

MAINE STATE LEGISLATURE

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Report Of Special Commission
Continuation Study Of Utilization Of
Vacant Buildings At Pineland Center
(Chapter 76, 1986 Resolves)

DATE: January 12, 1987

TO: Governor John McKernan
President of the Senate
Speaker of the House
Chairperson Legislative Council

FROM: Representative Donnell Carroll, Chairperson
Special Commission to Study the Utilization
of Vacant Buildings at Pineland Center

During the past session of the State Legislature, Chapter 76 of the Legislative Resolves continued the Special Commission to Study the Utilization of Vacant Buildings at Pineland. The Commission has received reports from all the stipulated departments/agencies.

The recommendations on how best to utilize the space at Pineland are separated into short term and long term categories. It is strongly urged that any long term use of the space be of such a scope that the entire campus be utilized. To date there does not appear to be a strong likelihood that a diversified use approach will succeed as it has at the Augusta and Bangor Mental Health Institutes; this is caused primarily because of Pineland's rural location.

In order for the entire physical plant to be utilized for a common purpose, the Department of Mental Health and Mental Retardation, the Governor, and the Legislature must first resolve whether developing regional Intermediate Care Facilities for the Mentally Retarded (ICF/MR's) is appropriate, feasible, and to be endorsed. There are no apparent alternative uses which will sufficiently co-mingle with the care of the mentally retarded to substantially utilize all the space available at Pineland.

Pineland Center's physical plant is extensive and a very valuable resource to the State. How best should this resource be utilized over the next 2 to 20 years to best meet the needs of Maine's citizens? Alternative answers to this question are offered in the form of recommendations within this report.

TABLE OF CONTENTS

- I. Special Commission Recommendations - Short and Long Term
- II. Appendices
 - A. Legislative Resolve, Chap. 76, 1986
 - B. Reports to the Special Commission
 - C. Written Suggestions to the Special Commission
 - D. Supporting Financial Documents
 - E. Special Commission Membership
 - F. Original Report of Special Commission

SPECIAL COMMISSION RECOMMENDATIONS

A. SHORT TERM

While discussion and perhaps implementation of regional ICF/MR's is occurring over the next 2 years, better space utilization is clearly in the State's best interests. Many of the vacant buildings are currently falling into disrepair and necessary repairs should be quickly made. Such repairs include replacing roofs, painting exterior trim and correcting leaking roof flashing/gutters.

The limited uses for space which acceptably co-mingle with the current mission of Pineland are as follows:

1. Emergency housing for persons needing short term shelter. This could be for either adults or children. The Morse or Morrill Houses are the most likely locations. The Department of Human Services is uncertain how successful such an enterprise would be because of the rural location and concerns about police, fire, medical, and transportation services. The estimated cost to repair each building is between \$20,000 and \$30,000; if the State were to lease this space to a private group, the Maine State Housing Authority could finance these renovations. It is recommended that the State Departments of Human Services and Mental Health and Mental Retardation jointly advertise for Requests For Proposals to utilize these buildings. (Appendix D)
2. 48 hour incarceration site for persons convicted of OUI. Bishop Hall is the likely site for such a proposal. This could benefit several surrounding counties and the incarcerated persons could be involved in work projects such as grounds maintenance and painting. Screening of each person would need to occur to protect the mentally retarded residents. Renovation costs would be approximately \$60,000. The County Sheriff's Association would need to formally endorse this concept; and one county accept primary responsibility. (Appendix D)
3. Office or storage capability. Several buildings offer good space for these purposes. If it was utilized by a State agency, the low rental expense (if any at all) could make Pineland an acceptable short term alternative for needed space.

B. LONG TERM

Any long term use of the Pineland Center campus should be of a large enough scope to utilize the entire physical plant. Otherwise, an under-utilized campus would exist as it does currently.

The use of Pineland Center should obviously remain for the care and treatment of the mentally retarded until such time as a policy decision to develop regional ICF/MR's has been made and the plan fully implemented. A mixed use of the campus beyond the Short Term alternatives would, in all likelihood, not mesh well with meeting the needs of the mentally retarded. The Department of Mental Health and Mental Retardation supports the concept of regional ICF/MR's and, to this end, has entered into a contractual arrangement with Stephen Blatt Architects of Portland, Maine to develop a concept design for a proto-typical 50-bed ICF/MR facility. This initial study should be concluded by March 17, 1987.

B. LONG TERM (con't.)

The Special Commission has found only limited options for Pineland's campus; uses which could utilize the entire physical plant. They are as follows:

1. CORRECTIONS

The Department of Corrections has submitted a report to the Special Commission which views Pineland Center as a very good site for an additional correctional center. And one which has sufficient capacity to help remedy the swelling corrections' inmate census. The rural setting of Pineland, yet its central Southern Maine location, make it a feasible option. The 1,000 acres of Public Lands which surround Pineland provide flexibility for development of future corrections' residential or work activity programs. If an OUI facility is developed over the next two years at Pineland, that program could acceptably intermingle with a correctional facility also.

2. MOTHBALL CAMPUS

If no immediate use of Pineland were endorsed, and if the mentally retarded residents were placed in regional ICF/MR's, then the campus should be maintained, but on a minimal staffing and maintenance program. To permit mothballing, an expenditure of approximately \$170,000 would be needed to retrofit the powerhouse boilers, and wastewater treatment plant. An anticipated annual operating budget of \$772,000 would be needed (\$306,000 for staff, and \$416,000 for fuel, electricity, telephone, operational supplies, and electrical maintenance). In no circumstance should the Pineland facility, if mothballed, be allowed to deteriorate as was the Skowhegan Correctional Facility allowed to do. The State's investment in this physical plant should be protected. (Appendix D)

3. OTHER FULL CAMPUS OPTIONS

No other options have been specifically researched. However, the Pineland campus could make an excellent educational residential facility for either high school special needs children, or vocational education.

4. FIVE YEAR WRITTEN PLANS

The Special Commission recommends that the Departments of Mental Health and Mental Retardation, Corrections, and Education and Cultural Services, submit to the Governor by July 1, 1987, a Five Year Plan with regard to its physical space requirements. The submission of these plans would allow better refinement of how best to utilize the physical plant resources of Pineland Center.

APPENDIX

Section A

Legislative Resolve, Chap. 76, 1986

APPROVED

APR 15'86

BY GOVERNOR

CHAPTER

76

RESOLVES

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-SIX

H.P. 1539 - L.D. 2170

Resolve, Authorizing a Continuation of the
Study of the Utilization of Vacant
Buildings at Pineland.

Emergency preamble. Whereas, Acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, Resolve 1985, chapter 36, established a Special Commission to Study the Utilization of Vacant Buildings at Pineland Center and required that the commission report its findings, together with any legislation to the Second Regular Session of the 112th Legislature; and

Whereas, the commission, in its study, has determined that, as yet, there are no clear and decisive answers to how to best utilize the facility's resources and that the special commission should continue its study in order to evaluate the available options and resolve the best use of the vacant space; and

Whereas, since the deadline for the commission's report established in the original resolve has arrived, any extension of the commission's authority must be enacted as emergency legislation; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now,

therefore, be it

Report of commission. Resolved: That the Special Commission to Study the Utilization of Vacant Buildings at Pineland Center, as established by Resolve 1985, chapter 36, shall continue its study and report its findings, together with any necessary legislation, to the Governor and the First Regular Session of the 113th Legislature not later than December 3, 1986; and be it further

Resolved: That the Department of Human Services, Bureau of Maine's Elderly and Maine State Housing Authority jointly assess the need and feasibility of an elderly housing, intermediate care facility or congregate housing project at Pineland Center; determine what implementation steps and time frames would be necessary for such a project or projects; and submit a joint report to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Human Services investigate and report to the special commission, by June 1, 1986, on the feasibility of using available space for meeting the needs of abused wives or children, or both, and expanded day care; and be it further

Resolved: That the Maine State Housing Authority and the Department of Human Services jointly assess the need and feasibility of operating a shelter for the homeless at Pineland Center and submit a joint report to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Finance and Administration, Bureau of Public Improvements, and the Department of Mental Health and Mental Retardation perform a cost benefit analysis of the cost of closing the entire facility and building several smaller regional intermediate care and mental retardation facilities; study the Pineland Center to determine what its economic value might be as a complete campus and what its alternative uses might pragmatically be; and report to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Mental Health and Mental Retardation appraise the fair market value of the Morrill House, Morse House and Cottage 5 and report the appraised values to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Conservation shall determine if the public lands surrounding Pineland Center have enough significant value to be maintained as public lands or rather should be sold, all or in part, and report to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Finance and Administration evaluate the need for a conference center at Pineland Center, what annual savings might be expected as a result, what renovation costs would be necessary to establish such a center and report its findings to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Corrections evaluate the Pineland Center campus in order to determine how the space may be utilized, all or in part. This evaluation shall at least review the feasibility of an operating under the influence facility being located at Pineland Center. The department's report shall be submitted to the special commission by June 1, 1986; and be it further

Resolved: That the Department of Educational and Cultural Services evaluate the campus in order to determine how the space may be utilized, all or in part, and report its findings to the special commission by June 1, 1986.

Emergency clause. In view of the emergency cited in the preamble, this resolve shall take effect when approved.

In House of Representatives, 1986

Read and passed finally.

..... Speaker

In Senate, 1986

Read and passed finally.

..... President

Approved 1986

..... Governor

APPENDIX

Section B

Reports to the Special Commission

JOSEPH E. BRENNAN, GOVERNOR

DONALD L. ALLEN, COMMISSIONER



STATE OF MAINE

DEPARTMENT OF CORRECTIONS

STATE HOUSE — STATION #111

AUGUSTA, MAINE 04333

(207) 289-2711

June 4, 1986

Representative Donnell P. Carroll
P. O. Box 183
Gray, Maine 04039

Dear Representative Carroll:

In response to L.D. 2170, please be advised that through the efforts of Ed Hansen and Mike Molloy, the Department of Corrections has conducted a cursory evaluation of the Pineland facility for its possible utilization as a correctional facility. We cannot determine the actual and necessary costs which would be incurred to convert this facility to a correctional facility, as our request for the engineering feasibility aspect of evaluating Pineland was not included in the approved legislative document. Therefore, we will not attempt to address conversion costs in this report.

If we can be of any further assistance to you in this matter, please do not hesitate to contact Ed Hansen, Mike Molloy, or this writer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Allen", written over the typed name.

Donald L. Allen
Commissioner

DLA:kse

cc: Edward Hansen
Michael Molloy
John Conrad

PINELAND CENTER UTILIZATION REPORT

Presented by:

Department of Corrections

Inasmuch as the Department of Mental Health and Mental Retardation may wish to regionalize their mental retardation facilities throughout the State, it was suggested that other state agencies may have use for the buildings and grounds of Pineland Center. Therefore, we have toured the facility, inspected the grounds and buildings, and have compiled our opinion as to the feasibility of Pineland's use as a possible correctional facility. Basically, given monies for re-design, new construction, and renovations, the Pineland Center could be reutilized as a correctional facility.

We have toured and inspected the total complex, but will only report basically on those buildings we feel would be most beneficial and efficient to the Department of Corrections considering their current design as a hospital facility. Therefore, any small outlying buildings on the grounds were not given detailed consideration for use to either house or treat prisoners. Utilizing the enclosed Pineland Center map, we started at the old Administration Building, now called the Conference Center (1). We felt that this unit would be an excellent facility for the administration of a correctional facility. Building #1 is segregated from where the inmate population would be housed and could serve as both an administration building and a reception area for the entire facility. There is also a complex of buildings directly to the rear of the Conference Building, which includes the Muskie Building (7), the Hedin Administration Building (5) and the Benda Hospital (4). This complex of buildings would make an excellent treatment center for medical, psychiatric and laboratory usage for a correctional facility. It could also serve as a regional medical and laboratory facility for the southern part of the state for other correctional facilities. To the rear of this complex is the Doris Anderson Hall (6) which is a three story building and basically the only security type building on the grounds. This building could be converted to hold a reception and diagnostic center for approximately 50 inmates. This is in excellent repair, but would certainly need additional construction components to make it secure. Directly to the rear of this building is the Longley Center (11) (the kitchen and dayroom program area). The kitchen is very well equipped and utilized the concept of transporting meals to the housing areas throughout the facility. This concept would certainly compliment our correctional philosophy of small group units if we utilize this type of housing. There are two buildings on the outskirts of the facility - Kupelian and Bliss Halls (14) (15) with four floors each. These are C-type construction buildings with their own driveways and could house minimum security inmates. There are some 50 rooms in each of these two buildings with housing for approximately 40 inmates each.

June 1986

There is an excellent gymnasium facility (17) which includes a bowling alley, locker room, gymnasium, and full-size basketball court. This building is in excellent repair and would be necessary in the programming of prisoners. There is also a pool, however, in its present design, the swimming pool would have limited use because its deepest area is only five feet deep.

Perry Hayden Hall (28) would also be an excellent facility to house inmates. Its layout is conducive to perhaps medium security with necessary construction/renovations. It would also be acceptable to handling our long-term older inmates with medical problems. It is an excellent building and would be reasonably staff efficient.

There is an excellent laundry facility (26) on the grounds of Pineland which can produce a large number of inmate jobs and also provide laundry facilities for the southern part of the state for all correctional facilities. In the future, contracts could be issued to do the flat laundry for the Baxter School for the Deaf and the vocational centers in southern Maine.

Cumberland Hall (13) and Vosburgh Hall (18) are two-story buildings which could be used to house inmates. Again, these buildings would not be staff efficient, but could be utilized to house minimum security prisoners. The Berman School (16) could serve as an academic classroom, library, general group meetings, and/or program area for the facility. As we indicated, there are many other buildings on the grounds but the buildings which we have mentioned at first appraisal appear to be the most conducive for correctional facility usage.

Generally, all the buildings we commented on are in excellent repair and would only need renovations to have them conform with correctional facility usage. Inasmuch as the Pineland Center had its own fire department, they do have an excellent fire fighting unit with updated equipment, which could not only serve the facility but surrounding towns. The facility has been inspected and rated for hospital care, therefore, the Department would not have difficulty conforming to correctional guidelines as far as fire and safety is concerned. Some of the concerns we would have in regard to utilization of Pineland would be that, because of their basic design, most of the housing areas would be staffed inefficiently as far as correctional standards dictate. Most of the present structures could only be used for minimum security inmates. Inasmuch as the facility is designed as a medical model, there would be some renovations which would have to take place before we could utilize it as a correctional facility. There is very little that is rated as secure in the facility, and the security that is there would not be conducive to basic correctional operations. The entire facility or at least parts of the facility would need to be fenced off and supplemented with devices to prevent people from either unauthorized entering or leaving and to help prevent the introduction of contraband.

