

UNIVERSITY OF MAINE SYSTEM
Board of Trustees
Zoom Meeting

April 30, 2025

Finance, Facilities & Technology Committee

Present: Committee Members: Roger Katz (Chair), David MacMahon, Trish Riley, Emily Cain, Mike Michaud, Patrick Flood, **Other Trustees:** Barbara Alexander, Riley Worth. **Chancellor:** Dannel Malloy **Presidents:** Joan Ferrini-Mundy, Ray Rice, Joseph McDonnell, Jenifer Cushman, Leigh Saufley, **System Staff:** Ryan Low, Carolyn Dorsey, Robert Placido, Amon Purinton, Sam Warren, Elizabeth Stickler, Gretchen Catlin, Jeff St. John **Faculty Representative:** Clyde Mitchell. **Other Participants:** Kelly Sparks, Aili Robinson, Jacob Jandreau, Pam Ashby, Justin Swift, Laurie Gardner, Jenny Boyden, Darla Reynolds, Megan Desjardins, Jake Ward, Jon Henry, Henry Felch, Gabe Paquette, Jude Killy, Nate Harris, Rachel Piper, Robin Cyr, Victoria Vasile (Gordian), Emma Viles (Gordian).

Committee Members Absent: Lisa Eames.

Chair Katz 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 Michaud, which was seconded by Trustee Flood, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee went into Executive Session under:

- 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 roll call vote of all Trustees present, the Committee concluded the Executive Session.

PUBLIC SESSION

FY2026 UPDATED PROPOSED UNIVERSITY OF MAINE SYSTEM OPERATING
BUDGET AND STUDENT CHARGES

Vice Chancellor for Finance and Strategic AI Integration Ryan Low provided a comprehensive presentation on the proposed FY2026 operating budget and student charges.

This is the updated, second reading of the budget, and a vote of the Committee was taken for this item to be forwarded to the May 18-19, 2025 Board of Trustees meeting.

Key highlights included:

Budget Overview:

- Total operating expenses of approximately \$700 million
- First balanced budget in over a decade with no reliance on system reserves
- All campuses submitted balanced budgets reflecting significant cost containment efforts
- 3% increase in in-state undergraduate tuition rates
- 4% increase in state appropriations anticipated
- 3% compensation increase with one-time benefit rate reduction for FY2026

Student Charges:

- Tuition increases generally falling in 3-4% range across campuses
- Special and differential tuition rates included for higher-cost programs
- Mandatory fees increasing 3-4% with some exceptions including UMA's academic support fee consolidation
- Room and board rates increasing 4-6% reflecting most popular housing options

Financial Context: Vice Chancellor Low presented data showing UMS tuition has consistently lagged behind inflation over the past five years, with the system being among the first nationally to moderate unsustainable tuition increases from the early 2000s.

Capital Investment:

- Funded depreciation showing 10% increase in total investment to \$32 million
- Depreciation expenses up \$5 million due to new facility investments
- System maintaining 65% funded depreciation ratio

Discussion focused on contingency planning for potential state appropriation shortfalls and federal funding uncertainties. President Ferrini-Mundy addressed concerns about potential impacts from federal research funding changes and international student enrollment.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 18-19, 2025 Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and approves the FY2026 Updated Proposed University of Maine System Operating & Capital Budget and Recommended Student Charges.

DISPOSITION OF OSSIPEE TRAIL PROPERTY, USM

The University is the owner of a parcel of land at 175 Ossipee Trail, Gorham, Maine. The University does not have plans for this land and it is located away from the Gorham campus.

There is a structure on this land that is owned by a separate entity. The structure is currently condemned and cannot be used.

The University would like to offer right of first refusal to the owner of the structure at fair market value. The property is being surveyed and a value assessment will be conducted.

Justin Swift presented the request to sell an approximate 1-acre parcel of land at 175 Ossipee Trail in Gorham. The property includes a condemned building owned by a separate entity. A comparative market analysis values the parcel at approximately \$75,000, which will serve as the minimum sale price.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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 University of Southern Maine, to sell an approximate 1-acre parcel of land in Gorham, Maine and offer right of first refusal to the current owners of the building that is on this parcel of land. 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.

