property, UMA requests that a competitive bid process not be required.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities & Technology Committee and authorizes the University of Maine System acting through the University of Maine at Augusta to waive competitive bidding and to sell four acres of the UMA Bangor campus to the Bangor Housing Authority/Bangor Housing Development Corporation at the appraised value of \$160,000; with all final terms and conditions subject to review and approval of University of Maine System Treasurer and General Counsel.

Esports Arena Construction in Lower Brooks Dining Hall, USM

The University of Maine acting through the University of Southern Maine (USM) requests authorization to spend up to \$750,000 on the renovation of space in lower area of the Brooks Dining Hall on the Gorham campus for a E-Sports Arena to support the growing club sport team which makes up approximately 100 students.

The renovation includes new flooring, HVAC upgrades, FF&E, computer and console gaming spaces for approximately 26 personal computer (PC) players and 16 console players with spectators. The renovation also includes a Cast Streaming suite made up of 3 booths for students to record and stream live.

The E Sports team is growing and competing in tournaments. The renovation and addition of state-of-the-art equipment will help with retention and overall student experience at USM. The possibility of state championships being held at USM in the future is also a possibility bringing future USM students to campus.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees meeting:

That the Finance, Facilities and Technology Committee, approves the expenditure of up to \$750,000 for the renovation of the lower area of the Brooks Dining Area for an E-Sports Arena located on the Gorham campus of the University of Southern Maine.

Establishment of the Agnes Ann Walsh '41 Chair, UM

The Walsh Chair will support a variety of student-oriented events and activities related to language and culture, with the aim of ensuring that students who benefit from Walsh Chair programming appreciate diverse perspectives in a global context.

This chair was created in the University of Maine Foundation in 2022 and will meet the minimum endowment value of \$1,000,000.00 needed to establish a professorship within the University of Maine by the end of December 2023. The Agnes Ann Walsh '41 Chair is presented now, supported with a University of Maine Foundation endowment valuing \$1,044,415.18 as of August 31, 2023.

The purpose of this chair is to improve excellence in educational opportunities at the University of Maine and retain a current, outstanding faculty member in the Department of Modern Languages at the discretion of the Dean of the College of Liberal Arts and Sciences. The annual distributions from the endowment shall be used to supplement the annual salary of the individual. The balance of the income may also be allocated by the holder to provide or support equipment, technical and clerical assistance, outreach and recruitment activities, programming, special events, educational experiences, travel, and other auxiliary support related to the teaching, research, and service mission of the department. The holder of the Agnes Ann Walsh '41 Chair shall have an outstanding teaching and scholarly record in an area of modern languages and classics, with a preference for romance languages.

The Agnes Ann Walsh '41 Chair will ordinarily be a tenured faculty member in the department. An ad hoc committee shall be formed and charged with review of applications for the Agnes Ann Walsh '41 Chair, and the committee's recommendation shall be reviewed and approved, according to the University of Maine's standard policies and practices for such committees.

Nominations for the Chair shall be recommended to the Provost and then forwarded to the President of the University of Maine. Appointments shall be for a term of five years and may be renewed according to the standard policies and practices of the University of Maine. The fund shall be administered by the Dean of the College of Liberal Arts and Sciences in consultation with the provost.

On a motion by Trustee Michaud, and seconded by Trustee Riley, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees approves the recommendation of the Finance, Facilities and Technology Committee and authorizes the establishment of the Agnes Ann Walsh '41 Chair.

ASCC Temporary Office Trailer Lease, UM

The mobile office trailer provides temporary location for staff and students until the Green Engineering and Materials (GEM) factory of the future is completed in 2026 and is supporting the facility's research and learning objectives. GEM is a world-class research and educational facility that will provide access to academic programs across the UMaine System through immersive research learning experiences and leverage unique regional assets of UMS campuses to enable richer educational programs and workforce training opportunities."

