

MAINE STATE LEGISLATURE

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STATE OF MAINE

ONE HUNDRED AND SIXTH LEGISLATURE

COMMITTEE ON APPROPRIATIONS AND FINANCIAL AFFAIRS

December 31, 1974

TO: Chairman, Legislative Council

FROM: Senator Joseph Sewall, Chairman, Committee on Appropriations
and Financial Affairs *J.S.*

SUBJECT: Report on Study

The Legislative Council authorized this Committee to review the possibility of establishing District State Office Buildings. Attached is a brief report of our findings.

It is suggested that further study in this area is necessary before any decision can be made.

SUBJECT: ANALYSIS OF STATE LEASED PROPERTY

A review of annual rental cost in certain areas of the State shows that in Portland-South Portland it is \$ 243,225., Biddeford-Saco \$ 58,020., Lewiston-Auburn \$ 107,619., Augusta-Waterville \$ 392,530., Bangor-Brewer \$ 161,640., and Presque Isle-Caribou \$ 75,141.

Although the Biddeford-Saco and possibly the Presque Isle-Caribou areas would not seem to indicate the need for State Office Buildings the cost in the other areas would warrant some further study into the possibility of building District State Office Buildings. This would save considerable amounts over a period of time due to state ownership and the ever increasing lease costs as present leases are renewed.

BUREAU OF PUBLIC IMPROVEMENTS
ANALYSIS OF STATE LEASED PROPERTY
IN MAJOR AREAS

1/31/77

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA							TOTAL	H.W.E.	EXPIRES	
				PORTLAND	BANGOR	LEWISTON	AUGUSTA	BANGOR	PREQUELE	INCLUDES				EXPIRES
				SO. PORTLAND	SACO	AUBURN	WATERVILLE	BRAND	CARIBOU					
AGRICULTURE														
PATRICK ST. PETER & SONS	SO. MAIN ST., CARIBOU	1280	2.34											
FLOYD A. BELLEMIN	136 MAIN ST., FT. EARFIELD	348	1.72							\$ 3000	H.W.	6/1/75		
ALBOSTOCK CTY. AGRIC. CTR.	CARIBOU RD., PREQUELE ISLE	449	3.10							600	H.H.	T/W		
GOULD & SMITH INC.	20 DYER ST., PREQUELE ISLE	300	2.00							1329	H.W.-J	T/W		
										600	H.W.-E	T/W		
		2376	2.35							5589				
BOARD OF ARCHITECTS														
MONUMENT SQUARE ASSOC.	477 CONGRESS ST., PORTLAND	189	4.82			972						H.A.C.	7/1/74	
BAXTER STATE PARK LUTHERITY														
MAINE STATE GRANGE	146 STATE ST., AUGUSTA	800	3.00										T/W	
DISTRICT COURT														
COUNTY OF PENOBSCOT	HAMMOND ST. & PENOBSCOT													
	COURT-HOUSE, BANGOR	12000	2.05											
CITY OF LEWISTON	CITY HILL, LEWISTON	3900	1.34					3900					H-E-J	7/1/77
COUNTY OF CUMBERLAND	COUNTY COURT-HOUSE, PORTLAND	5100	1.69			9600							H-W-E-J	4/4/75
COUNTY OF BOSTON	COUNTY BLDG., CARIBOU	1321	1.55										H-W-E-J	9/1/75
CITY OF PREQUELE ISLE	SECOND ST., PREQUELE ISLE	1375	1.07							3600			H-W-E-J	4/1/75
CITY OF SACO	MAIN ST., SACO	2601	.69					1800					H-W-E-J	5/1/77
CITY OF WATERVILLE	CITY HALL, WATERVILLE	3510	.95							3600			H-W-E-J	1/15/74
													H-W-E-J	7/1/72
		33353	1.56		9600	1800	3900	3600	25817	7200				
EDUCATION														
C.F. & J.E. MORISSETTE	HIGHWOOD ST., WATERVILLE	16000	1.03							16500			H.W.-E.	2/21/74

