

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied
(searchable text may contain some errors and/or omissions)



State of Maine
Senate Chamber
Augusta, Maine 04330

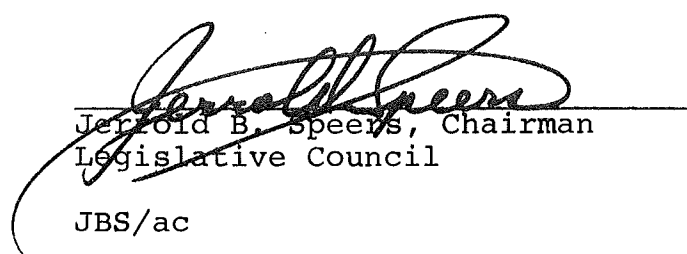
February 4, 1975

Legislative Council
107th Legislature
State House
Augusta, Maine

Dear Council Members:

As Chairman of the Committee on State Government during the 106th Legislature, I am submitting the enclosed report in accordance with SP 936 which directed that a study be conducted to determine "the feasibility of utilizing the Women's Correctional Center at Skowhegan for purposes other than corrections to determine an appropriate disposition of the facility.

Respectfully submitted,



Jerrold B. Speers, Chairman
Legislative Council

JBS/ac

REPORT OF THE COMMITTEE ON STATE GOVERNMENT
ON THE STUDY OF THE
DISPOSITION OF THE WOMEN'S CORRECTIONAL CENTER
AT SKOWHEGAN, MAINE

December, 1974

Senate

Jerrold Speers, Chairman
J. Hollis Wyman
Robert Clifford

House

Theodore Curtis, Chairman
Richard Stillings
Roderick Farnham
Harold Silverman
Hayes Gahagan
Kathleen Goodwin
Leighton Cooney
David Bustin
Leon Crommett
Mary Najarian

INTRODUCTION

On March 13, 1974, the State Legislature, during the Special Session of the 106th, passed a study order to study feasible alternatives for the disposition of the Women's Correctional Center located in Skowhegan, Maine. The Legislative Council directed the State Government Committee to undertake the study and to report its recommendations, including any necessary implementing legislation, to the 107th Legislature.

On August 7, 1974, the State Government Committee toured the facilities at Skowhegan in order to become acquainted with them. The Committee held hearings on September 27, 1974, to discuss various uses for the facilities with all groups that had an interest in them.

There have been six requests for the use of the Skowhegan institution. The requests were made by the following individuals for the purposes given below:

1. The Veterans Coordinating Committee for a State Veterans Home
 - a. Requested all the buildings, except Elmhurst, the maximum security building, for its long range plans
2. Ken-A-Set Association, Executive Director Fred Rovillard, for a day care/sheltered workshop center and boarding facility for mentally retarded adults.
 - a. Requested Damon and Milliken buildings, as well as a barn
3. Chief Judge Ralph Ross for a district court building
 - a. Requested Administration-Hospital Building
4. Somerset County Commissioners for a new county jail and a civil defense building

- a. Requested 15 acres of land on the north side of Norridgewock Avenue and east of the institution to construct new facilities
5. Mr. John Seeley, a private citizen of Skowhegan, suggested a Park and Recreation area
 - a. Requested land south of Norridgewock Avenue be placed in trust and retained in its natural state in perpetuity
6. Mr. John Seeley suggested a Forest Resources Center
 - a. Requested any building, preferably the Administration Building, for a research-laboratory facility

Two of the requests have been withdrawn. Chief Judge Ross pointed out in his letter of November 1, 1974, that the renovation costs for the administration building would be prohibitive, and Somerset County plans to make an area available for the District Court nearer Skowhegan. Professor Young of the Forestry Department, in reference to a Forest Resources Center at Skowhegan, asserted that he would not be interested in the forestry research facility because logistics made it impracticable. In his opinion, the University and its research facilities must be adjacent to each other.

At the present time, there are four requests for use of the facilities at the Women's Correctional Center. The requests are listed as follows:

1. State Veterans Home;
2. Workshop/day care center and boarding facility for mentally retarded adults;
3. Land south of Norridgewock Avenue and along the Kennebec River for a park and recreation area;
4. Land to be deeded to Somerset County for a county jail and/or civil defense building.

