

UNIVERSITY OF MAINE SYSTEM

Board of Trustees
Zoom Meeting

August 26, 2026
Zoom

Finance, Facilities & Technology Committee

Present: Committee Members: Emily Cain; Chair; Roger Katz, Patrick Flood, David MacMahon, Trish Riley, Michael Michaud, Barbara Alexander, Chris Gordon & Richard Rosen. **Chancellor:** Dannel Malloy. **Presidents:** Joan Ferrini-Mundy, Raymond Rice, Jennifer Cushman, Joseph McDonnell, & Jacqueline Edmondson. **Faculty Representatives:** Clyde Mithcell. **System Staff:** Ryan Low, Carolyn Dorsey, Jeffrey St. John, Gretchen Catlin, Amon Purinton, Robert Placid, Samantha Warren & Elizabeth Stickler. **Other Participants:** Jenny Boyden, Jessica Howe, Jake Ward, Justin Swift, Megan Desjardins, Jude Killy & Corey Watson

Committee Members Absent: none

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

Steam Pit & Emergency Steam Line Repairs, UM

The University of Maine System, acting through UMaine, requests authorization to spend up to \$900,000 to complete emergency repairs to the steam-line concrete tunnel along Long Road near the University Mall and Memorial Gym Drive and to replace a failed steam condensate line extending from the steam pit near Long Road along Gym Drive toward Bennett Hall. This request is pursuant to Board Policy 701, which requires Board approval for projects valued at \$500,000 or greater.

The condensate line serving the area from Bennett Hall back toward the steam plant has failed and is no longer returning condensate efficiently. When condensate is not returned to the plant, the system must use cold makeup water, which requires additional energy to heat and reduces operating efficiency. Restoring the condensate return improves reliability and helps reduce avoidable utility costs.

During construction of the North Campus Infrastructure project, the University discovered that a concrete tunnel protecting steam and condensate lines along a portion of Long Road had collapsed. These tunnels consist of a concrete floor and dome and are generally original infrastructure, approximately 60 to 70 years old. Because the tunnels are small and contain active utility lines, their condition cannot be fully inspected without excavation. Emergency repair is needed so construction can continue and Long Road, a main campus thoroughfare, can reopen before the fall semester. The work will replace the failed tunnel floor and concrete dome in this area.

Jenny Boyden, UMaine Head of Finance, presented a request for up to \$900,000 in emergency repairs to portions of the University of Maine's steam-line concrete tunnels and a failed steam-condensate line. She said the concrete structures, installed approximately 60 to 70 years ago, had deteriorated and contributed to road collapses near Long Road and Memorial Gym Drive. The campus has approximately 4.8 miles of underground steam line, much of it original, making full condition assessment difficult.

Ms. Boyden said the repairs were being completed on an emergency basis and funded with Education and General funded-depreciation resources, requiring other planned projects to be deferred. Trustees

discussed the distinction between these distribution-line repairs and the separate central steam-plant project, the difficulty of assessing underground infrastructure, and the need to plan for continuing repairs as the system ages.

RESOLUTION

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

That the Finance, Facilities and Technology Committee authorize the University of Maine System, acting through the University of Maine, to spend up to \$900,000 for emergency repairs to the steam-line concrete tunnel along Long Road near the University Mall and Memorial Gym Drive and replacement of the failed system condensate line extending from the steam pit near Long Road along Gym Drive toward Bennett Hall.

Mahaney Diamond Renovations, UM

The University of Maine System, acting through the University of Maine (UMaine), requests authorization to expend up to \$2,600,000 for renovations to Mahaney Diamond baseball complex. The scope includes replacement of the existing synthetic turf field, relocation of the existing fence, construction of new bullpens for the home and visiting teams, installation of netting, associated earthwork, and landscaping improvements.

Funding for this work will be from the Harold Alfond Foundation (HAF) grant and matching gift contributions. The Harold Alfond Foundation has made a \$170 million commitment to the University of Maine for major upgrades to the athletics facilities, and the University is expected to match these funds with \$38 million in gifts. The \$170 million commitment will be distributed over six years, starting in 2022 and concluding in 2028. Short-term or interim borrowing may be required to meet the short-term capital construction cash flow needs.

Jenny Boyden and Athletics Director Jude Killy presented a request for up to \$2.6 million to renovate the Mahaney Diamond Baseball Complex. The work would replace turf that had been in service for approximately 16 to 17 years and address fencing, bullpens, protective netting, earthwork, and landscaping. University representatives said the aging turf had reached the end of its useful life and was no longer suitable for continued use.

The project would be supported by Harold Alfond Foundation funding and the required philanthropic match. Trustees discussed the project scope, the condition of the existing field, and the relationship of the work to the University's broader athletics-facilities program.

RESOLUTION

On a motion by Trustee Michaud, which was seconded by Trustee Riley, and approved by a roll call vote for all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the September 28, 2026, 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 \$2.6 million for the renovations to the Mahaney Diamond Baseball Complex.

