STATE BOARD OF HIGHER EDUCATION
MINUTES OF MEETING HELD IN
MULTIPURPOSE ROOM, RESIDENCE HALL, OREGON TECHNICAL INSTITUTE
KLAMATH FALLS, OREGON

October 26, 1970

MEETING #390-1
A regular meeting of the State Board of Higher Education was held
in the Multipurpose Room, Residence Hall, Oregon Technical Institute,
Klamath Falls, Oregon.

ROLL CALL
The meeting was called to order at 9:00 A.M., Monday, October 26,
1970, by the Vice President of the Board, Mr. John W. Snider, and on
roll call the following answered present:

Mr. George H. Corey          Mr. Philip A. Joss
Mr. Chas. R. Holloway, Jr.    Mr. John D. Mosser
Mr. Robert D. Holmes          Mr. Loran L. Stewart
Mrs. Elizabeth H. Johnson     Mr. John W. Snider

Absent: Mr. George H. Layman was absent due to weather conditions.

OTHERS PRESENT

Centralized Activities—Chancellor R. E. Lieuallen; Secretary R. L.
Collins; Mr. Freeman Holmer, Vice Chancellor for Administration;
Mr. J. I. Hunderup, Vice Chancellor for Facilities Planning;
Dr. Miles C. Romney, Vice Chancellor for Academic Affairs; Mr. D. R.
Larson, Assistant Chancellor; Mr. H. A. Bork, Consultant; Mr. J. L.
Watson, Comptroller and Assistant Vice Chancellor for Administration;
Dr. Carl G. Paetz, Director of Campus and Building Planning; Mr. Keith L.
Jackson, Budget Director; Mr. Guy Lutz, Director, Office of Institutional
Research; Mr. Allen McKenzie, Contracting Officer and Assistant to Vice
Chancellor for Administration; Mr. Raymond P. Underwood, Assistant Attorne
General; Mr. Fred Segrest, Administrative Assistant; Mr. John Richardson,
Assistant to the Chancellor; Mr. Wayne H. Sims, Assistant to Vice
Chancellor for Academic Affairs.

Oregon State University—President R. W. MacVicar; Mr. M. Popovich,
Dean of Administration; Mr. Wilmer H. Post, Assistant to the President.

University of Oregon—Dr. Ray Hawk, Dean of Administration; Mr. C. T.
Duncan, Associate Dean of Faculties, Mr. J. O. Lindstrom, Director of
Fiscal Affairs.

University of Oregon Dental School—Dr. William Wescott, Associate
Dean for Administrative Affairs.

University of Oregon Medical School—Dean C. N. Holman.
Portland State University—President Gregory B. Wolfe; Dr. Joseph C. Blumel, Vice President for Academic Affairs; Mr. W. T. Lemmon, Jr., Vice President for Business and Finance.

Oregon College of Education—President L. W. Rice; Dr. Ronald L. Chatham, Assistant to the President.

Southern Oregon College—President James K. Sours; Dr. E. C. McGill, Dean of Faculty; Mr. D. E. Lewis, Dean of Administration.

Eastern Oregon College—President A. M. Rempel; Dr. R. S. Perry, Dean of Administration.

Oregon Technical Institute—President W. D. Purvine; Mr. W. Douglass, Dean of Administration; Dr. A. L. Geiss, Director of Information; Mr. Raymond G. Prevost, Dean of Faculty; Mr. Harvey F. Rice, Assistant Librarian; Mr. Dale W. King, Assistant Professor of Social Sciences; Mr. Gary E. Wehr, Associate Professor of English.

Others—Dr. B. Hughel Wilkins, Professor of Economics at Oregon State University, representing the American Association of University Professors Federation; Dr. Floyd Stearns, Executive Director, Educational Coordinating Council; Mr. Fred Brenne, Manager, Klamath Falls Chamber of Commerce; Mr. Warren Maxwell, member of the Board of Education from Lakeview.

Student Representatives—Mr. James Davis, Chairman, Interinstitutional Union of Students of the Oregon State System of Higher Education; Mr. Bob Lakin—Delegate, Mr. James Stapleton and Mr. Robert Oakes—Representatives, representing Oregon Technical Institute on the Interinstitutional Union of Students of the Oregon State System of Higher Education; officers of Associated Students of Oregon Technical Institute—Mr. John McDaniel, President; Mr. Jeffrey McKeefe, Second Vice President; Miss Kathy Krogh, Secretary; Mr. Gary Dennis, Treasurer.

The Board voted to dispense with the reading of the minutes of the last regular meeting held on September 8, 1970, and approved them as printed in the preliminary minutes previously issued.
Addition of Transfer Program, OTI

(Considered by Committee on Academic Affairs, Personnel, and Public Affairs, October 8, 1970.)

At its October 8, 1970, meeting, the Committee on Academic Affairs considered a report titled, "Oregon Technical Institute in the 1970's," dated October 8, 1970. This report is submitted to the Board for designation as an integral part of the minutes of the October 26, 1970, meeting.

Summary of the Report

The fundamental purpose of the present report to the Board is to provide background information in terms of which the Board may consider what role or roles Oregon Technical Institute might desirably be asked to fill in the 1970's, as one element in a total pattern of post-high school education, which encompasses the State System of Higher Education, the community colleges, the independent colleges and universities, the proprietary schools, and a miscellaneous group of other educational resources which provide post-high school education in Oregon.

The report is divided into a number of sections:

1. A background statement on technical education, including a discussion of (a) the nature of technical occupations in the United States, (b) the present and potential demands for technicians, (c) the avenues through which technicians get their training.

2. A review of post-high school vocational-technical programs in Oregon, as offered by (a) proprietary (private) vocational schools, (b) apprentice-training programs, (c) community colleges, (d) independent colleges and universities, and (e) institutions of the State System of Higher Education.


4. Selected characteristics of Oregon Technical Institute's operations, fall term 1969-70, including (a) enrollment statistics, (b) measures of scholastic aptitude of entering freshmen 1962-63 and 1969-70, (c) attrition among Oregon Technical Institute students, (d) placement of Oregon Technical Institute graduates.

5. Oregon Technical Institute and the community college issue in Klamath County.

6. Recommendations as to Oregon Technical Institute's role in the 1970's.
The Community College Issue in Klamath County. It is estimated that 80 percent of the graduating high school seniors of Oregon high schools live within commuting distance of a community college. There are 12 such colleges in Oregon, situated strategically around the state. Remaining areas of the state in which area education districts could justifiably be established, according to the State Department of Education, are the Klamath-Lake counties area, the Jackson-Josephine counties area, and The Dalles area.

Interest in the creation of an area education district to serve the Klamath County or Klamath-Lake counties area has been expressed both by statewide bodies, and by a local citizens' group in Klamath County, established to study the need for post-secondary educational opportunities in Klamath Falls.

The Educational Coordinating Council recommended in 1969 that an area education district be created to provide comprehensive community college services to the Klamath-Lake area. The Coordinating Council, in an earlier report, had observed that the proportion of young people in the age range 18-24 from the Klamath-Lake counties area going on to post-baccalaureate education was substantially below the proportion going on from other regions of the state in which community college services were available within a reasonable commuting distance.

At the same time, a Klamath County citizens committee was studying the post-secondary educational services required to serve the area, and it, too, concluded that an area education district should be established. The committee petitioned the State Board of Education to take the steps necessary to the creation of a district, but subsequently (May 1970) asked that the matter be set in abeyance while further studies are made as to the alternative means for providing community college services to the region.

A report commissioned and published by the State Board of Education in March 1970 recommended that "an area education district (community college) be formed in Klamath County." Recognizing the possibility of unwise duplication of effort if the area education district were to establish a community college in Klamath County without fully considering the fact of Oregon Technical Institute's present service to the area, the report also recommended that "prior to the formation of a community college which may very well duplicate current or future Oregon Technical Institute programs," there should be a review of the future of Oregon Technical Institute.

An analysis of the educational services offered by a comprehensive community college which are presently available in Klamath County shows:

1. Although Oregon Technical Institute provides counseling services to its students, there is not available to Klamath County resident the kind of comprehensive counseling services that a good comprehensive community college would normally provide.
2. There is available to Klamath Falls residents a substantial array of courses and programs in vocational-technical education offered through Oregon Technical Institute primarily, but augmented by offerings administered through the Division of Continuing Education, Klamath Falls High School, and three proprietary schools (business and beauty).

Principal limitations in the vocational-technical area stem from the fact that: (1) Tuition costs at Oregon Technical Institute are higher than they are generally in community colleges in Oregon, making these resources less readily available to students than they would be under a community college program;¹ (2) Oregon Technical Institute's offerings are available only to those students who can meet OTI's admission requirements; (3) Oregon Technical Institute's offerings in vocational-technical education tend toward the technical end of the spectrum.

3. There is available to Klamath County residents through Oregon Technical Institute and the Division of Continuing Education a rather substantial array of college transfer courses. Principal limitations are that: (1) The tuition cost is substantially higher than tuition rates normally are in Oregon community colleges, thus making these resources less available than they would be were they available in a community college, and (2) because the courses are offered under two different auspices (OTI and DCE), they are not as visible to prospective students as if the total array of lower-division college transfer courses were available under the jurisdiction of a single administrative agency.

4. General Education courses of a noncredit variety are available in a limited number through Klamath Falls High School and, to a lesser extent, the Division of Continuing Education. Limitations in the extent of these course offerings under existing arrangements stem from the fact that: (1) Klamath Falls High School and the Division of Continuing Education are less visible to residents of Klamath County as sources of such course offerings than would be a community college, one of whose principal functions it is to offer general education courses. Hence, there is probably less disposition for residents of the area to request such courses than if there were a community college in Klamath County. (2) There is no state reimbursement for such courses offered under the auspices of Klamath Falls High School and the Division of Continuing Education as there is for similar courses offered through a community college. (3) Tuition for courses offered through the Division of Continuing Education is necessarily higher than it would be in a community college which subsidizes the student more than the Division of Continuing Education, as a largely self-supporting agency, can.

¹Community college tuition for in-district students for 1970-71 varies from $210 to $315 per year. Tuition at Oregon Technical Institute totals $408 for Oregon residents.
A number of alternatives have been considered by various educational agencies and other groups for providing community college-type services to the Klamath or Klamath-Lake counties area. Among those most prominently mentioned have been the following:

1. Create an area education district to serve the region.

Three principal alternatives have been suggested for providing a comprehensive community college program through an area education district:

a. Through its own administrative staff, and facility resources. This is the pattern which characterizes all existing community colleges in Oregon. They are independent institutions providing the full comprehensive community college program through their own resources.