CHAPTER I

A STATE VETERANS' HOME IN SKOWHEGAN

On September 24, 1974, Mr. Arnold Leavitt, chairman of the Maine Veterans Coordinating Committee, and Mr. Robert Washburn, Director of the State Bureau of Veterans Affairs, formally proposed that the Women's Correctional Center in Skowhegan be converted into a state veterans home. The proposal received unanimous support from the Skowhegan Board of Selectmen.

Maine is the only New England state without a veterans home. Although there are no statistics available to indicate the number of veterans in Maine, the Veterans Administration considers that 15 percent of a state's population is a reliable formula to use to obtain the number of veterans in a state. Fifteen percent of Maine's population is roughly 150,000 persons, and the Coordinating Committee estimates that 800 of the 150,000 veterans are in nursing homes and 400 are in boarding homes in Maine. The estimate is based upon the formula that approximately fifteen percent of the state's nursing and boarding home population is composed of veterans. Robert Washburn, however, estimates from his sources that approximately 200-300 veterans are presently residing in Maine boarding and nursing homes.

The purpose of a state veterans home, according to its proponents, is to improve nursing and boarding home conditions for veterans in Maine.

The plan for a state veterans home proposed by the Veterans

Coordinating Committee (V.C.C.) envisions a facility that would, in the long run, serve 1200 veterans and provide a wide range of medical and social services. Initially, however, the veterans organization plans a facility serving 100 domicilliary residents, followed by the construction of a nursing home facility to serve 100 veterans. According to a plan suggested by the V.C.C., the nursing home facility would be constructed approximately one year after the State Veterans Home is in operation. The V.C.C. considers the need for nursing home facilities to be greater than boarding home facilities, but the renovation required for boarding home facilities is less than that required for a nursing home institution.

According to State Fire Marshall Office officials, a state veterans home will be unable to utilize all the buildings at the Women's Correctional Center which the V.C.C. had intended to use. The State Fire Marshall's Office investigated the facilities at Skowhegan and reported (see appendix) that all of the buildings, with the exception of the former hospital building, fail to meet state and federal fire and safety codes. In order to meet state and federal regulations, the facilities must be constructed exclusively of fire resistant materials which excludes the use of wood entirely in construction. In the opinion of Mr. Robert Judkins, of the State Fire Marshall's Office, and Mrs. Elaine Fuller of the Maine Department of Health and Welfare, federal regulations, in the long run, are aimed at eliminating wooden facilities for use as nursing and boarding homes.

Since the former hospital building, with a number of renovations, is the only structure that will qualify for use as a veterans home, the Skowhegan facility will be able to house a maximum of 48 residents. Moreover, the Maine State Department of Health and Welfare and the State Fire Marshall's Office will require a variety of changes prior to its use as a veterans home. The Bureau of Public Improvements has estimated that it will cost a minimum of \$160,000 to convert the hospital building to a minimum care facility and at least \$540,000 to convert the building into a nursing care facility. These figures do not include equipment costs, construction of nursing stations, or the renovations that may be desired for the Chapel and Superintendent's Office.

According to Mr. Herman Hahn of the Medical Administration Service for the Veterans Administration (V.A.) in Washington, the V.A. will not fund the renovation of the former hospital building at Skowhegan, and the V.A. favors new construction over renovation. Furthermore, as Mr. Hahn points out, the V.A. is emphasizing nursing home construction and will not provide funds for new domicilliary (boarding home) facilities. In order for a state veterans home to receive V.A. funds, the home must be certified by the V.A. and in operation. In addition, the entire facility must be occupied and in full use prior to its certification.

Since the hospital building has to be renovated prior to the

admission of any veterans in order to meet the Fire Marshall's regulations as well as those of the Department of Health and Welfare, the state will have to bear the full cost of renovation. In addition, Mr. Hahn points out that the V.A. will not certify a building that is being only partially used and then provide funds to convert the rest of the building into nursing or boarding facilities.

Mr. Hahn indicated that the V.A. will supply sixty-five percent of the funds for construction of new V.A.-approved nursing home facilities, but the V.A. will not provide any funds for construction of new domicilliary facilities. Furthermore, while the V.A. will share the costs of constructing new nursing home facilities, it will not supply funds for a new nursing facility that creates more than 315 nursing beds in the entire veterans home complex. Domicilliary care, therefore, is a responsibility of the individual veteran and the state, whereas nursing home care for veterans is considered by the V.A. to be a joint responsibility of the federal and state governments.

