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## Board of Trustees Physical Plant and Finance Committee August 13, 1987

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UNIVERSITY OF MAINE SYSTEM  
Board of Trustees

Portland, Maine  
August 13, 1987

Physical Plant and Finance Committees  
Joint Workshop

PRESENT: Physical Plant Committee Chairman Richard Marshall; Finance Committee Chairman David Flanagan; Robert Dunfey, Robert Foster, George Wood, Richard Morin; Faculty Representatives Jefferson White, William Little; Student Representatives Brian Lajoie, Robert Tracy. Staff: Chancellor Robert Woodbury, William Sullivan, Richard Eustis, Russell Smith, Mary Ann Haas, Kent Price; Campus Presidents Dale Lick, Patricia Plante, George Connick, James Roach, Frederic Reynolds, Norman Crawford. Roger Spear, Samuel Andrews. Press.

Richard Marshall chaired the workshop. Chancellor Woodbury noted that the staff is working toward a coherent long range capital plan that grows out of planning for the institution as a whole. The University's physical plant is aging, needs have changed, and there has been relatively little capital outlay in recent years; all of which has contributed to the problems facing the institution at the present time. This workshop was scheduled for discussion of ways to approach the problems, and to determine what should be done about a bond issue for November. The Chancellor introduced Richard Eustis, Associate Vice Chancellor for Facilities, who briefed the Committees on the University's physical plant, the age and condition of existing buildings and replacement value of the facilities and the infrastructure which supports them. He discussed the changing needs of the campuses which create demands for expansion in some areas, and render facilities obsolete in others. Modern-day requirements for new technologies, for accessibility by the handicapped, for disposal of hazardous waste and for other issues of health and safety, all have implications for the capital plan and its budget. He indicated that the previous five-year capital plan was submitted in 1986 and that the next submission of the five year plan would certainly reflect the increasing costs of needed facilities, as well as the ideas of the new Campus Presidents. Chancellor Woodbury pointed out that many of the projects which have been on the list for a long time will remain there because they are important projects which need to be funded. The Campus Presidents, in turn, described their institution's top priorities for capital funds; many of these projects have been pending for a long time. The Chancellor noted that one component of decision-making about capital projects is based on what is attainable in the political arena, which means that some needed facilities -- a maintenance building, for instance -- just don't get attention. He added that funds to increase accessibility for the handicapped should be triple what is available for this purpose, and the University also needs to continue retrofitting buildings that were constructed when fuel was cheap. There was discussion of funding prospects which include:

- . State bonds, which the Chancellor called the primary approach and indicated that the University and the Legislature must come to expect a University bond issue in each legislative session.

- . Borrowed money. If the University could obtain bonding authority it could borrow money that would be repaid from University funds. With bonding authority the institution would be eligible for low-interest federal loans and these monies could be used for revenue-producing facilities such as dormitories and bookstores.
- . Private funds. The Chancellor said it would be important that private fundraising not be perceived by the public as a substitute for public financing. The Trustees' ad hoc committee on Development is exploring possibilities for seeking State matching funds for money generated through private fund raising.

Mr. Flanagan was optimistic about prospects for achieving both a series of capital bond issues and the bonding authority for the University, acknowledging that success in these areas would require very thorough preparation and careful planning. Chancellor Woodbury indicated that over the next two months the Trustees would have to decide whether to seek a bond referendum for 1988. The Campuses are reassessing their capital priorities for inclusion in an updated capital plan and consideration of these issues will continue at the September meeting of the Board.

Adjournment.

JoAnne R. Magill  
Clerk