Although a defensible approach in other regions of the state, considerable question has been raised as to the feasibility of such an arrangement in Klamath County where the likelihood of uneconomical duplication of offerings already available at Oregon Technical Institute is great, and where the density of population is low.

It should not go unremarked that one alternative suggested at one time or another for providing a comprehensive community college for Klamath County without the danger of unnecessary duplication of services between the community college and Oregon Technical Institute is to make Oregon Technical Institute a community college to serve the region and to establish a technical institute in the Willamette Valley near the center of Oregon's population. Strong resistance in Klamath Falls to this alternative is to be anticipated.

b. Through an area education district contract with Oregon Technical Institute, or Oregon Technical Institute and the Division of Continuing Education, or Oregon Technical Institute, the Division of Continuing Education and the high school for the full array of community college services.

This would create a unique institution in the State System having dual admission standards and dual tuition rates.

This alternative would be opposed by some of the leading citizens of Klamath County who are concerned with the impact such an arrangement would have upon Oregon Technical Institute's future as a high level technical institute.

c. Through a combination of alternatives (a) and (b) above, with the community college contracting with Oregon Technical Institute, or Oregon Technical Institute and the Division of Continuing Education, and perhaps the high school, for only limited services, to avoid uneconomical duplication of services already available through Oregon Technical Institute or the Division of Continuing Education or to secure services
more conveniently or effectively made available through Oregon Technical Institute, the Division of Continuing Education, or the high school.

2. Expand Oregon Technical Institute's role under the State Board of Higher Education so as to add to Oregon Technical Institute's present offerings some of the other programs and services that in other regions of the state are being provided by area education districts through community colleges (e.g., college transfer programs, lower-level and short-term vocational programs, general adult education, counseling services).

a. College Transfer Program. Oregon Technical Institute presently offers an array of liberal arts courses that permits a student to meet lower-division college transfer requirements as outlined by the State System Committee on Community Colleges in 12 areas.

With the addition of a minimum of four staff positions in the general areas of art, history and social science, English, and psychology—sociology, Oregon Technical Institute could offer an additional 13 transfer curricula.

b. Lower-Level or Short-Term Vocational-Trade Courses. Oregon Technical Institute has deliberately sought, during almost a quarter of a century, to upgrade its offerings by dropping the vocational-trade courses it once offered and by adding courses and programs at the technical end of the vocational-technical continuum. To add vocational-trade courses to Oregon Technical Institute's offerings as a regional service now would be a reversal of policies that have shaped Oregon Technical Institute's development since its establishment.

It is difficult to project with any precision how large the regional need in Klamath County for these types of courses really is. The number of Klamath County residents who enrolled in such courses when Oregon Technical Institute offered them most recently (early 1960's) was not large, but Oregon Technical Institute's tuition may have been a dampening influence on registrations.

In this respect, experience at Blue Mountain Community College is informative. Umatilla-Morrow counties are similar to Klamath-Lake counties in their economic and social bases. Both sets of counties are rural agricultural areas with major dependence upon cattle and farming. Their taxable wealth expressed in terms of true cash value for 1969-70 is reported to be of the same magnitude: Umatilla-Morrow, $485,682,076; $492,669,373 in Klamath County. In public elementary and secondary enrollments they are also similar, as the following figures reveal:
### 1968-69 Enrollment

<table>
<thead>
<tr>
<th>Area</th>
<th>Grades 9-12</th>
<th>Grades 1-12</th>
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</thead>
<tbody>
<tr>
<td>Umatilla-Morrow Counties</td>
<td>4,104</td>
<td>12,140</td>
</tr>
<tr>
<td>Klamath County</td>
<td>3,566</td>
<td>12,108</td>
</tr>
<tr>
<td>Klamath-Lake Counties</td>
<td>4,221</td>
<td>13,970</td>
</tr>
</tbody>
</table>

Blue Mountain Community College enrollments for the fall term 1969-70 were divided as follows:

<table>
<thead>
<tr>
<th>Lower Vocational Division</th>
<th>Education</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td>College Transfer</td>
<td>Preparaty</td>
<td>Supple-</td>
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438 38.1 492 42.8 75  6.5 110 9.6      --  -- 35  3.0 1,150 100.0

A review of Blue Mountain's services appears to justify the following observations:

1. Measured in terms of enrollments, the big demand is in the vocational technical preparatory and college transfer programs. These two programs accounted for 930 of the total of 1,150 unduplicated enrollments (80.8 percent) in Blue Mountain Community College fall term 1969-70 enrollments.

2. A comparison of the preparatory vocational education programs available at Blue Mountain and at Oregon Technical Institute demonstrates that residents of Klamath County have available to them at Oregon Technical Institute an array of vocational-technical programs more extensive than that available to residents of Umatilla-Morrow counties at Blue Mountain, although the Oregon Technical Institute programs are less effectively available because of the higher tuition charged at Oregon Technical Institute ($408 vs. $315) and the entrance requirements at Oregon Technical Institution. (Blue Mountain is an open-door institution.)

3. If, to its vocational-technical programs, Oregon Technical Institute now were to add a reasonably adequate array of college transfer programs, it seems likely that it would meet as much as 80 percent of the post-high school educational needs of Klamath County.

4. Blue Mountain Community College offers a slightly wider array of vocational education supplementary courses and general adult education courses than Oregon Technical Institute, the Division of Continuing Education, and the Klamath Falls High School offered to Klamath residents in the fall term 1969-70. Blue Mountain Community College offered 26 courses or sections of courses. Residents of Klamath County had access to a total of 22 (nine through DCE and 13 through Klamath Falls High School. It should be observed that the courses offered through the Division of Continuing Education are less effectively available than those at Blue Mountain because of the higher tuition charged by DCE.
Oregon Technical Institute asserts that it could offer a very limited number of lower-level vocational courses (e.g., machine shop, welding) in the late afternoons and evenings on its campus and other similar programs off-campus in rented quarters, were there a request for it to do so under contract with some agency (such as an area education district).

But Oregon Technical Institute would resist offering such courses on anything other than a contract basis for some other agency. For to offer them as a regular part of Oregon Technical Institute's programs would be to reverse a long-standing trend which has seen Oregon Technical Institute, with the encouragement of the legislature and the State Board of Higher Education, drop such courses and programs in favor of more rigorous technical programs.

c. General adult education. To some extent, Oregon Technical Institute's vocational-technical courses or its college transfer courses might serve the purposes of general adult education. But Oregon Technical Institute would resist assuming, as a regular part of its program, responsibility for responding to the demands of Klamath County residents for offerings of a hobby or general cultural nature, unless on a contractual basis with some agency such as an area education district. The Division of Continuing Education would, of course, continue to offer such courses as appeared to be in sufficient demand that tuition from the course or courses would carry the cost thereof.

d. Counseling. Oregon Technical Institute could not, within its going-level budget, serve the broadened counseling functions implied in the open-door concept of counseling that is a part of a comprehensive community college. However, some provisions could be made for such counseling through contract with Oregon Technical Institute, or perhaps through the Division of Continuing Education or one of the high schools in Klamath County.

Oregon Technical Institute in the 1970's

As a member institution in the State System of Higher Education, Oregon Technical Institute has a major state and an adjunct regional function.

As the state's co-educational polytechnic college, Oregon Technical Institute offers: (1) Associate and baccalaureate programs in a variety of vocational-technical fields, and (2) a limited offering of liberal arts courses that meet the lower-division requirements of 12 college transfer programs.

Associate degree (primarily two-year) programs in vocational-technical curricula were Oregon Technical Institute's only programs until 1966, when Oregon Technical Institute was authorized some bachelor of technology programs. The associate degree programs remain today the predominant programs in terms of numbers enrolled. Fall term, 1969-70, of the total OTI enrollment of 1,353, 965 (71.3 percent) were lower-division (associate-degree) students; 388 (28.7 percent) were upper-division students, almost all of whom were baccalaureate degree aspirants.
Associate degree programs should continue to be a significant aspect of Oregon Technical Institute's offerings during the 1970's. In those subject matter fields in which Oregon Technical Institute is authorized baccalaureate programs, the associate degree program is the necessary lower-division portion of that program. In other subject matter fields, the associate program offers entry into employment, serving both a state and regional function.

There is every indication that the importance of the baccalaureate degree in technology will increase in the 1970's. The four-year curricula in engineering technology are a contemporary development nationally. Their emergence began scarcely 15 years ago. And the forces that have influenced their development give no promise of subsiding or diminishing in their influence in the decade of the 1970's. They include: (1) The demands of industry and business for trained technologists to fill the occupational gap left when engineering education programs were upgraded and began turning out engineering scientists who are "over-trained" for many kinds of jobs that were formerly filled by engineers, and (2) the inability of the associate degree programs in technology to provide in two years all that a student needs to qualify him for positions in technology at the supervisory and administrative level.

Oregon Technical Institute's bachelor of technology programs in engineering technologies have just been accredited (September 1970) following a November 1969 accreditation visit to the Oregon Technical Institute campus by an accreditation team appointed by the Engineer's Council for Professional Development.

This represents a step forward and upward for Oregon Technical Institute, which is playing a conspicuous role in the development of engineering technology programs in the United States. Indicative of this fact is the appointment of President Purvine by the American Society for Engineering Education (ASEE) to head up a national committee to rewrite and bring up-to-date the basic document which sets forth ASEE guidelines relating to optimum levels of faculty qualifications and curriculum content in engineering technology education. The document to be prepared by President Purvine's committee will establish the guidelines for engineering technology education for the 1970's. It will replace the present standards set forth in the ASEE document Characteristics of Excellence in Engineering Technology Education, which was published in 1962.

One may anticipate that in the 1970's there will be an increasing tie between Oregon Technical Institute and the community colleges, many of whose associate degree graduates in technology will look to Oregon Technical Institute for further training leading to a baccalaureate degree. Oregon Technical Institute already has underway an experimental program designed to encourage the transfer of community college associate degree graduates into bachelor of technology programs. Under this program (in operation since 1967-68), Oregon Technical Institute accepts in block transfer toward the bachelor of technology degree all of the credits earned in an associate degree program in one of the engineering or auto-diesel technologies. The numbers admitted under this program are not large, but they are growing, from a total of 26 in 1967-68 to 87 in 1969-70.
Bachelor of technology programs should become an increasingly important part of Oregon Technical Institute's offerings during the 1970's and, in time, will become the predominant element.

Looking ahead, it seems reasonable to anticipate the addition to Oregon Technical Institute's offerings during the 1970's of a few associate degree programs, some additional options in bachelor of technology programs already authorized Oregon Technical Institute, and perhaps some new bachelor of technology programs.