Since the State Fire Marshall's Office and the Bureau of Medical Care (Hospital Services Division) in the Department of Health and Welfare would license the former hospital building at the Women's Correctional Center for a maximum of 48 residents, it would be necessary to construct additional facilities to provide care for more than 48 veterans. According to Comprehensive Health Planning Agency (CHPA) officials, the cost of the additional facilities would range between \$8,000 and \$20,000

per bed, depending upon the type of facility that is constructed. Nursing home construction costs in Maine, for example, range between \$10,000 and \$20,000 per bed, and boarding home construction costs vary between \$8,000 and \$12,000 per bed. A 100 bed nursing home facility at the Women's Correctional Center, in the opinion of CHPA officials, would cost between \$1,000,000 and \$2,000,000 to build. According to Mr. Hahn, the V.A. would provide between \$650,000 and \$1,300,000 to construct the facility. A 100 bed boarding facility, however, would cost approximately \$1,000,000 to construct, and the State of Maine would have to assume the entire cost.

Statistical and financial data submitted by the commandants of veterans homes in other states to the Committee on State Government indicates that the operating costs of state veterans homes in these states are borne primarily by the federal and state governments.¹ According to this survey of veterans homes, state funds account for 53 percent of the cost, federal funds account for 33 percent of the cost, and resident payments average 14 percent of the total operating costs. The survey also indicates that a 75-100 bed facility would cost between \$800,000 and \$1,000,000 per year to operate. The V.A. would provide \$4.50 per domicilliary resident per day and \$6.00 per nursing home resident per day.

1

Financial and statistical data concerning operating costs of veterans homes in other states came from Rhode Island, Connecticut, Massachusetts, Vermont, New York, Pennsylvania, and Ohio.

An analysis of the operating costs of a number of private nursing and boarding homes in Maine indicates that their costs are less than the operating costs of many state veterans homes in other states.² In addition, a study of the sources of income of private facilities in Maine and veterans homes in other states shows that there are more federal funds available for veteran care in private facilities than for veteran care in a state veterans home. For example, one private nursing home in Maine with a 100 bed capacity, which is described as a good facility by the Department of Health and Welfare, Audit Division, operates at a total per annum cost of \$600,000. The operating costs of a 100 bed nursing home veterans facility in other states averages \$1,000,000 per year.

Dr. Dean Fisher, Commissioner of Maine's Department of Health and Welfare, considers the costs of private nursing and boarding home care to be less expensive to the State than a state veterans home providing similar services. Dr. Fisher's information is substantiated by the Federal Veterans Administration. Compared to \$4.50 per domicilliary resident per day and \$6.00 per day provided by the V.A. for a state veterans home, the V.A. will pay as much as \$23.00 per day per veteran in a private nursing facility and up to \$325 per month (\$10.80 per day) in a private boarding home.

² Interview with Mr. Richard Bailey, Division of Internal Audit, Dept. of Health and Welfare. The operating cost sheets of nursing and boarding homes in Maine which are filed with the Division of Internal Audit reflect lower operating costs than those of state veterans homes in other states (Footnote 1) which were provided by the commandants of the state veterans homes. Mr. Bailey points out that the Me. Dept. of Health and Welfare is converting from a flat rate reimbursement policy to one based on reasonable cost. It is difficult to project the effect of the new policy.

Maine's Commissioner of Health and Welfare as well as Mr. Herman Hahn of the Veterans Administration point out that state veterans homes are not eligible for Federal Department of Health, Education and Welfare funds (Titles XVIII and XIX funds), whereas private nursing and boarding home facilities do receive these funds. As a result, the average cost to the State of Maine per nursing home resident per day ranges from \$4.40 to \$6.00, and the federal government provides between \$10.80 and \$14.00 per nursing home resident per day. The average cost per boarding home resident that the state assumes ranges between \$2.70 and \$3.00 per day, and the federal government provides between \$5.50 and \$6.50 per boarding home resident per day. Thus, federal payments to private nursing and boarding homes contrast significantly with federal payments to state veterans homes which are set at \$4.50 per boarding patient and \$6.00 per nursing home patient per day.