LEASE RENEWAL AUTHORIZATION, USM – T-MOBILE NORTHEAST

The University of Maine System (UMS), acting through the University of Southern Maine requested the authorization of the extension of the lease with T-Mobile for space on the water tower located at 37 College Ave in Gorham for a cell tower installation when the current lease expires on September 28, 2028.

President Edmondson and Justin Swift presented the renewal of an existing lease with T-Mobile Northeast for a cell phone transmitter on the water tower at the Gorham campus. The lease provides for an initial 5-year term with options for three additional 5-year terms, totaling 20 years at \$43,908 annually in the first year with 2% annual escalations, generating approximately \$1 million in revenue.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded to the Consent Agenda for Board approval at the May 19, 2025 Board 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 Southern Maine to extend the lease with T-Mobile for space on the water tower located at 37 College Ave in Gorham for a cell tower installation for 20 years and an approximate revenue of \$1M.

CAPITAL CENTER SPACE RENOVATION PROJECT BUDGET INCREASE

The University of Maine System (UMS), acting through the University of Maine at Augusta (UMA), requested an increase in the authorization for the completion of the nursing education and hands-on training space in the leased Capital Center by \$125,000.

President Cushman and Aili Robinson presented the request for a \$125,000 budget increase for the nursing space renovation project at the Capital Center. The increase will restore key construction elements previously removed during value engineering, bringing the total project budget to \$7.275 million. The funding comes from underspent federal earmark funds from the original 2022 allocation.

The project supports growth of the nursing cohort from 64 to 72 students initially, with plans to reach 80 students. Recent data shows 50 of 51 nursing graduates remained in Maine, demonstrating the program's direct contribution to the state's healthcare workforce.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities &

Technology Committee approved the following resolution for the Board of Trustees Consent Agenda at the May 19, 2025 Board 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 Augusta, to increase the Capital Center project budget by \$125,000 to complete the nursing education and training space, making the total budget \$7.275 million.

ELLSWORTH CENTER LEASE RENEWAL, UMA

The University of Maine System (UMS), acting through the University of Maine at Augusta requested authorization to extend the lease of 6,022 square feet of office, classroom, and meeting space at 248 State St., Suite 1, Ellsworth Maine.

President Cushman and Aili Robinson presented the 5-year lease renewal for the UMA Ellsworth Center, a critical access point serving 6,022 square feet at approximately \$90,000 annually. The center serves place-bound Hancock County residents and supports nursing and cyber security programs.

Key improvements include successful renegotiation eliminating the 5% annual escalator, holding rates flat through 2029 with only 2.5% increases in final two years, saving approximately \$50,000 over the lease term. The center will host 24 full-time and 4 part-time nursing students and welcomes the first cohort of 7 Machias-based nursing students through new UMS partnerships.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution for the Consent Agenda at the May 19, 2025 Board 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 at Augusta to extend the existing lease for 5 years with an approximate total cost of \$460,000, with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

ADDITIONAL HOUSING IN HALLOWELL, UMA

The University of Maine System (UMS), acting through the University of Maine at Augusta will be seeking authorization, at its June 25th, 2025 Finance, Facilities and Technology Committee meeting, to enter an additional lease with Mastway Development LLC (also known as SC-One LLC) to add up to 62 additional beds for student housing.

This lease will include a fully functioning dining hall in the new building located at 9 Coos Lane, Hallowell, Maine.

President Cushman and Aili Robinson provided an informational update on plans for additional student housing in Hallowell. With 144 housing applications received for 103 available beds, and current overflow housing in local hotels, UMA plans to bring forward a proposal at the next meeting for a new 62-bed residence hall with full-service dining and student commons areas.

The proposed 15-year lease with Massway Development would cost approximately \$900,000 annually with no inflationary escalators. Funding would come from room and board revenue, credit hour generation, auxiliary funds, and conference income. The facility would be built from the ground up between existing Stevens and Erskine halls.

