

9-23-1975

# Board of Trustees Physical Plant Committee September 23, 1975

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UNIVERSITY OF MAINE  
BOARD OF TRUSTEES

September 23, 1975  
Bangor, Maine

APPROVED BY THE BOARD OF TRUSTEES

Date: Oct 21, 1975  
By: Margaret A. Dexter, Clerk

Physical Plant Committee

*Margaret A. Dexter*

PRESENT: Chairman Francis A. Brown, Kenneth H. Ramage, Carlton D. Reed, Sandra Bovard and John F. Quinn. Staff: Herbert L. Fowle, Jr., N. Edd Miller, Richard A. Eustis, Einar A. Olsen, Edward E. Winchester, Kenneth B. Krall and Clifford West.

Chairman Brown opened the meeting. The minutes of July 22, 1975 were accepted as circulated. The committee reviewed the capital construction status report.

Policy on Acquisition of Real Property. Mr. Fowle presented a paper on the Acquisition of and Budgeting for Real Property. He also presented criteria for Acquisition of Real Property during Austerity Periods. Both papers are appended to the file of these minutes. There was general agreement that the staff should proceed with development of a policy and to include the criteria for acquisition of real property in time of financial strife with the fundamental criteria listed. The Committee asked that the policy be considered at the next meeting at which time they will consider proposals for acquiring property at the University of Maine at Portland-Gorham and the University of Maine at Farmington.

Godfrey House. On motion of Mr. Ramage which was seconded the Committee voted to recommend Board approval of the following resolution:

That the Board of Trustees become the mortgage holder for the sale of the property located at 257 Deering Avenue, Portland with interest set at 8½%, a term of 25 years and a down payment of 10% of the purchase price. This recommendation does not establish a precedent for future transactions.

Lease at Machias. On motion of Mr. Quinn, which was seconded, the Committee voted to recommend:

That the Board of Trustees authorize the leasing of approximately 1,475 square feet of office space located at 78 Main Street in Machias, Maine for a period of nine months for a sum of \$3,375.00 from a Federal Grant, with option to renew, subject to staff approval of the actual lease agreement.

This space will be used by the "Talent Search" Program.

Building Exchange. Mr. Ramage moved that the Committee recommend that the Board of Trustees authorize the leasing of the Game Building (BCC-37) to the U.S. Air Force for a period of 10 years in exchange for the University acquiring Buildings No. 92 & 160 for a like period and the release of the Telephone Exchange Building (P-3) to the University for immediate occupancy. The motion was seconded and VOTED.

Sewage Treatment Plant - Gorham. In March of 1974, the engineering firm of Hunter and Ballew reported to the Board of Trustees on a study of sewage treatment options for the Gorham Campus. The Physical Plant Committee authorized the staff to enter into negotiations with Gorham and the Portland Water District for sewage treatment. Gorham has agreed to enter the Regional System if the University agrees to pay 60% of the amortization costs for construction. On motion of Mr. Ramage which was seconded, the Committee VOTED to recommend:

That the Board of Trustees authorize the staff to sign a binding financial commitment with the Town of Gorham whereby the University will provide 60% of the total Gorham/University local share of the construction costs of the Westbrook treatment plants and interceptor line to Gorham.

Further, the staff is authorized to commit the University to an additional 10% of the total Gorham/University share of the above construction costs if the interceptor sewer is operational to the Gorham Campus by July 1, 1982.

Construction of Addition to UMA Pub. Campus Rathskeller's Inc., operators of the University of Maine at Augusta Pub, proposes to construct an addition to the pub at their own expense and to operate the enlarged facility under the terms of the existing contract.

On motion of Mr. Ramage which was seconded, the Committee VOTED to recommend:

That the Board of Trustees authorize the staff to amend the existing agreement between the University of Maine and Campus Rathskeller's Inc. to permit Campus Rathskeller's, Inc. to construct an addition to the existing Student Activities Center at no cost to the University.

Mr. Reed abstained.

Medical Microwave Agreement. The Committee discussed an agreement between Maine Public Broadcasting Network and Medical Care Development, Inc. for MPBN to install and maintain, at no cost to the University, a two-way video interconnection between five central Maine hospitals. The Board will hold the license for the interconnection. On motion of Mr. Quinn which was seconded, the Committee VOTED to recommend:

That the Board of Trustees approve the signing of an agreement between the University of Maine and Medical Care Development, Inc. under which the University (MPBN) will provide technical assistance, supervision and maintenance services for an interactive telecommunications system connecting hospitals in Togus, Lewiston, Augusta, and Waterville.

Acquisition of Gap Filler Annex on Number Nine Mountain. Mr. Eustis reported that the University's application for surplus land on Number Nine Mountain near Bridgewater, Maine, had been approved by the U. S. Department of Health, Education and Welfare. A copy of this report is appended to the file of these minutes.

Adjournment.

Margaret R. Dexter  
Clerk, Board of Trustees