

STANDARD 8

PHYSICAL RESOURCES

DESCRIPTION

Buildings and Grounds

The University of Maine at Fort Kent's physical facilities consist of 21 buildings. This includes the latest additions Nadeau Hall, a new 150 bed residence hall (the Lodge), and the Acadian Archives, with a net total of 194,674 square feet of usable space, on a 40 acre campus. Tucked into a bend in the Fish River near its confluence with the St. John River, UMFK underwent significant expansion between 1959 and 1975, and once again in the late 1990's and early 2000's with the construction of several new buildings.

Cyr Hall was built in 1959 and is the instructional center of campus. It has been expanded three times. Fox Auditorium was added in 1970, the greenhouse in 1985, and the science wing addition in 1990. Other significant building projects included the substantial renovation of and additions to Blake Library (1966, 1985, & 1988), the building of Powell (1965) and Crocker (1961) residence halls, the addition of a wing to Crocker Hall (1969), the construction of Nowland Hall, our dining center (1967), and the SportsCenter (1975). Nadeau Hall, which houses the Northern Maine Center for Rural Health Sciences and Northern Aroostook Technology Center, was completed in 2001. The first floor serves our Nursing Division, houses our hi-tech teleconference center, and has numerous computer labs, while the second floor provides most of our faculty offices. Further expansion was accomplished by the acquisition of five private residences: the St.



David House (1956) initially served as the President's residence and now houses the Admissions Office; the Haenssler Honors Center (1974) was first used as a faculty residence and now houses the honors program and faculty offices; the Madawaska House (1974) has served as a bicultural center, office building, student residence and is being converted into an Alumni/Public Relations and Development Center; the Acadia House (1986) became the President's residence; finally, in 2002, the Guy House was purchased as temporary housing for "relocated" faculty/staff.

New building construction projects since 1995 include the Violette Wilderness Camp (1999), Nadeau Hall (2001), new dormitory construction (2004), and the Acadian Archives/Blake Library addition (2004). Renovation projects undertaken in the past ten years include a new entrance and the installation of an elevator to Old Model School (OMS, 1998); the replacement of the Sports Center roof (1999); installation of air conditioning and renovations to Nowland Hall (1999); the relocation of the Bookstore/Mailroom (1999); the relocation of the President's and the Vice President for Academic Affairs Offices (VPAA) (1999); the relocation of the Business Office (1999); the modification of the kitchenette in the Bengal's Lair (1999); the relocations of the Admissions Office (1999 & 2002); a campus-wide lighting retrofit (2000); renovations to Academic & Counseling Services (2002); the addition to the Facilities Management Office (2002); Cyr Hall classrooms/telecommunications upgrade (2002-03); installation of sprinkler systems in Crocker & Powell Hall dormitories

(2002-03); installation of air handling system in Cyr Hall and renovations to Cyr Hall (2003); and the relocation of Alumni Services & Public Relations (2004). For further details, see Exhibit 8.01: Major Building Projects Specifications, 1995-2004 and Exhibit 8.02: Facilities Inventory.

New acquisitions over the past ten years include the 65 acre Einhorn property in Harmony, ME (1999); the Guy House (2002); and the Blier Storage Garage (2002). In June 2005, the BOT approved our request to purchase a residence within *UMFK's Facilities Master Plan 2002* footprint that just came on the market. We hope to complete the purchase in July 2005.

Nadeau Hall, a 14,000 square foot, two-story structure is connected to Cyr Hall. It houses state of the art teleconferencing and communications equipment, serving not only the campus community, but the St. John Valley and Aroostook County as well. The first floor consists of a large teleconference room, two smaller conference rooms, a music lab, an applied tech lab, a computer lab, a student health center, and the nursing resource center. The second floor houses offices for over 30 faculty and administrative support staff. The Acadian Archives/Blake Library is a 7,584 square foot addition. The first floor consists of office space for Acadian Archives personnel, a small conference room/gallery, a stack area, a reading room, and an archivist's work area. The second floor houses storage for Acadian Archives documentation, an accessioning room, and offices for the Dean of Information Services and for the instructional technology staff. The new dormitory, a 47,000 square foot structure, is a three-story residence hall housing 150 students in suite-style living quarters. All rooms are wired for data, phone, and cable television.

