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Board of Trustees Physical Plant Committee February 3, 1971

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UNIVERSITY OF MAINE
BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES

Date 4/8/71
By: _____

Physical Plant Committee
February 3, 1971 at Orono, Maine

PRESENT: Chairman J. H. Page, H. L. V. Anderson, R. H. Cutting;
L. M. Cutler. Staff: J. M. Blake, G. H. Hayes, J. M. Fox, F. S.
McGuire and V. F. Massey.

Chairman Page convened the meeting.

Capital Construction - status report. Mr. McGuire reported that all of the capital construction projects are somewhat behind schedule at the present time, due largely to severe weather over the past two months. It is expected that the USDA building and the physical education building at UMO will be completed on or near the original date scheduled, in spite of modification to the original contracts. Mr. McGuire said that he does not anticipate any serious complications from these delays.

Capehart Project. Mr. McGuire announced that the acquisition of the Capehart property had been consummated earlier in the day. The property, which the University purchased for \$882,000, has been insured for the appraised value of \$1,747,000. Mr. Blake added that it will be necessary to increase rental fees to maintain this housing on a self-sustaining basis, and the present tenants have been notified that increases of approximately 5 to 6 percent will become effective July 1, 1971.

Proposed Legislation

Self-liquidating housing bill. Mr. McGuire gave the Committee copies of the final draft of the proposed legislation to provide \$10 million for self-liquidating housing. The bill will be introduced in the 105th Legislature by Rep. Douglas Smith of Dover-Foxcroft.

Chairman Page also reported that Mr. Tarpay Schulten, Woolwich, would introduce an act to authorize a bond issue in the amount of 27.6 million for capital construction, which was approved by the Board in July. Governor Curtis' recommendation that the program be funded at 19.1 million will be presented in a separate bill and introduced by Senator Gerard P. Conley, Portland.

UM-Fort Kent - Pilot plan. Mr. McGuire presented a master plan for the development of the University of Maine at Fort Kent, which was financed from a portion of the fund allocated to the University by the 104th Legislature, to provide for advanced planning of physical facilities. Mr. McGuire elaborated on the specific details contained in the architects' report. The plan projects the space and facilities that will be required for future expansion for the Fort Kent Campus to accommodate up to 3000 students. Some acquisition of private property will be necessary as developments proceed. In response to a question from Mr. Page, Mr. McGuire said that the pilot plan had not been discussed with the community leaders at Fort Kent. President Fox thought that there might be some initial resistance, but he did not believe that the community would have any serious objections. Mr. Cutting pointed out that persons

owning homes in the path of expansion would doubtlessly rebuild elsewhere in the town, which would offset any loss of tax revenue for property acquired by the University.

After further discussion, it was moved, seconded and

VOTED: to recommend that the Board approve, in principle, the pilot plan for the continuing development of the University of Maine at Fort Kent.

Housing study. Mr. George Hayes presented the final report on the study of student housing undertaken by the Office of Physical Facilities. Mr. Hayes pointed out that this report is predicated on enrollment growth, and he called attention to the projection which has been revised downward since the interim report was presented to the Committee in December. Further refinement of data by the Office of Institutional Research was based on public school enrollment and the ratio of high school graduates to college admissions, with consideration given to changing life styles of present day college students. Mr. Hayes elaborated on some of the alternatives to traditional student housing that had been explored in the course of the study. Innovation in design could be utilized to effect savings, the primary economy to be realized from the reduction in the number of square feet per bed and the separation of living space from dining, lounge and recreation areas. The possibility of leasing housing from private developers was also investigated and Mr. Hayes said that his study indicated that University-sponsored projects would be less expensive. Federal subsidy of interest rates could keep additional cost-per-student relatively low, depending on the availability of such funding at the time of construction.

After extensive discussion, there was consensus that the Committee would acknowledge receipt of the final report and recommend that the Board accept, in principle, the recommendations contained therein.

Adjournment.

JoAnne R. Magill

JoAnne R. Magill
Clerk, Board of Trustees
(from a taped recording of the
session)