The fact that Oregon Technical Institute and Oregon State University both offer programs leading to bachelor's degrees (bachelor of technology and bachelor of science, respectively) in the engineering technologies raises the question as to possible unwarranted duplication of programs. This matter was gone into with Oregon Technical Institute, Oregon State University, and the Board in 1966, when authorization of bachelor of technology programs at Oregon Technical Institute was under consideration, and it was agreed that the programs are intended to serve the needs of different kinds of students, thereby permitting Oregon to meet the post-high school educational objectives of a wider range of its citizens who have an orientation toward technical education than would otherwise be possible.

Oregon Technical Institute has developed in the general education aspect of its vocational technical programs an array of liberal arts courses sufficient in number and variety to permit students to meet the lower-division college transfer program requirements in 12 different subject matter fields. This fact is little known, although roughly 4.5 percent of the students at Oregon Technical Institute (fall term, 1969) are listed as unclassified, meaning that they are not enrolled in any of Oregon Technical Institute's vocational-technical programs. For the most part, these students are taking liberal arts courses.

It is proposed that Oregon Technical Institute be authorized to augment its liberal arts offerings so as to make available the courses necessary to meet the lower-division college transfer requirements in 13 additional fields, bringing to 25 the number of subject matter fields in which Oregon Technical Institute offers lower-division college transfer programs; that, as the need becomes apparent and the resources available, the lower-division college transfer program be further augmented.

The Board's Office believes that the provision of an expanded college transfer program would be both justifiable and desirable. The recommendation is made not as the first of a series of steps leading to a transformation of Oregon Technical Institute into the State System's seventh multipurpose institution, but rather that Oregon Technical Institute, as a polytechnic college serving a statewide function in the field of technical education, should serve also an adjunct function as regional center offering a two-year lower-division college transfer program.
Such an expansion of Oregon Technical Institute's function should prove appealing to a variety of views:

- Those who are concerned with the educational deficit in Klamath County ought to find this expanded opportunity at Oregon Technical Institute a promising step forward despite the fact that certain other aspects of a comprehensive community college program would still not be available.

- Those who consider the best solution to the regional post-high school needs of Klamath County to be the transformation of Oregon Technical Institute into a community college could feel reassured that the broadening of Oregon Technical Institute's capacity for service to the region through a lower-division college transfer program would represent no impediment whatever to a later transformation of Oregon Technical Institute should it become desirable or necessary.

- Those who are concerned that the addition of lower-division college transfer programs to Oregon Technical Institute's offerings would overweight Oregon Technical Institute in the direction of these programs and diminish OTI's emphasis on technical education could be reassured on two counts: (1) With an anticipated potential lower-division college transfer enrollment of from 400-500, the program would be far outweighed in enrollment by the vocational-technical programs, and (2) Oregon Technical Institute would offer only an associate degree in the college transfer field, but will continue to offer both associate and bachelor of technology degrees in the vocational-technical field.

The recommendation also raises some questions:

- Why should the State of Oregon pay the cost of providing Klamath County a college transfer program when in numerous other areas of the state the cost of such programs is shared with the state by local property taxpayers?

Only because Oregon Technical Institute is located in Klamath County, which, because it has limited population, has special problems in avoiding unwise duplication of educational services if the one tax-supported post-high school institution (OTI) there were to be added a second (community college). It is not possible for the state to be completely even-handed in its treatment of the various regions of the state. It has for long provided post-high school education within commuting distance of the people of Portland, Eugene, Corvallis, Ashland-Medford, La Grande, Monmouth, and in technical fields, Klamath Falls. In other regions of the state (through community colleges) it shares with local taxpayers the cost of associate degree programs.

- If through its vocational-technical programs and an expanded college transfer program, Oregon Technical Institute can meet roughly 80 percent of the post-high school needs of Klamath County, what means are open to the county residents to secure the remaining 20 percent?
There is, of course, the area education district. Whether, if 80 percent of the post-high school educational needs are being met by Oregon Technical Institute there could be generated sufficient support in Klamath County for an area education district is difficult to tell. There are some indications from the State Department of Education that such a truncated area education district might not be viewed with favor by the State Board of Education which must approve any proposed votes to create area education districts.

There is, too, the possibility that the counseling, remedial program, short-term lower-level vocational, and general education programs could be offered through the local public school district, although the problem of state reimbursement to the public school district raises questions not faced when a community college is involved, because of the state reimbursement to community colleges for most of these offerings.

It is difficult to know precisely how many additional students would be attracted to Oregon Technical Institute by its advertising the availability of a lower-division college transfer program there. But it is estimated that the enrollment in these programs would total approximately 400. How many of these potential college transfer students are already enrolled in Oregon Technical Institute in one of the vocational-technical associate degree programs or in the unclassified category is not known. But it does appear that Oregon Technical Institute conceivably could have an influx of as many as 200 additional students if it expanded its lower-division college transfer courses.

It is President Purvine's best judgment that, given the addition to Oregon Technical Institute's physical plant of the auditorium-teaching facility which will be under construction in a few weeks and the laboratory-classroom building which is No. 4 on the State System's priority listing for 1971-1973, provision could be made for the lower-division college transfer program.

The Office of Institutional Research of the State System of Higher Education estimates that, based upon past and expected trends, Oregon Technical Institute will increase from 1,353 students fall term 1969-70 to 1,575 by 1979-80.

It is the Board's Office view that if Oregon Technical Institute is authorized to expand its offerings in the lower-division so as to offer a transfer program, it is likely to enroll an additional three to four hundred students beyond the number that would otherwise enroll by 1979-80. If some additional vocational-technical programs are added, it must be assumed they, too, would attract additional students, giving an estimated enrollment for 1979-80 of somewhere between 2,000 and 2,300.
Board's Office Recommendation

The Board's Office proposes that during the 1970's Oregon Technical Institute move to expand its state and regional functions by:

1. Extending the range of vocational-technical programs it offers at the baccalaureate level.

2. Continuing to offer an array of vocational-technical associate degree programs.

3. Adding to its offerings an expanded array of lower-division college transfer courses, that it may more nearly meet the needs of the Klamath County and surrounding area for college transfer education at the lower-division level. Oregon Technical Institute should not offer as a part of its program other specialized services normally a function of a community college program (e.g., open-door counseling, lower-level, short-term vocational, and general education courses). If requested to administer these services under contractual terms by some other agency, it should do so only to the extent that it can without impairing the full performance of its assigned functions in the State System.

Committee Discussion

Following a lengthy discussion, it was concluded that before taking action on the Board's Office recommendation vis-a-vis Oregon Technical Institute's role during the 1970's the Educational Coordinating Council and the State Board of Education ought to be asked to react to Oregon Technical Institute's projected role inasmuch as the development of a total program of post-high school education for Klamath County would involve not only Oregon Technical Institute and the Division of Continuing Education, which are under the jurisdiction of the State Board of Higher Education, but the public school systems in Klamath County and a possible community college, which are within the purview of the Oregon State Board of Education.

(Dr. Romney reported that he had discussed the Board's Office recommendation with Mr. Carroll deBroekert, Assistant State Superintendent in charge of community colleges; that at the same time he mailed copies of the report to members of the State Board of Higher Education he had provided Mr. deBroekert with copies of the Board's Office report on Oregon Technical Institute's future rule and had asked him to put copies of the report in the hands of the members of the State Board of Education; that he had invited Mr. deBroekert and members of the State Board of Education to attend and participate in the meeting of the Board's Committee on Academic Affairs on October 8, but that apparently they had not found it possible to attend.)
After further discussion it was agreed that on Sunday evening, October 25, at 7:30 P.M. in Klamath Falls, a discussion session should be held with interested citizens of Klamath County and with representatives of the State Board of Education and the Educational Coordinating Council. The Board's Office recommendation vis-a-vis Oregon Technical Institute's future role will be presented as the basis for the discussion which will range broadly over the issues relating to provision of post-high school educational opportunities in Klamath County.

Board Discussion and Hearing at Klamath Falls

Mrs. Johnson reported to the Board that a meeting of the Board's Committee on Academic Affairs was held Sunday, October 25, at 7:30 P.M. in the Multipurpose Room of the Oregon Technical Institute Residence Hall to provide opportunity for the citizens of Klamath Falls to discuss with representatives of the State Board of Education, the Educational Coordinating Council, and members of the State Board of Higher Education their reactions to expansion of lower-division liberal arts curricula at Oregon Technical Institute as proposed in the report, Oregon Technical Institute in the 1970's, presently under consideration by the Committee.

She noted that the Educational Coordinating Council was represented by Dr. Floyd K. Stearns, Executive Director; Mrs. John C. Cotton; and Representative Carrol B. Howe. Mr. Warren Maxwell, who was to represent the State Board of Education, was unable to be present because of the weather, but the position of the Board on the issues under discussion was presented by Chancellor Lienallen in a letter from Dr. Dale Farnell, Superintendent of Public Instruction. Mrs. Nilaletta Patterson, chairman of the Klamath Community College Committee, presented a resolution from her group, which was also represented by several members of the committee. Representing the public schools were Dr. Earl Ferguson, Superintendent of Schools, Klamath Union High School, and Mr. James Conroy, Superintendent of Klamath County Schools. Senator Harry Boivin, Representative Fred W. Heard, and Representative Carrol B. Howe were also present.

Mrs. Johnson read for the Board the Klamath Community College Committee's resolution, as follows:

"Whereas the Klamath Community College Committee has worked in close cooperation with local school districts and with Oregon Technical Institute and the committee has met and studied and thoroughly discussed the report Oregon Technical Institute in the 1970's: Therefore be it

Resolved, that the Klamath Community College Committee (1) approve the report Oregon Technical Institute in the 1970's prepared for the Board of Higher Education Committee on Academic Affairs (2) urge the report's acceptance and (3) recommend that Oregon Technical Institute continue in the same direction as it is presently going."
She then presented Dr. Parnell's letter, as follows:

"The Oregon Board of Education at the October 16 meeting held in Ontario received copies of the report on Oregon Technical Institute in the 1970's.

"After considerable review and discussion, the Board moved by resolution* to support the concept that Oregon Technical Institute serve Lake and Klamath Counties offering a comprehensive, open door, community college educational program. This would include, but not be limited to, lower division courses and associate degree technical vocational programs.

"The State Board felt that Community College program offerings should be given first priority. They moved, therefore, that the Board of Higher Education should consider maintaining the present level of baccalaureate degree programs at O.T.I.

"Mr. Warren Maxwell will be present at the meeting October 25 representing the Board."

