UNIVERSITY OF MAINE SYSTEM
Board of Trustees
Zoom Meeting

June 24, 2026

Finance, Facilities & Technology Committee

Present: Committee Members: Emily Cain (Chair), Roger Katz, Patrick Flood, Michael Michaud, David MacMahon, Barbara Alexander, Trish Riley & Heather Johnson. **Non-voting Trustee**: Chris Gordon. **Faculty Representative:** Clyde Mitchell. **Presidents**: Jacqueline Edmondson, Jenifer Cushman, Raymond Rice & Leigh Saufley. **Chancellor**: Dannel Malloy **System Staff:** Ryan Low, Carolyn Dorsey, Jeffrey St. John, Amon Purinton, Robert Placido, Sam Warren, Gretchen Catlin & Elizabeth Stickler. **Others:** Jenny Boyden, Jude Killy, Justin Swift, Corey Watson, Megan Deskardins, Victoria Vile, James Ward IV and Emma Giles.

Roger Katz opened the meeting by announcing that he had asked Trustee Emily Cain to Chair the Finance, Facilities & Technology Committee going forward while final committee assignments are completed. He thanked the Trustees, the Chancellor, the Vice Chancellors, the Presidents, and university staff for their work with the Committee, and gave special thanks to Vice Chancellor Ryan Low for their collaborative relationship over the past several years.

Chair Cain then called the public session to order, asked the Clerk to call the roll, welcomed new non-voting Trustee Chris Gordon, and said she and Vice Chancellor Low would revisit the Committee work plan after the meeting and again once the new committee membership is finalized.

PUBLIC SESSION

Gordian FY25 Facility Analysis

Gretchen Catlin introduced the annual Gordian FY25 facilities benchmarking and analysis for the University of Maine System, explaining that the review provides a systemwide baseline for understanding facility condition, use, and investment needs. Victoria Vile and Emma Giles of Gordian said the analysis focuses on density, facility age, net asset value, operational effectiveness, and service capacity, with attention to how changing teaching modality, enrollment, capital investment, aging infrastructure, and staffing pressures are affecting the System's portfolio.

Gordian reported that overall headcount had declined modestly since FY2018 while in-person student FTE had dropped much more sharply, reflecting the continued shift toward online learning. They said record capital investment has improved age profiles and net asset values in parts of the portfolio but emphasized that the System still needs to keep divesting lower-value space and continue prioritizing building envelope and building systems work that protects core facilities.

Trustees discussed the need for additional follow-up material, including building-by-building net asset value information, funding-source breakouts that show Alfond support together with required matching dollars, density information, and a clearer explanation of how the System uses Gordian data in capital planning and master planning. Gretchen Catlin confirmed that the recent award to Goody Clancy for master-planning work would help support those broader strategic decisions.

UMaine Athletics, Mahaney Clubhouse Renovations, UM

Jenny Boyden presented a request for authorization to expend up to $750,000 for renovations to the Mahaney Clubhouse. She said the building sustained significant damage earlier in the year from a failed steam-release valve and that the project would not only repair the damage but also improve the building envelope, HVAC system, electrical and fire-protection systems, and accessibility without increasing square footage or net operating costs. She said the work would be funded with Alfond grant dollars and the required match.

Athletics Director Jude Killy added that the University had completed a structural assessment roughly a year earlier and found that, while the building's vapor barrier presented concerns, the building's structural bones remained sound. He said the proposed work therefore represented a long-term investment in the facility rather than a short-term patch.

Trustees asked whether the project estimate had been quoted recently and whether insurance proceeds were available. University representatives said the work is supported by current estimates and that no insurance recovery was available because the loss did not exceed the applicable retention level for that building.

TEXT OF PROPOSED RESOLUTION:

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

> That the Board of Trustees, acting through the Finance, Facilities, and Technology Committee authorize the University of Maine System, acting through the University of Maine (UMaine), to expend up to $750,000 for renovations to the Mahaney Clubhouse.

Abromson HVAC Replacement, USM

President Jacqueline Edmondson and Justin Swift presented a request for authorization to expend up to $3,500,000 for the construction and installation of a new HVAC system at Abromson Community Education Center on the Portland campus. Mr. Swift explained that the building's original open-loop ground-source system had to be discontinued in 2024 because insufficient groundwater, silt, and heavy metals were damaging the mechanical system. Since then, USM has been renting temporary boiler and chiller equipment while it developed a permanent replacement plan.

The proposed project would install air-source heat pumps, heat-recovery chilling capacity, and a supplemental boiler while preserving the building's LEED Gold standing. Mr. Swift said the work would be funded through USM's E&G capital plan.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud and seconded by Trustee Riley, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the July 13, 2026, Board Meeting:

> That the Board of Trustees authorizes The University of Maine System acting through the University of Southern Maine (USM) to expend up to three million, five hundred thousand ($3,500,000) for design, construction, and installation of a new HVAC system at Abromson Community Education Center on the Portland Campus.

Request to Establish Zillman Bequest as a Board-Designated Endowment, UMPI

President Raymond Rice and UMPI representatives presented a request concerning approximately $2.16 million received from the estate of Linda Zillman. President Rice said the University is conducting a broad campus process to identify the best one-time capital use for the funds and expects the bequest to play a meaningful role in a broader campus capital effort. UMPI explained that the will allows use of the gift for the general educational purposes of the University, with a stated hope that some portions support the Zillman family greenhouse but does not require the funds to remain permanently endowed.

