

MAINE STATE LEGISLATURE

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LD 1924

Maine Criminal Justice Academy

Planning Feasibility Study
PDT Architects

9 January 98

CREDITS

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TABLE OF CONTENTS

1 INTRODUCTION

- Executive Summary
 - Site Evaluation and Cost Projections
 - Academy Operational Costs
 - Economic Impact Analysis
 - Conclusion
 - Analysis of Sites by Score
- Purpose of this Study
- Work Done to Date
- Organization of this Study
- Methodologies Used in this Study
- Site Locations Map (State)

2 PUBLIC GARDENS SITE, HALLOWELL

- Statement of Concept Design Intent
- Site Description
- Site Location Map
- USGS Location Map
- Soils Map
- Wetlands Map
- Site Plan Diagram

3 PINELAND CENTER, NEW GLOUCESTER

- Statement of Concept Design Intent
- Description of Existing Buildings
- Photographs
- Site Description
- Site Location Map
- USGS Location Map
- Soils Map
- Wetlands Map
- Budget Projection
- Concept Site Plan
- Concept Building Plans (For Existing Buildings)
 - Kupelian Hall
 - Bliss Hall

4 OAK GROVE/COBURN, VASSALBORO

- Statement of Concept Design Intent
- Description of Existing Buildings

TABLE OF CONTENTS

- Photographs
- Site Description
- Site Location Map
- USGS Location Map
- Soils Map
- Wetlands Map
- Budget Projection
- Concept Site Plan
- Concept Building Plans (For Existing Buildings)

5 UNIVERSITY OF MAINE, AUGUSTA

- Statement of Concept Design Intent
- Photographs
- Site Description
- Site Location Map
- USGS Location Map
- Soils Map
- Wetlands Map
- Budget Projection
- Concept Site Plan

6 KENNEBEC VALLEY TECHNICAL COLLEGE, FAIRFIELD

- Statement of Concept Design Intent

7 LORING COMMERCE CENTRE, LIMESTONE

- Statement of Concept Design Intent
- Descriptions of Existing Buildings
- Site Location Map
- Budget Projection
- Concept Building Plans (For Existing Buildings)
 - Building No. 6250: Unaccompanied Enlisted Personnel Housing
 - Building No. 6540: NCO Club

8 MILLINOCKET SCHOOLS, MILLINOCKET

- Statement of Concept Design Intent
- Descriptions of Existing Buildings
- Photographs
- Site Description
- Site Location Map
- USGS Location Map
- Budget Projection
- Concept Site Plan
- Concept Building Plans
 - Katahdin Avenue School
 - Middle School

TABLE OF CONTENTS

8 APPENDIX

- Summary of Economic Impact Analysis
- Memo Regarding Economic Impact of Millinocket Location
- 'Space Requirements Summary' from Maine Criminal Justice Academy, Facility Program completed in July 97 by PDT Architects
- Maine Criminal Justice Academy: Annual Program Cost Comparison
- Description of property for Oak Grove Coburn from BGS
- 'Prospectus' excerpts from The Site Feasibility of the Maine Criminal Justice Academy in Millinocket, Maine, prepared by the Millinocket Office of Community Development

1 INTRODUCTION

Executive Summary

This study was undertaken to review alternate sites for the future home of the Maine Criminal Justice Academy. Six properties were initially identified with Millinocket being added near the end of the study; five were owned by the State. Properties included: Public Gardens Site in Hallowell, Pineland Center in New Gloucester, Oak Grove Coburn in Vassalboro, University of Maine in Augusta, Kennebec Valley Technical College in Fairfield, the Loring Commerce Centre in Limestone, and the Millinocket Schools in Millinocket.

The study analyzed the site alternatives from the following points of view:

- Site evaluation and cost projection.
- Academy operational cost projection.
- Impact on local economies.

Two of the sites were dropped from consideration as data was gathered relative to site size. The potential development parcel at Kennebec Valley Technical College was less than 20% of the size needed for the Academy. Additionally it was in an area of the campus which was difficult to reach and develop. The Public Gardens Site in Hallowell contained less than half the desired acreage.

Just prior to the conclusion of this report, representatives of UMA sent the study team a memo regarding their concerns about serving as a potential site for MCJA. Since it was received late in the study, and since this one 'new construction' site serves as a 'benchmark' relative to the other sites, the analysis developed to it remains in the study. Clearly there needs to be an update to UMA's master plan assessing their growth and future expansions to more adequately understand the viability of the MCJA as part of their campus.

Site Evaluation & Cost Projections:

The four remaining properties were evaluated for appropriateness of building and site planning relative to the Academy Facilities Program developed in July 1997, and relative to current State planning development policy. Additionally, an 'order of magnitude' cost estimate was developed for each property based on current known information. These costs should be regarded as preliminary and are subject to vary as more data is developed. The scores and costs projected for each property are as follows:

<u>Property</u>	<u>Score</u>	<u>Building & Site Construction Cost</u>	<u>Total Project Cost</u>
Pineland Center New Gloucester	214*	\$9,788,614	\$12,290,468
Oak Grove Coburn Vassalboro	290*	\$9,111,575	\$11,271,203

University of Maine Augusta	306*	\$9,174,897	\$11,288,699
Loring Commerce Centre, Limestone	170*	\$5,377,504	\$6,925,262
Millinocket Schools Millinocket	125*	\$6,430,424	\$8,327,659

*Total score possible-330.

Academy Operational Costs:

The Academy relies on part time instructors with active participation in the field as a way of controlling operating costs and maintaining high quality instruction. Trainees are either personnel actively employed in law enforcement or basic trainees newly hired by individual law enforcement units. The cost of time and travel to and from the Academy for all of these participants are borne by the sending law enforcement units.

Two thirds of law enforcement personnel work in locations south of Augusta. The July 1997 Facilities Program, sanctioned by the Academy Board of Directors, placed priority on the relocation to a site near Augusta. This general geographic location balances travel time and distance of the large number of constituents coming from south of Lewiston/Auburn with a fewer number coming greater distances from the north and east.

Operational costs differences for the various site alternatives compared with the present Waterville campus are as follows:

• Existing Waterville campus:		\$223,497	
• Pineland Center, New Gloucester:		\$274,891	
• Oak Grove Coburn, Vassalboro:		\$274,891	
• University of Maine, Augusta:		\$274,891	
• Loring Commerce Centre, Limestone:	\$1,470,273		
LCC contracted services	<u>\$40,000</u>		
	\$1,510,273	\$1,510,273	
• Millinocket Schools, Millinocket			\$872,429

Economic Impact Analysis:

The economic impact analysis describes the direct and secondary employment and income effects of locating the Academy at the five alternate locations noted above, not including KVTC. The major findings of this study can be summarized simply:

- For the state economy as a whole, Academy location makes no difference to overall employment or income levels.
- There is very little range of impact demonstrated among the five sites.
- In no case would the Academy appreciably affect unemployment rates or retail sales.

ANALYSIS OF SITES BY SCORE											
Maine Criminal Justice Academy											
PDT Architects											
9-Jan-98											
PERFORMANCE CRITERIA	Pineland		Oak Grove		UMA		Loring		Millinocket		
	1	2	3	4	5						
	Value	Score	Total	Score	Total	Score	Total	Score	Total	Score	Total
1. Near Augusta (Title 25/Sec2801)	15	3	45	5	75	5	75	1	15	1	15
2. Building Fit & Organization	15	3	45	5	75	5	75	3	45	2	30
3. Density	10	3	30	5	50	3	30	3	30	1	10
4. Distance from Exit on I-95	10	2	20	3	30	5	50	1	10	3	30
5. Site Size & Program	10	5	50	4	40	5	50	4	40	1	10
6. Slope/Topography	2	5	10	3	6	3	6	5	10	5	10
7. Surficial Soils/Ledge	2	2	4	2	4	5	10	5	10	5	10
8. Wetland Areas(% of Site)	2	5	10	5	10	5	10	5	10	5	10
Totals			214		290		306		170		125
Total Possible	330										
COST CRITERIA											
1. MCJA Training Cost (Annual)			\$274,891		\$274,891		\$274,891		\$1,510,273		\$872,429
2. Project Cost			\$12,290,468		\$11,271,203		\$11,288,699		\$6,925,262		\$8,327,659

Conclusion:

The relocation of the Academy will have a relatively small economic impact in its new home municipality. Academy operational costs will be relatively the same as current costs for alternatives in Augusta, Vassalboro, and New Gloucester. The Limestone alternative is projected to cost significantly more per year. (Note: The economic impact of the Millinocket location is provided in the appendix.)

The Augusta and Vassalboro sites rate the highest relative to the goals established by the Academy Facilities Program. Analysis of cultural/historical factors and consideration of available unused state-owned building stock may suggest the most appropriate alternative is Vassalboro.

Purpose of this Study

The study is to evaluate the opportunities and liabilities inherent in six alternative sites as potential future locations of the Maine Criminal Justice Academy. The study is preliminary. Its findings are generalized in nature and should be regarded as comparisons among alternatives rather than absolutes. Given more data, more time to execute a study, and more funding, a study of considerable more specificity and accuracy could be developed. Cost figures, while given as absolutes, can only be considered "order of magnitude" costs to be used as a guide in making decisions. As the process continues, more data will be gathered and decisions will be made relative to user needs and acceptable compromises. Cost projections will therefore change. The relative evaluations of the alternatives and approximate costs are not expected to substantially change unless altered by changes in assumptions, compromises, or new data.

This study is intended to be an aid in developing consensus and supporting a decision for the best possible relocation of the Academy, if it is to be located on one of the sites studied. There may be other sites which offer even greater advantages than those studied but which has not yet been identified.

The study was undertaken at the request of the State Department of Administration and Finance through the Bureau of General Services. The sites were selected by BGS. The sites were believed, prior to the outset of the study, to offer strong prospect for the Academy. As the study team analyzed data and interviewed current users of the sites, some alternates were dropped from consideration.

Inherently a preliminary study of this type requires numerous judgment calls and "compromises" in determining "fit" between the Academy program and existing buildings and in developing a reasonable site planning logic. Due to the short time duration in which this study was done it was impossible to thoroughly review and explore alternatives for each of these, with BGS and/or the Academy. For example, none of the existing buildings studied exactly fit the projected size and configuration ideally suited to the Academy. The consultants made judgments as to whether to propose additions and/or to accept larger buildings than were absolutely necessary. Each of these decisions affects cost and cumulatively affects the numerical evaluation. With more study and more Academy and State administrative input, other approaches could possibly be identified. Every effort was made to create Academy concepts on each of the sites which were as functional and appropriate as possible.

A site score is directly related to its intrinsic nature. While many elements can be modified, and problems mitigated through design, the intrinsic nature of a site or existing building cannot be modified unless substantial resources are brought to bear on their construction. While the short duration and limited available information place limitations on the absolute accuracy of this study, it should be regarded as one which does address the intrinsic qualities of the site alternatives.

Work Done to Date

This study follows several studies undertaken by the design team. These include:

- Facility Program, July 1997. This study analyzed existing Academy building deficiencies, identified Academy needs for both building and site, developed site selection criteria, and projected an expected budget. This document was the basis for much of the analysis contained in the present document.
- Loring Commerce Centre analysis, May 1997. This preliminary analysis identified the most likely buildings at the Loring Commerce Centre to convert for Academy uses, projected costs of renovation and analyzed the degree of fit with the facilities program available at that date. Existing conditions data from this study has been incorporated in the current study. Judgment as to which portions of buildings to use has changed however, based on further consideration.
- Analysis of Oak Grove Coburn, 1990 study. This analysis reviewed and updated construction costs of a study completed for Bureau of General Services by another consultant.

Organization of this Study

Six sites were identified for analysis in this study. Four remained at the end of the study and are shared here with full evaluations. Sites identified were:

- Public Gardens Site, Hallowell.
- Pineland Center, New Gloucester.
- Oak Grove Coburn, Vassalboro.
- University of Maine, Augusta.
- Kennebec Valley Technical College, Fairfield.
- Loring Commerce Center, Limestone.
- Millinocket Schools, Millinocket

Their relative locations are identified on the attached map. In all cases representatives related to each site were contacted for definition of study boundaries and confirmation of availability as this process continues. Those representatives were:

- Public Gardens Site, Hallowell: David Fitts, BGS, Risk Management
- Pineland Center, New Gloucester: David Fitts, BGS, Risk Management
- Oak Grove Coburn, Vassalboro: Nat Salfas and David Fitts, BGS.
- University of Maine, Augusta: Owen Cargol, President, and Sherrie Stevens, University Planning Office.

- Kennebec Valley Technical College, Fairfield: Barbara Woodlee, Director, and Derek P. Langhauser, General Counsel.
- Loring Commerce Center, Limestone: Brian Hamel, Executive Director, Richard Martin, Deputy Director, Office of Job Corps, Region 1, and Tim Doak at B.R. Smith in Presque Isle.
- Millinocket Schools, Millinocket: Mark Scarano, Director of Community Development, Town of Millinocket

One site, the Kennebec Valley Technical College site in Fairfield, Maine, was dropped from consideration after the study team received a letter declining interest from an agent of the College. A copy of the letter is included. The other site known as the Public Gardens site in Hallowell was dropped from consideration by the Bureau of General Services when it was learned that the available acreage currently owned by the State was less than half the 55 acres targeted as a reasonable parcel size. While it was theoretically possible to increase site size through acquisition of adjacent parcels, that option was deferred from consideration at this point. Since existing conditions site data was gathered in the course of discovering the property size, that information is included in this report.

This report is organized by site. Each site section contains an architectural/engineering site evaluation and cost projection developed by the A/E consulting team, a projection of impact on Academy operating costs developed by the Academy and an analysis of impact on local economies developed by the planning member of the consulting team.

Methodologies Used in this Study

- Site evaluation and cost projection. The A/E consulting team gathered available information from existing sources including the USGS mapping, Soil Conservation Service mapping, town assessor's mapping, campus planning studies, prior reports and/or redevelopment proposals. Each site from New Gloucester to Loring was visited and briefly walked over by team members. The Loring site had been visited in May.

Academy needs were outlined in the Facilities Program, July 1997. A copy of the needs summary is included in this report. The Academy needs a variety of spaces to serve several distinct functional areas. Projected total net square footage needed is 55,000 s.f., the projected gross is 73,500 s.f. The gross square footage assumes new construction. Because the existing buildings already contain an established gross to net factor which, generally, can only be slightly modified. Total gross square footage for existing buildings will vary. Existing buildings which offer slightly more square footage than the program projection are considered a "bonus" to the Academy because they will allow more flexibility in scheduling and capacity for unforeseen change and growth. Existing buildings with excessive size are a liability due to the problems of additional renovation costs and long term operational costs.

The functional areas needed by the new Academy:

- Special Training (19,400 gross s.f.) consisting of tactical center, running track, weight room and miscellaneous spaces.

- Instructional Area (15,750 gross s.f.) consisting of lecture halls, classrooms, instructor offices and storage.
- Administration (7,200 gross s.f.) consisting of offices, conference rooms, work rooms and storage.
- Support (7,300 gross s.f.) consisting of media center, dining room, kitchen, recreation and lounge.
- Housing (22,300 gross s.f.) consisting of 35 two person rooms for basic trainees, 20 two person rooms for in-service trainees, 5 cadre rooms and related bathrooms and study rooms.
- Services (1,500 gross s.f.) consisting of janitorial and maintenance spaces.

It should be noted that several of the sites had swimming pools available, but the Academy declined interest in taking responsibility for them. The Academy program requires use of a pool, but for a maximum of 16 hours per year. It is most cost efficient for the Academy to rent a pool when needed.

For sites with existing buildings, the consulting team evaluated condition and appropriateness of size, number of stories, location on site of potential building(s). A site plan diagram was developed incorporating best judgments about appropriate designation and reuse of existing buildings, site and off-site factors. The University of Maine, Augusta site had no buildings for reuse by the Academy but required consideration of the existing University campus and its likely future development plan.

On sites with existing buildings, diagrammatic plans were developed based on available information which identified general locations of Academy functions and likely additions needed to meet code and/or program requirements. Identification of walls to be added or removed was not done, as this was a level of detail beyond the scope of this study.

Cost estimates were developed for both building and site by giving consideration to existing conditions and the relative degree of change needed to achieve a well-built, efficient Academy building(s). Consideration was given to the cost of weatherizing the buildings including reroofing, insulation and window systems. In cases where asbestos and ledge removal were likely, allowances were made for these items, bearing in mind both of these items are "wild cards" at this early stage of analysis.

Costs of construction were incorporated in a project budget format which included other costs including furnishings and equipment, professional services fees and contingencies.

The alternatives were scored by the consulting team with consultation of BGS and the Academy. Evaluations were given to factors identified in the Academy Facilities Program by the planning team and BGS. Each factor was assigned a value of relative importance prior to scoring of the individual sites.

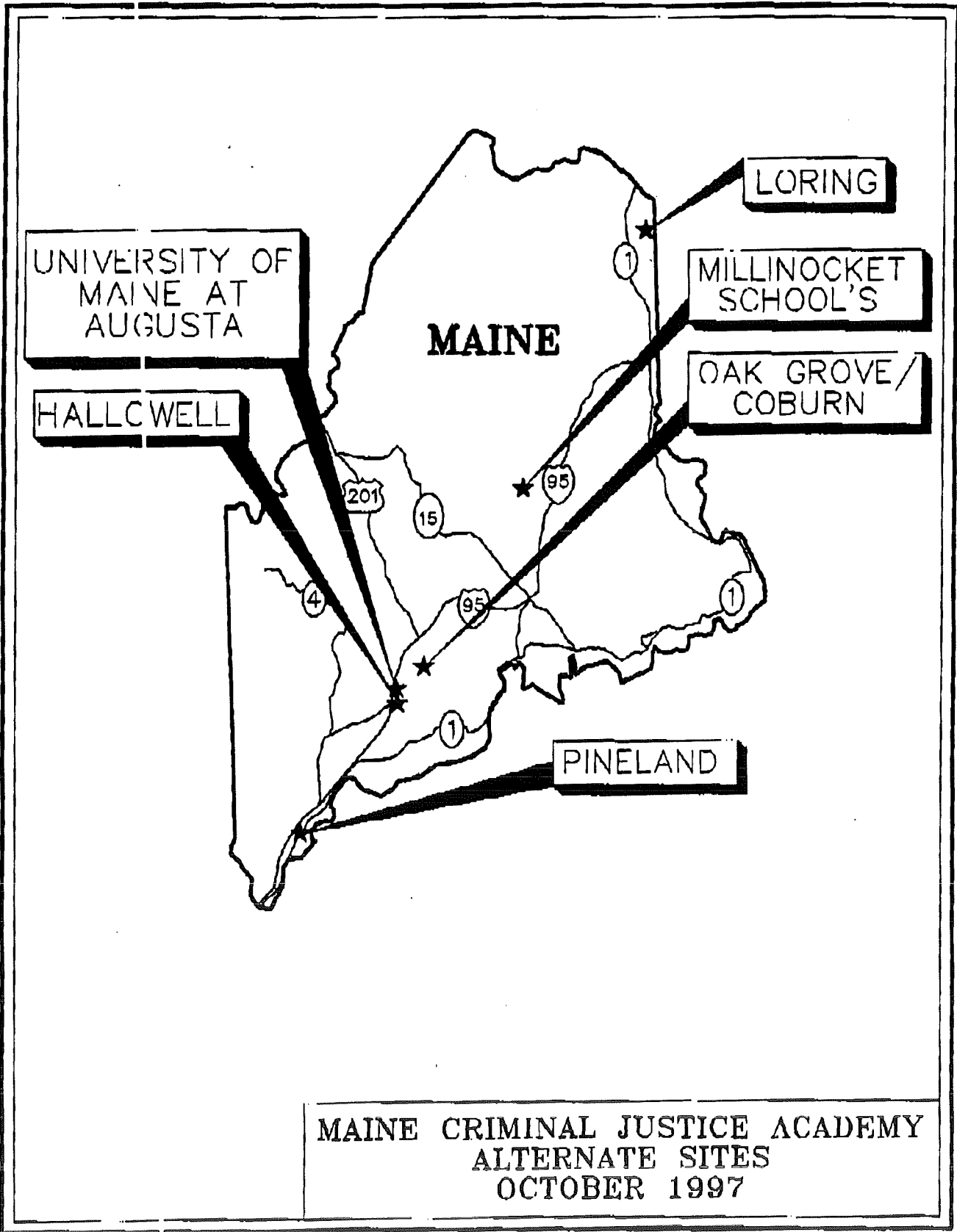
As noted above, costs need to be regarded as “order of magnitude” costs due to the limited information available for this analysis and the lack of time and fee to thoroughly analyze the options.

- Academy operational cost projection was developed by the Academy. At present virtually all Academy instructors are practicing law enforcement personnel, “loaned” to the Academy for their portions of courses they teach. This “loan” agreement results in lower operating costs to the Academy than full time staff and assures Maine citizens and trainees that the instructors are actively engaged in law enforcement on a daily basis. This practice also allows fees charged by the Academy to municipal, county and state units to be as low as possible and, therefore, affordable to many of those units.

Academy trainees are also from municipal, county and state units and generally are paid employees of those units.

With these considerations travel time to and from the Academy is of paramount importance. Lost wages and cost of travel are presently not accounted for in the Academy budget and may need to be accounted for with Academy site location alternates significantly removed from the current base of operations.

- Impact on local economies was undertaken based on current operational costs of the Academy and standardized economic projection methods sanctioned by the State Planning Office. These are explained in further detail as a component of the individual site analysis.



MAINE CRIMINAL JUSTICE ACADEMY
ALTERNATE SITES
OCTOBER 1997

2 PUBLIC GARDENS SITE, HALLOWELL

Statement of Concept Design Intent:

A parcel(s) of property owned by the State adjacent to I-95 on Winthrop Street was identified as the 'Stevens School' property. Upon field investigation, the site was actually the 'public gardens'. There is a parcel of property owned by the State in this location, however, it is only 27.56 acres which is half the total amount of acreage recommended by the Facility Program. It was decided to abandon further analysis of this site since the success of the location depended on acquiring three adjacent private parcels of property to adequately meet the program.

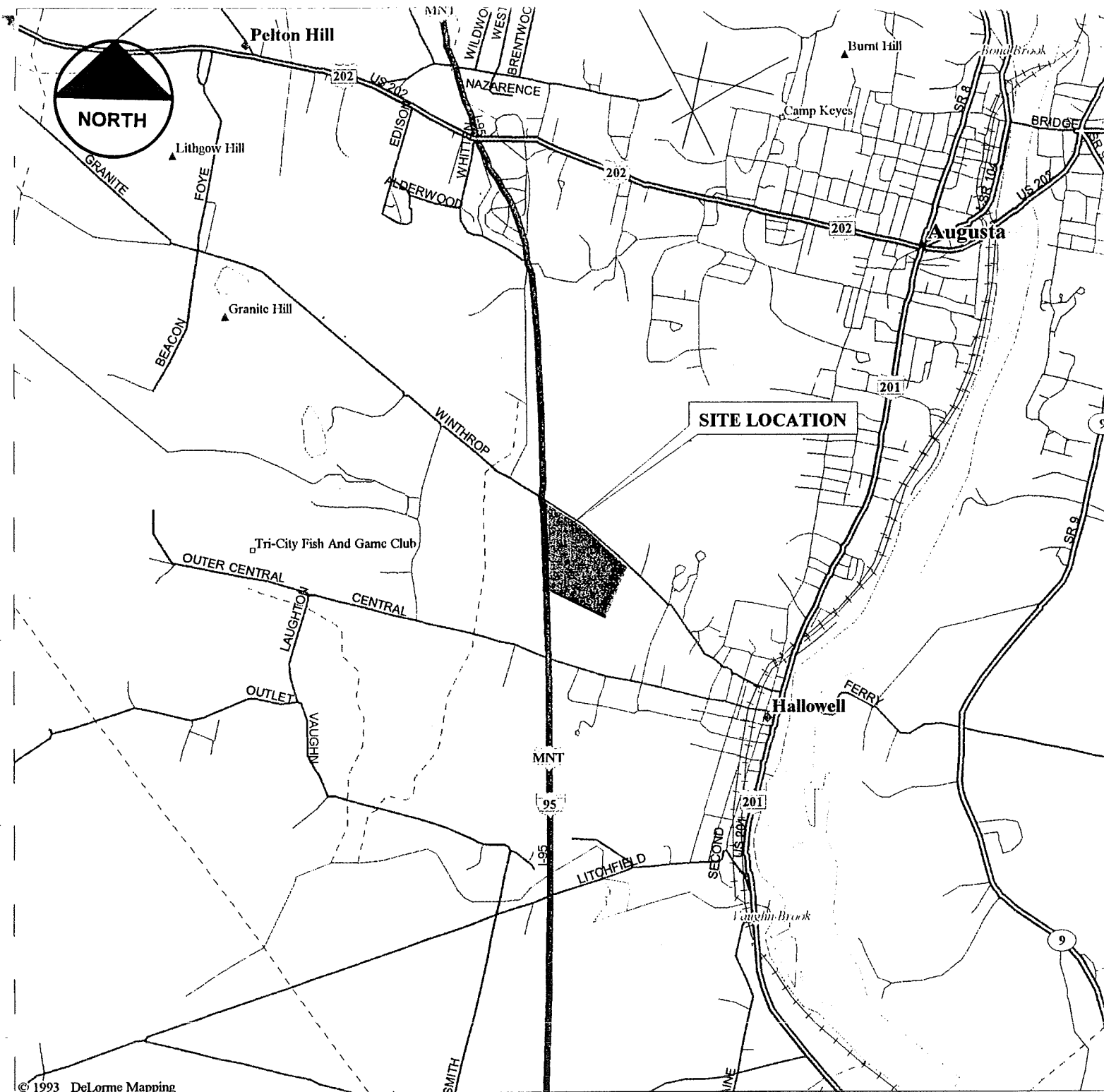
Documentation of information gathered to the point of abandoning the analysis has been included in this study.

Site Description:

The site is located off Winthrop Street adjacent to Interstate 95 in Hallowell as shown on the site location diagram. The site is approximately 1.6 miles from Exit 30 on Interstate 95.

- Ownership - The Public Gardens site consists of four lots, including three privately owned residential lots with frontage on Winthrop Street.
- Boundaries - The site plan diagram shows the approximate site boundaries compiled from Tax Assessor's maps and other available survey data. The State owned portion of the site consists of approximately 27.5 acres. The privately owned portion consists of three separate parcels totaling approximately 25.5 acres .
- Natural Features - The site consists of pasture and lawn with a wooded section located towards the southern property line. A small perennial stream flows through the privately owned portion of the site.
- Existing Building - The privately owned lots are occupied by single family homes.
- Municipal Utilities - The Hallowell Water District has a ten inch main that runs from a water tower on High Street cross country down through the site and under the Interstate. According to water district personnel, this would be available for water supply. The water district also operates the sewer system in Hallowell. Sewer service is available at the top of the Winthrop Hill. Sewerage from the site would have to be pumped to the top of the hill (approximately 2,500 feet) to connect to the public sewer.
- Electricity - Electric power is available along Winthrop Street.

- Topography - The site is best characterized as rolling terrain with grades varying from zero to fifteen percent.
- Soil Characteristics - The lower elevation of the soil are dominated by Scantic soils which are designated as hydric. It is likely that a significant portion of the area mapped as Scantic soils would be considered wetlands, upon a formal delineation. The higher elevations of the site along the eastern boundary consist of Hollis soils which generally have a depth to bedrock of less than twenty four inches. The restrictive soil boundaries are shown on the site location diagram.
- Slope - The topography ranges in slope from zero to fifteen percent. The flatter areas of the site are located near the perennial stream and the hydric soils.
- Local Approvals - The site is presently zoned as low density residential (RC), however, discussions with the City of Hallowell Code Enforcement Office indicate that the zoning is in the process of being changed to low density/multi-family limited residential (RD). Institutional or governmental uses are not considered permitted or conditional uses in either the RC or RD Districts. Noise Ordinance: The Hallowell Noise Ordinance sets maximum permissible sound pressure levels for the various zoning districts for specific seasons and time periods. The ordinance does not specifically prohibit firing ranges or emergency vehicle training areas.
- State Approvals - Construction of a non-revegetated area in excess of 3 acres would require a Site Location of Development Act permit from the MeDEP. Impacts to wetlands would require a Natural Resource Protection Act permit from the MeDEP as well as a permit from the Army Corps of Engineers.



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LEGEND

- | | | |
|----------------------|----------------------------|-----------------------------|
| ○ State Route | ----- Hwy Ramp | —— Airfield |
| □ Geo Feature | —— Major Street/Road | - - - - Utility (powerline) |
| ★ State Capitol | —— Interstate Highway | Land Mass |
| ◆ Town, Small City | —— State Route | Open Water |
| Hill | —— US Highway | |
| Interstate, Turnpike | +++ Railroad | |
| US Highway | +++ RR Underpassing | |
| Population Center | —— River | |
| Street, Road | - - - - Intermittent River | |

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Scale 1:31,250 (at center)

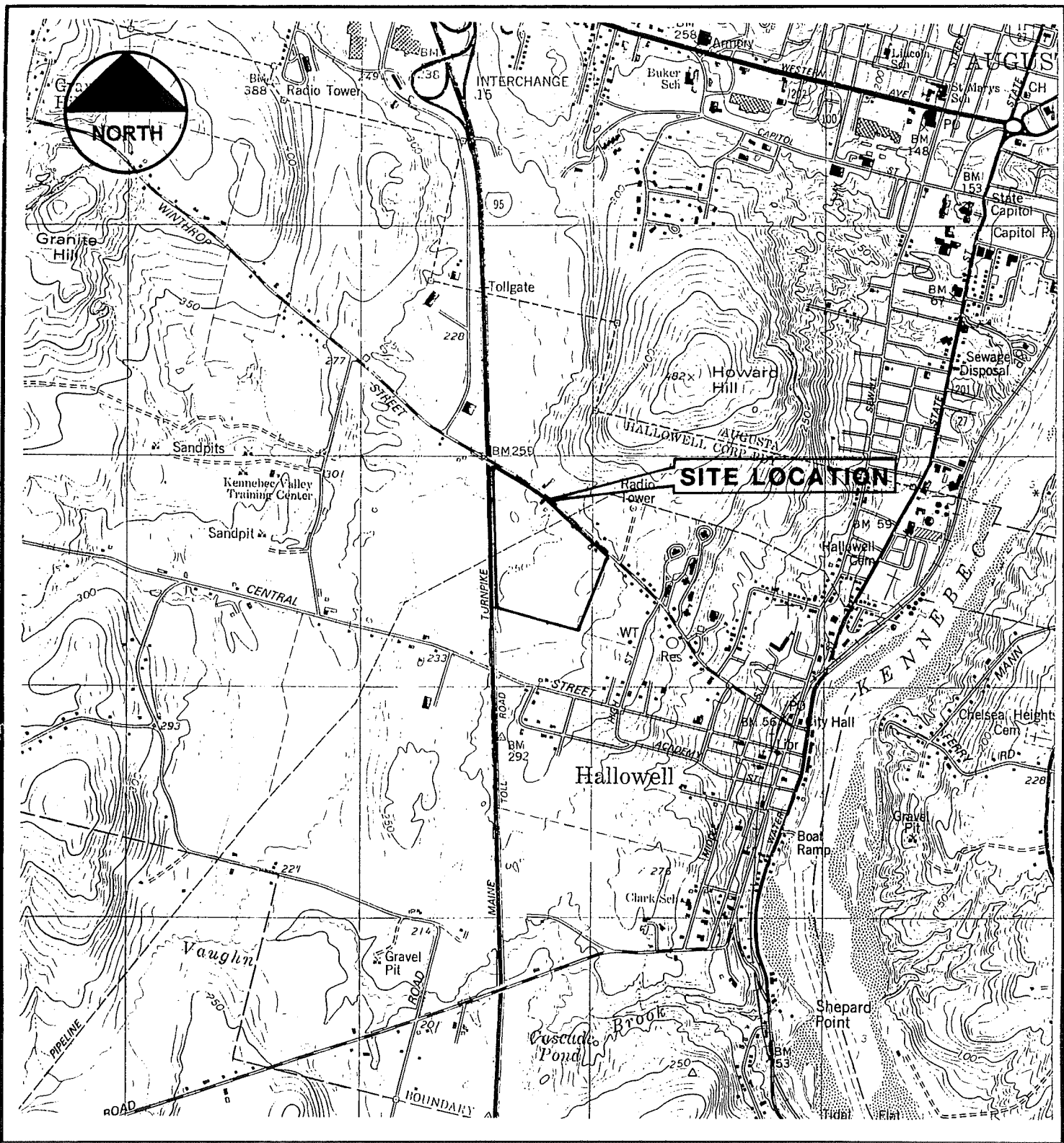
DeLORME LOCATION MAP
 Maine Criminal Justice Academy
 Hallowell Site: Hallowell, Maine

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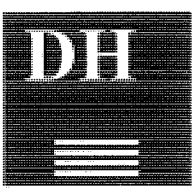
FIGURE

1



U.S.G.S. LOCATION MAP

Maine Criminal Justice Academy - Hallowell Site: Hallowell, Maine
 U.S.G.S. Augusta Quadrangle, 7.5 Minute Series (Topographic)



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DESIGNED	WGH	DATE	SEPT. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE
2

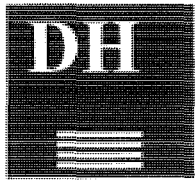


LEGEND

- BuB2 Buxton silt loam, 3 to 8 percent slopes, eroded
- BuC2 Buxton silt loam, 8 to 15 percent slopes, eroded
- HrB Hollis fine sandy loam, 3 to 8 percent slopes
- HrC Hollis fine sandy loam, 8 to 15 percent slopes
- PdB Paxton-Charlton fine sandy loams, 3 to 8 percent slopes
- PdC2 Paxton-Charlton fine sandy loams, 8 to 15 percent slopes
- ScA Scantic silt loam
- WrB Woodbridge fine sandy loam, 3 to 8 percent slopes

SOILS MAP

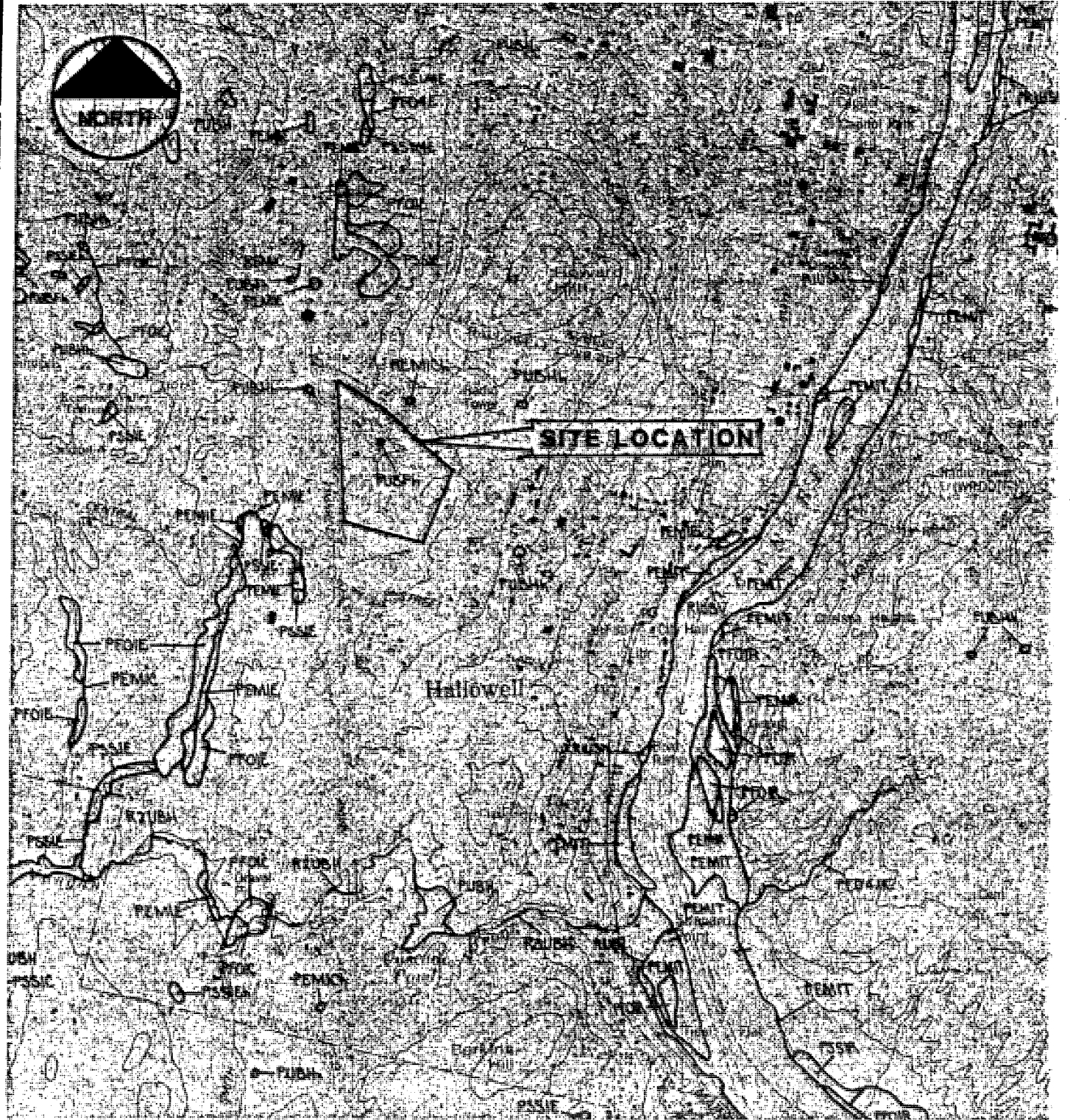
Maine Criminal Justice Academy - Hallowell Site: Hallowell, Maine
 Soil Survey - Kennebec County Maine - Sheet No. 59



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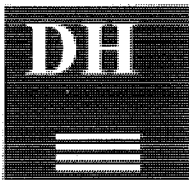
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FIGURE
3



WETLANDS MAP

Maine Criminal Justice Academy - Hallowell Site: Hallowell, Maine
 National Wetlands Inventory - Augusta Quadrangle



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DESIGNED	WGH	DATE	SEPT. 1997
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CHECKED	WGH	JOB NO.	1600P

FIGURE

4

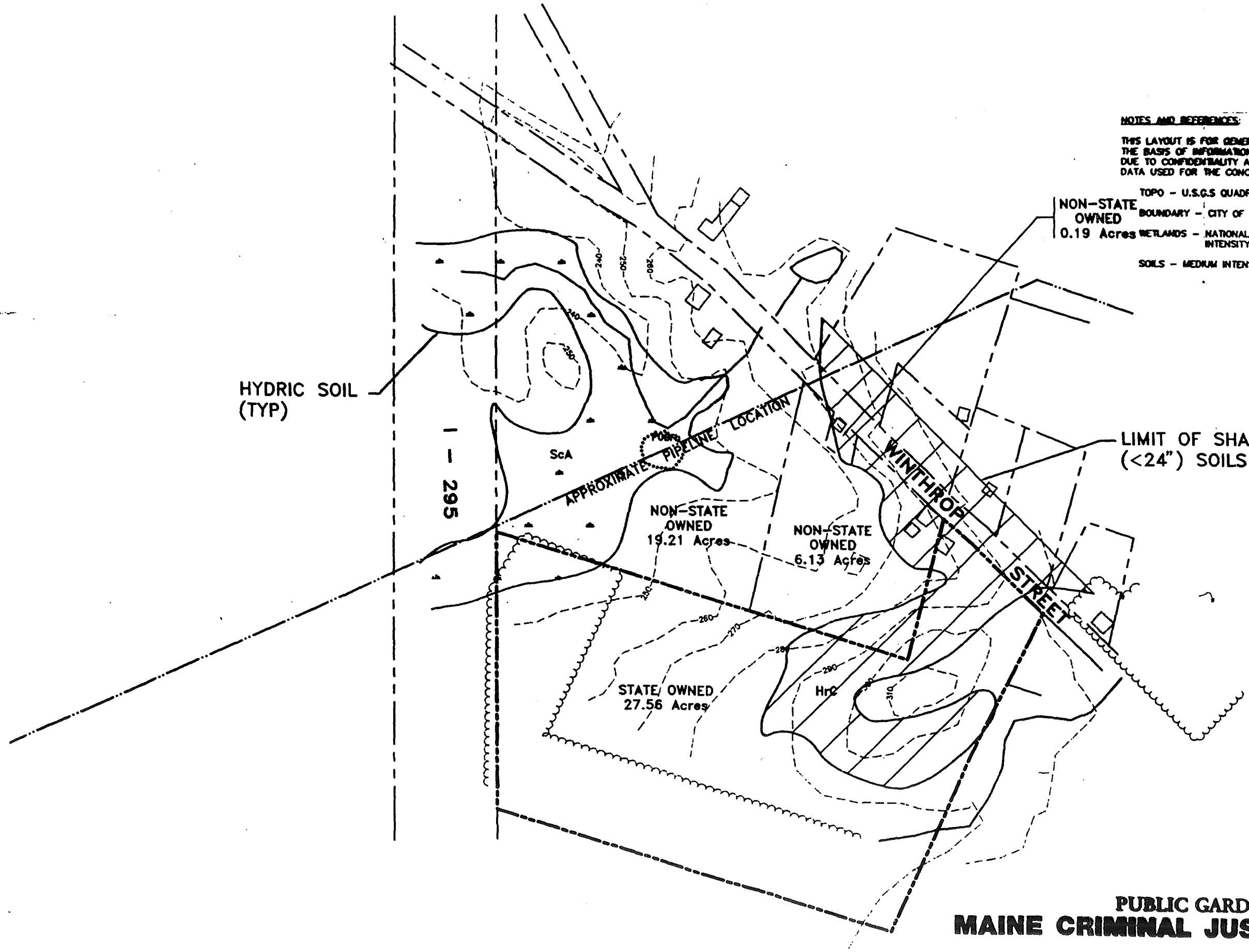
SITE PLAN

1"=300'-0"

NOTES AND REFERENCES:

THIS LAYOUT IS FOR GENERAL EVALUATION OF THE PROJECT SITE ONLY. THE BASIS OF INFORMATION SHOWN ON THIS PLAN IS INHERENTLY LIMITED DUE TO CONFIDENTIALITY AND RESOURCE DATA LIMITATION. BASIC DATA USED FOR THE CONCEPT INCLUDE:

- TOPO - U.S.G.S QUADRANGLE MAP
- BOUNDARY - CITY OF HALLOWELL ZONING MAP
- NON-STATE OWNED 0.19 Acres WETLANDS - NATIONAL WETLAND INVENTORY MAP and/or MEDIUM INTENSITY SOIL SURVEY
- SOILS - MEDIUM INTENSITY SOIL SURVEY



**PUBLIC GARDENS SITE, HALLOWELL
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS**

3 PINELAND CENTER, NEW GLOUCESTER

Statement of Concept Design Intent

Pineland originally opened in 1908 as the Maine School for the Feeble-Minded. The original residential campus was designed by Frederick Law Olmstead. The site consists of approximately 280 acres located primarily in New Gloucester with some of the site in Gray and West Pownal. It has 33 buildings totaling almost 500,000 gross square feet. Most of the historical buildings were residential in program, one and one half to two and one half stories in height, brick on the exterior, classical in style, built in the center of the campus, and less than 20,000 square feet each. Most were sited with the first floor a half story above grade.