The University of Maine System acting through the University of Maine (UM) requests authorization to extend the lease of a temporary office trailer to house Advanced Structures and Composites Center (ASCC) supporting offshore wind and communications programs. The prior lease was for approximately two years and approximately \$88,000. Terms of the new lease are for twenty-six months commencing October 31, 2023, to December 31, 2025, for total cost across terms of \$112,183.82. Upon completion of GEM in 2026, the staff located in the temporary office trailer will be relocated to the GEM and the ASCC.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, authorizes the University of Maine System acting through the University of Maine to extend a lease for a WillScot temporary office trailer for a total cost of \$112,183.82 and to expire December 31, 2025. All final terms and conditions of the lease will be subject to review and approval by the University of Maine System Treasurer and General Counsel.

ASCC Temporary Space at UpStart Center, UM

The UpStart Center houses temporary laboratories and accompanying space for staff and students until the Green Engineering and Materials (GEM) Factory of the Future is completed in

2026. It is supporting the facility's research and learning objectives through sustainable material trials and scale-up, prior to using these materials in the large 3D printers located at UMaine. GEM is a world-class research and educational facility that will provide access to academic programs across the UMaine System through immersive research learning experiences and leverage unique regional assets of UMS campuses to enable richer educational programs and workforce training opportunities.

The University of Maine System acting through the University of Maine (UM) requests authorization to extend the lease of office and laboratory space for research activities at 20 Godfrey Drive, Orono, ME. The existing lease expires February 1st, 2024, with no available renewals. The terms of the new lease are for twelve months for a total of \$101,640 annually with the option to renew it for an additional twelve months and lease payment to be negotiated for a total of twenty-four months and approximately \$203,280.

Through this extension, ASCC UpStart will downsize their previous space from eleven offices to six offices by moving several staff back to campus and consolidate the remaining six offices and two laboratories to execute two large research programs: (1) The Hub & Spoke Sustainable Materials & Manufacturing Alliance for Renewable Technologies (SM²ART) program and (2) the Natick Program Soldier Systems Center program. These programs require dedicated lab space that is unavailable on campus, and the projects have invested sponsor funding to make these spaces dedicated labs. The Natick Program will move back to campus when the Secure Textiles Lab at ASCC is occupiable (2024/2025), and the SM²ART program will move back when the GEM Factory of the Future is completed in 2026.

On a motion by Trustee Michaud, and seconded by Trustee Riley, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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 to extend a lease with Bangor Target Area Development Corporation to lease six offices and two laboratories at 20 Godfrey Drive, Orono ME for one year for a total of \$101,640.00 set to expire February 1, 2025, with the option to renew for an additional twelve months. All final terms and conditions of the lease will be subject to review by the University of Maine System Treasurer and General Counsel.

Bear Brook Watershed Lease, UM

The Bear Brook Watershed in Maine (BBWM) research program is centered on two small first-order adjacent forested stream watersheds in eastern Maine. The research was begun in the mid-1980s as part of the national agenda of research to determine the effects of acid deposition on surface waters and their related watersheds. Since then, the BBWM program of research has grown to encompass an array of scientific objectives that include acid deposition, climate change and carbon sequestration, nitrogen saturation, base cation depletion, and studies of the evolution of watershed biogeochemistry under prolonged experimental acidification. The primary principal investigators for this research are faculty at the University of Maine, with strong collaborations with the USDA Forest Service and the US Geological Survey. However, many other scientists and students from other institutions have and continue to work at BBWM.

The University of Maine System acting through the University of Maine (UM) requests authorization to extend a lease with Ursa Major LLC c/o American Forest Management for a non-exclusive forty (40) foot wide right of easement from the centerline of existing gravel road located in T28 MD, Hancock County, Maine and Beddington and T29 MD, Washington County, Maine. This right of way is for the purposes of ingress and egress to the Bear Brook Watershed and not for public use. The prior lease expired August 31, 2022. The new lease will start retroactively on September 1, 2022, and expire December 31, 2027.

This request is pursuant to Board Policy 801 - Acquisition of Real Property, which requires leases with a total value of \$100,000 or more or a term of 5 years or more to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. The proposed duration of this lease is 5 years. The rent is \$400 per year for the five years with a total cost across terms of \$2,000. In this case, the requirement is regarding the duration of the lease and approval is within the purview of the Committee.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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 to extend a lease with Ursa Major LLC c/o American Forest Management for the right of way to access Bear Brook Watershed for five years through December 31, 2027. All final terms and conditions of the lease will be subject to review and approval by the University of Maine System Treasurer and General Counsel.

