

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

Wednesday, December 11, 2024, 10:00 am

REMOTE MEETING

PUBLIC LINK (Via Zoom)
<https://umassp.zoom.us/j/94836950919>

DIAL-IN INFORMATION
646-876-9923 or 301-715-8592
Webinar ID: 948 3695 0919

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 Gerald Colella, Angela Davis, Thomas Green, Frank Marchione, James McGaugh, Kelly O'Neill, Norm Peters, and Charles 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; Maggie Drouineaud, Chief Diversity Officer for Compliance, Capital Projects; Julie Kenny, Manager of IT and Administration.

Guests: President Martin Meehan, UMass President's Office; Chairman Steven Karam, UMass Board of Trustees; Chancellor Julie Chen, UMass Lowell; Patrick Hitchcock, UMass President's Office; Susan Kelly, UMass President's Office, Patrick Lynch, UMass President's Office;

In total, including all individuals mentioned above, there were 32 attendees in this meeting.

Chairperson Mary Burns convened the meeting at 10:00 a.m.

Chair Burns asked Mr. Mullen to review the rules of the Technology Usage for remote meetings.

Mr. Mullen reviewed the Governor's Executive Order that allows for remote participation which has been extended through March 31, 2025, and explained the requirements of the Open Meeting Law. Mr. Mullen then turned the meeting over to Chairperson Burns.

Chairperson Burns opened her remarks by welcoming everyone. Chairperson Burns hoped everyone had a wonderful Thanksgiving. Chairperson Burns said as we transition into the busy holiday season and approach the new year, she wanted to take a moment to reflect on the year's accomplishments.

Chairperson Burns, on behalf of the Board, extended gratitude to Executive Director Kroncke for her exceptional leadership at the Building Authority. Chairperson Burns also

acknowledged and thanked the Building Authority staff for their hard work and dedication this year.

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

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

Report of the Executive Director:

Executive Director Kroncke opened her remarks by thanking everyone for joining the meeting. Executive Director Kroncke understands that this is a busy time of year for everyone and appreciates the Board's time and participation.

Executive Director Kroncke was happy to report that the Building Authority is nearing substantial completion on the beautiful Pavilion project in the Orchard Hill area at UMass Amherst. This open-air facility will be a wonderful space for the community to gather for planned events or enjoy moments of quiet reflection and meditation.

Executive Director Kroncke stated that on the risk management front, the Building Authority continues to closely monitor its insurance program working with KFDA, its risk management advisors, and its campus stakeholders. Executive Director Kroncke stated that the Building Authority meets quarterly with FM Global to review its program and stay informed about any new guidelines they may release. Thanks to the hard work of our team by completing recommendations in Fiscal Year 2024, Executive Director Kroncke noted that the Building Authority was able to reduce its loss expectancy by \$27 million.

Executive Director Kroncke said that FM Global recently issues a new datasheet on Liquid Damage Prevention, and the Building Authority is actively working with KFDA and FM Global to understand how this may impact future project reviews. Executive Director Kroncke noted that the Building Authority is also considering how its designers may need to incorporate these new guidelines into their work moving forward. Executive Director Kroncke expressed gratitude on behalf of the Building Authority for the ongoing cooperation from campus staff during FM Global's site visits and for their efforts in closing out recommendations as much as possible. As a result of this teamwork, the Building Authority has been awarded a 5% credit against the net annual premium or approximately \$205,000 credit.

Looking ahead, Executive Director Kroncke noted that she will be attending the final meeting of the Higher Education Financing Commission where she serves alongside staff from the President's Office including LeeAnn Pasquini, Assistant Vice President for Budget and Planning, and Patrick Lynch, Assistant Vice President for Policy. This Commission will be finalizing its recommendations on how to more efficiently allocate the Fair Share of Millionaires Tax funds.

Executive Director Kroncke wished everyone a joyful and peaceful holiday season.

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

Chairperson Burns stated that there are minutes to approve from the September 17, 2024, meeting and the Special Board meeting held on November 21, 2024.

A roll-call vote was taken, and it was

VOTED: To approve the minutes from the September 17, 2024, meeting and the Special Board meeting held on November 21, 2024.

Chairperson Burns asked Chair of the Audit Committee, Jerry Colella, to provide a report on the Audit Committee meeting held earlier that morning.