Mrs. Johnson observed that the Committee on Academic Affairs had not yet explored all aspects of the recommendation concerning development of Oregon Technical Institute now before it, nor had it had opportunity to consider recommendations and testimony presented at the Sunday meeting. Among the matters needing further exploration, she said, are the prospective enrollment in transfer programs, financial implications, library resources, manpower needs of the Klamath Falls area, provision of expanded counseling services, and the possibility of federal and state reimbursement for vocational-technical programs offered by Oregon Technical Institute which parallel programs offered in the community colleges.

In view of the need for further consideration by the Committee, Mrs. Johnson moved that this question of development of transfer programs at Oregon Technical Institute be further considered by the Committee with the possibility that a recommendation could be made to the Board at the December meeting. She suggested that the Committee might also appropriately consider development of a licensed practical nurse program at Oregon Technical Institute in conjunction with the proposed associate degree program in nursing.

The Board approved the motion as presented.

*On Monday, October 26, 1970, Mr. Warren Maxwell of the Oregon Board of Education filed with the Board's Office a copy of the resolution referred to in Dr. Parnell's letter. It was not presented during the October 26 Board meeting but is on file in the Board's Office.
In accordance with authorization granted by the Board on July 27, 1970, the bids received on June 25, 1970, for the construction of the proposed Lecture Hall/Auditorium/Demonstration Facilities — Commons Addition at Oregon Technical Institute were rejected and Architects Skidmore, Owings & Merrill were instructed to modify the plans in an effort to stay within the expenditure limitation of $845,000 approved by the State Emergency Board on June 19, 1970. Based upon these revised plans, which eliminated the movable partition and the fixed seating in the Auditorium and omitted a substantial portion of the remodeling within the existing kitchen area, new bids were solicited on August 27, 1970. As adjusted to omit a deductive alternate, the three bids received ranged from a low of $772,400 to a high of $781,600 compared with the direct construction cost allowance of $732,000. By negotiating change order reductions equal to $18,333 (or about 2.4 percent of the lowest bid), by reducing the contingency reserve to 3 percent of the direct construction costs and by omitting portions of the furnishings and equipment budget, it was possible to proceed with construction within the following approved budget for the project:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction costs — Vik Construction Co.</td>
<td>$ 754,067</td>
</tr>
<tr>
<td>Eugene</td>
<td></td>
</tr>
<tr>
<td>Professional services fees</td>
<td>$ 47,410</td>
</tr>
<tr>
<td>Furnishings and equipment</td>
<td>$ 11,280</td>
</tr>
<tr>
<td>Construction supervision and miscellaneous costs</td>
<td>$ 9,621</td>
</tr>
<tr>
<td>Contingencies (3 percent)</td>
<td>$ 22,622</td>
</tr>
<tr>
<td>Total</td>
<td>$ 845,000</td>
</tr>
</tbody>
</table>

Of the total budget requirements, $315,000 is being provided from state funds (the General Fund appropriation in Chapter 664, Oregon Laws 1969 and/or proceeds from the sale of bonds issued under provisions of Article XI-G of the Oregon Constitution) and the remaining $530,000 is being financed from self-liquidating bond borrowings issued under the provisions of Article XI-F(1) of the Oregon Constitution and/or auxiliary enterprise balances.

For the projected gross area of 20,709 square feet included in the project, assuming that the existing areas to be remodeled would be equivalent, on a square foot basis, to two-thirds of the new area, the direct construction costs of $754,067 average about $36.41 per square foot.

**Recapitulation Upon Award of Contract**

**Project** — OTI Lecture Hall/Auditorium/Demonstration Facilities — Commons Addition

**Architects** — Skidmore, Owings & Merrill, Portland

**Legislative authorization** — Chapter 664, Oregon Laws 1969

**Board's priorities in 1969-1971 — No. 2 (Educational and General Plant)**

**No. 2 (Auxiliary Enterprises)**
Approximate gross area (adjusted to include remodeling) - 20,709 square feet

Estimated total project costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated total project costs</td>
<td>$845,000</td>
</tr>
<tr>
<td>Estimated direct construction costs:</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$754,067</td>
</tr>
<tr>
<td>Average (per square foot)</td>
<td>$36.41</td>
</tr>
</tbody>
</table>

Tentative schedule:
- Contract award - September 1970
- Completion - August 1971

Tentative financing plan:
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>State funds (General Fund appropriation, Chapter 664, Oregon Laws 1969 and/or Article XI-G bonding)</td>
<td>$315,000</td>
</tr>
<tr>
<td>Self-liquidating bond borrowings under Article XI-F(1) and/or balances available for auxiliary enterprises</td>
<td>$530,000</td>
</tr>
<tr>
<td>Total</td>
<td>$845,000</td>
</tr>
</tbody>
</table>

In response to a question during the Board discussion concerning the cost per square foot, Mr. Hunderup said several factors caused the cost per square foot to be higher for this project. These included the fact that construction costs in Klamath Falls are generally higher than for projects in the Willamette Valley. More complex mechanical systems are needed in this project in both the lecture hall unit and the Commons addition. The food service equipment adds to the cost and in addition, a smaller building unit normally has a higher cost per square foot than does a larger building unit.

The Board accepted the report as presented.

(Considered by Building Committee, October 8, 1970.)

With the consent of officials of Oregon State University, the Fish Commission of Oregon constructed a fish disease laboratory building on a portion of the Agricultural Experiment Station property, identified as the Fairplay Property, in Benton County.

This single-story structure contains approximately 1,622 square feet and includes a concrete slab floor, lightweight concrete block walls and partitions, wood truss roof structure with wood sheathing and shakes. The building contains a wet laboratory and a dry laboratory, storerooms and restrooms. The research program there is administered by a member of the staff of the institution and is a joint effort by the Commission and the Experiment Station.

In order to reduce to writing various understandings for the joint use of land, water, building maintenance, operational costs, etc., an agreement has been prepared for signature by the appropriate officials of both agencies of the state.
The main features of the proposed agreement are as follows:

1. The Commission would maintain the facility upon a certain parcel of land 180 feet square in the northwest corner of the Fairplay Property and could use such land for possible future expansion of the fish disease laboratory. Any alterations must have prior written approval of both agencies.

2. The conduct of the laboratory and use of Stewart Creek would be in accordance with water quality standards of the Department of Environmental Quality of the State of Oregon. (The Commission may place and operate two wells to insure an adequate water supply.)

3. Each project conducted in the laboratory must have the prior written approval of the Commission and the Station.

4. Routine mechanical maintenance would be provided by the Commission through its Engineering Division.

5. Agreement for payment of operational costs shall be included in the annual contract between the Commission and the Station for the "Research of Diseases of Salmonid Fishes." (For the period July 1, 1969, to June 30, 1971, the Commission will provide $1,500 per year, subject to budget limitations imposed by legislative action and/or available funds.)

6. Upon termination of the cooperative research program, which is the basis of the agreement, the title to the fish disease laboratory building, including any expansion hereunder, shall continue to be vested in the Commission, and the title to the above-described land shall continue to be vested in the Station. The Commission shall remove the laboratory building at its expense upon the request of the Station, provided, however, that other disposition of the laboratory and the land may be negotiated and agreed upon by the Commission and the Station or be directed by the Executive Department.

With the concurrence of the Chancellor, President MacVicar recommended that the appropriate Board officials be empowered to enter into the agreement with the Fish Commission of Oregon for the use of a portion of the Fairplay property of the Oregon State University Agricultural Experiment Station.

The Building Committee recommended that the Board approve the recommendation as presented.

The Board approved the recommendation as presented.
On June 9, 1970, the Board reviewed final plans and specifications for the Forest Sciences Laboratory Service Building and the over-all future development program for the U. S. Forest Service facilities at Oregon State University. Satisfactory bids were received by the federal agency for the Laboratory Service Building and construction is now under way adjacent to the initial research unit completed in 1962.

Inasmuch as the Congress has appropriated additional funds, the Forest Service is planning to solicit bids within the near future for the next phase of construction which would include a Laboratory Insectory and Greenhouse and possibly also a North Laboratory Wing. The Insectory and Greenhouse would be one-story frame buildings encompassing a gross area of about 2,800 square feet. The site development relating thereto would include landscaping, access roads, and parking. If sufficient funds are available, the proposed North Laboratory Wing would be constructed simultaneously. It would contain approximately 7,000 square feet within a two-story wood frame building and would provide offices for scientists, seminar and conference rooms, mechanical and related service areas.

The plans and the over-all development program for the Forest Service facilities have been reviewed by institutional officials and the campus planning consultant, Mr. Louis A. DeMonte, and are endorsed by them as being consistent with the long-range campus plan.

With the concurrence of the Chancellor, President MacVicar recommended approval of the next phase of construction of the federal Forest Sciences facilities at Oregon State University as designed by Mr. A. P. DiBenedetto, Architect.

The Building Committee recommended that the Board approve the recommendation as presented.

The Board approved the recommendation as presented.

Pursuant to authority granted by the Board, arrangements have been made for the acquisition of three properties at Oregon State University which are located within the approved projected campus boundaries. A summary of these acquisitions follows:

1. **Henderson-Gross Property, 220 S.W. Ninth Street, Corvallis**

   The property consists of a lot containing approximately 5,000 square feet, improved with a frame residence. The purchase price of $11,875 was in line with appraisals obtained by the institution. The property is in an area designated for cooperative residence halls and funds to finance the acquisition are being provided from the proceeds of sale of Article XI-F(1) bonds, as authorized by the 1969 Legislature.
2. Ceil Property, 629 S.W. 17th Street, Corvallis

The property consists of a lot containing approximately 5,000 square feet, improved with a two-story frame residence converted into two apartments. The purchase price of $10,075 was in line with appraisals obtained by the institution. The property is in an area designated for future residence hall construction and funds to finance the acquisition are to be provided from the proceeds of sale of Article XI-F(1) bonds, as authorized by the 1969 Legislature.

3. Warmington Property, 1652 'A' Street, Corvallis

The property consists of a lot containing approximately 4,750 square feet, improved with a two-story single-family frame residence. The purchase price of $14,250 was in line with appraisals obtained by the institution. The property is in an area designated for future residence hall construction and funds to finance the acquisition are to be provided from proceeds of sale of Article XI-F(1) bonds, as authorized by the 1969 Legislature.

The Board accepted the report as presented.

On January 26, 1970, the Board was advised that the final plans and specifications for the proposed first addition to the Library at Oregon State University had been completed by Architects Hamlin, Martin & Schultz. Bids for the project were scheduled to be received in Corvallis on March 5, but had to be deferred because of the action of the State Emergency Board on February 20 in postponing the release of capital outlay funds appropriated by the 1969 Legislature. Subsequently, on June 18-19, the Emergency Board authorized the expenditure of such funds for the Library Addition and the bid invitation was re-scheduled for 8 P.M. on September 30.