Classroom instruction often occurs at off-campus locations in natural settings. The Violette Wilderness Camp, located in close proximity to the Allagash River, serves our

faculty and students in a variety of courses related to environmental studies and forestry programs. These students also have access to woodlots located in close proximity to the UMFK campus, which include the B & K Woodlot, Bonenfant Woodlot, Boucher Woodlot, and Woodland Farm. Also accessible are Nexfor Papers and the Irving and Seven Islands Land corporations for student tours and demonstrations. Natural history classes have been conducted in Hawaii; Saint Pierre Miquelon, France; Anticosti Island and Newfoundland, Canada; and at Acadia and Baxter State Parks in Maine.

Computing, Network, and Infrastructure

Significant achievements in the area of technology since 1995 include campus-wide installation of fiber optics cable (1995); establishment of closed circuit television system (1995); establishment of proxy server to World Wide Web (1996); installation of a new computer cluster in Library Conference Room (1997); a series of computer upgrades (1997-present); installation of permanent multi-media system in Cyr Hall classrooms (2002); installation of Polycom and Miranda teleconferencing units in Nadeau Hall Teleconference Room (2002); installation of IP telephony system in the new dormitory (2004); installation of wireless access points in numerous locations on campus (2004); and establishment of a complete Internet protocol network (2004).

Facilities Maintenance and Staffing

The Facilities Management staff includes 17 employees: a Director of Facilities Management; an Administrative Assistant; a Maintenance Supervisor responsible for electrical, minor plumbing, boiler operations, heating, ventilation, air-conditioning (HVAC), and the telecommunications infrastructure; one carpenter/locksmith; one building and grounds crew leader; one grounds person;

one part-time painter; one and a quarter security guard positions, from 11 pm to 7 am during the academic year only; and nine custodians. These individuals are responsible for the maintenance and upkeep of approximately 194,700 square feet throughout the campus.

The department is also responsible for the campus motor pool fleet as well as all vehicle reservations. The Administrative Assistant handles all non-academic scheduling for campus and external groups. Recycling and energy reports are generated through this office and submitted to the University of Maine System (UMS) Office on a regular basis. Many aspects of construction projects are handled by the Facilities Management Office. A constant resource has been the UMS Office of Facilities, which employs qualified engineers and architects to aid campuses in the construction and maintenance of University-owned buildings.

Legal Regulations, Campus Access, Safety, and Security

Campus safety programs require that appropriate personnel be regularly trained on such programs as hearing conservation, lockout/tagout, oil spill prevention, hazardous waste management, blood borne pathogens, hazard communication, respiratory protection, confined space, and fall protection. Upon being hired under the federal work-study program, student employees are trained on the Student Right-to-Know Law, Campus Security Act (1990), and on fire safety. Every two years, facilities management staff receive Occupational Safety and Health Administration (OSHA) training promoting safety in the workplace environment.

Whether expansion occurs through construction or acquisition, building specifications must meet the comprehensive National Fire Protection Agency (NFPA) Codes for public life-safety and American Disabilities Act (ADA) compliance; the

Department of Human Services regulations for plumbing codes; the Bureau of Labor Standards for boiler and elevator installation; the Division of Energy and Resources for the Maine State Energy Conservation Building Standards; and the Maine State law specifying that 1% of building costs be set aside for art (Exhibit 8.03: Physical Facilities Comprehensive Code Set).

Physical Resource Planning

The above described expansions are small steps toward the campus vision articulated in *UMFK's Facilities Master Plan 2002*, which is currently in draft form and the *UMFK 5-Year Capital Plan*, (Exhibits: 2.03 & 2.02). A forecast of deferred maintenance spending is needed.

APPRAISAL

Buildings and Grounds

In 2003, UMS hired Vanderweil Facility Advisors (VFA) to assess building conditions on all system campuses. The purpose of the assessment is to critique, specify, and appraise the full range of assets that make up a facility, including freestanding buildings, building systems and subsystems located within, along with any other elements and components of facility infrastructure. Once the data are compiled, University administrators will be more readily able to evaluate any requirements or deficiencies (Exhibit 8.04: VFA Building Evaluation Assessment Report).