University of Maine Energy Center (UMEC) – Additional Design, UM

UMEC will allow the university to reduce our dependence on fossil fuels enabling the University of Maine System to achieve our carbon commitment goals. UMEC is a cornerstone of the UMaine Climate Action Plan and the overall UMS goal to eliminate fossil GHG emissions consistent with State of Maine goals.

UMEC will replace our obsolete steam plant, an enabling project of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1: Address system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement). This project replaces critical infrastructure that is beyond its useful life.

The University of Maine (UM) seeks to replace the existing central steam plant with a modern UMaine Energy Center (UMEC). UMEC will be located to the south of the existing central plant on College Ave. As a once-in-a generation renewal project, UMEC is a critical energy infrastructure initiative that replaces the existing auxiliary plant systems that are beyond the end of their useful lives. Three of the four existing central steam plant boilers used to provide steam to approximately 90% of the Orono campus buildings are 57 to 65 years old. The fourth boiler is 12 years old. Of the four boilers, two can produce the steam required to meet campus demand while a third is kept on hot standby for backup as needed.

Engineering design for the UMEC Project was approved by the Board in March of 2019 with approval to spend up to \$5.7 million. As a result of significant energy and climate change bills in 2019 and the onset of COVID-19 in 2020, the project development was delayed. In May of 2021, the University of Maine and Honeywell entered the Phase 2A design phase to investigate

and evaluate multiple project scopes and to select the optimum project for further design. That phase was completed in March of 2022 and a design-build agreement was negotiated (and finalized in July of 2022) that took the chosen UMEC project scope to a 50% design. Additional design work, which will take approximately a year, is needed to produce construction documents so that the design-builder can solicit competitive bids from which it can offer the university a firm fixed price to construct UMEC. Given the volatility of construction costs, additional design work will better inform project costs.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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 to increase the authorized spending of \$5.7 million up to \$8.7 million for the complete full design of the UMEC facility to obtain a firm fixed pricing for construction of the UMEC facility.

Hauck Auditorium Theater and Housing Lighting Replacement, IM

Due to the streaming capability of the Hauck Auditorium audio-visual system, the hall would be a suitable location for major events that have a multi-campus audience. Over the longer term, a fully functional Hauck has the potential to become the site of summer session theatre and music programs to serve participants across the state, from K-12 to college students to community members.

An investment in Hauck Auditorium is in direct support of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1: Address system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement). We will modernize our aging facilities and improve net asset value. New arts facilities will support recruitment and retention of student performers and spectators.

The University of Maine System, acting through the University of Maine, requests authorization to spend up to \$740,000 for replacement of Hauck Auditorium theatrical and house lighting systems. The existing systems, which date to the late 1980s, have failed. Due to the age and condition of the system, and the unavailability of parts, the university cannot undertake further repairs to make the system functional.

Named for Arthur A. Hauck, UMaine's longest-serving president, Hauck Auditorium plays a critical role on campus and in the broader community. The Auditorium continues to be the main stage venue for theatre, dance, and music performances presented by the School of Performing Arts. Thousands of current and past students have showcased their talents as actors, dancers, technicians, designers, directors, and musicians in this space, creating art that enriches their own lives, and the lives of those in the greater community.

This request is pursuant to Board policy 701 which requires Board approval for projects with a value of \$500,000 or greater.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee authorized the following resolution:

That the Board of Trustees acting through the Finance, Facilities, & Technology Committee authorizes the University of Maine System acting through the University of Maine to expend up to \$740,000 for replacement of Hauck Auditorium theatrical and house lighting systems.