Inasmuch as the four bids received, ranging from a low of $1,398,250 to a high of $1,472,000 were within the direct construction cost allowance, a contract award was made to the low bidder immediately following notification of the concurrence of the U. S. Office of Education, and the following budget was approved for the project:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction costs - Contractors, Inc., Portland</td>
<td>$1,398,250</td>
</tr>
<tr>
<td>Professional services fees (including plan revisions)</td>
<td>98,526</td>
</tr>
<tr>
<td>Furnishings and equipment</td>
<td>240,000</td>
</tr>
<tr>
<td>Site work and utilities</td>
<td>27,050</td>
</tr>
<tr>
<td>Construction supervision</td>
<td>15,000</td>
</tr>
<tr>
<td>Physical Plant costs and miscellaneous expenses (moving costs, balancing of mechanical systems, plan examination fees, etc.)</td>
<td>44,226</td>
</tr>
<tr>
<td>Contingencies (3% of direct construction costs)</td>
<td>41,948</td>
</tr>
<tr>
<td><strong>Total project costs</strong></td>
<td><strong>$1,865,000</strong></td>
</tr>
</tbody>
</table>
The total of $1,865,000 is $210,000 less than the expenditure limitation of $2,075,000 which had been authorized by Chapter 664, Oregon Laws 1969, and would be financed from the following sources of funds:

Federal grant under Title I of the Higher Education Facilities Act of 1963, as amended (partial share) $ 82,263
State funds (General Fund appropriation in Chapter 664, Oregon Laws 1969, and/or bond borrowings under provisions of Article XI-G of Oregon Constitution) 1,782,737
Total sources of funds $1,865,000

The project would consist principally of the addition of the fifth and sixth floors which would have the same general arrangements as the original building — open stacks and reader stations intermingled to provide student and faculty access to the volumes within the Library. The gross area of the addition would be approximately 59,857 square feet. Some minor remodeling of portions of the existing building would also be undertaken as part of the contract work in order to utilize the library facilities more efficiently when the two new floors are added.

Upon the assumption that about $125,000 of the direct construction costs relate to the remodeling work, the remaining $1,273,250 for new construction would average about $21.27 per square foot.

RECAPITULATION UPON RECEIPT OF BIDS AND AWARD OF CONTRACT

Project — OSU Library, First Addition

Architects — Hamlin, Martin & Schultz, Eugene

Legislative authorization — Chapter 664, Oregon Laws 1969

Board's priority — No. 8 in 1969-1971 (Educational and General Plant)

Approximate gross area of addition — 59,857 square feet (excluding about 12,500 square feet of remodeling)

Estimated total project cost $1,865,000

Estimated direct construction costs:
Total $1,398,250
Portion thereof allocated to new addition $1,273,250
Average (per square foot) — $21.27

Tentative schedule:
Contract award — October 1970
Completion — October 1971
Tentative financing plan:
Federal grant under Title I of the Higher Education Facilities Act of 1963, as amended (partial share) $ 82,263
State funds (General Fund appropriation in Chapter 664, Oregon Laws 1969, and/or bond borrowings under provision of Article XI-C of Oregon Constitution) 1,782,737
Total $1,865,000

The Board accepted the report as presented.

Report of Appointment of Architects for Bio-Social Colony Facilities, UO

Upon the recommendation of officials of the University of Oregon, arrangements have been made for the professional services of Architects Zaik/Miller of Portland for the design and construction supervision of the proposed facilities for the Bio-Social Colony for which funds in the total amount of approximately $246,000 have been made available from the science improvement grant from the National Science Foundation. The direct construction costs are estimated to be about $208,000.

The project would include laboratory space for research with animals, cages for the housing of such animals, and related service spaces.

For their professional services, the architects are to be paid a total fee of $16,650.

In response to a question by Mrs. Johnson, Mr. Hunderup said that the "Bio-Social Colony Facilities" referred to animal quarters to be used by the departments of psychology, anthropology, and science generally at the University of Oregon.

The Board accepted the report as presented.

Report of Rejection of Bids for Recreational Facilities, UO

Upon the completion of the final plans and specifications for the proposed recreational facilities at the University of Oregon by Architects Unthank/Seder/Poticha, and upon authorization from the State Emergency Board to proceed with construction within an expenditure limitation of $630,000, bids were solicited for the project in Eugene on September 22, 1970. Quotations were received from seven contractors, but V. A. Harding Construction Company, Eugene, asked to be excused because of an error in its bid ($810,250). The remaining bids ranged from $874,500 to $949,440.

Inasmuch as all of the bids for the tennis and handball courts exceeded substantially the direct construction cost allowance, they were rejected by the Board's Office and the architects were instructed to make such revisions in the plans as would assure reasonably the receipt of bids within the funds available. By making more thorough analyses of soil conditions and reporting the results thereof in the contract documents to minimize the uncertainties of excavation and foundation requirements, by examining alternative materials for the main roof structure and changing the exterior walls of the tennis courts to wood in lieu of concrete, by substituting standard chain link fencing for the woven
wire fencing originally specified and by making other modifications, the architects have indicated that they believe the costs can be brought within the budgeted allowance. They have been working with their consulting engineers and with the contractors who submitted the lowest bids in their efforts to resolve the problems surrounding the initial bid invitation.

It was recommended that the appropriate Board officials be authorized to accept the revised plans and specifications for the recreational facilities at the University of Oregon, solicit new bids and award construction contracts within the project budget of $630,000 previously authorized. Except for $50,000 of state funds appropriated for the replacement of the tennis courts on the site of the College of Education Building, the project would be financed from balances available for auxiliary enterprises.

In response to a question during the Board discussion, Mr. Hunderup indicated that the revised plans had not yet been completed but that the project would be performed basically as it was presented to the Board at an earlier meeting. However, substitutions may be necessary in certain types of materials. It may also be necessary to eliminate one set of tennis courts in order to stay within the expenditure limitation. Mr. Hunderup said there might be a modification in the roof so that the pitch would be tilted slightly to one side only rather than having a peaked roof with drainage to both sides of the roof.

Mrs. Johnson said that she had been opposed to this project as originally presented because of the cost and the type of roof that would not provide flexibility for expansion or conversion to another use. The revised plans may result in less building for the same amount of money and will require compromises in the construction. Further, she indicated that fees for the use of these facilities should be considered in order to help defray the costs of the construction. This is particularly true if the auxiliary enterprises income continues to fluctuate because of occupancy of the buildings and perhaps the conversion of some dormitories to other uses. She pointed out also that the use of the auxiliary enterprise reserves to finance a portion of the cost of construction for this project meant that the students living in dormitories were paying for the building to a large extent.

Mr. Stewart indicated that he would favor the motion by Mr. Joss to approve the recommendations as presented if it could be amended so that after the bids were obtained through the normal channels, they would be brought back to the Board for consideration. Mr. Joss accepted the amendment to his motion.

The Board voted to approve the recommendation to authorize the Board officials to accept the revised plans and specifications and solicit new bids, with the understanding that these bids would then be brought back to the Board for consideration prior to the awarding of construction contracts. Mrs. Johnson abstained from voting on the motion because she indicated that she was in favor of bringing it back to the Board but was opposed to the project itself.
Upon the recommendation of University of Oregon officials and Architects Wilmsen, Endicott & Unthank, the work performed by the three principal construction contractors for the Classroom, Office, Library Facilities: Law and General Purpose Educational, more commonly identified as the Law and Legal Center, was accepted as of September 11, 1970, subject to the completion of a few minor items. The Vice Chancellor for Facilities Planning inspected the project with a representative of the U.S. Office of Education prior to the acknowledgement of the acceptance. A revised semifinal budget is shown below in comparison with the budget reported to the Board on December 9, 1968:

<table>
<thead>
<tr>
<th>Project Costs</th>
<th>Revised 9/11/70</th>
<th>Original 12/9/68</th>
<th>Increase or Decrease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction costs:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Work - Todd Building Company, Roseburg</td>
<td>$1,450,365</td>
<td>$1,429,347</td>
<td>$21,018</td>
</tr>
<tr>
<td>Mechanical Work - Temp-Control Corporation, Portland</td>
<td>334,460</td>
<td>327,882</td>
<td>6,578</td>
</tr>
<tr>
<td>Electrical Work - McPheeeters Electric Co., Eugene</td>
<td>171,316</td>
<td>162,260</td>
<td>9,056</td>
</tr>
<tr>
<td>Total direct construction costs</td>
<td>$1,956,141</td>
<td>$1,919,489</td>
<td>$36,652</td>
</tr>
<tr>
<td>Professional services fees</td>
<td>123,151</td>
<td>112,941</td>
<td>10,210</td>
</tr>
<tr>
<td>Furnishings and equipment</td>
<td>180,000</td>
<td>190,000</td>
<td>(10,000)</td>
</tr>
<tr>
<td>Construction supervision</td>
<td>23,500</td>
<td>20,000</td>
<td>3,500</td>
</tr>
<tr>
<td>Physical plant costs and miscellaneous expenses</td>
<td>24,708</td>
<td>24,180</td>
<td>528</td>
</tr>
<tr>
<td>Contingencies</td>
<td>-</td>
<td>38,390</td>
<td>(38,390)</td>
</tr>
<tr>
<td>Total project costs</td>
<td>$2,307,500</td>
<td>$2,305,000</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

(1) Includes modifications to the formboard; provision of extra louvers; the extension of the utility tunnel; modifications to reinforcing steel; the provision of sound insulation panels, the substitution of carpeting in lieu of floor tile in certain rooms; and other changes incorporated within five approved change orders.

(2) Includes modifications to the water main and utility tunnel; revisions to duct work; the installation of expansion joints on steam and condensate lines; and other changes incorporated within three approved change orders.

(3) Includes the extension of the utility tunnel; the provision of extra speakers and transformer in the moot court room; the furnishing and installation of a fire alarm pedestal with connections to the system near Deady Hall; the respacing of light fixtures and modifications to some fixtures in certain rooms; revisions to the power distribution system in the existing tunnel system and other changes incorporated within four approved change orders.

Plans and specifications for the new facilities for the School of Law were prepared by Architects Wilmsen, Endicott and Unthank. The building is located in the northwest corner of the University campus near the intersection of Kincaid Street and Eleventh Avenue, immediately
north of the Computing Center and west of Villard Hall. Although described basically as a two-story building, plus basement, there is a partial third floor level with mechanical areas enclosed on the roof. Student locker rooms, meeting rooms, informal study and discussion spaces, as well as a classroom and two seminar rooms are located on the lowest floor level. Administrative areas, such as the dean's office, classrooms and the moot court room are on the main floor with direct access to the major entrances. Faculty offices for approximately 35 staff members are located on the second floor, closely related to the materials resource center and a portion of the Law School library. Other library areas are assigned to each of the various floors at the north end of the building. A total of approximately 435 student stations is provided within the classrooms and seminar rooms.