Mr. Colella stated that the Audit Committee meeting was held at 9:00 a.m. Zachary Penfold and David Gagnon from KPMG presented their final Fiscal Year 2024 audit results. KPMG reported that they were happy to report that KPMG will issue an unmodified opinion on the financial statements of the Building Authority or a clean audit. He noted that there were no material weaknesses/significant deficiencies to report. Mr. Colella noted that KPMG thanked the Building Authority management for their cooperation.

Mr. Colella turned the meeting over to Chairperson Burns.

Chairperson Burns asked for a motion to accept the audited financial statements. A motion was made by Norman Peters and seconded by Angela Davis.

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

VOTED: To accept the Audited Financial Statements.

Chairperson Burns asked Aaron D'Elia, Chief Financial Officer, to provide information on the Fiscal Year 2024 Year End Results and the Fiscal Year 2025 first quarter results.

Mr. D'Elia stated that overall Fiscal Year 2024 spending totaled \$13.9 million and was 5% under the approved budget for the year. Mr. D'Elia noted that these spending amounts are consistent with what he reported to the board at the September meeting.

Mr. D'Elia stated that Fiscal Year 2025 first quarter operating expenses came in \$145,000 or 3.9% below the quarterly estimate. He noted that compensation and benefits came in \$237,000 below the quarterly spending estimate due primarily to timing of payroll cycles and staff vacancies. Mr. D'Elia stated that rent and insurance came in \$42,000 below the quarterly estimate due to the timing of invoices. Professional services came in \$186,000 over the quarterly estimate due to the recent broker fee that the Building Authority paid to sub-lease the remainder of the 31st floor of One Beacon Street. He noted that the UMass President's Office will be paying the Building Authority back for this expense. Mr. D'Elia said that the remaining budget categories in aggregate came under the quarterly estimate by \$52,000. In conclusion, the Building Authority finished the first quarter below the quarterly estimate by \$145,000 or 3.9%.

Chairperson Burns asked Dave Mullen, General Counsel and Deputy Director of Capital Projects to give and update on capital projects.

Mr. Mullen noted that the Building Authority currently has 30 projects in design and construction totaling \$1.375 billion. Out of the 30 projects, four are substantially complete; ten are in construction; and eight are in design. Mr. Mullen stated that all projects are on time and on budget.

Mr. Mullen stated that the Building Authority has just completed an RFP and selection process for its commissioning bench. The Building Authority hires an independent commissioning firm for every project. A commissioning firm is engaged during the design process. This firm continues to monitor the construction process and then “commissions” to make sure that the mechanical, electrical and plumbing systems are functioning as intended before acceptance of the building can occur.

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

Chairperson Burns asked Maggie Drouineaud, Chief Diversity Officer for Compliance and Capital Projects to give an update on compliance.

Ms. Drouineaud stated that the Governor’s Public Construction Advisory Council to which Barbara Kroncke designated her, has submitted their report with findings and recommendations to the Governor at the end of September. The report identified barriers and recommended options in construction like Bonding & Insurance; Working Capital and Payment; Change Orders; SDO/DCAMM Certification; Bidding Public Construction Processes and Bidding Thresholds. For design such as Insurance; Invoicing and Design Procurement.

Ms. Drouineaud noted that in November, the Building Authority participated in the 9th Annual MA Girls in Trades Annual Conference. Each year MA Girls in Trades holds two conferences, one in Eastern Massachusetts and one in Western Massachusetts. Ms. Drouineaud noted that she was joined by Executive Director Kroncke at the IBEW Local in Boston on November 13th. Ms. Drouineaud noted that the conference was attended by over 500 young women from 25 vocational/technical schools. These young women met with contractors, local unions, pre-apprenticeship programs and other women already in the construction trades to learn how they may enter an apprenticeship once they have graduated from high school.

Ms. Drouineaud noted that she participated in the Western Massachusetts conference that was held at the Dean Technical high school in Holyoke. This conference was attended by over 300 young women. The young women were able to acquire knowledge about the construction industry while giving the unions and contractors in attendance an opportunity to discuss different trades that they may be interested in.

Ms. Drouineaud continues to meet with MBE/WBE groups like the Massachusetts Minority Contractors Association and InOrder Business to help the contractors meet the MBE/WBE requirements on their projects.

Ms. Drouineaud also continues to conduct pre-construction meeting with all subcontractors coming on site for new projects in Dartmouth and Lowell. She also continues to do site visits and conduct pre-construction meetings with all subcontractors coming on site and corrective action meetings with subcontractors who are not meeting the compliance requirements.

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

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 10:21 a.m.