This study focused on the use of Kupelian Hall, Bliss Hall and the Gymnasium/Pool buildings because of their size, floor plan flexibility, location to each other, location to possible outdoor program areas, ease of renovation, and ability to maintain their own character separate from the historic campus. Due to the poor fit between the MCJA's Special Services program needs, it was decided to build a new building to house that part of the program.

Descriptions of Existing Buildings

Bliss Hall

Bliss Hall is a two story brick dormitory building built in 1949. It has approximately 32,000 gross square feet. Its original design was for residential board care. Most of the partitions on the interior are constructed of studs with gypsum drywall and have been moved many times over the years for changing uses and program. Heat, water and sewer are distributed from the Pineland physical plant. It is sprinklered. Concept plans indicate approximately 5-6,000 square feet not being used on the lower level. This may be future expansion.

Kupelian Hall

Kupelian Hall is identical to Bliss Hall. It has approximately 31,000 gross square feet. It has no expansion.

Site Description

The Pineland site is located off Route 231 and the Morse Road as shown on the site location diagram. The site is approximately 4.6 miles from Exit 11 on the Maine Turnpike.

- Ownership - The Pineland Center site is owned by the State.

- Boundaries - The site includes approximately 280 acres. The site plan diagram shows the approximate boundaries based on the Tax Assessor's Maps and available survey data.

Natural Features - The Pineland site is located in a country setting surrounded by rolling meadows and wooded areas.

- Existing Buildings - Pineland Center includes approximately 33 existing building, three of which would be used by Criminal Justice Academy. The location of the three buildings that would be renovated as part of the MCJA project are shown on the site plan diagram.

- Municipal Utilities - The existing site is not served by any municipal utilities. Water and sewer service for the proposed project would come from an on-site well and a subsurface disposal field, respectively. No on-site explorations have been conducted to date to determine whether any suitable areas exist for the subsurface system. This should be considered a priority task in the event that evaluation of this site continues, as well as evaluation of potential water supplies.

- Electricity - Electric power service is available along Route 231 and the Morse Road.

- Topography - The portion of the site, proposed to be used by the Criminal Justice Academy is located on the northern portion of the parcel. This portion of the site can be characterized as moderate to steep slopes ranging up to fifteen percent. Elevations in the area range from approximately 300 feet down to 180 feet.

- Soil Characteristics - The northern portion of the site primarily consists of the Paxton, Suffield and Woodbridge soil series. According to the soil survey for Cumberland County by the Soil Conservation Services, these soils have severe to very severe limitations for septic disposal field use due to low permeabilities. These soils generally have depths to bedrock greater than five feet and are not considered hydric. On-site delineation of wetlands would be necessary to quantify any natural resource impacts.

- Slopes - The northern portion of the site generally slopes away to the northwest towards the Royal River. Slopes range from nearly flat in some areas to almost twenty percent.

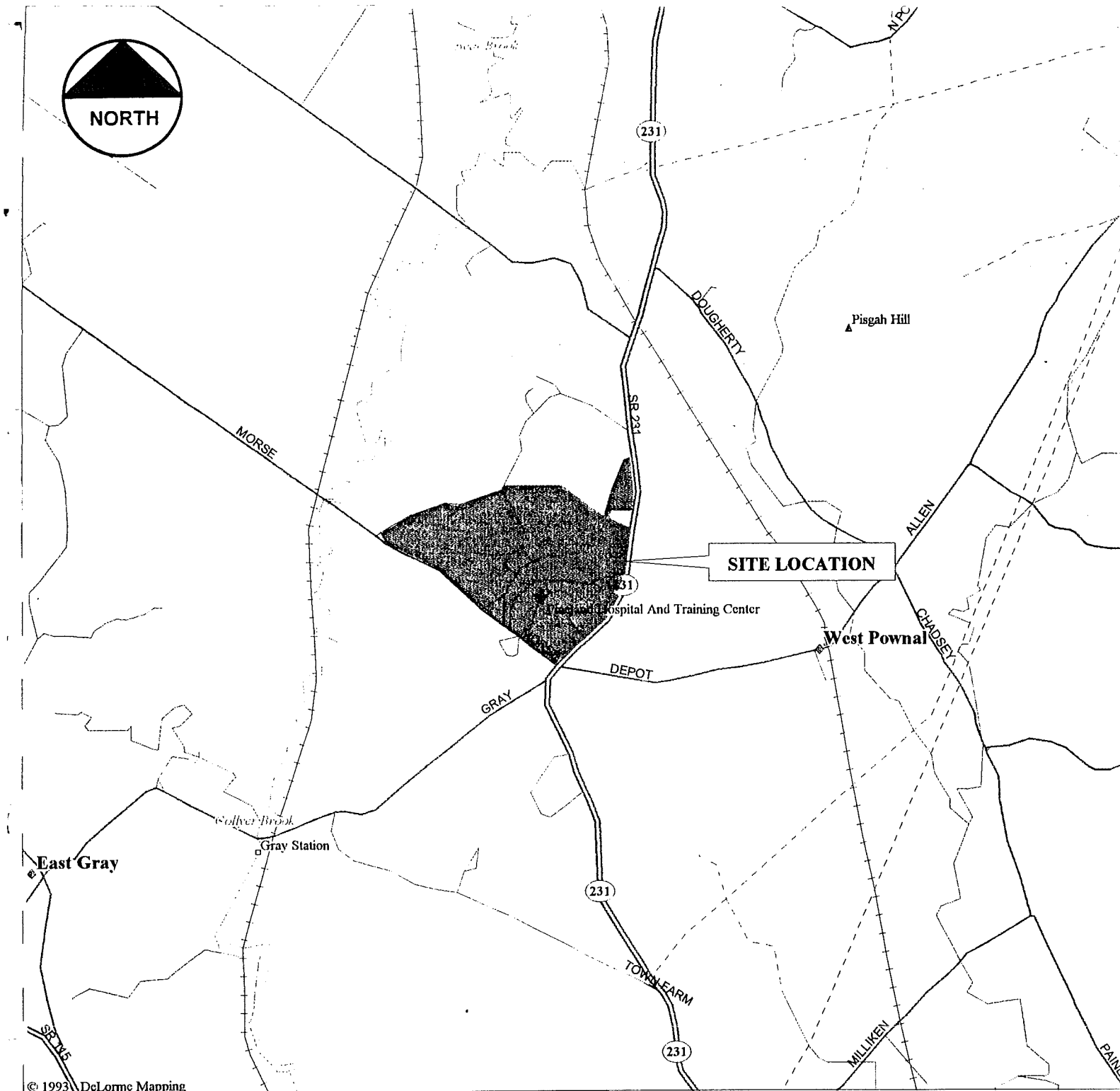
- Local Approvals - The site is presently zoned as Pineland Development District. The purpose of this district is to preserve the character and setting of Pineland Center and encourage its orderly transition to new residential and non-residential occupancies. Governmental uses and buildings and essential services are permitted in this district. Public and private uses are subject to site plan review. Permitted uses include governmental uses and buildings, essential services and accessory uses or structures. Permitted uses do not require site plan review. Noise: The New Gloucester Noise Ordinance sets specific sound levels for the various districts at specific time periods. There is nothing in the ordinance that specifically prohibits firing ranges or emergency vehicle training areas.

- State Approval - It is unlikely that the Pineland Center is covered by an existing Site Location of Development Permit from the MeDEP due to the age of the facility. Construction of non-revegetated surfaces in excess of 3 acres would require permitting under the Site Location of Development Act, and would need to include any non-revegetated surfaces constructed elsewhere on the Campus since 1972. Impacts to wetlands would require a Natural Resource Protection Act permit from the MeDEP as well as a permit from the Army Corps of Engineers.

3 PINELAND CENTER, NEW GLOUCESTER

Photographs: Bliss and Kupelian Halls





© 1993 DeLorme Mapping

LEGEND

- State Route
- ◻ Geo Feature
- ◆ Town, Small City
- ▲ Hill
- Hospital
- Street, Road
- Major Street/Road
- == State Route
- +++ Railroad
- +++ RR Underpassing
- River
- - - Intermittent River
- - - Utility (powerline)
- Open Water

Scale 1:31,250 (at center)

2000 Feet

1000 Meters

Mag 14.00

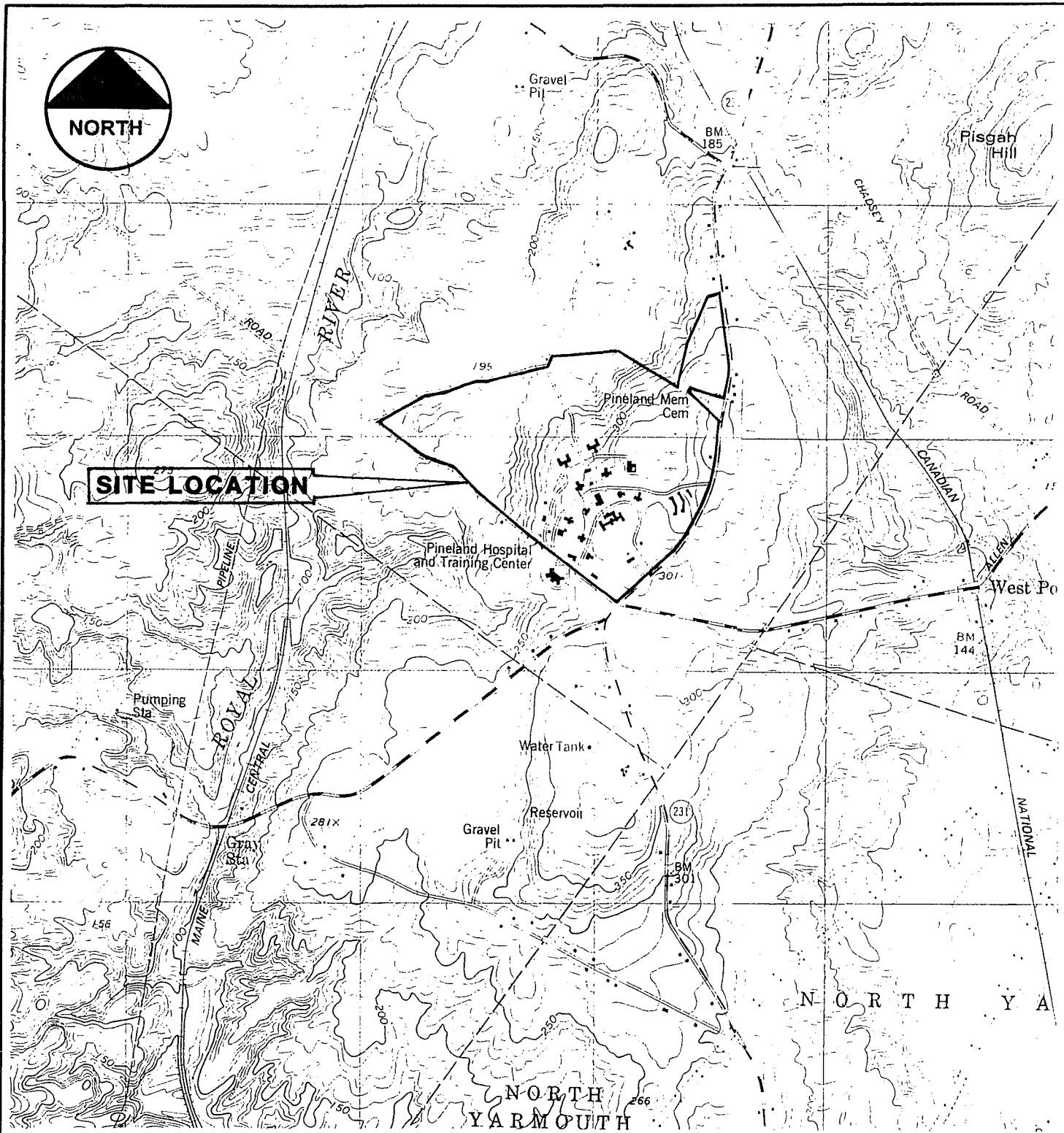
Fri Aug 29 10:21:15 1997

DeLORME LOCATION MAP
Maine Criminal Justice Academy
Pineland Center Site: Pownal, Maine

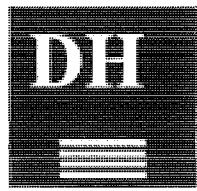


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 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL. 207-775-1121
 FAX 207-879-0896

FIGURE
1



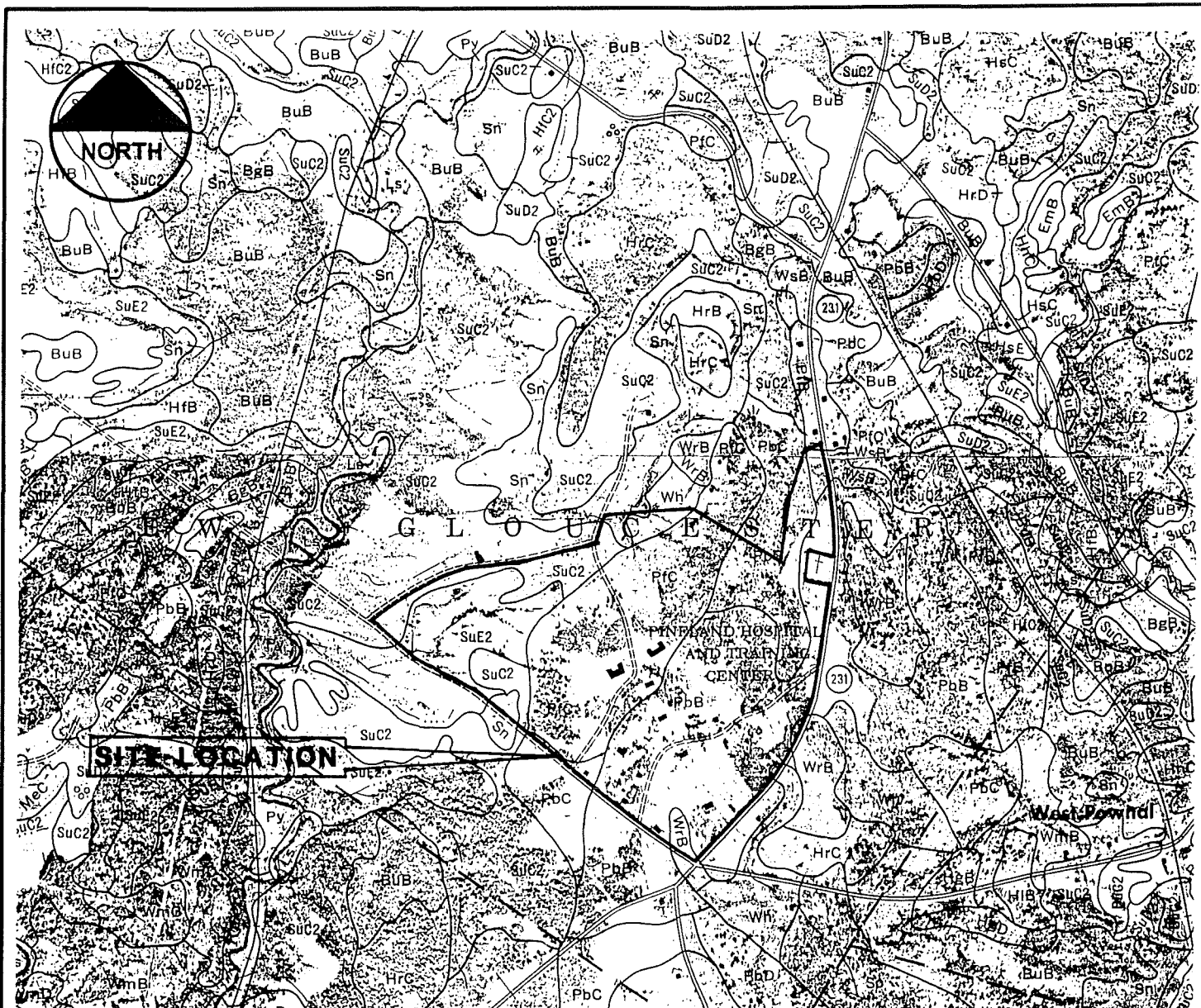
U.S.G.S. LOCATION MAP
 Maine Criminal Justice Academy - Pineland Center Site: Pownal, Maine
 U.S.G.S. Gray & North Pownal Quadrangles, 7.5 Minute Series (Topographic)



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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE
2

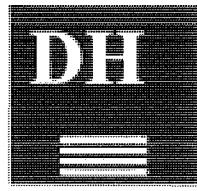


LEGEND

- PbB Paxton fine sandy loam, 3 to 8 percent slopes
- PbC Paxton fine sandy loam, 8 to 15 percent slopes
- PIC Paxton very stony fine sandy loam, 8 to 15 percent slopes
- Sn Scantic silt loam
- SuC2 Suffield silt loam, 8 to 15 percent slopes, eroded
- SuE2 Suffield silt loam, 25 to 45 percent slopes, eroded
- Wh Whitman fine sandy loam
- WrB Woodbridge fine sandy loam, 0 to 8 percent slopes
- WsB Woodbridge very stony fine sandy loam, 0 to 8 percent slopes

SOILS MAP

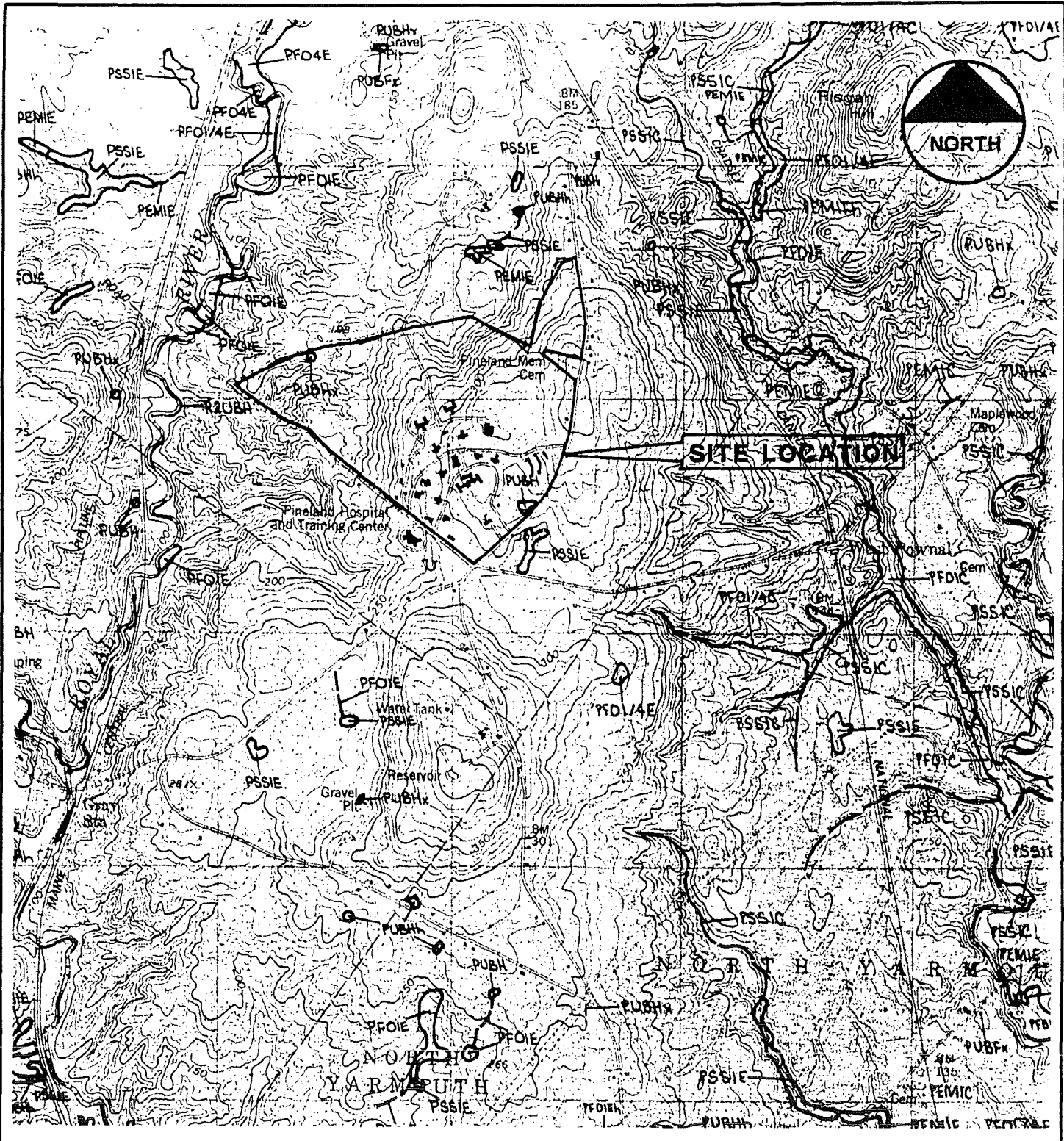
Maine Criminal Justice Academy - Pineland Center Site: Pownal, Maine
 Soil Survey - Cumberland County, Maine - Sheet No. 37



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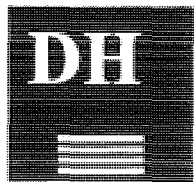
DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 1367'-±
CHECKED	WGH	JOB NO.	1600P

FIGURE
3



WETLANDS MAP

Maine Criminal Justice Academy - Pineland Center Site: Pownal, Maine
National Wetlands Inventory - Gray & North Pownal Quadrangles



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DESIGNED	WGH	DATE	SEPT. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE

4

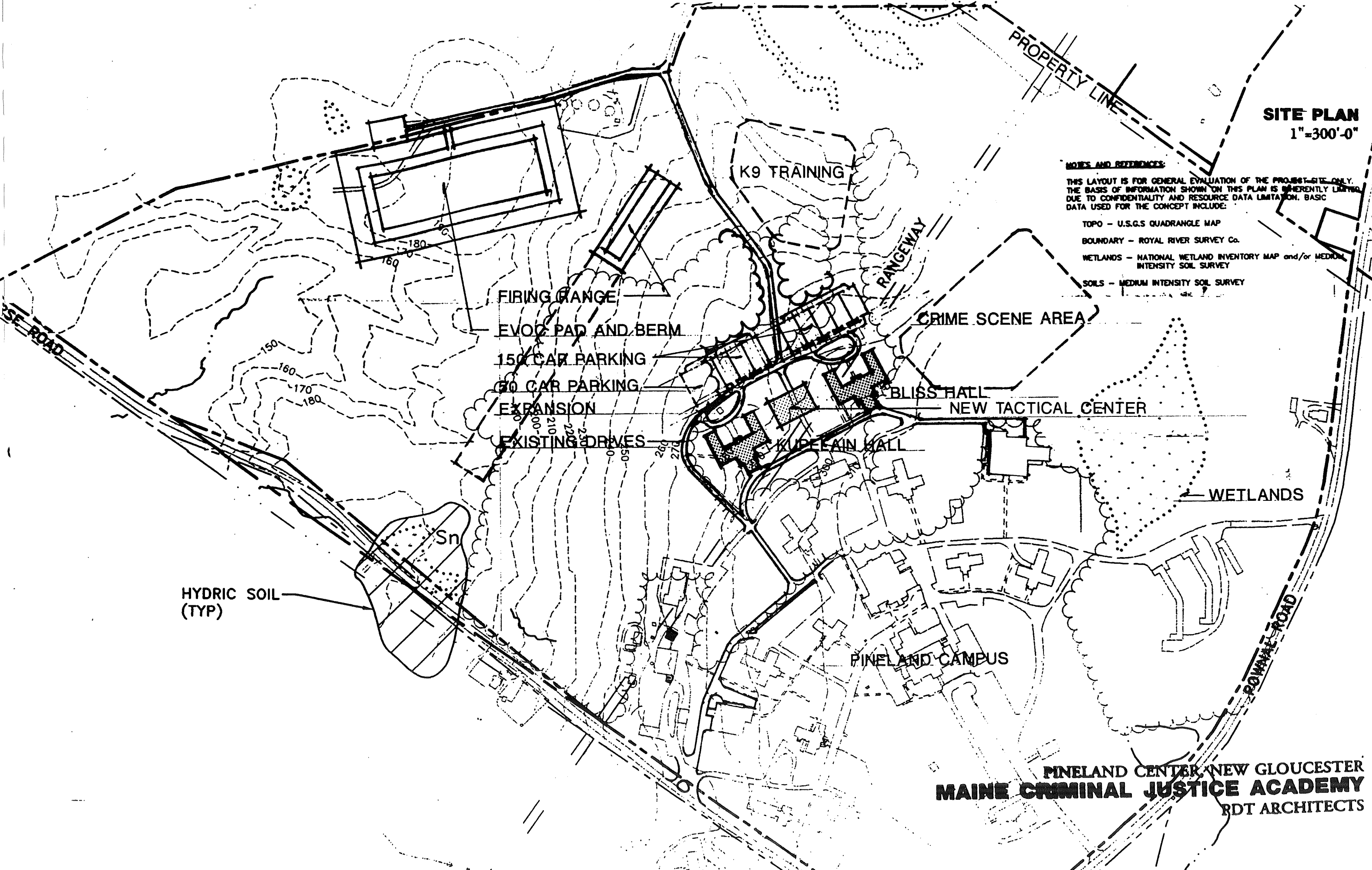
MAINE CRIMINAL JUSTICE ACADEMY/bgs
PINELAND

BUDGET PROJECTION
9-Jan-98
PDT Architects

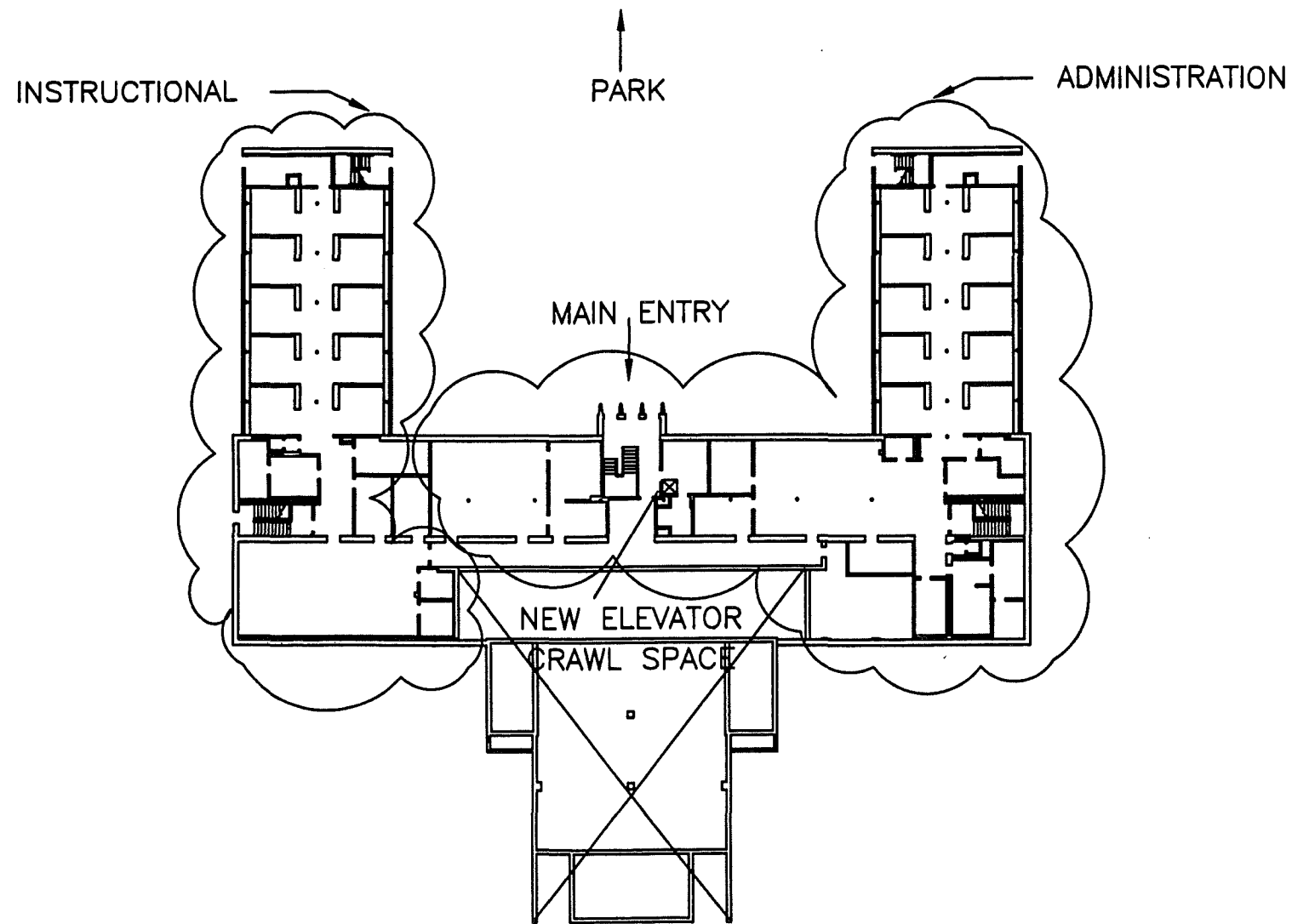
ITEM I: ADMIN COSTS &RESERVES					
A	Land Purchase			\$0	
B	Movable Equipment (per July 97 study)			\$546,545	
	Communications Room Expt			\$0	
	FATS Eqpt			\$0	
C	Advertising/insurance/legal (assume)			\$20,000	
D	Contingency (10% of Item III)			\$978,861	
E	% for Art			\$40,000	
F	CDBG grant			(\$300,000)	
G	Asbestos Removal (assume)			\$200,000	
	SUBTOTAL			\$1,485,406	\$1,485,406
ITEM II: FEES AND SERVICES					
A	Arch/Eng (includes reno surchge)	8.19%		\$801,447	
B	Survey/soils/testing			\$25,000	
C	DEP/Corps/Other approvals			\$75,000	
D	Addl Services (allow)			\$25,000	
E	Clerk (18 months @\$5000/mo)			\$90,000	
	SUBTOTAL			\$1,016,447	\$1,016,447
ITEM III: CONSTRUCTION					
A	Building:				
	EXIST KUPELIAN HALL				
	Admin, Instr & Support	\$72 per sf	30400 sf	\$2,188,800	
	New Roof & R30 Ins	ls		\$123,200	
	New Elevator	ls		\$55,000	
	EXIST BLISS HALL				
	Housing	\$59 per sf	28900 sf	\$1,705,100	
	New Roof & R30 Ins	ls		\$123,200	
	New Elevator	ls		\$55,000	
	Services	\$20 per sf	1500 sf	\$30,000	
	NEW SPECIAL TRAINING	\$110 per sf	19404 sf	\$2,134,440	
	SUBTOTAL		80204 sf	\$6,414,740	
B	Site Development:				
	Parking,Roads, Walks, Grading			\$819,000	
	Firing Range			\$57,000	
	Storm Drainage & Retention Pond			\$183,000	
	Building Prep (New Special Training)			\$50,000	
	Water Supply (private well)			\$300,000	
	Sanitary (private septic)			\$275,000	
	Electrical/Tel			\$50,000	
	Off-site Improvements			\$100,000	
	OPTION: EVOC PAD			\$650,000	
	SUBTOTAL			\$2,484,000	
	ESTIMATING CONTINGENCY	10 %		\$889,874	
	TOTAL, BUILDING AND SITE CONST			\$9,788,614	\$9,788,614
	TOTAL PROJECT COST			\$12,290,468	\$12,290,468

SITE PLAN
1"=300'-0"

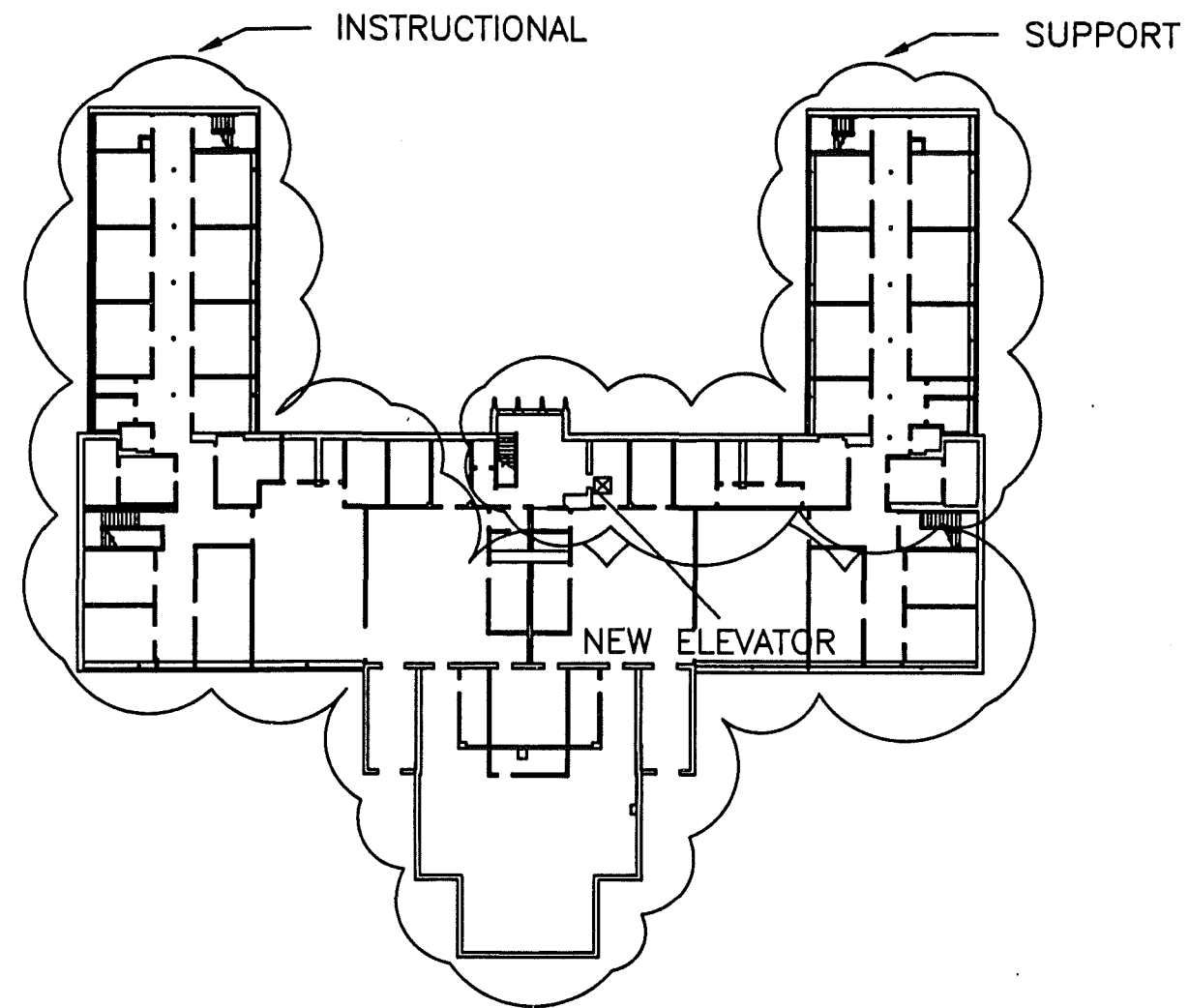
NOTES AND REFERENCES:
THIS LAYOUT IS FOR GENERAL EVALUATION OF THE PROJECT SITE ONLY. THE BASIS OF INFORMATION SHOWN ON THIS PLAN IS INHERENTLY LIMITED DUE TO CONFIDENTIALITY AND RESOURCE DATA LIMITATION. BASIC DATA USED FOR THE CONCEPT INCLUDE:
TOPO - U.S.G.S QUADRANGLE MAP
BOUNDARY - ROYAL RIVER SURVEY Co.
WETLANDS - NATIONAL WETLAND INVENTORY MAP and/or MEDIUM INTENSITY SOIL SURVEY
SOILS - MEDIUM INTENSITY SOIL SURVEY



**PINELAND CENTER, NEW GLOUCESTER
MAINE CRIMINAL JUSTICE ACADEMY
RDT ARCHITECTS**



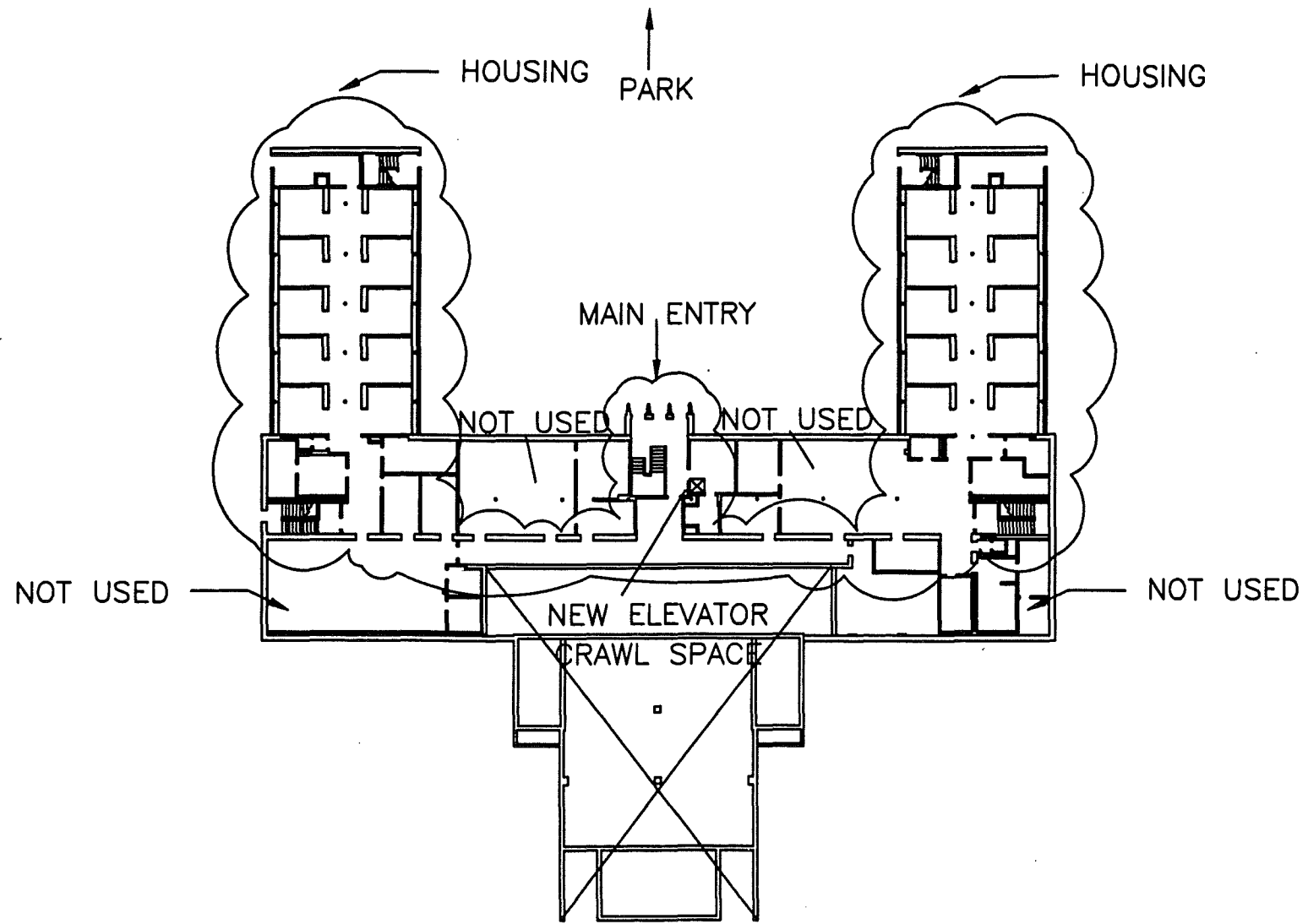
GROUND FLOOR PLAN
12,800 SF APPROX TOTAL GROSS (EXISTING)