The building is of fire-resistive, reinforced concrete construction with exterior finishes of concrete, brick masonry, color anodized aluminum and glass. Utility services are provided from the campus central heating and cooling systems through an extension of the utility tunnel from Deady Hall. Landscaping plans were integrated with the building design.

Based upon the gross area of approximately 80,945 square feet, the direct construction costs of $1,882,245 for the building and fixed equipment, excluding landscaping, utility and paving costs of $74,850, average about $23.25 per square foot. Of the total project cost of $2,307,500, a federal grant approved under Title II of the Higher Education Facilities Act of 1963 provided about $766,333; a General Fund appropriation provided about $90,000; bond borrowings issued under the provisions of Article XI-C of the Oregon Constitution provided about $1,448,667; and gift funds provided the balance of $2,500. The latter was used to offset a portion of the costs of carpeting some of the faculty offices.

The revised budget total of $2,307,500 is somewhat less than the expenditure limitation of $2,415,000 authorized by Chapter 404, Oregon Laws 1967, and approved by the State Emergency Board. As noted, however, it is $2,500 more than the initial post-bid budget as a result of gifts which the Law School received to cover some of the costs of substituting carpeting within faculty offices.

**RECAPITULATION UPON INSPECTION AND ACCEPTANCE**

*Project - UO Classroom, Office, Library Facilities: Law and General Purpose Educational*

*Architects - Wimmsen, Endicott & Unthank, Eugene*

*Legislative authorization - Chapter 404, Oregon Laws 1967*

*Board's priority - No. 26 in 1967-1969*

*Approximate gross area - 80,945 square feet*

*Estimated total project cost - $2,307,500*
Estimated direct construction costs:

Total
Building and fixed equipment (excluding landscaping, utility, and paving costs)
Average (per square foot) - $23.25

Financing plan:
General Fund appropriation in Section 1 of Chapter 404, Oregon Laws 1967
General obligation bond borrowings issued under the provisions of Article XI-G of the Oregon Constitution
Federal education grant under Title II of the Higher Education Facilities Act of 1963, as amended
Gift funds

Total

$1,957,095
$1,882,245

$2,307,500

The Board accepted the report as presented.

Report of Inspection & Acceptance of Central Cooling, Phase II, UO

Upon the recommendation of University of Oregon officials and J. Donald Kroecker & Associates, project engineers, the work performed by the construction contractor for the Central Cooling, Phase II, was inspected and accepted as of September 25, 1970, subject to the completion of a few minor items. A revised semifinal budget for the project is shown below in comparison with the budget reported to the Board on December 10, 1969:

<table>
<thead>
<tr>
<th>Project Costs</th>
<th>Revised Budget 9/25/70</th>
<th>Original Budget 12/10/69</th>
<th>Increase or (Decrease)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction costs - Willis Mechanical Contractor, Inc., Eugene</td>
<td>$234,980</td>
<td>$230,000</td>
<td>4,980 (1)</td>
</tr>
<tr>
<td>Purchase of chiller</td>
<td>70,314</td>
<td>70,314</td>
<td>- (2)</td>
</tr>
<tr>
<td>Alterations within existing buildings to provide cooling (to be contracted separately)</td>
<td>60,000</td>
<td>60,000</td>
<td>-</td>
</tr>
<tr>
<td>Professional services fees</td>
<td>20,690</td>
<td>20,316</td>
<td>374</td>
</tr>
<tr>
<td>Construction supervision and miscellaneous costs</td>
<td>14,016</td>
<td>7,870</td>
<td>6,146 (3)</td>
</tr>
<tr>
<td>Contingencies</td>
<td>-</td>
<td>11,500</td>
<td>(11,500)</td>
</tr>
<tr>
<td>Total project costs</td>
<td>$400,000</td>
<td>$400,000</td>
<td>$ -</td>
</tr>
</tbody>
</table>

(1) Includes piping connections in science buildings for lecture halls and research spaces; the installation of aluminum jacketing on piping in the tunnel system, the installation of insulation and stainless steel annubars in chilled water returns with accompanying metering devices; and other changes incorporated within four approved change orders.

(2) This portion of the work was completed earlier, and a report was made to the Board on April 23, 1968.
(3) Includes some extra physical plant costs; the costs of balancing the two chillers and furnishing monitoring devices.

Plans and specifications for the Central Cooling, Phase II, were prepare by Engineers J. Donald Kroeker & Associates, consulting engineers, Portland. Briefly, the work consisted of the installation of a one-ton bridge crane, pumps and piping in the central plant, the startup and adjustment of the second 1200-ton absorption water chiller, and installation of additional piping in the tunnels. Funds for the project were provided from state funds from a General Fund appropriation within Chapter 404, Oregon Laws 1967, and bond borrowings under Article XI-G of the Oregon Constitution. However, efforts are being made to preserve the eligibility of portions of the costs from federal grants which have been committed for the proposed Science Building, Third Addition. A determination of federal participation cannot be made until the problems relating to the construction of the science facilities have been resolved.

RECAPITULATION UPON INSPECTION AND ACCEPTANCE

Project - UO Central Cooling, Phase II

Engineers - J. Donald Kroeker & Associates, Portland

Legislative authorization - Chapter 404, Oregon Laws 1967

Board's priority - No. 3 in 1967-1969 (as a portion of the request for Science Building, Third Addition, and Central Cooling)

Total project costs $ 400,000

Estimated direct construction costs:
   For tunnel piping and related work $ 234,980
   For purchase and installation of chiller $ 70,314

Financing plan:
   General Fund appropriation in Chapter 404, Oregon Laws 1967, and bond borrowings under Article XI-G of the Oregon Constitution and offsets $ 400,000

The Board accepted the report as presented.

(Considered by Building Committee, October 8, 1970.)

In consultation with students living in the Women's Residence Hall at the University of Oregon Medical School, institutional officials have recommended that minor alterations and improvements be made in the building to provide minimum facilities for the occupants to prepare some of their own meals. The work would involve the installation of an electric range and two refrigerator-freezer units on each of the five residence floors of the building, together with the necessary utility changes and cabinet work relating to the installation. These snack kitchens would be created through the use of the existing ironing rooms adjacent to the floor lounges, requiring a minimum of construction changes.
Of the estimated total project cost of approximately $15,225, it is expected that expenditures totaling about $2,925 would be charged against the reserve for building repairs and alterations and that the remainder of about $12,300, constituting a capital improvement, would need to be financed from commingled student building fees. Currently, in accordance with the action of the Board on January 23, 1968, commingled student building fees are being used to supplement, as necessary, the earnings from the dormitory in order to meet the financial standards of the Board.

One of the objectives to be accomplished in making the physical changes to provide minimal food service facilities would be to achieve a higher occupancy rate in the residence hall. As of September 30, 1970, the occupancy was 152 compared to the rated capacity of 170.

With the concurrence of the Chancellor, Dean Holman recommended that the University of Oregon Medical School be authorized to undertake minor capital improvements to the Women's Residence Hall at a cost of approximately $15,225 to provide minimum kitchen facilities so that student residents could prepare some of their own meals. It was also recommended that commingled student building fees of approximately $12,300 be made available to the institution to cover a major portion of the estimated project costs.

The Building Committee recommended that the Board approve the recommendations as presented.

The Board approved the recommendations as presented.

Resolution for Federal Grant Proposal for MacKenzie Hall & Administration Building Alterations, UCMS

(Considered by Building Committee, October 8, 1970.)

The remodeling of MacKenzie Hall and the Administration Building at the University of Oregon Medical School has been included within the Board's capital construction program for 1971-1973 at an estimated total cost of $2,555,000. Of this amount, it is expected that federal funds of approximately $1,322,818 would be requested from the U.S. Public Health Service, and that the balance of about $1,232,182 would come from state funds.

At the July 27, 1970, meeting, the Board approved a resolution which accompanied an application to the Division of Nursing of the U.S. Public Health Service for grant assistance in the amount of $221,453 for that portion of the project which relates to the facilities to be used by the School of Nursing. It is expected that in the very near future an application will be submitted to the Division of Physician Manpower for federal matching funds in the amount of approximately $1,101,365 for other portions of the project, subject to authorization by the State Emergency Board. It appears likely that the federal agency will require approval of a formal resolution by roll call vote to accompany or supplement the application. Consequently, Dean Holman, with the concurrence of the Chancellor, recommended that the following resolution be approved:
RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS FOR HEALTH MANPOWER FACILITIES UNDER HEALTH PROFESSIONS PROGRAM, PART E, TITLE VII, PHS ACT 42, UNITED STATES CONGRESS 293

WHEREAS, the Oregon State Board of Higher Education on behalf of the University of Oregon Medical School, herein called the "Applicant," after thorough consideration of the various aspects of the problems and study of available data has determined that the renovating of certain public works generally described as MacKenzie Hall and the Administration Building, University of Oregon Medical School, is desirable and in the public interest and to that end it is necessary that action preliminary to such remodeling be taken immediately; and

WHEREAS, under the terms of Public Law 88-129, as amended, the United States of America has authorized the Department of Health, Education and Welfare to grant funds for the construction of Health Manpower Facilities; and

WHEREAS, the Applicant has examined and duly considered such Act and the Applicant subscribes to the Understandings and Assurances contained in thy application and the Applicant considers it to be in the public interest and to its benefit to file an application under said Act and to authorize other action in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY the Oregon State Board of Higher Education, as follows:

1. That the construction (remodeling) of said public work is essential to and is in the best interest of the Applicant, and to the end that such public works may be provided as promptly as practicable, it is desirable that action taken preliminary to the construction (remodeling) be undertaken immediately;

2. That J. I. Hunderup, Vice Chancellor for Facilities Planning, be hereby authorized to file in behalf of the Applicant an application in the form required by the United States and in conformity with said Act for grant funds to be made by the United States to the Applicant to aid in defraying the cost of construction for the above described public works, which shall consist generally of renovations to MacKenzie Hall and the Administration Building at the University of Oregon Medical School to provide faculty and staff offices and teaching facilities for medical graduate and post doctoral students in the health professions.

3. That said J. I. Hunderup, Vice Chancellor for Facilities Planning, is hereby authorized to furnish such information and take such action as may be necessary to enable the Applicant to qualify for grant assistance;
4. That the official designated in the preceding paragraph is hereby designated as the authorized representative of the Applicant for the purpose of furnishing to the United States such information, data, and documents pertaining to the application for grant assistance as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;

5. That certified copies of this resolution be included as part of the application for grant assistance to be submitted to the United States.