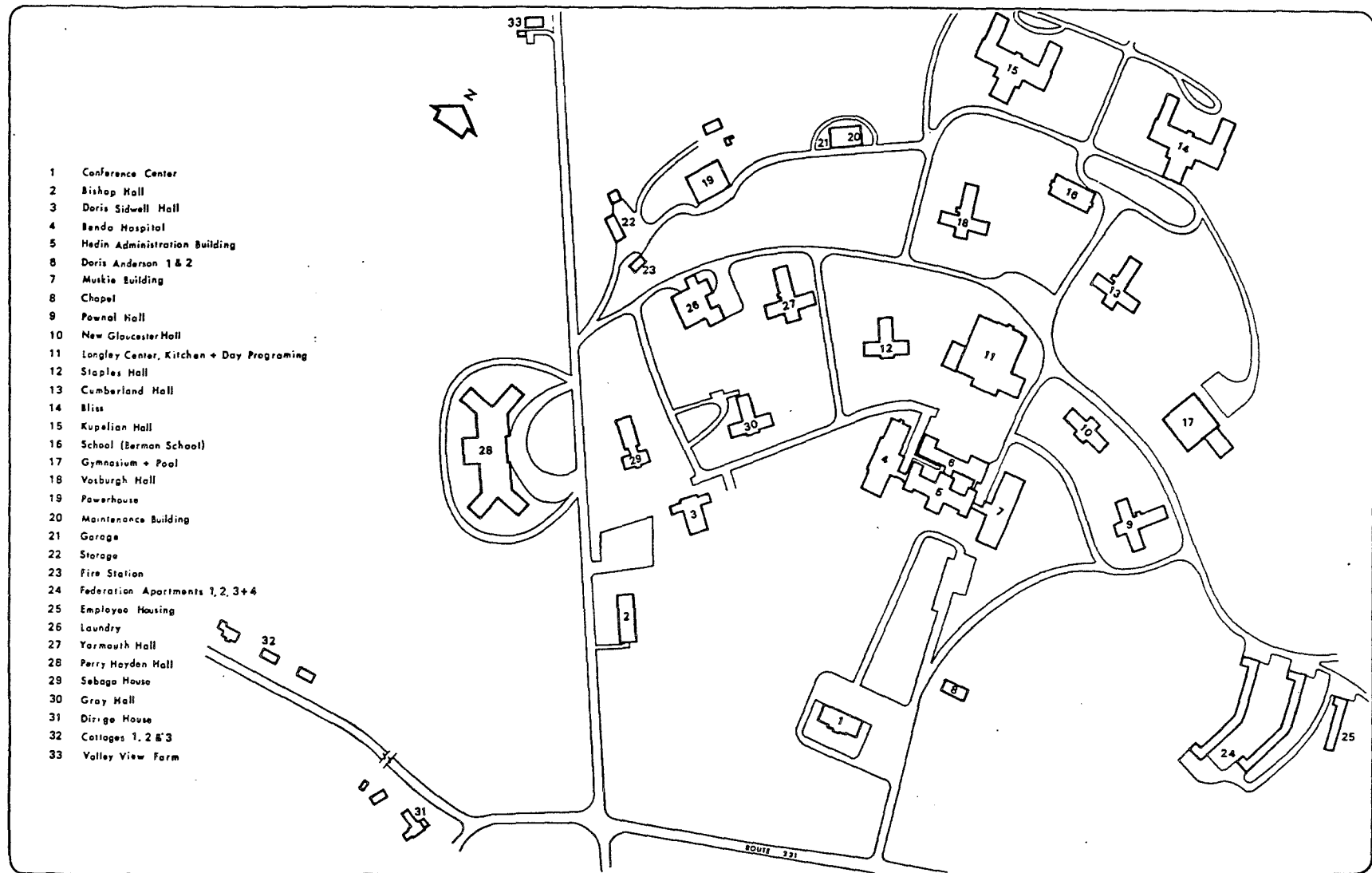
June 1986

One of the increasing problems of the state has been the utilization of county jails for the jailing of the 48-hour OUI cases. There are buildings on these grounds that could serve as a central OUI housing area, particularly for the southern part of the state for housing and treating this type of offender.

In addition, although we have only identified a portion of the buildings that we feel would be beneficial to the Department, certainly the whole complex could be used in some manner. We do feel it would be extremely difficult to share the complex as a correctional facility with any other State department or other service providers.

In summary, the facility is in excellent repair, particularly those areas we have identified, however, it is currently conducive to minimum security housing only. Additional construction dollars would be needed for medium and maximum security level confinement and operations.

Given the proper engineering analysis and study and detailed cost estimates, the facility appears to have potential for other levels of security confinement, such as medium and maximum. If the State is really serious as to the potential for Pineland Center being converted to a correctional facility, then a detailed, in-depth engineering and correctional planning feasibility study should be immediately undertaken. We recommend that outside consultants with specific areas of expertise in correctional plant facilities and programs be hired to work directly with the Department of Corrections in formulating the detailed feasibility plan which would include programmatic concepts, levels of security, physical plant renovation and/or additions, staffing and programmatic requirements, and detailed cost estimates for all facets of the plan.



STATE OF MAINE
 1982
 BUREAU OF PUBLIC IMPROVEMENTS



PINELAND CENTER



STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA, MAINE 04333



MICHAEL R. PETIT
COMMISSIONER

JOSEPH E. BRENNAN
GOVERNOR

August 28, 1986

Honorable Donnell P. Carroll
P.O. Box 163
Gray, Maine 04039

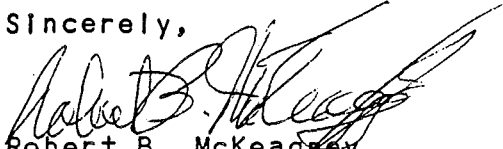
Dear Representative Carroll:

Enclosed are the findings of the Department of Human Services in regard to potential uses of vacant space at Pineland Center.

The Bureau of Maine's Elderly was directed to study the feasibility of developing housing for the elderly. The Bureau of Medical Services was directed to examine the potential for a nursing home. The Bureau of Social Services was directed to consider the appropriateness of space for shelter for victims of domestic violence. In all instances, it has been concluded that there are serious obstacles which preclude practical development of these alternatives.

Please let me know if we can be of further assistance.

Sincerely,


Robert B. McKeagney
Deputy Commissioner

/drs

cc: John C. Conrad ✓
Pineland Center
Box C
Pownal, Maine 04069

Ronald Martel, Associate Commissioner, Administrative Services
Department of Mental Health & Mental Retardation



STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA, MAINE 04333



JOSEPH E. BRENNAN
GOVERNOR

August 27, 1986

MICHAEL R. PETIT
COMMISSIONER

SUMMARY OF THE DEPARTMENT OF HUMAN SERVICES'
REVIEW OF VACANT BUILDING SPACE AT PINELAND CENTER

The Department has reviewed vacant buildings at the Pineland Center and considered several options for their use and dismissed them as not feasible, as follows:

Elderly Housing - not considered feasible due to rural nature of the location and financing.

Intermediate Care Facility - too substantial an investment to renovate up to standards.

Shelter for Abused Women - not feasible due to lack of police protection, access to support services, and transportation issues.

Day Care - renovation costs too high.

Attached are working papers offering more detail.

DEPARTMENT OF HUMAN SERVICES
Report by the
BUREAU OF MAINE'S ELDERLY
for the
SPECIAL COMMISSION TO STUDY
THE UTILIZATION OF VACANT BUILDINGS
AT PINELAND CENTER

INTRODUCTION

The Department of Human Services Bureau of Maine's Elderly, through its Housing Services Specialist, Kathleen Arabasz, has been involved since November, 1985 as a member of a group commissioned to study the feasibility and desirability of developing elderly housing and/or elderly congregate housing utilizing the vacant buildings at Pineland Center. This group consisted of representatives from Maine State Housing Authority and several Bureaus within the Department of Human Services: the Bureau of Medical Services, Bureau of Social Services in addition to the Bureau of Maine's Elderly.

The group was established by Resolve 1985 Chapter 36 and submitted initial recommendations; legislation was enacted that authorized the special commission to continue its study and report its findings with any necessary legislation. This new legislation, L.D. 2170, directed "that the Department of Human Services, Bureau of Maine's Elderly and Maine State Housing Authority jointly assess the need and feasibility of an elderly housing, intermediate care facility or congregate housing project at Pineland Center.

The Bureau of Maine's Elderly has studied the possibilities for both elderly housing and elderly congregate housing. We have concluded that the development of either would be neither desirable nor feasible. This report details how we arrived at these conclusions. Individual agencies have submitted separate reports on their findings. (see attachment B)

CONGREGATE HOUSING

Needs Assessment Methodology

In order to assess the need for congregate housing, the Bureau used a methodology that first identified the target population or the potential

clientele for such housing. Not every elderly person identified as potentially eligible for congregate housing services wants or requires this type of housing and services. Reasons for this include the existence of a family structure which is able to provide the necessary support services to the person or personal congregate living arrangements. The fact that some elderly persons have a support system and do not require any publicly supported assistance to remain independent is difficult to incorporate into an overall needs analysis. Therefore our intent has focused on determining the potential number of persons who would require congregate housing. In order to determine the maximum market for congregate housing, BME has employed the OARS technique.

The OARS technique is a multi-dimensional functional assessment methodology developed at the Duke University Center for the Study of Aging and Human Development. This technique is based on the premise that an elderly person who manifests any problem functioning independently (approximately two-thirds of those over 65 years) tends to have problems in multiple areas of functioning requiring multiple kinds of services. Studies using this OARS technique agree that approximately 75 to 80% of the population of elderly persons living in non-institutionalized settings have some degree of impairment and that approximately 17% are moderately impaired. Congregate housing as defined for the purpose of this assessment is designed for the frail or moderately impaired. Consequently, the elderly population in need of congregate housing within each community can be estimated to be 17% of the population 65 and over, using the OARS technique.

Additionally, the minimum need for congregate housing units in an area is based on the assumption that at least 20% of the potential market would be interested in moving into congregate housing.

This method is the same as the method employed in the development of "Congregate Housing in Maine An Analysis of Estimated Need".

The next step was to use descriptive socio-demographic data to determine if the need for congregate housing is acute. In addition to considering the target population, the characteristics of the population are taken into account as well. Examples of socio-demographic data considered are the number of elderly persons, level of social assistance usage in the geographic area and the percent of frail elderly in the area being considered for the housing. These data elements have been found to be reliable indicators of the overall need within any given area.

A third step in the consideration of the feasibility of a site for a Congregate Housing Services Program is the analysis of community characteristics. The siting of congregate facilities is particularly important because the facility not only relies on the close proximity and availability of support services for residents but the facility can also supply the community with needed services. Although the primary objective of Congregate Housing Services Programs is to forestall or reduce the need for institutionalization, it is not the only objective. It continues to be important that CHSP residents not be socially isolated or cut off from everyday community activities. The provision of services that benefit a community is one way that a CHSP facility can provide a means to keep its residents integrated into the larger community. Examples of such services of benefit to the community that address this secondary objective are a senior center, a central dining facility, educational activities, health promotion activities, etc. Consequently, it is necessary when determining the need for congregate housing to take certain community features into account. Such considerations include the proximity to community services for residents such as churches, a library, a drug store, a shopping area as well as being able to attract community residents to participate in activities at the Congregate Housing Services Program site.

Needs Analysis for New Gloucester/Pownal Area

-Maximum/Minimum Need

The following table is designed to identify the need for congregate housing in the New Gloucester/Pownal area:

	<u>*of Elderly Households</u>	<u>Maximum Market for Congregate Housing</u>	<u>Need for Congregate Housing Units</u>
New Gloucester	143	24	5
Gray	264	45	9
Pownal	48	8	2
North Yarmouth	82	14	3
Yarmouth	410	70	14
Freeport	389	66	13
Poland	170	29	6

An analysis of this data indicates there exists little or no need for elderly congregate housing in the Pineland area. The total number of elderly households in New Gloucester is 143 with the estimated elderly persons in

need of congregate housing being 5. Of the 48 elderly households of Pownal, the estimated elderly persons in need of congregate housing is 2. Although the need is higher in both Yarmouth and Freeport, anecdotal data indicates that residents of those towns in need of congregate services would more likely move to Brunswick or Portland where they would be in closer proximity to needed community services and where public transportation is not the problem it is in Pownal.

-Data Elements

Variables examined in this process included the elderly population, the proportion of the elderly population to the total population, the level of social assistance usage by the elderly, and the percentage of frail elderly. These variables were selected because they are common and readily accepted measures of CHSP and they are available on a town basis. Obvious weight should be given to those areas which exhibit populations and levels of social assistance in excess of the State average.

There are 23,080 people living in the Town of New Gloucester and the surrounding towns in Cumberland County. Of this number, approximately 3,280, or approximately 14.21% are 60 years of age or older. ¹ This is a low percentage when compared to figures for Maine's entire population which indicated the 191,279 persons, or 17% of Maine's residents are 60 years of age or older. ²

Southern Maine Area Agency on Aging, through its programs of Care Management, Outreach and Nutritional Services has an on-going history of providing services to this area. Southern Maine Area Agency on Aging is currently involved in the following capacity.

Town.	Nutrition		Outreach	Care Management
	Meals Serv. April '86		Contacts	Active Cases
	<u>Cong. Meals</u>	<u>Home Deliv.</u>	<u>11/85-4/86</u>	<u>March '86</u>
Freeport	170	148	17	6
Gray	245	262	17	3
New Gloucester	27	85	2	2
Yarmouth	75	135	6	7
North Yarmouth	0	83	0	0
Pownal	0	0	3	0

¹The Maine State Planning Office "1970 1980" census comparisons.

²Profile of Maine's Population Aged 65 and Over, October 1985.

In addition, Care Management currently has ten people on a waiting list for services within the six-town area. Those figures do not indicate a highly recognized need for long term care services when compared to other communities. It should also be noted that reports from Care Managers working in the area indicated that the rural nature of this area posed many problems to service delivery in individual client homes, i.e. difficulty of finding support staff, distance to neighbors/relatives, and availability of Community services, etc.

-Community Characteristics

Perhaps the most necessary characteristic or ingredient in determining the need for congregate housing is community understanding and support for this type of housing alternative. Once local support of the concept or recognition of a need is obtained, several other considerations come into play. Although congregate housing implies the provision of selected services on the site, congregate housing services are by no means provided in an institutional environment. The intent is to encourage the maximum independence of residents; therefore, congregate facilities should be in proximity to the following types of services or to public transportation: grocery store, churches, drug store, medical services, clinic or hospital, a bank, and a library. In addition, if the facility is to serve as a social center and/or meal site for elderly persons in the community, it should be centrally located in a community of significant size to support it.