Trustees engaged in extensive discussion about:

- Risk management and competitive bidding processes
- Scalability options with existing lease termination provisions
- Partnerships with Maine Community College System
- Campus housing strategy and student experience benefits
- Financial sustainability and enrollment projections

Risk Management and Competitive Bidding Discussion: Trustees raised concerns about the procurement approach and risk factors. They noted this expansion was "completely opposite the trends we've seen throughout our other campuses" and questioned why UMA was experiencing unique growth when other system campuses struggled with enrollment and housing occupancy. They also raised financial concerns about the revenue model, noting that students currently housed in hotel overflow would simply transfer to the new facility without generating additional revenue, while UMA would incur costs for Sodexo dining services throughout the housing complex. They questioned the financial benefit of serving already-enrolled students in a different location rather than generating new enrollment revenue.

Trustees expressed concerns about campus identity and student experience, with housing in Hallowell rather than Augusta. They noted that undeveloped land exists in North Augusta vicinity that wasn't proposed seven years ago, suggesting that local developers might now have interest in campus-adjacent projects.

Additionally, Trustees highlighted cost concerns, noting "our housing costs are significantly higher at the University of Maine at Augusta than any other campus" and

questioning why the system wouldn't pursue potentially more cost-effective alternatives through a new RFP process.

Regarding existing lease obligations, Chair Katz sought clarification about UMA's commitment level, asking whether the system had "the right to terminate those leases essentially at any time" rather than being locked into long-term arrangements through 2033 for some buildings.

Vice Chancellor Low clarified that no procedural errors occurred, emphasizing the campus operated completely within the original 2018 RFP parameters. Gretchen Catlin confirmed all public procurement rules and regulations were followed through the competitive bid process that awarded Massway development rights.

Scalability and Exit Strategy: Eiley Robinson detailed UMA's strategic approach to managing housing demand fluctuations:

- Three existing leased units at Stevens Commons: Erskine Hall (42 beds, lease expires 2027), Stevens Hall (38 beds, expires 2029), and Cleveland Hall (23 beds, expires 2033)
- All leases structured with non-renewal options at term end dates and buyout provisions if needed sooner
- Ability to scale down by concentrating operations at new facility while maintaining full-service dining
- New facility would be retained due to dining capabilities; older units would be discontinued first

Community College Partnership Discussion: Trustees questioned whether UMA had explored partnerships with Kennebec Valley Community College (KVCC) for shared residential facilities, noting both systems face housing challenges.

President Cushman acknowledged excellent relations with KVCC and noted that if future residency drops, partnerships could be explored. She also referenced UMA's successful Brunswick Center partnership with Southern Maine Community College as a model. However, the immediate need is driven by current overflow demand requiring hotel accommodations for 20 additional students in fall 2025.

Campus Experience and Student Success: President Cushman addressed concerns about off-campus housing location:

- Students appreciate the walkable downtown Hallowell environment

- Shuttle system creates opportunities for extended campus engagement as students wait for transportation
- Built-in community engagement and safety features
- Existing support infrastructure including residence directors and living counselors
- All programming and system supports centralized at current location

Financial Sustainability Discussion: The committee examined revenue projections and cost management:

- Current hotel overflow costs would be eliminated through dedicated housing
- Sodexo partnership providing significant operational support and equipment financing
- Conference and event revenue expansion through full-service dining facility
- Meal plan revenue from mandatory participation for residence hall students
- Financial aid accessibility for meal plans addressing food insecurity issues

Strategic Campus Development: Discussion included broader implications for UMA's growth strategy:

- Housing expansion supporting systemwide priorities including Augusta-area internships and co-op programs
- Enhanced ability to serve students from across UMS participating in state government experiences
- Alignment with 60th anniversary strategic planning and momentum building
- Integration with other capital improvements including nursing facility and cyber security expansion

The committee concluded with Chair Katz noting this remained informational pending the formal proposal at the next meeting, while acknowledging the thoughtful discussion of both opportunities and risks presented by the expansion.

CYBER SECURITY PROGRAM TRAINING AND SIMULATION RANGE PLATFORM, SIMSPACE, UMA

The University of Maine System (UMS), acting through the University of Maine at Augusta requested authorization to spend \$340,000 annually for three years for a total of \$1,020,000 with the option to renew for up to three (3) additional one (1) year terms on a

cyber security training platform. The total maximum cost for the platform is estimated to be \$2,145,442.