The Building Committee recommended that the Board approve the recommendation as presented.

Upon motion by Director Joss, the Board approved the recommendations as presented and the above resolution was adopted by roll call vote with the following voting in favor of adoption: Directors Corey, Holloway, Holmes, Johnson, Joss, Mosser, Stewart, and Snider.

Those voting no: None.

The Vice President of the Board thereupon declared said resolution duly adopted by a unanimous vote.

(Considered by Finance Committee, October 7, 1970.)

At the October 7, 1970, meeting of the Finance and Business Affairs Committee, notice was given of the intent to hold a public hearing on October 26, 1970, at the Board meeting in Klamath Falls on parking rates at the University of Oregon Medical School. The proposed increases were intended, in part, to help provide the two-year debt service required for the construction of the parking facility included in the 1971-1973 capital construction program. Staff and student questioning of the proposed rates are reported at both the University of Oregon Dental School and the University of Oregon Medical School.

Review has been made of the automotive parking financial policies adopted at the March 10, 1969, meeting and the application thereof to the financial program for Parking Facilities, Science II, and College Services Building and Parking Structure II at Portland State University, adopted by the Board at its July 21, 1969, meeting. The program required that an initial application of approximately $154,000 and two supplemental applications of $15,000 each from commingled student building fees would be provided to assist in establishing and maintaining the Board's required two-year debt service reserve for the new facilities, contract awards being authorized for the new facilities at the same meeting. Moreover, increased rates of charge to provide net income approximately equal to annual debt service charges were to be effective Fall Term 1969.
It appears that the proposed rates of charge at the Medical School, outlined at the Committee meeting, would be inconsistent with the previous application of the Board's financial policies for automotive parking facilities. Unless the public hearing revealed new considerations, it was recommended that the revised rates outlined below be adopted effective November 1, 1970, after public hearing, as follows:

<table>
<thead>
<tr>
<th>Monthly Rates</th>
<th>Present</th>
<th>10/7/70</th>
<th>10/26/70</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Proposed</td>
<td>Recommended</td>
</tr>
<tr>
<td>Covered Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uncovered Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Cars</td>
<td>$ 6.00</td>
<td>$10.00</td>
<td>$ 8.00</td>
</tr>
<tr>
<td>Small Cars</td>
<td>$ 5.00</td>
<td>$ 9.00</td>
<td>$ 7.00</td>
</tr>
<tr>
<td>Cycles</td>
<td>$ 4.00</td>
<td>$ 8.00</td>
<td>$ 6.00</td>
</tr>
<tr>
<td>Coin-operated Gates</td>
<td>$ 1.00</td>
<td>$ 1.50</td>
<td>$ 1.50</td>
</tr>
<tr>
<td></td>
<td>25¢ per entry</td>
<td>50¢ per entry</td>
<td>50¢ per entry</td>
</tr>
</tbody>
</table>

The recommended rates are expected to be sufficient for 1970-71 to meet the Board's required current ratio of income to debt service of 132 percent.

Vice President Snider indicated that presentations in connection with the hearing on the proposed parking rates were in order. There being no response to his request, the Board then discussed the recommendation.

In response to a question during the Board discussion, Mr. Holmer indicated that the chief reason for increasing the covered parking charge from $6.00 to $10.00 as originally proposed had been to build up a two-year debt service reserve in advance of the construction of a project which has not yet been approved for construction by the Legislature. Consequently, it appeared to be preferable to recommend a lower fee of $8.00 which would meet the requirement to collect sufficient funds for the investment in the present parking structure and surface parking facilities, rather than to recommend a higher fee to provide for future construction. It would be expected that when subsequent parking is authorized by the Legislature, it would be necessary to increase the fee to cover the debt service for the additional structure.

The Board approved the recommendation to establish the rates as recommended on October 26, 1970.
Automatic Fire Alarm System in Old Main, PSU

(Considered by Building Committee, October 8, 1970.)

With the concurrence of the Chancellor, President Wolfe recommended that funds in the amount of $20,000, or as much thereof as may be required, be allocated from the Board's reserve for physical plant rehabilitation and minor capital outlay to cover the estimated requirements for an automatic fire alarm system in Old Main at Portland State University. It would be expected that such an installation would meet the recommendations of the Portland Fire Department and the institution's security staff, would be tied into a central control console, and would be adaptable as further changes and remodeling may be undertaken within this building.

During the Committee discussion, Mr. Hunderup indicated that Old Main is presently classified as a temporary building and therefore it seemed more appropriate to install a fire alarm system rather than to provide sprinkling in the entire building at a greater cost. In response to a question concerning a study of fire protection in State System buildings, Mr. Hunderup indicated that the state is doing this generally for all agencies and that he has a large volume of material calling attention to certain deficiencies within the State System of Higher Education. The correction of these deficiencies would constitute a multi-million dollar program and each project must be considered carefully because it would be difficult to cover every potential danger.

The Building Committee recommended that the Board approve the recommendation as presented.

The Board approved the recommendation as presented.

During the Board discussion of the fire alarm system, Mr. Joss said that rehabilitation and repairs to buildings throughout the State System have always required Board approval. He suggested that in the future such projects might simply be reported to the Board unless there is some special aspect to a particular project which the Board's staff believes should be considered by the Board. Mr. Hunderup indicated that any project costing over $50,000 would be classified as capital outlay and would require individual Board approval.

Mr. Stewart concurred with the suggestion by Mr. Joss and proposed that a written recommendation to this effect be presented to the Board for consideration. He said some of the projects might involve a change in policy over a long period of time, and a written statement on the procedure for handling these projects would be helpful.

Mr. Hunderup indicated that a recommendation would be brought to the next Committee meeting.
On September 16, 1970, upon the recommendation of officials of Oregon College of Education and Architects Payne and Settecase, the work performed by the three principal contractors for Dormitory No. 8 (recently named Landers Hall), was inspected and accepted, subject to the completion of a few minor items. A revised semifinal budget for the project is shown below in comparison with the budget reported to the Board on July 21, 1969:

<table>
<thead>
<tr>
<th>Project Costs</th>
<th>Revised Budget 9/16/70</th>
<th>Original Budget 7/21/69</th>
<th>Increase (Decrease)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction costs:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Work – Forster Construction Co., Inc., Salem</td>
<td>$1,174,203</td>
<td>$1,156,867</td>
<td>$17,336 (1)</td>
</tr>
<tr>
<td>Mechanical Work – Bowen Bros. Plumbing &amp; Heating, Inc., Salem</td>
<td>177,728</td>
<td>178,605</td>
<td>(877) (2)</td>
</tr>
<tr>
<td>Electrical Work – Marion Electric, Salem</td>
<td>81,112</td>
<td>74,990</td>
<td>6,122 (3)</td>
</tr>
<tr>
<td>Total direct construction costs</td>
<td>$1,433,043</td>
<td>$1,410,462</td>
<td>$22,581</td>
</tr>
<tr>
<td>Professional services fees</td>
<td>78,817</td>
<td>77,575</td>
<td>1,242</td>
</tr>
<tr>
<td>Furnishings and equipment</td>
<td>50,386</td>
<td>46,000</td>
<td>4,386</td>
</tr>
<tr>
<td>Construction supervision and miscellaneous costs</td>
<td>17,754</td>
<td>17,754</td>
<td>-</td>
</tr>
<tr>
<td>Contingencies</td>
<td>-</td>
<td>28,209 (28,209)</td>
<td></td>
</tr>
<tr>
<td>Total project costs</td>
<td>$1,580,000</td>
<td>$1,580,000</td>
<td>-</td>
</tr>
</tbody>
</table>

(1) Includes the construction of a steam tunnel and walkways and additional excavation; modifications to the access road, walks, and steps; the furnishing and installation of plastic screening on windows at end of corridors; and other changes incorporated within seven approved change orders.

(2) Includes the furnishing and installation of two drain lines; the deletion of certain work in mechanical tunnel; and other changes incorporated within three approved change orders.

(3) Includes the furnishing and installation of additional lighting and switches; the provision of a fire alarm station, exit lights and photoelectric and time control of exterior lighting; the provision of TV service from main cable; and other changes incorporated within four approved change orders.

Plans and specifications for Landers Hall were prepared by Architects Payne and Settecase of Salem. The site for the project is the complex within the northwest portion of the campus now occupied by Butler, Gentle and Barnum Halls and the food service building, which is nearing completion.
The exterior design of the new residence hall, featuring brick and painted concrete, is very similar to the other three residence halls recently completed, but the interior arrangements within each of the six three-story buildings of the new complex provide typical two-student rooms for sleeping, study, and dressing rather than suites for four students each. Central toilet and shower rooms are available on each floor. Interior corridors serve all rooms and exit to a system of exterior walkways and stairways. The two-story lounge building is interconnected with the living units and with the central food service building. The head resident's apartment is located on the main floor of the lounge unit, and an all-purpose activity area, typing and study rooms, laundry and kitchenette are included on the upper level.

Based upon the gross area of approximately 53,000 square feet, the direct construction costs of $1,385,378 for the buildings and fixed equipment, excluding landscaping, utility tunnel and paving costs of $47,665, average about $26.14 per square foot. (If 50 percent of the area of covered walkways and stairs were included, as had been done when data were reported upon the completion of preliminary plans, the "adjusted" gross area would be approximately 57,500 square feet, and the direct construction costs of $1,385,378 would average about $24.09 per square foot.)

Although Chapter 307, Oregon Laws 1969, did not establish an expenditure limitation for each of several housing or food service projects authorized by the Act, it had been estimated that the total project costs for Dormitory No. 8 might be approximately $1,755,000. As noted, the post-bid and semifinal budgets of $1,580,000 were well below this estimate. Funds for the project were provided from proceeds of bonds sold pursuant to the provisions of Article XI-F(1) of the Oregon Constitution and/or other funds available for auxiliary enterprises.

At the time the report of bids was made to the Board, it was also indicated that there was a potential of obtaining a debt service subsidy grant from the Department of Housing and Urban Development. Subsequently, an interest subsidy grant was received by the Board’s Office for both Dormitory No. 8 and the Food Service Building and is effective from September 1970 through April 1999. The total interest subsidy covering this entire time span is expected to be $1,297,866, or about $44,754 annually.

