

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

Tuesday, September 17, 2024, 10:00 am

REMOTE MEETING

PUBLIC LINK (Via Zoom)
<https://umass.zoom.us/j/91458253251>

DIAL-IN INFORMATION
646-876-9923 or 312-626-6799
Webinar ID: 91458253251

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, 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.

University of Massachusetts System Office: Marty Meehan, President and Kathleen Kirleis, VC Admin & Finance (UMass Boston)

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

Chairperson Mary Burns convened the meeting at 10:01 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 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 asked Dave Mullen to take a roll call vote of all Board members participating remotely. Roll call was taken.

Chairperson Burns thanked everyone for taking the time to attend the meeting. She hoped everyone had a chance to enjoy some downtime over the summer. Chairperson Burns said that she was thrilled to see campuses back at it again for their fall semester. She noted that the activity and energy on the Amherst campus last week was amazing. Chairperson Burns had the opportunity to attend the groundbreaking ceremony for the School of Public Health and Health Sciences Hub at the Amherst campus. Chairperson Burns stated that Chancellor Reyes and the Amherst campus staff, the Building Authority, our OPM, CM, designers and trades are

all working hard to deliver a project that will enhance the campus greatly.

Chairperson Burns stated that she was asked to speak at the ribbon cutting ceremony at the NERB project at the Medical School campus. She was honored to be part of this event and the wonderful project that it is. Chairperson Burns encouraged all board members to take some time to visit the building. Chairperson Burns stated how proud she is of the job that the Building Authority is doing and also expressed her thanks to everyone for their wonderful work on behalf of the campuses and the students.

Chairperson Burns gave a quick reminder of upcoming meetings. She stated that the next Audit Committee meeting is scheduled for November 21st and the next Board meeting is scheduled for December 11th.

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 stating that she hoped everyone had a wonderful summer. Executive Director Kroncke reiterated what Chairperson Burns said that it is so great to see the campuses come back to life with the buzz of activity that the Fall brings. Executive Director Kroncke said that she was honored to speak at the groundbreaking for the School of Public Health & Health Sciences Hub. UMass Board Chairman Seve Karam and the Building Authority's Board Chairperson Burns participated in the event as well. Executive Director Kroncke stated that you could truly feel that this project is going to have a great impact for the students and faculty.

Executive Director Kroncke noted that the Building Authority's architectural firm, Payette, won top prize for their design of the Sustainable Energy Lab (SEL). The award was given by the Massachusetts Clean Energy Center. This award recognizes the reduction of embodied carbon in buildings by utilizing Dowel Laminated Timber and reducing the amount of concrete needed for the building.

Executive Director Kroncke was pleased to report that the P3 housing project at Fieldstone, leasing continues to improve. Graduate housing located at Slate is at 88% leased and undergraduate housing located at Artisan is at 73% leased.

Executive Director Kroncke stated that the Building Authority had a very busy summer. Two larger projects have reached important milestones. The NERB project in Worcester received its Certificate of Completion on August 26th. It is expected that the building will be fully occupied on or around October 14, 2024. Executive Director Kroncke also stated that UMass Boston is preparing for the final turnover and acceptance of the SDQD project to the campus this fall. Dave Mullen will be providing a brief time-elapsing video in the Capital update.

Executive Director Kroncke noted that the Building Authority has been working on the LINC project at the UMass Lowell campus. Site tours and meetings were recently held and very well attended. Excitement has increased over the potential this project has not only for the UMass Lowell campus but also for the Lowell community. More details will be shared as the

project progresses.

Executive Director Kroncke mentioned that across the ongoing Building Authority projects, 50% of Building Authority's OPMs are MBE/WBEs and 35% of the design firms are MBE/WBEs. Maggie Drouineaud, the Building Authority's Chief Diversity Officer for Compliance/Capital Projects will elaborate more in her remarks.

Executive Director Kroncke stated that the Finance team will provide an update on the Fiscal Year 2024 budget. She also stated that the Finance team has been working hard on the kickoff of the Building Authority's audit which began last week.

Executive Director Kroncke said that the Building Authority has also completed a lease agreement for the remainder of the space on the 31st Floor at One Beacon Street. She noted that there has been some construction of a new server room on the 32nd floor. She anticipates some cost savings from sub-leasing this space.