Pineland is a very rural, isolated location which lacks regular public transportation. It is not easily accessible to stores, or other amenities. Mobility is a major problem for the elderly in general, but it is even more of a concern for those elderly individuals with a need for congregate housing services. This feature alone would make elderly congregate housing located at Pineland exceedingly unattractive to those individuals in need of it. Furthermore, it has been the long standing policy of the Bureau of Maine's Elderly to encourage the integration of congregate housing and congregate housing participants into the community whenever possible. This integration would be impossible at Pineland because of its rural nature and lack of transportation. It would also be unattractive under the site guidelines for elderly housing issued by the Farmers Home Housing Administration (See Attachment A). Use of volunteers at the site also becomes problematical because of non-existent transportation.

-Feasibility Assessment

The Bureau has concluded that the Pineland location is not a feasible or desirable site for the development of congregate housing for the elderly. In addition to the considerations stated above, the Bureau has the following concerns:

First, we are of the opinion that elderly congregate housing projects should be residential in design and character rather than institutional. The buildings at Pineland on the other hand were designed and built to be institutional in character and the location of an elderly congregate housing project upon Pineland's institutional grounds combined with the basic building design and the rurality of the location would ensure that any housing project there would be of an institutional character.

Secondly, according to our examination of the guidelines, the Pineland location does not meet the guidelines for site approval issued by FmHA. Its location on the grounds of a state institution and its very isolated nature, also leads staff to believe that financing for such a project would be quite difficult, if not impossible, to obtain. A separate report from Maine State Housing Authority has been submitted to the legislature and is included in attachment B.

Finally, congregate housing at Pineland would be difficult to market to the elderly because of its location on the grounds of a state institution and because of the rurality of its location combined with an utter lack of public transportation. This last is substantiated by Chart V-2 (Attachment C) which lists the relative importance of 24 services to consumers of congregate housing for the elderly. None of these 24 services would be located within either the critical distance or the recommended distances listed on the chart.

SUMMARY

In summary, the Bureau has reached the conclusion that using the vacant buildings at Pineland for elderly congregate housing is not feasible for the following reasons:

1. There exists little or no need for elderly congregate housing in the Pineland area.
2. The location is rural and isolated, making transportation and integration into the community difficult.

3. As a matter of policy, elderly congregate housing projects should be residential rather than institutional in character and design.
4. Financing for such a project would be difficult to obtain because of the poor location.
5. There would be significant marketing problems because of the location.

ELDERLY HOUSING NEEDS ASSESSMENT

The first step in the Bureau's feasibility study was to assess the need for elderly housing in the greater New Gloucester area, the location of Pineland Center.

It can be assumed that an elderly housing facility in the greater New Gloucester area may attract tenants from the surrounding towns of Gray, Pownal, North Yarmouth, Yarmouth, and Freeport. Of these towns, only two currently have elderly subsidized housing units available, one in Gray and two in Freeport. In addition, Liberty Management Group of Portland is currently involved in the planning of a 24-unit senior citizens apartment complex to be constructed in Gray and scheduled for occupancy in early 1987.

One indication of a need for elderly housing beyond the capacity provided by existing projects is reflected by current waiting lists.

<u>Project</u>	<u>Number on the Waiting List</u>
Meadow View, Gray	36 people
Brookside Village, Freeport	35 People
Oak Leaf Terrace, Freeport	35 people

The above figures indicate that an elderly housing complex at Pineland has the potential for attracting tenants from the town of New Gloucester and five surrounding towns in Cumberland County. It appears that these towns have an adequate population base to support additional elderly housing, and that currently, existing elderly housing in the area is well utilized with waiting lists for vacancies at all complexes. We can expect

the new complex in Gray to absorb some of these wait listed persons, but significant waiting lists will still exist.

COMMUNITY CHARACTERISTICS

Consideration also must be given to the lack of additional community resources for transportation, recreation, shopping etc. which would be available for the residents of elderly housing. Southern Maine Area Agency on Aging, an agency that has a longstanding history of involvement in these towns, has found difficulty in providing services in this area without these community resources.

SUMMARY

While the numbers on waiting lists would seem to support a conclusion that additional elderly housing could be supported in this area, we still do not find such a course of action feasible for the following reasons:

1. The location is rural and isolated making transportation for residents and integration into the community difficult if not an insurmountable barrier.
2. Financing for such a project would be difficult to obtain because of the poor location.
3. There would be significant marketing problems because of the location.

Department of Human Services

STATE HOUSE, AUGUSTA, MAINE

Date May 28, 1986

To Doris Russell, Bureau of Maine's Elderly

From Elaine Fuller, Deputy Director, Bureau of Medical Services

Subject Use of Space at Pineland Center

In response to the Report of Special Commission: Study of Utilization of Vacant Buildings at Pineland Center (Ch. 36, 1985 Resolves) one of the Surveyors made an on-site visit to look at the vacant buildings. A description of each of the buildings visited is attached (Attachment 1). Also attached is a copy of a memo from the Office of Health Planning concerning need for ICF beds in that area. (Attachment 2). We have also discussed the use of these buildings with the State Fire Marshal's Office (FMO). Any building being newly certified as an intermediate care facility would have to comply with the new construction standards under the Life Safety Code. If two stories, the building would have to be fire-resistant construction, have 8 foot corridors, 42 inch wide doors and elevators. Not all the vacant buildings have been inspected by the FMO, but at least two of the buildings (Sebago and Vosburgh) are not approvable for nursing home use, but might possibly be approvable for boarding care use. The vacant Federated Apartments might possibly be renovated to meet standards for nursing home use, but would require a substantial investment.

Staff at BMS are concerned about using the Pineland facilities for the elderly. The site is isolated in a rural area, devoid of public transportation. There is little if any opportunity for the elderly in ICFs, congregate or other kinds of housing to be involved in other than facility activities because of the remoteness of Pineland. It is bound to create cultural isolation and limits involvement of volunteers. Placing the elderly at Pineland also does not help philosophically with its continued use for the developmentally disabled. Some people of this generation do not understand the mentally retarded and may be afraid of any possible interaction with them.

Although it might be possible to establish a special purpose ICF, such as for Alzheimer's patients, visits from families are still essential to meeting the needs of patients. The remoteness of Pineland would create a barrier to continuing family involvement for any group of residents.

It appears based on the information available at this time, that the buildings at Pineland would not be suitable for use as intermediate care facilities.

cc: Trish Riley, Director, Bureau of Medical Services
Lou Dorogi, Director, Div. of Licensing & Certification
Gail Wright, Director, Bureau of Maine's Elderly

SPACE UTILIZATION AT PINELAND

Bishop Hall

In the basement of Bishop, there is a small apartment that was used as staff apartment a while ago with a large livingroom and small kitchen. As for the rest of the downstairs, there is about a half basement with a large laundry room and another utility type room.

There is a bad roof leak. If not fixed the building will be beyond reclaiming in a year plus or minus. This building was used as a dormitory/employee housing. Top floor has several double bedrooms with less than adequate bathroom facilities and living and one dining room. First floor is the same size. But rooms were arranged differently. Very large living/recreation room, smaller dining room and some bedrooms used as small activities/meeting areas. There is no elevator. First floor has grade access at one end.

Sebago Hall

This is the old nurses home and there is no heat in this place, a lot of water wall damage, every wall is peeling paint and plaster, really in bad shape, looks like a very traditional nurses home of the 1940 era. In the basement, there is a kind of a big step-down recreation room (or something). A kitchen or sorts and sort of a laundry room that are good sized but not in any kind of working shape at all. Actually, there is a lot of damage to this house, both inside and out. It has four floors, three are identical floor plans except that the very top of the three floors, the rooms are smaller, almost like cubby holes because it's a gabled roof with eaves coming down low. The basement is the same T-shaped type of set up.

The front entry way which has a couple of rooms on either side of the front hall is of wood construction inside but the whole back T-shaped area is of concrete kind of structure.

Yarmouth

Yarmouth is the next building up the hill from Sebago. There is no heat in this building. The wards are still open in this building as they were originally. They haven't been cut down into resident units as they were around here in about 1982/1983 era. There isn't any major damage in this building. They have two floors and the basement is the same floor plan as the two upper floors. It is used for some storage right now and this is the same T-shape as the Sebago building, smaller though.

Vosburgh

Vosburgh is the next hall and that was changed over. That was the last one that they gave up about 1983 or 1984. That is T-shape with two floors and it has six-bed units on the end of each wing so that is two floors of eighteen beds each, on the first and second floors. Each unit on the end of the wing was set up as a living unit with three partitioned double rooms, and a living area with offices and private type rooms (but not resident rooms) forming the central part of the 'T'.

SPACE UTILIZATION AT PINELAND

New Gloucester

New Gloucester is the last one that I looked at, and that is right up next to the parking lot that is close to the canteen and Benda. Right now it is used as storage. We didn't go in it because they don't know if they even have a key to it. It is holding all kinds of court records. But it is very similar to Vosburgh except that it has not been partitioned off inside. It has wide-open wards.

I didn't go into the conference building because I have been there before. That is the small brick building on the way in, the old Administration building. It has only two floors. The basement has a lot of potential for meetings and stuff like that. The second floor actually the first main floor, is offices.

Federated Apartments

Federated Apartments number three and four I didn't go into because they are just like one and two. These look like motels, on one floor similar to Apartments one and two which have been converted to six bed group homes.

Morse House

Duplex-each side has front and back stairs, bath and one-half, kitchen, dining, living rooms and three bedrooms. Building is up the road (500 feet) from Pineland proper, surrounded by trees giving the feeling of remoteness. House is in pretty good shape.

For further details see Special Commission Report. My suggestion; B on page 4 would be most advantageous to and in keeping with current treatment of the mentally retarded.

Department of Human Services

Attachment 2

State House, Augusta, Maine

Date May 21, 1986

To Elaine Fuller, Deputy Director, Bureau of Medical Services
From John D. Dickens, Director, Division of Project Review
Subject Space at Pineland/Need for ICF Beds

Pineland, located in Pownal, is in Nursing Home Analysis Area #9 which has a bed/population (age 65+) ratio of 69.3. Contiguous to that area is New Gloucester which is in Nursing Home Analysis Area #6 which has a bed/population ratio of 72.5. Also contiguous to Nursing Home Analysis Area #9 is Nursing Home Analysis Area #5 (Portland area) which has a bed/population ratio 49.3. While one might argue that Nursing Home Analysis Area #5 has a need for beds that could be met with new beds at the Pineland Center (a contiguous area) the Department of Human Services rejected such arguments in the Van Buren Community Hospital case.

In summary, based on the State Health Plan indicators, there is no need for additional ICF beds in the Pineland area. You may also wish to note that ICF/MR beds, such as are at the Pineland Center, are not included in the area count of ICF beds, therefore the reduction of ICF/MR beds at Pineland does not "free up" beds for other purposes.

JDD/lae

Section 5.20 - Site and Location5.201 *What are the major characteristics of a good site location for rural congregate housing for the elderly?*

The following are some of the most important characteristics of a good site location which have strong implications for the concerns and needs of the elderly. It is unlikely, in rural areas, that all of these criteria will be applicable, but they are briefly described because of their significance in planning the most desirable housing environment for older people.

- o The site provides easy access to the neighborhood pedestrian system and public transportation, if available. Since fewer elderly persons drive, walking becomes increasingly their main source of transportation. Public transportation, where available, also provides access to more distant areas and resources. The location of housing in close proximity to the pedestrian and transportation systems helps residents maintain mobility, decreases dependence on others and provides potential for a greater variety of experiences.
- o The site provides visual access to activity. As people age they participate less frequently in community life, but their desire to observe activity increases. Observing events can substitute, in part, for more active participation in them and helps to eliminate feelings of loneliness and isolation, especially for the more frail and less active older person.
- o Essential shopping and services are within easy walking distance or close proximity to the site. In congregate housing more emphasis is on the resident's easy access to neighborhood facilities and conveniences. Although some services such as meals, housekeeping, and personal assistance will be provided on-site, residents will have need for other nearby services. Most important will be grocery and drug stores, but others may include bank, post office, churches, barber and beauty shops, restaurant, educational and recreational facilities, and public offices. Medical facilities should also be within easy walking or driving distance to the site.

Conveniently located services and shopping areas help fulfill the elderly person's desire for autonomy and independence. This accessibility also brings them in contact with other people in the community, creating a feeling of being part of the greater community rather than isolated in a housing project where their world is primarily limited to experiences with other residents. A minor activity such as going to the drug store, particularly if one can walk, may be the most important event of the day. It offers experiences to talk about and breaks through isolation from others.

that some residents may feel as a result of frailty or impairment. Chart V-2 describes critical distances for a number of services in the community.

- o Site is located in residential or mixed-residential neighborhood. It is often assumed that the proper housing site for the elderly is a peaceful, quiet and fairly secluded area surrounded with the beauties of nature. While some may enjoy this atmosphere, most older people prefer to live in a neighborhood that allows them to be part of the larger community, provides privacy and security, but does not isolate them from other people and activities, while providing easy access to services and transportation systems. FmHA requires that, when possible, projects be located in residential areas as part of the established rural community where essential public facilities and services are readily available. A desirable location would be in a residential area adjoining a commercial zone which offers shopping and professional services, with adequate protection from traffic and excessive noise.
- o The site is comparatively flat or designed to eliminate slopes and excessive steps. Although most older people remain ambulatory for the major portion of their lives, many will experience some limitation in mobility, resulting in the use of mobility aids. Certain physical characteristics of a site or its immediate neighborhood can cause special barriers to the mobility of the residents, particularly the more frail or impaired. Therefore, the site should be sufficiently flat or designed to allow residents ease of mobility on the site and in reaching the surrounding neighborhood. In the event the potential site requires improvement to make it usable for congregate housing, the Sec. 515 funds may be used for this purpose.

CAUTION

The site should avoid areas of undue concentration of any one group and should promote equal opportunity for all groups, regardless of race, creed, color, or sex. If the proposed location is in an area of minority concentration, it will not be acceptable to FmHA unless comparable housing opportunities exist outside the minority area for minorities in the income range to be served and the applicant provides written documentation that no other sites are available.

REPORT OF THE MAINE STATE HOUSING AUTHORITY
for the
SPECIAL COMMISSION TO STUDY THE UTILIZATION OF VACANT BUILDINGS
AT THE PINELAND CENTER

to

Governor JOSEPH E. BRENNAN

In 1986 the Maine Legislature enacted L.D. 2170, a Resolve Authorizing a Continuation of the Study of the Utilization of Vacant Buildings at Pineland. The resolve established the Special Commission and authorized the Maine State Housing Authority and the Department of Human Services, Bureau of Maine's Elderly, to jointly assess the need and feasibility of using Pineland buildings for elderly housing, intermediate care facilities, congregate housing.

The same resolve also authorized the MSHA and the Department of Human Services to assess the feasibility of using Pineland for an emergency shelter for the homeless.

Both assessments were to be completed by June 1, 1986.

MSHA staff have inspected vacant and partially occupied buildings at Pineland Center and have assessed the feasibility of using them for elderly housing, intermediate care facilities, congregate housing, or emergency shelter for the homeless.

