

MAINE STATE LEGISLATURE

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Seventieth Legislature.

SENATE.

No. 8

STATE OF MAINE.

IN THE YEAR OF OUR LORD ONE THOUSAND NINE
HUNDRED AND ONE.

AUGUSTA, January 18, 1901.

To the President of the Senate and Speaker of the House:

In response to orders of the two branches of the Legislature, addressed to the governor and council, I have the honor to herewith lay before you, the "report of the committee of the executive council in charge of construction" also an "itemized account of the sums of money expended in the construction of the Eastern Maine Insane Hospital."

Very respectfully,

Your obedient servant,

BYRON BOYD, *Secretary of State.*

To the Honorable Governor and Council:

Your committee, in taking up the work assigned to them in the completion of the buildings of the Eastern Maine Insane Hospital at Bangor, in conference with the architect, found that the bids for construction of one pavilion, which were received in June, 1896, had never been made public, but had been retained for possible use. The bids were as per list here given, and covered general construction of masonry, slating and carpenter work necessary to close in from the weather, but did not include the fireproof floors, steel construction or interior finish:

M. C. Foster & Son.....	\$40,090 00
Charles W. Lane & Co.....	40,367 00
W. L. Clark & Co.....	40,800 00
Blackstone & Smith.....	45,999 00
Smith & Clark.....	51,964 00

These bids had been submitted at a time when the cost of building material of all kinds was at the lowest point known for many years, and it was deemed advisable to consult the lowest bidders, M. C. Foster & Son, to ascertain if they would still hold to their proposal and take the contract at the price then submitted, as the time which would necessarily be consumed in advertising and figuring would not be less than four weeks, and the market was then rising constantly, being already at a higher point than when the bids were made.

Foster & Son agreed to adhere to the original proposition, provided the State would pay a portion of the increase in cost of brick, and it was decided that it was for the best interests of the State to contract with them upon this basis.

During the period of negotiation, the contractors offered to include the steel construction of the buildings for the sum of \$4,000.00 each and as the lowest bid received in '96 for this portion of the work had been \$3,900.00, it was not deemed best to try for new bids and the offer was therefore accepted.

The wisdom of this action was proven within three days of the acceptance, as in this time steel advanced \$20.00 per ton, and this increase would have increased the cost of the buildings about \$1,200.00 had the proposition not been accepted.

The contract was prepared accordingly, covering the masonry and steel construction of two pavilions and connecting corridors, for \$88,180.00.

Under this contract, work was begun early in the spring of 1899, and was carried along as rapidly as possible.

Proposals were then asked from various fireproofing companies, and after an unsuccessful attempt to execute a contract with the National Concrete Fireproofing Floor Company, owing to their withdrawal, a contract was made with the next lowest bidders, the Columbian Fire Proofing Company, for the fireproofing, the amount of contract being \$17,300.00.

The buildings were roofed in during the month of December, and the work of installing the heating and ventilating plant was at once commenced. This work had been laid out and has been installed under the direction of Prof. S. H. Woodbridge of the Massachusetts Institute of Technology, the foremost authority in this line of work.

Proposals received ranged from \$20,700.00 to \$27,995.00, seven bids having been submitted, and the contract was awarded to Huey Brothers of Boston, at \$20,700.00.

The system of heating is by means of steam coils, in a suitable chamber in the basement of each building, through and over which fresh air is driven by a large fan, through galvanized iron ducts, and brick flues, to each room. Vent ducts are carried from each room to a point in the attic and there discharged to the outer air through ventilators on the roof.

This work has been thoroughly carried out and so far as it has been tested shows that it will prove very satisfactory.

A thorough system of plumbing has been installed, the bids for the work when first received, ranging from \$27,800.00 to \$18,225.00. After the first bids were received, the plans were somewhat modified, in an attempt to reduce cost, and of the modified bids received, the highest was \$20,257.00 and lowest \$16,350.00, (the latter being submitted by Warren F. Brown of Lynn).

In awarding contract for plumbing the right had been reserved to eliminate from the contract the plumbing fixtures, such as tubs, lavatories and closets, and the committee, after investigation, purchased these fixtures direct from Smith & Anthony Company of Boston, making a considerable saving from the amount which had been originally figured by the contractor for this part of the work.

In connection with these two items, heating and plumbing, attention should be called to the fact that these contracts were of necessity in the market at the time of high prices and it was stated by two of the competitors on the heating work that whereas \$20,700.00 was the best price obtainable at that time, if the contract could have been made during the era of low prices in the preceding year it would have made a difference in cost of more than \$7,500.00, showing that this branch of building work had increased nearly 50% in cost. A nearly similar reduction could have been made in the plumbing, although the percentage of increase was not quite so great in this particular class of material at time contract was made.