Energy Savings Lighting Project, UM

As the primary hub of research activity for Maine's public universities, the University of Maine campus in Orono provides learning, research, and scholarship opportunities for faculty, students, and staff across the University of Maine System. The state of our infrastructure and the energy consumption of lighting across campus buildings and grounds play a significant impact on our ability to provide these opportunities in a cost-effective and environmentally sustainable manner. Modern LED lighting fixtures will improve the environmental quality of our indoor spaces, conserve energy, and reduce related expenditures on facilities important to the UMS mission.

UMS Strategic Plan Commitment 2, Action 3 states that "UMS will partner with the universities and law school to identify and implement by spring 2024 new operational efficiencies leading to cost reductions for each institution in the System." Specifically, this project works towards addressing aging facilities through the lens of efficiency and modernization through energy-efficient and modern light fixtures.

This project also aims to satisfy Goal 3.3 of the UMS Strategic Plan, which is to "identify reductions in energy consumption, including strategic management of underused or unused buildings and offices during periods of peak energy consumption (winter and summer)." With an estimated reduction of approximately 1.3 million kWh per year, we expect a significant reduction in energy consumption and a corresponding cost reduction, depending on the market and contract rates for energy.

This aligns with UMaine's carbon reduction strategy. UMaine is a signatory of the Carbon Commitment, which is focused on reducing Greenhouse Gas emissions and achieving carbon neutrality as soon as possible. By signing The Carbon Commitment, UMaine agreed to develop a Climate Action Plan to achieve carbon neutrality. This involves conducting a Greenhouse Gas emissions inventory and implementing steps to reduce greenhouse gas emissions.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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, to spend up to \$2.3 million to pursue an energy savings performance contract ("ESPC") to save energy, reduce costs, reduce carbon emissions, and improve the indoor environmental quality of campus space. Final terms and conditions of the financing to be approved by the Vice Chancellor for Finance & Administration and Treasurer.

Purchase Authorization Request, Sigma Alpha Epsilon Fraternity House, UM

The purchase and removal of the SAE building will ultimately enable the construction of the future replacement of the University of Maine steam plant or University of Maine Energy Center

(UMEC). UMEC will allow the university to reduce our dependence on fossil fuels enabling the University of Maine System to achieve our carbon commitment goals.

The University of Maine System acting through the University of Maine (UM) requests authorization to expend up to \$300,000 for the purchase of the Sigma Alpha Epsilon (SAE) Fraternity House owned by the Minerva Corporation located at 117 College Avenue, Orono Maine. The SAE Fraternity House is located on university owned property leased by Minerva Corporation, the lease expired May 31, 2023. This property is needed for the future construction of the UMEC project. The University of Maine and Minerva Corporation have come to an agreement for a purchase price of \$300,000.

This request is pursuant to Board Policy 801 – Acquisition of Real Property with a cost exceeding \$50,000 must be approved by the Board of Trustees prior to transfer of title.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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 (UM) to spend up to \$300,000 for the purchase of the SAE House owned by the Minerva Corporation located on university property at 117 College Avenue, Orono Maine.

Shawn Walsh Center and Alford Arena Renovations and Additions – UMS TRANSFORMS Athletics Project, UM

University of Maine athletics is actively engaging with our partner universities across the state to offer access to the new athletic facilities. University of Maine Augusta will host basketball games in the current Memorial Gym. Club Lacrosse teams will use the new Lacrosse fields. UM will proactively seek UMS-wide use of the renovated Shawn Walsh Center and Alford Arena.

Improvement of the University of Maine’s athletics buildings and fields will improve access to recreational activities and serve communities across Maine in support of the University of Maine System Commitment 1 - Service Actions, Action 1: UMS will identify ways to support faculty, staff, and administrators seeking to serve Mainers and Maine communities through outreach projects and related activities. Two primary examples include the future planned use of the new track and field complex for Maine Special Olympics and the indoor practice field for local sports organizations.

Additionally, the investment in our D1 athletics facilities is in direct support of Commitment 2 - Effective Infrastructure Portfolio Actions, Goal 1.1: Address system-wide physical plant needs in relation to other infrastructure needs (e.g., residence hall improvement). We will modernize our aging facilities and improve net asset value. New athletic facilities will support recruitment and retention of student athletes and spectators.

