

**MINUTES OF THE MEETING OF THE
UNIVERSITY OF MASSACHUSETTS BUILDING AUTHORITY**

Wednesday, March 27, 2024, 10:00 am

REMOTE MEETING

PUBLIC LINK (Via Zoom)
<https://umassp.zoom.us/j/98987818051>

DIAL-IN INFORMATION
646-876-9923 or 312-626-6799
Webinar ID: 98987818051

This meeting is being conducted remotely pursuant to the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20 dated March 12, 2020.

Members Present: Chairperson Mary Burns, Members Jerry Colella, Angela Davis, Thomas Green, Frank Marchione, and Charlie Wu.

Building Authority Personnel: Barbara Kroncke, Executive Director; David P. Mullen, Deputy Director/General Counsel/Director of Capital Projects; Aaron D'Elia, Chief Financial Officer; Peter Gray-Mullen, Director of Construction; Charlie Paradie, Director of Pre-Construction Project Planning; Maggie Drouineaud, Chief Diversity Officer for Compliance, Capital Projects; Ryon Waterman, UMass President's Office IT.

In total, including all individuals mentioned above, there were 35 participants in this meeting.

Chairperson Mary Burns convened the meeting at 10:07 a.m.

Chairperson Burns opened her remarks by welcoming everyone. Ms. Burns asked Mr. Mullen to review the rules of the Technology Usage for remote meetings.

Mr. Mullen reviewed the Technology Usage for remote meetings stating that the meeting was being conducted through the suspension of certain provisions of Massachusetts General Law c.30A, Sec 20, (The Commonwealth's Open Meeting law), through an executive order by the Governor, which shall remain in effect until March 31, 2025.

Chairperson Burns asked Dave Mullen to take a roll call vote of all Board members participating remotely. Roll call was taken.

Chairperson Burns said that Executive Director Kroncke would be providing a few updates on the work that the Building Authority has been doing this quarter and then Chief Financial Officer, Aaron D'Elia, would be sharing a financial report which includes projected financial results for Fiscal year 2024 and the proposed budget for Fiscal Year 2025. Executive Director Kroncke along with the capital team will be providing an overview of a few ongoing capital projects. Chairperson Burns also stated that Maggie Drouineaud, the Chief Diversity

Officer for Compliance, Capital Projects, would be presenting her quarterly update on the compliance efforts of the Building Authority.

Chairperson Burns turned the meeting over to Executive Director, Barbara Kroncke for her remarks.

Report of the Executive Director:

Executive Director Kroncke thanked Chairperson Burns.

Executive Director Kroncke welcomed President Marty Meehan and wished everyone a Cead Mile Failte which is “a hundred thousand welcomes” in Gaelic in honor of Irish American heritage month.

Executive Director Kroncke opened her remarks by congratulating Maggie Drouineaud who was honored last month by the Boston Real Estate Times Magazine as one of the Outstanding Women in Commercial Real Estate for 2024. Maggie was credited with being a “hammer with a caring touch” when it comes to her dedication, commitment, and passion for maximizing outcomes for MBE and WBE subcontractors and vendors as well as people of color and women trades workers on capital projects across all Building Authority projects. Executive Director Kroncke stated how proud and happy everyone was to be able to attend the event to celebrate Maggie’s accomplishments.

Executive Director Kroncke mentioned that the Substructure Demolition and Quadrangle Development (SDQD) project on the UMass Boston campus is substantially complete. The Building Authority also looks forward to the ribbon cutting ceremony for the SDQD and the Chancellor Suarez Orozco’s Inauguration on April 5th.

Executive Director Kroncke also stated that the Building Authority has relaunched its website with a new look and feel. The redesign began under Patti Vantine and was brought to completion by Julie Kenny. Executive Director Kroncke also thanked Tracy Axelson, from UITs for her assistance. Executive Director Kroncke is pleased with the new look and stated that the Building Authority will continue to tweak the site and add fresh content as it becomes available. The address is www.umassba.org.

Executive Director Kroncke mentioned that the Building Authority has started its pilot with DBC debt manager and has uploaded the database to the software. The Building Authority will run the software through its paces when they do their next bond deal in May.

Executive Director Kroncke stated that the insurance renewal is in progress.

Executive Director Kroncke turned the meeting back over to Chairperson Burns.

Chairperson Burns stated that there were two sets of minutes to approve from the December 7, 2023, Board meeting and January 3, 2024, Special Board meeting.

Chairperson Burns said that she would accept a motion to approve the minutes of the December 7, 2023, Board meeting and January 3, 2024, Special Board meeting. Chairperson Burns asked Mr. Mullen to take a roll call vote.

A roll-call vote was taken, and it was moved by Board member Angela Davis, seconded by Board member Gerry Colella and it was unanimously.

VOTED: To approve the minutes from the December 7, 2023, Board meeting and January 3, 2024, Special Board meeting.

Chairperson Burns turned the meeting over to Aaron D'Elia, Chief Financial Officer.