There are approximately 6,000 nursing home residents in 130 licensed homes in Maine, and 3,000 boarding residents in 300 licensed boarding homes. Roughly 3500 nursing and 1800 boarding residents receive public assistance. The Maine State Department of Health and Welfare expends \$5,500,000 of state funds and \$13,000,000 of federal funds for boarding and nursing home residents who need public assistance. Thus, the state assumes thirty percent of the financial burden and the federal government assumes seventy percent of the burden for public assistance for residents in nursing and boarding homes.

More important than cost, however, in the opinion of the Veterans Coordinating Committee, are the deplorable conditions that characterize many Maine nursing and boarding homes. As a result of these conditions, the Veterans Coordinating Committee would like to remove the veterans who are residents in Maine nursing and boarding homes and place them in a state veterans home. Mr. Arnold Leavitt, chairman of the V.C.C., asserts that the facilities could substantially alleviate the patient load at Togus.

Chapter II

SHELTERED WORKSHOP AND ADULT DAY CARE CENTER FOR THE
MENTALLY RETARDED

Mr. Frederick Rovillard, Executive Director of Ken-A-Set Association, a private non-profit corporation providing services for the mentally retarded in Kennebec and Somerset Counties, requested the use of part of the facilities at the Women's Correctional Center at Skowhegan. The Association is interested in Damon and Milliken buildings, two frame houses, for sheltered workshops, day care centers, and boarding facilities for the mentally retarded. State Senator Walter Hichens, Chairman of the Committee of Health and Institutions, along with Dr. Albert Anderson of the Bureau of Mental Retardation supported Ken-A-Set's request.

At the present time, there are an estimated 33,000 mentally retarded individuals in Maine. Approximately 600 mentally retarded boarding home residents and 70 nursing home residents are under the jurisdiction of the Bureau of Mental Retardation (BMR). The Bureau does not provide any direct services to the mentally retarded adults and delegates the responsibility to private non-profit corporations, one of which is Ken-A-Set Association. The facilities provided by the private sector include vocational-rehabilitation centers, sheltered workshops, and adult day care centers. There are roughly 25 of these facilities throughout Maine in six regions. Most of them do not serve mentally retarded individuals living in boarding-homes. These facilities primarily serve retarded adults living with private families.

Region III in which Ken-A-Set is located, contains 40 percent (249) of all the mentally retarded adults who are under the jurisdiction of the BMR. According to Dr. Anderson, director of the Bureau, a large number of Pineland residents were discharged into Region III at the time that Pineland was reducing its population. Since Skowhegan and the surrounding area possess an unusually larger percentage of boarding homes than any other region in the state, it is natural that Region III is the primary area into which former Pineland residents have been discharged and boarded.

While Kennebec and Somerset counties contain 40 percent of the adult mentally retarded in boarding homes in the state, the region contains only 12 percent of the workshop/day care centers in the state. Furthermore, less than 7 percent of the clients served by the workshop - day care centers come from boarding homes in the region. Most of the clients reside with their families.

The goal of Ken-A-Set Association is to make unemployed mentally retarded adults, who are presently living in boarding homes with no or few activities, productive citizens. The means to achieve the goal are to teach them skills such as maintenance skills, assembly line production, counting, shipping, packaging, etc. Ken-A-Set has other centers which produce wooden novelty and toy items, ceramics and craftwork, and an industrial wiping cloth operation which generated \$12,000 last year. In addition, the association operates a thrift store which produced \$35,000 last year. The income is used as seed money to obtain federal monies under Title VI.

The operating costs, according to Frederick Rovillard, will be shared jointly by the federal and state governments and Ken-A-Set Association. Approximately \$80,000 per year will be required to operate the facility for 60 clients and 12 boarders. The Association will need a \$20,000 appropriation each year for the first two years of operation to generate \$60,000 of federal funds. In addition, renovation and equipment costs of \$23,000 will be necessary for the first year of operation and Ken-A-Set would request the funds from the legislature.

Dr. Albert Anderson, however, disagrees with some of the ideas and requests of Ken-A-Set. Dr. Anderson estimates the cost of operation at \$2000 per client or \$120,000. In addition, he opposes any request for funds from the legislature. In his opinion, Ken-A-Set Association has not sufficiently tapped local sources of income and other means of securing funds for operation.