RECAPITULATION UPON INSPECTION AND ACCEPTANCE

Project – OCE Landers Hall (Dormitory No. 8)

Architects – Payne & Settecase, Salem

Legislative authorization – Chapter 307, Oregon Laws 1969

Board’s priority – No. 9 in 1969-1971 (Auxiliary Enterprises)
Meeting #390-36

October 26, 1970

Approximate gross area - 53,000 square feet (excluding covered walkways and stairs)

Total project costs $1,580,000

Estimated direct construction costs:

Total $1,433,043
Building and fixed equipment (excluding landscaping and paving) $1,385,378
Average (per square foot) - $26.14

Financing plan:
General obligation bond borrowings under provisions of Article XI-F(1) of the Oregon Constitution and/or balances available for auxiliary enterprises $1,580,000.

The Board accepted the report as presented.

In accordance with authorization granted by the Board on September 8, a request was made to the State Emergency Board on September 24 for an increase of $100,000 in the expenditure limitation which that Board had established earlier for the proposed Classroom Building (Music) at Southern Oregon College. This adjustment was required because the construction bids received for the project on August 4, 1970, had exceeded the allowance indicated to Architects Hamlin, Martin, Schultz and Oredson. Favorable action by the Emergency Board made it possible for contract awards to be made, and the following budget has been approved for the project:

Direct construction costs:

General Work - Todd Building Company, Roseburg
Less - Change order credits 71,367 $ 947,786
Mechanical Work - Western Mechanical, Inc., Medford 309,200*
Less - Change order credits 5,110 304,090
Electrical Work - Sims Electric of Medford, Inc., Medford 95,071*
Less - Change order credits 3,541 91,530
Total direct construction costs $1,343,406

Professional services fees (including consultants) 96,246
Furnishings and equipment 54,431
Supervision and miscellaneous costs 15,000
Contingencies (2% of direct construction costs; plus $24,049 for reinstatement of elevator or other alternates) 50,917
Total (excluding land and utility extension) $1,560,000

*Base bid less all deductive alternates.

The funds required for the project are to be provided from the General Fund appropriation in Chapter 664, Oregon Laws 1969 and/or bond borrowings issued pursuant to the provision of Article XI-G of the Oregon Constitution. As indicated in prior reports to the Board, the project
costs would also include $30,000 for site acquisition and $125,000 for
utility extensions contracted earlier with the College Union Building,
thus making the total cost of the Classroom Building (Music) $1,715,000.
Of this latter amount, $55,000 was provided from self-liquidating bond
borrowings issued under the provisions of Article XI-F(1) of the Oregon
Constitution.

For the building and fixed equipment only, exclusive of outside utilities
and landscaping costs, the direct construction costs of $1,259,110 would
average about $28.90 per square foot for the total gross area of 43,572
square feet.

RECAPITULATION UPON AWARD OF CONTRACTS

Project — SOC Classroom Building (Music), including land and
utility extensions

Architects — Hamlin, Martin, Schultz & Oredson, Eugene and Ashland

Legislative authorization — Chapter 664, Oregon Laws 1969

Board's priority — No. 7 (Educational and General Plant)
No. 6 (Auxiliary Enterprises)

Approximate gross area — 43,572 square feet

Estimated total project costs — $1,715,000

Estimated direct construction costs:
Total — $1,343,406
Building and fixed equipment only — $1,259,110
Average (per square foot) — $28.90

Tentative schedule:
Contract award — September 1970
Completion — November 1971

Tentative financing plan:
State funds (General Fund appropriation in
Chapter 664, Oregon Laws 1969 and/or
Article XI-G bonding) $1,660,000
Self-liquidating bond borrowings under
Article XI-F(1) and/or balances available
for auxiliary enterprises
Total 55,000
$1,715,000

The Board accepted the report as presented.

Pursuant to authority granted by the Board, arrangements have been
made to acquire the Cornwall property located within the approved
projected campus boundaries of Southern Oregon College, at 381 Walker
Avenue, Ashland. The property consists of a lot containing approxi-
mately 8,094 square feet, improved with a three-bedroom frame resi-
dence plus a ceramic workshop. The purchase price of $15,000 was in
line with appraisals obtained by the institution. The property is in an area intended for physical education activity fields and funds to finance the acquisition are being provided from the General Fund appropriation as authorized in Chapter 664, Oregon Laws 1969, or its equivalent.

The Board accepted the report as presented.

(Considered by Building Committee, October 8, 1970)

With the concurrence of the Chancellor, President Rempel recommended that $6,000 be allocated from the Board's reserve for physical plant rehabilitation and minor capital outlay to cover approximately one-half of the cost of converting two classrooms (Rooms 211 and 212) within the Administration Building at Eastern Oregon College into nine faculty offices, a small conference-counseling room, secretarial workroom and related service spaces. The remainder of the project requirements would be financed from the institutional operating budget.

The Building Committee recommended that the Board approve the recommendation as presented.

In the Board discussion, Mrs. Johnson said that the alterations would release two classrooms for conversion to other uses which means additional expenditures. She suggested that policy guidelines for making these decisions, particularly when different financing is involved, might be included in the recommendation on the handling of rehabilitation projects to be presented to the Committee.

Mr. Hunderup said that the institution regularly finds it necessary to make adjustments in the use of spaces for classrooms, laboratories, and offices in order to maintain the necessary flexibility to meet the needs of the institution.

It was also mentioned that flexibility is being built into some of the new construction in other parts of the country on an experimental basis so that buildings can be converted very rapidly from one use to a different use. Mr. Hunderup indicated that some of the new buildings under construction or proposed in the near future for the State System will provide the opportunity for greater flexibility than was formerly possible. However, this does increase the cost of the building.

The Board approved the recommendation as presented.

Pursuant to authority granted by the Board, arrangements have been made for the acquisition of the Carrie S. Deal-properties located within the approved projected campus boundaries of Eastern Oregon College at 1202 'G' Avenue, La Grande. The properties consist of four lots containing approximately 26,400 square feet, improved with
a frame residence in fair condition. The total purchase price of $13,100 was in line with appraisals obtained by the institution. The properties are located in an area designated for educational and general buildings, and funds to finance the acquisitions are being provided from the General Fund appropriation authorized by Chapter 664, Oregon Laws 1969, or its equivalent.

The Board accepted the report as presented.

On August 11, 1970, upon the recommendation of Eastern Oregon College officials and Engineers Morrison, Funatake & Associates, the work performed by the construction contractor for the relocation and expansion of the Central Heating Plant was accepted, subject to the completion of a few minor items. The project was completed well ahead of schedule and with a minimum number of interruptions to the instructional program of the College.

A revised semifinal budget for the project is shown below in comparison with the budget reported to the Board on October 27, 1969:

<table>
<thead>
<tr>
<th>Project Costs</th>
<th>Revised Budget 8/11/70</th>
<th>Original Budget 10/27/69</th>
<th>Increase or Decrease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct construction - Lord Bros. Contractors, Inc., Portland</td>
<td>$635,744</td>
<td>$627,679</td>
<td>$8,065 (1)</td>
</tr>
<tr>
<td>Professional services fees</td>
<td>41,580</td>
<td>39,116</td>
<td>2,464 (2)</td>
</tr>
<tr>
<td>Construction supervision</td>
<td>7,000</td>
<td>7,000</td>
<td>-</td>
</tr>
<tr>
<td>Landscaping and utility service connections</td>
<td>30,441</td>
<td>22,375</td>
<td>8,066 (3)</td>
</tr>
<tr>
<td>Legal and miscellaneous costs</td>
<td>5,235</td>
<td>5,000</td>
<td>235</td>
</tr>
<tr>
<td>Contingencies</td>
<td>18,830</td>
<td>18,830</td>
<td>-</td>
</tr>
<tr>
<td>Total project costs</td>
<td>$720,000</td>
<td>$720,000</td>
<td>-</td>
</tr>
</tbody>
</table>

(1) Includes modifications to the absorption chiller and additional insulation; installation of high voltage switchgear; modifications to concrete finish and drains, installation of 8" expansion joints and electrical conduit; and other changes incorporated within seven approved change orders.

(2) Includes a supplement to engineers' contract for additional engineering services for future utility connections to existing buildings and proposed projects of the College.

(3) Includes a portion of costs for the installation of electrical service connections from the Central Heating Plant through the existing utility tunnel to serve the proposed College Center Building and the proposed Education Building and provision for existing facilities and future buildings.

Plans and specifications for the project were prepared by Morrison, Funatake & Associates, Inc., Consulting Engineers (formerly identified as W. Bruce Morrison & Associates, Inc.). The new central utility
plant is sited west of Twelfth Street and south of Hunt Hall. In addition to the building containing a gross area of approximately 4,662 square feet, the project included furnishing and installing two 20,000 pound per hour boilers, together with feed water pumps, water treatment facilities and related equipment. These boilers normally would operate at low pressure (12 psi) but are designed to operate at a higher pressure (40 psi) during severe weather conditions. The project also included the construction of approximately 1,072 lineal feet of tunnel, most of which measures 6 feet high and 7 feet wide with the top to be used as a sidewalk or roadway. The 120-foot tunnel link to the site of the proposed Education Building is slightly smaller (5 feet by 5.5 feet). For portions used as a roadway for emergency vehicles, there is a "T" overhang on the top of the tunnel, making the total width approximately 12 feet. The tunnel extends from the central plant to Eighth Street just south of Ackerman Laboratory School and was designed for future extensions through the area presently occupied by Hoke Hall near the proposed new college union facilities.

The utility service connection at Ackerman Hall was sized to provide steam supply for all campus buildings served by the central heating plant, thus permitting the removal of the boilers from the Library Building.

The central heating plant building was constructed of reinforced concrete. It includes an office, storage and toilet rooms as well as the area to house the boilers and air conditioning equipment. The initial chilling equipment has a design capacity of approximately 300 tons to serve the proposed Education Building and the proposed College Center. Space was provided for future boilers and chiller to serve additional buildings, and the structural support of the roof is adequate to accommodate the initial and future cooling towers for the chillers. Chilled water lines to serve the new buildings were installed and a storm sewer was installed along the north side of the tunnel. Minor revisions to the sanitary sewer and cold water lines were included in the project. Electrical work under the contract was confined primarily to the tunnel and central heating plant, but provision was made for future electrical installations within the tunnel. One of the additive alternates that was exercised provided for the construction of a service access road between the new plant and Twelfth Street. The other alternate covered the extension of the tunnel to the site of the proposed Education Building, also authorized by the 1969 Legislature, but the construction of which may be delayed until after the 1971 Legislature.

State funds were provided in the amount of $440,000 for the portion of the project costs applicable to the educational and general plant, and the remaining $280,000 was financed from self-liquidating bond borrowings and balances available for auxiliary enterprises.

RECAPITULATION UPON INSPECTION AND ACCEPTANCE

Project - EOC Central Heating Plant Relocation and Expansion

Engineers - Morrison, Funatake & Associates, Inc., Portland

Legislative authorization - Chapter 664, Oregon Laws 1969