In summary, the results of our inspections suggest significant problems with converting the large brick structures at Pineland for use as elderly housing, intermediate care facilities, or congregate housing. Two buildings, however, could be used as shelters for the homeless.

Technical difficulties with regard to development of Pineland buildings for housing include:

- Distance from shopping, churches, health care, other amenities:

Elderly housing has a particular need for proximity to services.

- Limit of one-year term on Department of Mental Health and Mental Retardation lease agreements: Long-term leases would be necessary for housing development for many reasons. This would require statutory change.

- Marketability questions arise in consideration of housing development potential: Unless the entire complex were to be utilized for a purpose compatible with housing, any of the available buildings would be affected by this issue.

- Cost to convert buildings: the buildings of sufficient size to serve as multi-unit housing would require prohibitively expensive renovations for adaptation to housing, even though the buildings are structurally sound.

As a general rule, it is extremely costly to convert existing structures to conventional housing if they were not originally designed for housing. The additional problems relating to location give the Pineland buildings an extra disadvantage in this regard.

However, the difference in requirements of homeless shelters or transitional housing from those of traditional housing is significant. Our assessment indicated that two of the Pineland properties could feasibly be used for homeless shelters or transitional housing.

The Morse House is a 5,000 square foot duplex, consisting of two apartments with three bedrooms in each. The property needs rehabilitation to make it structurally sound and weather tight, but could be used as a shelter for special needs homeless people such as victims of domestic violence. If sold or leased to a financially stable, experienced non-profit for a minimal

price, it might make an excellent shelter for 3-5 families. Transportation opportunities might be an issue, however.

The MSHA would be pleased to work with such a non-profit to evaluate the possibilities for purchase and rehabilitation of the Morse House.

The Morrill House is a 2,564 square foot cape with an attached garage, consisting of five rooms and a bath on the first floor and two bedrooms on the second floor. It is separate from Pineland and could be used as a shelter, although it needs a significant amount of rehabilitation.

The fact that the Morrill House is relatively secluded means it may be used to house any one of several special population groups that need assistance, such as adolescents, the mentally ill, substance abusers, or victims of domestic violence.

As with the Morse House, the MSHA would be pleased to work with any acceptable non-profit organization to evaluate the purchase and rehabilitation of the Morrill House.

Thank you for the opportunity to participate in this feasibility study. From this effort Maine will be able to make good use of underutilized space at the Pineland facility.

CHART V-2

Judged Importance of Twenty-Four Services and their Critical
and Recommended Distances from a Housing Site

Service	Judged Importance	Critical Distance	Recommended Distance
Bus Stop	1	1 block	adjacent
Park/Outdoors	2	1-3 blocks	adjacent
Laundromat	4	on-site	on-site
Service Center	8	1-3 blocks	on-site
Senior Citizens Club	12	on-site	on-site
Bingo/cards	13	1-3 blocks	on-site
Arts and Crafts	14	1-3 blocks	on-site
Parties/socials	16	1-3 blocks	on-site
Lectures/discussions	17	Intermediate	on-site
Grocery Store	3		1 block
Supermarket	5	4-10 blocks	3 blocks
Post Office	6	4-10 blocks	3 blocks
Bank	7	1-3 blocks	3 blocks
Cleaners	9	4-10 blocks	3 blocks
Department Store	10	4-10 blocks	3 blocks
Social Center	11	1-3 blocks	3 blocks
Movies	15	Intermediate	3 blocks
Organized trips	18	Intermediate	Intermediate
Church	19	Intermediate	Intermediate
Physician	20	Intermediate	Intermediate
Public Library	21	Intermediate	Intermediate
Dentist	22	Intermediate	Intermediate

Source: Newcomer, R. J. Group housing for the elderly: defining neighborhood services convenience for public housing and section 202 residence. University of Southern California, Los Angeles, 1975. (Ph.D. dissertation, unpublished)

(Note: Adaptation for rural areas might be necessary.)

Finland. Hospital 17 miles away
nearest corner store market - 3 miles away

Division of School Facilities, DECS
Staff Report
Pineland Center Visitation

The staff of the Division of School Facilities, consisting of Roy Nisbett, Linda Sawyer and Bob Lagrange, inspected several vacant or partially vacant buildings at the Pineland Center on May 22, 1986. The purpose of the visit was to determine possible usage of these vacant spaces. Following are staff findings:

1. Both the Morse House and Morrill House are residential type housing, although the former is a duplex containing 5000 square feet. Each of these structures is on the outer fringe of the Pineland site. In our opinion, both structures are in need of moderate renovation. It may be that these buildings should be sold or leased as family residences with sufficient lot sizes to enhance the basically good design features of each.
2. The Conference Center is located at the main entrance of the complex, contains 11 office spaces and is in good to excellent condition. This building would provide excellent office space for any unit of State government which has no particular geographic location requirements. However, the building is not accessible for handicapped.
3. Bishop Hall is a two story brick structure which could easily be renovated. It consists of double loaded corridors which are separated in approximately 1200 square foot rooms excepting there is a basement apartment. The building has on-grade access at both levels, but no internal accessibility. However, the room arrangements are flexible since the load bearing partitions run parallel to the corridors. This building would lend itself well to dormitory type usage.
4. The Sebago House appears to be a structurally sound building consisting of four stories and 19,680 square feet. There are numerous load bearing partitions which restrict flexibility in changing the basic dormitory design. In our opinion, the cost of renovation would be excessive and consideration should be given to demolishing this structure.
5. Vosburgh Hall is a two story plus full basement structure containing 19,446 square feet and is in good condition. The basement is currently used as a clothing exchange. The floor plan of both upper stories is identical, consisting of three approximately 1200 square foot open spaces and assorted small offices. If the building were made accessible for the handicapped, the main floor could easily serve as space for educational programs such as multiple handicapped-special education. A regional program might well be housed in this space if it were politically feasible. Yarmouth Hall, which is currently being used for cold storage of furniture and records, is identical to Vosburgh Hall could also be used for this purpose although the condition of this structure is only fair.

Summary

Because of its geographic location, the Department of Educational and Cultural Services could not realistically occupy any of the vacant space at Pineland Center. The best potential for educational usage would be some type of regional special education program probably at Vosburgh Hall. This may prove impossible politically, because the particular institutional bias associated with Pineland's primary mission.

Perhaps the best usage of at least a portion of the vacant space would be some type of youth center or a minimum security detention program.



May 30, 1986

Representative Donnell Carroll
P.O. Box 163
Gray, Maine 04039

Dear Representative Carroll:

Enclosed please find the report of the MSHA for the Special Commission to Study the Utilization of Vacant Buildings at Pineland Center.

If you have any questions feel free to contact me.

Very truly yours,

Christopher Crowley
CHRISTOPHER CROWLEY
Multi-Family Administrator
for Operations

CC/gnc

Enclosure

REPORT OF THE MAINE STATE HOUSING AUTHORITY
for the
SPECIAL COMMISSION TO STUDY THE UTILIZATION OF VACANT BUILDINGS
AT THE PINELAND CENTER

to

Governor JOSEPH E. BRENNAN

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The same resolve also authorized the MSHA and the Department of Human Services to assess the feasibility of using Pineland for an emergency shelter for the homeless.

Both assessments were to be completed by June 1, 1986.

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Technical difficulties with regard to development of Pineland buildings for housing include:

- Distance from shopping, churches, health care, other amenities:
Elderly housing has a particular need for proximity to services.
- Limit of one-year term on Department of Mental Health and Mental Retardation lease agreements: Long-term leases would be necessary for housing development for many reasons. This would require statutory change.
- Marketability questions arise in consideration of housing development potential: Unless the entire complex were to be utilized for a purpose compatible with housing, any of the available buildings would be affected by this issue.
- Cost to convert buildings: the buildings of sufficient size to serve as multi-unit housing would require prohibitively expensive renovations for adaptation to housing, even though the buildings are structurally sound.

As a general rule, it is extremely costly to convert existing structures to conventional housing if they were not originally designed for housing. The additional problems relating to location give the Pineland buildings an extra disadvantage in this regard.

However, the difference in requirements of homeless shelters or transitional housing from those of traditional housing is significant. Our assessment indicated that two of the Pineland properties could feasibly be used for homeless shelters or transitional housing.

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The fact that the Morrill House is relatively secluded means it may be used to house any one of several special population groups that need assistance, such as adolescents, the mentally ill, substance abusers, or victims of domestic violence.

As with the Morse House, the MSHA would be pleased to work with any acceptable non-profit organization to evaluate the purchase and rehabilitation of the Morrill House.

Thank you for the opportunity to participate in this feasibility study. From this effort Maine will be able to make good use of underutilized space at the Pineland facility.



State of Maine

DEPARTMENT OF FINANCE AND ADMINISTRATION

Bureau of the Budget

State House - Station 58

Augusta, Maine 04333

June 2, 1986

Representative Donnell Carroll
PO Box 163
Gray, Maine 04039

Re: Report from the Department of Finance
and Administration to the Special
Commission to Study the Utilization of
Vacant Buildings at Pineland Center

Dear Representative Carroll:

Resolve 1985, Chapter 76, directed the Department of Finance and Administration to evaluate the need for a conference center at Pineland Center, what annual savings might be expected as a result, and what renovation costs would be necessary to establish such a center.

Attached is a report of this Department's findings with regard to this directive.

With regard to that other portion of the Special Commission's responsibilities with which this Department is involved - namely the cost/benefit analysis of closing the Pineland facility in favor of establishment of smaller, regional facilities and consideration of alternative uses for the entire facility, a comprehensive analysis should be forthcoming by mid-summer. It is my expectation that this report will reflect the conclusions of all responsible for its completion and incorporate both historical and projected data concerning possible future state uses of the Pineland complex, as well as an assessment of its potential economic utility as a private sector resource.

If you or other Committee members have questions or comments, please feel free to contact me.

Sincerely,

Handwritten signature of Rodney L. Scribner in cursive script.
Rodney L. Scribner,
Commissioner

REPORT FROM THE
DEPARTMENT OF FINANCE AND ADMINISTRATION
TO THE
SPECIAL COMMISSION TO STUDY
THE UTILIZATION OF VACANT BUILDINGS
AT PINELAND CENTER

The Department of Finance and Administration, in compliance with Resolve 1985, Chapter 76, is submitting its findings relative to the following directives:

- 1) evaluate the need for a conference center at Pineland Center
- 2) determine what renovation costs would be necessary to establish such a center
- 3) estimate what annual savings might be expected as a result

In order to address each of these areas, staff of the Department of Finance and Administration toured the vacant space and buildings at the Pineland Center campus to ascertain their condition and suitability for use as a conference center. Administrative staff of several departments were also consulted in an attempt to gather data which would provide a basis for projecting whether departments' needs warrant establishment of, and could sustain, such a facility. The issues discussed and the information derived from these sources are contained within this report.

Need for a state conference center

Discussions with several state departments indicate that an increasing number of meetings, seminars and conferences are being sponsored annually by state departments and agencies. Currently, these meetings are held at various sites, which accommodate groups ranging anywhere from 10 to 200-300 participants. Many of these meetings are conducted in one day sessions, while others extend into two or more days, requiring overnight accommodations for attendees.

The concept of a conference center projects a facility which must be able to accommodate all sizes of groups and have the capability to provide meals

and lodging to attendees. If Pineland is viewed as a possible site for such a facility, the ability to meet these needs must be assessed.

Of the total number of meetings held annually by departments, one-day sessions comprise the greatest percentage. Currently, many of these meetings are held in conference or training rooms located in state-owned or leased buildings; others are convened in private rooms (hotels, civic centers, etc.), and are scheduled in locations throughout the state accessible to the greatest number of individuals. The intent is to keep meeting costs at a minimum.

Most departments sponsor at least one conference which may run anywhere from two days to five days; with the average being three (3) annual conferences two (2) days in duration. Average attendance at these conferences is 125 persons, while the number may actually range from a low of 50 to a high of 300.

It was noted that departments might be reluctant to schedule one-day meetings at a facility located at Pineland because of its rural location. Although it is within reasonable commuting distance from the Portland and Lewiston-Auburn, areas it was stated that additional travel costs would be incurred by attending meetings held at Pineland rather than at a more central location. Selection of the geographic location for meetings and conferences is an important consideration given by conference planners. On the other hand, agencies would be more apt to utilize this type of facility when sponsoring conferences of two or more days duration if capable of accommodating up to 300 participants. However, no firm commitment can be expected from departments at this time as to whether or not they would utilize a Pineland-based conference center.

Renovation costs necessary to establish a Conference Center

Available vacant space and buildings at the Pineland Center were examined by staff of the Department of Finance and Administration for possible utilization as a conference center. The vacant and partially utilized facilities would have to be substantially renovated and a few of them totally reconstructed in order to meet the needs of the many state and other prospective user agencies with regards to workshops, seminars and/or conferences which may range from one day to several days to week(s) long in duration.

There does not appear to be a potential to transform vacant buildings at Pineland Center into a facility which could house and feed a possible group of 300 individuals. This is due in part to the fact that two of the available buildings would require extensive, rather than cosmetic-type, renovations because of their poor condition (Sebago House and Yarmouth Hall). In addition, two other buildings, Morse House and Morrill House, do not have the capacity to contain and provide living quarters for large groups. The remaining buildings, Bishop Hall, Vosburgh Hall and the Conference Center, with renovations, could possibly be converted into suitable meeting areas. A drawback to utilizing these buildings, however, is their distance from one another. Additionally, the number of individuals who could be housed at any one time would probably be substantially less than the maximum need projected, even though dormitory-style housing would more than likely be the type most feasible.

Renovation costs alone for Bishop Hall could range from \$750,000 to \$1,500,000; Vosburgh Hall approximately \$980,000 to \$1,900,000 to meet the

needs expressed. It would be necessary to renovate both these buildings, as one building would not contain sufficient space for meeting rooms, lodging and dining facilities. Aside from the buildings themselves, it would be necessary to enlarge the parking area adjacent to Bishop Hall and provide an additional parking area for meeting attendees. The Conference Center building currently is used for office space. It would be possible to utilize the vacant space as meeting rooms, although on its own it could not meet all the requirements of a conference center.

As has been alluded to previously, the renovation costs for Sebago House and Yarmouth Hall would be exorbitant. Therefore, in this case it would be advisable to raze one of these buildings and construct an entirely new conference building in its place, or construct and equip a facility elsewhere in the state. The estimated cost to construct and equip a structure which would include training/meeting rooms, dining and lodging facilities to accommodate as many as 300 persons could be as much as \$6.2 million.