Another feature of Ken-A-Set's program with which Dr. Anderson disagrees concerns the plan to board 6 mentally retarded adults in each of the two buildings it has requested for sheltered workshops. The Bureau director considers a boarding facility within the workshop as a step backward in care for the mentally retarded. In his estimation, it is a step toward institutionalization to which he is opposed. Dr. Anderson favors small group living facilities for the mentally retarded which are located away from the place of work.

Ken-A-Set's proposed operating costs for its new facilities at Skowhegan differ from other sheltered workshop - day care center operations in other states and from similar facilities in Maine. Abilities and Goodwill in Portland, Work Skill Development Center in Bangor, and workshop - day care centers in Rhode Island and Connecticut offer more sources and serve a greater variety of mentally retarded adults. While Ken-A-Set will serve primarily the severely mentally handicapped, this group is only a small part of the program offered by the other centers mentioned above. Furthermore, Ken-A-Set will emphasize an industrial wiping cloth operation whereas, the other centers provide agricultural - horticultural programs, culinary courses, primary manufacturing operations, and arts and crafts.

III

DISPOSITION OF THE LAND AT SKOWHEGAN

There are nearly 290 acres of land, including the land upon which the institutional buildings are located, at the former Women's Correctional Center. Approximately 165 acres of land is timberland, most of which is hardwood. Ash, birch, oak, and other hardwoods compose most of the timber, and hemlock and pine are also available in lesser quantities. A rough survey of the timberland, conducted by the Bureau of Forestry(See Appendix), estimated the value of standing timber to be \$12,478 and the value of annual growth to be \$130. Some of the trees have reached maturity and are beginning to die and fall. It is possible that selective cutting can maintain a healthy forest area under state ownership. On the following page is an aerial map of the property at the Women's Correctional Center, and the map indicates the quantities of cropland, pastureland, and forest land.

Mr. John Sealey, a private citizen of Skowhegan, suggested that the land between Norridgewock Avenue and the Kennebec River be placed in trust to be kept in its natural state for an indefinite period of time. Mr. Sealey suggested that the parcel of land, 18 acres, be deeded to the Somerset Conservation Association, a private non-profit corporation which is seeking to preserve the land along the Kennebec River.

The Bureau of Parks and Recreation has declared that the land is very valuable property, and the Bureau is willing to manage and

maintain it in its natural state without any additional appropriations. According to Mr. Thomas Dickens, Director of the Bureau, the land is well suited as a scenic turn-off for motorists, and recreational-park facilities can be created in the future following a careful study of the land(See Report of Mr Dickens in the Appendix).

The Somerset County Commissioners requested 15 acres of land north of Norridgewock Avenue and east of the institution to be used for a new county jail or civil defense building. According to County Commissioner, James Mac Michael, the Somerset County Commissioners are involved in a legal suit that concerns the present county jail. Commissioner MacMichael points out, however, that the county may be able to renovate the existing facility which would preclude the construction of a new one. It is evident therefore, that a new jail may not be constructed for several years.

Conclusions and Recommendations
of the
Committee on State Government
to the
State Legislature

1. That all of the land adjacent to and surrounding the institutional buildings as well as the buildings be transferred to the Bureau of Public Improvements. The land lying between Norridgewock Avenue and the Kennebec River be transferred to the Bureau of Parks and Recreation to be managed by the Bureau. All the open land and timberland north of Norridgewock Avenue, other than the land adjacent to the buildings be transferred to the Bureau of Forestry. The Bureau of Forestry is requested to actively manage these areas as a working forest.

2. That the State Government Committee recommended the establishment of a State Veterans Home in its report to the 106th Legislature, L.D. 1340, AN ACT to Establish a State Veterans Home, and the Committee continues to stand by its report. Although the location of the facilities at the Women's Correctional Center is most suitable for a State Veteran's Home, the Committee found that those facilities are not suitable in their present condition for such a State Veteran's Home, without extensive renovation. Based upon the figures submitted to the Committee and presented in this report, the renovations necessary to convert the facilities

to a State Veterans Home would be expensive. A recommendation as to the possibility of funding a State Veterans Home should be the final responsibility of the Appropriations Committee.

