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Board of Trustees Physical Plant Committee September 26, 1978

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UNIVERSITY OF MAINE
BOARD OF TRUSTEESDATE: 11/29/78

008

September 26, 1978
Fort Kent, MaineCLERK: Joanne A. MageePHYSICAL PLANT COMMITTEE

PRESENT: Bernard Carpenter, Chairman; Thomas Monaghan, Ellen Platz, John Robinson, Sandra Bovard. Other Trustees: Patricia DiMatteo, Artemus Weatherbee, Francis Brown, James Page (part of the meeting), John Donovan, Sawin Millett. Staff: Richard Eustis, William Sullivan, Donald Beattie, Einar Olsen, and Howard Neville.

Chairman Carpenter convened the meeting. The Minutes of the Physical Plant Committee of July 19, 1978 were APPROVED as circulated.

Lease/Purchase of Telephone System for UMA. On motion made and seconded, it was

VOTED: to recommend that the Board of Trustees authorize a lease/purchase agreement with an "interconnect" company for telephone service for the Augusta campus subject to staff review and approval of the actual lease/purchase agreement.

Lease of Buildings 1, 2 and 3 at Bangor Community College to the Penobscot Consortium. After a brief discussion on improvements made and possible liabilities, and on motion made and seconded, it was

VOTED: to recommend that the Board of Trustees authorize the leasing of Buildings 1, 2 and 3 on the Bangor Community College campus to the Penobscot Consortium for two (2) years with option to renew for eight one-year periods, subject to staff review and approval of the actual lease agreement.

Acquisition of Kappa Delta Phi Fraternity Property at Farmington. President Olsen explained to the Committee that the house would cost the University only \$13,000 and that approximately \$7,000 of that would revert back to the University in the form of scholarships for UMF students. On motion made and seconded, it was

VOTED: to recommend that the Board of Trustees authorize the acquisition of buildings and land in Farmington known as the Kappa Delta Phi Fraternity property subject to staff approval of the deed and that the Board further authorize the transfer of funds from the Residence and Dining Reserve Account and the Incentive Budgeting Account to an appropriate Plant Fund account to cover the acquisition costs.

Residence Hall Fire Alarm System Improvements at UMO. Student Representative Sandra Bovard asked if funds are available for this project and President Neville replied that there are. On motion made and seconded, it was

VOTED: to recommend that the Board of Trustees authorize a project at UMO estimated to cost \$68,000 to upgrade the fire alarm systems in 17 dorms to bring them into compliance with current State Fire Codes and that \$34,000 be transferred to an appropriate plant fund account from the UMO Residential Life Operating Account to cover half of the total cost of this project.

Chairman Carpenter requested that the staff check the cost of sprinkler systems for dormitories on all campuses, for general information.

The following reports were provided to the Committee members for information:

Dormitory Fire Safety Equipment. There was a brief discussion of the report. Chairman Carpenter asked the staff to prepare a report on the cost of installing an alarm system in Sennett Hall on the Machias campus.

Property Leases. Some Committee members felt that the expenditures for some of the facilities used seemed high. Mr. Eustis assured them that the expense was not excessive in relation to the use of the properties.

University Owned Real Estate (Land). Trustee DiMatteo asked about the ownership of Capricorn Lodge. Vice Chancellor Sullivan explained that the University of Maine Foundation owns the lodge and any income derived from its use is donated to the University. A portion of this money (\$20,000) goes into athletic no-need scholarships. Trustee Brown added that the Foundation was set up by special legislation. Trustee Weatherbee noted that University property is tax exempt and asked if it pays the community any sum in lieu of taxes. Vice Chancellor Sullivan said there were arrangements made with communities to pay for services. The Committee was also interested in off-campus rentals and requested a staff report.

Necessary Maintenance Projects. After reading the supporting materials, the Committee was made aware of the critical need for maintenance on all the campuses. Vice Chancellor Sullivan stated that overdue maintenance would cost \$5.8 million. Mr. Eustis added that, ideally, it would take 1.5 to 2% of the replacement cost annually to maintain a building properly. Ms. Bovard noted that the report listed only projects which will cost more than \$10,000, and that there are probably many others totalling less than \$10,000, individually, which are not included in this listing.

Capital Construction and Major Plant Repairs. Trustee Weatherbee noted that there was no request for capital construction in the Appropriation Request. The Committee concurred that there should be no such request until enough funds were available to cover the maintenance of those buildings already in existence.

Adjournment.

Sandra F. Johnson
for
Jo Anne R. Magill
Clerk of the Board