Annual savings potential analysis

It is known that the State, through its many state departments and agencies expends substantial amounts for meetings, seminars, and conferences. However, it is virtually impossible to determine annual costs associated with meetings, workshops and conferences sponsored by state departments. The State Controller's office does not maintain its records by a character and object code specific to such costs; therefore, collection of such financial data would require extensive research efforts and would be extremely time consuming. If the Committee decides to pursue the establishment of a conference

center, an intensive study would have to be undertaken to gather exact data.

In an effort to determine the extent such a facility might be utilized, and if this endeavor would result in costs savings, several departments were contacted for information relative to the approximate number of meetings, seminars, and conferences held annually, the duration of these sessions, number of participants, and cost to the department.

This review revealed that a facility of this type would not be cost effective to utilize for one-day meetings, as commuting costs and lost employee time would certainly off-set any potential savings, particularly when involving participants beyond the Portland, Lewiston and Bath areas.

With regard to usage of a conference center for gatherings involving the need for overnight accommodations, our findings indicate that approximately 4,450 person-days of use per year would be a reasonable estimate based upon available data.

The annual costs associated with the construction and operation of a suitable facility at Pineland would include the following:

- Staff (Center Director, Deputy Director, Secretary/Administrative Assistant, Clerk, Maintenance supervisor and staff for building and grounds, and staff to provide basic 24-hour coverage of a facility of this type).	\$520,000
--	-----------

- Food Service (Contracted)	133,500
- Laundry Service (Contracted)	22,250
- Utilities	55,000
- Fuel	50,000
- Insurance	5,000
- Other Supplies (Training Supplies, etc.)	40,000
- Annual amount required to amortize capital facilities (over a ten-year period).	<u>865,000</u>

Total Anticipated Annual Costs \$ 1,690,750 *

* Does not include possible loss of revenue to state and local government from potential sale of surplus facilities to private interests.

From the foregoing, it can be determined that the cost per person day for the center would be approximately \$380 (\$1,690,750 ÷ 4,450 person days). At an assumed cost of \$100 per person day to use available commercial facilities, it is clear that, under the conditions set forth in this analysis, the state would pay a yearly premium of approximately one and one-quarter million dollars to own and operate its own conference center - plus be subject to the same type of commuting costs and lost employee time penalties as would be involved in the day-use sessions.

In summary, even if state departments and agencies were mandated to use a state-operated conference center, under the conditions found in this study, there is no sound fiscal basis for developing such a facility at Pineland at this time.



JOSEPH E. BRENNAN
GOVERNOR

DEPARTMENT OF CONSERVATION

STATE HOUSE STATION 22

AUGUSTA, MAINE 04333

TEL 207-289-2212



RICHARD B. ANDERSON
COMMISSIONER

May 19, 1986

John Conrad
Pineland Center
Pownal, ME

Dear Mr. Conrad:

Attached herewith is the Department of Conservation's Special Report to Commission to Study the Utilization of Vacant Buildings at Pineland Center.

Sincerely,

Richard B. Anderson
Commissioner

RBA/jca

Enclosure

SPECIAL REPORT TO COMMISSION TO STUDY THE
UTILIZATION OF VACANT BUILDINGS AT
PINELAND CENTER

BY

Bureau of Public Lands
DEPARTMENT OF CONSERVATION

This report is presented in accordance with L.D. 2170 which calls for the Department of Conservation to determine if the public lands surrounding Pineland Center have enough significant value to be maintained as public lands or rather should be sold, all or in part.

In 1975 the Bureau of Public Lands was given care, custody, control and responsibility for management of approximately 1,100 acres which were declared surplus to the needs of Pineland Center. Located in New Gloucester, North Yarmouth and Gray, the land surrounds the area that was retained by the Department of Mental Health for the Pineland Center facility (see attached map). The area consists of approximately 800 acres of forest land and 300 acres of open field on which three structures, two barns and a cart shed, are located.

Since receiving management responsibility for this parcel, the Bureau has developed a comprehensive management plan. Primary management objectives, as established in the 1977 plan, are to manage the forest land for saw timber production and the fields for agricultural production. At the same time the plan

endeavors to maintain a diversity of wildlife habitat, provide Pineland Center with dispersed recreation opportunities and other special uses, while protecting resources such as scenic amenities, soil and water.

Pineland Center benefits from this land in a number of ways. Timber and other wood products from the forest land are made available, sludge from the Center's treatment plant is spread on the fields and the residents are able to enjoy nature walks on the property. The public land surrounds Pineland Center creating a buffer between the community and the hospital. This buffer allows more freedom for the patients without causing conflicts with the rural residential lifestyle of neighbors.

Over the years investments have been made to both the forest and agricultural lands to improve the quality and quantity of products produced. Since 1962 several planting projects have been carried out, totaling 35,000 trees, primarily white pine. In addition to this, the State Forest Nursery has established seed orchards at various locations with plans to ultimately occupy up to 20 acres, producing much of the State's Nursery's annual seed requirements. These seed orchards have been planted with stock determined to be superior for growth in Maine and represent a significant investment to ensure availability of improved seed sources for future forests.

The majority of the open field acreage is currently under lease for agricultural purposes, such as cropland, hayland and pasture. Under the terms of this agreement land is being brought back under cultivation and productivity improved. A small six-

acre Christmas tree plantation has recently been leased to a commercial producer, returning it to productivity.

The combination of diverse cover types coupled with the general high productivity of the land result in excellent wildlife habitat for numerous species such as ruffed grouse, hares and whitetail deer. Over eight miles of important edge exist as a result of the diverse field-forest mix.

Future needs of other state agencies are difficult to predict, however, central location and good accessibility make the land potentially valuable if and when the need arises. The cost to acquire land for any future State agency needs in the southern portion of the State will continue to rise as land value increases.

Bureau ownership in the southern portion of the State is very limited in comparison to the Public Reserved Lands in the north. While public ownership is minimal, both population and development pressures are substantially higher. Open undeveloped areas will eventually become the exception in Southern Maine, increasing the significance of this type of ownership. As development pressure and population increase, the interest and need to make undeveloped land available for public recreational use and enjoyment will grow. If development pressures are to be adequately balanced in relation to natural resource and public recreational needs, undeveloped parcels such as the public lands surrounding Pineland Center should be maintained. Cost of acquisition for such uses will increase in the future.

It is, therefore, the Department of Conservation's opinion that the public lands surrounding Pineland Center have significant value and should be maintained as public lands.

SAWYER APPRAISAL COMPANY

P. O. BOX 8055
PORTLAND, MAINE 04104
PHONE (207) 772-8381

June 19, 1986

Me. Dept. of Mental Health & Retardation
Pineland Center
P.O. Box D
Pownal, ME 04069

Attn: Mr. John Conrad

Gentlepersons:

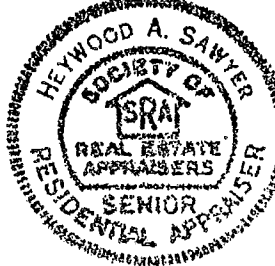
Pursuant to your request of April 25, 1986 we have completed an appraisal of the value of the property commonly known as:

Route 231 (Cottage # 5)
New Gloucester, Maine

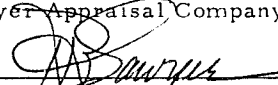
Herewith is our report consisting of four pages which describes our method of approach and contains the data gathered during our investigation.

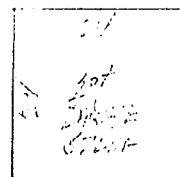
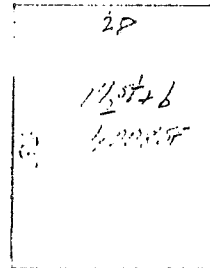
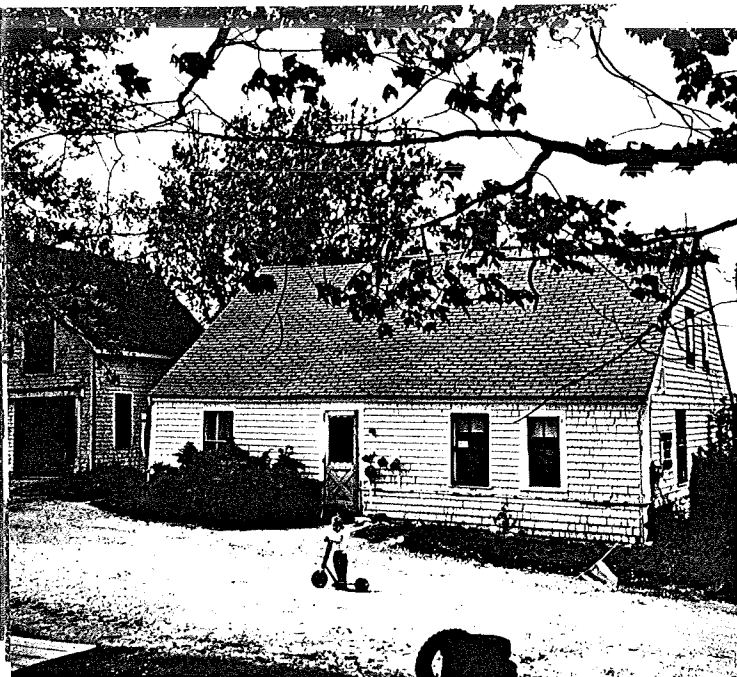
In our opinion, the market value of this property on May 6, 1986 is:

Forty-three thousand three hundred and fifty dollars, (\$43,350.)



Respectfully submitted,
Sawyer Appraisal Company

by: 
Heywood A. Sawyer, SRA
President



11/25/86

DEFINITION OF MARKET VALUE: The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in cash or its equivalent; (5) financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale; (6) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction. ("Real Estate Appraisal Terminology," published 1975.)

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Sawyer Appraisal Company

Date: June 19, 1986

Appraiser(s) by:

Heywood A. Sawyer, SRA
President

RESIDENTIAL APPRAISAL REPORT

File No. 13554

Borrower	Census Tract			Map Reference	Map 4 part of Lot 1
Property Address	Route 231				
City	New Gloucester	County	Cumberland	State	Maine
Zip Code	04260				
Legal Description					
Sale Price \$	Date of Sale	Loan Term	yrs.	Property Rights Appraised	<input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> DeMinimis PUD
Actual Real Estate Taxes \$	(yr) Loan charges to be paid by seller \$		Other sales concessions		
Lender/Client	Me. Dept. of Mental Health & Retardation Address Pineland Center, P.O. Box D, Pownal, ME 04069				
Occupant	Owners	Appraiser	H. A. Sawyer	Instructions to Appraiser	Market value with minimum size lot.

Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present Land Use	<u>50</u> % 1 Family <u>50</u> % 2-4 Family <u>50</u> % Apts. <u>50</u> % Condo <u>50</u> % Commercial	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (+) <input type="checkbox"/> Taking Place (-)	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>1</u> % Vacant	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Price Range	<u>\$50,000+</u> to <u>\$150,000+</u> Predominant Value <u>\$75,000+</u>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Age	<u>New</u> yrs. to <u>150+</u> yrs. Predominant Age <u>None</u> yrs.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.					
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>This well regarded rural location is rapidly developing as a suburban community of the Greater Portland and Lewiston - Auburn metropolitan areas which provide its principal sources of employment. Public transportation is limited to school bus service and the adequacy of utilities is restricted to electricity and telephone.</u>					

Dimensions	= <u>2.0+</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
Zoning classification	<u>Rural Residence</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
Highest and best use	<input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Single-family residence</u>	
Elec.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe)	Topo <u>Gently sloping</u>
Gas	<input type="checkbox"/> Bottled	Size <u>2.0+ acres</u>
Water	<input type="checkbox"/> Community	Shape <u>Undetermined</u>
San. Sewer	<input type="checkbox"/> Septic	View <u>Surrounding fields & woodlands</u>
	<input type="checkbox"/> Underground Elect. & Tel.	Drainage <u>Good natural</u>
Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <u>Com. #230201-20.</u>		
<u>A 2.0+ acre portion of the land on which the appraised buildings and improvements are located is assumed for the purpose of this appraisal per instruction.</u>		

<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Constr.	No. Units <u>1</u>	Type (det, duplex, semi-det, etc.) <u>Detached</u>	Design (rambler, split level, etc.) <u>Antique Cape Cod</u>	Exterior Walls W/F <u>Wood shingled</u>
Yrs. Age: Actual <u>200+</u> Effective <u>75+</u> to <u>100+</u>	No. Stories <u>1 1/2</u>			
Roof Material <u>Asphalt shingle</u>	Gutters & Downspouts <input checked="" type="checkbox"/> None	Window (Type): <u>Double-hung</u>	Insulation <input type="checkbox"/> None <input type="checkbox"/> Floor	
<input type="checkbox"/> Manufactured Housing	<input checked="" type="checkbox"/> Storm Sash <input checked="" type="checkbox"/> Screens <input type="checkbox"/> Combination		<input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Roof <input checked="" type="checkbox"/> Walls	
Foundation Walls <u>Fieldstone</u>	<input checked="" type="checkbox"/> 50 % Basement <input type="checkbox"/> Floor Drain	Finished Ceiling		
<input type="checkbox"/> Slab on Grade <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Outside Entrance <input type="checkbox"/> Sump Pump	Finished Walls		
	<input checked="" type="checkbox"/> Concrete Floor <u>50</u> % Finished	Finished Floor		
	Evidence of: <input checked="" type="checkbox"/> Dampness <input type="checkbox"/> Termites <input checked="" type="checkbox"/> Settlement			
Comments <u>This property is currently used as a childrens' day-care center.</u>				

Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	No. Baths	Laundry	Other
Basement											
1st Level		1	1	1	1				1		Unfinished mudm.
2nd Level					1			2			
Finished area above grade contains a total of <u>7</u> rooms <u>2</u> bedrooms <u>1</u> baths. Gross Living Area <u>1,512</u> sq. ft. Bsmt Area <u>500</u> sq. ft.											

Kitchen Equipment:	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Compactor <input type="checkbox"/> Washer <input type="checkbox"/> Dryer	
HEAT:	Type <u>Hot air</u> Fuel <u>Oil</u> Cond. <u>Adequate</u>	AIR COND: <input type="checkbox"/> Central <input type="checkbox"/> Other <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate
Floors	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Carpet Over <input checked="" type="checkbox"/> linoleum	
Walls	<input type="checkbox"/> Drywall <input checked="" type="checkbox"/> Plaster	
Trim/Finish	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Bath Floor	<input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Composition tile	
Bath Wainscot	<input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Marlite	
Special Features (including energy efficient items)	<u>None</u>	
ATTIC:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Stairway <input type="checkbox"/> Drop-stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floored	
Finished (Describe)	<input type="checkbox"/> Heated	
CAR STORAGE:	<input type="checkbox"/> Garage <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Car Port	
No. Cars	<u>Stable</u> <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Inadequate Condition <u>Aver. 2-story</u>	
FIREPLACES, PATIOS, POOL, FENCES, etc. (describe) <u>None.</u>		
COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.) <u>These buildings are very old (200+ yrs.), are worn and have very little of the antique charm and appeal frequently found with this type. The roof will soon require reshingling, there is dryrot in the 1st floor framing and the fuel oil storage tank may be leaking with the resulting odor detected.</u>		

VALUATION SECTION

Purpose of Appraisal is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B). If submitted for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and any detrimental conditions and (2) exterior building sketch of improvements showing dimensions.

