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## Board of Trustees Physical Plant Committee October 19, 1972

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UNIVERSITY OF MAINE  
BOARD OF TRUSTEES

October 19, 1972  
Portland Campus

PHYSICAL PLANT COMMITTEE

On-site inspection of 68 High Street Property

PRESENT: Chairman J. H. Page, J. C. Donovan, F. Fowler;  
Ms. L. M. Cormier, S. J. Evans, R. N. Haskell and Clerk  
J. R. Magill. Staff: H. L. Fowle, F. S. McGuire.  
Portland-Gorham Staff: L. J. P. Calisti, W. P. Fridinger,  
W. J. MacLeod, A. F. Mayo, B. P. Jones, E. I. Salmon,  
Mr. P. O'Regan, Ms. Marie Gray and Mr. Robert Crotzer.

This interim meeting of the Physical Plant Committee was arranged to provide an opportunity for Committee members and other interested Trustees to inspect the 68 High Street property which has recently been vacated by the Law School. Proposals for future use of the building are still in the development stage and the Portland-Gorham Administration tentatively planned to transfer the Urban Adult Learning Center, which is currently housed in leased facilities at 180 State Street, into the High Street property, pending final Board decisions about future utilization of this building.

Prior to examination of the High Street building, the Committee visited the Urban Adult Learning Center which has been established by the University of Maine at Portland-Gorham under the Model Cities program to provide adult basic education in response to identified community needs. As an example of the kinds of programs under consideration for the old Law School building, the Portland-Gorham staff presented an oral report on the origin and development of the Center and on plans for continuation of the project which is considered to reflect one aspect of the institution's campus mission and its commitment to public service. The report included a summary of the operating budget, sources of revenue, involvement of UMP-G students and faculty in the Center and relationship of the Center to the institution. The staff responded to questions from the Committee about future sources of revenue to maintain the Center and elaborated on the need to house the Center in a Model Cities Neighborhood rather than on the Portland Campus. After the presentation, the Center staff conducted a tour of the facility.

Following the visit to the Center, the Committee inspected the old Law School building at 68 High Street. The facility was examined room by room and the tour included the older section of the building, the rear wing which was renovated in 1966, and the boiler house. The building, which was constructed in 1909, was described to be in fair condition. It was noted that the renovated wing meets code requirements but could not be utilized without access to the old section

which is sub-standard. Some alterations would be necessary to restore at least partial compliance prior to any re-occupancy of the building, and both the interior and exterior are in need of maintenance in addition to alterations required for code compliance. After the inspection of the building and the lot boundaries, the group gathered at the Advanced Study and Research Center on the Portland Campus for luncheon and discussion of UMP-G recommendations for future utilization of the property.

President Calisti recommended that the Trustees delay any decision on the building until June, 1973, and he requested authorization to move the Urban Adult Learning Center into the facility for the interim. He reported that his staff needed more time to develop recommendations for the use of the property and suggested that occupancy of the building would insure against vandalism and enhance relationships with the community as well as eliminate the expense of leasing space for the Center. There was further discussion of the nature and extent of alterations required to bring the building up to code and questions were raised about the availability of funds for alterations and basic maintenance. Mr. Page inquired about an appraisal which had been made on the property and was informed that the only valuation at hand was several years old and somewhat superficial.

There was consensus that the Committee lacked sufficient information on which to base a recommendation to the Board and the staff was instructed to obtain a detailed appraisal of the High Street property for the consideration of the Committee at the next meeting.

*JoAnne R. Magill*

JoAnne R. Magill  
Clerk, Board of Trustees