Teamworks Athletics Software - Consolidated Multi-Year Agreements, UM

The University of Maine System, acting through the University of Maine (UMaine), requests authorization for its multi-year Teamworks athletics software arrangement in a total amount not to exceed \$1,550,000 over the potential ten-year term. This request consolidates the University's existing, executed Teamworks agreements with a new, pending module (Teamworks General Manager (GM), including Teamworks Wallet), and encompasses the optional five-year renewal of the Master Agreement, so that the Board may consider the full potential commitment together. The commitment for the initial five-year term totals \$765,930.

This request is pursuant to Board of Trustees Policy 701, §VIII (Capital Budgets), which requires items with a total cost of more than \$500,000, and which expressly lists software (purchased or developed) as a capital item, to be considered by the Board of Trustees or its Finance, Facilities and Technology Committee. Because the multi-year value exceeds that threshold, the request is for the Finance, Facilities and Technology Committee to approve and forward it to the full Board for consideration.

The Athletics Department already uses several Teamworks suite products for inventory and equipment tracking, daily sports operations, compliance and recruiting, sports medicine, and on-field evaluation. The addition of the Teamworks GM (including Wallet) module integrates with the existing software and supports student-athlete education, payment compliance, and the modernization of direct-payment and tracking processes.

Jude Killy noted the integrated suite would reduce duplicative work, improve coordination across teams, and provide more consistent compliance and student-athlete support. The Teamworks GM and Wallet component would be supported with private fundraising. Trustees asked about vendor review, implementation, staff efficiency, contract-exit protections, data use, and training. System representatives reported that legal and information-technology reviews had been part of the contracting process and that the agreement included protections concerning termination and institutional data.

RESOLUTION

On a motion by Trustee Michaud, which was seconded by Trustee Flood, and approved by a roll call vote for all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the September 28, 2026, Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and authorizes the University of Maine System, to license the Teamworks athletics software suite for a total amount not to exceed \$1,550,000 over the potential ten-year term of the arrangement - comprising executed agreements totaling \$661,910, the pending Teamworks GM (including Wallet) agreement totaling \$104,020, and one optional five-year renewal of the Master Agreement - with the new Teamworks GM module funded through private, fundraised sources.

Bailey Hall Facade Replacement Budget Increase, USM

The University of Maine System acting through the University of Southern Maine (USM) requests authorization to expend up to an additional Three Million Two Hundred Thousand (\$3,200,000) for the Bailey Hall Façade Replacement project, bringing the total budget to Seven Million, Six Hundred and Fifty Thousand (\$7,650,000), allowing the completion of Phase 1 construction for the Bailey Hall Façade replacement.

In January 2026, the Board of Trustees approved the University of Southern Maine request to expend up to Four Million Four Hundred and Fifty Thousand (\$4,450,000) for Phase 0 design and construction and Phase 1 design for the Bailey Hall Façade replacement and addition of a chilled water plant, with the understanding USM would be back in the Summer of 2026 for Phase 1 construction funding.

This request for Phase 1 brings the full project authorization up to Seven Million Six Hundred and Fifty Thousand (\$7,650,000) for completion of Phase 0 and Phase 1. In the Summer 2027, the University will be back to request authorization for Phase 2A funding for design and preconstruction activities.

President Jacqueline Edmondson and Justin Swift presented a request for an additional \$3.2 million for the Bailey Hall facade-replacement project at the University of Southern Maine. The Board previously authorized \$4.45 million for the first phase, including chiller work and design, which the University reported had been completed within budget. Bailey Hall was built in 1958 and supports approximately 80% of classes on the Gorham campus. The next phase would address the northeast facade as part of a longer-term plan to renew the building envelope, roof, and mechanical systems. University representatives estimated the full multiyear effort at approximately \$28 million across seven additional phases. The work would be funded through Education and General and funded-depreciation resources without new debt.

RESOLUTION

On a motion by Trustee Michaud, which was seconded by Trustee Flood, and approved by a roll call vote for all Trustees present, the Finance, Facilities & Technology Committee approved the following resolution to be forwarded for Board approval at the September 28, 2026, 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 (USM) to expend up to an additional \$3,200,000 for the Bailey Hall Facade Replacement Project, bringing the total budget to \$7,650,000, allowing the completion of Phase 1 construction for the Bailey Hall Facade replacement.

Gauvin Family Center for Cultural Arts Renovation, Weiden Hall: Project Status and Concept Cost Estimate, UMPI

President Raymond Rice and Chief Business Officer Megan Desjardins presented an informational update on the proposed Gauvin Family Center for Cultural Arts renovation in Wieden Hall. The 1960 building and its approximately 420-seat auditorium have not undergone a major renovation and require accessibility, safety, infrastructure, and technology improvements. The conceptual project budget was up to \$7 million, supported by a \$4 million federal earmark, approximately \$2.5 million in UMPI reserves and prior donations, and \$500,000 in Education and General resources.