Measurements

No. Stories

Sq. Ft.

28 x 36 x 1½ = 1,512
 x x =
 x x =
 x x =
 x x =
 x x =

Total Gross Living Area (List in Market Data Analysis below) 1,512

Comment on functional and economic obsolescence: None noted.

A Cost Approach was considered but not attempted due to the difficulty anticipated in the measure of the depreciation of this older building to be deducted from its estimated reproduction cost - new.

ESTIMATED REPRODUCTION COST — NEW — OF IMPROVEMENTS:

Dwelling Sq. Ft. @ \$ = \$
 Sq. Ft. @ \$ =

Extras =

Special Energy Efficient Items =

Porches, Patios, etc. =

Garage/Car Port Sq. Ft. @ \$ =

Site Improvements (driveway, landscaping, etc.) =

Total Estimated Cost New = \$

Less Physical Functional Economic

Depreciation \$ \$ \$ = \$ ()

Depreciated value of improvements = \$

ESTIMATED LAND VALUE \$5,500/ac = \$ 11,000

(If leasehold, show only leasehold value)

INDICATED VALUE BY COST APPROACH \$

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

COST APPROACH

MARKET DATA ANALYSIS

ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address		Route 231, New Gloucester		Lambert Road, Freeport		Old County Road Ext., Freeport	
Proximity to Subj.		3½ miles		6½ miles		5½ miles	
Sales Price	\$	\$ 55,500		\$ 53,000		\$ 50,000	
Price/Living area	\$	\$ 29.54		\$ 30.30		\$ 43.86	
Data Source		MLS					
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Time Adjustment		3/84 (10%/yr.)	+12,750	2/86 (10%/yr.)	+1,350	3/85 (10%/yr.)	+6,400
Location	Rural	Equal		Suburban	-5,000	Suburban	-12,000
Site/View	2.0+ acres	13.0+ acres	-8,500	3.0+ acres	-11,500	1.5+ acre	-250
Design and Appeal	Antique Cape	Equal		Equal		Equal	
Quality of Const.	Average	Equal		Equal		Equal	
Age	200+ years	Equal		146 years		Equal	
Condition	Fair	Average	-10,000	Poor	+10,000	Average	-10,000
Living Area Room	Total B-rms Baths	Total B-rms Baths		Total B-rms Baths		Total B-rms Baths	
Count and Total	7 2 1	8 4 1½		7 4 2		6 3 1	
Gross Living Area	1,512 Sq. Ft.	1,879 Sq. Ft.	-5,000	1,749 Sq. Ft.	-4,500	1,140 Sq. Ft.	+6,300
Basement & Bsmt. Finished Rooms	50% excavated & unfinished.	Equal		100% excavated.	-1,000	100% excavated.	-1,000
Functional Utility	Average	Equal		Equal		Equal	
Air Conditioning	None	None		None		None	
Garage/Car Port	2 st. stable	Barn	-2,000	1-car garage	+3,500	None	+5,000
Porches, Patio Pools, etc.	None	None		None		None	
Special Energy Efficient Items	None	Woodstove	-500	None		None	
Other (e.g. fire-places, kitchen equip., remodeling)	Hot air heat. Elec. water heater.	Hot air heat. Elec. water heater, Ref. & range/oven.	-750	3 boarded up FP's. Hot water heat.	-2,500	Hot water heat. Ref. & range/oven.	-2,000
Sales or Financing Concessions							
Net adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$	14,000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$	9,650	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$	7,550
Indicate Value of Subject			\$ 41,500		\$ 43,350		\$ 42,450

Comments on Market Data Comparable No. 2 is the most recent sale and it is the most similar to the subject as are shown by it having required the lowest amounts of adjustment. And, it is well supported by the other two sales.

INDICATED VALUE BY MARKET DATA APPROACH \$ 43,300

INDICATED VALUE BY INCOME APPROACH (If applicable Economic Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal:

Final Reconciliation:

Construction Warranty ☐ Yes ☒ No Name of Warranty Program Warranty Coverage Expires

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

☐ FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF May 6, 1986 to be \$ 43,350 attached.

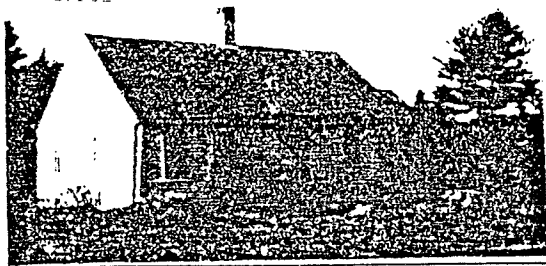
Appraiser(s) by: Sawyer Appraisal Company

Appraiser(s) by: Heywood A. Sawyer, SRA President

Review Appraiser (if applicable)

☐ Did ☐ Did Not Physically Inspect Property

83-2318 ROUTE 231, NEW GLOUCESTER \$56,900
 Date Transferred: 03/30/84 Selling Price \$55,500
 Financing: CONVENTIONAL



Comparable No. 1

Addr ROUTE 231										List# 83 02318
Town NEW GLOUCESTER										Age 200 Area 10
Dir NORTH ON ROUTE 231 FROM PINELAND, APPROX. 3+ MILES										
Rms	4	Bths	1	Fr	1	Garage	1	Taxes	\$ 789	Lot Size
B	4	1.50	1					Tax Yr	83-84	13 ACRES
Bsm't	Heat/Fuel		H.W.ater		Book# 4516		Wtr.Frt			
PART	FHA/OIL+WD		ELEC		Page# 224		Rd.Frt 236'			
1ST	2ND				P.Water	Sew	Hood	X	Stove	
LR	X				X	DgWater	X	Sept	Fan	X
DR					Dr Well	Cspl	Disp	DWI		
Kit	XWS				DrPt	Other	FS	S&S		
BR	2	2			Other	Gas	1	WS		
Bth	1/2				DriveS	GRVL	Siding	CLAPBOARD	Amps	100
DEN	X				Zone	RR	Poss	TBA		
FR	X				Excl.of	322-DHM	PH	774.4503		
Owner BOVE, MAY LOUISE										
Remarks *ON LEFT, SIGN ON PROPERTY. BARN (36'X36') HOME										
SITS ON 1 ACRE WITH 12 ACRES OF BACKLAND W/DEEDED RIGHT										
OF WAY TO LAND. BACKLAND HAS FRONTAGE ON ROYAL RIVER.										
CHARMING HOME, LARGE ROOMS, WS HOOKUP IN FR. PORCH, CO 3.5										
Res Typ	CAPE	FndSz 34'X29'+16'X25'		1.8 TH 5.12 Cr WHITE						

Handwritten signature

85-02995 LAMBERT ROAD, FREEPORT

Original Price \$59,000

Date Transferred 2-21-86

Selling Price \$53,000

Financing: CASH



Addr LAMBERT ROAD										List# 85 02995
Town FREEPORT										Age 1840 Area 9
Dir: BIG INDIAN RIGHT, 1ST RIGHT, HOUSE ON RIGHT.										
Rms	7	Brs	4	Bths	2	Fr	3*	Garage	1 CAR	Taxes \$ 873
										Tax Yr 85-86
										Lot Size
										3 ACRES+
Bsm't	Heat/Fuel		H.W.ater		Book# 4154		Wtr.Frt			
FULL	FHW/OIL		OFF F		Page# 205		Rd.Frt 200			
1ST	2ND				P.Water	Sew	Hood		Stove	
LR	XFP				X	DgWater	X	Sept	Fan	Ref.
DR					X	Dr Well		Cspl	Disp	DWI
Kit	X					DrPt		Other	FS	X S&S
BR	2FPS	2				Other		Gas	1	WS
Bth	2				DriveS	DIRT	Siding	CLAPBOARD	Amps	60
DEN	X				Zone	RR-1	Poss	TBA		
Excl.of 324 NGW										PH 781-4220
Owner BRITTING ESTATE										

Remarks: *FIREPLACES BORED UP. 1840 CAPE NEEDS LOTS OF WORK, COULD BE A SHOWPLACE. POST AND BEAM CONSTRUCTION.

CO 3.0

Handwritten signature

Comparable No. 2

35-00084 OLD COUNTY ROAD EXTENSION, FREEPORT

Original Price \$52,000.

Date Transferred 3/1/85

Selling Price \$50,000.

Financing: CONVENTIONAL

CO-324



Comparable No. 3

Addr OLD COUNTY ROAD EXTENSION										List# 85 00084	
Town FREEPORT										Age 200 Area 9	
Dir: MAIN STREET TO PINE STREET, 1ST RIGHT ON OLD COUNTY											
Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 446+		Lot Size			
6	3	1.00				Tax Yr 84/85		1.5 ACRES+/-			
Bsmr		Heat/Fuel		H.W.ater		Book# 1820		Wtr.Frt			
FULL		FHW/OIL		OFF F		Page# 87		Rd.Frt 200			
1ST		2ND				[] P.Water		[] Sew.	[] Hood	[X] Stove	
LR	X					[] DgWater		[*] Sept.	[] Fan	[X] Ref.	
DR						[] Dr Well		[] Cspl.	[] Disp	[] DWI.	
Kit	X					[] DrPl		[] Other	[] FS	[] S&S.	
BR	1	2			[*] Other		[B] Gas	[] WS	[]		
Bth	1			DriveS. NONE		Siding CLAPBOARD		Amps30			
DEN	X			Zone MDR-I		Poss: TBA					
				Excl.of 360 TT		PH 781-3500					
Owner E. RITA GORDON											
Remarks: *WATER IS FROM SPRING. *SEPTIC SYSTEM SIZE AND CONSTRUCTION IS UNKNOWN. INSULATION IS UNKNOWN. OLD CAPE WITH CENTER STAIRWAY WITH DOUBLE BANNISTER. HOUSE NEEDS REPAIRS TO MANY OF THE MAJOR SYSTEMS. CO.3.5											
Res Typ CAPE		FndSz 28X20 + 20X15		114055		Cr BLUE					

ANY 100E CAPE

SAWYER APPRAISAL COMPANY

P.O. BOX 8055
PORTLAND, MAINE 04104
PHONE (207) 772-8381

June 24, 1986

Me. Dept. of Mental Health & Retardation
Pineland Center
P.O. Box D
Pownal, ME 04069

Attn: Mr. John Conrad

Gentlepersons:

Pursuant to your request of April 25, 1986 we have completed an appraisal of the value of the property commonly known as:

Route 231, (The Morrill House)
New Gloucester, Maine

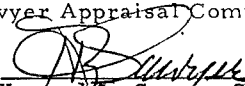


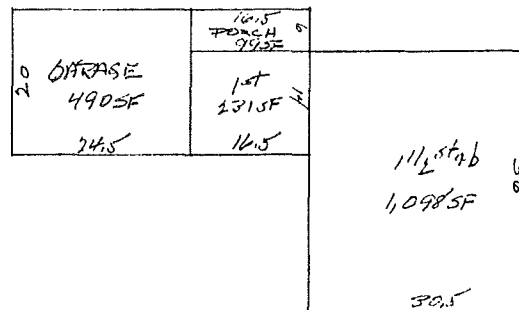
Herewith is our report consisting of four pages which describes our method of approach and contains the data gathered during our investigation.

In our opinion, the market value of this property on May 6, 1986 is:

Sixty-six thousand and two hundred dollars, (\$66,200.)

Respectfully submitted,
Sawyer Appraisal Company

by: 
Heywood A. Sawyer, SRA
President



11' x 20'

DEFINITION OF MARKET VALUE: The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in cash or its equivalent; (5) financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale; (6) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction. ("Real Estate Appraisal Terminology," published 1975.)

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Sawyer Appraisal Company

Date: June 24, 1986

Appraiser(s) by:

Heywood A. Sawyer, SRA
President

RESIDENTIAL APPRAISAL REPORT

File No. 13554

Borrower	Census Tract		Map Reference	Map 4 part of			
Property Address	Route 231 (The Morrill House)		Lot 5				
City	New Gloucester	County	Cumberland	State	Maine	Zip Code	04260
Legal Description							
Sale Price \$	Date of Sale	Loan Term	yrs.	Property Rights Appraised	<input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> DeMinimis PUD		
Actual Real Estate Taxes \$ (yr) Loan charges to be paid by seller \$ Other sales concessions							
Lender/Client Me. Dept. of Mental Health & Retardation Address Pineland Center, P.O. Box D, Pownal, ME 04069							
Occupant Owners Appraiser H. A. Sawyer Instructions to Appraiser Market value with minimum size lot.							

Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Good	Avg	Fair	Poor
Built Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present Land Use	50 % 1 Family % 2-4 Family % Apts. % Condo % Commercial	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (+) <input type="checkbox"/> Taking Place (+)	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Price Range	\$50,000+ to \$150,000+ Predominant Value \$75,000+	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Age	New yrs. to 150+ yrs. Predominant Age None yrs.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) This well regarded rural location is rapidly developing as a suburban community of the Greater Portland and Lewiston-Auburn metropolitan areas which provide its principal sources of employment. Public transportation is limited to school bus service and the adequacy of utilities is restricted to electricity and telephone.

Dimensions	= 2.0+ - Sq. Ft. or Acres		<input type="checkbox"/> Corner Lot
Zoning classification	Rural Residence	Present improvements	<input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
Highest and best use	<input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) Single-family residence		
Elec.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe)	Topo	Gently sloping
Gas	<input type="checkbox"/> Bottled	Size	2.0+ acres
Water	<input type="checkbox"/> Community	Shape	Undetermined
San. Sewer	<input type="checkbox"/> Septic (poor)	View	Surrounding fields & woodlands
	<input type="checkbox"/> Underground Elect. & Tel.	Drainage	Good natural
	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Is the property located in a HUD identified Special Flood Hazard Area?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <u>Com. #230201-20.</u>			
<u>A 2.0+ acre portion of the land on which the appraised buildings and improvements are located is assumed for the purpose of this appraisal per instruction.</u>			

<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Constr.	No. Units 1	Type (det, duplex, semi/det, etc.)	Design (rambler, split level, etc.)	Exterior Walls	W/F
Yrs. Age: Actual 100 Effective 50 to 75	No. Stories 1 1/2	Detached	Antique Cape Cod	Clapboard	
Roof Material	Gutters & Downspouts	Window (Type):	Insulation	<input checked="" type="checkbox"/> None <input type="checkbox"/> Floor	
Asphalt shingle	None	Double-hung	<input type="checkbox"/> Ceiling <input type="checkbox"/> Roof <input type="checkbox"/> Walls		
<input type="checkbox"/> Manufactured Housing	100% Basement	<input type="checkbox"/> Floor Drain	Finished Ceiling		
Foundation Walls	<input checked="" type="checkbox"/> Outside Entrance	<input type="checkbox"/> Sump Pump	Finished Walls		
Fieldstone	<input checked="" type="checkbox"/> Concrete Floor	% Finished	Finished Floor		
<input type="checkbox"/> Slab on Grade <input type="checkbox"/> Crawl Space	Evidence of: <input type="checkbox"/> Dampness <input type="checkbox"/> Termites <input type="checkbox"/> Settlement				
Comments <u>Property vacant at inspection.</u>					

Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	No. Baths	Laundry	Other
Basement											
1st Level		1	1	1	1			2	1		
2nd Level								2	1/2		
Finished area above grade contains a total of 8 rooms 4 bedrooms 1 1/2 baths. Gross Living Area 1,878 sq. ft. Bsmt Area 1,098 sq. ft.											