The contract for the plastering was awarded to the original contractor, M. C. Foster, after competitive bids had been received; his bid for the work being about \$1,000.00 less than others.

For the interior finishing of woodwork, doors, etc., bids received ranged from \$21,000.00 to \$29,000.00, the low bid being given by the original contractor, Mr. Foster.

A complete electric plant has been installed under the direction of French & Hubbard, electrical engineers of Boston, the engines being furnished by the Ames Iron Works; dynamos by the General Electric Company, and the wiring and fixtures by the Erickson Electric Equipment Company of Boston. In each case competitive bids were received and the contracts made with the lowest bidders.

A telephone system connects the various departments; although this had not been included in the original scheme, it was felt that the system would be of great value, and it could be more cheaply put in during the progress of construction of the buildings.

Electric lifts have been placed in all the buildings for the purpose of supplying food, etc., to the different departments, the contract for the work having been awarded to the Elektron Manufacturing Company.

Bids received ranged from \$6,000.00 to \$7,625.00, but the amount of contract as made was \$5,500.00.

The plastering and finishing of the chapel, or amusement hall, was not included in any of the contracts, as it was found that the cost would be about \$3,000.00, and this work could be done

in the future without interfering with the work of the Hospital.

Contract for hardware was awarded to Morse & Co., of Bangor, their bid being the lowest of three submitted.

It was decided to drive an artesian well to provide pure drinking water for the institution and a contract was made with D. M. Patt of Providence, R. I., and an 8 inch well sunk to a distance of 428 feet. At this point a large supply of clear, pure water was found, the water rising in well to within 30 feet of surface of the earth. This well has been pumped at the rate of fifty-two gallons per minute for 7½ hours without any apparent diminution of the supply, showing a capacity of 74,880 gallons in 24 hours. The plumbing has been arranged so that the entire institution will be supplied from this well and the volume of water will be sufficient for the complete supply of the present plant, and would nearly, if not entirely, supply the institution, if the accommodations should be doubled. The plumbing is so arranged that as future additions are made and a larger amount of water becomes necessary, the closing of various valves throughout the run of pipe would then utilize the water from the well for drinking water and for cooking purposes only, while for all other purposes, the Bangor water supply can be used. Connection has been made with the Bangor Water Company's service and the supply tanks in the buildings are so arranged that in case of failure of the pump or any trouble at that point, valves automatically open and the system will then be supplied from the Bangor city mains.

A fine brick oven has been built by the Bailey Oven Company in the bake room, at a contract price of \$1,000.00.

Heavy window guards have been provided at all windows throughout the portions of the buildings devoted to patients.

All the contracts have been faithfully executed by the various contractors, but your committee desire to especially commend Mr. M. C. Foster of the firm of M. C. Foster & Son for his faithful attention to all the details of the work under his contracts, and for the assistance he at all times rendered to this committee in the prosecution of their undertaking. The death of Herbert G. Foster, the junior member of the firm, soon after the work of construction began, was deeply regretted by this committee and we feel that it is due to the senior member that we should recognize the faithful services of both.

The committee finding that the buildings could not be completed with the appropriation met the governor and trustees of the Insane Hospital at Bangor on June 7, 1900, and it being the unanimous opinion of all that the buildings should be completed, Governor Powers authorized the completion of the buildings, stating that he would personally advance the necessary money for that purpose.

There are several reasons for this excess of cost, viz: The amount of the appropriation was less than the architect recommended, several items in his estimate having been eliminated when making calculations for the appropriation. Among the items thus omitted was the cost of an artesian well, engineer and fireman, cost of fuel, grading, etc., and this, as well as the great increase in cost of building material during the two years has carried the cost to the point shown by this report.

During the spring of 1900 the average increase in cost of building was 20% to 25%. Some contractors claim that the increase would reach an average of 30%, and a conservative estimate would be 20%. In some lines the increase has been from 30% to 50%. Under these circumstances the increase in cost over the appropriation was not more than we expected, as all the original estimates were made upon the basis of the low prices of 1896.

We would also call attention to the fact that several thousand dollars have been expended for work which could properly come under the head of furnishings, but as these portions could be more cheaply installed at this time, it was deemed best to include them.

Proper vouchers for all expenditures are on file in the office of the Secretary of State, and attached hereto is a summary of receipts and disbursements.

The institution is now completed and ready for the reception of furnishings.

Respectfully submitted,

SIDNEY M. BIRD,
DON A. H. POWERS,
JOHN F. HILL,

Committee of Executive Council in charge of Construction.

AUGUSTA, December 31, 1900.

SUMMARY OF RECEIPTS AND DISBURSEMENTS,
ON ACCOUNT OF THE EASTERN MAINE INSANE
HOSPITAL AT BANGOR.

RECEIPTS.