A physical resources survey was circulated to the campus community (faculty, professional, and classified staff) in 2004, which indicates that the institution has successfully addressed many of the obstacles identified in the previous self

study of 1995 (Exhibit 8.05: Physical Resources Survey 2004). For example, construction of a new dormitory; periodical upgrade of technology; additional parking spaces; and construction of Nadeau Hall, which on the first floor houses a state of the art teleconferencing center, the Nursing Division, numerous computer labs, and conference rooms with faculty offices located on the second floor.

With increases in enrollment and the majority of students owning vehicles, parking needs to be part of the long range planning on campus. Overall, parking on campus is sufficient. However, the majority of available parking spaces are located at the SportsCenter; students and staff do not want to walk the short distance across Pleasant Street to access our main classroom and office buildings in Cyr Hall and the OMS. At this time, UMFK does not have sufficient land to construct additional parking lots.

Although the survey results were favorable for the dining facilities at both Nowland Hall and Marcy's Kitchen in the Bengal's Lair, these facilities are running at full capacity. With the construction of the new dormitory, UMFK has doubled the residential bed space. With this anticipated increase in on-campus students, our dining center (9,000 square feet) needs to be expanded to accommodate our residential life population.

The UMFK SportsCenter is used extensively for scheduled varsity and intramural sports, for fitness programs for both campus and community, for classes, and for a variety of community activities, for example, public meetings and banquets. The survey ratings for the SportsCenter are divided with most of the negative comments referring to the maintenance of exercise equipment. Other comments provided were concerned with the need for an interior swimming pool and an indoor running track.

However, this survey corroborates informal interviews with faculty and students, which

suggest that the condition, design, and amount of space are still issues on a campus with a growing enrollment. Room size and inflexible seating in a number of classrooms and laboratories create barriers to faculty wishing to vary their modes of pedagogy such as using collaborative, small-group activities. The lack of classrooms also creates difficulties with the scheduling of classes that are not in conflict with other required classes, and thus raises the competition and conflict between and within departments for better classrooms and optimal times. The availability of additional and varied classroom space would alleviate this growing problem. Cyr Hall, our primary classroom building was constructed in 1958 and renovated three times, most recently in 2002; however, no additional square footage was added to the building during the most recent renovation.

To increase the use of off-campus locations, in particular the Violette Wilderness Camp, the Environmental Studies Council initiated several actions during 2003 and 2004. First, a request to the campus community for donated items led to outfitting of the camp with kitchen gear and a small library of useful books. Second, the camp has been equipped with task lighting. Third, installation of an outhouse was completed during the summer of 2004. Fourth, the Facilities Management Department has agreed to complete certain finish work and repairs for the summer of 2005. Fifth, the VPAA has developed a job description for the Coordinator of Distance Education and Academic Outreach that includes certain management functions of the Violette Wilderness Camp. All of these actions will make the camp more useable by faculty and students, which in turn should increase camp utilization.

Facilities Maintenance and Staffing

UMFK presently has one full-time security guard (seven days per week/academic year only) covering campus buildings and grounds from 11 pm to 7 am. This

individual is responsible for patrolling the campus; detecting and reporting problems with temperatures, lighting, windows and security, and investigating vandalism while detaining suspects until local authorities respond. Our campus has the reputation of having a safe, secure environment. However, with an increase in enrollment and square footage, safety concerns also increase.

Legal Regulations, Campus Access, Safety, and Security

To comply with the UMS administrative practice letter number 8 on accessibility of university programs, services, and facilities (Exhibit 8.06), UMFK continues to strive toward a barrier-free campus with all facilities and equipment accessible to and usable by individuals with disabilities. Currently the majority of our campus buildings are fully and/or partially accessible. UMFK continues to work with the *1993 ADA Transition Plan*, ensuring that our existing buildings are compliant with ADA (Exhibit 8.07: 1993 ADA Transition Plan). All construction and new buildings at UMFK conform to these regulations.

Academic Access: A Desk Reference for Accommodating Students with Disabilities (Exhibit 8.08), a project of the Vice Chancellor for Academic Affairs, UMS Office of Human Resources and Campus Office serving student with disabilities was recently revised in 2003 and is available on the web and distributed to faculty and staff.