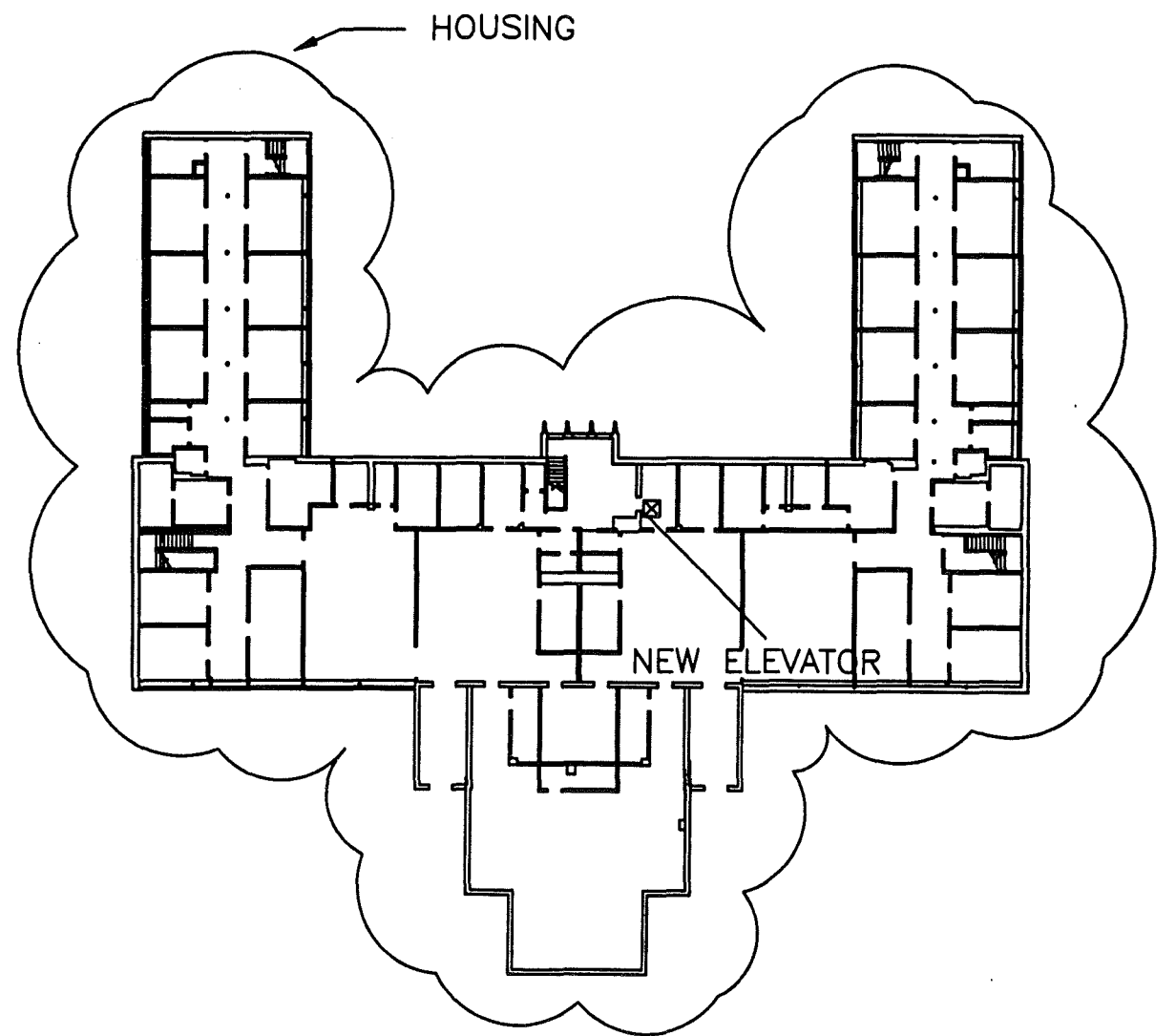
FIRST FLOOR PLAN
17,600 SF APPROX TOTAL GROSS (EXISTING)

PINELAND CENTER - KUPELIAN HALL
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS





GROUND FLOOR PLAN
12,800 SF APPROX TOTAL GROSS (EXISTING)



FIRST FLOOR PLAN
17,600 SF APPROX TOTAL GROSS (EXISTING)

PINELAND CENTER - BLISS HALL
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



4 OAK GROVE COBURN, VASSALBORO

Statement of Concept Design Intent/ Descriptions of Existing Buildings

Oak Grove Coburn was originally built as a private girls school with the first wing of the main building called Briggs Hall being built in 1928. There are many other buildings on the site, including a 'Shingle Style' gymnasium, horse barn, horse riding rink and private residence. The complex is primarily three stories with a basement and attached auditorium/gymnasium. It is steel and concrete construction with a brick exterior and cast concrete trim. It is 'Tudor' in style. There is no insulation and all windows are single glazed. A Recitation Building was added in 1937, Owen Hall was added in 1941, the Senior House was added in 1941 and 1955 and the Science Building was added in 1962. The building experienced several fires over the years.

The total complex is approximately 110,000 gross square feet of which 23,000 gross square feet is a basement. The intent of the concept design matches similar areas (i.e. dorm rooms) with that of the program for MCJA. The proposed program requires new stair and elevator cores to make the complex accessible. This complex has the most room for expansion and/or other state programs. The concept also calls for the demolition of the attached gymnasium and replacement with a new Special Training Center including the Tactical Center portion of the program because of the small size of the existing structure.

This structure provides a good match to the proposed 74,000 SF required by the MCJA Facility Program with room for expansion. The renovation of approximately 93,000 gross s.f. of existing and the additional new construction of 16,300 gross s.f. exceeds the program developed for MCJA of 74,000 gross s.f. It must be noted that in the case of this complex, the net useable area, in proportion to the overall gross s.f. is less due to the configuration of the building, wall thicknesses, corridor widths and arrangement of spaces within the complex. The intent of the reconfiguration of the interior partitions is to keep most in place. Oak Grove/Coburn offers the following program advantages due to the configuration of internal spaces, the nature of areas to be renovated and because of its size:

- Housing-The MCJA Facility Program calls for a capacity of 120 beds. The Oak Grove/Coburn budget proposal includes renovation costs for 130 beds.
- Expansion-There is room for expansion within the existing complex. Approximately 15,000 gross s.f. is available in the basement. This is an ideal area for student support activities such as recreation and lounge areas freeing up the upper levels for additional housing, classroom and meeting areas.
- Instructional-Includes costs for renovating the existing auditorium.
- Instructional-Includes subdividable lecture/classroom space for 75.
- Unfinished Reno-Includes 10,500 gross s.f. (the fourth floor of Owen Hall and the third and fourth floors of the Senior House) of unfinished space. Budget includes stair and elevator access, window replacement, insulation, and mechanical and electrical roughed-in.

Because of the nature of the property, the proposed EVOG Pad and Firing Range portions of the program have been located some distance from the main complex requiring those using it to drive around or walk through the woods.

There are additional out-buildings on the site which may provide additional advantages such as storage areas and expanded 'crime scene' training areas. This study does not include costs anticipated for their extended use.

Site Description

The site is located off Route 201 at the intersection of Oak Grove Road in Vassalboro, as shown on the site location diagram. The site is located approximately 14.4 miles from Exit 30 in Augusta and approximately 9.2 miles from Exit 33 in Waterville.

- Ownership - Based upon information provided by the Bureau of General Services, the site is owned by the State Of Maine.
- Boundaries - The site includes 113 acres and is shown on the site plan diagram. The site boundaries are approximate and were compiled from Tax Assessor's Maps and available survey data.
- Natural Features - The former Oak Grove/Coburn School campus consists of open meadows and wooded areas. The stream flows through the site to a farm pond located behind the riding arena and horse stables. Ledge outcrops are visible at several locations around the site.
- Existing Buildings - There are several existing structures on the site including: the Main School building, gymnasium, riding arena and horse stables.
- Municipal Utilities - There are no existing municipal utilities serving the site. The nearest municipal water supply is located several miles north of the site near Waterville. It does not appear economically feasible to extend public water for this project. No on-site explorations have been conducted to date to determine whether any suitable areas exist for the subsurface system. This should be considered a priority task in the event that evaluation of this site continues, as well as evaluation of potential water supplies.
- Electricity - Electric service is available along Route 201 and Oak Grove Road.
- Topography - The area around the existing school is generally flat. However, the southern portion of the site can be characterized as rolling meadow with slopes ranging up to twenty percent.
- Soil Characteristics - The soils in the vicinity of the existing school building are generally of the Paxton series which are non-hydric and have depths to bedrock greater than five feet. The remaining portion of the site generally consists of Hollis soils which have depths to bedrock less than 24 inches. The site plan diagram shows the restrictive soil boundaries. On-site delineation of wetlands would be necessary to quantify any natural resource impacts.

- Slopes - The area in the vicinity of the school building is generally flat. The southern portion of the site has slopes ranging up to twenty percent.
- Local Approvals - The Town of Vassalboro does not have a zoning ordinance, however, there is a site plan review permit process which may be required for this project. The site review ordinance states the following: 'This Ordinance shall apply to all new uses, and structures, new construction, alterations and substantial enlargement to existing uses and structures for commercial, retail, industrial, and institutional purposes.' Under their site review ordinance it also states: 'The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.' A new zoning ordinance is being presented to the voters this November. The scores in the the 'Analysis of Sites by Score' rank Vassalboro as if they had a zoning ordinance in place.
- State Approval - It is unlikely that Oak Grove Coburn is covered by an existing Site Location of Development Permit from the MeDEP due to the age of the facility. Construction of non-revegetated surfaces in excess of 3 acres would require permitting under the Site Location of Development Act, and would need to include any non-revegetated surfaces constructed elsewhere on the Campus since 1972. Impacts to wetlands would require a Natural Resource Protection Act permit from the MeDEP as well as a permit from the Army Corps of Engineers.

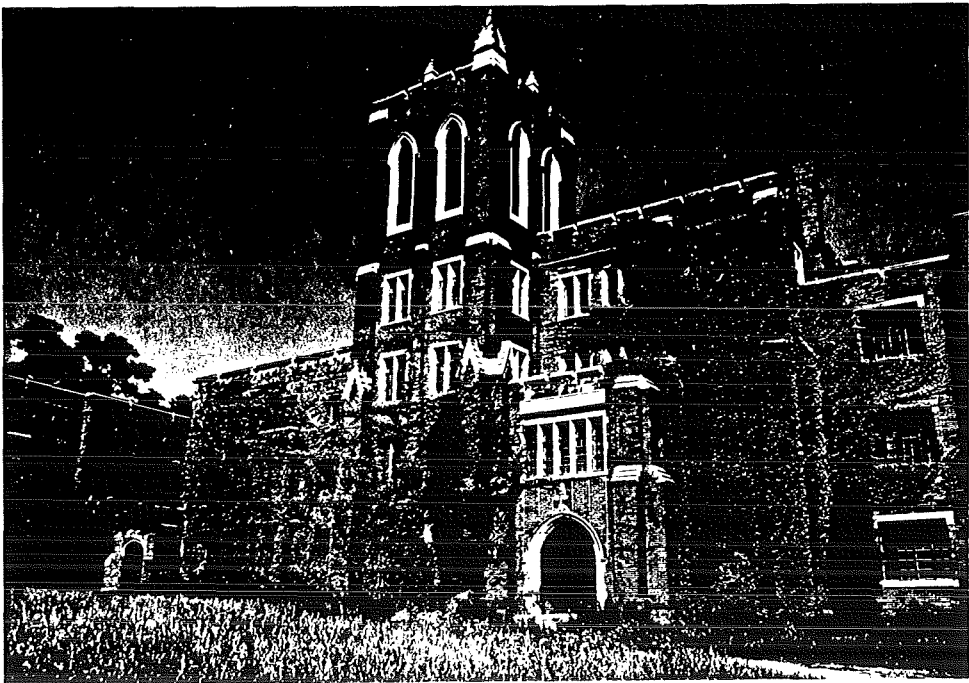
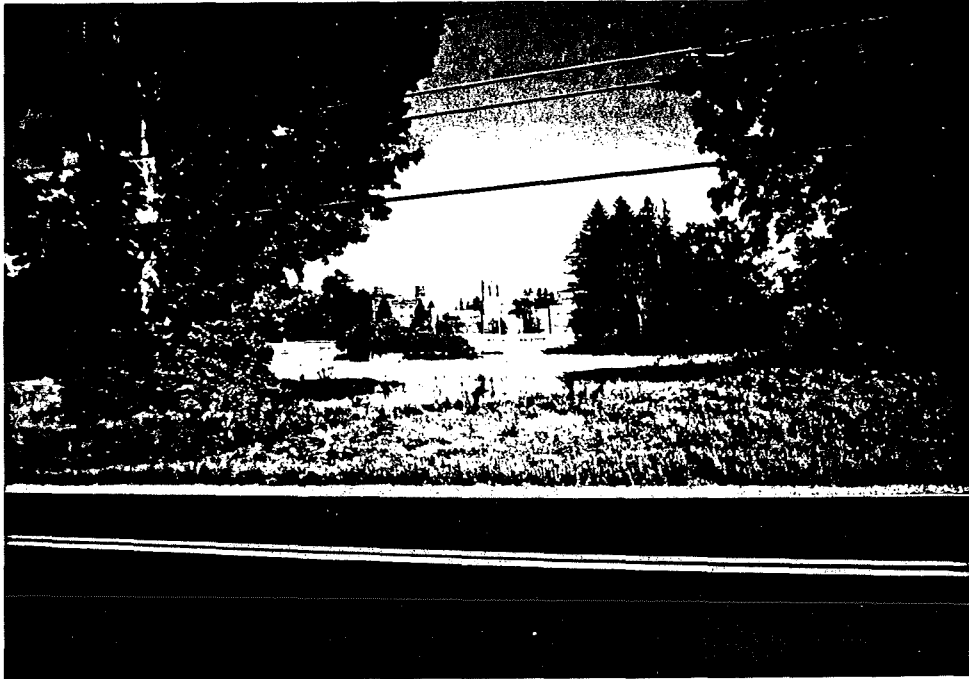
4 OAK GROVE COBURN, VASSALBORO

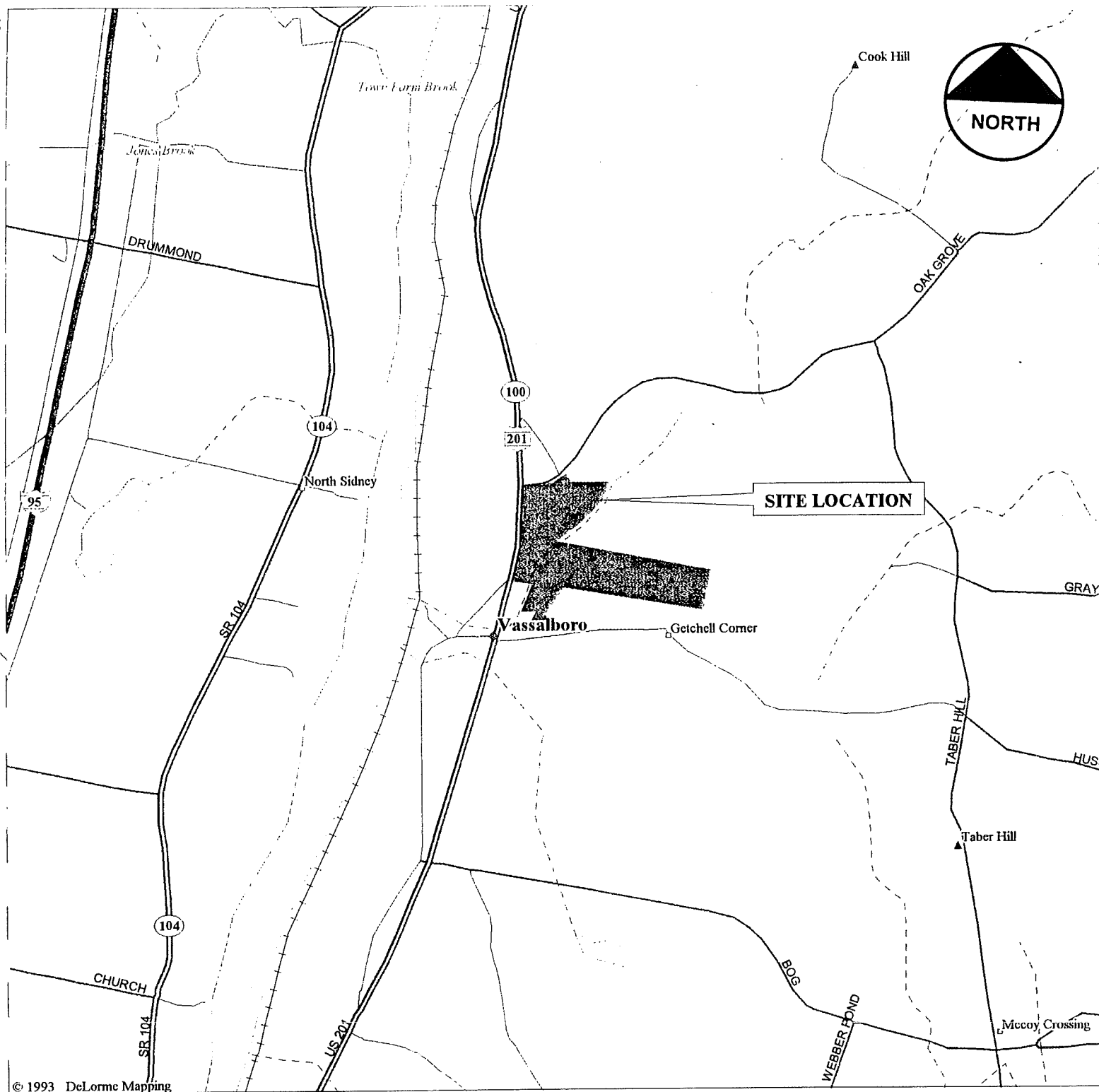
Photographs



4 OAK GROVE COBURN, VASSALBORO

Photographs





© 1993 DeLorme Mapping

LEGEND

- | | |
|----------------------|--------------------|
| State Route | Interstate Highway |
| Geo Feature | State Route |
| Town, Small City | US Highway |
| Hill | Railroad |
| Interstate, Turnpike | River |
| US Highway | Intermittent River |
| Street, Road | Open Water |
| Hwy Ramp | |
| Major Street/Road | |

Scale 1:31,250 (at center)

2000 Feet

1000 Meters

Mag 14.00

Mon Sep 15 12:01:12 1997

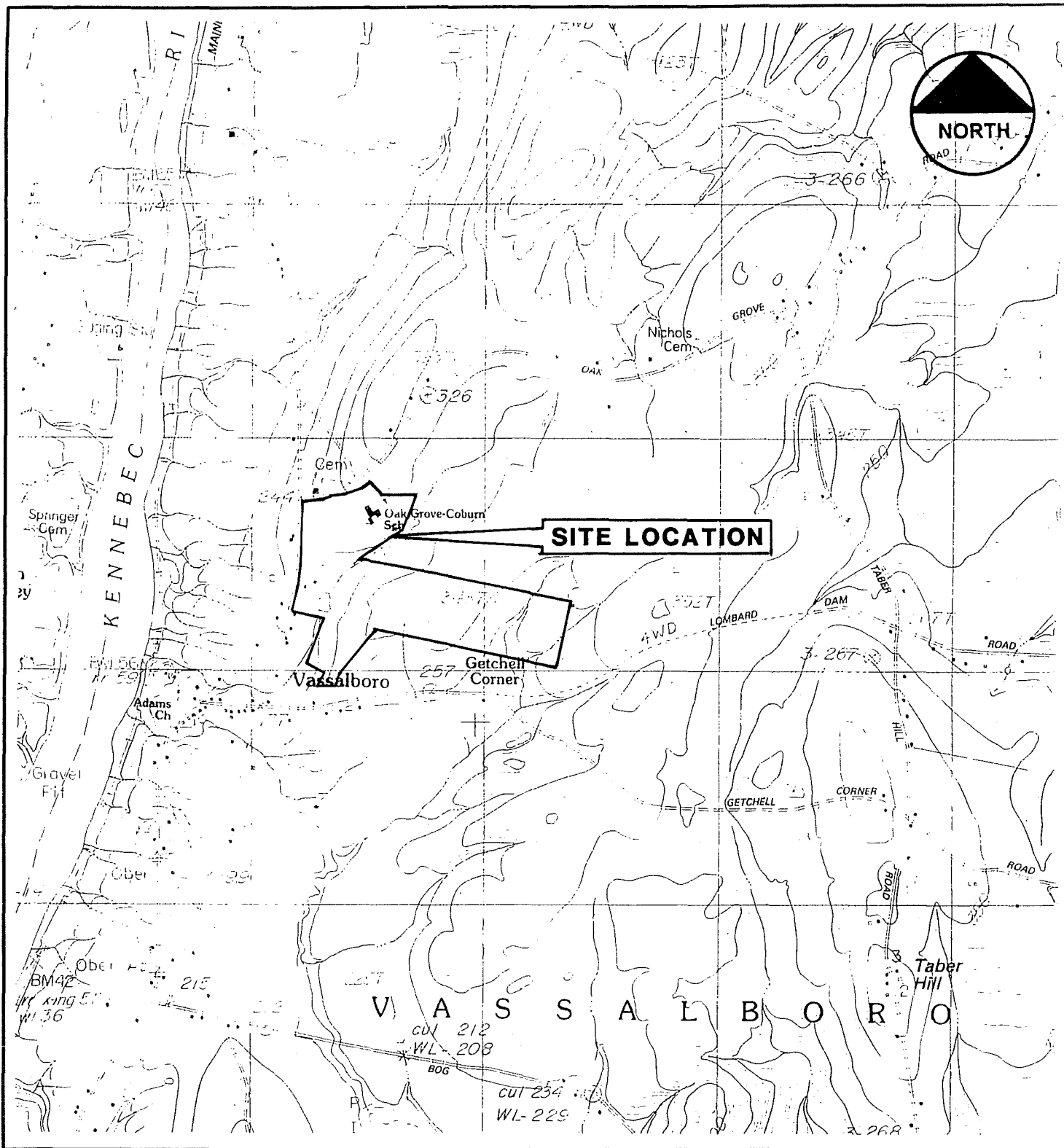
DeLORME LOCATION MAP
 Maine Criminal Justice Academy
 Oak Grove/Coburn School Site: Vassalboro, Maine



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FIGURE

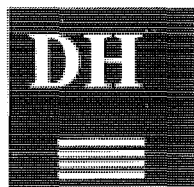
1



U.S.G.S. LOCATION MAP

Maine Criminal Justice Academy - Oak Grove/Coburn School Site:
Vassalboro, Maine

U.S.G.S. Vassalboro Quadrangle, 7.5 Minute Series (Topographic)

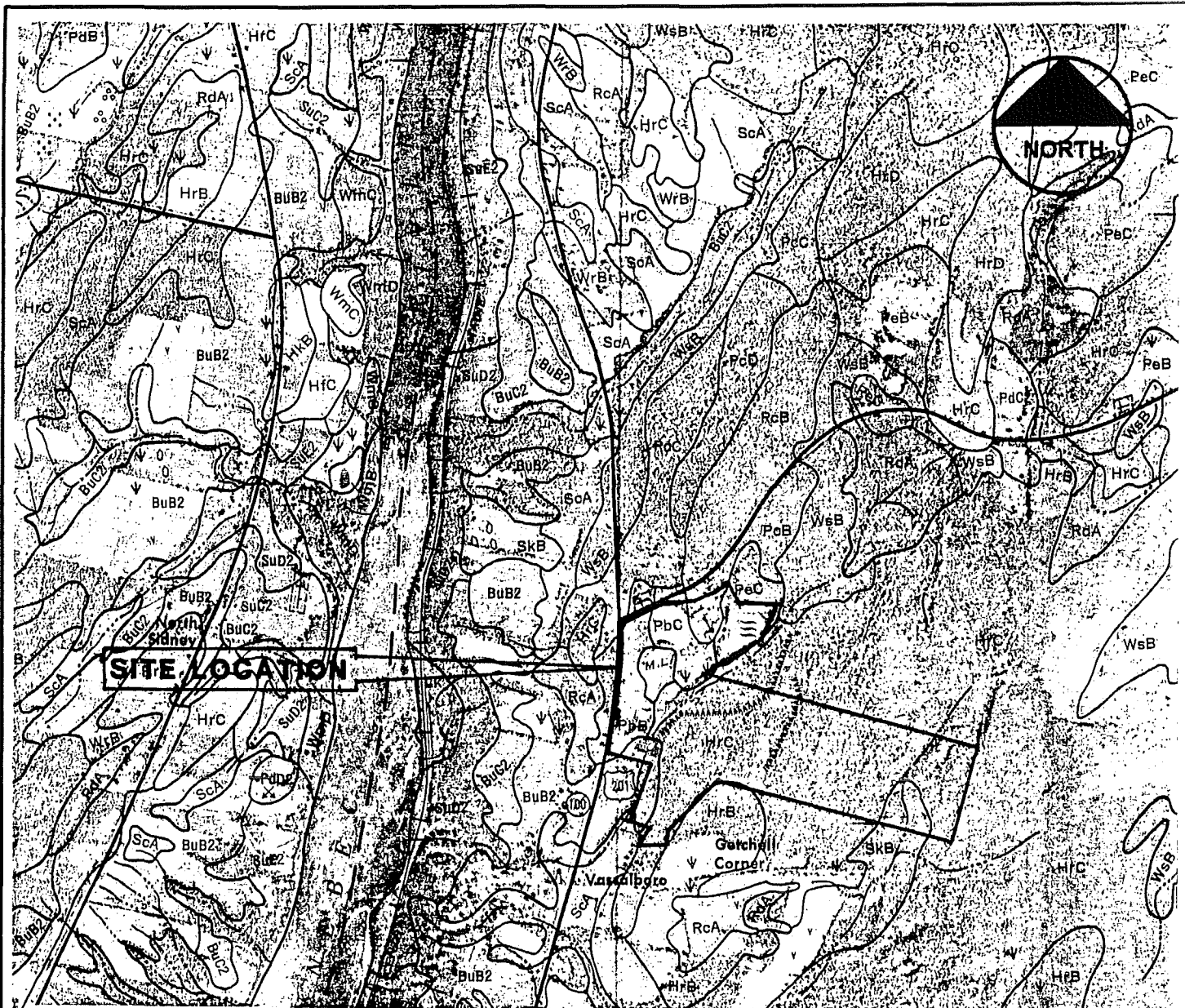


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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE

2



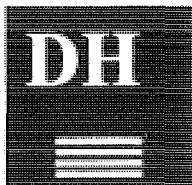
LEGEND

- BuB2 Buxton silt loam, 3 to 8 percent slopes, eroded
- HrB Hollis fine sandy loam, 3 to 8 percent slopes
- HrC Hollis fine sandy loam, 8 to 15 percent slopes
- PbB Paxton fine sandy loam, 3 to 8 percent slopes
- PbC Paxton fine sandy loam, 8 to 15 percent slopes
- PcB Paxton very stony fine sandy loam, 3 to 8 percent slopes
- PeC Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes
- SkB Scio very fine sandy loam, 3 to 8 percent slopes

SOILS MAP

Maine Criminal Justice Academy - Oak Grove/Coburn School Site:
Vassalboro, Maine

Soil Survey - Kennebec County, Maine - Sheet No. 31

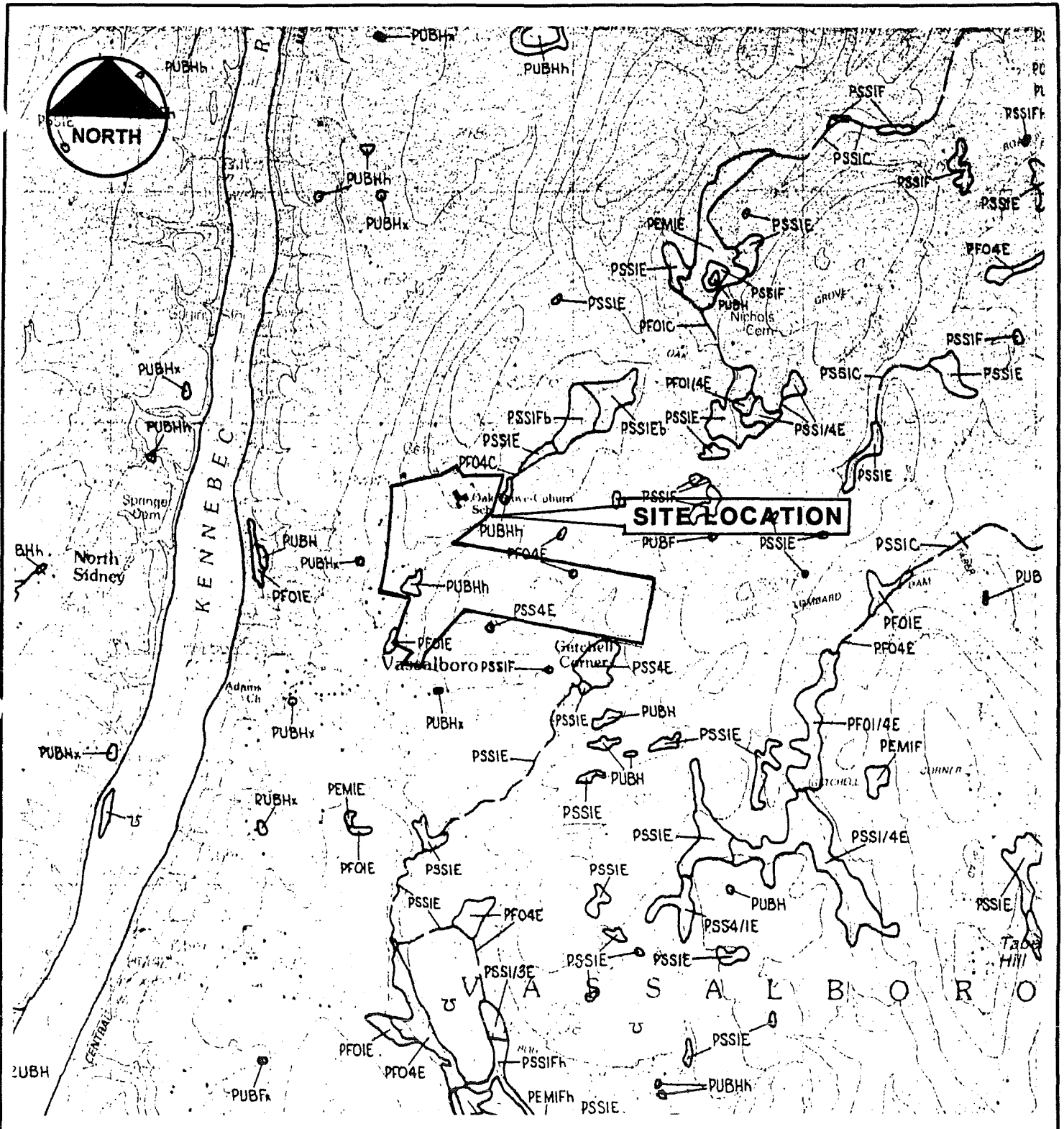


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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 1367'+-
CHECKED	WGH	JOB NO.	1600P

FIGURE

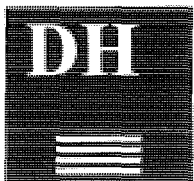
3



WETLANDS MAP

Maine Criminal Justice Academy - Oak Grove/Coburn School Site:
Vassalboro, Maine

National Wetlands Inventory - Vassalboro Quadrangle



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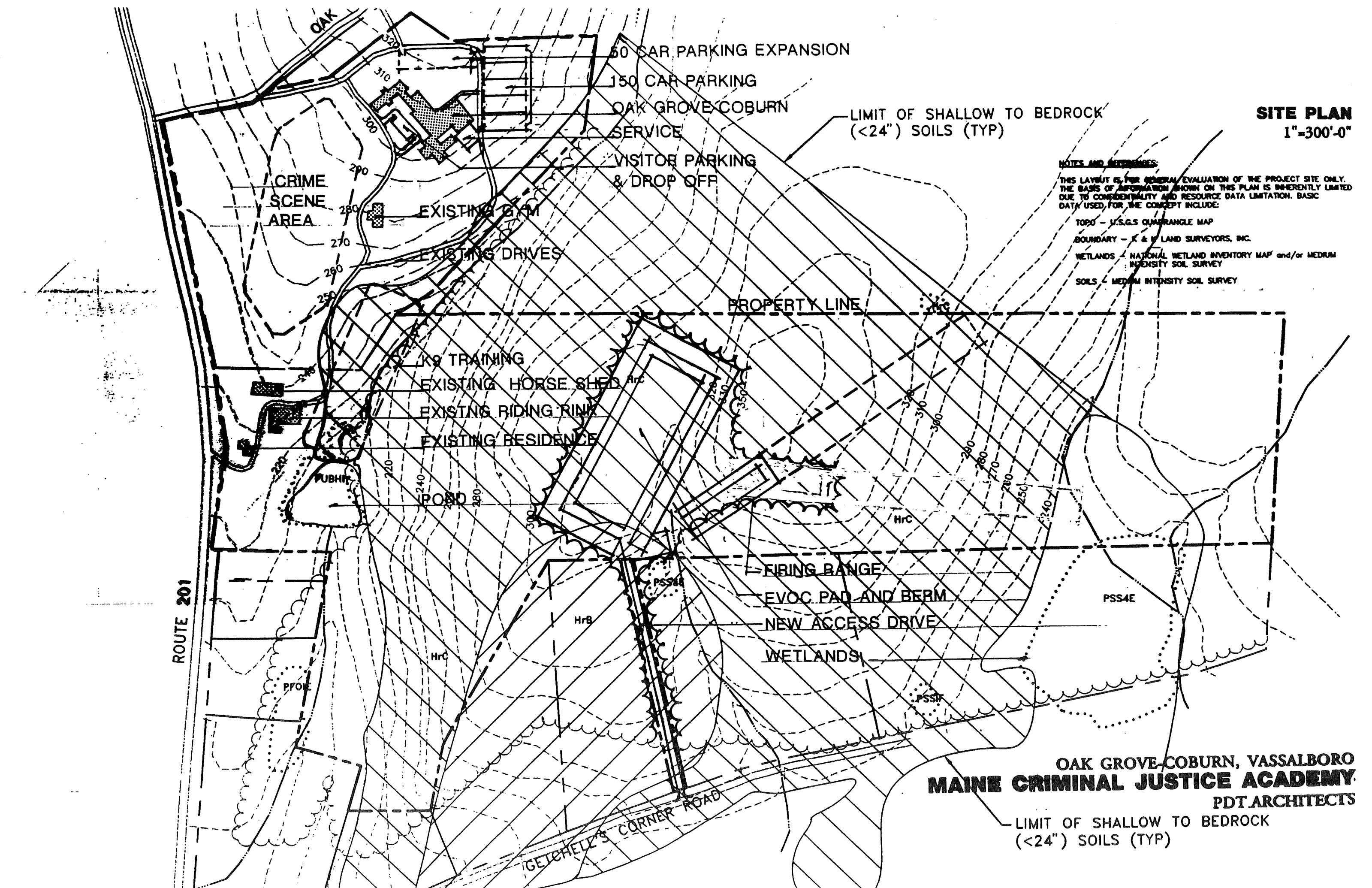
DESIGNED	WGH	DATE	SEPT. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE

4

ITEM I: ADMIN COSTS & RESERVES					
A	Land Purchase			\$0	
B	Movable Equipment (per July 97 study)			\$546,545	
	Communications Room Expt			\$0	
	FATS Eqpt			\$0	
C	Advertising/insurance/legal (assume)			\$20,000	
D	Contingency (10% of Item III)			\$899,624	
E	% for Art			\$40,000	
F	CDBG grant			(\$300,000)	
G	Asbestos Removal			\$150,000	
SUBTOTAL				\$1,356,169	\$1,356,169
ITEM II: FEES AND SERVICES					
A	Arch/Eng (includes reno surchge)	8.21%		\$738,794	
B	Survey/soils/testing			\$25,000	
C	DEP/Corps/Other approvals			\$40,000	
D	Addl Services (allow)			\$25,000	
E	Clerk (18 months @\$5000/mo)			\$90,000	
SUBTOTAL				\$918,794	\$918,794
ITEM III: CONSTRUCTION					
A	Building:				
	EXISTING BUILDING				
	Housing	\$45.00 per sf	27400 sf	\$1,233,000	
	Admin, Instr & Support	\$55.00 per sf	38800 sf	\$2,134,000	
	Special Training Reno	\$18.00 per sf	6000 sf	\$108,000	
	Auditorium Reno	\$43.00 per sf	3600 sf	\$154,800	
	Services	\$18.00 per sf	1500 sf	\$27,000	
	Stair/Elev Tower @ Briggs Hall		ls	\$200,000	
	Elev Tower @ Senior House		ls	\$100,000	
	Stair Tower @ Senior House		ls	\$130,000	
	New Int Elev @ Owen Hall		ls	\$90,000	
	Repointing Allowance		ls	\$25,000	
	New Roof & R30 Ins		ls	\$173,600	
	Unfinished Reno	\$20.00 per sf	10500 sf	\$210,000	
	NEW CONSTRUCTION				
	Special Training	\$90.00 per sf	16300 sf	\$1,467,000	
SUBTOTAL				93600 sf	\$6,052,400
B	Site Development:				
	Demolition of Existing Gym		ls	\$22,000	
	Parking, Roads, Walks & Grading			\$684,000	
	Firing Range			\$57,000	
	Storm Drainage & Retention Pond			\$163,000	
	Water Supply (private: well)			\$100,000	
	Sanitary (private: septic)			\$275,000	
	Off-site Improvements			\$100,000	
	Ledge Removal (assume)			\$75,000	
	EVOC Pad			\$650,000	
SUBTOTAL				\$2,126,000	
ESTIMATING CONTINGENCY				10 %	\$817,840
TOTAL, BUILDING AND SITE CONST				\$8,996,240	\$8,996,240
TOTAL PROJECT COST				\$11,271,203	\$11,271,203

SITE PLAN
1"=300'-0"



50 CAR PARKING EXPANSION
150 CAR PARKING
OAK GROVE-CO BURN
SERVICE

LIMIT OF SHALLOW TO BEDROCK
(<24") SOILS (TYP)