State appropriation for Eastern Maine Insane Hospital	\$225,000 00
Rent of Hospital farm.....	200 00
Fuel and light appropriation, unexpended balance December 31, 1899:	
State House	\$1,373 82
State Prison	418 93
	1,792 75
Contingent fund, governor and council, 1900.....	491 04
Advance made by Governor Powers.....	36,000 00
Rebate from Winslow & Co.....	120 48
	Total
	\$263,604 27

DISBURSEMENTS.

General construction	\$168,982 74
Heating, ventilating and fuel.....	29,796 72
Engines and electrical equipment.....	29,628 78
Grading and sewers	14,909 79
Plumbing	17,429 10
Artesian well	2,266 60
Interest on advances made by Governor Powers..	590 54
	Total
	\$263,604 27

SCHEDULE OF DISBURSEMENTS ON CONSTRUCTION ACCOUNT
EASTERN MAINE INSANE HOSPITAL, 1899-1900.

Wm. N. Sawyer, excavating earth and ledge.....	\$1,168 00
Wm. N. Sawyer, excavating earth and ledge.....	1,295 00
Wm. N. Sawyer, excavating earth and ledge....	997 50
Wm. N. Sawyer, excavating earth and ledge.....	1,125 33
Wm. N. Sawyer, excavating basement and trenches	1,139 00

Wm. N. Sawyer, grading and back filling	\$1,210 00
Wm. N. Sawyer, excavating earth and ledge	880 22
Wm. N. Sawyer, labor on drain "C" right	30 70
Philip H. Coombs, civil engineering	1,255 56
M. C. Foster & Son, contract buildings "C" left and "C" right and corridors	88,180 00
Columbian Fireproofing Company, fireproofing contract	17,050 00
Leighton, Davenport & Co., constructing sewer	949 86
Leighton, Davenport & Co., galvanized iron drip, Leighton, Davenport & Co., sewer pipe	34 41 9 53
A. R. Hopkins, cement	4,522 00
C. N. Cushman, typewriting	15 00
Maine Central R. R., right of way for sewer	1 00
Maine Central R. R., overseeing constructing sewer	- 2 62
First National Bank, Bangor, stamped check book, Bacon, Robinson & Co., coal	4 22 1,943 23
A. S. Field, weighing coal	7 60
Coombs & Smith, wood	6 00
Frederick A. Powers, drawing contracts	50 00
John Calvin Stevens, architect	2,000 00
Howard Pierce, clerk, salary to December 31	455 00
Howard Pierce, clerk, expense to December 31	29 25
Huey Bros., heating and ventilating . . . \$18,700 00	
Huey Bros., pipe covering 2,000 00	
Huey Bros., extra bill 39 35	
	<u>\$20,739 35</u>
Huey Bros. less amount paid Foster, bricking in register boxes 123 76	
	<u>20,615 59</u>
Huey Bros., firing winter 1899 and 1900	396 00
S. Homer Woodbridge Company, plans for engi- neering, heating and ventilating	450 33
Sidney M. Bird, chairman of committee and super- intendent of construction, services from April, 1899 to December 31, inclusive	1,500 00
Sidney M. Bird, expenses	437 98
Sidney M. Bird, telephone and telegraph bills	44 16

Don A. H. Powers, services and expenses on committee to January 1, 1900.....	\$133 97
B. T. Sanborn, M. D., services visiting hospital...	30 00

1900.

J. Frank Green, trucking.....	84 70
City of Bangor, water bill.....	24 01
Office rent in Bangor for clerk.....	160 86
M. C. Foster & Son, chimney contract.....	2,220 90
M. C. Foster & Son, plastering.....	8,375 00
M. C. Foster & Son, interior finish.....	21,000 00
M. C. Foster & Son, oil paint, inside walls.....	500 00
M. C. Foster & Son, fireplaces.....	967 74
M. C. Foster & Son, chapel floor.....	180 00
M. C. Foster & Son, 89 yards trench wall at \$3.00,	267 00
M. C. Foster & Son, treasurer's entrance.....	52 00
M. C. Foster & Son, extra on 2,400 M. brick at 25 cents	600 00
M. C. Foster & Son, extra on 305 M. brick at 50 cents	152 50
M. C. Foster & Son, skylight, pump room.....	10 00
M. C. Foster & Son, extra work, as per certificates on file	1,035 28
Morse & Company, hardware.....	1,178 30
A. R. Hopkins & Company, cement.....	1,700 80
Sidney M. Bird, services as chairman and superintendent of construction from January to July, 1900	1,000 00
Sidney M. Bird, expense from Jan. to July, 1900,	398 81
Sidney M. Bird, postage, telegraph and telephone,	71 96
Sidney M. Bird, stenographer, from July 20, 1899, to June 30, 1900.....	98 00
E. F. Dillingham, binding plan book.....	10 00
General Electric Company, incandescent lamps..	244 50
Howe Scale Company, two sets scales.....	229 88
Morse & Company, lumber for scales.....	2 30
E. & I. K. Stetson, lumber for scales.....	39 18
Baily Oven Company, building oven, complete..	1,000 00
F. O. Bailey, two sets vault doors.....	135 00
Rice & Company, window guards.....	870 95