Kitchen Equipment:	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Compactor <input type="checkbox"/> Washer <input type="checkbox"/> Dryer				
HEAT:	Type Hot air Fuel Oil Cond. Average	AIR COND: <input type="checkbox"/> Central <input type="checkbox"/> Other <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate			
Floors	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Carpet Over <input checked="" type="checkbox"/> linoleum	Good	Avg	Fair	Poor
Walls	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Trim/Finish	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Bath Floor	<input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Composition tile	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Bath Wainscot	<input checked="" type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Masonite	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Special Features (including energy efficient items) <u>None.</u>					
ATTIC:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Stairway <input type="checkbox"/> Drop-stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floored				
Finished (Describe)	<input type="checkbox"/> Heated				
CAR STORAGE:	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Built-in <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Car Port				
No. Cars 2	<input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Inadequate Condition Average				
Quality of Construction (Materials & Finish) <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Condition of Improvements <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Room Sizes and Layout <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Closets and Storage <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Insulation—adequacy <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Plumbing—adequacy and condition <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Electrical—adequacy and condition <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Kitchen Cabinets—adequacy and condition <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Compatibility to Neighborhood <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Overall Livability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Appeal and Marketability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Yrs Est Remaining Economic Life 40 to 50, Explain if less than Loan Term					

FIREPLACES, PATIOS, POOL, FENCES, etc. (describe) Attached 1 story wood-frame, open, framed, 99 sq. ft., porch.

COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.) This property has, at a time in the past, been updated, but due to neglect is currently in need of complete renovation with a new roof, miscellaneous exterior carpentry, complete painting and repair of the cavitated macadam driveway.

VALUATION SECTION

Purpose of Appraisal is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B). If submitted for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and any detrimental conditions and (2) exterior building sketch of improvements showing dimensions.

Measurements

No. Stories

Sq. Ft.

30.5	x	36	x	1 1/2	=	1,647
14	x	16.5	x	1	=	231
	x		x		=	
	x		x		=	
	x		x		=	
	x		x		=	

Total Gross Living Area (List in Market Data Analysis below) 1,878

Comment on functional and economic obsolescence: None.

A Cost Approach was considered but not attempted due to the difficulty anticipated in the measure of the depreciation of this older building to be deducted from its estimated reproduction cost - new.

ESTIMATED REPRODUCTION COST — NEW — OF IMPROVEMENTS:

Dwelling	Sq. Ft. @ \$	= \$
Extras	Sq. Ft. @ \$	=
Special Energy Efficient Items		=
Porches, Patios, etc.		=
Garage/Car Port	Sq. Ft. @ \$	=
Site Improvements (driveway, landscaping, etc.)		=
Total Estimated Cost New		= \$

Less	Physical	Functional	Economic
Depreciation \$	\$	\$	\$
Depreciated value of improvements			\$

ESTIMATED LAND VALUE \$5,500/acre = \$ 11,000
(If leasehold, show only leasehold value)

INDICATED VALUE BY COST APPROACH

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address		Hodsdon Road, Pownal			Route 125, Freeport			Route 136, Freeport		
Proximity to Subj.		2 1/2 miles			3 1/2 miles			2 1/2 miles		
Sales Price	\$	\$78,000			\$76,000			\$76,500		
Price/Living area	\$	\$33.06			\$41.90			\$50.26		
Data Source		MLS			MLS			MLS		
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment		DESCRIPTION	+(-)\$ Adjustment		DESCRIPTION	+(-)\$ Adjustment	
Location	Rural	8/84 (10%/yr.)	+13,500		8/85 (10%/yr.)	+5,700		12/85 (10%/yr.)	+3,200	
Site/View	2.0+ acres	Equal			Equal			Equal		
Design and Appeal	Antique Cape	28+ acres	-17,000		4+ acres	-10,000		1.3+ acres	+3,200	
Quality of Const.	Average	Same			Same			Same		
Age	100+ years	Equal			Equal			Equal		
Condition	Fair	Same			Same			Same		
Living Area Room Count and Total	Total B-rms Baths	Total B-rms Baths			Total B-rms Baths			Total B-rms Baths		
Gross Living Area	8 4 1 1/2	8 4 1	-4,000		8 4 2	+1,000		7 3 1	+6,650	
Basement & Bsm't. Finished Rooms	1,878 Sq. Ft.	2,359 Sq. Ft.			1,814 Sq. Ft.			1,522 Sq. Ft.		
Functional Utility	100% excavated. Unfinished.	Same			Same			Part. excavated. Unfinished.	+5,000	
Air Conditioning	Average	Equal			Equal			Equal		
Garage/Car Port	None	None			None			None		
Porches, Patio Pools, etc.	2-car attached	40'x45' barn	-2,000		None	+2,500		Barn	-1,000	
Special Energy Efficient Items	99 sq.ft., open att. porch	Utility room			Sunporch	-5,000		None	+1,500	
Other (e.g. fireplaces, kitchen equip., remodeling)	None	Woodstove	-500		Woodstove	-500		None		
Sales or Financing Concessions	Hot air heat. Electric water heater.	Hot water heat.	-1,000		Fireplace. Hot air heat. Elec. water heater.	-1,000		Fireplace. Comb. oil/wood hot air heat. Elec. water heater.	-1,500	
Net adj. (Total)										
Indicate Value of Subject										

Comments on Market Data

INDICATED VALUE BY MARKET DATA APPROACH

\$ 66,200

INDICATED VALUE BY INCOME APPROACH

(If applicable Economic Market Rent \$ /Mo. x Gross Rent Multiplier = \$)

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal:

Final Reconciliation:

Construction Warranty ☐ Yes ☒ No Name of Warranty Program Warranty Coverage Expires

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

☐ FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client 19 ☒ attached.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF May 6 19 86 to be \$ 66,200

Appraiser(s) by: Sawyer Appraisal Company

Reviewed by: Heywood A. Sawyer, SRA President

Review Appraiser (if applicable)

☐ Did ☐ Did Not Physically Inspect Property

84-01037 HODSDON ROAD, POWNAL
Date Transferred: 08/31/84
Financing: CONVENTIONAL

Selling Price: \$91,000
CO-420 \$78,000



Comparable No. 1

Address: HODSDON ROAD, POWNAL
List# 84 01037
Town POWNAL Age 1 1/2, Area 8
Dir: FROM FREEPORT LEFT ON HODSDON, 1ST HOUSE ON LEFT

Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 770	Lot Size
9	4	1.00	1			Tax Yr 83/84	28 ACRES +/-

Bsm't	Heat/Fuel	H.W.ater	Book# 13855	Wtr.Frt
FULL	FHW/OIL	OFF F	Page# 319	Rd.Frt 800+-

1ST	2ND	P.Water	Sew.	Hood	Stove
LR X		X DgWater	X Sept.	Fan	Ref.
DR X		Dr Well	Cspl.	Disp	DWf.
Kit X		DrPt	Other	FS	S&S.
BR 1	3	Other	Gas	WS	
Bth 1		DriveS. DIRT	Siding CLAPBOARD		Amps 100
UT X		Zone RURAL/RES.	Poss: TBA		
FR X		Excl. of 172 AM	PH 866-6311		

Owner TUTTLE

Remarks: BEAUTIFULLY LOCATED, OLDER CAPE STYLE HOUSE W/
LARGE BARN. HOUSE NEEDS WORK. LAND BORDERS ON A PRETTY
STREAM. 5 MILES TO FREEPORT AND I-95. WOODSTOVE HOOK-UP
IN LIVING ROOM & 1ST FLOOR BEDROOM. BARN 40X48, CO. 3.5

Res Typ FARM FndSz 24X34+18X24+18X37 Cr WHITE

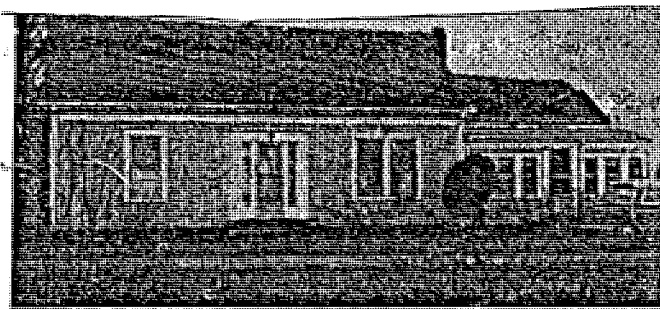
84-02075 ROUTE 125, FREEPORT

Original Price \$94,500.

Date Transferred 8/9/85

Selling Price \$76,000.

Financing: CONVENTIONAL



Address: ROUTE 125
List# 84 02075
Town FREEPORT Age 100+ Area 9
Dir: RT 136 TO RT 125, HOME ON RIGHT 1 MILE

Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 1205+	Lot Size
8	4	2.00	1	1		Tax Yr 83/84	4 ACRES +/-

Bsm't	Heat/Fuel	H.W.ater	Book# 2333	Wtr.Frt
FULL	FHA/OIL	ELEC	Page# 73	Rd.Frt 675

1ST	2ND	P.Water	Sew.	Hood	Stove
LR X FP		X DgWater	X Sept.	Fan	Ref.
DR		Dr Well	Cspl.	Disp	DWf.
Kit X		DrPt	Other	FS	X S&S.
BR 2	2	Other	Gas	WS	
Bth 2		DriveS. DIRT	Siding CLAPBOARD		Amps100
FR X		Zone MDR1	Poss: TBA		
SEW	X	Excl. of 324 NGW	PH 781-4220		

Owner WARE, E

Remarks: HOME NEEDS COSMETIC WORK. HOME HAS HAD CONSID-
ERABLE AMOUNT OF MAJOR RENOVATIONS. NEW ELL, COUNTRY
KITCHEN, ENCLOSED SUN PORCH WITH KNOTTY PINE FINISH.
LIVING ROOM WITH STONE FIREPLACE. CO. 3.0

Res Typ CAPE FndSz 22.6X37+20X28+20X22 Cr YELLOW

Comparable No. 2

85-01288 ROUTE 136, FREEPORT

Original Price \$72,500

Date Transferred 12-04-85

Selling Price \$76,500

Financing: CONVENTIONAL



Addr ROUTE 136

List# 85 01288

Town FREEPORT

Age 100+ Area 9

Dir: 2.8 MI FROM FREEPORT EXPRESSWAY FROM RT 136. PROP*

Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 789	Lot Size
7	3	1.00		1		Tax Yr 84-85	1.3 ACRES

Bsmt	Heat/Fuel	H.W.ater	Book# 6510	Wtr.Frt
PART	FHA/OIL/WD	ELEC	Page# 41	Rd.Frt 300

1ST	2ND	P.Water	Sew.	Hood	Stove
LR	XFP	X DgWater	X Sept.	Fan	Ref.
DR	X	Dr Well	Cspl.	Disp	DWI
Kit	X	DrPt	Other	FS	S&S.
BR		Other	Gas	WS	
Bth	1	DriveS. GRVL	Siding CLAPBOARDS	Amps100	
**	X	Zone R-1	Poss: TOT		
		Excl.of 172 PSJ	PH 865-6311		

Owner COLON, NOEL & VIRGINIA

Remarks: *ON LEFT AT CORNER OF POLAND RD. **PLAYROOM
NICE OLD CAPE WITH BARN ON LARGE ATTRACTIVE LOT. BARN
NEEDS WORK. HOME HAS ALREADY HAD MUCH WORK.

CO 3.5

Res Typ CAPE FndSz 22X34+10X20+10X10

Clr WHITE

Comparable No. 3

SAWYER APPRAISAL COMPANY

P.O. BOX 8055
PORTLAND, MAINE 04104
PHONE (207) 772-8381

June 24, 1986

Me. Dept. of Mental Health & Retardation
Pineland Center
P.O. Box D
Pownal, ME 04069

Attn: Mr. John Conrad

Gentlepersons:

Pursuant to your request of April 25, 1986 we have completed an appraisal of the value of the property commonly known as:

Route 231, (The Morse House)
New Gloucester, Maine



Herewith is our report consisting of four pages which describes our method of approach and contains the data gathered during our investigation.

In our opinion, the market value of this property on May 6, 1986 is:

Ninety-six thousand dollars,

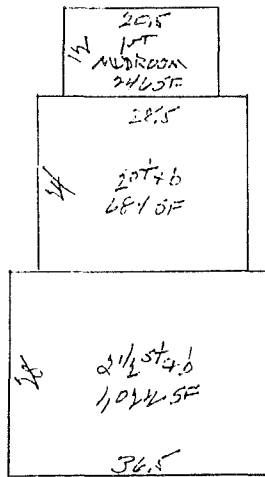
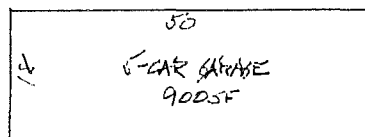
(\$96,000.)



Respectfully submitted,
Sawyer Appraisal Company

by:

Heywood A. Sawyer
Heywood A. Sawyer, SRA
President



1" = 20'

DEFINITION OF MARKET VALUE: The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in cash or its equivalent; (5) financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale; (6) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction. ("Real Estate Appraisal Terminology," published 1975.)

