

MAINE STATE LEGISLATURE

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NEW DRAFT.

Sixty-Eighth Legislature.

HOUSE.

No. 270.

STATE OF MAINE.

RESOLVE in favor of the Eastern Maine Insane Hospital.

Resolved, that for the purpose of continuing the work provided for by chapter eighteen of the resolves of 1895, the commission therein provided for, are hereby directed to take immediate steps to construct and complete in a manner to be fire proof, upon the site named in said chapter, additional buildings for the accommodation of the insane of the State, after plans already selected by them, subject to the approval of the governor and council, for that purpose the sum of one hundred thousand dollars is hereby appropriated, to be expended during the year one thousand eight hundred and ninety-seven, and one hundred and seventy-five thou-

12 sand dollars during the year one thousand eight hundred
13 and ninety-eight, under the direction of said commission, as
14 provided in said chapter eighteen of the resolves of 1895.

The above amount, two hundred and seventy-five thousand
16 dollars, to complete, equip and furnish the buildings already
17 begun and to include two pavilions. It is also part of this
18 resolve that no new contract shall be begun until the whole
19 plant so far as the present buildings are concerned, and the
20 two pavilions to be erected are contracted for, including all
21 furnishing necessary to receive patients, and the total cost
22 for all such buildings and furnishings, including expenses
23 of commission, when completed and ready for occupancy,
24 shall not exceed the amount of this appropriation. The
25 reasonable expenses of the commission shall be paid while
26 they are engaged on the commission, and they shall also
27 receive reasonable compensation for their services, the
28 amounts of which shall be fixed by the governor and council.

The state treasurer is hereby authorized to use fifty thou-
30 sand dollars in eighteen hundred and ninety-seven and one
31 hundred and twenty-five thousand dollars in eighteen hun-
32 dred and ninety-eight from the temporary loan already pro-
33 vided for.

The governor and council are hereby authorized to draw
35 warrants upon the state treasurer in favor of said commission
36 from time to time, to the amounts of the appropriation
37 herein provided.

STATEMENT OF FACTS.
REPORT OF THE EASTERN MAINE INSANE
HOSPITAL COMMISSION.

The commissioners began their work immediately after their appointment by a careful study of the site, which had already been purchased by a former commission appointed for that purpose. Nearly the whole lot was cross sectioned and stations established one hundred feet distant, showing elevations, and test pits were dug, showing where ledge would be encountered. Blue prints were made covering a large portion of the farm and the study of location was continued, every possible location and variation was considered and discussed and as a result, the commissioners were unanimous in their decision to build the hospital on the very top of the hill.

This decision rendered necessary a great amount of grading and bids were immediately asked for the removal of the required amount of earth and ledge; the following advertisement being published in the Bangor daily papers:

“PROPOSALS—NOTICE TO CONTRACTORS.

Sealed proposals will be received for the excavation and grading to be done on a portion of the Eastern Maine Insane Hospital lot, Bangor, until Tuesday, July 23, 1895, at 12 o'clock noon.

All proposals must be made on a blank to be furnished, and be accompanied by a properly certified check for the sum of five hundred dollars (\$500) payable to the order of the treasurer of the Eastern Maine Insane Hospital commission, which will be returned to the bidder unless forfeited as provided in the specifications for said work. A bond will be required for the faithful performance of the contract, with sureties satisfactory to said commission.

Plans can be seen and specifications obtained at the office of P. H. Coombs, civil engineer, 11 Exchange Block, Bangor. The commission hereby reserves the right to reject any and all proposals, or to accept the proposal deemed best for the interest of the State.

Proposals must be addressed to the Eastern Maine Insane Hospital Commission, and endorsed "Proposal for grading hospital lot at Bangor," and left at the office of P. H. Coombs, civil engineer, Bangor, on or before 12 o'clock noon, Tuesday, July 23, 1895.

ALBION LITTLE,
SIDNEY M. BIRD,
SAM'L N. CAMPBELL,
Commission."