President Cushman, Aili Robinson, and Dr. Henry Felch presented the transition from Cyberbit to SimSpace for cyber security training simulation. The 3-year contract at \$340,000 annually, with options for three additional one-year terms (maximum cost \$2.145 million), will save approximately \$40,000 annually while providing enhanced capabilities.

SimSpace will serve as a flagship simulation hub supporting incident response, penetration testing, and network defense training. The platform enables custom training for Maine municipalities, K-12 schools, healthcare providers, and small businesses. Recent articulation agreements with multiple community colleges will expand pathways into UMA's cyber security programs.

Dr. Felch noted this represents the only cyber range of its type north of Boston, providing realistic training environments and supporting research collaborations across the UMS system.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution for the Board of Trustees Consent Agenda at the May 19, 2025 Board 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 at Augusta to spend \$340,000 annually for three years for a total of \$1,020,000 with the option to renew for up to three additional one-year terms on a cyber security training platform. The total maximum cost for the platform is estimated to be \$2,145,442.

BANGOR CAFE, UMA

The University of Maine System (UMS), acting through the University of Maine at Augusta requested authorization to spend up to \$700,000 to establish a café in Eastport Hall on the Bangor Campus. This will support students living in the local hotel, as well as students, faculty, staff, and campus visitors.

President Cushman and Aili Robinson presented the establishment of a cafe in Eastport Hall on the Bangor campus to support housing expansion and student services. The

\$700,000 investment will serve 11 students in hotel overflow housing and dental hygiene/veterinary technology students who spend full days on campus.

The cafe will unlock new revenue through enhanced conferencing and catering capabilities, with Sodexo projecting tripled conferencing activity and providing an interest-free six-year loan for equipment. Funding combines proceeds from the 2024 Bangor land sale, the Sodexo loan, and capital project funds.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution:

That the Board of Trustees acting through the Finance, Facilities, and Technology Committee, authorizes the University of Maine System acting through the University of Maine at Augusta to spend up to \$700,000 to establish a café in Eastport Hall on the Bangor Campus.

ACCESS CONTROL, UMAINE & UMM

The University of Maine System (UMS), acting through the University of Maine (UMaine), sought authorization to allocate up to \$783,000 to transition to a new access control system, Lenel S2, due to the discontinuation of manufacturing for the current system.

President Ferrini-Mundy and Kelly Sparks presented the transition to a new Lenel S2 access control system due to manufacturing discontinuation of the current system. The \$783,000 allocation will ensure continued support for auxiliary services in residence halls and E&G facilities, funded through E&G, auxiliary, and auxiliary reserves.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution:

That the Finance, Facilities, and Technology Committee authorizes the University of Maine System, acting through the University of Maine to allocate up to \$783,000 to transition to a new access control system.

ESTABLISHMENT OF THE SPOFFORD HARRIS KIMBALL CHAIR IN MATHEMATICS, UM

The Spofford Harris Kimball Chair in Mathematics was presented to the Board for approval. This professorship was created in the University of Maine Foundation in 2023 and will meet the minimum endowment value of \$1,000,000.00 needed to establish a chair within the University of Maine by the end of June 2025. The Spofford Harris

Kimball Chair in Mathematics is presented now, supported with a University of Maine Foundation endowment valuing \$7,781,935.95 as of December 2024.

President Ferrini-Mundy and Associate Vice President Gabe Paquette presented the establishment of the Spofford Harris Kimball Chair in Mathematics. The chair is funded by the Chick Family Trust with gifts exceeding the \$1 million threshold required for endowed chairs.

Associate Vice President Paquette noted this represents an exciting opportunity to provide support for a leading professor, assisting greatly with recruitment and retention while affording educational opportunities for the chair holder to engage both graduate and undergraduate students. Dr. Kimball served as chair of the mathematics department, and the usual vetting process was conducted to ensure this is a worthy namesake for the chair.

Chair Katz inquired about the vetting process for naming chairs after individuals, and Associate Vice President Paquette confirmed the standard review of records and press coverage was completed to ensure Dr. Kimball represents an appropriate honoree.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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 establish the Spofford Harris Kimball Chair in Mathematics.