CRIME
SCENE
AREA

VISITOR PARKING
& DROP OFF

EXISTING GYM

EXISTING DRIVES

PROPERTY LINE

K9 TRAINING
EXISTING HORSE SHED
EXISTING RIDING RINK
EXISTING RESIDENCE

PUBHT

POSD

FIRING RANGE

EVOC PAD AND BERM

NEW ACCESS DRIVE

WETLANDS

ROUTE 201

PFOE

HrC

HrB

HrC

PSS4E

PSS1F

GETCHELL'S CORNER ROAD

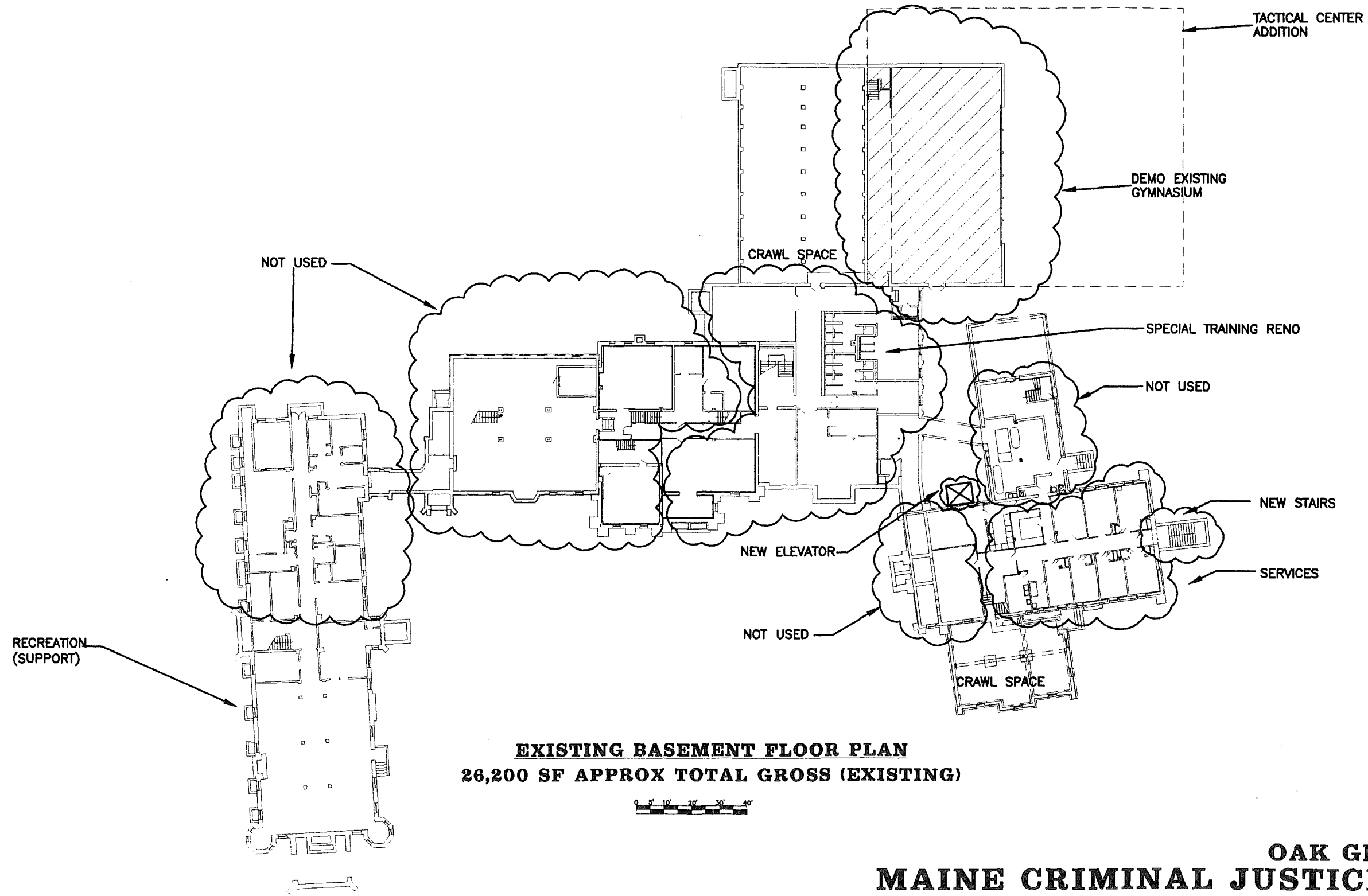
NOTES AND REFERENCES:

THIS LAYOUT IS FOR GENERAL EVALUATION OF THE PROJECT SITE ONLY. THE BASIS OF INFORMATION SHOWN ON THIS PLAN IS INHERENTLY LIMITED DUE TO CONFIDENTIALITY AND RESOURCE DATA LIMITATION. BASIC DATA USED FOR THE CONCEPT INCLUDE:

- TOPO - U.S.G.S QUADRANGLE MAP
- BOUNDARY - K & W LAND SURVEYORS, INC.
- WETLANDS - NATIONAL WETLAND INVENTORY MAP and/or MEDIUM INTENSITY SOIL SURVEY
- SOILS - MEDIUM INTENSITY SOIL SURVEY

**OAK GROVE-CO BURN, VASSALBORO
MAINE CRIMINAL JUSTICE ACADEMY**
PDT ARCHITECTS

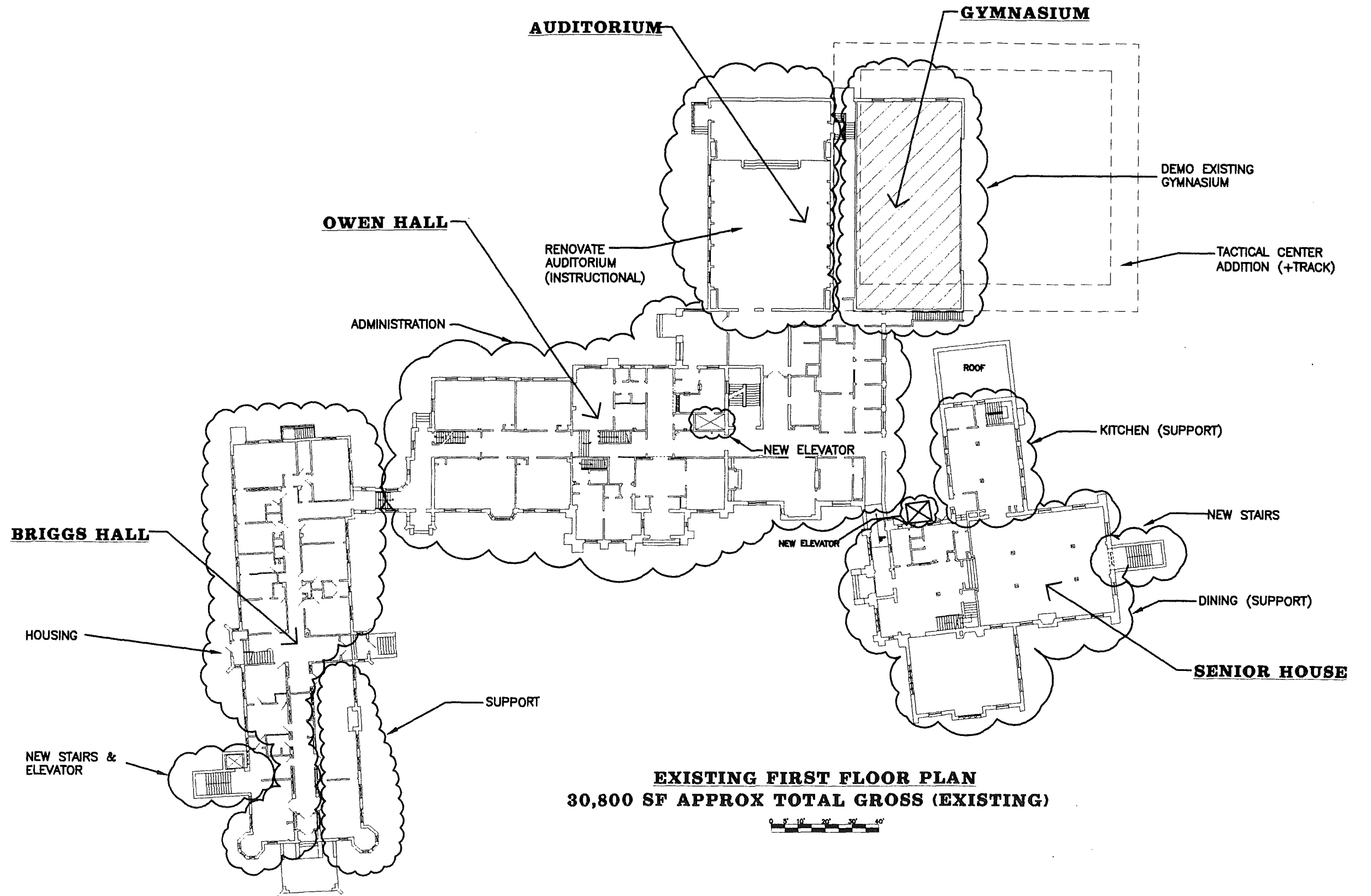
LIMIT OF SHALLOW TO BEDROCK
(<24") SOILS (TYP)



EXISTING BASEMENT FLOOR PLAN
26,200 SF APPROX TOTAL GROSS (EXISTING)



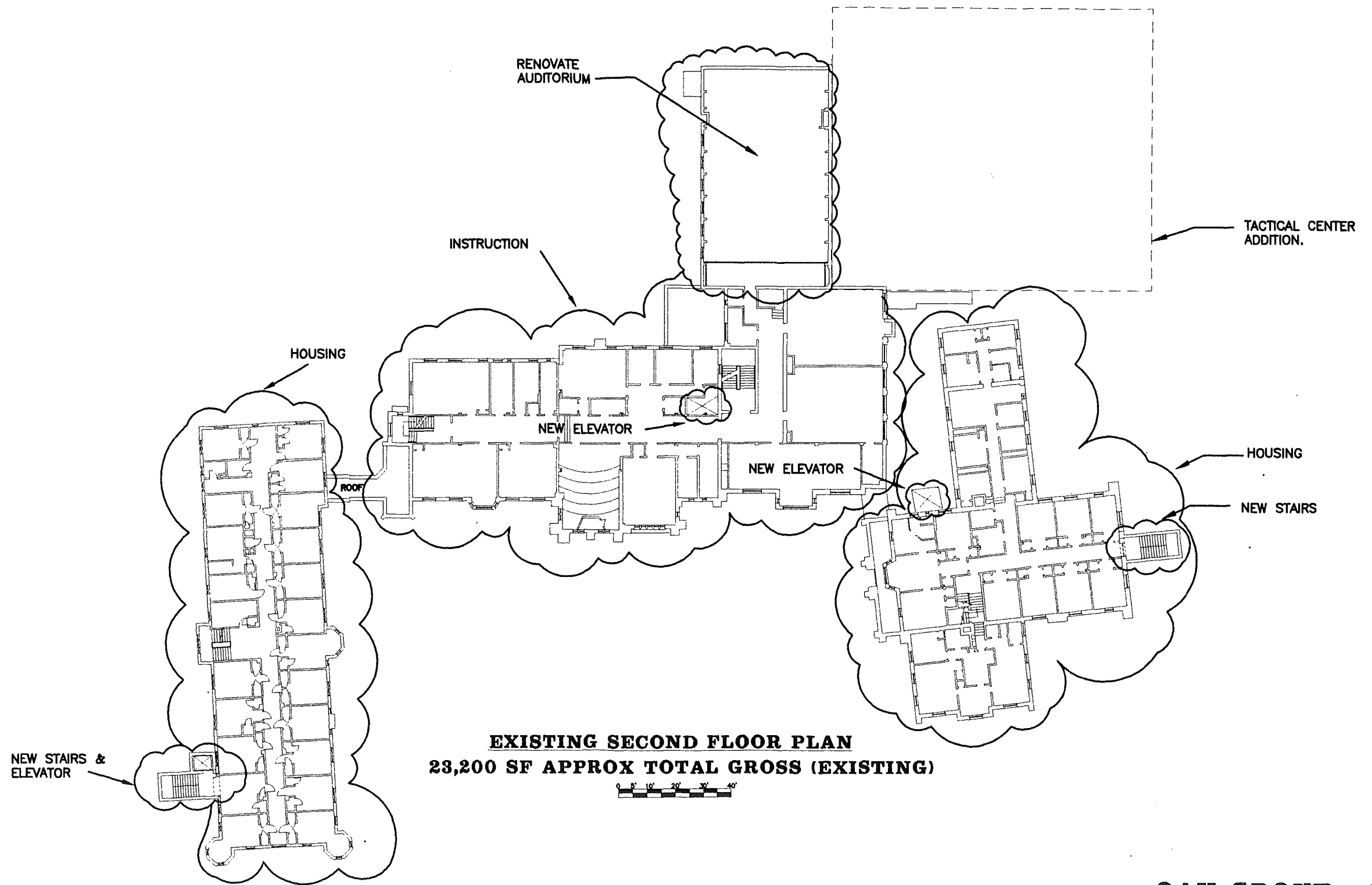
OAK GROVE - COBURN
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



EXISTING FIRST FLOOR PLAN
30,800 SF APPROX TOTAL GROSS (EXISTING)



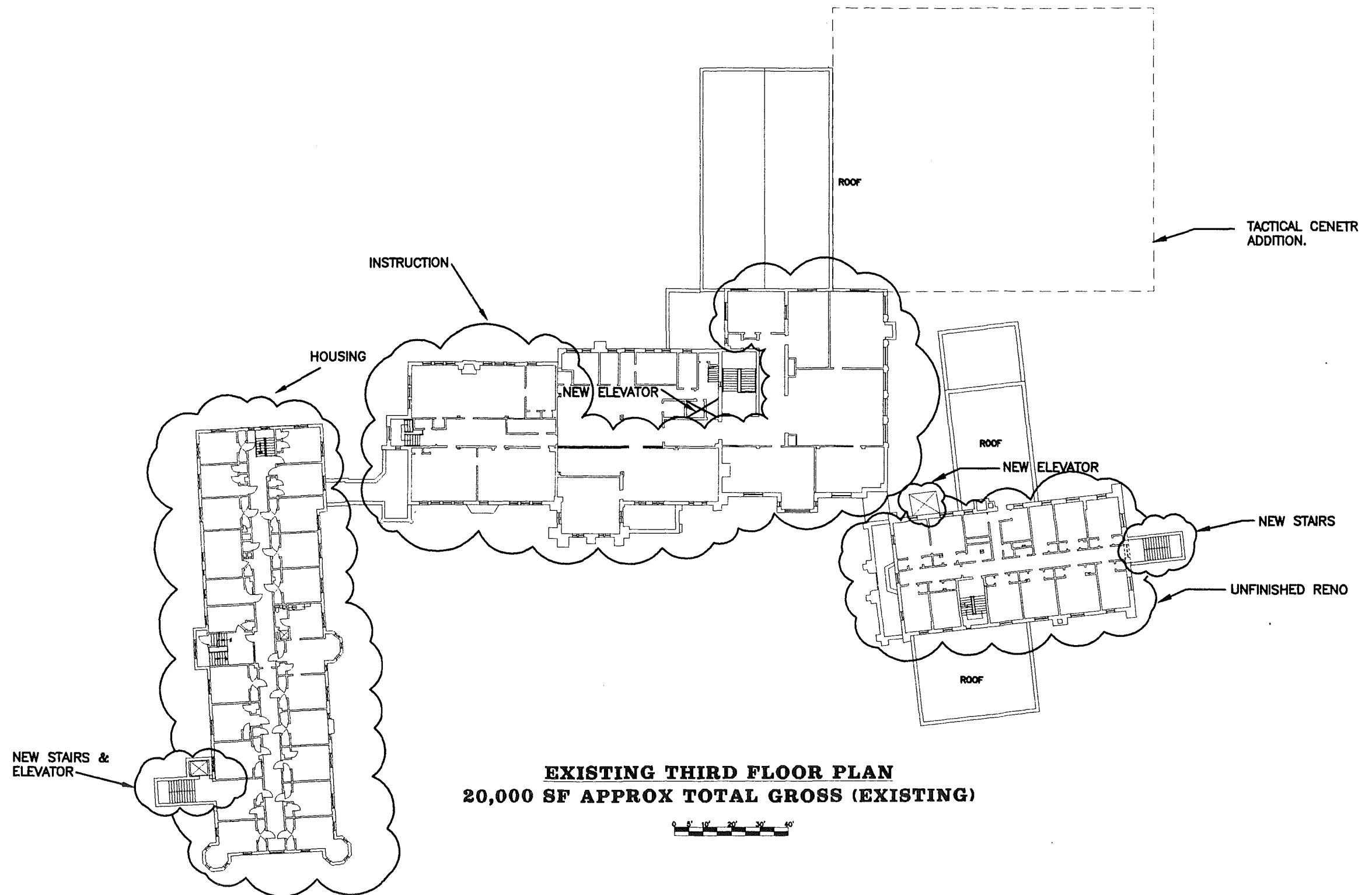
OAK GROVE - COBURN
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



EXISTING SECOND FLOOR PLAN
23,200 SF APPROX TOTAL GROSS (EXISTING)



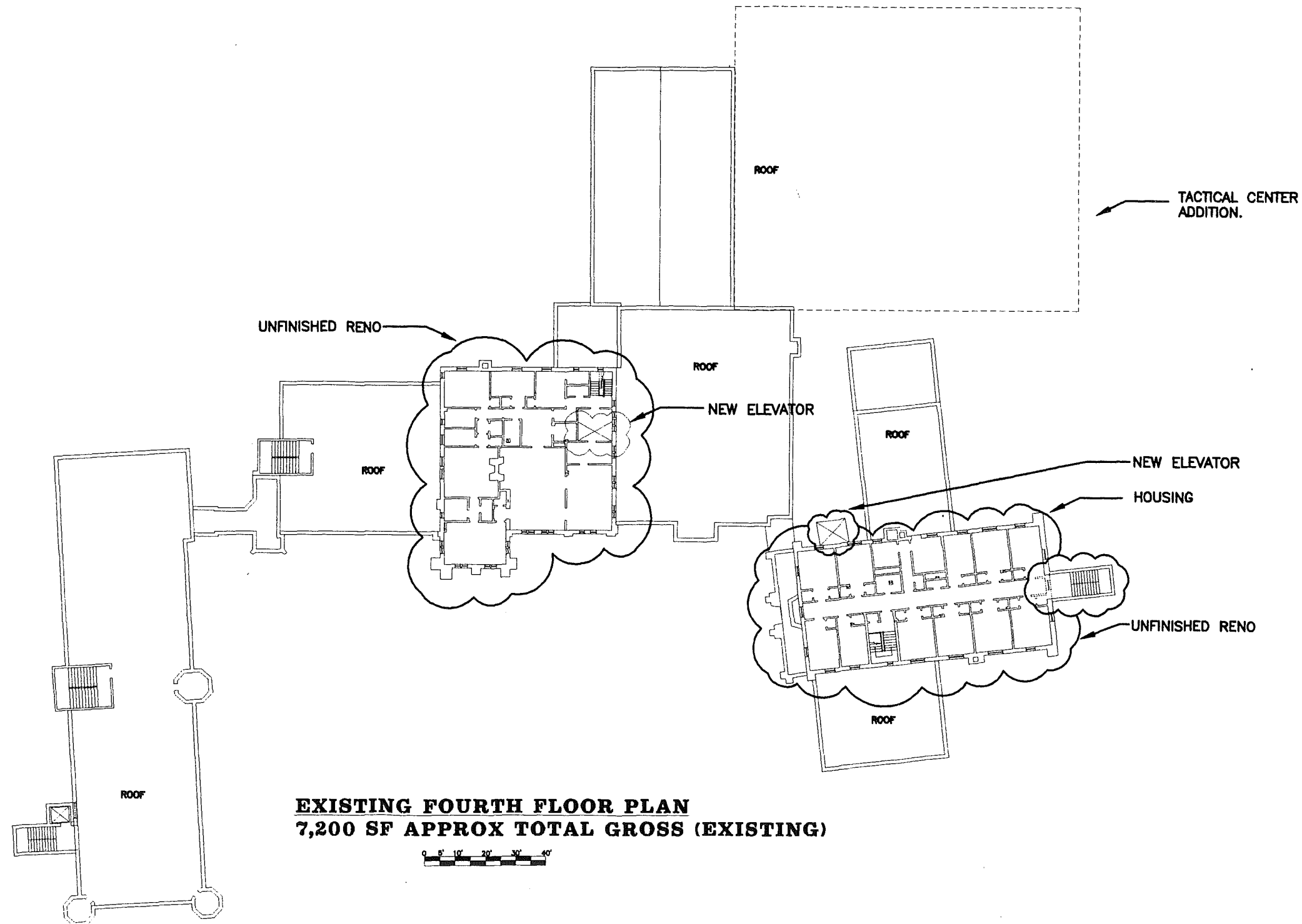
OAK GROVE - COBURN
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



EXISTING THIRD FLOOR PLAN
20,000 SF APPROX TOTAL GROSS (EXISTING)



OAK GROVE - COBURN
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



EXISTING FOURTH FLOOR PLAN
7,200 SF APPROX TOTAL GROSS (EXISTING)



OAK GROVE - COBURN
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS

1" = 40' 09-JAN-98

MAINE CRIMINAL JUSTICE ACADEMY/ bgs
UNIV OF MAINE AUGUSTA

BUDGET PROJECTION
9-Jan-98
PDT Architects

ITEM I: ADMIN COSTS &RESERVES					
A	Land Purchase			\$0	
B	Movable Equipment (per July 97 study)			\$546,545	
	Communications Room Expt			\$0	
	FATS Eqpt			\$0	
C	Advertising/insurance/legal (assume)			\$20,000	
D	Contingency (10% of Item III)			\$917,490	
E	% for Art			\$40,000	
F	CDBG grant			(\$300,000)	
SUBTOTAL				\$1,224,035	\$1,224,035
ITEM II: FEES AND SERVICES					
A	Architect/Engineer	7.30%		\$669,767	
B	Survey/soils/testing			\$45,000	
C	DEP/Corps/Other approvals			\$60,000	
D	Addl Services (allow)			\$25,000	
E	Clerk (18 months @\$5000/mo)			\$90,000	
SUBTOTAL				\$889,767	\$889,767
ITEM III: CONSTRUCTION					
A	Building:				
	Admin, Instr & Support	\$93.23/sf	30237 sf	\$2,818,996	
	Housing	\$80/sf	22336 sf	\$1,786,880	
	Special Training	\$110/sf	19404 sf	\$2,134,440	
	Services	\$60/sf	1525 sf	\$91,500	
SUBTOTAL			73502 sf	\$6,831,816	
B	Site Development				
	Parking,Roads, Walks, Grading			\$567,000	
	Storm Drainage & Retention Pond			\$166,000	
	Building Prep			\$200,000	
	Water Supply (public)			\$62,000	
	Sanitary Sewer			\$19,000	
	Electrical/Tel Service			\$20,000	
	Relocate Overhead Electrical			\$50,000	
	Off-site Improvements			\$100,000	
	EVOC Pad			\$325,000	
SUBTOTAL				\$1,509,000	
CONTINGENCY			10 %	\$834,082	
TOTAL, BUILDING AND SITE CONST				\$9,174,897	\$9,174,897
TOTAL PROJECT COST				\$11,288,699	\$11,288,699

5 UNIVERSITY OF MAINE, AUGUSTA

Statement of Design Intent

Early discussions regarding the University of Maine at Augusta, determined that property to the south of the Learning Resource Center and Jewett Hall was available for development by the MCJA. This property stretches along New Oak Road over to Mount Vernon Road. There currently exists some walking trails and open areas.

The design intent portrayed on the 'Concept Site Plan' keeps the new MCJA facility close to the existing Learning Resource Center with a new parking area and access drive in between. A new access drive has been located off New Oak Road for the MCJA proposed in this location. The emergency vehicle training area has been located on the relatively flat portion of the site within this area. The firing range is not located on campus and no costs have been included as part of this budget proposal.

Upon further discussions with Administrative Services at the University, a master plan was produced that was developed in 1968. It has not been updated since that time. It shows a proposed development plan by the University in a North Campus and a South Campus. Although the MCJA is a consistent use according to University sources, the associated firing range and emergency vehicle training areas, may not be suitable activities once the University Master Plan has been updated. This bears further study based on development plans by the University and discussions with the State. Attached is a letter from the University of Maine System regarding their issues.

The building footprint indicated on the 'Concept site Plan' is shown as a single story building. Multi-level program components for housing and instructional uses of the program, would allow the footprint to be smaller, thus taking up less room than indicated in this study.

Site Description

The University of Maine at Augusta (UMA) site is located off Route 8 adjacent to Interstate 95 in Augusta. The site is located approximately 0.6 miles from Exit 31 on Interstate 95.

- Ownership - The UMA site is State owned land currently occupied by the UMA Campus.
- Boundaries - The site plan diagram shows the approximate site boundaries compiled from available survey data and Tax Assessor's Maps. The site consists of approximately 155 acres.
- Natural Features - The site is currently occupied by the UMA Campus. Approximately one-half of the parcel is undeveloped. The undeveloped portion of the site is partially wooded with steep slopes.

- Existing Buildings - The existing buildings are utilized by the University. There are not any buildings that could be occupied by the proposed Criminal Justice Academy.
- Municipal Utilities - The Learning Resource Center is currently serviced by public water and sewer services which apparently could be extended to service the proposed structure. The existing electrical/telephone service to the existing Campus.
- Electricity - Electric power is available for the UMA Campus.
- Topography - The site is characterized by steep slopes ranging from zero to greater than twenty percent. Elevations range from approximately 250 near the present campus down to 150 feet at the southern corner of the site.
- Soil Characteristics - None of the soils on the site are classified as hydric and they all have depths to bedrock greater than five feet. On-site delineation of wetlands would be necessary to quantify any natural resource impacts.
- Slopes - The site generally slopes towards the south with slopes ranging from zero to greater than five feet. The extreme southern tip of the site is undevelopable due to steep terrain.
- Local Approvals - The site is zoned as the Civic Center District (CD). Business, professional and government offices are permitted uses within the district. Site plan review is required for major developments. Noise: The Augusta Noise Ordinance sets noise guidelines for new and existing developments. The ordinance does not specifically prohibit firing ranges or emergency vehicle training areas, however, the guidelines may limit their use in residential areas.
- State Approval - It is unknown whether the University of Maine at Augusta is covered by an existing Site Location of Development Permit from the MeDEP due to the age of the facility. DeLuca-Hoffman Associates, Inc. is awaiting a response from the MeDEP of the result of a review of their files. Construction of non-revegetated surfaces in excess of 3 acres would require permitting under the Site Location of Development Act, and would need to include any non-revegetated surfaces constructed elsewhere on the Campus since 1972. Impacts to wetlands would require a Natural Resource Protection Act permit from the MeDEP as well as a permit from the Army Corps of Engineers.



UNIVERSITY OF MAINE SYSTEM

OFFICE OF FACILITIES

107 Maine Avenue, Bangor, ME 04401

cc: Owen Caroge
Dick raises
Some very good
issues.
es

DATE: September 25, 1997
TO: Sheri Stevens
FR: Dick Eustis
RE: Maine Criminal Justice Academy

I would like to share a few concerns with you relative to the layout of the proposed Maine Criminal Justice Academy which you showed me earlier this week. One of the major concerns from a campus planning view is the amount of land which must be allocated to this activity.

The Augusta Campus consists of about 160 acres in Augusta and currently only a portion of this area is developed. However, the campus is surrounded by features or other development which make the acquisition of additional land for campus expansion quite limited. Because of this limitation we should carefully consider University expansion prior to allocating any sizeable land parcel to a non-University activity. We need to consider not only area required for future buildings and parking areas but also areas which should be allocated to recreation or competition sports for UMA programs.

In the quick review of the layout for the Criminal Justice Academy suggests this activity may require at least 50% of the remaining undeveloped campus land. This appears to be an inappropriate allocation without fully considering UMA needs.

I can appreciate there are some relationships between the UMA academic programs and those of the Academy. In my opinion, many of the Academy requirements do not appear to be a good match for a University System Campus such as a firing range or an area to practice 'high-speed' vehicle operations.

The consideration of the Criminal Justice Academy, along with the discussion with the 'Y' and consideration of student housing, all have land requirements. It would appear the combination of all of these, along with the existing commitment to the State and Federal Government for recreation fields, would virtually eliminate any future campus growth for UMA programs.

I do think the commitment of a major portion of UMA potential expansion area to another organization does need serious consideration. If this activity is to be a part of the 'Campus Long Range Plan' it needs to be incorporated into the planning process and a part of the President's Presentation to the Board as discussed in the meeting on August 20, 1997.

RAE/dlc
cc: Russ Smith

UNIVERSITY OF MAINE

UNIVERSITY OF SOUTHERN MAINE

UNIVERSITY OF MAINE
AT FARMINGTON

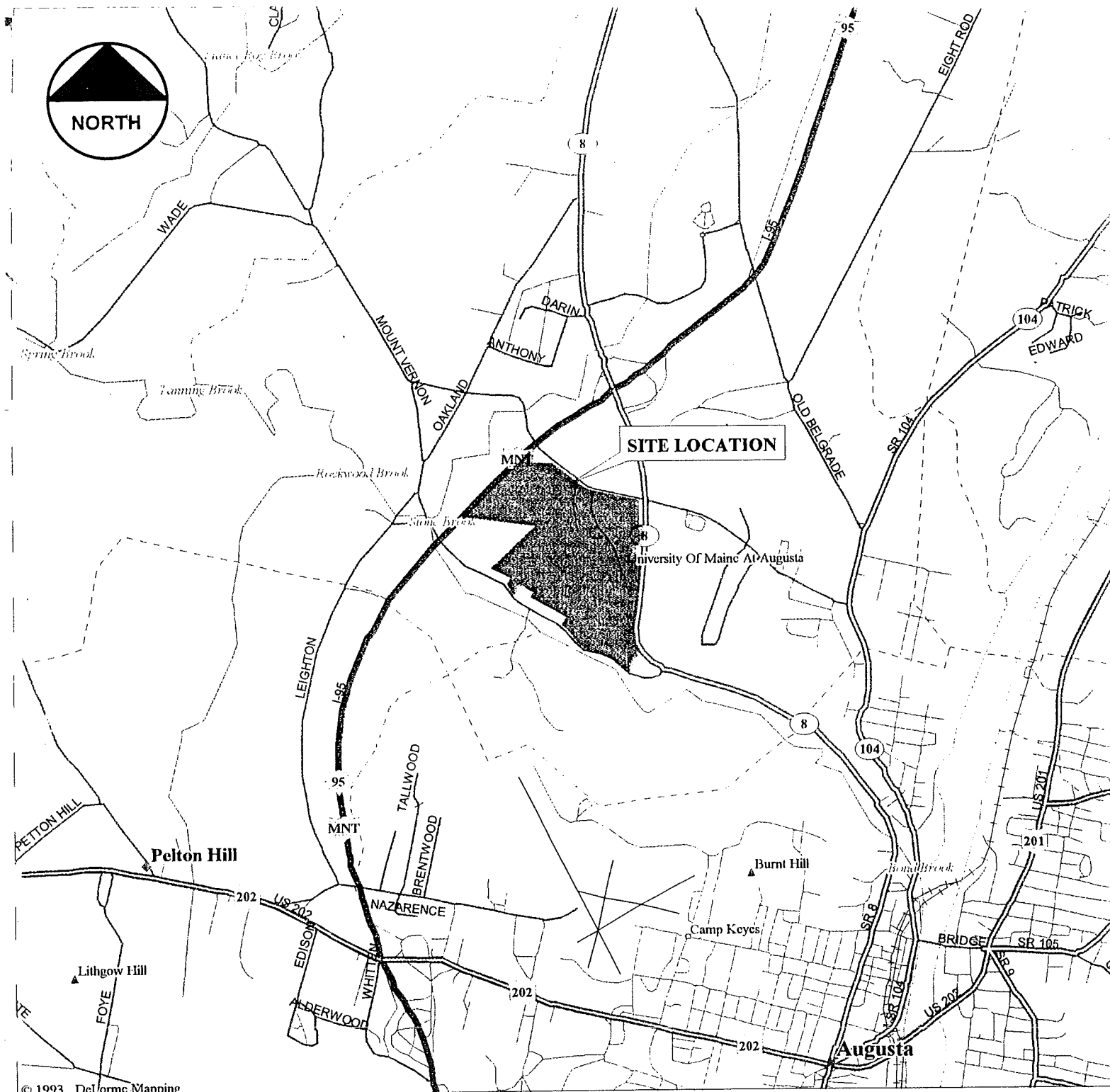
UNIVERSITY OF MAINE
AT FORT KENT

UNIVERSITY OF MAINE
AT MACHIAS

UNIVERSITY OF MAINE
AT PRESQUE ISLE

UNIVERSITY OF MAINE
AT AUGUSTA





© 1993 DeLorme Mapping

LEGEND

- State Route
- Geo Feature
- ▲ Hill
- ▭ Interstate, Turnpike
- ▬ US Highway
- Population Center
- ▬ Street, Road
- ▬ Hwy Ramp
- ▬ Major Street/Road
- ▬ Interstate Highway
- ▬ State Route
- ▬ US Highway
- +++ Railroad
- ▬ River
- Intermittent River
- ▬ Airfield
- Utility (powerline)
- ⋯ Open Water

Scale 1:31,250 (at center)

2000 Feet

1000 Meters

Mag 14.00

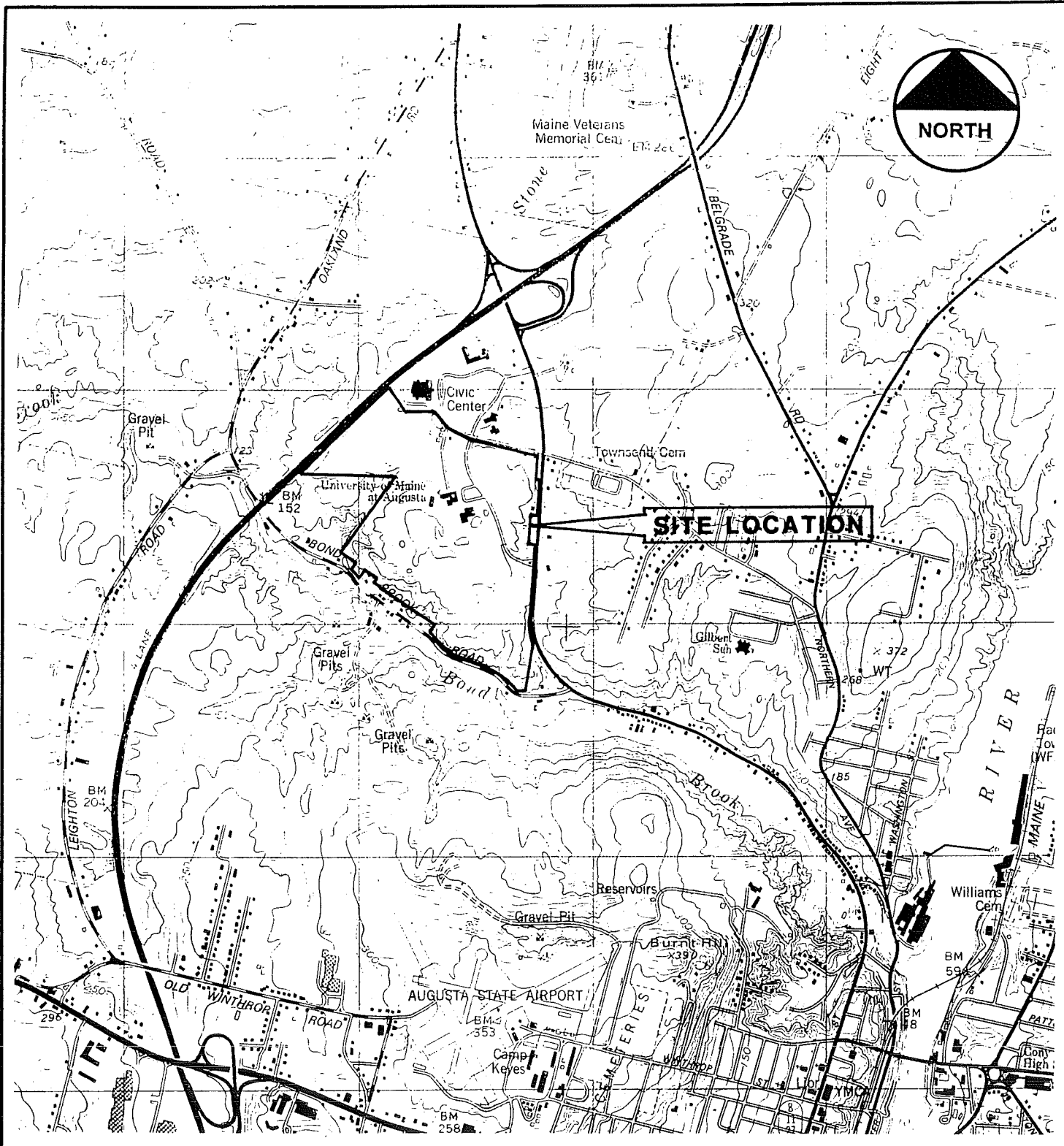
Fri Aug 29 10:41:48 1997

DeLORME LOCATION MAP
 Maine Criminal Justice Academy
 University of Maine Site: Augusta, Maine



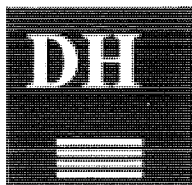
DeLUCA - HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL 207-775-1121
 FAX 207-879-0896

FIGURE
1



U.S.G.S. LOCATION MAP

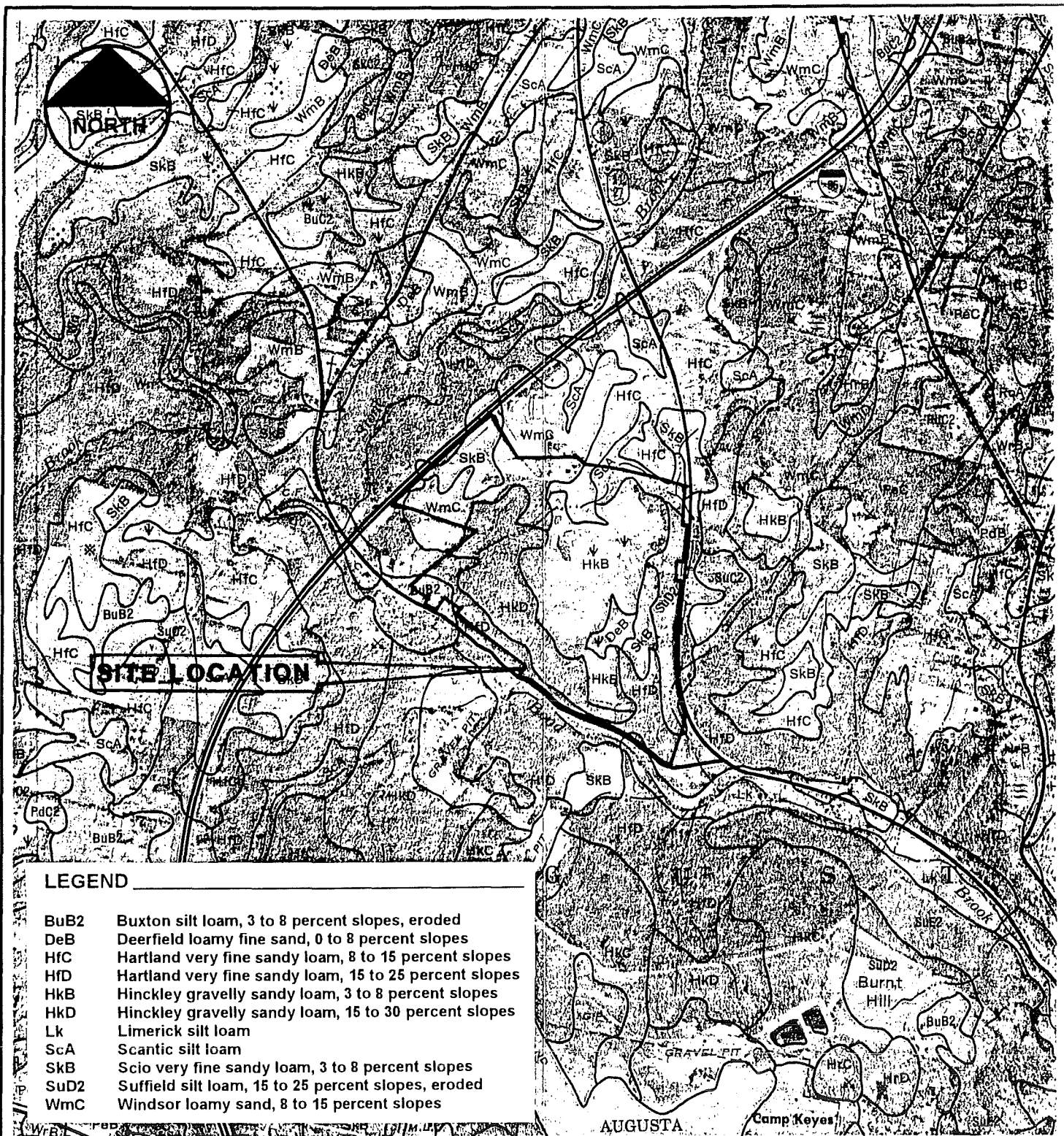
Maine Criminal Justice Academy - University of Maine Site: Augusta, Maine
 U.S.G.S. Augusta Quadrangle, 7.5 Minute Series (Topographic)



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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE
2

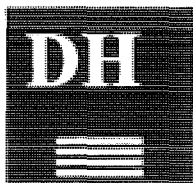


LEGEND

- BuB2 Buxton silt loam, 3 to 8 percent slopes, eroded
- DeB Deerfield loamy fine sand, 0 to 8 percent slopes
- HfC Hartland very fine sandy loam, 8 to 15 percent slopes
- HfD Hartland very fine sandy loam, 15 to 25 percent slopes
- HkB Hinckley gravelly sandy loam, 3 to 8 percent slopes
- HkD Hinckley gravelly sandy loam, 15 to 30 percent slopes
- Lk Limerick silt loam
- ScA Scantic silt loam
- SKB Scio very fine sandy loam, 3 to 8 percent slopes
- SuD2 Suffield silt loam, 15 to 25 percent slopes, eroded
- WmC Windsor loamy sand, 8 to 15 percent slopes