Construction was anticipated to begin after May 2027 commencement. The renovated facility would support campus and regional cultural and educational programming and could generate event revenue.

Trustees discussed Americans with Disabilities Act improvements, the anticipated loss of approximately 50 seats, the current estimate before bidding, fundraising and naming opportunities, and potential collaboration with Northern Maine Community College. UMPI expected to return to the Committee with a formal action request after the scope, funding, and estimates were further developed.

Information Technology Project Updates

Robert Placido, Chief Information Officer, reviewed four major information-technology initiatives.

For NetworkMaine security, he described a project of approximately \$2.8 million through fiscal year 2030 to improve core routers, upstream threat filtering, and security sensors serving the statewide network for schools, libraries, and other public institutions. The project would detect malicious activity without inspecting content. Funding included federal E-rate, Public Utilities Commission, Maine Department of Education, and University resources, with potential risk if federal or telecommunications funding changes. The project would return for approval with a finalized budget.

Mr. Placido next described implementation of Abnormal AI email security. The System recorded 353 confirmed account compromises in 2025 and 61 through June 2026 despite multifactor authentication for employees. During a 30-day proof of concept, the tool classified approximately 100,000 attacks across roughly 64,000 mailboxes. It would automate quarantine and containment of compromised accounts and fraudulent messages. Trustees discussed recent phishing campaigns, invoice fraud, data-use protections, contract exit terms, and continued employee training.

The identity-management update described replacing Duo with the Microsoft Entra capability already included in the System's licensing and extending multifactor authentication to approximately 37,000 student accounts. The project emphasized phishing-resistant methods. The enrollment campaign began August 12; approximately 86% of students had enrolled, and the overall project was reported as 77% complete. The System was not imposing an immediate hard cutoff and retained its Duo agreement through 2028 while completing the transition.

Finally, Mr. Placido reported that the Ascend Salesforce donor-management implementation replacing Advance was approximately 44% complete. Finance integration was reported at 95% and student integration at 70%. Of 91 data categories, 32 had been signed off, compared with eight at the prior update. A November target remained in place, but the project team prioritized data quality and coordination with university foundations over an arbitrary deadline. The final cutover was expected to require approximately two weeks.

UMS Annual Real Estate & Lease Activity Report

Gretchen Catlin, Chief Facilities & General Services Officer, and Jessica Howe, Senior Facilities Policy & Planning Analyst, presented the annual report. During fiscal year 2026, the System held 72 landlord leases generating approximately \$755,000 in revenue, an increase reported as 26%, and 61 tenant leases costing approximately \$5.2 million, an increase reported as 16%.

The System completed three dispositions, including two easements and the University of Southern Maine's sale of 175 Orby Trail for \$75,000. Acquisitions included a donated four-acre parcel on Bennock Road for the University of Maine and the approximately 53,000-square-foot property at 7 Custom House Street. Crossland Hall, an approximately 11,800-square-foot building, was demolished.

Several other transactions, including Hutchinson Center, 300 Fore Street, and a UMPI bike-path matter, remained pending for fiscal year 2027.

The presenters described internal space-sharing arrangements, including University of Maine at Fort Kent and University of Maine Cooperative Extension use of space and University of Southern Maine Cutler Institute use of University of Maine at Augusta's Robinson Hall. These efforts contributed to an 88% reduction in USM lease costs. Other reductions included a University of Maine Advanced Structures and Composites Center footprint in Portland from approximately 5,200 to 2,600 square feet, reducing annual cost from about \$138,000 to \$70,000; a smaller UMA Rockland footprint; and exits from Rumford and an East Millinocket memorandum of understanding.

Trustees asked about lease audits, cost per square foot, the Custom House property, total ownership costs, memoranda of understanding versus leases, Board review of renewals, and development of a dashboard showing acreage, operating cost, and other portfolio measures. Staff agreed to provide additional information and continue dashboard development.

FY27 Finance, Facilities & Technology Committee Work Plan

Chair Cain said Committee members would receive a survey seeking feedback on topics they wanted to understand more fully or add to the fiscal year 2027 work plan. The Committee discussed facilities master planning, cost-benefit analysis, and development of an offsite-property dashboard. The five-year financial and structural-gap update was moved to November so that it could incorporate census information.

Strategic Plan Tracking Update

The Chair and Committee noted that today's facilities, technology, real-estate, and work-plan discussions addressed the strategic-plan measures assigned to the Committee. No additional action was requested.

Executive Session

On a motion by Trustee Michaud, which was seconded by Trustee Katz, 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 UMS.

On a motion by Trustee Riley, which was seconded by Trustee Katz, and approved by a 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.

Kayla Flewelling for
Elizabeth Stickler, Clerk