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA							INCLUDES	EXPIRES
				PORTLAND	BIDDEFORD	LEWISTON	AUGUSTA	PHISOR	PREQUELLE	WATERVILLE		
ENVIRONMENTAL PROTECTION												
HEIRS OF CHAS. STETSON	31 CENTRAL ST., BANGOR	1308	1.38							1,880	H	7/14
MESONIC TRUSTEES	415 CONGRESS ST. PORTLAND	1,041	3.63	3,779							H-J	7/14
		2,349	2.40	3,779						1,880		
FORESTRY												
MECHANICS SAVING BANK	81 MAIN ST., AUBURN	627	7.10							480	H	7/14
HAIRDRESSERS												
CAPITOL SHOPPING CTR.	WESTERN AVE., AUGUSTA	1,851	4.20							7,774	H-W-E-J-AC	11/176
HISTORIC PRESERVATION												
RAYMOND L. BOND, JR.	31 WESTERN AVE., AUGUSTA	540	2.72							7,470	H-W-E-J	3/15/75
HEALTH & WELFARE												
ROSCO KRIGORE	295 STATE ST., AUGUSTA	1,150	2.61							3,000	H-W-AC	7/14
EDWIN L. LEVINE	173 MAIN ST., WATERVILLE	470	2.55							1,200	H-W	7/11/74
SSC GENERAL CONTRACTORS	WHITTEN RD., AUGUSTA	3,300	4.29							17,508	H-E-AC-J	11/1/75
ALBERT CHARLOTTE	2 STONE ST., AUGUSTA	602	3.98							2,400	H-W-E	7/14
EMERCE REALTY	99 WESTERN AVE.	3,784	3.76							14,232	H-E	8/1/74
MCCARTHY DEVELOPMENT CORP.	32 WINTHROP ST., AUGUSTA	1,407.5	3.69							51,786	H-AC	8/1/75
F.S. WINGATE CO.	51 WATER ST., HALLOWELL	3,781	4.73							16,165	H-W-AC	9/1-1/76
KENNESIC MENTAL HEALTH AS.	NORTH ST., WATERVILLE	130	6.00							780	H-W-E	7/14
ERIN REALTY CO.	117 BROADWAY, BANGOR	17,000	3.20							54,912	H-E	9/15/79
CWE KENNEBEC PLAZA	192-200 EXCHANGE ST., BANGOR	1,034	4.50							4,653	H-E	5/1/75
YERGO, INC.	890 HAMMOND ST., BANGOR	900	5.00							4,800	H-W-E	5/15/75
SAMUEL SCHWARTZ	2 SCHOOL ST., SANFORD	600	3.00						1,800		H-W	7/14
ROGER CAMIRE	1 HIGH ST., SANFORD	750	3.60						2,700		H-W-E	7/14
LEAH WILENSKY	22 ALFRED ST., BIDDEFORD	1,400	3.00						4,200		H-W-AC	5/15/75

(CONT'D)

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA							TOTAL	INCLUDES EXPENSES	DATE
				PORTLAND	BIDDEFORD	LEWISTON	AUGUSTA	BANCOR	WATERVILLE	BREWSTER			
HEALTH & WELFARE (CONTD)													
ADULT MENTAL HEALTH CL.	A.M.H.C., FT. FAIRFIELD	150	8.00								1200	H-W-E-J	7/2
COTE BROS., INC.	371 MAIN ST., CARBON	7476	3.00								22428	H-W	6/2/77
B.L.N.C.F. PUNTERIAND	179-187 LISBON ST., LEWISTON	1800	1.51					27200				H-W	5/15/75
MAINE MUTUAL FIRE INS. CO.	555 MAIN ST., PRESQUE ISLE	1180	3.00								3540	H	7/15/77
SARANTON REAL ESTATE CO.	509 FOREST AVE., PORTLAND	36900	2.54	93076								H-W-AC	12/31/77
J.S. A. E. PAULIN	142 HIGH ST., PORTLAND	1280	3.34	4275								H-W-J	7/15/77
		115984	2.89	97751	18700	27200	104571	64365	33228				
INSURANCE & VISORY BOARD													
RAYMOND L. BOND, JR.	31 WESTERN AVE., AUGUSTA	480	4.25					2050				H-E-J	6/1/75
LAND DAMAGE BOARD													
DANIEL E. WATHEN	77 WINTHROP ST., AUGUSTA	440	5.45					2400				H-E-AC	9/1/77
LIQUOR ENFORCEMENT													
ANDREW INNES	295 WATER ST., AUGUSTA	360	3.75					13587				H-E-AC-J	7/10
LIQUOR													
SHAWBURN REALTY	600 CENTER ST., AUBURN	2400	1.25					3000					5/1/77
LEE + ARTHUR PUNTERIAND	67 MILL ST., AUBURN	1853	1.29					2400					7/10
J. ARTHUR CENTER	140 CANAL ST., LEWISTON	2160	2.13					4600				H	7/10
MATHUCO PARK SHOPPING CTR	UPPER MAIN ST., LEWISTON	3000	1.68					5040					11/22/77
R.M. BRADLEY Co. INC.	AUGUSTA PLAZA, AUGUSTA	2400	1.10					2440					3/1/77
CUTTLE'S AUGUSTA MKT. INC.	COURT WILLIAMS ST., AUGUSTA	2400	1.13					2700					11/1/72
HAMPDEN LED & WHITE CO.	HAMPDEN	1800	1.33										11/1/79
CENTRAL EQUIP. Co.	INTOWN PLAZA, BANCOR	2000	1.61					2400					12/1/77
THIRD UNION REALTY Co.	UNION ST., BANCOR	2500	1.25					3180					12/1/77
DAVIS-GREENE Co.	MA. MAIN ST., BREWER	2450	1.22					3000					3/1/75
(CONTD)													