Executive Director Kroncke said that the Building Authority held a quarterly meeting with FM Global, the insurance provider. The Building Authority received an award for its continued 15-year partnership and will be receiving a 12 ½ percent premium credit due to the efforts of the campuses and the Building Authority's staff. FM Global also recognized the Building Authority's efforts to address and close FM's recommendations on the campuses and being proactive with its OPMs and CMs doing preconstruction reviews.

Lastly, Executive Director Kroncke stated that there is current legislation for UMass Memorial and the Building Authority to purchase the closed Norwood Hospital. This legislation is being led by a local Senator and Representative.

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

Chairperson Burns stated that there are minutes to approve from the May 13, 2024 meeting and the Special Board meeting held on June 18, 2024.

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

VOTED: To approve the minutes from the May 13, 2024, Board meeting and the June 18, 2024, Special Board meeting.

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

Mr. Mullen shared a brief time-lapsed video from August 2020 through September 2024 of the Substructure Demolition Quadrangle Development Project (SDQD) on the UMass Boston campus. Mr. Mullen noted that there are currently 24 active projects. Of the 24 active projects, Mr. Mullen provided highlights from 4 projects that were included in the board package.

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 opened her remarks by stating that in May, Barbara Kroncke was notified that the Governor's Office was forming The Public Construction Advisory Council to identify barriers in the procurement and bidding process for public building construction. As designee for Ms. Kroncke and the Building Authority, Ms. Drouineaud has been meeting with MBE/WBE contractors and MBE/WBE design firms to facilitate the bidding process. Ms. Drouineaud said that this group will meet in September to finalize the Council's recommendations for inclusion in a final report to be submitted to the Governor at the end of September.

Ms. Drouineaud reiterated what Executive Director Kroncke mentioned, that the Building Authority has worked hard to promote the number of minority and women businesses performing work for the Building Authority. Among the MBE/WBE firms performing work for the Building Authority are:

1. **OPMs** – CSL Consulting, TERVA Corporation, and PMA Consultants
2. **Design Firms** – Leers Weinzapfel Architects, Finegold Alexander, Kuhn Riddle Architects, Fennick McCredie and Studio Enee.

Ms. Drouineaud noted that the total dollar contract amount for these firms is over \$19.8M and includes 12 projects.

Ms. Drouineaud noted that she has been meeting with the Policy Group in Trades Women Issues (PGTI), pre-apprenticeship programs and the Vocational/Technical Schools to support the efforts in recruiting women into the construction trades.

Ms. Drouineaud mentioned that she has been working with the MA Girls in Trades Advisory Committee and the Local Unions to organize their annual conferences in Boston on November 13, 2024 at the IBEW Local and in Western Massachusetts on November 19, 2024 at the Dean Technical School in Holyoke. These conferences are for young women in the construction programs at the Vocational/Technical High Schools to spend a day meeting with local unions, contractors, pre-apprenticeship programs and other women already in the construction trades. Ms. Drouineaud said that these conferences have been successful and helpful with recruiting women especially into the mechanical trades.

Ms. Drouineaud stated that she has been meeting with pre-apprenticeship programs and local unions in Lowell and Dartmouth to find resources to assist the subcontractors who will be coming on site for the new projects starting this fall on the Dartmouth and Lowell campuses. She said that the Building Authority continues to do site visits and conduct pre-construction meetings with all subcontractors who are not meeting the compliance requirements.

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

Chairperson Burns thanked Ms. Drouineaud and said that she is looking forward to attending the Girls in Trades event with her in October.

Chairperson Burns asked Aaron D'Elia, Chief Financial Officer and Treasurer of the Building Authority to present the Preliminary Fiscal Year 2024 year end results.

Mr. D'Elia opened his remarks by giving a brief overview of how the Building Authority finished financially in Fiscal Year 2024. Mr. D'Elia stated that overall Fiscal Year 2024 came in under the approved budget by \$712,000 or 5%. This was due primarily to an employee departure and other staff vacancies, small savings in insurance and lower expenditures in other budget categories.

Mr. D'Elia noted that compensation and benefits came in under the approved budget by \$320,000 due to an employee departure and other staff vacancies. He also noted that on a net basis, rent and insurance came in over the approved budget by \$13,000.

Mr. D'Elia stated that all other budget categories, including professional services, resulted in net underspending of \$406,000 primarily due to a reassessment of the procurement of a new capital budgeting system.

Mr. D'Elia 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 motion to adjourn the meeting was made by Charles Wu, seconded by Tom Green.

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

VOTED: To unanimously adjourn the meeting at 10:38 a.m.