The University of Maine System, acting through the University of Maine, requests authorization to spend up to \$46 million for renovations and construction of two additions to the Shawn Walsh Center and Alford Arena as part of UMS TRANSFORMS and included in the UM Athletics 10-year Master Plan.

Funding for this work will be from the Harold Alfond Foundation (HAF) grant and matching gift contributions. The Harold Alfond Foundation has made a \$90 million commitment to the University of Maine for major upgrades to the athletics facilities and the university is expected to match these funds with \$20 million in gifts. HAF \$90 million will be distributed over 10 years starting in 2022. Short term or interim borrowing will be required to meet the short-term capital construction cash flow needs.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees 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 to expend up to \$46 million for the design, renovations, and construction of additions to the Shawn Walsh Center and Alfond Arena as part of the UMS TRANSFORMS project and included in the Athletics 10-year Master Plan.

Hotel Ursa (adaptive reuse of Coburn and Holmes Halls) – Public-Private Partnership Authorization Increase, UM

The adaptive reuse of two historic buildings on the UM campus into a boutique hotel will enable systemwide access to facilities and programs at the University of Maine. The new hotel public private partnership serves as a model for how university buildings and amenities can be leveraged for use by the Tourism, Hospitality, and Outdoor Recreation (THOR) economies. The new partnership will be leveraged to support education and training pathways for students across the system guiding them towards opportunities in THOR careers.

The University of Maine System, acting through the University of Maine, requests to increase the authorization for Hotel Ursa (adaptive reuse of Coburn and Holmes Halls) – Public-Private Partnership Authorization of \$3,000,000 for a total expenditure of up to \$3,500,000. This request for additional funding is due to increased costs associated with the building, utilities upgrades, and parking lot construction. These increases are attributed to the project not realizing tax credits, inflation, labor, material shortages, cost escalation in the construction market, and unforeseen costs.

This request is pursuant to Board Policy 701, which requires projects with a total cost of more than \$500,000 and any increases to those projects, be considered by the Board of Trustees or its Finance, Facilities & Technology (FFT) Committee. The request is that the FFT Committee forward the authorization to the Consent Agenda at the January 28/29, 2024, Board meeting.

The current request is for authorization for an additional \$500,000 to come from UMaine's annual E&G capital budget. In March of 2022 the Board of Trustees authorized the expenditure of up to \$3,000,000 for the adaptive reuse of Coburn and Holmes Halls with funding to come from auxiliaries' reserves. The university and the developer of this public private partnership did not realize New Markets Tax Credits, developer concessions, or potential fundraising capital intended to reduce the overall E&G investment in this project.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for the January 29, 2024, Board of Trustees 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 to expend an additional \$500,000 for a total of \$3,500,000 to cover additional unforeseen costs related to the public private partnership of the 99-year ground lease and Definitive Agreement with Radnor Property Group, LLC for the building redevelopment of Coburn Hall and Holmes Hall, and an addition to Holmes Hall. The additional funds will come from annual campus E&G capital budget expenditures.

Multiple Congressionally Directed Spending (CDS) Capital Projects, UM

The multiple CDS projects support multi-university teaching and research collaboration across the system. A new PFAS research center will provide access to system research and testing facilities and promote both recruitment and retention of undergraduate and graduate students, to the benefit of the entire University of Maine System. Specifically, undergraduate and graduate students engaged in coursework and research associated with nursing, forestry, and agriculture will have access to expanded facilities in Aroostook, Penobscot, and Washington Counties.

The University of Maine System acting through the University of Maine (UMaine) requests authorization to spend up to \$14,875,000 for the construction of new facilities as well as renovations of existing facilities resulting from projects awarded through the Congressionally Directed Spending (CDS) and/or State of Maine recovery & Jobs Plan (MJRP). Funding for these projects will be primarily funded from multiple congressional earmarks and/or MJRP.