ESTABLISHMENT OF THE PIONEERING INNOVATION CHAIR IN ENGINEERING, UM

The Pioneering Innovation Chair in Engineering was presented to the Board for approval. This professorship was created in the University of Maine Foundation in 2023 and will meet the minimum endowment value of \$1,000,000.00 needed to establish a chair within the University of Maine by the end of June 2025. The Pioneering Innovation Chair in Engineering is presented now, supported with a University of Maine Foundation endowment valuing \$7,781,935.94 as of December 2024.

President Ferrini-Mundy and Associate Vice President Gabe Paquette presented the establishment of the Pioneering Innovation Chair in Engineering. Similar to the mathematics chair, this position will support recruitment and retention of excellent

faculty in engineering while bolstering the Maine Center for Engineering and Computing (MCEC).

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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 establish the Pioneering Innovation Chair in Engineering.

ESTABLISHMENT OF THE DR. BERNARD LOWN '42 HONORS COLLEGE
TEACHING PROFESSORSHIP, UM

The Dr. Bernard Lown '42 Honors College Teaching Professorship was presented to the Board for approval. This professorship was created in the University of Maine Foundation in 2023 and will meet the minimum endowment value of \$250,000.00 needed to establish a professorship with the University of Maine by the end of June 2025. The Dr. Bernard Lown '42 Honors College Teaching Professorship was presented, supported with a University of Maine Foundation endowment valuing \$273,017.28 as of December 2024.

On a motion by Trustee Cain, which was seconded by Trustee Michaud, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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 establish the Dr. Bernard Lown '42 Honors College Teaching Professorship.

ATHLETIC MULTIPURPOSE ARENA FUNDING INCREASE, UM

The University of Maine System, acting through the University of Maine (UMaine), requested authorization to increase spending on the design of, site work preparation, relocation of existing utilities, and early bid packages of the Athletic Multipurpose Arena, now named as Athletic Multipurpose Arena, from \$12 million to \$30 million. The Board of Trustees at the September 12, 2022, meeting authorized the University of Maine System, acting through the University of Maine, to expend up to \$40 million to construct and make improvements to the phase 1 priority projects and to continue design work

under the Athletics 10-year master plan. This included design work for phase 2 projects which includes Athletic Multipurpose Arena. Of the \$40 million, \$12 million is being utilized towards the design of the Athletic Multipurpose Arena.

President Ferrini-Mundy provided context for the Harold Alfond Foundation athletics master plan, noting the extraordinary \$170 million commitment with an expected \$38 million match in gifts over the next period. The commitment is distributed over six years with very successful fundraising already achieving more than \$20 million.

Kelly Sparks presented the specific request, noting that in September 2022 the board authorized up to \$40 million for phase one projects and continued design work for phase two projects. Of the \$40 million allocation, \$12 million was dedicated to Morse Arena design and development. The current request seeks authorization for up to \$30 million for design completion, site work preparation, relocation of utilities, and early bid packages.

Sparks reported that all early design work shows the building coming in on budget as anticipated with no foreseen concerns related to budget at this point. Some short-term interim borrowing may be required to meet capital construction cash flow needs, with those items brought forward as appropriate.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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 \$30 million for the completion of design, site work preparation, relocation of existing utilities, and early bid packages for the Athletic Multipurpose Arena.

NAMING OF UMAINE ATHLETIC MULTIPURPOSE ARENA, UM

The University of Maine System, acting through the University of Maine (UMaine), requested authorization to name the new Athletic Multipurpose Arena currently in design as Morse Arena.

President Ferrini-Mundy presented the request for authorization to name the new athletic multipurpose arena the Morse Arena, recognizing Phil Morse's extraordinary contribution to the project.

Athletic Director Jude Killy provided background on the Morse family's longstanding support, noting they have been donors for an extended period and have gifted approximately \$15 million total to the university..

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded to the Consent Agenda for Board approval at the May 19, 2025 Board 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 name the new Athletic Multipurpose Arena the Morse Arena.