In response to this advertisement the following bids were received:

M. C. Foster, Waterville. Earth, \$0.33 per yard; boulders, \$1.00 per yard; ledge, \$1.40 per year.

C. H. & R. W. Sawyer, Bangor. Earth, \$0.27 per yard; boulders, \$1.00 per yard; ledge, \$2.00.

Danforth Chalmers & Co., Bangor. Earth, \$0.24-5; boulders, \$0.59; ledge, \$0.99.

Charles Baker & C. E. Ulmer, Belfast. Earth,———; boulders, \$1.40; ledge, \$1.40.

Merrill & Greenleaf, Auburn. Earth, \$0.39; boulders, \$0.95; ledge, \$1.49.

W. D. Smith & Co., Bangor. Earth, \$0.24 5-10; boulders, \$0.75; ledge, \$1.39.

W. N. Sawyer, Bangor. Earth, \$0.25; boulders, \$0.25; ledge, \$1.00.

Bearce, Clifford & Co., Lewiston. Earth, \$0.29 3-4; boulders, \$0.39 3-4; ledge, \$1.19 3-4.

The lowest bid received being from Mr. W. N. Sawyer of Bangor, a contract was made with him and work at once begun upon the lot.

The commissioners then turned their attention to a more careful consideration of architectural designs and style of construction.

For this purpose the commissioners with Dr. B. T. Sanborn, advisory member, visited a great number of modern built hospitals for the care of the insane. They conferred with superintendents of many years experience, as well as trustees and commissioners, and, after due deliberation, they decided to build the hospital on what is known as the pavilion plan.

To select an architect the commissioners decided to institute a competition, and accordingly the following notice to architects was published in various daily papers.

“NOTICE TO ARCHITECTS.

The Eastern Maine Insane Hospital commissioners will receive plans and estimates from any and all architects, who may desire to make such plans, for fireproof buildings on the hospital lot at Bangor, on or before August 10th, with the understanding that the commissioners will select from such plans the one which in their judgment is best suited for the requirements of such an hospital. The commissioners reserve the right to reject any and all plans so submitted. Particulars may be had of Albion Little, chairman, First National Bank Building, Portland.”

In response to enquires received from architects wishing particulars, the following circular letter was sent:

“Office of commissioners of Eastern Maine Insane Hospital.

Architects are invited to submit sketches for an insane hospital to be built on the hospital lot at Bangor, Me., in accordance with the following instructions and information. The hospital shall have an ultimate capacity for at least six hundred patients.

Two pavilions of capacity of 60 or more patients each, with kitchen department, boiler and power house, and chapel and office must be built immediately.

The pavilions must be so constructed as to be symmetrical and well balanced when completed and admit of future extensions from time to time as circumstances may demand.

The sketches must provide for all the necessary departments and appliances for such an institution.

All the buildings are to be fire proof. Plans of the lot may be seen at the office of the commissioners. Competitors are left free as regards the disposition of buildings on the lot.

The drawings to be submitted must be as follows:

1st. A block plan of completed hospital drawn to a scale of 100 feet per inch.

2nd. Floor plans and elevations in line without shading, of one pavilion, kitchen, laundry, boiler and power house, and chapel and office, meaning those portions intended to be erected at once from present appropriation of \$150,000 after reserving about \$40,000 for grading and other expenses.

3d. A general perspective drawing of completed hospital on a sheet 24x42, in line without shading or brush work of any kind.

All drawings must be accompanied with a type written description, giving full information respecting material to be used in construction and other essentials, together with an approximate estimate of cost of constructing the buildings to be erected at the present time.

The author of the plans selected by the commissioners as best adapted for the purpose, will be appointed architect of the building; and the rejected plans will be returned to their authors. No compensation will be allowed for rejected plans.

The commissioners reserve the right to reject any and all sketches, if in their judgment it is for the best interests of the hospital to do so.

All sketches must be received on or before August 26th.

Drawings received after that date will be returned without inspection.

The commissioners will announce their decision on or before September 5, 1895.

ALBION LITTLE, Chairman.

First National Bank Building, Portland, Maine.

As the architects complained that the time given to prepare sketches was rather short, an extension of time was given the competing architects, making the date for receiving plans, Aug. 26th.