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA						EXPIRES	
				PORTLAND-SO. PORTLAND	BIDDEFORD-SACO	LEWISTON-AUBURN	AUGUSTA-WATERVILLE	BANGOR-BREWSTER	MEADOWS		
<u>LIQUOR (CONT'D)</u>											
TAKES REALTY Co.	376-384 Elm St., Biddeford	3000	\$ 1.20		\$ 3600					H-W	10/1/81
BUCOVALAS BROS MKT.	17 Common St., Saco	1950	1.54		3000						7/1/75
DAVIS-GREENE Co.	Caribou Shopping Ctr.	2492	1.42						3540		8/1/81
G.H. & J.H. MCKENNEY	Main St., Ft. Fairfield	1200	1.60						3000	H-W	10/30/78
SAMPSON'S SUPERMARKETS INC.	Presque Isle Plaza	2000	1.50								7/1/75
JOHN PHILOPOULOS	Falmouth Shopping Center	4000	2.10	8400							2/1/83
MAURICE DREES	595 Congress St., Portland	2000	2.85	5700						H-W	4/1/75
SHAW'S REALTY Co.	Northgate Shop. Ctr., Portland	3200	1.54	4950							3/1/78
GORDON F. BLOOM	Pine Tree Shop. Ctr., Portland	2500	1.44	3600							9/1/74
J. SCHLAGER & R. EDSTEIN	St. John St., Portland	4200	1.64	6900							12/1/77
JULIAN CHEN	Maine Mill, So. Portland	2868	2.00	5130							1/1/79
SHAW'S REALTY Co.	Mill Creek Shop. Ctr., So. Portland	2900	1.55	4500							5/1/75
PAUL J. ALBERT	922 Main St., Westbrook	2250	1.87	4200						H-W	5/1/78
COTTE REALTY Co.	Downtown Shop. Ctr., Waterville	2700	1.22				3300				10/1/78
LIONEL C. VIGUE	Lithgow St., Winslow	2100	1.05				2220				10/1/78
		63472	1.55	43380	6700	15040	10860	13080	9540		

<u>LOTTERY COMMISSION</u>											
BROOKS BROWN, JR.	11 Parkwood Dr., Augusta	3000	5.33				16000			H-E	3/1/76