SOILS MAP

Maine Criminal Justice Academy - University of Maine Site: Augusta, Maine
 Soil Survey - Kennebec County, Maine - Sheet No. 52

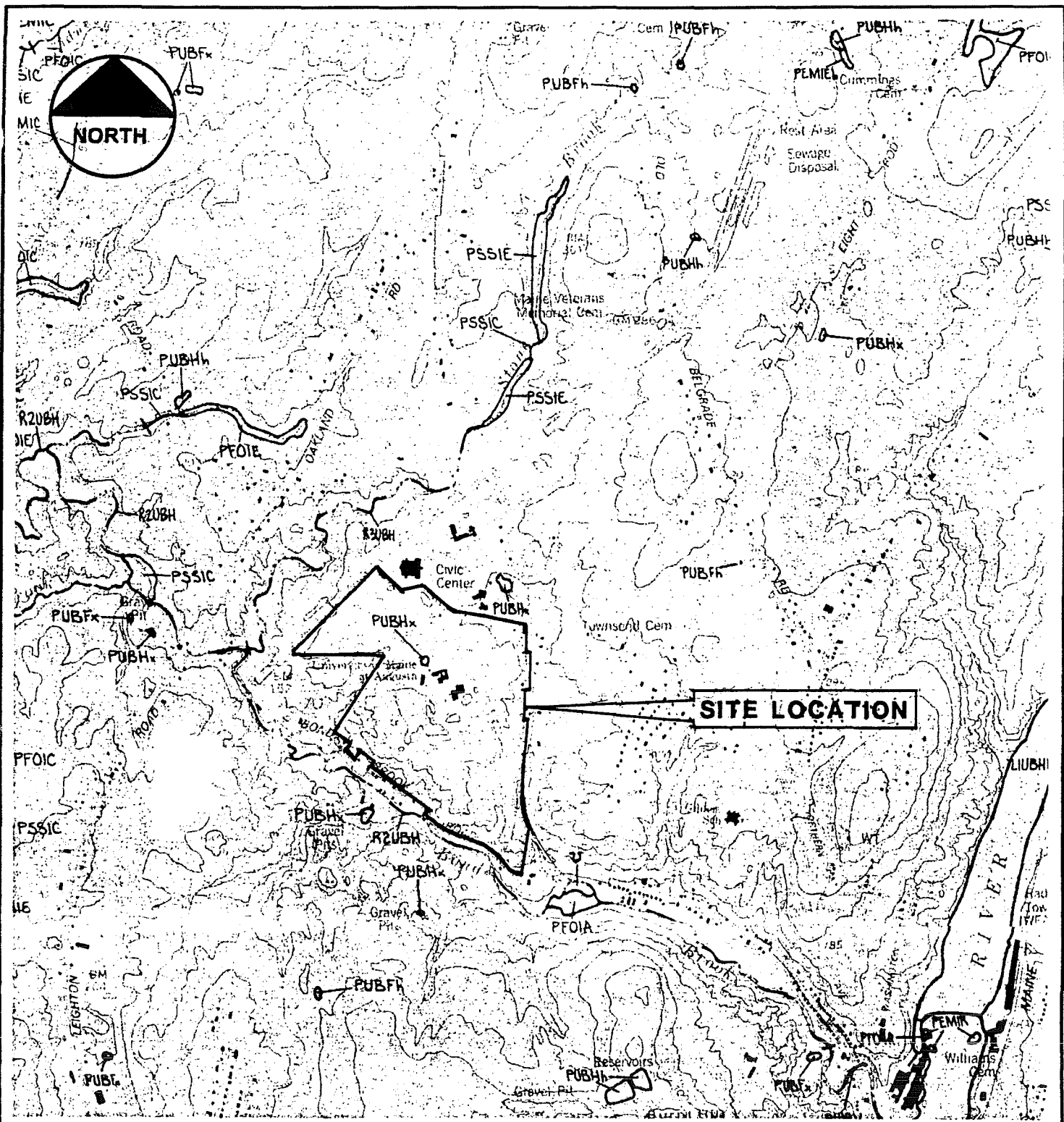


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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 1367'+-
CHECKED	WGH	JOB NO.	1600P

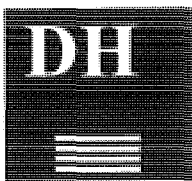
FIGURE

3



WETLANDS MAP

Maine Criminal Justice Academy - University of Maine Site: Augusta, Maine
 National Wetlands Inventory - Augusta Quadrangle



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DESIGNED	WGH	DATE	SEPT. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

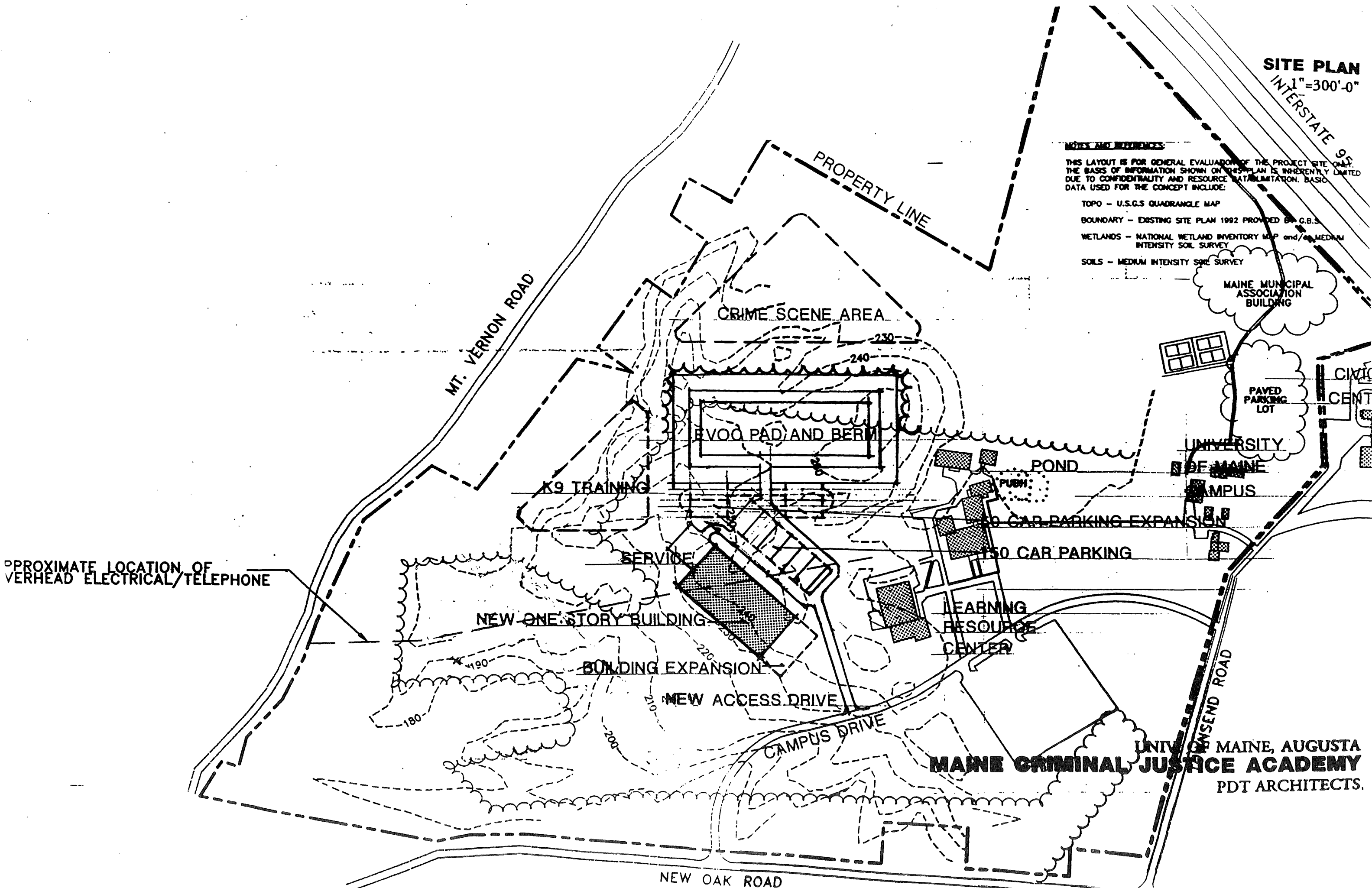
FIGURE
4

SITE PLAN
1"=300'-0"

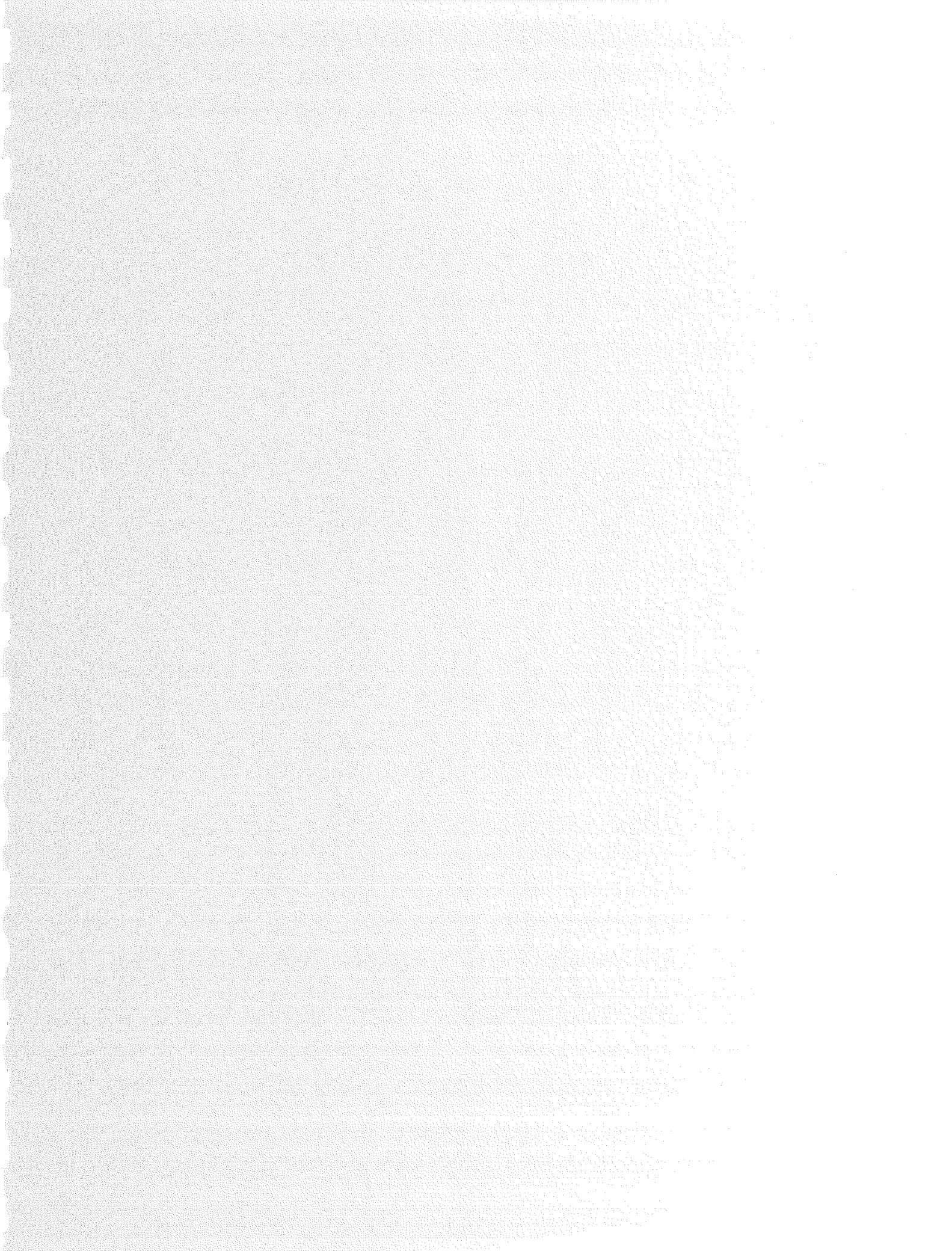
NOTES AND REFERENCES:

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- TOPO - U.S.G.S QUADRANGLE MAP
- BOUNDARY - EXISTING SITE PLAN 1992 PROVIDED BY G.B.S.
- WETLANDS - NATIONAL WETLAND INVENTORY MAP and/or MEDIUM INTENSITY SOIL SURVEY
- SOILS - MEDIUM INTENSITY SOIL SURVEY



UNIVERSITY OF MAINE, AUGUSTA
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS.



6 KENNEBEC VALLEY TECHNICAL COLLEGE, FAIRFIELD

Statement of Design Intent

It was decided after a preliminary review of the site and discussions with KVTC to eliminate this option from the study. The following reasons were the basis for exclusion of the KVTC site:

- The rear portion of the site, which was assumed to be available contains only fifteen acres, less than one third recommended for the MCJA program.
- Of those fifteen acres, only half are considered developable due to wetlands and steep grades.
- Success of this parcel as a possible site would require the acquisition of additional property.

In addition to the above criteria, enclosed is a letter from Derek P. Langhauser, General Counsel representing the Maine Technical College System and their reasons why the MCJA should not be located there.

MAINE
TECHNICAL COLLEGE
S Y S T E M

OFFICE OF THE GENERAL COUNSEL
3 ADAMS STREET, SOUTH PORTLAND, MAINE 04106
(207) 767-0116 Fax (207) 767-0137

September 5, 1997

Mr. Alan G. Kuniholm
Portland Design Team
49 Dartmouth Street
Portland, ME 04101

Re: Kennebec Valley Technical College

Dear Alan:

I am writing to inform you of the meeting on September 3, 1997, at Kennebec Valley Technical College to discuss the location of the Criminal Justice Academy. Representative Paul Tessier and Academy Director Steve Georgetti requested the meeting, and KVTC President Barbara Woodlee, Finance Director John Delile and I attended on behalf of the College. For the reasons that follow, we all agreed that KVTC would not be a desirable site for the Academy.

First, the proposal is inconsistent with the College's master plan. Unfortunately, KVTC occupies the smallest track of land in the Maine Technical College System and has possibly the greatest need for physical expansion. The College is effectively locked in by roads, streams, wetlands and tightly-held private lands, and yet has substantial need for several basic additional facilities. Given this scenario, the College cannot afford to part with its precious little property.

Second, we were unable to identify tangible or significant compatible uses. Mr. Georgetti indicated that the Academy does not need the College to develop or implement curricula; to hire and provide instructors; or to provide any credentials (i.e. degrees or diplomas) for the Academy's programs. Nor does the Academy have any need for the facilities of the College, except for occasional use of its auditorium. The Academy, like the College, also experiences down-time in the summer, thus not increasing the College's current facilities' use.

Central Maine
Technical College
Orono

Eastern Maine
Technical College
Bangor

Kennebec Valley
Technical College
Fairfield

Northern Maine
Technical College
Presque Isle

Southern Maine
Technical College
South Portland

Washington County
Technical College
Calais

York County
Technical College
Wells

Mr. Alan G. Kuniholm
Portland Design Team
Re: Kennebec Valley Technical College
September 5, 1997
Page 2

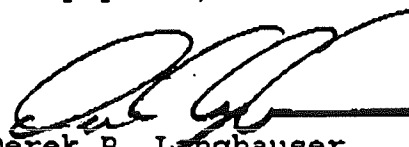
Third, use of the site of the back acreage would further burden an already pressed traffic demand of the College by routing all of the traffic through the College roadways. There are both significant logistical and safety concerns regarding this increased use.

Fourth, even if some of these other obstacles could be overcome, it does not appear that the available buildable acreage is adequate for the Academy's needs. Indeed, Mr. Georgetti indicated his preference for a unified track of approximately 50-60 acres that would include the necessary buildings, parking lots, firing range and driving pad. The College's available buildable land no where near approaches that size, and placement of the Academy at the KVTC site would necessitate a splitting of the facility in a manner inconsistent with the Academy's desires.

For all these foregoing reasons, we all agreed that the KVTC site was not an appropriate location for the Academy. The College would like nothing more than to have the land available to assist the Academy in its search for a new home, but, unfortunately, the College's current and future priorities are more directly tied to its provision of technical education.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me. Thank you for your assistance in this matter.

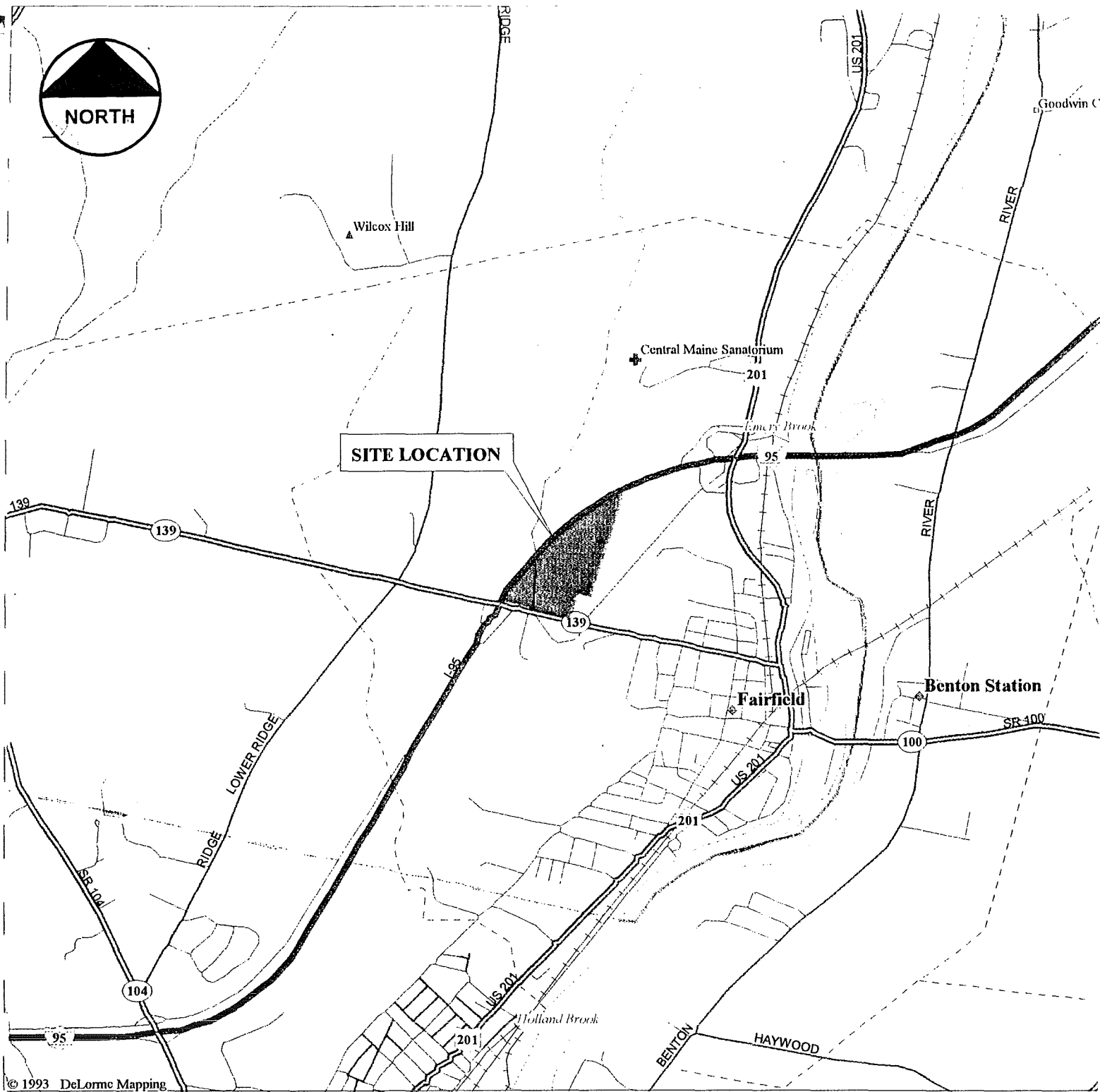
Truly yours,



Derek P. Langhauser
General Counsel

DPL:ad
C:\GCOUNSEL\LETTERS\ACADEMY.KV

cc: Barbara Woodlee, President, KVTC



© 1993 DeLorme Mapping

LEGEND

- State Route
- ◻ Geo Feature
- ◆ Town, Small City
- ▲ Hill
- Hospital
- Interstate, Turnpike
- US Highway
- County Boundary
- Population Center

- Street, Road
- Hwy Ramp
- Major Street/Road
- Interstate Highway
- State Route
- US Highway
- +++ Railroad
- +++ RR Underpassing
- River

- Intermittent River
- Utility (powerline)
- Land Mass
- Open Water

Mag 14.00
 Fri Aug 29 10:28:20 1997

Scale 1:31,250 (at center)

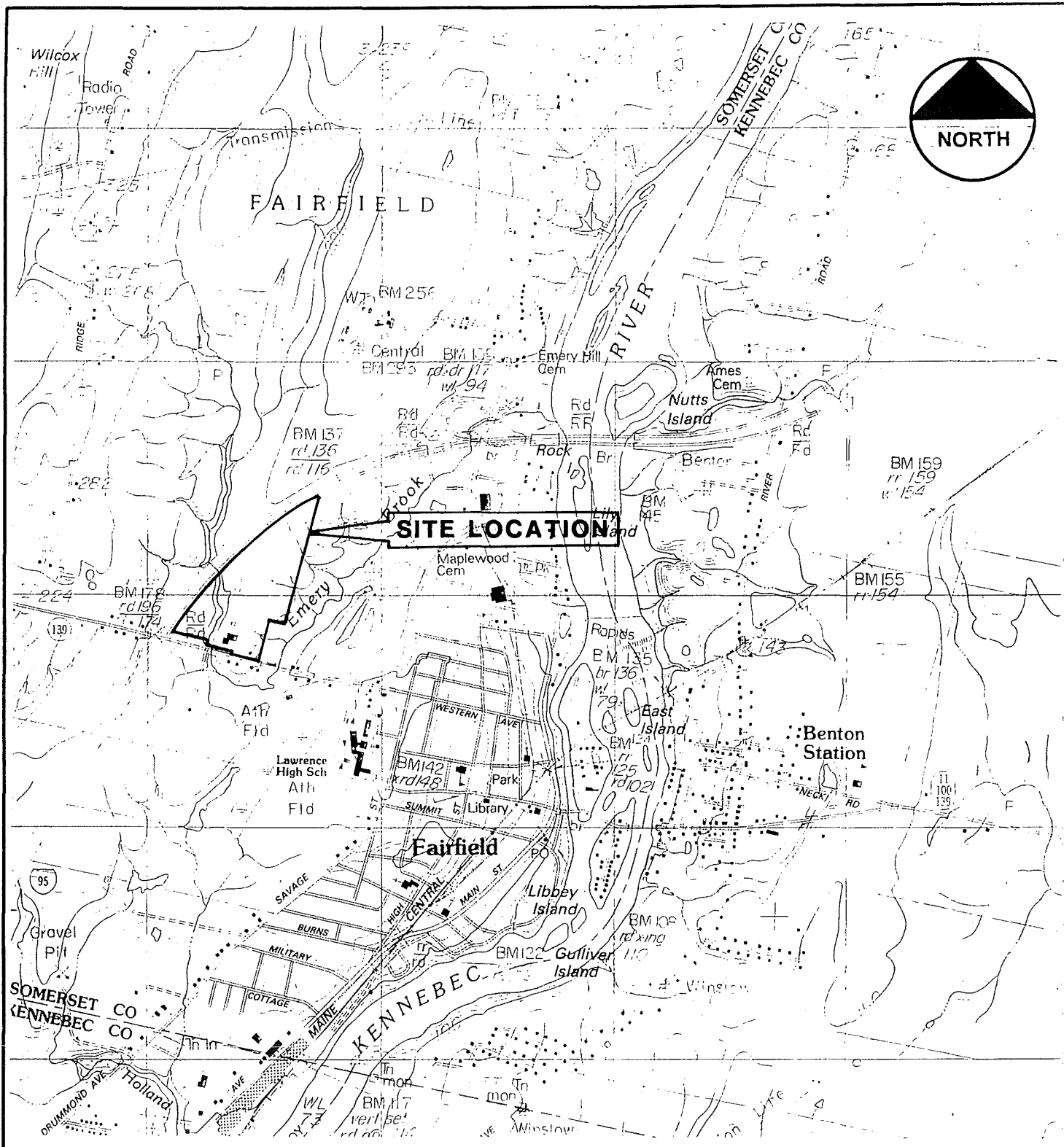
2000 Feet

DeLORME LOCATION MAP
 Maine Criminal Justice Academy
 Kernebec Valley Technical College Site: Fairfield, Maine

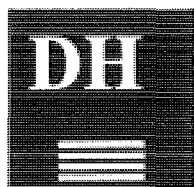


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FIGURE
1



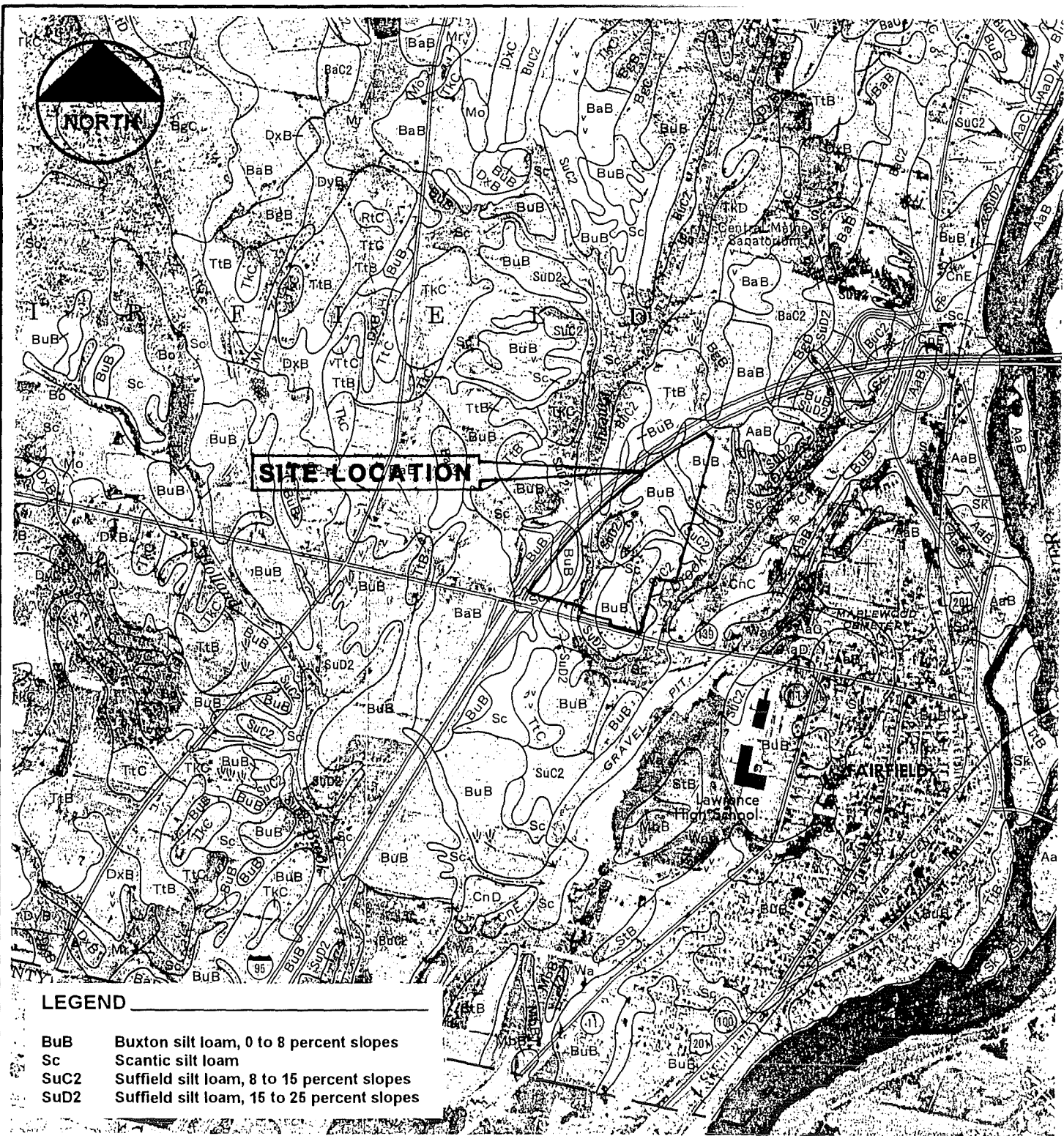
U.S.G.S. LOCATION MAP
 Maine Criminal Justice Academy - Kennebec Valley Technical College Site:
 Fairfield, Maine
 U.S.G.S. Fairfield Quadrangle, 7.5 Minute Series (Topographic)



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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	1600P

FIGURE
2

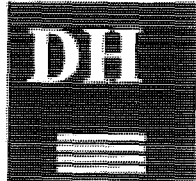


LEGEND

- BuB Buxton silt loam, 0 to 8 percent slopes
- Sc Scantic silt loam
- SuC2 Suffield silt loam, 8 to 15 percent slopes
- SuD2 Suffield silt loam, 15 to 25 percent slopes

SOILS MAP
 Maine Criminal Justice Academy - Kennebec Valley Technical College Site:
 Fairfield, Maine

Soil Survey - Somerset County, Maine Southern Part - Sheet No. 79



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DESIGNED	WGH	DATE	AUG. 1997
DRAWN	JDL	SCALE	1" = 1367'+-
CHECKED	WGH	JOB NO.	1600P

FIGURE
3

7 LORING COMMERCE CENTRE, LIMESTONE

Statement of Concept Design Intent

The intent of this site was to find existing buildings close enough together, that were not being used by another tenant, and that were a reasonable fit for the various MCJA program areas. Two buildings were chosen, the NCO Club (Building 6504), and Dormitory No. 1 (Building 6250). The Pool/Field House (Building 5402) was originally being considered for the Special Services portion of the program, but since that time has been leased to another tenant. The intent is to build a new Special Services Building that is within close proximity to the other two buildings. There is still concern about the MCJA having its own sense of identity within this complex. The firing range and emergency vehicle training areas would be located at a further distance than the other sites under consideration, however, they already exist, with minor improvements.

Descriptions of Existing Buildings

Unaccompanied Enlisted Personnel Housing, Building No. 6250

This dormitory building was originally built in the mid-70's. It is a three story masonry bearing wall structure with brick on the exterior. Floors consist of concrete plank. Most of the roofs are pitched with a standing seam metal roof system. Although the existing building works very well to accommodate the housing portion of the MCJA program, the entire building is over three times the square footage required by the program. The design intent is to use less than half the building for the MCJA as outlined in the 'Concept Building Plans'.

NCO Club, Building No. 6540

This building is a single story building which was used primarily for entertainment and recreation with a small portion used as offices. It is a steel frame building with a flat roof. It has a partial basement and has seen some recent renovation. It has brick on the exterior with some standing seam metal mansard style roofs. Because of some of the large spaces on the interior and its overall size it is an ideal candidate for conversion to instructional and administration areas of the MCJA program as outlined in the 'Concept Building Plans'.

7 LORING COMMERCE CENTRE, LIMESTONE

**Photographs: Unaccompanied Enlisted Personnel Housing,
Building 6250**



7 LORING COMMERCE CENTRE, LIMESTONE

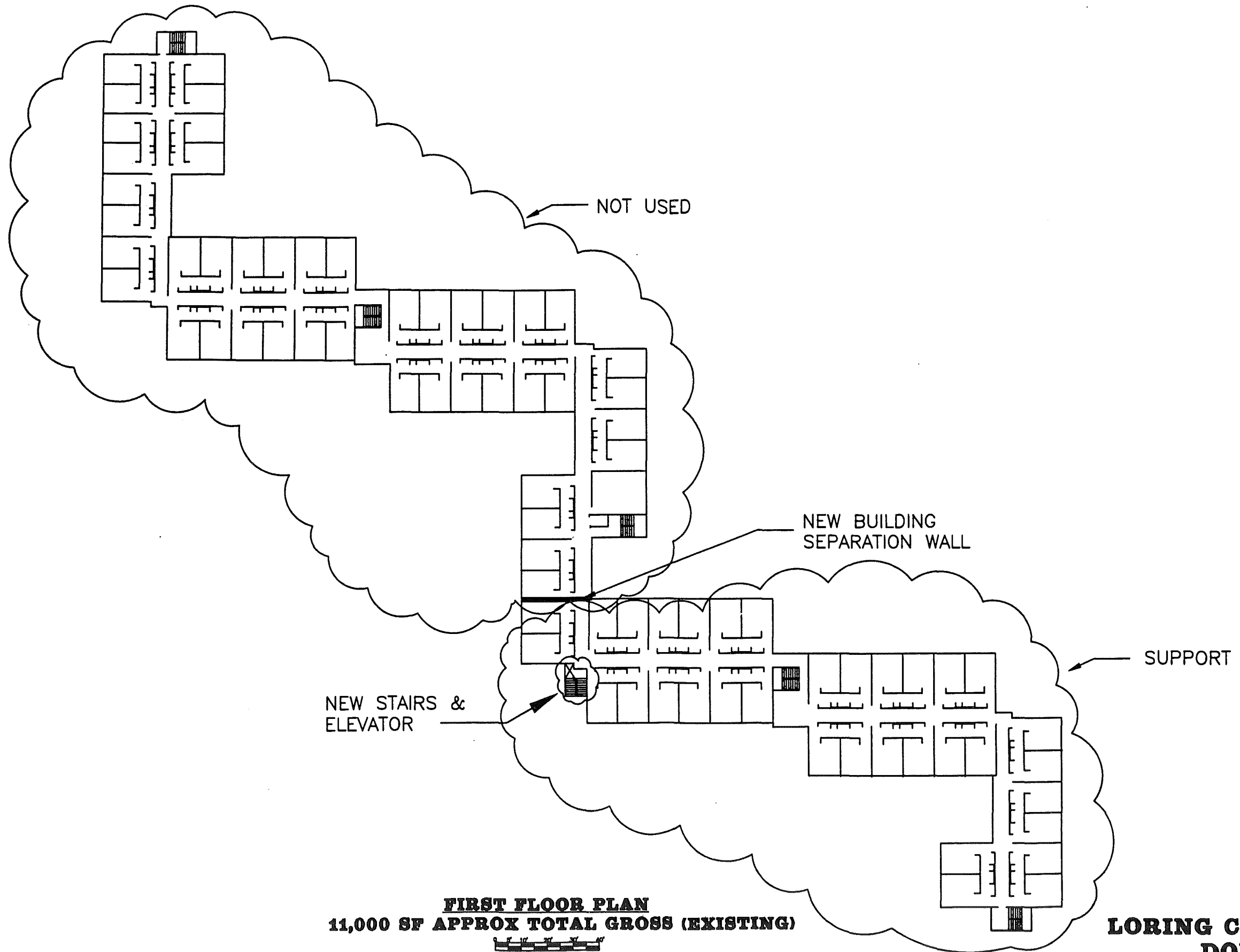
Photographs: NCO Club, Building 6540



**MAINE CRIMINAL JUSTICE ACADEMY/ bgs
LORING COMMERCE CENTRE**

**BUDGET PROJECTION
9-Jan-98
PDT Architects**

ITEM I: ADMIN COSTS & RESERVES					
A	Land Purchase			\$0	
B	Movable Equipment (per July 97 study)			\$546,545	
	Communications Room Expt			\$0	
	FATS Eqpt			\$0	
C	Advertising/insurance/legal (assume)			\$20,000	
D	Contingency (10% of Item III)			\$537,750	
E	% for Art			\$40,000	
F	CDBG grant			(\$300,000)	
	Asbestos (Assume)			\$100,000	
SUBTOTAL				\$944,295	\$944,295
ITEM II: FEES AND SERVICES					
A	Architect/Engineer	8.90%		\$478,463	
B	Survey/soils/testing			\$10,000	
C	DEP/Corps/Other approvals			\$10,000	
D	Addl Services (allow)			\$25,000	
E	Clerk (16 months @\$5000/mo)			\$80,000	
SUBTOTAL				\$603,463	\$603,463
ITEM III: CONSTRUCTION					
A	Building				
	EXISTING NCO CLUB				
	Admin, Instr & Support	\$66	20700 sf	\$1,366,200	
	EXISTING DORMITORY				
	Housing	\$13	22000 sf	\$286,000	
	Support	\$66	9500 sf	\$627,000	
	Services	\$20	1500 sf	\$30,000	
	NEW SPECIAL TRAINING	\$110	19404 sf	\$2,134,440	
SUBTOTAL				73104 sf	\$4,443,640
B	Site Development				
	Parking,loading,service (assume)			\$50,000	
	Firing range (includes CR Bldg and Toilet)			\$100,000	
	For New Special Training				
	Storm Drainage & Retention Pond (assume)			\$75,000	
	Building Prep (assume)			\$50,000	
	Water Supply (assume)			\$10,000	
	Sanitary (assume)			\$10,000	
	Other Costs			\$100,000	
	EVOC Apron (existing, assume)			\$50,000	
SUBTOTAL				\$445,000	
CONTINGENCY					
		10 %		\$488,864	
TOTAL, BUILDING AND SITE CONST				\$5,377,504	\$5,377,504
TOTAL PROJECT COST				\$6,925,262	\$6,925,262

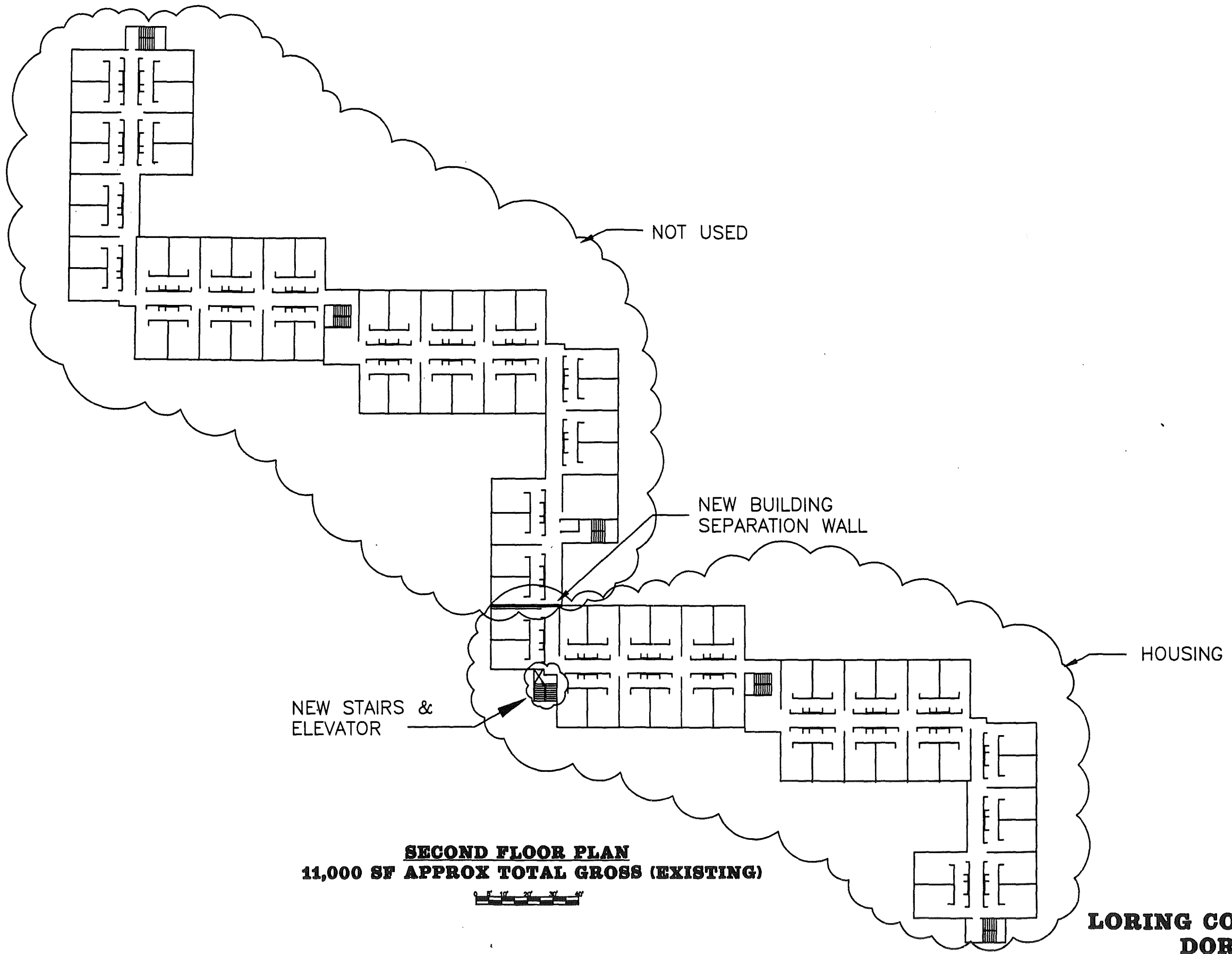


FIRST FLOOR PLAN
11,000 SF APPROX TOTAL GROSS (EXISTING)