Plans were submitted by Elmer I. Thomas of Lewiston, John Calvin Stevens of Portland, M. D. Makepeace of Syracuse, N. Y., John Ord of Philadelphia, Aaron H. Gould of Boston, Joseph L. Neal of New York.

All these sketches possessed more or less merit, and several of them were uncommonly good, but the sketches and plans submitted by John Calvin Stevens of Portland appeared to contain more individuality and combined more special features adapted to the views and wishes of the commissioners than the others and his sketches were accepted by the commission, and submitted to the Honorable Governor and Council and were approved by them, and Mr. Stevens was appointed architect for the hospital.

Mr. P. H. Coombs of Bangor was selected as civil engineer and Mr. Coombs has successfully carried forward his arduous duties to the satisfaction of the commissioners.

As soon as possible after the selection of the architect, working plans and specifications were prepared in order to obtain bids from the various contractors. Owing to the length of time this work would occupy, however, it was deemed advisable to contract for foundation separately, and as Mr. W. N. Sawyer's bid of \$2.25 per cu. yd. was the lowest one received, it was accepted and work upon this portion of the buildings commenced in October, '95.

During the winter of '95 and '96, operations continued and 40.375 cu. ft. of earth on the lot, and 23.628 cu. ft. of ledge were removed, making a broad and level plateau on which the buildings are to stand.

A portion of the stone taken from the excavation has been used in the construction of the building, and as foundation for permanent macadamized roads from the buildings to the city streets of a length of 4,000 feet.

The foundation walls required between 600 and 700 cubic yards for domestic buildings, and about 550 yards in other foundations.

One thousand four hundred and sixty-nine yards were used in the construction of the walls of the domestic department, and about 350 yards were used in the construction of the fire-proofing.

About 900 yards have been sold at a price of \$1.00 per yard, measured in the carts, and as the price paid for excavation was \$1.00 per yard, measured in the ledge, the price obtained represents a gain of about 40 per cent. The balance of the stone will be valuable for use in the construction of future foundations and walls.

In connection with this statement it may be said that such stone, suitable for building purposes, could not be obtained for less than \$1.35 per yard, delivered on the lot ready for use.

A description of the plans as adopted is as follows:

The general plan of the buildings is after what is known as the pavilion plan, viz.: Separate buildings connected by corridors, giving passage for the transportation of food from the kitchen and clothing from the laundry to the various wards, and also passage for water and steam pipes.

The plant will consist of a central or administration building, kitchen, laundry, and power house, on a central axis which runs from north to south. On the east and west will be situated the various wards. At present the buildings under way are those on the central axis line.

The boiler house, which is in the extreme rear, has been placed at that point in order to provide for proper pitch of the return pipes, the level of the boiler room floor being 32 feet below the main floor, and 23 feet below the kitchen floor. The boiler house is of ample size to accommodate a plant capable of caring for a complete hospital, which shall provide for 1,000 patients.

Opening off the boiler room is a great coal pit, arranged so that coal teams can be driven on top and coal dropped through scuttles in the roof, saving a great deal of labor of handling.

Just south of the boiler room is the laundry building, which contains in the basement, a room 40x52 feet for dynamos and engines also a large store room, which can be in the future utilized for additional engine room should occasion demand.

On the first floor is a wash room and ironing room for the laundry with ample room for all machinery that will ever be required, even when the hospital is completed. Opening off the wash room are two large rooms for the reception of the soiled linen, and for the sorting of the clothes after being washed.

The second floor is devoted to sleeping rooms for the laundry help, and a large sewing room for the general repair of clothing and making up of linen. Ample toilet accommodations are provided for both sexes.

South of the laundry building is the kitchen department, the basement story being devoted to store rooms for provisions, etc. The first floor contains a large scullery, 19x25 feet, room for the storage of flour, bread room, bake room, and a large store room, with two large réfrigerators. The kitchen is 39x50 feet. This room as well as the bake room will be 20 feet high; the upper part of the wall being filled in with windows, which come above the level of the surrounding roofs.