ATHLETIC UTILITY FIELD BUILDING, UM

The University of Maine System, acting through the University of Maine, requested authorization to construct a new Athletic Utility Field Building of approximately 3,000 square feet. The Board of Trustees approved \$27.3 million on April 8th, 2024, for *“University of Maine Soccer complex / Track & field complex / Parking Lots & Roadways / Infrastructure – UMS TRANSFORMS Athletic Field Projects.”* The building will add additional scope to this approved project and 3,000 square feet to UMaine’s overall campus square footprint. The university does not seek an increase in the approved funding of \$27.3 million.

President Ferrini-Mundy and Athletic Director Jude Killy presented the construction of a new approximately 3,000 square foot athletic utility field building. The building's primary purpose is to accommodate the addition and growth of track and field programs, supporting the currently ongoing New Balance Track and Field construction and the New Balance Soccer Complex.

Killy explained the building will provide appropriate storage and equipment accessibility for the new athletic spaces, ensuring the facilities remain tidy and well-maintained with necessary equipment nearby. The utility building represents part of the comprehensive approach to the athletic facilities expansion under the Alford Foundation master plan.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the May 19, 2025 Board 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, the construction of a new approximately 3,000-square-foot Athletic Utility Field Building.

UMAINE MEMORIAL GYM INDOOR TRACK RESURFACING, UM

The University of Maine System, acting through the University of Maine (UMaine), requested authorization to expend up to \$800,000 for resurfacing the existing indoor track located within UMaine's Memorial Gym.

Athletic Director Jude Killy provided details about the significant deferred maintenance issue, explaining this addresses the indoor track at the New Balance Fieldhouse. The facility serves not only varsity programs but extends beyond track and field to serve as a vital community resource for local schools, representing one of the few indoor tracks in the state and certainly in the region.

Killy noted the track receives extensive use and has not been resurfaced since it was originally built. Track resurfacing should occur approximately every decade, and the facility is past that timeframe. The \$800,000 investment will address this significant need and help maintain this important community and athletic resource.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution:

That the Finance, Facilities, and Technology Committee authorizes the University of Maine System, acting through the University of Maine, to expend up to \$800,000 to replace the existing indoor track located within the Memorial Gym.

BOARDMAN HALL MODERNIZATION, UM

The Maine College of Engineering and Computing (MCEC) Master Plan, conducted during 2021 and 2022 for the University of Maine (UMaine), identified Boardman Hall, including the Llewellyn Edwards wing, as a top priority for preservation and refurbishing. Located at the northeast corner of the University Mall, the vision of a modernized Boardman Hall is to serve three main objectives: to bring people together, advance collaboration, and reinforce the identity of Maine College of Engineering and Computing. Boardman Hall's legacy includes strong connections to current and past students while being the cornerstone of University Mall and MCEC.

President Ferrini-Mundy provided an informational update on the Maine College of Engineering and Computing master plan priority. The renovation of Boardman Hall and Llewellyn Edwards wing will enhance collaboration opportunities and strengthen MCEC identity on campus. This request will come to the June 25, 2025 meeting of FFT.

Kelly Sparks clarified that feasibility studies are complete, with the next step being detailed programming and design. The project will return to the June 2025 FFT meeting seeking authorization for up to \$10.4 million in design services, funded through MCEC Alford Foundation awards and 2023 state debt service.

BLACK BEAR ACADEMY CHILD CARE CENTER EXPANSION, UM

The University of Maine System, acting through the University of Maine (UMaine), requested authorization to expend up to \$4 million for the renovations of existing facilities located at University Park in Old Town to increase the number of children it serves through its campus-based childcare center by 41 slots, bringing the total number of slots to a minimum of 120 of which at least 25% reserved for the dependents of community members.

President Ferrini-Mundy and Kelly Sparks presented the \$4 million expansion at University Park in Old Town, adding 41 slots to reach 120 total capacity with 25% reserved for community members. The project addresses the current waitlist of 75 children and is funded through CDS secured by Senator Collins.

Amanda Clemer, Faculty Senate President, was recognized for her integral role in drafting the CDS proposal.

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution for Board approval at the May 19, 2025 Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and authorizes the University of Maine to expend up to \$4 million for renovations of existing facilities located at University Park in Old Town.