3. That the Bureau of Public Improvements, for the present, lease facilities to Ken-A-Set Association. It is the sense of the Committee that these facilities be provided to Ken-A-Set Association in their present condition and that the State not be responsible for any renovations.

4. That the Somerset County Commissioners had requested land for a new jail, but have indicated that they would not be able to utilize the land at the present time. The Bureau of Public Improvements may request the state legislature sometime in the future to consider the lease of land to the Somerset County Commissioners when their need for a new facility arises.

APPENDIX

October 17, 1974

Charles F. Rogan, State Fire Marshal
State Fire Marshal's Office

Public Safety

Robert H. Judkins, Supervisor, Patient Care
Facilities

Public Safety

Womens' Correctional Center of Skowhegan

Inspection of Womens' Correctional Center of Skowhegan for possible nursing boarding home facility.

Requested by Edward W. Potter, Legislative Assistant, for the State Government Committee.

Inspection made of facility October 16, 1974 by this Inspector and the following are my findings:

- I All wooden buildings would be disqualified for any institutional type occupancy under 10-1321 and 10-1322 minimum construction standards.
 - a. These buildings could be used as six bed homes.

- II Stevens Building: Brick building wood frame type construction. Not suitable under 10-1321 and 10-1322 minimum construction standards.
 - a. This building could be used for not over six beds.

- III Old Hospital Building: For Nursing Home.
 1. Would have to be certified as fire resistive construction.
 2. Fire alarm, smoke detecting system to be upgraded to meet present standards.
 3. Provide additional emergency lighting.
 4. Stairwalls to be enclosed at each level in one hour construction with self-closing fire doors.
 5. Provide additional exits at each floor level via outside smoke towers to eliminate dead-end corridors.
 6. Each floor level to be divided into at least two fire sections by construction of at least one hour fire resistive rating. At least 30 net square feet per occupant for the total of bed patients on side of the smoke partition.
 7. All patient room doors to be 44 inches wide.
 8. All corridors to be 8 feet in clear width.
 9. All exits and routes of travel directly to the outside to be properly marked and lighted at all times.
 10. Corridor openings in smoke partitions shall be protected by a pair of swinging doors. Each door to swing in a direction opposite from the other with minimum width of each door 44 inches.
 11. Doors to be 1 3/4" solid core wood bonded doors and any vision panels not to be over 720 square inches of wire glass in steel frames.

Recommendation for boarding home for this building would be basically the same items 1,2,3,4,5,6,9 and 11 same as above. Item 7, 36 inch doors, 8 6 foot corridors and item 10, 32 inches per single leaf.

Elmhurst Building

This building would have to meet the same standards for nursing home or boarding home as listed for the old hospital building with one additional recommendation, interior stairway to be Class A at least 44 inches wide.

These buildings were checked under 10-1 of the 1973 Life Safety Code for new hospitals, nursing homes and residential-custodial care occupancies. This would be a conversion of use and a first time a license is issued on these buildings.

RLJ:eb



STATE OF MAINE
DEPARTMENT OF CONSERVATION
STATE OFFICE BUILDING
AUGUSTA, MAINE 04330

November 15, 1974

COMMISSIONER
DONALDSON KOONS, PH.D.

BUREAU OF
PARKS AND RECREATION
TELEPHONE 207 - 289 3421
~~XXXXXXXXXXXX~~ DIRECTOR
Thomas D. Dickens

State Government Committee
Attn: Ted Potter
State House
Augusta, Maine

Re: Women's Correction Center
property, Skowhegan

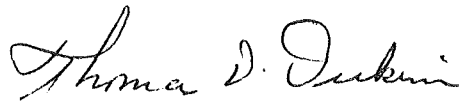
Gentlemen:

On Thursday, November 14, I accompanied Ted Potter of your Committee on an inspection of the land connected with the Women's Correction Center, Skowhegan, to see if by chance there was property which should be of interest to this Bureau for recreational purposes. It is my finding that the property between Norridgewock Avenue and the Kennebec River (about 18 acres) is desirable for purposes of this Bureau but that the remaining acreage of fields and woods is not.

If it were the decision of your Committee to turn the 18 acres over to this Bureau for management, we would not anticipate any need for operational funds from the 107th Legislature. Until such time as the property is needed for active recreational purposes, it would remain in its present use and we would hope that the lease for cattle grazing could be retained since this tends to control the growth of grass and bushes in a very satisfactory manner.