UMaine PFAS Research Center

This \$5,000,000 project is funded by the National Institutes of Standards and Technologies (NIST). The unprecedented occurrence of PFAS in local farmlands drew attention to a primary public health concern and is poised to have a significant economic impact on the state. More recently, the detection of PFAS in public water sources, private wells, soil, game meat, fish, agricultural products, and maple syrup extends the boundaries of this issue and adds new stakeholders to the complex PFAS problem. PFAS is the short name of a large class of harmful, fluorinated synthetic organic chemicals recently found at high environmental levels. PFAS are also known as “forever chemicals” because they do not break down in the environment or via conventional engineering strategies. Their persistence in the environment, pervasive occurrence, ability to bioaccumulate, and growing recognition of their toxicity created an overwhelming need for mitigation strategies, advanced research, cutting-edge policy-making, and public communication. Amidst this nationwide environmental crisis, Maine has been at the forefront of the PFAS debate since these chemicals were detected in local farmlands, a legacy of applying PFAS-laden wastewater biosolids (sludge) to agricultural lands and forests since the 1980s.

One critical bottleneck of PFAS research is access to analytical services to identify and quantify FAS compounds at environmentally relevant concentrations in complex matrices. Currently, a limited number of labs are capable of this type of analysis, and even fewer can provide analysis of more complex matrixes. Due to increased demand, the processing time and cost can be prohibitive for applied and fundamental research. Creating a PFAS analytical laboratory on the

UMaine campus would serve the monitoring needs of the state while advancing the University of Maine's leadership in PFAS research.

The goals of the project consist of the following.

- Designing and creating a state-of-the-art PFAS Analytical and Detection Center in a building at the University of Maine in Orono, Maine. The Center will include a laboratory, space for analysis and office and meeting space for laboratory staff, researchers, and student workers. ~ \$3,000,000
- Purchase instrumentation and equipment for the Analytical and Detection Center to provide UMaine researchers with PFAS analysis and quantification. ~ \$2,000,000
- Renovations/upgrades to the existing building for both PFAS and current building occupants as needed to support this project, funding from HAF MCEC. ~\$2,000,000

These projects, directly aligned to UMS Strategic Plan Commitment 1, will support the advancement of the state of Maine through teaching (Teaching Actions, Action 2; Goal 1.1), enhanced research facilities through external government funding (Research Actions, Action 1, Goal 1.2), and service (Service Actions, Action 1, Goal 2.1). Additionally, they will strengthen our System through financial sustainability and effective infrastructure portfolio management (Effective Infrastructure Portfolio Actions, Action 1, Goal 1.1) by reducing energy consumption (Financial Sustainability Actions, Action 3, Goal 3.3) and reducing deferred maintenance.

On a motion by Trustee Michaud, and seconded by Trustee Flood, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Agenda for the January 29, 2024, Board of Trustees meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, & Technology Committee, and authorizes the University of Maine System, acting through the University of Maine (UM) to expend up to \$14,875,000 for the construction of new facilities and renovations of existing facilities of which up to \$7,000,000 for UMaine PFAS Research Center, up to \$2,000,000 for Nursing Skills Lab as part of Improving Access to Care and Patient Outcomes Across Maine, up to \$2,875,000 for the Aroostook Farm Phenotyping Laboratory, and up to \$3,000,000 for the Wild Blueberry Production for Changing Markets and Climates projects.

Sole Source Procurement Report

While competitive procurement is the University of Maine System standard, there are legitimate reasons allowed by State law and corresponding university policy for waiving the competitive process in unique, well-defined and documented circumstances. Pursuant to State law, UMS and all other quasi-independent state entities must report annually by Feb. 1 to the Maine Legislature any procurements exceeding \$10,000 for which the competitive process was waived, as well as all contributions greater than \$1,000. As part of a continued commitment to public accountability and transparency, in 2019 the System improved the process by which it compiles this report to include a brief description of each purchase as well as review of the report by UMS Trustees before submission to the Legislature.

In FY23, the total value of reportable System procurements for which the competitive process was waived was \$30.7 million, a 7.6% increase from the previous year. More than one-half (\$17.2 million) was a result of a vendor being named specifically in a grant award, typically from

a federal agency. About one-third (\$10.2 million) of the total waiver value in FY23 reflects true sole source purchases and many of those purchases were funded by external grants and contracts.

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.

Kayla Flewelling, Interim Clerk