The Committee discussed the need for an exception to Board policy so that the funds can be held intact while the campus completes a deliberate project-selection process, rather than being forced immediately into permanent endowment treatment or rushed into capital use. During the discussion, Trustee Alexander questioned the use of the phrase "quasi endowment" in the motion language and asked that the resolution instead use clearer Board-facing terminology. University and System representatives agreed, and Ryan Low provided revised language during the meeting using "board designated endowment."

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Alexander and seconded by Trustee Flood, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the July 13, 2026, Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and approves the creation of a board designated endowment for the Zillman bequest, to be later liquidated and spent based on the recommendations of the Zillman Committee.

<u>Jewett Hall Water Damage Repairs, UMA</u>

President Jenifer Cushman and Interim Chief Business Officer Corey Watson presented an urgent moisture-mitigation and repair request for Jewett Hall on the Augusta campus. Mr. Watson said the building had sustained significant water damage from uninsulated unit-ventilator piping, failing condensate piping, and cracked lines. Although UMA originally planned a smaller phased project, exploratory' openings in twelve units found moisture in every wall assembly investigated, demonstrating that immediate comprehensive repairs were necessary.

Mr. Watson said the project will address first- and second-floor units by opening wall assemblies, updating condensate pumps and drain lines, replacing rusted framing where needed, insulating piping, and restoring drywall and plaster. He said the work would be funded with E&G funded depreciation dollars and a portion of directed spending bond funds, with the heaviest work occurring during the summer while the building is largely vacant.

Trustees asked about the increase from the original phased funding approach to the full $750,000 request and about the extent of remediation versus restoration. UMA and System facilities staff said Capital Planning and Project Management, together with an outside firm, had evaluated the condition and that the majority of the expanded cost reflects the broader remediation required once the concealed conditions were opened.

<u>TEXT OF PROPOSED RESOLUTION:</u>

On a motion by Trustee Michaud and seconded by Trustee Flood, and approved by roll call vote of all Trustees present, the Finance, Facilities and 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 $750,000, for necessary repairs of Jewett Hall.

<u>125 Community Drive Syntiro Lease, UMA</u>

President Cushman and Corey Watson next presented a proposed lease authorization for space at 125 Community Drive, a recently acquired Augusta property that houses student-facing operations as well as commercial tenants. Mr. Watson said the lease would formalize an initial one-year agreement beginning October 1, 2026, with five additional one-year renewal options, generating first-year revenue of approximately $33,540 with 3% annual escalators and a total potential contract value of about $178,065. He said the rental revenue helps offset operating costs for the building, which also houses counseling, TRIO, athletics, and other university functions.

Trustees asked about the year-to-year structure, whether the revenue stream would remain stable, whether the rent was benchmarked to market conditions, and whether the lease had been structured to avoid adverse tax consequences. UMA and System representatives said the arrangement gives both parties flexibility while preserving a strong relationship with the tenant, that the lease terms were informed by the market analysis completed when the property was acquired, and that the tenant remains responsible for any taxes applicable to its portion of the premises.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud and seconded by Trustee Flood, and approved by roll call vote of all Trustees present, the Finance, Facilities and 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 enter into a lease agreement with Syntiro for space located at 125 Community Drive, Augusta, Maine, consisting of an initial one-year term with five additional one-year renewal options, for a total potential term of six years.

Belfast Hall Renovations, UMA

President Cushman and Corey Watson then presented a request to spend up to $840,000 to replace all window assemblies in Belfast Hall on the Bangor campus. Mr. Watson said the building is experiencing active water infiltration caused by deteriorated flashing and sealants. He explained that the project was initially expected to proceed in phases, but a test-window replacement showed that all assemblies and associated flashing needed to be replaced in order to stop continued water intrusion and protect the building's long-term structural integrity.

The project scope includes replacement of eighty-six window openings across all three floors together with flashing, sealants, and related interior restoration. UMA said Belfast Hall houses the Bangor campus library, student services, veterans support, counseling, advising, and academic support functions, making the building an important student hub. Facilities staff said the project is included in UMA's five-year capital plan and is expected to reach substantial completion by June 2027.

Trustees asked about the engineering evaluation supporting the expanded scope and about the use of vinyl replacement windows. Gretchen Catlin said Capital Planning and Project

Management had evaluated the conditions following the test-window work; UMA agreed to follow up on the window-specification question.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud and seconded by Trustee Flood, and approved by roll call vote of all Trustees present, the Finance, Facilities and 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 $840,000 to replace all window assemblies in Belfast Hall.

Strategic Plan Tracking Update

Gretchen Catlin said much of the day's agenda already functioned as a strategic-plan tracking update because the Gordian review and the capital items before the Committee all reflected the System's emphasis on renovation, efficiency, and long-term facilities planning. Ryan Low added that the budget-related strategic-plan items had largely been covered at the Committee's April 29 meeting.

Executive Session

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

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

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

Adjournment

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/

Kayla Flewelling for

Elizabeth Stickler, Clerk