N. H. Bragg & Company, coal barrow.....	\$15 50	
Shreve, Crump & Lowe, lamps and brackets, Hospital entrance	115 00	
Philip H. Coombs, civil engineering.....	1,141 64	
John Calvin Stevens, architect	2,000 00	
Hartford Steam Boiler Co., insurance on boilers,	180 00	
Fred R. Spear, coal	4,752 90	
Wainwright valve joint	130 00	
Huey Brothers, engine piping.....	3,600 00	
Huey Brothers, extra bill.....	30 00	
Ames Iron Works, engines	\$3,335 00	
Ames Iron Works, less dis.....	15 00	
	<hr/>	3,320 00
General Electric Company, dynamos.....	3,375 00	
Erickson Elec. Equip. Co., wiring... \$10,873 00		
Erickson Elec. Equip. Co., wiring omitted	169 00	
	<hr/>	10,704 00
Erickson Elec. Equip. Co., fixtures.....	430 47	
Erickson Elec. Equip. Co., switch board.....	800 00	
Erickson Elec. Equip. Co., treasurer's entrance..	57 50	
Erickson Elec. Equip. Co., desk telephone.....	8 75	
Elektron Manfg. Co., food lifts.....	5,500 00	
French & Hubbard, electrical engineering.....	1,691 23	
Noble Refining Company, machine oil.....	35 55	
Schwartz Sons, machine oil.....	17 50	
John Bird Company, soda ash for boilers.....	20 60	
Huey Brothers, oil and lamp supplies.....	11 28	
Huey Brothers, tees and pipe.....	11 90	
Burt Manfg. Co., oil filter.....	15 00	
Warren F. Brown, plumbing.....	14,010 00	
Warren F. Brown, plumbing for artesian well...	750 00	
Warren F. Brown, plumbing, extra bill.....	189 10	
Smith & Anthony Co., baths, closets, lavatories..	2,480 00	
Wm. N. Sawyer, grading and filling around Hospital building	533 98	
Wm. N. Sawyer, grading cellar and trench work,	117 06	
Wm. N. Sawyer, ledge work and grading per contract	2,085 00	

Wm. N. Sawyer, blasting ledge and laying pipe..	\$246 50
Wm. N. Sawyer, grading west side Hospital....	200 00
J. F. Green, grading and moving stone.....	250 00
C. H. Drew, clearing grove.....	55 50
Winslow & Company, paving brick.....	72 13
Winslow & Company, sewer pipe and linings....	2,407 98
Bangor Water Board, pipe.....	136 50
Sidney M. Bird, as chairman and superintendent of construction, from July to September, 1900..	500 00
Sidney M. Bird, expense from July to September, 1900	116 13
Sidney M. Bird, postage, telegraph and telephone,	44 87
Sidney M. Bird, stenographer.....	26 00
D. M. Patt & Co., drilling artesian well.....	1,703 00
Deane Steam Pump Company, steam pump.....	410 00
Rockland Machine Company, pipe.....	134 63
Union Iron Works, pipe fittings.....	18 97
B. T. Sanborn, visiting Hospital.....	20 00
John Calvin Stevens, architect.....	4,698 75
Woodbridge & Co., services and expenses account for heating and ventilating.....	510 21
W. S. Bolton, engineer.....	631 29
M. W. Loudry, assistant engineer.....	84 32
G. A. Anderson, fireman.....	5 25
George Lodner, fireman.....	84 00
Don A. H. Powers, services on committee and expenses	251 70
Howard Pierce, clerk, salary from December 1, 1899 to December 31, 1900.....	845 00
Howard Pierce, clerk, expenses.....	57 27
Interest on Governor Powers' advances.....	590 54
Sidney M. Bird, chairman, services as chairman and superintendent of construction.....	500 00
Sidney M. Bird, chairman, telegraph and tele- phone bills	49 87
Sidney M. Bird, chairman, Thos. Hawkins expense ex'g eles machy.....	13 00
Sidney M. Bird, chairman, expense visiting com- mittee and guests inspecting Hospital.....	31 15

Sidney M. Bird, chairman, stenographer, (October 1 to December 31).....	\$28 00
Sidney M. Bird, chairman, expenses from October 1 to December 31, 1900.....	174 02
Total	<u>\$263,604 27</u>

STATE OF MAINE.

SENATE, January 18, 1991.

Read, and on motion by Mr. STAPLES of Knox, laid on the table to be printed.

KENDALL M. DUNBAR, *Secretary*.