1" = 40' 22-SEPT-97

LOBING COMMERCE CENTRE
DORM #1 - BLDG 6250
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS

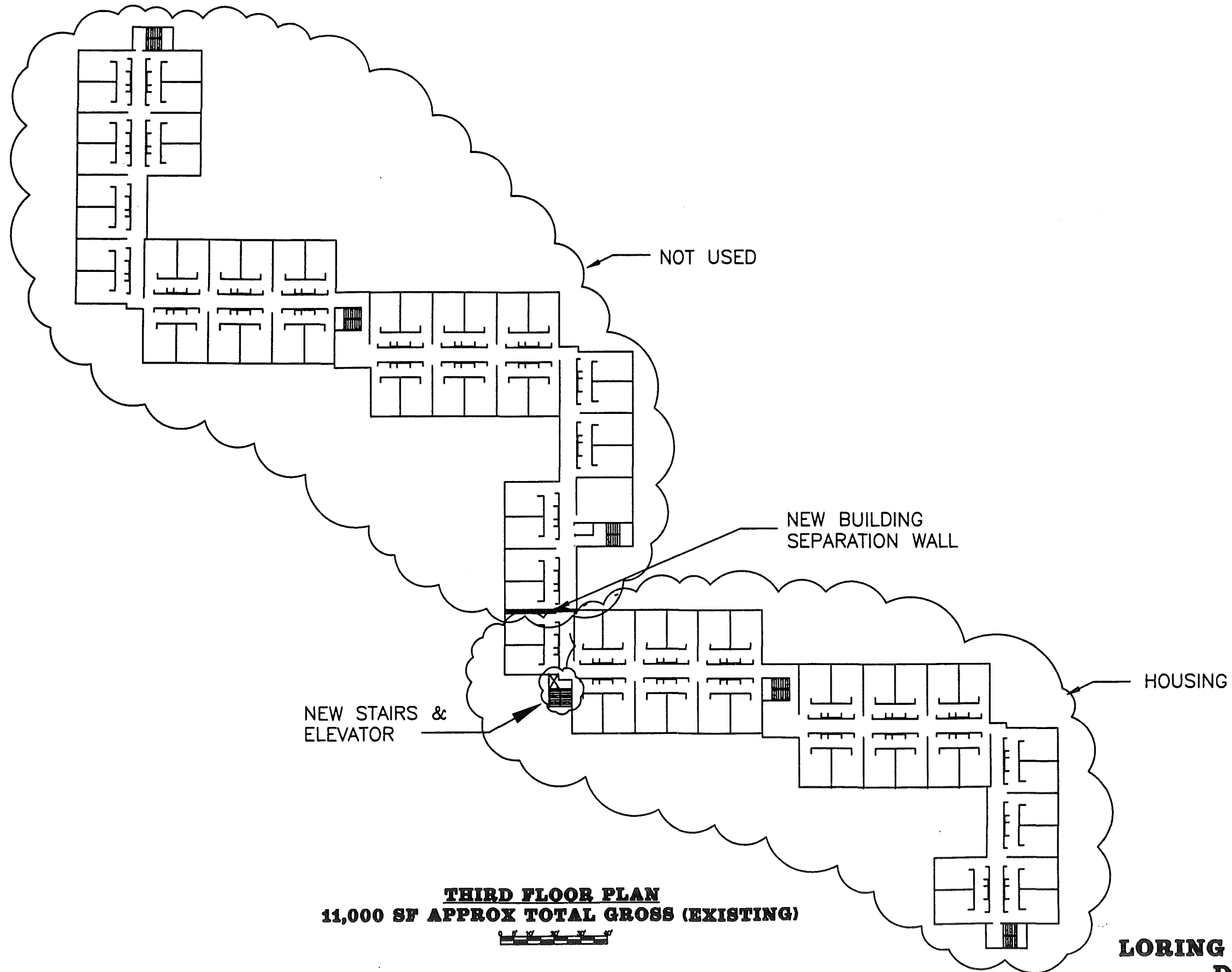


SECOND FLOOR PLAN
11,000 SF APPROX TOTAL GROSS (EXISTING)



LORING COMMERCE CENTRE
DORM #1 - BLDG 6250
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS

1" = 40' 22-SEPT-97



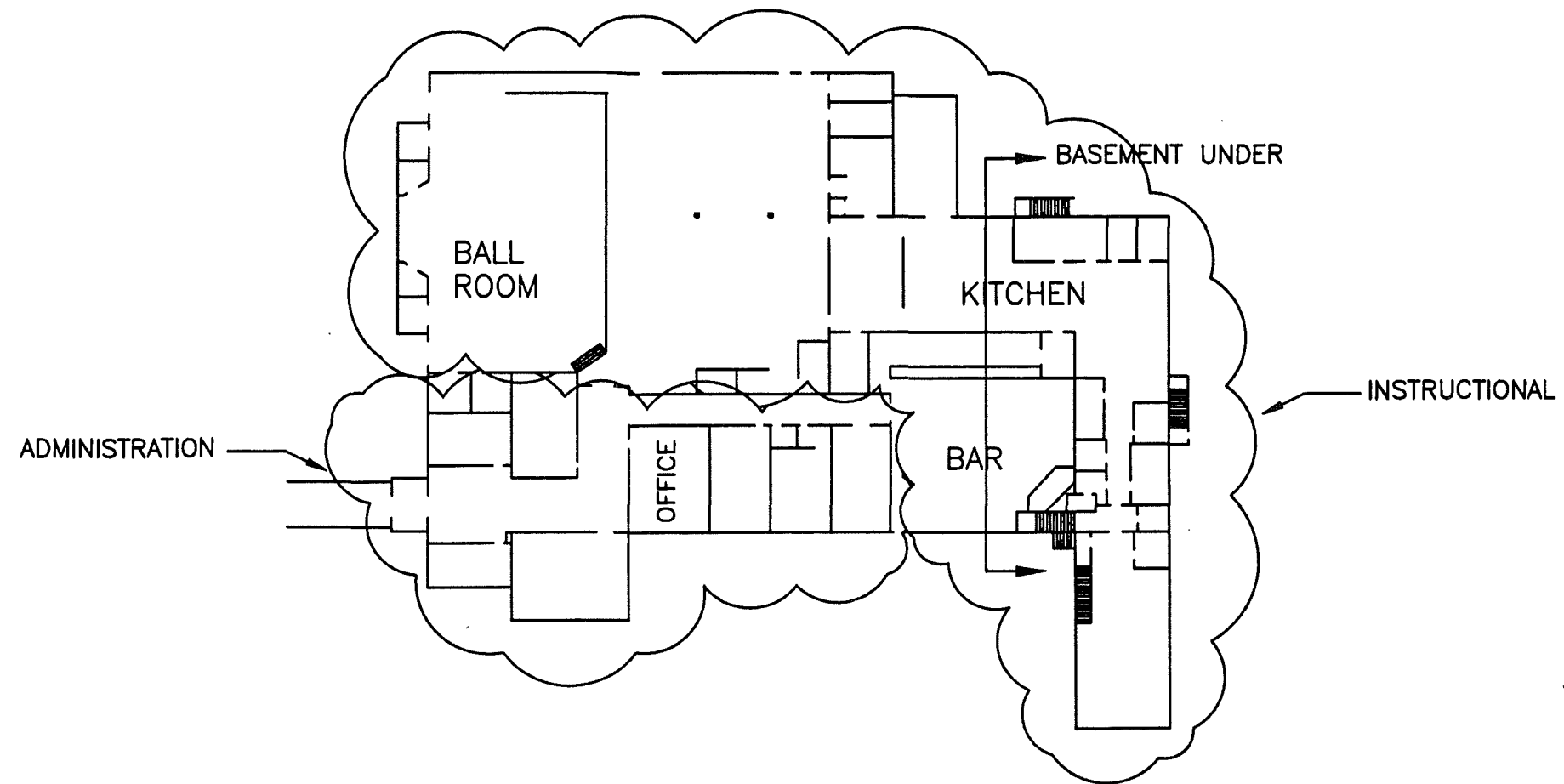
THIRD FLOOR PLAN
11,000 SF APPROX TOTAL GROSS (EXISTING)



MAINE CRIMINAL JUSTICE ACADEMY

1" = 40' 22-SEPT-97

LORING COMMERCE CENTRE
DORM #1 - BLDG 6250
PDT ARCHITECTS



FIRST FLOOR PLAN
20,700 APPROX TOTAL GROSS (EXISTING)



LORING COMMERCE CENTRE
NCO CLUB - BLDG 6540
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS

1" = 40' 22-SEPT-97



Statement of Concept Design Intent

A 'prospectus' conducted by the Millinocket Office of Community Development dated October 1, 1987 targeted four properties which could be made available for MCJA use. The total gross square footage of the buildings on these properties totals 128,000 SF. The Facility Program developed by PDT Architects outlined needs of 73,500 SF. After field visitation it was decided that only two of these properties offered the best potential. They are the Katahdin Ave. School and the Middle School. The excerpts from the 'prospectus' on these two properties is appended. The total gross square footage of these buildings totals approximately 109,000 SF.

Descriptions of Existing Buildings

Katahdin School

The Katahdin Ave. School contains 26,600 gross square feet on two levels. It is recommended that this facility be converted to the housing part of the MCJA program and that the 19,400 gross square feet special training portion of the MCJA program be added to this facility/site along with the parking required for the program. This facility is in good condition but will need some improvements in comparison to the Middle School. It is not sprinklered and needs an elevator and ADA improvements.

Middle School

The Middle School contains 82,500 gross square feet on four levels. Because of the size of the corridors and the nature of the construction (load bearing walls), the net usable area is approximately 56,000 SF. The plans included in this study show the current use of the spaces with the proposed MCJA program areas overlaid. This building is in excellent condition and has been well maintained. It has been made accessible by the addition of an elevator. The sub-basement includes a gymnasium, storage and an equipment room which are not needed based on this study but may offer some program advantages and flexibility due to their excellent condition. No costs have been carried for this level for program conversion. The basement level includes gender specific locker rooms, wood shop, industrial arts, art, and other classrooms that are not needed but may offer program advantages for MCJA support activities such as recreation and expanded instructional areas. No costs have been included in these areas for program conversion. This study recommends the use of the upper two floors for administration, instructional and support activities. There exists above the gymnasium a 400 seat auditorium which was part of the original design. This has been included as part of the renovation and costs included for its continued use in this study. This building is not sprinklered except above the gymnasium/under the auditorium. There is no site to speak of associated with this building. Parking is added across the street at the Katahdin Ave. School. There is no room for an EVOC pad at any of these four sites, or firing range. The 'prospectus' calls for the use of the Millinocket Municipal Airport for 'periodic' use for this part of the program. No costs have been included for the construction of an EVOC pad. The 'prospectus' also suggests that the MCJA could

combine their firing range program with plans currently underway with the Millinocket Police Department and the Millinocket Fin and Feather Club. No costs have been included for construction costs.

Site Description

The site consists of two existing school facilities located at the intersection of Katahdin Ave. and Central Street in Millinocket. The site is located approximately 11.2 miles from exit 56 on Interstate 95.

- Ownership - The existing school facilities, known as the Katahdin Avenue School and the Middle School are owned by the Town of Millinocket.
- Boundaries - The Katahdin Avenue School site includes approximately 4.86 acres and the Middle School site includes approximately 2.2 acres. The boundaries on the site location diagram are approximate and were compiled from the Tax Assessor's maps.
- Natural Features - The Katahdin Avenue School site consists of the school building, a large parking area and a large grassy area at the rear of the site. The Middle School site is surrounded on four sides by city streets. The existing building dominates the site.
- Existing Buildings - The Katahdin Avenue School consists of approximately 26,000 gross SF on two floors and was previously a elementary school. It is currently being used as a day care facility and recreation department office. The Middle School consists of approximately 82,500 gross SF on four floors. The facility includes a large central auditorium, library, gymnasium, and classroom spaces. It is currently being used as a middle school.
- Municipal Utilities - Both school facilities are currently serviced by a full range of municipal services including water, sewer, and solid waste disposal.
- Electricity - Electric power service is currently available at both facilities.
- Topography - The topography in the vicinity of these two facilities is best characterized as having gentle to medium slopes. Based on the sites' urban location, much of the natural topography has been altered and extensively regraded.
- Soil Characteristics -
- Slopes -
- Local Approvals -
- State Approval - According to the Town of Millinocket Office of Community Development, both the Katahdin Avenue School and the Middle School were

constructed prior to 1972, and therefore were not covered by an existing Site Location of Development Permit from the Maine Department of Environmental Protection. Any new construction of non-revegetated surfaces in excess of three acres would require permitting under the Site Location of Development Act, and would need to include any non-revegetated surfaces constructed elsewhere on the campuses after 1972.

8 MILLINOCKET SCHOOLS SITE, MILLINOCKET

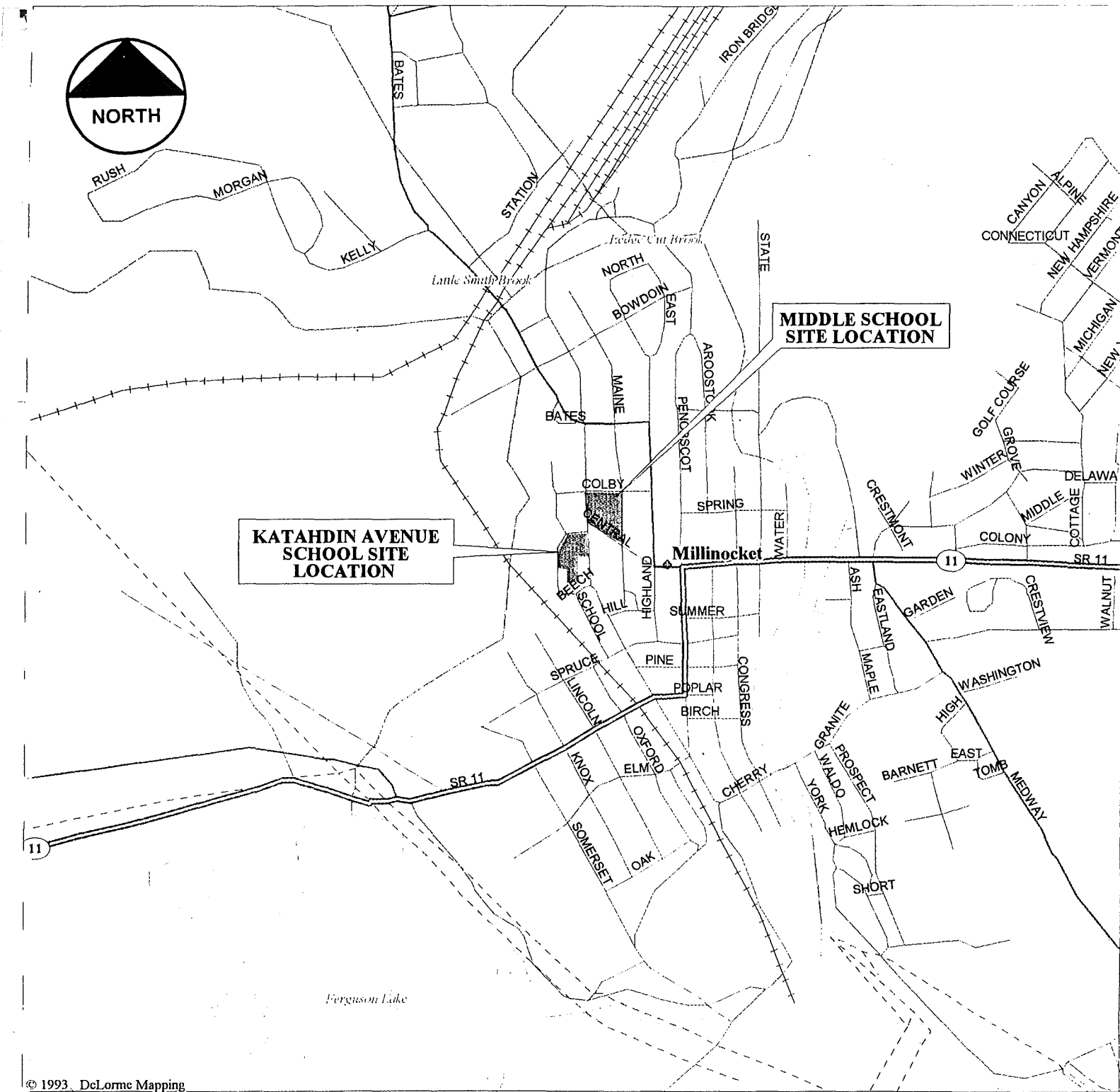
Photographs: Katahdin Ave. School



8 MILLINOCKET SCHOOLS SITE, MILLINOCKET

Photographs: Middle School





© 1993, DeLorme Mapping

LEGEND

- State Route
- ◆ Town, Small City
- Population Center
- Street, Road
- Major Street/Road
- == State Route
- +— Railroad
- River
- - - Utility (powerline)

- Land Mass
- Open Water

Scale 1:15,625 (at center)

1000 Feet

500 Meters

Mag 15.00

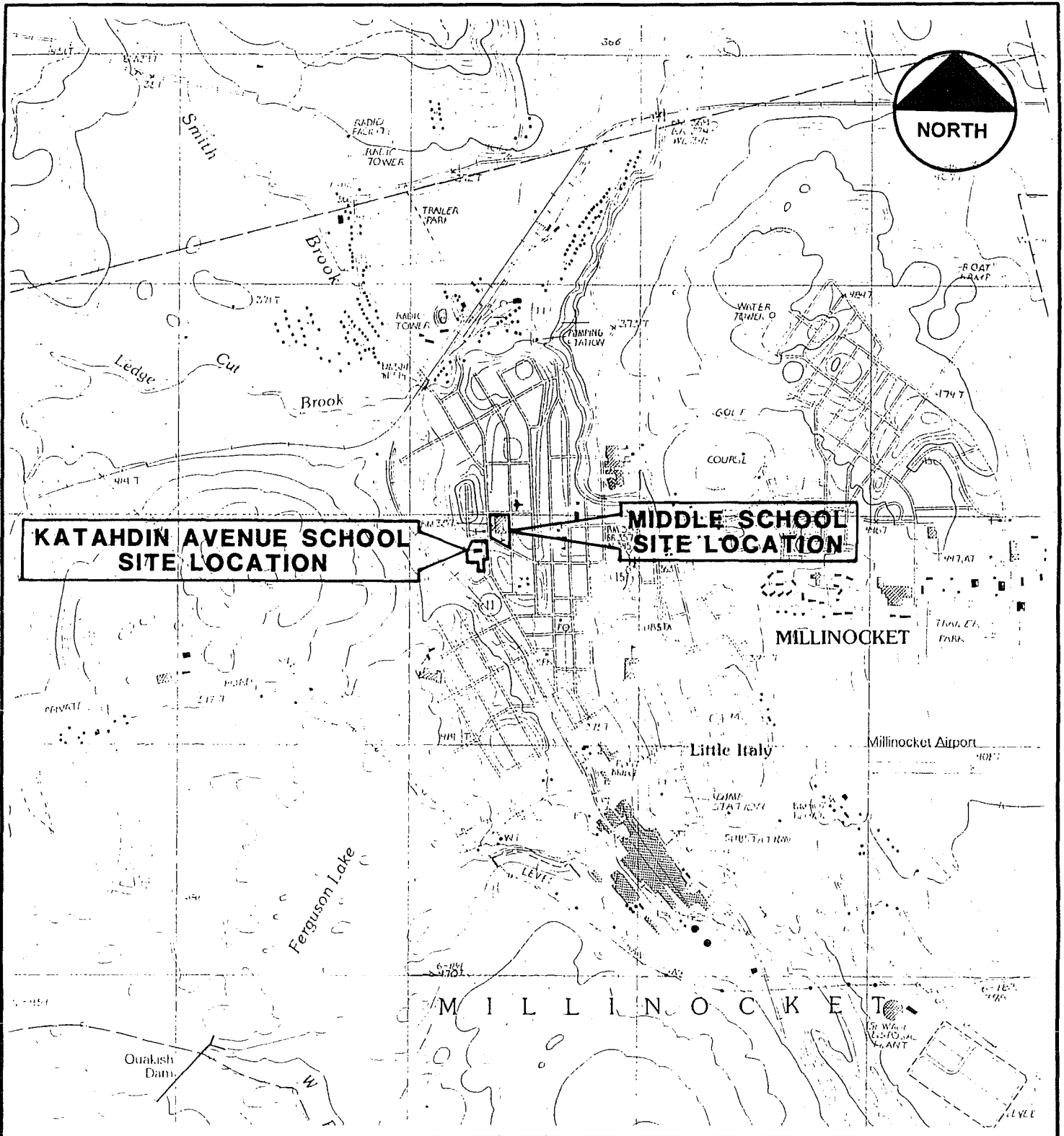
Tue Oct 21 12:08:44 1997

DeLORME LOCATION MAP
 Maine Criminal Justice Academy
 Katahdin Avenue School/Middle School Site:
 Millinocket, Maine



DeLUCA - HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL. 207-775-1121
 FAX 207-879-0896

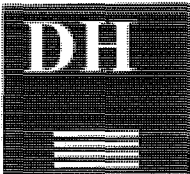
FIGURE
1



U.S.G.S. LOCATION MAP

**Maine Criminal Justice Academy - Katahdin Avenue School/Middle School Site:
Millinocket, Maine**

U.S.G.S. Millinocket Quadrangle, 7.5 Minute Series (Topographic)



DeLUCA - HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207-775-1121
FAX 207-879-0896

DESIGNED	WCH	DATE	OCT. 1997
DRAWN	JDL	SCALE	1" = 2000'
CHECKED	WCH	JOB NO.	1600P

FIGURE

2

**MAINE CRIMINAL JUSTICE ACADEMY/bgs
MILLINOCKET SCHOOLS**

**BUDGET PROJECTION
9-Jan-98
PDT Architects**

ITEM I: ADMIN COSTS &RESERVES					
A	Land Purchase			\$0	
B	Movable Equipment (per July 97 study)			\$546,545	
	Communications Room Expt			\$0	
	FATS Eqpt			\$0	
C	Advertising/insurance/legal (assume)			\$20,000	
D	Contingency (10% of Item III)			\$643,042	
E	% for Art			\$40,000	
F	CDBG grant			(\$300,000)	
G	Asbestos Removal (assume)			\$200,000	
SUBTOTAL				\$1,149,587	\$1,149,587
ITEM II: FEES AND SERVICES					
A	Arch/Eng (includes reno surchge)	8.28%		\$532,648	
B	Survey/soils/testing			\$25,000	
C	DEP/Corps/Other approvals			\$75,000	
D	Addl Services (allow)			\$25,000	
E	Clerk (18 months @\$5000/mo)			\$90,000	
SUBTOTAL				\$747,648	\$747,648
ITEM III: CONSTRUCTION					
A	Building:				
	MIDDLE SCHOOL				
	Admin, Instr & Support	\$30 per sf	47500 sf	\$1,425,000	
	Services	\$20 per sf	1500 sf	\$30,000	
	KATAHDIN AVE SCHOOL				
	Housing	\$59 per sf	26600 sf	\$1,569,400	
	New Elevator	ls		\$55,000	
	NEW SPECIAL TRAINING	\$110 per sf	19404 sf	\$2,134,440	
SUBTOTAL				95004 sf	\$5,213,840
B	Site Development:				
	Parking,Roads, Walks, Grading			\$300,000	
	Firing Range(Includes CR Bldg and Toilet)			\$57,000	
	Storm Drainage & Retention Pond			\$75,000	
	Building Prep (New Special Training)			\$50,000	
	Off-site Improvements			\$100,000	
	EVOC Apron (existing, assume)			\$50,000	
SUBTOTAL				\$632,000	
ESTIMATING CONTINGENCY				10 %	\$584,584
TOTAL, BUILDING AND SITE CONST				\$6,430,424	\$6,430,424
TOTAL PROJECT COST				\$8,327,659	\$8,327,659

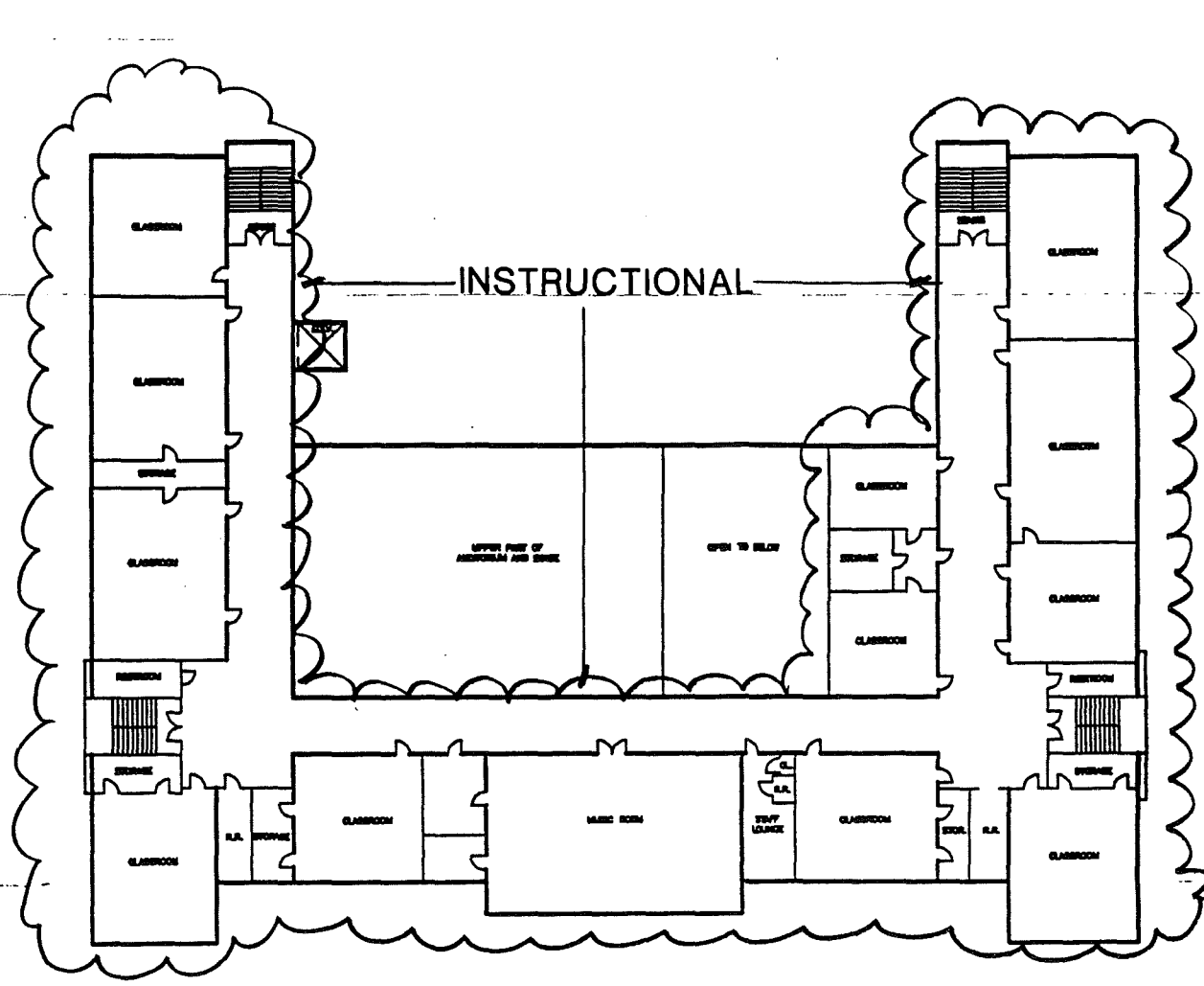
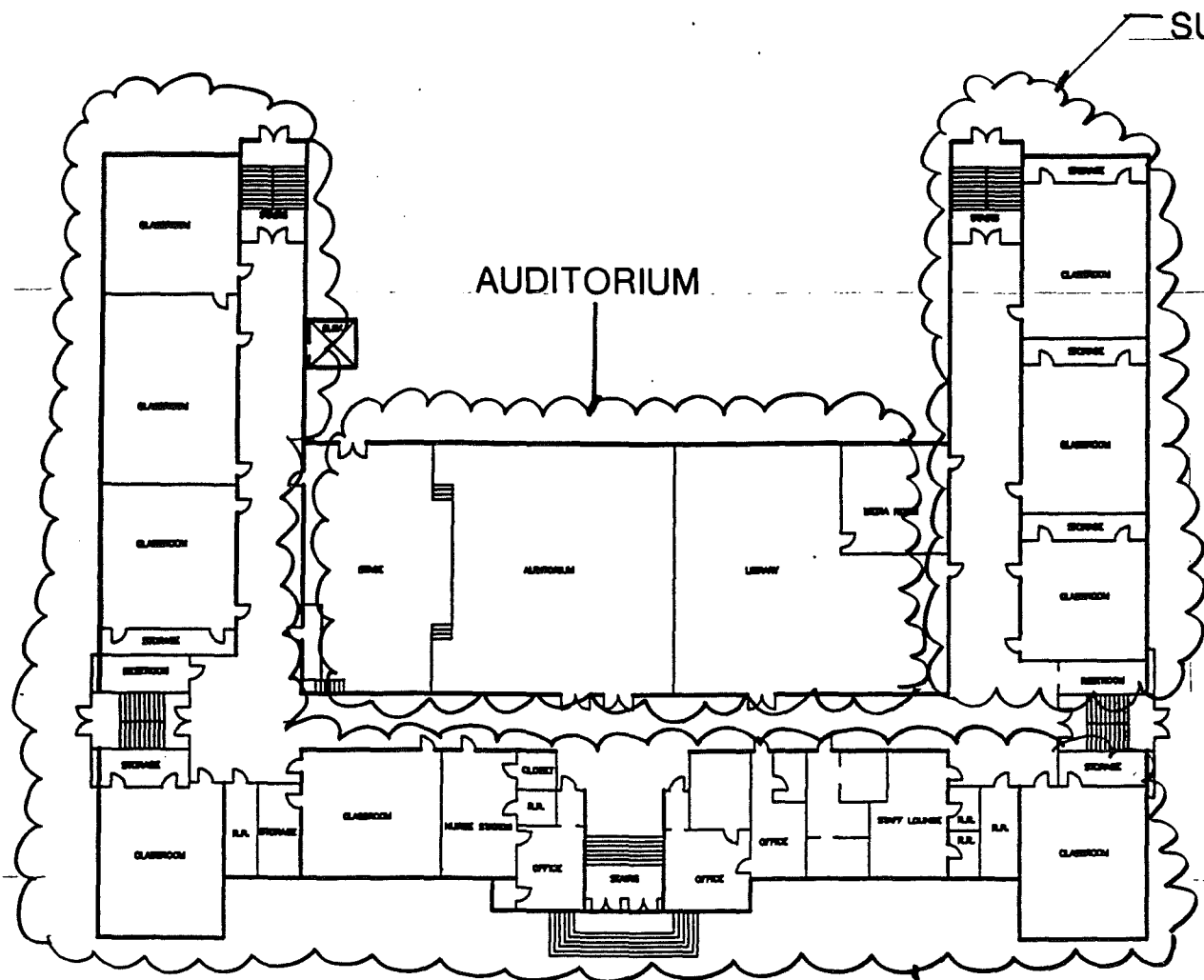
APPROX. NORTH

APPROX. NORTH

SUPPORT

AUDITORIUM

INSTRUCTIONAL



FIRST FLOOR

ADMINISTRATION

SECOND FLOOR

27,700 SF EXISTING TOTAL GROSS

22,100 SF EXISTING TOTAL GROSS

LEGEND

- LOAD BEARING WALLS
- NON-LOAD BEARING WALLS

LEGEND

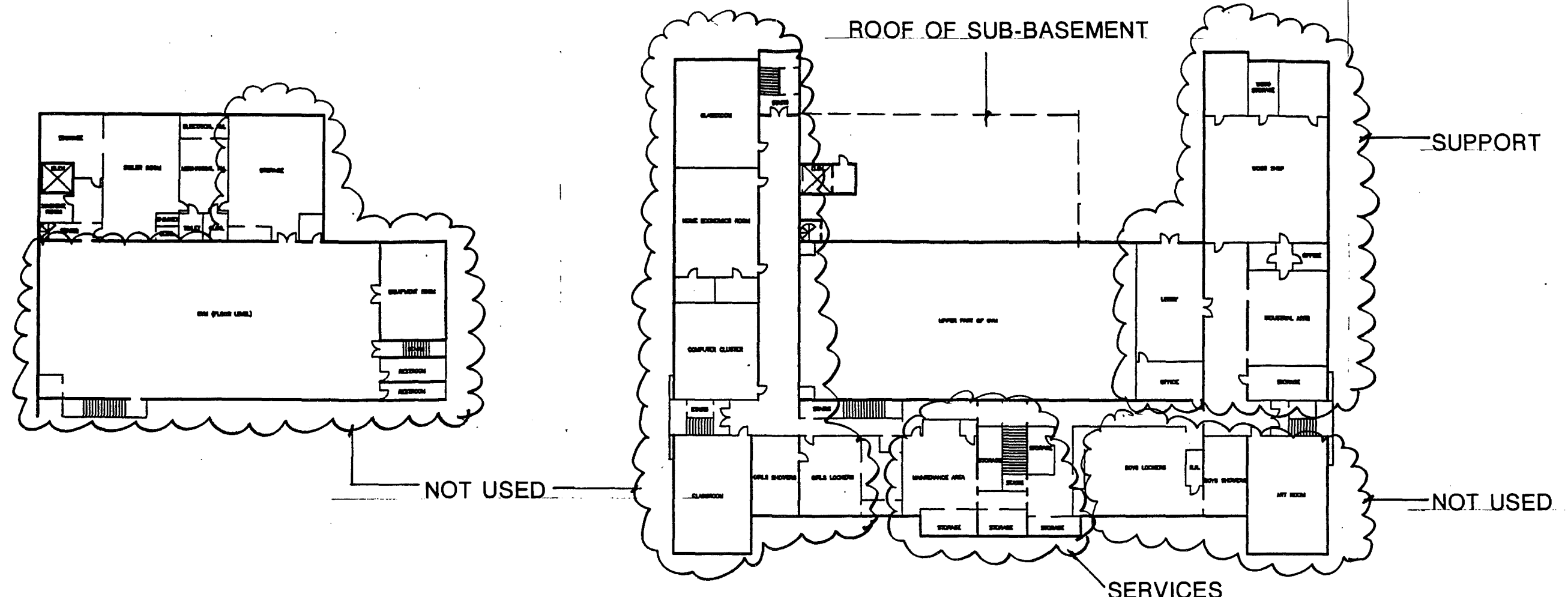
- LOAD BEARING WALLS
- NON-LOAD BEARING WALLS

MIDDLE SCHOOL
 MILLINOCKET, MAINE
 MAINE CRIMINAL JUSTICE ACADEMY
 PDT ARCHITECTS

1" = 40' 21-OCT-97

APPROX. NORTH

APPROX. NORTH



SUB-BASEMENT

BASEMENT

11,500 SF EXISTING TOTAL GROSS

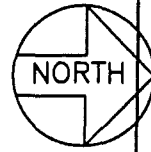
21,500 SF EXISTING TOTAL GROSS

LEGEND
 ———— LOAD BEARING WALLS
 ———— NON-LOAD BEARING WALLS

LEGEND
 ———— LOAD BEARING WALLS
 ———— NON-LOAD BEARING WALLS

MIDDLE SCHOOL
 MILLINOCKET, MAINE
 MAINE CRIMINAL JUSTICE ACADEMY
 PDT ARCHITECTS

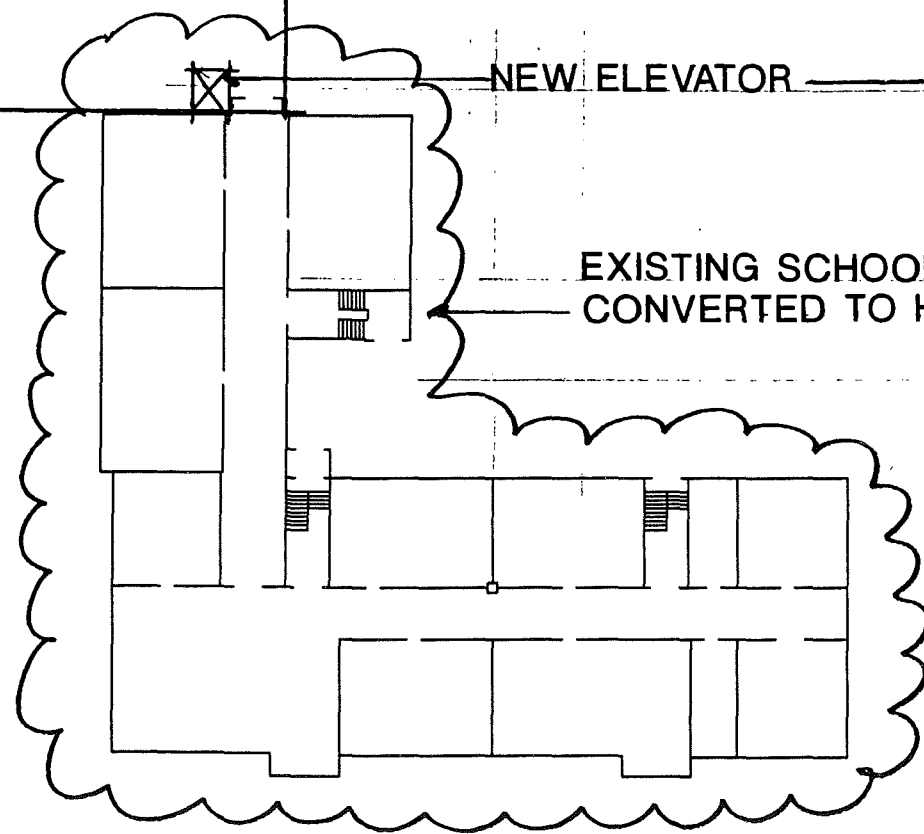
1" = 40' 21-OCT-97



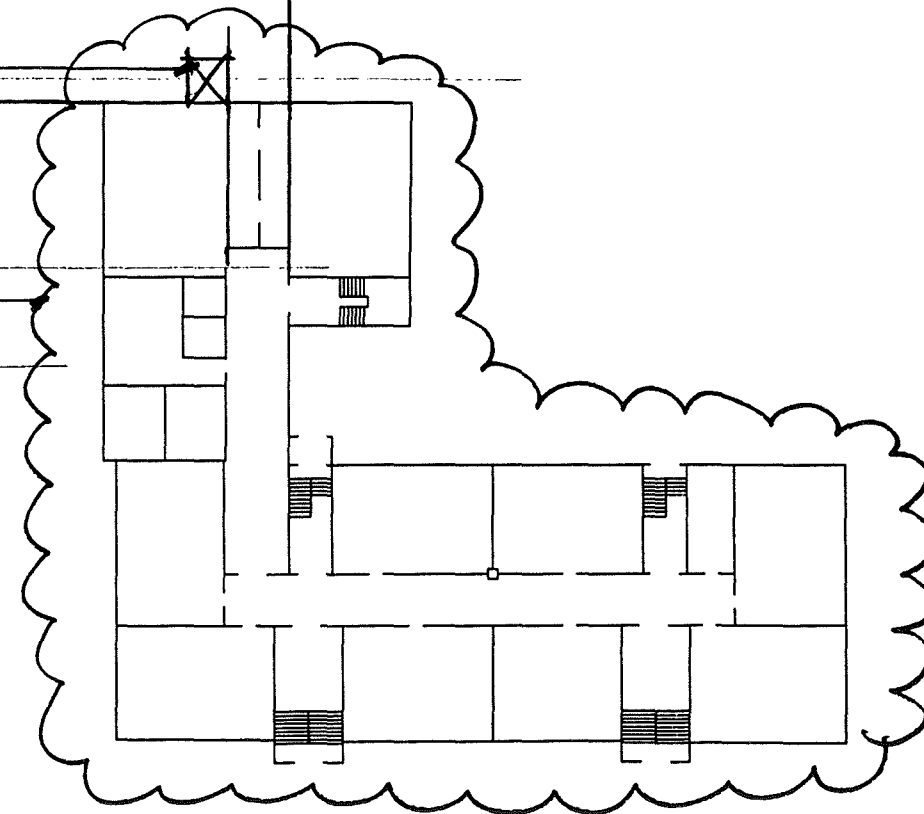
NEW SPECIAL TRAINING ADDITION

NEW ELEVATOR

EXISTING SCHOOL
CONVERTED TO HOUSING



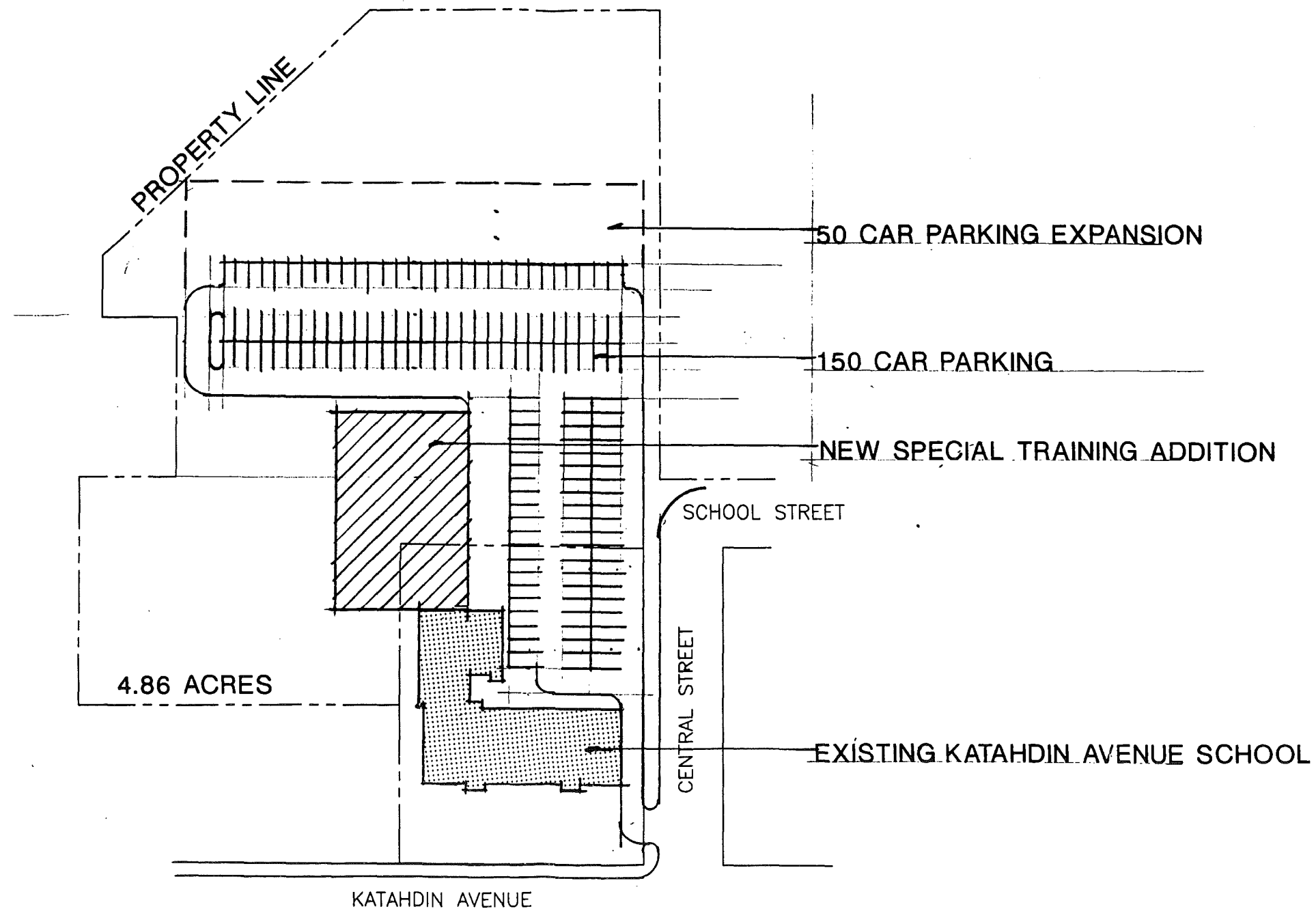
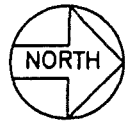
GROUND FLOOR
12,600 SF EXISTING TOTAL GROSS



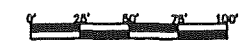
FIRST FLOOR
12,600 SF EXISTING TOTAL GROSS



KATAHDIN AVENUE SCHOOL
MILLINOCKET, MAINE
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS



SITE PLAN



EXISTING MIDDLE SCHOOL

KATAHDIN AVENUE SCHOOL
MILLINOCKET, MAINE
MAINE CRIMINAL JUSTICE ACADEMY
PDT ARCHITECTS

1" = 100' 21-OCT-97

APPENDIX

Summary of Economic Impact Analysis

The economic impact analysis conducted by Planning Decisions, Inc., describes the direct and secondary employment and income effects of locating the Academy at the University of Maine at Augusta, the Public Gardens site at Stevens School in Hallowell, at the Pineland Center in Pownal, at the Oak Grove Coburn Building in Vassalboro, and at the Loring Commerce Center site in Limestone. The major findings of this study can be summarized simply:

- 1) **For the state economy as a whole, it makes no difference to overall employment or income levels where the Academy is located.** At any of the locations, the Academy involves taking money out of the pockets of some Maine families (taxpayers), and putting it into the pockets of others (local merchants). To the extent that the local benefits are greater at one site, it only means that the benefits are lower elsewhere in Maine.