UMS Accessibility of University Program, Service and Facilities Website

<http://www.maine.edu/apl08.html>

Academic Access: A Desk Reference for Accommodating Students with Disabilities Website

<http://www.umfk.maine.edu/pdfs/hr/access.pdf>

UMFK is compliant with the UMS policy to meet all Federal or State laws pertaining to the safety of University employees and the

elimination of unnecessary safety hazards from the workplace. This policy includes requirements under Federal Occupational Safety and Health Administration (OSHA) regulations, regulations issued by Federal and State agencies covering hazardous chemicals, asbestos, radioactive waste materials, and any other substance potentially harmful to employees or students.

Copies of individual training records are available in the personnel file. Additionally, the UMS Office of Human Resources maintains a database of all University employees who have received this training. The Director of Facilities Management submits quarterly reports listing all employees trained.

In the past ten years, UMFK has increased its exterior lighting throughout the campus. These lights are on from dusk until dawn throughout the year.

UMS Safety in the Workplace Policy Website

<http://www.maine.edu/policy1002.html>

According to statistics, UMFK provides a safe campus environment for students and employees as security awareness and crime prevention programs are a critical part of its efforts. The Director of Student Services collects and compiles data to include the number of complaints logged regarding campus security issues and aggregate crime rate for the *Campus Crime and Security Report* (Exhibit 6.08), which is published annually. Students and employees are informed about University security policies and University crime statistics via the new student orientation program, printed materials (Exhibit 8.09: Sexual Assault and Harassment Policy/Brochures), residence hall safety programs, sexual assault response, and education and prevention programs.

Campus Crime and Security Report Website

<http://www.umfk.maine.edu/studserv/security/>

Physical Resource Planning

The Master Planning Committee would provide complete room-use efficiency reports and develop policies guiding room reservations and space allocation. The Administration reviews room usage reports and develops policies guiding room reservations, usage, and space allocation.

The *UMFK Facilities Master Plan 2002* is both comprehensive and provides a guide for future campus development and use.

PROJECTION

Once the Vanderweil Facility Advisors (VFA) results on building conditions are analyzed and obtained, we will be better able to make decisions concerning project requirements or deficiencies. Based on the available data, informed assumptions and forecasts will be made pertaining to life expectancy of asset systems and renewal of necessary components. The assessment will also provide estimated costs for maintenance projects. Additional parking space for a growing student population will be a priority in the updated *UMFK's Facilities Master Plan 2002*.

With the increases in enrollment, we will continue to consider additional dining facilities. Increased services may be accomplished through varying meal schedules and increasing the size of the existing facilities.

We will routinely assess space needs and provide academic units with room-use reports. This information will assist planners to seek ways to improve efficiency of room-use and to make better use of space by employing more intentional scheduling. Our greatest current need is for a new classroom building to increase our inventory of classrooms and laboratory space. A classroom facility is currently our number

one priority on our Facilities Plan on file with the UMS Office.

We will develop a systematic equipment assessment and monitoring process, as well as a plan for the acquisition and replacement of equipment, which includes a funding plan to support it. The equipment to be assessed will include sports facilities, technology, and laboratory equipment.

As a result of the growth of the institution, hiring of additional staff for maintenance and security is a priority in order to continue the progress made and to continue to ensure proper, clean, safe building and environmental conditions.

We will upgrade our plans to provide accessibility to all of the buildings and classrooms. Priority will be given to the following: Powell Hall, Blake Library, Crocker Hall, and the houses (St. David House, Haenssler Honors Center, and Madawaska House) (Exhibit 1.03: *UMFK 2003-2008 Strategic Plan; Priority 7*).

Although safety and security have not yet become an issue, proactive measures on this growing campus will be taken to include on-going assessments and a closer look at staffing needs in this area.

Master Planning Committee will play a key role in identifying the long-term space needs and in prioritizing and allocating space (Appendix 1.08: *Academic Plan, 2004-2008*).

Consistent with priority #9 of the *UMFK 2003-2008 Strategic Plan*, we will maintain and improve campus facilities, buildings, and grounds to assist in providing an optimal teaching and learning environment. This includes updating and implementing the capital plan to complement and support the strategic planning process. Future construction and renovation projects are needed to enhance the college's academic programs including new classroom and significant modernization to the space

dedicated to theater and performing arts.
Review and revision of the institutional
capital plan will continue on an annual basis.
In addition, a forecast of deferred
maintenance spending is underway.

UMFK sets the standard within UMS for
exceptional upkeep of the facilities for
which we are stewards. University and
community people are proud of this campus
and it shows.