UMAINE FOREST BIOMATERIALS INNOVATION CENTER

The Forest Biomaterials Innovation Center (FBIC) project includes constructing an approximately 7,200+/- square foot stand-alone research building, including a new sidewalk and loading dock area. Funding of \$7,425,000 is from a National Institute of Standards and Technology (NIST) 2024 construction grant secured through the Congressionally Directed Spending process by U.S. Sens. Collins and King at the request of the University of Maine System.

President Ferrini-Mundy provided an informational update on the Forest Biomaterials Innovation Center (FBIC) connected to the Process Development Center. The center focuses on working with external clients for early testing, prototyping, and feasibility studies in pulp and paper industries.

Plans include engaging a firm to design and construct a new 7,200 square foot standalone research building near the Process Development Center and Jenness Hall. The facility

will accommodate new equipment for innovative processing of forest fiber at demonstration scale, funded through \$7.4 million in NIST CDS funding.

GORDIAN FY24 ANALYSIS

Gordian presented its annual facilities benchmarking and analysis of the University of Maine System facilities and facility management operations.

Gretchen Catlin, Chief Facilities & General Services Officer, introduced Victoria Vasile and Emma Viles from Gordian, along with Nate Harris, for the annual facilities benchmarking analysis. The comprehensive presentation covered:

Key Observations:

- Shift to online teaching affecting building utilization
- Record capital investments impacting campus age profiles
- Focus needed on divesting high-need, low-value buildings
- Continued attention to functional portfolios supporting campus missions

Enrollment and Density:

- 17% decrease in enrollment headcount since FY16
- 48% drop in in-person FTEs since FY16, plateauing in FY24
- System density of 178 users per 100,000 gross square feet, below higher education averages
- Space-rich campuses compared to peer institutions

Building Age and Condition:

- 71% of system space over 25 years old (high-risk threshold)
- 54% of space over 50 years old with systems well past useful life
- Residence halls particularly at risk with almost 70% in highest age category
- 1% improvement in spaces over 50 years old from FY23 to FY24

Capital Investment:

- Average investment of \$56.5 million from FY17-FY24
- FY23 and FY24 represent banner years exceeding historical averages and peers

- Annual investment target of \$54.5 million needed to prevent deferred maintenance growth
- System funded 59% of target compared to 69% public higher ed average and 78% overall database average

Asset Reinvestment and Net Asset Value:

- \$1.8 billion in total reinvestment need
- \$281 per gross square foot compared to \$150 public higher ed average
- Net asset value decline slowing due to recent capital investments
- Academic buildings and residence halls (70% of space) in repair and maintain stage

Operational Effectiveness:

- Higher dollar per gross square foot than peer groups
- Inflation challenges reducing buying power for facilities departments
- UMF case study showing 42% utility cost reduction through plant investments
- UMFK increasing preventive maintenance spending for aging campus
- USM maintenance staffing challenges with coverage ratios increasing

Case Studies:

- UMPI divestment of Houlton Center and Skyway buildings improving age profile and funding ratios
- UMF ESCO projects exceeding investment targets and increasing net asset value to 60%
- Staffing shortages with 40% of facilities workers projected to retire by 2030

Committee members engaged in extensive discussion about space reduction strategies, maintenance staffing challenges, comparison opportunities with Maine Community College System, and the need for additional detailed analysis sessions.

Chair Katz suggested arranging optional extended sessions with Gordian for deeper analysis, noting the overwhelming amount of information presented. Trustees emphasized the value of analytical tools in legislative discussions and the importance of strategic facility management.

STRATEGIC PLAN TRACKING UPDATE

Vice Chancellor Low provided the Finance, Facilities, and Technology Committee with a brief update on the Strategic Plan Tracking process.

Strategic plan responsibilities:

- Budget process moving forward with balanced FY26 budget submission
- Infrastructure efficiency initiatives continuing through Gordian analysis
- Capital investment tracking meeting established targets

The committee noted strong alignment between the day's agenda and strategic plan commitments, particularly in facilities management and budget development.

EXECUTIVE SESSION

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities & Technology Committee went into Executive Session under:

- 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 Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Committee concluded the Executive Session.

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.

Elizabeth Stickler, Clerk