<u>MANPOWER</u>											
BROOKS BROWN, JR.	122 State St., Augusta	800	5.50				4400			H	11/15/74
BROOKS BROWN, JR.	11 Parkwood Dr., Augusta	1000	4.50				4500			H	7/1/74
CAPITOL SHOPPING CTR.	Western Ave., Augusta	2490	3.85				9240			H-W	1/1/74
ANDREW INNES	295 Water St., Augusta	1882	4.15				7944			H-E	12/1/74
B.L. PONTISLAND	Winthrop St., Augusta	3261	3.27				10665				1/1/78
B.L. PONTISLAND	Winthrop St., Augusta	3249	1.50				1625				1/1/78
ROSENTHAL INVESTMENTS	28 College Ave., Waterville	2790	2.00				5580				4/3/75
BANGOR SCHOOL DISTRICT	183 Harlow St., Bangor	800	2.25					1800		H-E	7/70
DEAD RIVER Co.	106 Pine St., Bangor	2000	4.00					8004		H-W-E-AC	1/1/75
LOUIS J. DESCHESNE	1498 Hammond St., Bangor	5520	1.41					7783			1/31/75
INTOWN PLAZA AUTHORITY	324 Harlow St., Bangor	7700	2.75					21175		H-W-AC	5/1/75

(CONT'D)

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL						INCLUDES	EXPIRES	
				PORTLAND - SO. PORTLAND	BIDDEFORD	LEWISTON	AUGUSTA	BANGOR	PRESQUE ISLE			PREWIER
<u>MANPOWER (CONT'D)</u>												
FANDEN HOMES ASSOC.	192-200 EXCHANGE ST., BANGOR	680	4.67							3180	H-W	11-21/75
A. DAVID RAPPAPORT	139 STATE ST., BANGOR	1600	3.99							6376	H-W-AC	5/31/75
E.R. & A.E. MORIN	62 ALFRED ST., BIDDEFORD	6165	4.23					26400			H-AC	11/1/77
LEAH WILENSKY	22 ALFRED ST., BIDDEFORD	1404	2.56					3600			H-W-AC	7/1/75
SEWARD GENEST	61-B MAIN ST., SANFORD	1300	3.23					4200			H-W-AC	3/1/77
SEWARD GENEST	MAIN & ANGOLA ST., SANFORD	2460	2.66					4920			H-W	12/15/76
U. N. LANE & SON	155 SPRING ST., LEWISTON	3360	1.07					3600			H-W-E	12/10/78
ROY BRUS. REALTY INC.	522 LISBON ST., LEWISTON	14472	2.90					43419			H-W-AC	5/1/70
CASCO PRINTING CO.	120 MIDDLE ST., PORTLAND	2500	3.38	8450							H	11/1/75
MORSTAN CORP.	24 3/4 ST. JOHN ST., PORTLAND	1700	2.57	3600							H-W-AC	11/1/75
W-D-C INC.	307 CUMBERLAND AVE., PORTLAND	10455	3.54	57010							H-W-AC	11/1/76
LOYD BRIDGHAM	499 MAIN ST., PRESQUE ISLE	1200	2.35							2820		10/1/74
PIONEER REALTY CO.	STATE & MECHANIC, PRESQUE ISLE	4760	3.02							14367	H-AC	9/30/76
		83658	2.92	49060	39120	47019	44009	48358	17134			
<u>MEDICAL EXAMINER</u>												
CENTRAL MIXING GEN. HOSP.	297 MAIN ST., LEWISTON	458	2.88					1320			H-E-J	7/1/75
<u>BOARD OF MEDICINE</u>												
PETRA REALTY INC.	100 COLLEGE AVE., WATERVILLE	842	3.08					2600				11/1/75
<u>MENTAL HEALTH & CORR.</u>												
COUNTY OF MIDDLESEX	COURTHOUSE, AUBURN	842	4.27					3600			H-E-J	7/1/75
COUNTY OF PENOBSCOT	COURTHOUSE, BANGOR	900	1.67						1500		H-E-J	6/30/75
COUNTY OF CUMBERLAND	COURTHOUSE, PORTLAND	1600	4.50	7200							H-E-J	7/1/75
MASONIC TRUSTEES	115 CONGRESS ST., PORTLAND	454		1385								7/1/75
		3800	3.59	8585			3600	1500				