Mr. D'Elia opened his remarks by stating that based on mid-year reviews, Fiscal Year 2024 spending is projected to come in on budget.

Mr. D'Elia also stated that Fiscal Year 2025 budget recommendation proposes an increase of approximately \$466,000 or 3% over Fiscal Year 2024.

Mr. D'Elia stated that increases in insurance premiums and total insured value of property contributed to the \$67,000 or 2% increase over Fiscal Year 2024. He also noted that compensation and benefits have increased \$252,000 or 7% due primarily to cost-of-living adjustments of \$167,000 and increased fringe costs of \$85,000. Lastly, rent has a projected increase of \$147,000 or 3% due primarily to increases included in lease agreements for One Beacon Street and Mt. Ida.

Mr. D'Elia turned the meeting back over to Chairperson Burns.

Chairperson Burns asked Executive Director Barbara Kroncke to provide an update on the capital projects. Executive Director Kroncke gave a brief overview of a few slide presentations in the Summary of Capital Projects package. She spoke of the eight phases of construction. The first four phases are Conceptual, Feasibility, OPM/designer procurement and Study/Schematic Design. The last four phases are Design TPC, Final Design/Early Construction, Construction TPC and Substantial Completion TPC.

Executive Director Kroncke asked David Mullen, Deputy Director/General Counsel and Director of Capital Projects to provide an update of a few on-going projects.

Mr. Mullen briefly spoke of Goodell Renovation project at the UMass Amherst campus. This project includes improving accessibility, upgrading building systems, elevator replacement, building envelope, code upgrades and creating modern and efficient spaces for student support functions and departmental needs. This project will be substantially complete in November of 2024.

Mr. Mullen then spoke of the Computer Science Laboratories project at the UMass Amherst campus. This project is a 93,000 gross square foot building attached to the existing Computer Science Building. The four-story building will house teaching and research facilities, an auditorium, colloquium and conference rooms and offices. As an energy efficient and sustainable facility, the building will meet LEED Gold certification, prioritize low energy use, minimize the use of fossil fuels, and serve as a model for the UMass Carbon Zero initiative to create a net zero carbon emissions campus. This project will be substantially complete in July of 2025.

Lastly, Mr. Mullen gave an overview of the New Education and Research Building project

at the UMass Chan Medical School. This project consists of construction of a 325,000 gross square foot biomedical research and education building to serve the Medical School. This building will include imaging space, wet labs, procedure space, laboratory equipment rooms and offices and a vivarium to support the research enterprise. This project will be substantially complete in May of 2024.

Mr. Mullen turned the meeting back over to Chairperson Burns.

Chairperson Burns thanked Executive Director Kroncke and Mr. Mullen for their capital projects update. Chairperson Burns asked Maggie Drouineaud for her update on the Building Authority's compliance initiatives.

Ms. Drouineaud opened her remarks stating that in February she was selected as one of the ten outstanding women of 2024 making a difference in construction by the Boston Real Estate Times Magazine. This recognition is due to the work that the Building Authority does with our construction managers and general contractors to assure that they do not just construct buildings but also build opportunities for women and minorities on the construction projects. Ms. Drouineaud thanked Chairperson Burns for her support and for attending the award ceremony. Ms. Drouineaud stated that it was a good event and that she was also thankful for Executive Director Kroncke and the Building Authority's capital team for their support and attendance.

Ms. Drouineaud noted that each year, construction companies submit proposals to the Society for Colleges and Universities for their annual conference and one of the proposals consisted of diversity on the NERB project at the UMass Chan Medical School submitted by Shawmut Construction. Ms. Drouineaud was asked to participate on a panel to share the Building Authority's best practices. She noted that the Building Authority minority and women numbers exceed the requirements on the NERB project.

Ms. Drouineaud mentioned that in preparation for upcoming projects in Amherst, Lowell and Dartmouth, the Building Authority and Construction Managers have been meeting with local unions to discuss how best to incorporate more women and minorities on projects. Ms. Drouineaud also mentioned that she has been working with the Massachusetts Minority Contractors Association to help recruit new MBE and WBE firms for Building Authority projects. The Building Authority continues to collaborate with the Policy Group in Tradeswomen Issues, the pre-apprenticeship programs, and vocational schools to help create the pipelines to full-time employment by the various union and non-union contractors on its projects. Ms. Drouineaud also said that pre-construction meetings and corrective action meetings with all subcontractors and those that are not meeting the compliance requirements are on-going.

Ms. Drouineaud turned the meeting back over to Chairperson Burns.

Chairperson Burns thanked Ms. Drouineaud for her remarks.

With no further business in open session, Chairperson Burns asked Mr. Mullen to take a roll call vote to adjourn the meeting and move to Executive Session. She also stated that the Board will not be returning to open session.

A roll-call vote was taken, and it was moved, seconded and unanimously

VOTED: To unanimously adjourn the meeting at 10:48 a.m.