- 2) **There is very little range of impact demonstrated among the five sites.** In other words, the Academy would have pretty much the same local impact at any of the five sites. Local job creation ranges between 17 and 19 at all five sites (average of 17.4). Purchases in the local economy range from \$639,000 to \$711,000 (average of \$654,600). Local income generated varies from \$596,000 to \$602,000 (average \$601,600). The Limestone site has the greatest job and income generation, the Pineland site has the most local sales, but in all cases the range between low and high values is very small.

- 3) **In no case would the Academy appreciably affect unemployment rates or retail sales.** In no case would the direct and secondary jobs added by the Academy add more than a tenth of a percent to the area's employment base. In no case would the retail sales added by the Academy add more than a quarter of a percent to the area's retail sales volume.

The direct and indirect effects of locating the Criminal Justice Academy at the five sites are summarized in the table below.

**Annual Direct and Secondary Economic Effects
of Locating the Criminal Justice Academy at Five Alternative Sites**

SITE	Local Jobs	Local Income	Local Sales
UMA - Augusta	17	\$602,000	\$639,000
Public Gardens - Hallowell	17	\$602,000	\$639,000
Pineland - Pownal	17	\$596,000	\$711,000
Loring - Limestone	19	\$606,000	\$645,000
Oak Grove - Vassalboro	17	\$602,000	\$639,000
AVERAGE	17.4	\$601,600	\$654,600

The Public Gardens Site at Stevens School in Hallowell

The Stevens School site is in Hallowell, Maine. Hallowell is part of the Augusta Economic Summary Area (ESA) as defined by the Maine State Planning Office. The complete list of communities in the Augusta ESA is provided at the end of this section.

Table 1 below shows the baseline and secondary economic impacts of locating the Criminal Justice Academy at Stevens School. The analysis makes use of the State Planning Office's *Maine Regional Output Simulation Model (Version 6.1, 2/95)*. Inputs to the model were made by Planning Decisions staff, after a visit to the existing Waterville Academy and close review of 75 categories of spending there in 1996-97. *The estimated profile of spending is the same for each of the five proposed sites.* This is based upon the assumptions that, regardless of the location of the Academy, the Legislature would likely appropriate roughly the same levels and breakdowns of funds; that certain services, such as landscaping and cleaning and heating oil, etc., would be likely to be purchased locally (even though this is not always the case at present); that at least two of the fourteen staff will continue to be "outstationed" in different regions of Maine, regardless of the Academy site, as is the case at present, and is a normal pattern; and that direct spending by students in the outside economy is virtually zero, since they stay and eat on campus.

These assumptions result in an estimate that the Academy will spend about two-thirds of its salaries to people living within the Augusta region (\$420,000), and about \$180,000, or better than a third of the remaining spending, for services and goods sold locally (the latter is actually a higher figure than is currently the case, where trash collection and cleaning and food provision are purchased from firms in Bangor, Augusta, and Lewiston — but the existing pattern is deemed unusual and unlikely to be repeated at a new site, even a new site within Waterville). This "base level" of spending, the result of both state appropriations and fees paid by students and municipal, county, and state police departments, is shown in the left column of Table 1.

Table 1
Baseline and Secondary Impacts
Augusta Economic Summary Area

	Baseline	Secondary	TOTAL
CJ Academy - Payroll	\$420,000	--	--
Retail Sales	\$90,000	\$154,000	\$244,000
Service Sales	\$50,000	\$278,000	\$320,000
Wholesale Sales	\$40,000	\$23,000	\$63,000
Construction Sales	\$0	\$4,000	\$4,000
TOTAL	\$600,000	\$459,000	\$631,000

This spending, in turn, will “recirculate” through the local economy through purchases by employees, and respending by local merchants. On average for every dollar in salary paid by the Academy, there will be another 44 cents of income generated in the local economy.

The net result will be the addition of 17 jobs for residents of the region — 9 directly at the Academy itself, and another 8 in retail and service jobs (see Table 2 below). Most will be in the “service” sector, which is broadly defined in the State Planning Office model to “include all non-manufacturing except retail, wholesale, and construction. That is, it includes finance, real estate, health services, business and personal services, government, etc.”

Table 2
Total Baseline and Secondary Impacts by Sector
Augusta Economic Summary Area

	Jobs	Income	Sales
CJ Academy	9	\$420,000	—
Retail	2	\$25,000	\$244,000
Services	6	\$139,000	\$328,000
Wholesale	0	\$0	\$63,000
Construction	0	\$0	\$4,000
Local Owner Profits	--	\$18,000	—
TOTAL	17	\$602,000	\$639,000

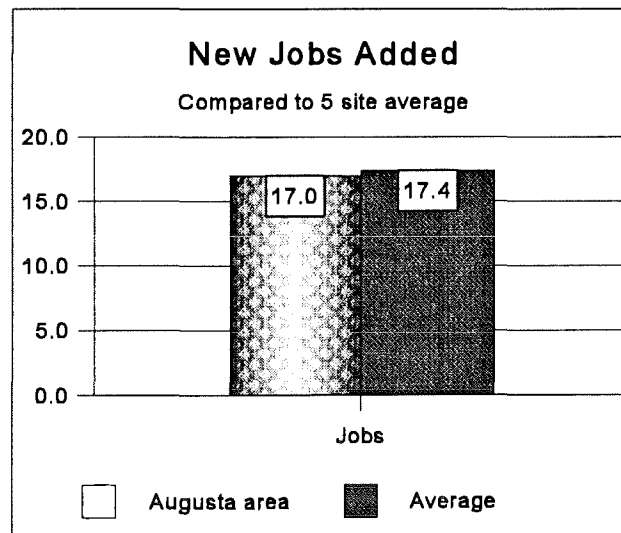


Figure 1

The total job addition of 17 is the same as at four other sites, and below the total of Presque Isle (see Figure 1, above). The basic reason is that wages are lower in the Presque Isle region, so a net spending of \$180,000 there will create more jobs than \$180,000 in central Maine.

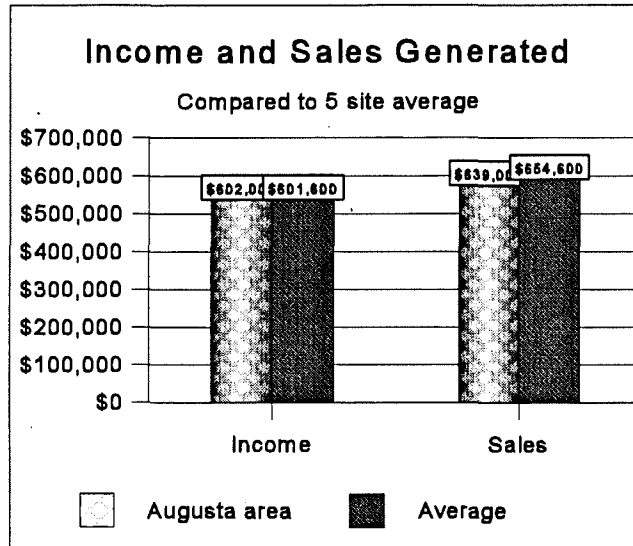


Figure 2

The Stevens School site would generate about the average amount of income of the other four sites, a little below average sales. This is consistent with the pattern of the existing Waterville site, in that Hallowell and the Augusta region, like Waterville, is between several strong economic regions (Bangor, Waterville, Lewiston), and sales could be expected to be distributed among the three.

In considering these numbers, it is important to keep in mind that this is a **zero-sum game**. In other words, the Criminal Justice Academy takes money out of some Maine pockets and puts them into others. *For the state as a whole, there is no net job creation or loss from the Academy operation — it is neutral.* Therefore, the greater the gain that this analysis shows in one part of the state, the greater the loss there is somewhere else.

On the whole, the new jobs and sales added to the region are relatively small compared to the overall economy. With about 45,000 employed in the Augusta Labor Market Area in August, 1997, the additional jobs would add but 0.04% to the employment base. Likewise, with total taxable sales of over \$600 million in the Augusta Economic Summary Area in 1996, the additional sales would add only 0.10%.

In summary, locating the Academy at the Stevens School site would generate a pattern of spending virtually identical to the current Waterville site — with an income gain close to the other four sites, but fewer sales within the region than at the Pineland or Loring sites.

Finally, just for clarification, a statement of economic *impact* is not a statement about economic *efficiency*. A program which provides instruction to 100 officers for \$25,000 is more efficient than one which instructs one officer for \$25,000; but in terms of economic impact, both would have the same effect on the local economy. This is an analysis of impact only, and not efficiency.

The Augusta Economic Summary Area includes the communities of Augusta, Chelsea, Farmingdale, Gardiner, Hallowell, Hibbert Gore, Litchfield, Manchester, Monmouth, Mount Vernon, Pittston, Randolph, Readfield, Richmond, Somerville, Vienna, Wayne, West Gardiner, Whitefield, Windsor, and Winthrop.

Pineland Center Site

Pineland is in Pownal, Maine. Pownal is in the Portland Suburban Economic Summary Area as defined by the Maine State Planning Office. However Pineland's actual location, at the northern end of Pownal, is actually much closer to Auburn and Lewiston than it is to Portland. The site is therefore analyzed below as part of the Lewiston Economic Summary Area. The complete list of communities in the Lewiston ESA is provided at the end of this section.

Table 1 below shows the baseline and secondary economic impacts of locating the Criminal Justice Academy at Pineland. The analysis makes use of the State Planning Office's *Maine Regional Output Simulation Model (Version 6.1, 2/95)*. Inputs to the model were made by Planning Decisions staff, after a visit to the existing Waterville Academy and close review of 75 categories of spending there in 1996-97. *The estimated profile of spending is the same for each of the five proposed sites.* This is based upon the assumptions that, regardless of the location of the Academy, the Legislature would likely appropriate roughly the same levels and breakdowns of funds; that certain services, such as landscaping and cleaning and heating oil, etc., would be likely to be purchased locally (even though this is not always the case in Waterville); that at least two of the fourteen staff will continue to be "outstationed" in different regions of Maine, regardless of the Academy site; as is the case with Waterville, and is a normal pattern; and that direct spending by students in the outside economy is virtually zero, since they stay and eat on campus.

These assumptions result in an estimate that the Academy will spend about two-thirds of its salaries to people living within the Lewiston region (\$420,000), and about \$180,000, or better than a third of the remaining spending, for services and goods sold locally (the latter is actually a higher figure than is currently the case at Waterville, where trash collection and cleaning and food provision are purchased from firms in Bangor, Augusta, and Lewiston — but the existing pattern is deemed unusual and unlikely to be repeated at new sites). This "base level" of spending, the result of both state appropriations and fees paid by students and municipal, county, and state police departments, is shown in the left column of Table 1.

Table 1
Baseline and Secondary Impacts
Lewiston Economic Summary Area

	Baseline	Secondary	TOTAL
CJ Academy - Payroll	\$420,000	--	--
Retail Sales	\$90,000	\$162,000	\$252,000
Service Sales	\$50,000	\$326,000	\$376,000
Wholesale Sales	\$40,000	\$36,000	\$76,000
Construction Sales	\$0	\$7,000	\$7,000
TOTAL	\$600,000	\$531,000	\$711,000

This spending, in turn, will “recirculate” through the local economy through purchases by employees, and respending by local merchants. On average for every dollar in salary paid by the Academy, there will be another 45 cents of income generated in the local economy.

The net result will be the addition of 17 jobs for residents of the region — 9 directly at the Academy itself, and another 8 in retail and service jobs (see Table 2 below). Most will be in the “service” sector, which is broadly defined in the State Planning Office model to “include all non-manufacturing except retail, wholesale, and construction. That is, it includes finance, real estate, health services, business and personal services, government, etc.”

Table 2
Total Baseline and Secondary Impacts by Sector
Lewiston Economic Summary Area

	Jobs	Income	Sales
CJ Academy	9	\$420,000	—
Retail	2	\$24,000	\$252,000
Services	6	\$132,000	\$376,000
Wholesale	0	\$0	\$76,000
Construction	0	\$0	\$7,000
Local Owner Profits	--	\$20,000	—
TOTAL	17	\$596,000	\$711,000

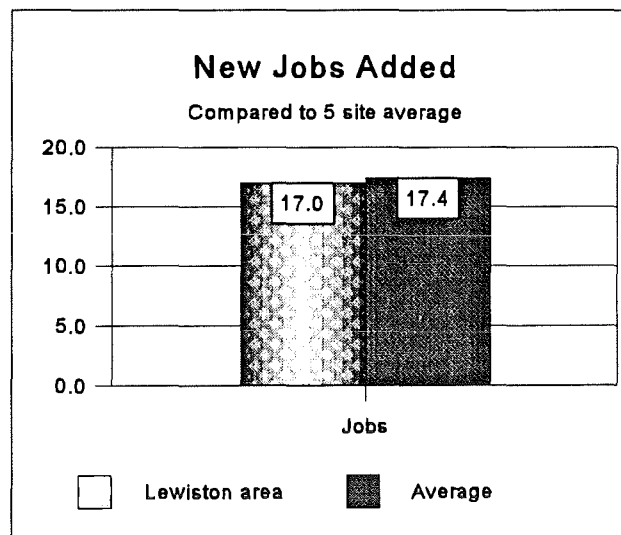


Figure 1

The total job addition of 17 is the same as at four other sites, and below the total of Presque Isle (see Figure 1, above). The basic reason is that wages are lower in the Presque Isle region, so a

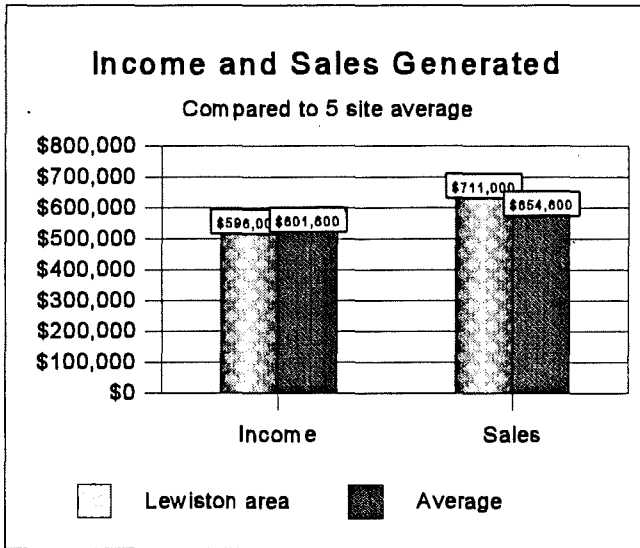


Figure 2

net spending of \$180,000 there will create more jobs than \$180,000 in central Maine.

On the other hand, the Lewiston site would generate more local sales than any of the other four (see Figure 2 above). Service sales in particular are strong, at a level (\$376,000, see Table 2 above) about \$50,000 higher than any of the other sites. The reason is that Lewiston-Auburn has

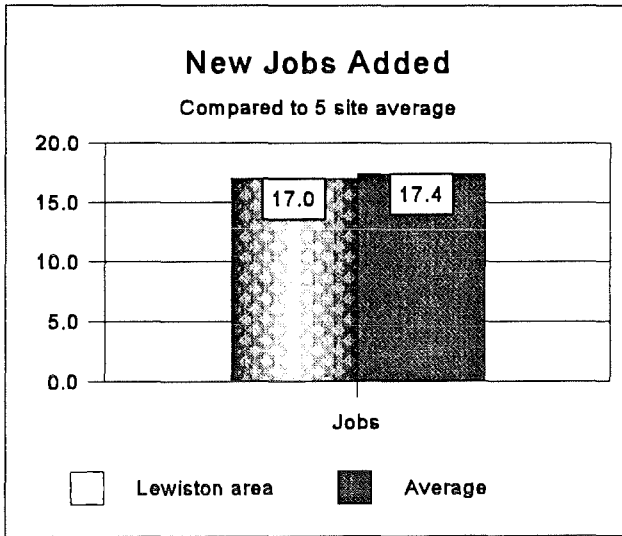


Figure 1

a very strong service sector. Even the current Waterville Academy operation goes to Lewiston to contract for food service.

In considering these numbers, it is important to keep in mind that this is a **zero-sum game**. In other words, the Criminal Justice Academy takes money out of some Maine pockets and puts them into others. *For the state as a whole, there is no new job creation or loss from the Academy operation — it is neutral.* Therefore, the greater the gain that this analysis shows in one part of the state, the greater the loss there is somewhere else.

On the whole, the new jobs and sales added to the region are relatively small compared to the overall economy. With nearly 50,000 employed in the Lewiston Labor Market Area in August, 1997, the additional jobs would add but 0.03% to the employment base. Likewise, with total taxable sales of about \$715 million in the Lewiston Economic Summary Area in 1996, the additional sales would add only 0.10%.

In summary, locating the Academy at the Pineland site would generate a higher level of local sales, particularly in the service area, than any of the other four sites. Job creation and total income would be slightly below the Loring site.

Finally, just for clarification, a statement of economic *impact* is not a statement about economic *efficiency*. A program which provides instruction to 100 officers for \$25,000 is more efficient than one which instructs one officer for \$25,000; but in terms of economic impact, both would have the same effect on the local economy. This is an analysis of impact only, and not efficiency.

The Lewiston Economic Summary Area includes the communities of Auburn, Lewiston, Lisbon, Durham, Greene, Leeds, Mechanic Falls, Minot, New Gloucester, Poland, Sabattus, Turner, and Wales. For purposes of this analysis, the Pineland site in Pownal, which is just next to the New Gloucester border, is considered part of the Lewiston area.

Oak Grove Coburn Building

The Oak Grove School is in Vassalboro, Maine. Vassalboro is part of the Waterville Economic Summary Area (ESA) as defined by the Maine State Planning Office. Vassalboro has connections to both Augusta and Waterville, but the site in question is clearly on the Waterville side, and is therefore analyzed below as part of the Waterville Economic Summary Area. The complete list of communities in the Waterville ESA is provided at the end of this section.

Table 1 below shows the baseline and secondary economic impacts of locating the Criminal Justice Academy at Pineland. The analysis makes use of the State Planning Office's *Maine Regional Output Simulation Model (Version 6.1, 2/95)*. Inputs to the model were made by Planning Decisions staff, after a visit to the existing Waterville Academy and close review of 75 categories of spending there in 1996-97. *The estimated profile of spending is the same for each of the five proposed sites.* This is based upon the assumptions that, regardless of the location of the Academy, the Legislature would likely appropriate roughly the same levels and breakdowns of funds; that certain services, such as landscaping and cleaning and heating oil, etc., would be likely to be purchased locally (even though this is not always the case at present); that at least two of the fourteen staff will continue to be "outstationed" in different regions of Maine, regardless of the Academy site, as is the case at present, and is a normal pattern; and that direct spending by students in the outside economy is virtually zero, since they stay and eat on campus.

These assumptions result in an estimate that the Academy will spend about two-thirds of its salaries to people living within the Lewiston region (\$420,000), and about \$180,000, or better than a third of the remaining spending, for services and goods sold locally (the latter is actually a higher figure than is currently the case, where trash collection and cleaning and food provision are purchased from firms in Bangor, Augusta, and Lewiston — but the existing pattern is deemed unusual and unlikely to be repeated at a new site, even a new site within Waterville). This "base level" of spending, the result of both state appropriations and fees paid by students and municipal, county, and state police departments, is shown in the left column of Table 1.

Table 1
Baseline and Secondary Impacts
Waterville Economic Summary Area

	Baseline	Secondary	TOTAL
CJ Academy - Payroll	\$420,000	--	--
Retail Sales	\$90,000	\$154,000	\$244,000
Service Sales	\$50,000	\$278,000	\$320,000
Wholesale Sales	\$40,000	\$23,000	\$63,000
Construction Sales	\$0	\$4,000	\$4,000
TOTAL	\$600,000	\$459,000	\$631,000

This spending, in turn, will “recirculate” through the local economy through purchases by employees, and respending by local merchants. On average for every dollar in salary paid by the Academy, there will be another 44 cents of income generated in the local economy.

The net result will be the addition of 17 jobs for residents of the region — 9 directly at the Academy itself, and another 8 in retail and service jobs (see Table 2 below). Most will be in the “service” sector, which is broadly defined in the State Planning Office model to “include all non-manufacturing except retail, wholesale, and construction. That is, it includes finance, real estate, health services, business and personal services, government, etc.”

Table 2
Total Baseline and Secondary Impacts by Sector
Waterville Economic Summary Area

	Jobs	Income	Sales
CJ Academy	9	\$420,000	—
Retail	2	\$25,000	\$244,000
Services	6	\$139,000	\$328,000
Wholesale	0	\$0	\$63,000
Construction	0	\$0	\$4,000
Local Owner Profits	--	\$18,000	—
TOTAL	17	\$602,000	\$639,000

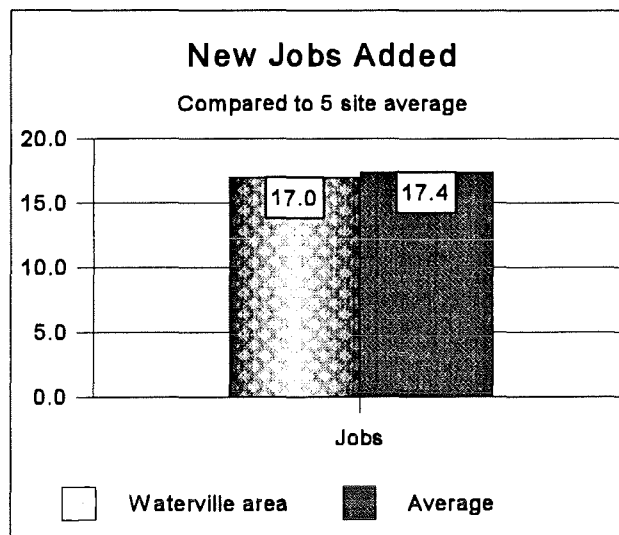


Figure 1

The total job addition of 17 is the same as at four other sites, and below the total of Presque Isle (see Figure 1, above). The basic reason is that wages are lower in the Presque Isle region, so a net spending of \$180,000 there will create more jobs than \$180,000 in central Maine.

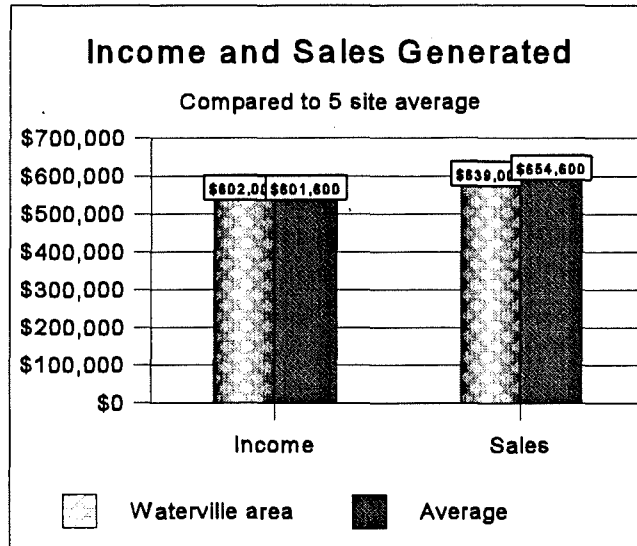


Figure 2

The Waterville site would generate about the average amount of income of the other four sites, a little below average sales. This is consistent with the pattern of the existing Waterville site, in that Waterville is in between several strong economic regions (Bangor, Augusta, Lewiston), and sales could be expected to be distributed among the three.

In considering these numbers, it is important to keep in mind that this is a **zero-sum game**. In other words, the Criminal Justice Academy takes money out of some Maine pockets and puts them into others. *For the state as a whole, there is no net job creation or loss from the Academy operation — it is neutral.* Therefore, the greater the gain that this analysis shows in one part of the state, the greater the loss there is somewhere else.

On the whole, the new jobs and sales added to the region are relatively small compared to the overall economy. With about 24,000 employed in the Waterville Labor Market Area in August, 1997, the additional jobs would add but 0.07% to the employment base. Likewise, with total taxable sales of about \$400 million in the Waterville Economic Summary Area in 1996, the additional sales would add only 0.16%.

In summary, locating the Academy at the Oak Grove site would generate a pattern of spending virtually identical to the current Waterville site — with an income gain close to the other four sites, but fewer sales within the region than at the Pineland or Loring sites.

Finally, just for clarification, a statement of economic *impact* is not a statement about economic *efficiency*. A program which provides instruction to 100 officers for \$25,000 is more efficient than one which instructs one officer for \$25,000; but in terms of economic impact, both would have the same effect on the local economy. This is an analysis of impact only, and not efficiency.

The Waterville Economic Summary Area includes the communities of Albion, Belgrade, Benton, Clinton, Fairfield, Freedom, Oakland, Sidney, Smithfield, Thorndike, Troy, Unity, Unity Township, Vassalboro, Waterville, and Winslow.

The University of Maine at Augusta (UMA) Site

The University of Maine at Augusta site is in Augusta, Maine. Augusta is the center of Augusta Economic Summary Area (ESA) as defined by the Maine State Planning Office. The complete list of communities in the Augusta ESA is provided at the end of this section.

Table 1 below shows the baseline and secondary economic impacts of locating the Criminal Justice Academy at UMA. The analysis makes use of the State Planning Office's *Maine Regional Output Simulation Model (Version 6.1, 2/95)*. Inputs to the model were made by Planning Decisions staff, after a visit to the existing Waterville Academy and close review of 75 categories of spending there in 1996-97. *The estimated profile of spending is the same for each of the five proposed sites.* This is based upon the assumptions that, regardless of the location of the Academy, the Legislature would likely appropriate roughly the same levels and breakdowns of funds; that certain services, such as landscaping and cleaning and heating oil, etc., would be likely to be purchased locally (even though this is not always the case at present); that at least two of the fourteen staff will continue to be "outstationed" in different regions of Maine, regardless of the Academy site, as is the case at present, and is a normal pattern; and that direct spending by students in the outside economy is virtually zero, since they stay and eat on campus.

These assumptions result in an estimate that the Academy will spend about two-thirds of its salaries to people living within the Augusta region (\$420,000), and about \$180,000, or better than a third of the remaining spending, for services and goods sold locally (the latter is actually a higher figure than is currently the case, where trash collection and cleaning and food provision are purchased from firms in Bangor, Augusta, and Lewiston — but the existing pattern is deemed unusual and unlikely to be repeated at a new site, even a new site within Waterville). This "base level" of spending, the result of both state appropriations and fees paid by students and municipal, county, and state police departments, is shown in the left column of Table 1.

Table 1
Baseline and Secondary Impacts
Augusta Economic Summary Area

	Baseline	Secondary	TOTAL
CJ Academy - Payroll	\$420,000	--	--
Retail Sales	\$90,000	\$154,000	\$244,000
Service Sales	\$50,000	\$278,000	\$320,000
Wholesale Sales	\$40,000	\$23,000	\$63,000
Construction Sales	\$0	\$4,000	\$4,000
TOTAL	\$600,000	\$459,000	\$631,000

This spending, in turn, will “recirculate” through the local economy through purchases by employees, and respending by local merchants. On average for every dollar in salary paid by the Academy, there will be another 44 cents of income generated in the local economy.

The net result will be the addition of 17 jobs for residents of the region — 9 directly at the Academy itself, and another 8 in retail and service jobs (see Table 2 below). Most will be in the “service” sector, which is broadly defined in the State Planning Office model to “include all non-manufacturing except retail, wholesale, and construction. That is, it includes finance, real estate, health services, business and personal services, government, etc.”

Table 2
Total Baseline and Secondary Impacts by Sector
Augusta Economic Summary Area

	Jobs	Income	Sales
CJ Academy	9	\$420,000	—
Retail	2	\$25,000	\$244,000
Services	6	\$139,000	\$328,000
Wholesale	0	\$0	\$63,000
Construction	0	\$0	\$4,000
Local Owner Profits	--	\$18,000	—
TOTAL	17	\$602,000	\$639,000

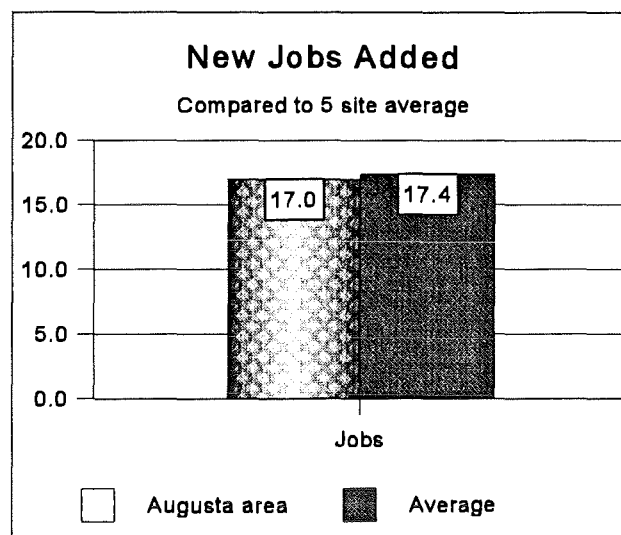


Figure 1

The total job addition of 17 is the same as at four other sites, and below the total of Presque Isle (see Figure 1, above). The basic reason is that wages are lower in the Presque Isle region, so a net spending of \$180,000 there will create more jobs than \$180,000 in central Maine.

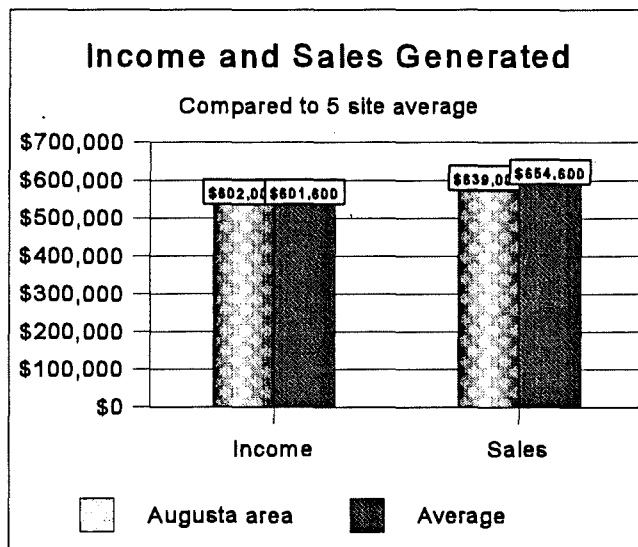


Figure 2

The UMA site would generate about the average amount of income of the other four sites, a little below average sales. This is consistent with the pattern of the existing Waterville site, in that Augusta, like Waterville, is in between several strong economic regions (Bangor, Waterville, Lewiston), and sales could be expected to be distributed among the three.

In considering these numbers, it is important to keep in mind that this is a **zero-sum game**. In other words, the Criminal Justice Academy takes money out of some Maine pockets and puts them into others. *For the state as a whole, there is no net job creation or loss from the Academy operation — it is neutral.* Therefore, the greater the gain that this analysis shows in one part of the state, the greater the loss there is somewhere else.

On the whole, the new jobs and sales added to the region are relatively small compared to the overall economy. With about 45,000 employed in the Augusta Labor Market Area in August, 1997, the additional jobs would add but 0.04% to the employment base. Likewise, with total taxable sales of over \$600 million in the Augusta Economic Summary Area in 1996, the additional sales would add only 0.10%.

In summary, locating the Academy at the UMA site would generate a pattern of spending virtually identical to the current Waterville site — with an income gain close to the other four sites, but fewer sales within the region than at the Pineland or Loring sites.

Finally, just for clarification, a statement of economic *impact* is not a statement about economic *efficiency*. A program which provides instruction to 100 officers for \$25,000 is more efficient than one which instructs one officer for \$25,000; but in terms of economic impact, both would have the same effect on the local economy. This is an analysis of impact only, and not efficiency.

The Augusta Economic Summary Area includes the communities of Augusta, Chelsea, Farmingdale, Gardiner, Hallowell, Hibbert Gore, Litchfield, Manchester, Monmouth, Mount Vernon, Pittston, Randolph, Readfield, Richmond, Somerville, Vienna, Wayne, West Gardiner, Whitefield, Windsor, and Winthrop.

Loring Commerce Center Site

The Loring Commerce Center is in Limestone, Maine, within the Presque Isle Economic Summary Area as defined by the Maine State Planning Office. The Presque Isle Area is a collection of thirty contiguous cities, towns, and plantations with a common employment and retail base. The complete list of communities is attached at the end of this section.

Table 1 below shows the baseline and secondary economic impacts of locating the Criminal Justice Academy at Loring. The analysis makes use of the State Planning Office's *Maine Regional Output Simulation Model (Version 6.1, 2/95)*. Inputs to the model were made by Planning Decisions staff, after a visit to the existing Waterville Academy and close review of 75 categories of spending there in 1996-97. *The estimated profile of spending is the same for each of the five proposed sites.* This is based upon the assumptions that, regardless of the location of the Academy, the Legislature would likely appropriate roughly the same levels and breakdowns of funds; that certain services, such as landscaping and cleaning and heating oil, etc., would be likely to be purchased locally (even though this is not always the case in Waterville); that at least two of the fourteen staff will continue to be "outstationed" in different regions of Maine, regardless of the Academy site; as is the case with Waterville, and is a normal pattern; and that direct spending by students in the outside economy is virtually zero, since they stay and eat on campus.

These assumptions result in an estimate that the Academy will spend about two-thirds of its salaries to people living within the Presque Isle region (\$420,000), and about \$180,000, or better than a third of the remaining spending, for services and goods sold locally (the latter is actually a higher figure than is currently the case at Waterville, where trash collection and cleaning and food provision are purchased from firms in Bangor, Augusta, and Lewiston — but the existing pattern is deemed unusual and unlikely to be repeated at new sites). This "base level" of spending, the result of both state appropriations and fees paid by students and municipal, county, and state police departments, is shown in the left column of Table 1.

Table 1
Baseline and Secondary Impacts
Presque Isle Economic Summary Area

	Baseline	Secondary	TOTAL
CJ Academy - Payroll	\$420,000	--	--
Retail Sales	\$90,000	\$158,000	\$248,000
Service Sales	\$50,000	\$280,000	\$330,000
Wholesale Sales	\$40,000	\$23,000	\$63,000
Construction Sales	\$0	\$4,000	\$4,000
TOTAL	\$600,000	\$465,000	\$645,000

This spending, in turn, will “recirculate” through the local economy through purchases by employees, and respending by local merchants. On average, for every dollar in salary paid by the Academy, another 45 cents of income will be generated in the local economy.

The net result will be the addition of 19 jobs for residents of the region — 9 directly at the Academy itself, and another 10 in retail and service jobs (see Table 2 below). Most will be in the “service” sector, which is broadly defined in the State Planning Office model to “include all non-manufacturing except retail, wholesale, and construction. That is, it includes finance, real estate, health services, business and personal services, government, etc.”

Table 2
Total Baseline and Secondary Impacts by Sector
Presque Isle Economic Summary Area

	Jobs	Income	Sales
CJ Academy	9	\$420,000	—
Retail	2	\$22,000	\$248,000
Services	8	\$147,000	\$330,000
Wholesale	0	\$0	\$63,000
Construction	0	\$0	\$4,000
Local Owner Profits	--	\$18,000	--
TOTAL	19	\$607,000	\$645,000

The total job addition of 19 is higher in this instance than at any of the other four sites, which all

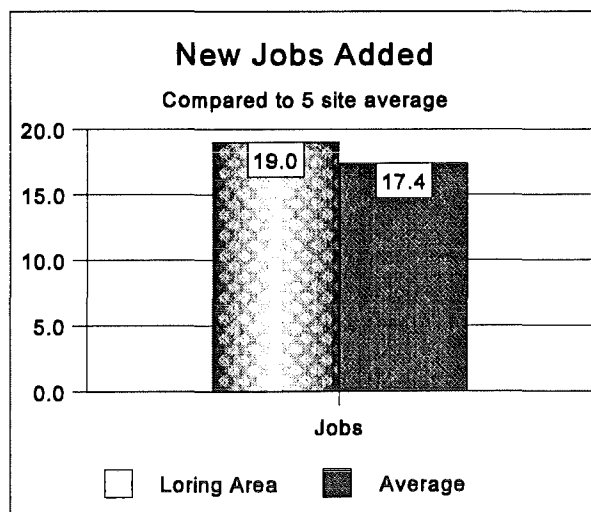


Figure 1

have a net addition of 17 jobs (see Figure 1, below). The basic reason is that wages are lower in the Presque Isle region, so a net spending of \$180,000 there will create more jobs than \$180,000 in central Maine.