The connecting corridor from central building swings around the kitchen, so that cars containing soiled clothes can be carried directly to the wash room, and also gives access to the kitchen.

These buildings are built of the local stone found on the lot with brick trimmings and with flat gravel roofs. Provision has been made everywhere for the admission of as much sunlight as possible and also to provide for ample ventilation. In the arrangement, too, economy in carrying on the domestic departments has been considered as the most important item, and throughout this domestic department, the buildings have been built large enough to provide for all appliances and machinery to care for a complete hospital, so that future extensions to the buildings themselves will not be necessary.

It is the intention at present to put in only such machinery as will be necessary to care for the buildings at first erected, but all such machinery will be put in, in accordance with a com-

pleted plan, so that from time to time new machinery can be added without interfering with what is in place.

The total length of these buildings is 235 feet and the total width 110 feet. Eighty-five feet south of the kitchen department is the central or administration building which is 52 feet wide and 125 feet long, its length being upon the north and south axis, making a total length of 445'-0." The walls of this building to the level of the first story windows are built of the same material as the kitchen department. Above this point the walls are built of brick, laid in gray mortar with trimmings of pink granite from the quarries at Redstone of the Maine and New Hampshire Granite Company. The roof is hipped and slated, with various gables and dormers necessary for lighting the upper story. In the basement of this building is provided a dining room for the help, and various rooms which can be used for a time as sleeping rooms, inasmuch as this basement is practically entirely above ground; the level of the floor being only one foot below the level of the ground outside.

On main floor in first story is a large entrance hall with open fireplace, reception rooms, superintendent's office, toilet rooms, etc. Opening from the office is a large fireproof brick vault for the reception of important papers, books, and documents. Just back of these rooms is a connecting corridor which will run to the wards on either side. Back of this corridor will be a large dining room, 18 x 30 feet for the officers; the dispensary, and sleeping rooms for the housekeeper and her assistants, and necessary toilet rooms.

On the second floor, the front portion of the building is devoted to the living rooms of the superintendent and his family, and officers. The back portion of this story is devoted to a large chapel or amusement hall to be fitted with stage, dressing rooms and gallery. This room is extended into the roof making a large airy hall 50 x 72 feet.

The other two stories in the front portion of the building are devoted to sleeping rooms, providing in all fourteen. On each floor are commodious bath rooms and toilet rooms. The entrance front of this building, while not elaborate, is very pleasing, the small amount of ornamentation being confined to the large entrance arch.

The wards on either side will provide on each floor for the accommodation of 33 patients, and as the building is three stories high, each building will thus accommodate about 100.

The corridors in these buildings will be wide, ample and thoroughly lighted, so that they can be used as day rooms or sitting rooms for the patients in addition to the rooms provided for that purpose. Each ward is so arranged that for the purpose of classification, it may be divided temporarily into two wards, and as the toilet rooms are provided in projecting wings at either end of the building, when so divided each ward will have separate toilet facilities.

A large dining room is provided for each ward, accessible from both sides when the ward is divided, but the room is of such size that all the patients on the floor can be amply provided for at the same time if necessary.

The wards are intended to be built of the same material and in the same manner and style as the central building, and in these wards, thought and care have been given to provide for an ample amount of sunshine, and the rooms are so arranged that each and every room will command a fine and extensive view of the surrounding country.

The buildings are entirely fireproof in construction, with walls and partitions of brick and terra cotta, and floors of steel and concrete. The finish of all the buildings will be of North Carolina pine throughout.

For the transmission of food from the kitchen to the various dining rooms, corridors in the basement gives access to all the wards, and cars will be provided with closed receptacles for carrying the food, and with electric lifts running directly to each dining room, so that food can be delivered promptly and in good condition.

A most thorough and complete system of heating and ventilation will be installed, the plans for which are now being made by Prof. S. H. Woodbridge of the Massachusetts Institute of Technology.

While the greatest care has been taken to provide substantial and fireproof buildings, economy has been the watchword of the commissioners throughout, and every effort has been made to keep the cost at the lowest point consistent with good workmanship.