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA						
				PORTLAND	BIDDEFORD	LEWISTON	AUGUSTA	BANGOR	FREQUENTLY INCLUDES	EXPIRES
				SO. PORTLAND	SACO	AUBURN	WATERVILLE	BREWSTER	CARIBOU	
<u>NURSING</u>										
DREW M. INNES	275 WATER ST., AUGUSTA	1500	4.50				6750			H-W-E 4/1/76
<u>PUBLIC IMPROVEMENTS</u>										
A. BRADLEY Co INC.	AUGUSTA PLAZA	6834	3.40				23236			H-W 11/15/74
Y.M.C.A. BOND	31 WESTERN AVE., AUGUSTA	1,000	3.00				3000			H-W-E-J 11/10/75
Y.M.C.A. BOND	31 WESTERN AVE., AUGUSTA	950	3.16				3000			H-W-E-J T/W
PITOL SHOPPING CTR.	WESTERN AVE., AUGUSTA	23484	3.82				89,799			H-W-E-AC-J 5/15/75
PITOL SHOPPING CTR.	WESTERN AVE., AUGUSTA	7278	3.81				27,729			H-W-E-AC-J 7/15/75
GAGE REALTY Co.	99 WESTERN AVE., AUGUSTA	1,115	3.17				3535			H-E T/W
		40661	3.69				150209			
<u>REAL ESTATE</u>										
PITOL SHOPPING CTR.	WESTERN AVE., AUGUSTA	1050	4.20				4410			H-W-E-AC-J 7/15/75
<u>SELDINE COUNCIL</u>										
SSMAN REALTY CORP.	15 GROVE ST., AUGUSTA	725	2.07				1500			H-W T/W
<u>SECRETARY OF STATE</u>										
FRED CAMPANELLI	COLUMBIA ST., BANGOR	2400	1.75				4200			12/15/74
RIBBON IMPROV. ASSOC.	HERSCHEL & PROSPECT, CARIBOU	2430	1.00					2400		12/22/74
Y.O.F. #26	31 MAIN ST., KENNEBUNK	770	2.33			1800				H-W-E 12/22/74
Y BRUS. REALTY INC.	536 LISBON ST., LEWISTON	3000	2.20				6600			H-W 9/1/70
CONGRESS STREET CORP.	142 HIGH ST., PORTLAND	2626	3.75			9748				11/1/75
ED J. FOLEY, JR.	576 ST. JOHN ST., PORTLAND	7644	2.22			16,900				7/1/72
		18340	2.22			26748	1800	6600	4200	2400

LESSOR	LOCATION	SQ. FT.	COST PER SQ. FT.	ANNUAL RENTAL BY AREA							INCLUDES	EXPENSES	
				PORTLAND - SQ. PORTLAND	BIDDEFORD - SACO	LEWISTON - AUBURN	AUGUSTA - WATERVILLE	BANGOR - BREWSTER	PRESTONVILLE - CARIBOU				
<u>STATE PLANNING</u>													
NOYES READY Co.	97A EXCHANGE ST. PORTLAND	300	2.70	810							H	T/W	
<u>SUPREME JUDICIAL COURT</u>													
COUNTY OF CUMBERLAND	COURTHOUSE, PORTLAND	900	2.67	2400							H-W-E-J	11/175	
<u>TAXATION</u>													
COURT ST. BAPTIST CHURCH	133 COURT ST., AUBURN	200	3.00				600				H-E-J	T/W	
LENA M. CORT	450 MAIN ST., BANGOR	300	5.00					1500			H-W	T/W	
		500					600	1500					
<u>VETERANS SERVICES</u>													
SPRAGUE & FULLER	1 COMMUNITY DRIVE, AUGUSTA	280	7.50				2100				H-W-E-AC	6/1/76	
NEW FRANKLIN LAUNDRY INC	108 STATE ST., BANGOR	792	1.21					960			H-W	6/1/75	
MAINE DIVERSIFIED REALTY INC.	460 MAIN ST., LEWISTON	630	2.95				1860				H-W	4/1/75	
		1702					1860	2100	960				
TOTALS				399,614	2.60	\$243,725	\$58,020	\$107,619	\$397,530	\$161,640	\$75,141	TOTAL COST \$1,038,175	
SQUARE FOOTAGE BY AREA						96,570	22,460	54,003	127,645	65,352	33,584		
SQUARE FOOT COST BY AREA						\$2.52	\$2.58	\$1.99	\$3.07	\$2.47	\$2.24		
LEGEND:													
H - HEAT													
W - WATER													
E - ELECTRICITY													
J - JANITORIAL													
AC - AIR CONDITIONING													
T/W - TENANT WILL													