Likewise, for the same reasons as described above, there is a slightly higher local economic gain

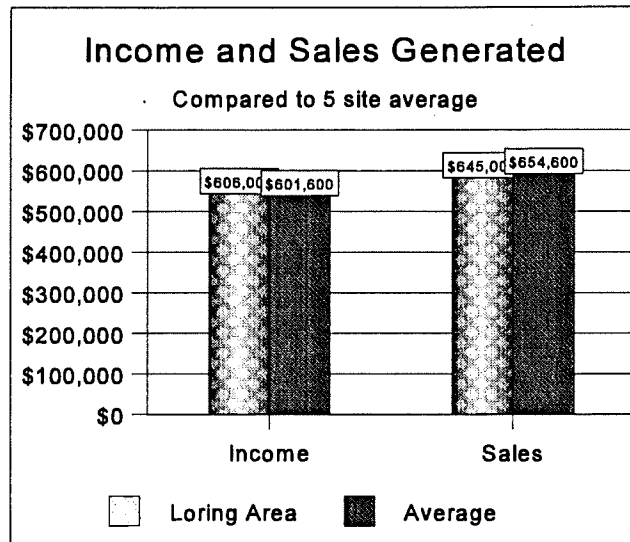


Figure 2

in terms of income for the Presque Isle Area than there is for the other four (see Figure 2).

In considering these numbers, it is important to keep in mind that this is a **zero-sum game**. In other words, the Criminal Justice Academy takes money out of some Maine pockets and puts them into others. *For the state as a whole, there is no new job creation or loss from the activity — it is neutral.* Therefore, the greater the gain that this analysis shows in one part of the state, the greater the loss there is somewhere else.

On the whole, the new jobs and sales added to the region are relatively small compared to the overall economy. With over 19,000 employed in the Presque Isle Labor Market Area in August, 1997, the additional jobs would add but 0.10% to the employment base. Likewise, with total taxable sales of about \$270 million in the Presque Isle Economic Summary Area in 1996, the additional sales would add only 0.24%.

In summary, locating the Academy at the Loring site would create an estimated two more jobs in the Presque Isle area than would be created at a site elsewhere, roughly the same levels of income and sales gains.

In preparing this estimate, Planning Decisions did not attempt to determine the level of demand for courses at Loring as opposed to Waterville, and the subsequent affect on potential course fee

revenues. The distance and cost of sending an officer to a course at Loring could be expected to reduce the overall numbers of officers taking courses, and thus reduce fees to the Academy as well. But short of surveying all officers and police departments in Maine, there is no way to accurately quantify these effects.

In addition, just for clarification, a statement of economic *impact* is not a statement about economic *efficiency*. A program which provides instruction to 100 officers for \$25,000 is more efficient than one which instructs one officer for \$25,000; but in terms of economic impact, both would have the same effect on the local economy. This is an analysis of impact only, and not efficiency.

The Presque Isle Economic Summary Area includes the communities of: Ashland, Blaine, Bridgewater, Caribou, Caswell Plantation, Castle Hill, Chapman, Clayton Lake, Connor Township, Easton, Fort Fairfield, Garfield Plantation, Limestone, Mapleton, Mars Hill, Masardis, Nashville Plantation, New Sweden, Oxbow Plantation, Pelham, Portage lake, Presque Isle, Stockholm, Wade, Washburn, Westfield, Westmanland Plantation, Woodland, E Plantation.

October 20, 1997

To: Alan K uniholm
From: Frank O'Hara
Re: Economic impact of Millinocket location

I have tested the local economic impact of the Criminal Justice Academy on a Millinocket location.

The Millinocket Economic Summary Area, as defined by the State Planning Office, is quite small, and only includes East Millinocket, Grindstone, Medway, Millinocket, and Woodville. Because this is a smaller economic area than the other five locations tested, it could be expected that fewer of the spin-off benefits would stay in the region. Put another way, the money which might be spent locally in other places would tend to be spent in Bangor if the Academy had a Millinocket location.

The State Planning Office Regional Output Simulation Model confirms this assumption. The Model indicates that the Millinocket region would gain 16 jobs (both direct and indirect), \$573,000 in income, and \$542,000 in sales. All of these figures are lower than the results found at any of the other sites tested (UMA-Augusta, Public Gardens-Hallowell, Pineland-Pownal, Loring-Limestone, and Oak Grove-Vassalboro). However, the total sales is about one percent of the total retail sales experienced in the Millinocket area the past twelve months, and this is a slightly higher proportion than that of the other sites.

This analysis does not change the three major findings reported earlier, namely, that the location of the Academy makes no difference to the state economy as a whole, that there is a narrow range of impact among the sites, and that in no case would the Academy appreciably affect unemployment rates or retail sales.

If you have any questions on this, please let me know.

RECEIVED

OCT 20 1997

PORTLAND DESIGN TEAM

SPACE REQUIREMENTS SUMMARY

PDT ARCHITECTS

MAINE CRIMINAL JUSTICE ACADEMY

SPACE	NOTES	PROPOSED SPACES			CIRCULATION FACTOR	TOTAL SQ FT
		NUMBER	SIZE EACH	SUBTOTAL		
ADMINISTRATION						
Central Lobby		1	400	400		400
Reception	4 seats	1	120	120		120
Open Office: Support						
Secretary/Receptionist		1	64	64		
Executive Secretary		1	64	64		
Secretary		2	48	96		
Collating		1	32	32		
Reference		1	58	58		
Printers		1	22	22		
Files		8	8.25	66		
Business Manager		1	80	80		
Subtotal				482	1.35	651
Copy /Mail/Fax Room		1	400	400		400
Archives		1	420	420		420
Gen Storage		1	100	100		100
Hub Room		1	35	35		35
Paper Storage		1	180	180		180
Staff Lunch		1	150	150		150
Board Rm/ Train. Room/Video Recording	24 seats	1	600	600		600
Conf Rm	8 seats	2	200	400		400
Director		1	265	265		265
Open Office: Professional						
Training Manager		1	120	120		
Corrections Coordinator		1	80	80		
Special Training Coordinator		1	80	80		
DARE Training Coordinator		1	80	80		
Expansion		2	80	160		
State Police Sergeant		2	80	160		
Subtotal				680	1.35	918
State Police Lieutenant/Training Commander		1	120			120
Chiefs of Police Executive Director		1	150			150
St Pol Storage		1	200			200
SUBTOTAL, ADMIN						5109 SF
INSTRUCTIONAL						
Media Ctr						
Stacks		1	670	670		
Eqpt Work Area		1	165	165		
Reading Rm		1	576	576		
Circulation Desk		1	120	120		
Secure Stor		1	150	150		
Film Insp Alcove		1	50	50		
Work Rm		1	80	80		
Retail Display		1	12	12		
Head End Room		1	150	150		
AV Eqpt Stor		1	120	120		
Subtotal				2093		2093
Computer Lab	15 stations	1	500	500		500
Classroom	30 trainees	2	900	1800		1800
Lecture	70 seats	1	1870	1870		1870

SPACE REQUIREMENTS SUMMARY

PDT ARCHITECTS

MAINE CRIMINAL JUSTICE ACADEMY

SPACE	NOTES	PROPOSED SPACES			CIRCULATION FACTOR	TOTAL SQ FT
		NUMBER	SIZE EACH	SUBTOTAL		
Training Office	45 seats	2	1610	3220		3220
Training Supervisor		1	100	100		
Cadre Staff		4	48	192		
Subtotal				292	1.35	394
Storage		1	100	100		100
Coordinators						
Firearms		1	64	64		
Inservice		1	64	64		
Academy		1	64	64		
State Police DARE Coord		1	64	64		
Subtotal				256	1.35	346
Mock Crime Scene	Liv, Br, Ba, Kit	1	700	700		700
Mock Prison Cell		1	80	80		80
Firearms Clasrm	20 stations	future	800			future
Storage		1	150	150		150
SUBTOTAL, INSTRUCTIONAL						11253 SF
SUPPORT						
Studnt Lounge Noisy	20 places/TV/Stereo	1	500	500		500
Recreation		1	500	500		500
Vending	3 machines	3	12	36		36
Dining	180 seats	1	2700	2700		2700
Kitchen incl stor/freeze/cool/office		1	1500	1500		1500
SUBTOTAL, SUPPORT						5236 SF
COMBINED ADMIN, INSTR, SUPPORT						21597.5
GROSS/NET RATIO @ .4						8639
TOTAL GROSS SQUARE FEET						30237 SF
HOUSING						
Student Bedrooms	2 person	35	175	6125		6125
In Service Bedrms	2 pers w/bath	20	250	5000		5000
Cadre bedrooms	with bath	5	300	1500		1500
Lav/shower:men		2	300	600		600
Lav/shower:women		1	350	350		350
Study Centers		3	250	750		750
Linen Stor		1	50	50		50
Hub Room		1	35	35		35
SUBTOTAL, HOUSING						14410
GROSS/NET RATIO @ .55						7926
TOTAL GROSS SQUARE FEET						22336 SF
SPECIAL TRAINING						
Tactical Center		1	9750			9750
Storage		1	500			500
Running Track		1	5070			5070
Weight Room		1	1200			1200
Storage						0
Platform	BF Accessible					
General Storage	700 chairs					
FATS Storage	2 machines					

SPACE REQUIREMENTS SUMMARY

PDT ARCHITECTS

MAINE CRIMINAL JUSTICE ACADEMY

SPACE	NOTES	PROPOSED SPACES			CIRCULATION FACTOR	TOTAL SQ FT
		NUMBER	SIZE EACH	SUBTOTAL		
Subtotal		1	400	400		400
Lockers/showers		2	360	720		720
K-9						
Kennel	8 runs	1	415	415		
Grooming		1	170	170		
Office		1	150	150		
Sheltered Area		1	2000	2000		
Subtotal		future		2735		future
SUBTOTL, SPL TRAINING						17640
GROSS/NET RATIO @ .1						1764
TOTAL GROSS SQUARE FEET						19404 SF
SERVICES						
Delivery		1	120	120		120
Maintenance Off/shop		1	300	300		300
Maintenance Shed		1	400	400		400
Gen Bldg Stor		1	400	400		400
SUBTOTAL, SERVICES						1220
GROSS/NET RATIO @ .25						305
TOTAL GROSS SQUARE FEET						1525 SF
BUILDING TOTAL NET SQUARE FEET						54868 SF
BUILDING TOTAL GROSS SQUARE FEET						73501 SF

SPACE REQUIREMENTS SUMMARY

PDT ARCHITECTS

MAINE CRIMINAL JUSTICE ACADEMY

SPACE	NOTES	PROPOSED SPACES			CIRCULATION FACTOR	TOTAL SQ FT
		NUMBER	SIZE EACH	SUBTOTAL		
SITE NEEDS						
Parking		150 spaces				1.5 acres
Building Footprint						5 acres
Leach Field (if reqd)						1 acre
Firing Range	20 points	100 yds				7 acres
Crime Scene						5 acres
Drainage Retention/Detention Pond						2 acres
Buffer/Perimeter	approx 100 ft wide					20 acres
Future						
Parking		50 spaces				.5 acres
K-9 Obedience Cse						2.75 acres
K-9 Outside Runs		in above				
K-9 Building Footprint		in above				
EVOC Apron		200'x600'	paved			7 acres
Building Expansion Footprint						1 acre
TOTAL, SITE USABLE ACRES						APPROXIMATELY 55 USABLE ACRES

P. 02/02
Oct 30 '97 12:18

MAINE CRIMINAL JUSTICE ACADEMY ANNUAL PROGRAM COST COMPARISON

CURRENT ACADEMY PROGRAMS (WATERVILLE)		CURRENT ACADEMY PROGRAMS (UMA)		PROPOSED SITE DAKEGROVE		PROPOSED SITE FINELAND		PROPOSED SITE HULLINGBET		CURRENT ACADEMY PROGRAMS (UMASSDUNE)	
Function	Cost	Function	Cost	Function	Cost	Function	Cost	Function	Cost	Function	Cost
Personnel costs for MCBPS	\$95,196	Personnel costs for MCBPS	\$95,196	Personnel costs for MCBPS	\$95,196	Personnel costs for MCBPS	\$95,196	Personnel costs for MCBPS	\$495,836	Personnel costs for MCBPS	\$765,356
Personnel costs for Basic Corrections	\$20,300	Personnel costs for Basic Corrections	\$20,300	Personnel costs for Basic Corrections	\$20,300	Personnel costs for Basic Corrections	\$20,300	Personnel costs for Basic Corrections	\$70,192	Personnel costs for Basic Corrections	\$70,192
Personnel costs for Pre-Service Program	0	Personnel costs for Pre-Service Program	0	Personnel costs for Pre-Service Program	0	Personnel costs for Pre-Service Program	0	Personnel costs for Pre-Service Program	\$5,400	Personnel costs for Pre-Service Program	\$5,400
Personnel costs for Specialized Training	0	Personnel costs for Specialized Training	0	Personnel costs for Specialized Training	0	Personnel costs for Specialized Training	0	Personnel costs for Specialized Training	\$28,510	Personnel costs for Specialized Training	\$57,020
Student	\$74,395*	Student	\$74,395*	Student	\$74,395*	Student	\$74,395*	Student	\$187,320	Student	\$369,305*
Travel Costs		Travel Costs		Travel Costs		Travel Costs		Travel Costs		Travel Costs	
Facility Utilities Cost	\$33,606	Facility Utilities Cost	\$85,000	Facility Utilities Cost	\$85,000+	Facility Utilities Cost	\$85,000+	Facility Utilities Cost	\$85,000+	Facility Utilities Cost	\$203,000
Total	\$223,497		\$274,891		\$274,891		\$274,891		\$872,429		\$1,470,273

STATE OF MAINE **FILE COPY**
DEPARTMENT OF TRANSPORTATION

TRANSPORTATION BUILDING

STATE HOUSE STATION 16

AUGUSTA, MAINE 04333-0016

LEGAL SERVICES Tel: (207) 287-2681 Fax: (207) 287-6738
MDOT TDD Tel: (207) 287-3392

JOHN G. MELROSE
Commissioner

November 27, 1995

Mr. William Stoddard
Department Administration & Financial Services
Bureau General Services
77 State House Station
Augusta, Maine 04333

Re: Oak Grove School

Dear Bill:

Enclosed is a copy of a memorandum describing the property conveyed to the State of Maine in 1991. We have no record of a transfer of "Parcel Five" to the State.

I have asked our title staff to update the title to pick up recording information for the various financing documents executed (and, I assume, recorded) in 1991.

After the title update is done, I will update the enclosed memo. In the meantime, I would like to keep your 2-volume closing binders here.

Please call with any questions, and let me know whether you need the closing binders.

Very truly yours,



Elaine L. Clark
Trial Attorney

ELC:cm
Enc.

Post-it [™] brand fax transmittal memo 7671		# of pages	6
To	Bill Schwertebusch	From	Elaine Clark
Co.		Co.	
Dept.		Phone #	207-2681
Fax #	800-947-4241	Fax #	

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
Intra-Departmental Memorandum

November 14, 1995

TO: Elaine Clark, Legal
FROM: Holly Preble, Legal **HP**
SUBJECT: State of Maine Property-BPI
Formerly Oak Grove School, Vassalboro, Maine

As requested, I have reviewed the closing documents and title work done in 1991 in connection with the BPI purchase of land in Vassalboro, formerly owned by Oak Grove School. The State acquired the following parcels;

Parcel One: This lot is 28.7 acres situated at the intersection of the east side of Rt. 201 and the southerly side of Oak Grove Road.

Parcel Two: This is a small lot on the southerly side of Oak Grove Road situated adjacent to the north line of Parcel One.

Parcel Three: This is a large lot, approximately 75 acres, situated on the easterly side of Rt. 201 and adjacent to the southerly side of Parcel One. The State also acquired a 50' strip which runs from the northerly side of Getchell Corner Road to Parcel Three.

Parcel Four: This is a one acre lot situated on the westerly side of Rt. 201, directly across from Parcel One.

There is a survey on record which was done for a previous owner entitled "Property of or Optioned to George B. Hatley by Oak Grove School" done by K & K Land Surveyors Inc., #E85032 Kennebec County Registry of Deeds. The State did not have its own survey done at the time of purchase. I have attached a reduced copy of this survey with the four lots above mentioned highlighted.

These lots are burdened by the following :

1. Rights of Way in common with Oak Grove School, which rights were to be by mutual agreement for the purposes of access to land owned now or formerly by the trust established by Edward

and Mary Etta Colomy 2/20/36 and recorded in Book 721, Page 17. Maintenance is to be performed by the State of Maine.

2. Rights of Way over Parcel Three to provide access to and from Rt. 201 and Getchell Corner Road to adjacent land owners.

3. The premises shall not be used as a correctional facility.

4. There are several easements (pole and wire) to Central Maine Power and New England Telephone.

These lots are benefitted by the following:

1. The right to use the existing "northern access road" as a means of access to and from Parcel Two.

2. The right to utilize, repair, maintain, and alter at its own expense the existing drainage field for the sewerage system serving the Oak Grove building along with the right to utilize, install, repair, and maintain the water supply to the Oak Grove buildings.

3. The right to use a 50 foot wide right of way to benefit parcel three.

STATE OF MAINE

Intra-Departmental Memorandum Nov. 28, 1995

To: Elaine Clark, Trial Attorney

Dept. of Transportation
Legal Division

From: Amy Hughes^{AH}, Paralegal

Dept. of Transportation
Legal Division

Subject: Former Oak Grove School property, Vassalboro

Enclosed with this memo are the updated titles to the former Oak Grove School property in Vassalboro acquired by the State of Maine in 1991. Although changes in the status of each of the titles are listed on each cover sheet, I wanted to bring a couple of issues to your attention.

This transaction involved the state's purchase of four parcels of land from the school, as described in a quitclaim with ~~covenant deed recorded at Book 3976, Page 35~~: Parcels 1, 2 and 3 lie on the east side of Route 201, and Parcel 4 lies on the west side of Route 201. In addition, Parcel 3A in said deed conveys a 50' right of way to Parcel 3 from the north side of Getchell's Corner Road. Following a quiet title action by Oak Grove School which removed deed restrictions from Parcels 3 and 4, the school gave a confirmatory warranty deed of the entire premises (Book 4153, Page 326).

I. Athletic Field Lease (Colomy Trust)

At the time of the Oak Grove purchase, the state leased the athletic field adjacent westerly to Parcel 4 from the Colomy Trust (sometimes known as Oak Grove Land Trust) by document recorded at Book 3976, Page 41. The lease contains a number of additional provisions which affect land purchased of the Oak Grove School, namely:

- A. Lessee (State of Maine) is to construct and maintain a vehicular right of way over Parcel 4 of the Oak Grove purchase. Further, the lease requires that Lessee secure access to the athletic field for the benefit of Lessor, to continue in perpetuity after termination of the lease.
- B. Lessee is to construct and maintain a vehicular right of way from Route 201 across Parcel 1 or 3 to Lessor's property abutting the east side of the state's purchase.
- C. Lessee must "mow and maintain" its property adjacent to the south side of the Oak Grove Road and the east side of

Route 201 (Parcels 1 and 2), and mow and maintain the Oak Grove School chapel grounds located on the north side of the Oak Grove Road (not included in the state's purchase).

The lease expires on September 7, 2011, and is renewable up to four times by the Lessee.

II. Fleet Bank Lease

The State of Maine leased the Oak Grove property to Fleet Bank of Maine according to Memorandum of Lease recorded at 3977, Page 275. The legal descriptions of Parcels 1, 2 and 4 of the leased lots correspond exactly with the descriptions of Parcels 1, 2 and 3, respectively, of the lots in the deed to the State of Maine (Book 3976, Page 35). Parcel 5 of the lease appears to be the same premises as Parcel 4, but the lease contains an older description of a larger parcel excepting an outsale rather than the current description contained in Book 3976, Page 35.

Parcels 3 and 6 of the lease contain ancient descriptions of properties which I believe are the remaining land owned by the Colony Trust; they are definitely not owned by the State of Maine.

Other than these leases, the only significant changes in the titles appear to be elimination of some deed restrictions which were accomplished by deed and by quiet title action.

Copies of both of the leases are attached to this memo for your reference.

1983
LOT TO BE SOLD
738,416.4 sq. ft.
16.95 Ac

Parcel ONE

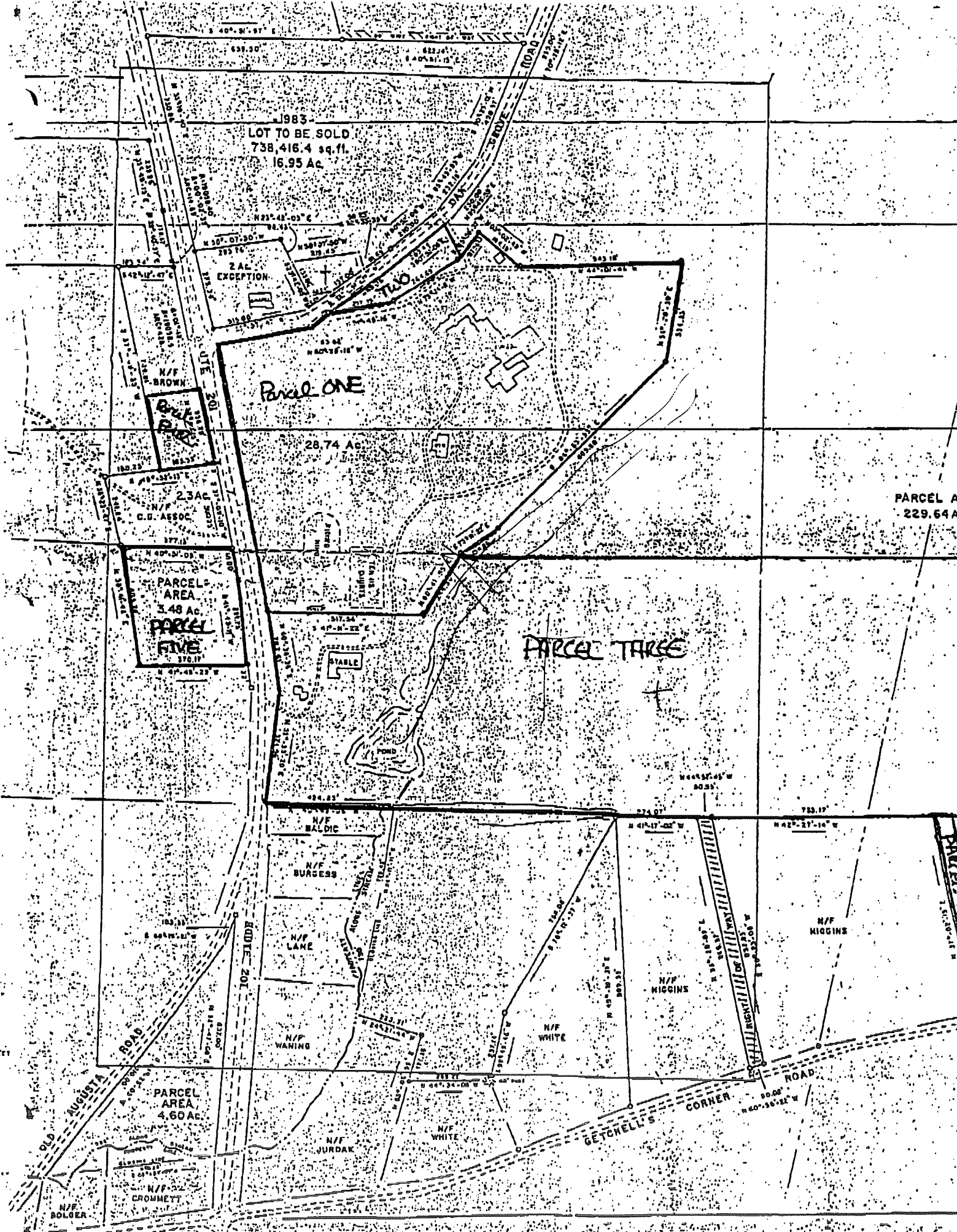
28.74 Ac

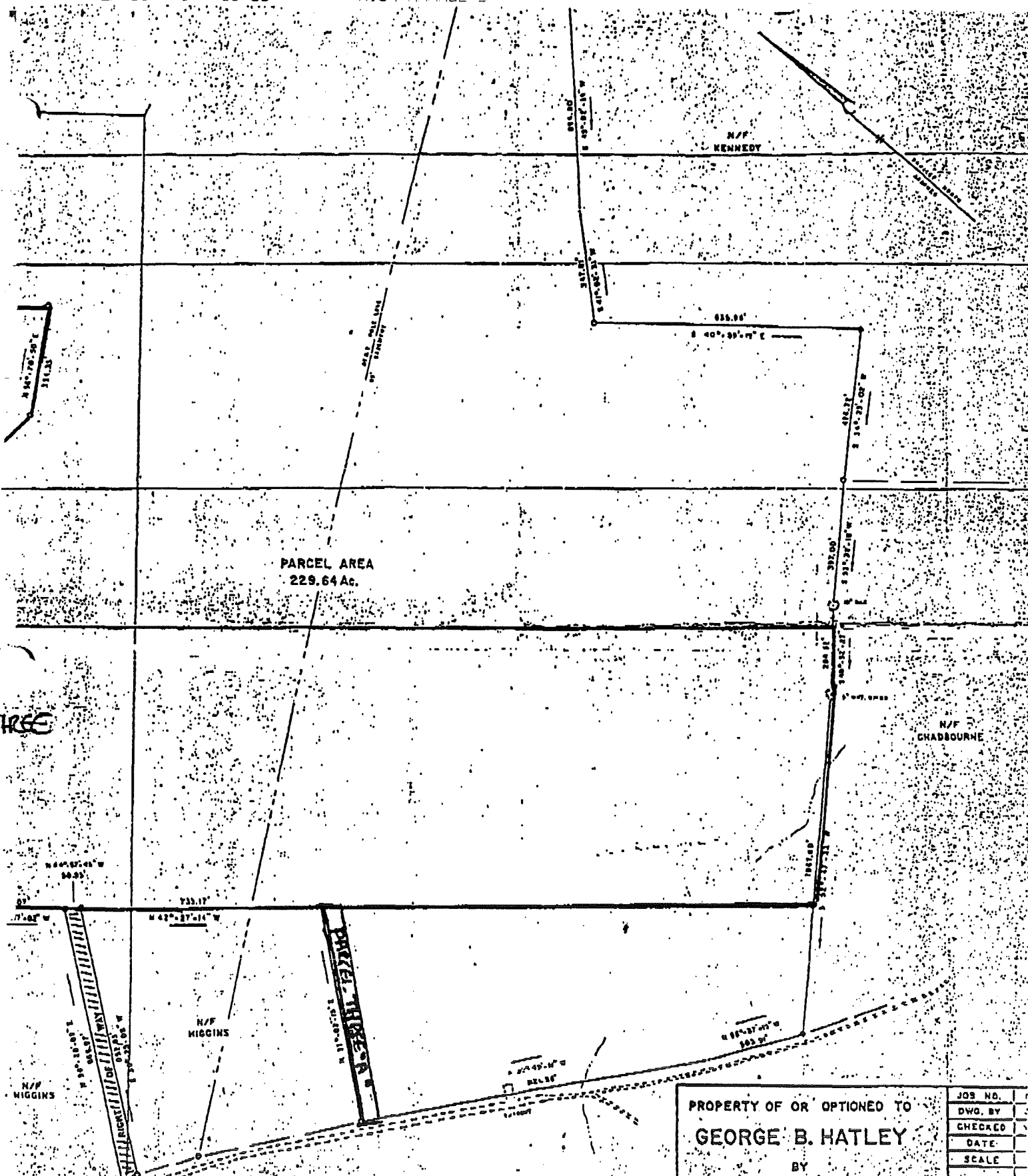
PARCEL THREE

PARCEL AF
229.64 Ac

PARCEL AREA
3.48 Ac
PARCEL FIVE

PARCEL AREA
4.60 Ac





PARCEL AREA
229.64 Ac.

PROPERTY OF OR OPTIONED TO
GEORGE B. HATLEY
 BY
OAK GROVE-COBUEN
SCHOOL
 VASSALBORO, MAINE
 SURVEY BY *EK5032*
K & K LAND SURVEYORS, INC.

JOB NO.	
DWG. BY	
CHECKED	
DATE	
SCALE	



PROSPECTUS

**THE SITE FEASIBILITY OF THE
MAINE CRIMINAL JUSTICE ACADEMY
IN
MILLINOCKET, MAINE**

October 1, 1997

SUBMITTED BY THE



MILLINOCKET
OFFICE OF
COMMUNITY
DEVELOPMENT

PLANNING FOR THE ACADEMY

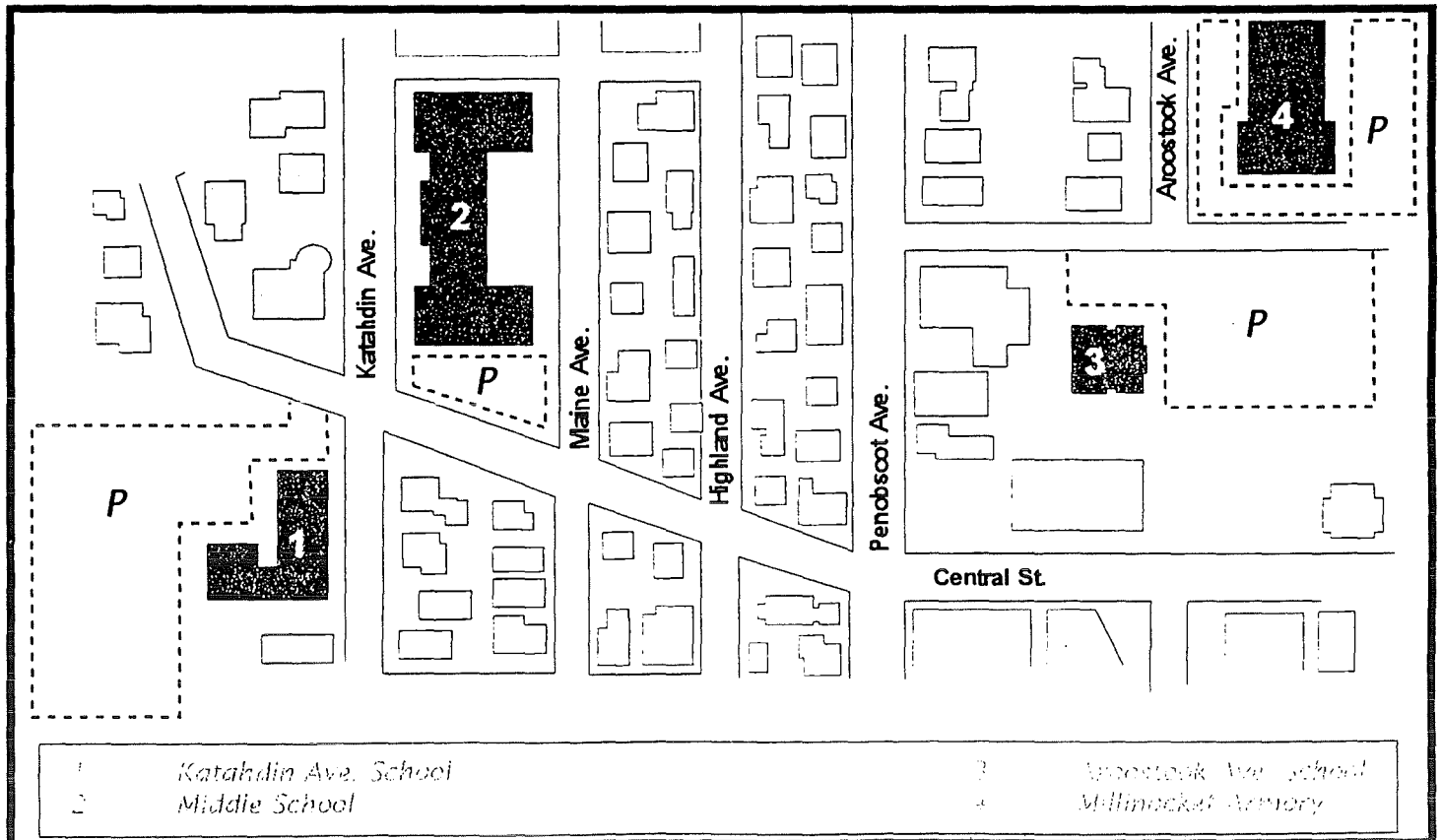
The Town of Millinocket currently owns three large educational facilities in or near the downtown area. According to the MCJA Facility Program by PDT Architects, any new Academy would need a total of 73,500 gross square footage. The total square footage of these buildings comes to approximately 128,000 feet- more than enough space for a new Criminal Justice Academy. This could offer future expansion possibilities for library or multi-media facilities. The large classroom areas can be easily configured to provide housing, administrative, instructional, and special training facilities; ensuring maximum expansion flexibility.

As can be seen in the below map, the three school buildings are in close proximity toward one another- creating a campus atmosphere friendly to pedestrian traffic. Parking can be easily expanded from the existing lots. The Millinocket Armory, still owned by the State, could offer even greater training facilities.

Other aspects of the three buildings include: a large lecture hall with seating, a full gymnasium with gender specific locker rooms, and adequate space for weight training.

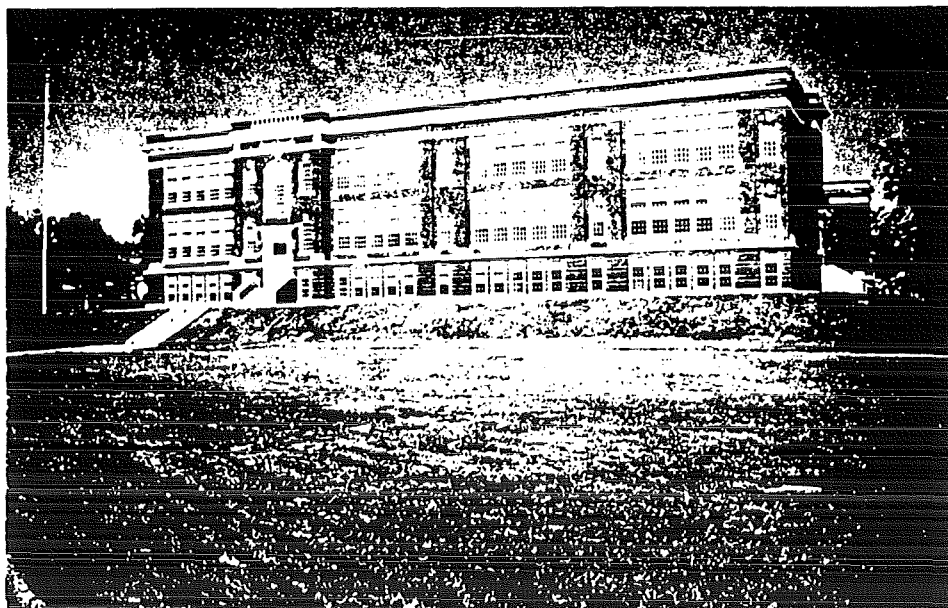
Clearly, these buildings would fit the demands placed on them by the Academy. Further comparisons to the needs specified by the MCHA Facility Program and what the buildings offer can be found on the following page.

Downtown Area Millinocket, Maine



275 Katahdin Avenue

This is the most stately of Millinocket's school buildings. It has 82,560 square feet and, like the Katahdin Avenue School, it is very visible. Space for more parking can be created in the grassy area shown below. The large central auditorium has a proscenium stage and seating for large audiences or conferences. The library area is equally as spacious and can carry a large number of books and multi-media material. Below the library is a full sized gymnasium with locker rooms. The former home economics room in the basement would make an ideal kitchen for in-house or cafeteria meals. All floors are handicapped accessible by means of a newly installed elevator. The Middle School could house all of the administrative, instructional, and residential facilities for a new Maine Criminal Justice Academy. Available Fall 1998.



BUILDING INFORMATION

Building Name: Millinocket Middle School
(formerly Stearns High School)

Address: 275 Katahdin Ave., Millinocket, Maine

Owner: Town of Millinocket

Age: 1922/1942

Story Height: 3 stories

Floor Height: 14'

Bldg. Height: 42'

Gross Area: 82,560 total

Foundation: Concrete reinforced

Basement: Full

Floor: Concrete

Ceilings: Concrete

Heating: Steam

Electrical: 800 amps

Framing: Reinforced

Roof: Membrane

Plumbing: Copper/galvanized

Interior: Plaster

Exterior: Brick

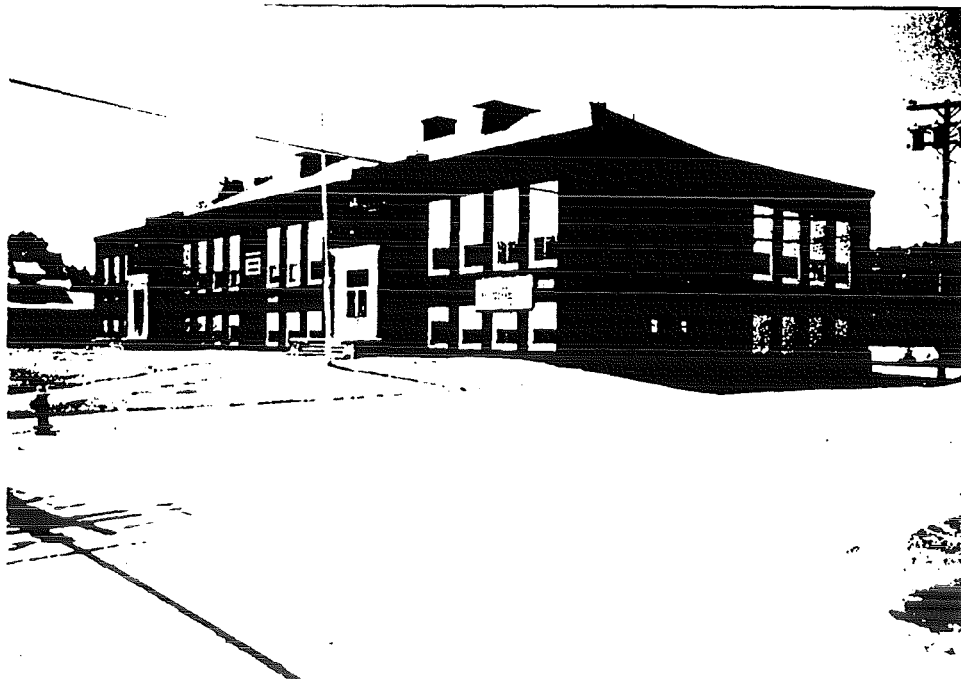
BUILDING FEATURES

- full sized gymnasium
- wired for internet (ATM)
- Home Economics room can be renovated for mass meal preparation.
- Auditorium has a proscenium stage and bleachers. Perfect for large audiences or conferences.
- sound insulated music room
- each wing is separately heated for maximum office flexibility
- located next to the downtown area and diagonal from the Katahdin Avenue School which is also un-occupied; creating a "campus" atmosphere for your business.

Comments: Was built as a "state of the art" school in 1923 and underwent renovations in 1942. Vinyl windows have recently been installed. Heat is separately zoned in the wings. Carries a full gymnasium in the sub-basement. The building is handicapped accessible by means of a new elevator in the rear and additional parking can be created in the grassy area located at the southern part of the building. Building is structurally sound. The Middle School is closing because of decreased enrollments.

240 Katahdin Avenue

A former elementary school, 240 Katahdin Avenue makes a solid presence to those who visit the area. Strategically located opposite the Middle School, this building would be perfect for MCJA dormitories. Indeed, a small campus would be formed when the two are combined as a school. Its 13,308 square feet offers plenty of interior space and its expansive back lot would guarantee adequate space for parking.



BUILDING INFORMATION

Building Name: Katahdin Avenue School
Address: 240 Katahdin Avenue, Millinocket, Maine
Owner: Town of Millinocket
Age: 1933
renovated 1964
Story Height: 2 stories
Gross Area: 26,616 total
Foundation: Concrete reinforced
Basement: Split level
Floor: Hardwood floors and tile
Heating: Steam Heating
Boiler: Cast ironed segmented
Framing: Wood frame/ brick faced
Roof: Asphalt shingle
tar and gravel partial
Plumbing: Copper/galvanized
Interior: Plaster

BUILDING FEATURES

- Plenty of parking
- Wired for internet (ATM)
- Boasts a new wing in the rear.
- Heating system by direct digital control (installed 1993) for energy savings. This system cut heating costs by 40%.
- sound insulated music room
- Boiler has both low temperature and "Flame out" alarms.
- located next to the downtown area and diagonal from the Middle School, which is also unoccupied; creating a "campus" atmosphere for your business.

Comments: Although it has plenty of present parking spaces, additional parking can be created from the playground in the rear. Recently installed thermal pane windows enhance energy savings. Fire alarm system is connected to the Millinocket Fire Department. The building is structurally sound. The Katahdin Avenue School is closed due to decreased enrollement.