Careful study has been made of a great many of the institutions for the care of the insane throughout the country and an effort made to embody in this, The Eastern Maine Insane Hospital, all the good points, but none of the faults to be found in the other hospitals.

When the plans were finally ready, proposals were asked from various contractors by advertisements in the daily papers throughout the State, for the construction of the buildings.

In response to these advertisements the following bids were received:

	Kitchen, laundry, boiler house.	Central building.	Total.
Blackstone & Smith, Portland, general construction,	\$33,526 00	\$24,219 00	\$57,745 00
M. C. Foster & Son, Waterville, general construction,	31,430 00	22,320 00	53,750 00
M. C. Foster & Son, general construction, iron and steel	35,230 00	25,545 00	60,775 00
W. H. Glover & Co., Rockland, general construction,	39,900 00	29,250 00	69,150 00
J. R. Sheehan, New Rochelle, N. Y., general con- struction	-	32,000 00	
E. W. Clark & Co., Boston, general construction...	38,815 00	24,102 00	62,917 00
N. Noyes & Son, Augusta, general construction...	38,798 00		
W. L. Clark & Co., Boston, general construction...	32,800 00	22,334 00	55,134 00
Smith & Clark, Augusta, general construction	-	27,770 00	
George W. Lane & Co., Lewiston, general con- struction	32,875 00	24,057 00	56,932 00
C. B. Brown, Bangor, general construction.....	41,490 00	28,211 11	69,701 00

A few other bids were received, but as they did not fulfill all conditions, were not considered.

The bid of M. C. Foster & Son, which included the iron and steel construction, was found to be the lowest and a contract was made with them for \$60,775.00.

The bids received for fireproof floors were as follows:

	Kitchen, laundry, boiler house.	Central building.	Total.
Geo. W. Lane & Co., Lewiston.....	\$ 8,590 00	\$ 6,635 00	\$15,225 00
Columbian Fireproofing Co., Pittsburgh.....	5,187 00	3,747 00	8,934 00
Central Fireproofing Co., New York... ..	8,590 00	6,635 00	15,225 00
Metropolitan Fireproofing Co., New York.....	8,800 00	5,700 00	14,500 00
Pittsburg Terra Cotta Lumber Co., New York.....	8,100 00	6,320 00	14,500 00
Faucett Ventilating Fireproof Fl. Co., Philadelphia	7,945 00	5,134 00	13,079 00
Eastern Expanded Metal Co., New York.....	8,200 00	6,300 00	14,500 00
Aberthaw Construction Co., Boston.....	6,186 00	4,635 00	10,821 00
Boston Fireproofing Co., Lee system.....	8,967 00	4,778 00	13,745 00
Terra Cotta Construction.....	10,452 00	5,466 00	15,908 00

Feeling that this matter of fireproofing was an important one, the commissioners did not at once decide, but visited several large cities and carefully investigated the merits of the various systems represented by the bidders. Becoming satisfied that the construction of the work as proposed by the Columbian Fireproofing Co. was entirely adequate for all possible requirements, a contract was made with them in the sum of \$8,934.00.

Later on an additional contract amounting to \$556.90 was made with M. C. Foster & Son for the work connected with the coal pit, and a contract for \$2,900.00 made with Megquier & Jones Co. of Portland, for the iron and roofing of the coal pit.

These contracts have been nearly completed and so far as the work has gone, it has been entirely satisfactory. The contractors have been faithful, and have exercised every care in prosecuting their work, and the commissioners can but feel that if future contracts necessary, shall be executed as faithfully and completely, the Eastern Maine Insane Hospital will be a credit to the State.

These contracts so nearly carried out, do not complete any department, although the kitchen departmen is more nearly finished than any other portion. An estimate giving a full account of necessary items to complete the buildings for the reception of patients is as follows:

STATE OF MAINE.

IN HOUSE OF REPRESENTATIVES,

March 10, 1897.

Reported by Mr. MACOMBER of Augusta, from Joint Special Committee on Insane Hospital and ordered printed under joint rules.

W. S. COTTON, *Clerk*.