The possibilities for the use of this area in the future seem to be in retaining it as a scenic overlook of the River and to develop it for passive recreation such as foot paths and picnic sites. This development would not be in the immediate future but a part of our plans for recreational facilities needed in that area at some future date.

Sincerely,


Thomas D. Dickens
Director

TDD/jk

cc: Dr. Koons
Dr. Barringer
Norman Manwell



STATE OF MAINE
DEPARTMENT OF CONSERVATION
STATE OFFICE BUILDING
AUGUSTA, MAINE 04330

COMMISSIONER
DONALDSON KOONS, PH.D.

BUREAU OF FORESTRY
TELEPHONE 207 - 289-2791
FRED E. HOLT, DIRECTOR
A. TEMPLE BOWEN, JR., DEPUTY DIRECTOR

December 16, 1974

Mr. Ted Potter
Committee on State Government
Room 427, State House
Augusta, Maine 04330

Dear Ted:

I am sorry this report was delayed beyond your requested date.

The estimated value of the standing timber at the Skowhegan Women's Reformatory is \$12,478 on 144 acres. The value of the growth added annually is about \$130.

We can provide you with the acreage by forest type, volume of products, etc., if you wish. A number of products would be anticipated, but the weighted average price was \$6 per cord.

Very truly yours,

A handwritten signature in cursive script that reads 'Fred E. Holt'.

FRED E. HOLT
Director

mes

STATE OF MAINE

Inter-Departmental Memorandum Date December 17, 1974


To Ted Potter, Legislative Assistant Dept. Legislature
From E. Francis Crowley, Mechanical Engineer Dept. Bureau of Public Improvements
Subject Women's Correctional Center, Hospital Building

The shape of this building does not lend itself to efficient use as a Nursing Home or even a Resident Care Facility. The rooms are not large enough to meet the minimum standards for single occupancy so that intermediate walls will have to be removed to require double occupancy in most areas. The corridors are too narrow for Nursing Home use. All room doors are too narrow to meet today's standard. An elevator and new toilet facilities will have to be installed.

We estimate that the absolute minimum cost, based upon specific variances permitted by the Fire Marshall's Office, will be \$160,000. for a boarding home.

It will cost a minimum of \$540,000. to convert to a Nursing Home.

Until an architectural study is made to determine the needs for living rooms, recreation rooms etc., it is impossible to attempt an occupancy count.


Mechanical Engineer

EFC:ff

STATE OF MAINE

Inter-Departmental Memorandum Date November 12, 1974

To Theodore Potter

Dept. Legislative Staff

From Linwood Butterfield

Dept. Bureau of Public Improvements

Subject Valuation Land and Buildings, Women's Correctional Center

The only information available regarding this subject is the Fire Schedule Values compiled by the Maine Insurance Advisory Board.

Women's Correctional Center, Skowhegan
(Insurable amount - buildings and contents 100% - 1974)

	Bldgs.	Contents
Residence - Administrative	\$ 97,000	\$ 14,000
Damon Building	64,000	6,500
Milliken Building	62,000	7,300
Elmhurst Detention Building	159,000	4,500
Stevens Building	314,000	42,000
Administration and Treatment Center	658,000	39,000
Half Way House (Farm House)	43,000	3,000
	<u>\$1,397,000</u>	<u>\$116,300</u>

In discussion with Insurance Advisory and the Bureau of Property Taxation, the consensus is that the above values do not necessarily reflect the taxable or market value of the property. Where as state property is tax exempt, the town has never evaluated the land or buildings for tax purposes.

The valuation of this property in the present day market would require a complete appraisal by one or more qualified appraisers.

Administration - Hospital Building
Women's Correctional Center, Skowhegan

Basement	6,826 sq. ft. (gross)
First Floor	6,826
Second Floor	6,333
	<u>19,985 sq. ft.</u>

Selecting \$30 as the average cost per square foot for construction of a new building, plus 6% architectural fee shows approximately \$640,000 would be required.

This indicates the Fire Schedule Value of \$658,000 for this building does represent the replacement cost.

However, construction costs are very unstable, due to the continuous increasing cost of material and labor.

Linwood Butterfield
Engineering Technician