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Sawyer Appraisal Company

Date: June 24, 1986

Appraiser(s) by:

Heywood A. Sawyer, SRA
President

RESIDENTIAL APPRAISAL REPORT

File No. 13554

To be completed by Lender:	Borrower		Census Tract		Map Reference <u>Map 4 portion of Lot 5</u>																																																														
	Property Address <u>Route 231 (The Morse House)</u>																																																																		
	City <u>New Gloucester</u>		County <u>Cumberland</u>	State <u>Maine</u>	Zip Code <u>04260</u>																																																														
	Legal Description																																																																		
NEIGHBORHOOD	Sale Price \$		Date of Sale	Loan Term	yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> DeMinimis PUD																																																													
	Actual Real Estate Taxes \$		(yr) Loan charges to be paid by seller \$		Other sales concessions																																																														
	Lender/Client <u>Me. Dept. of Mental Health & Retardation</u> Address <u>Pineland Center, P.O. Box D, Pownal, ME 04069</u>																																																																		
	Occupant <u>Vacant</u>		Appraiser <u>H. A. Sawyer</u>		Instructions to Appraiser <u>Market value w/minimum size lot.</u>																																																														
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural																																																																		
	Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																																																																		
	Growth Rate <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow																																																																		
	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining																																																																		
	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply																																																																		
	Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																		
Present Land Use <u>50</u> % 1 Family <u>50</u> % 2-4 Family <u>0</u> % Apts. <u>0</u> % Condo <u>0</u> % Commercial																																																																			
Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (+) <input type="checkbox"/> Taking Place (-)																																																																			
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant																																																																			
Single Family Price Range <u>\$50,000+</u> to <u>\$150,000+</u> Predominant Value <u>\$75,000+</u>																																																																			
Single Family Age <u>New</u> yrs. to <u>150+</u> yrs. Predominant Age <u>None</u> yrs.																																																																			
Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.																																																																			
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>This well regarded rural location is rapidly developing as a suburban community of the Greater Portland and Lewiston-Auburn metropolitan areas which provide its principal sources of employment. Public transportation is limited to school bus service and the adequacy of utilities is restricted to electricity and telephone.</u>																																																																			
SITE	Dimensions <u>2.0±</u> = <u>2.0±</u> Sq. Ft. Acres				<input type="checkbox"/> Corner Lot																																																														
	Zoning classification <u>Rural Residence</u>		Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations																																																																
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Single-family residence</u>																																																																		
	Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) <u>Community</u>		OFF SITE IMPROVEMENTS																																																																
	Gas <input type="checkbox"/> <u>Bottled</u>		Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Topo <u>Gently sloping</u>																																																														
	Water <input type="checkbox"/> <u>Community</u>		Surface <u>Macadam</u>		Size <u>2.0± acres</u>																																																														
	San. Sewer <input type="checkbox"/> <u>Septic</u>		Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Shape <u>Undetermined</u>																																																														
	<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter		View <u>Surrounding fields & woodlands</u>																																																														
	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights		Drainage <u>Good natural</u>		Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																														
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <u>Com. #230201-20. A 2.0± acre portion of the land on which the appraised buildings and improvements are located is assumed for the purpose of this appraisal per instruction.</u>																																																																		
IMPROVEMENTS	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Constr.		No. Units <u>2</u>	Type (det, duplex, semi/det, etc.) <u>Detached</u>	Design (rambler, split level, etc.) <u>Duplex</u>	Exterior Walls W/F <u>Clapboarded</u>																																																													
	Yrs. Age: Actual <u>100±</u> Effective <u>50</u> to <u>75</u>		No. Stories <u>2</u>																																																																
	Roof Material <u>Asphalt shingle (poor)</u>		Gutters & Downspouts <input checked="" type="checkbox"/> None	Window (Type): <u>Double-hung</u>		Insulation <input type="checkbox"/> None <input type="checkbox"/> Floor																																																													
	<input type="checkbox"/> Manufactured Housing		<input type="checkbox"/> Storm Sash <input type="checkbox"/> Screens <input checked="" type="checkbox"/> Combination		<input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> Roof <input type="checkbox"/> Walls																																																														
	Foundation Walls <u>Fieldstone</u>		<input type="checkbox"/> Floor Drain <input type="checkbox"/> Sump Pump		Finished Ceiling																																																														
	<input type="checkbox"/> Slab on Grade <input type="checkbox"/> Crawl Space		<input checked="" type="checkbox"/> Concrete Floor <input type="checkbox"/> % Finished		Finished Walls																																																														
	BSMT. <u>100</u> % Basement		<input type="checkbox"/> Evidence of: <input type="checkbox"/> Dampness <input type="checkbox"/> Termites <input type="checkbox"/> Settlement		Finished Floor																																																														
	Comments <u>A reasonably well maintained Colonial style duplex with some antique charm.</u>																																																																		
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Room List</th> <th>Foyer</th> <th>Living</th> <th>Dining</th> <th>Kitchen</th> <th>Den</th> <th>Family Rm.</th> <th>Rec. Rm.</th> <th>Bedrooms</th> <th>No. Baths</th> <th>Laundry</th> <th>Other</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1st Level</td> <td></td> <td>2</td> <td>2</td> <td>2</td> <td></td> <td></td> <td></td> <td>6</td> <td>1 & 1½</td> <td></td> <td>2 mudrooms</td> </tr> <tr> <td>2nd Level</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>3rd level</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>							Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	No. Baths	Laundry	Other	Basement												1st Level		2	2	2				6	1 & 1½		2 mudrooms	2nd Level								4	1			3rd level											
	Room List	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	No. Baths	Laundry	Other																																																							
Basement																																																																			
1st Level		2	2	2				6	1 & 1½		2 mudrooms																																																								
2nd Level								4	1																																																										
3rd level																																																																			
Finished area above grade contains a total of <u>16</u> rooms <u>10</u> bedrooms <u>2½</u> baths. Gross Living Area <u>3,923</u> sq. ft. Bsmt Area <u>1,706</u> sq. ft.																																																																			
INTERIOR FINISH & EQUIPMENT	Kitchen Equipment: <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input type="checkbox"/> Compactor <input type="checkbox"/> Washer <input type="checkbox"/> Dryer <input type="checkbox"/>																																																																		
	HEAT: Type <u>1 steam</u> Fuel <u>Oil</u> Cond. <u>New</u>		AIR COND: <input type="checkbox"/> Central <input type="checkbox"/> Other <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate																																																																
	Floors <input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Carpet Over <input type="checkbox"/>																																																																		
	Walls <input type="checkbox"/> Drywall <input checked="" type="checkbox"/> Plaster <u>plaster, metal & tile</u>																																																																		
	Trim/Finish <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor <u>ceilings</u>																																																																		
	Bath Floor <input checked="" type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Composition tile																																																																		
	Bath Wainscot <input type="checkbox"/> Ceramic <input checked="" type="checkbox"/> Plaster & metal																																																																		
	Special Features (including energy efficient items) <u>None</u>																																																																		
	ATTIC: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Stairway <input type="checkbox"/> Drop-stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floored																																																																		
	Finished (Describe) <u>Heated</u>																																																																		
CAR STORAGE: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Car Port																																																																			
No. Cars <u>5</u> <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Inadequate Condition <u>No doors</u>																																																																			
PROPERTY RATING																																																																			
Quality of Construction (Materials & Finish)																																																																			
Condition of Improvements																																																																			
Room Sizes and Layout																																																																			
Closets and Storage																																																																			
Insulation—adequacy																																																																			
Plumbing—adequacy and condition																																																																			
Electrical—adequacy and condition																																																																			
Kitchen Cabinets—adequacy and condition																																																																			
Compatibility to Neighborhood																																																																			
Overall Livability																																																																			
Appeal and Marketability																																																																			
Yrs Est Remaining Economic Life <u>45</u> to <u>50</u> . Explain if less than Loan Term																																																																			
FIREPLACES, PATIOS, POOL, FENCES, etc. (describe) <u>None.</u>																																																																			
COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.) <u>The roof will soon need reshingling. Interior decoration and exterior paint will enhance the appearance and appeal of this property. The 5-car garage is probably excess capacity and needs doors possibly with one or two units enclosed for storage use.</u>																																																																			

VALUATION SECTION

Purpose of Appraisal is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B). If submitted for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and any detrimental conditions and (2) exterior building sketch of improvements showing dimensions.

Measurements

No. Stories

Sq. Ft.

28 x 36.5 x 2 1/2 = 2,555
24 x 28.5 x 2 = 1,368

x x =
x x =
x x =
x x =

Total Gross Living Area (List in Market Data Analysis below) 3,923

Comment on functional and economic obsolescence: None noted.

A Cost Approach was considered but not attempted due to the difficulty anticipated in the measure of the depreciation of this older building to be deducted from its estimated reproduction cost - new.

ESTIMATED REPRODUCTION COST — NEW — OF IMPROVEMENTS:

Dwelling Sq. Ft. @ \$ = \$

Extras Sq. Ft. @ \$ = \$

Special Energy Efficient Items = \$

Porches, Patios, etc. = \$

Garage/Car Port Sq. Ft. @ \$ = \$

Site Improvements (driveway, landscaping, etc.) = \$

Total Estimated Cost New = \$

Less Physical Functional Economic

Depreciation \$ \$ \$ = \$ ()

Depreciated value of improvements = \$

ESTIMATED LAND VALUE \$5,500/acre = \$ 11,000

(If leasehold, show only leasehold value)

INDICATED VALUE BY COST APPROACH \$

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

COST APPROACH

MARKET DATA ANALYSIS

ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address		283 Main Street, Cumberland		351 Black Point Road, Scarborough		Route 25, Standish	
Proximity to Subj.		3 1/4 miles		18+ miles		20+ miles	
Sales Price	\$	\$ 118,000		\$ 96,500		\$ 69,900	
Price/Living area	\$	\$ 38.41		\$ 43.08		\$ 26.55	
Data Source		MLS		MLS		MLS	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	Adjustment	DESCRIPTION	Adjustment	DESCRIPTION	Adjustment
Location	Rural	Suburban	-15,000	Suburban	-12,000	Suburban	-6,000
Site/View	2.0+ acres	11,000+ sq.ft.	-5,500	31,231+ sq.ft.	-4,600	7,400+ sq.ft.	+11,000
Design and Appeal	Duplex	Equal		Equal		Equal	
Quality of Const.	Average	Equal		Equal		Equal	
Age	100+ years	90+ years		75+ years		Equal	
Condition	Fair	Average	-10,000	Average	-15,000	Equal	
Living Area Room Count and Total	Total B-rms Baths 16 10 2 1/2	Total B-rms Baths 12 6 2		Total B-rms Baths 8 4 2			
Gross Living Area	3,923 Sq. Ft.	3,072 Sq. Ft.	+15,000	2,240 Sq. Ft.	+31,500	2,633 Sq. Ft.	+15,500
Basement & Bsmt. Finished Rooms	100% excavated. Unfinished.	Equal		Equal		Equal	
Functional Utility	Average	Equal		Equal		Equal	
Air Conditioning	None	None		None		None	
Garage/Car Port	5-car detached	None	+5,000	None	+5,000	None	+5,000
Porches, Patio Pools, etc.	None	Screened porch	-1,500	Pool	-10,000	None	
Special Energy Efficient Items	None	None		None		None	
Other (e.g. fireplaces, kitchen equip., remodeling)	1 steam boiler. 1-80 gal. elec. water heater.	1 HW boiler. 2 range/ovens & 1 refrig.	-1,000	1 HW boiler. 2 range/ovens & refrig.	-1,500	HW & elec. heat. Hot water from HW boiler.	
Sales or Financing Concessions							
Net adj. (Total)		Plus Minus \$ 12,000		Plus Minus \$ 950		Plus Minus \$ 26,100	
Indicate Value of Subject		\$ 106,000		\$ 95,550		\$ 96,000	

Comments on Market Data Comparable No. 3, although located furthest from the subject, is one of the two most recent sales, and, it is the most similar to it as is shown by it having required the lowest absolute amount of adjustments.

INDICATED VALUE BY MARKET DATA APPROACH \$ 96,000

INDICATED VALUE BY INCOME APPROACH (If applicable Economic Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal:

Final Reconciliation:

Construction Warranty ☐ Yes ☒ No Name of Warranty Program Warranty Coverage Expires

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in ☐ FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client 19 ☒ attached.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF May 6 19 86 to be \$ 96,000

Appraiser(s) by: Sawyer Appraisal Company

Heywood A. Sawyer, SRA President

Review Appraiser (if applicable)

☐ Did ☐ Did Not Physically Inspect Property

85-03309 283 MAIN STREET, CUMBERLAND

Original Price \$135,000

Date Transferred 4-1--86

Selling Price \$118,000

Financing: CONVENTIONAL

Comparable No. 1



Addr 283 MAIN STREET List# 85 03309
Town CUMBERLAND Color GREY Area 7
Dir: TUTTLE ROAD TO MAIN STREET, LEFT, 2ND HOUSE ON LFT

Apts	Age	Garage	Parking	Lot Size	Taxes	\$ 1030
2	90+	2CAR	AMPLE	11000 IRREG.	Tax Yr	1985
Heat/Fuel		H.Water		[X] P.Watr		Sew.
FHW/OIL		OFF F		[] DgWell	[X] Sept.	[X] Gas
Gr.Income	\$ CALL L.B.			[] DrWell		[] Cspl.
Gr.Expense	\$ CALL L.B.			[] Dr.Pt		[] Other
Remarks	DUPLEX: EACH UNIT			[] Other		[] S&S
	HAS LR, DR, KITCHEN & 3BR'S			Zone		Book# 4764
	FULL BTH UP. ONE SIDE HAS A			MDR		Page# 116
	SCREEN PORCH. GOOD PLUMBING			Siding		Amps100
	ELEC., HEATING. WALK UP			CLABOARDS		Poss:
	ATTIC. FULL BASEMENT WITH			Excl.of 121 SP		PH 781-2216
	2 WASHER/DRYER HOOK-UPS.			Owner MCDONALD		
	2 STOVES, 1 REFRIGERATOR. EXCELLENT CENTER LOCATION.					
	APPOINTMENTS THRU LISTING BROKER, 24 HOURS NOTICE.					

Income Type EndSz 1,5072.5F

85-02111 351 BLACK, PT. RD., SCARBOROUGH

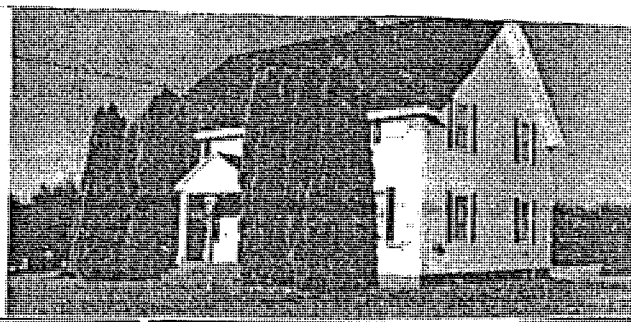
Original Price \$96,500

Date Transferred 10-4-85

Selling Price \$96,500

Financing: CONVENTIONAL

Comparable No. 2



Addr 351 BLACK POINT ROAD List# 85 02111
Town SCARBOROUGH Color WHITE Area 4
Dir: ROUTE 207 PAST 77 & FIRE STATION 1ST HOUSE ON THE RIGHT

Apts	Age	Garage	Parking	Lot Size	Taxes	\$ 931+
2	75+		AMPLE	240X130.13	Tax Yr	84-85
Heat/Fuel		H.Water		[X] P.Watr		Sew.
FHW/BB/22		OFF F		[] DgWell	[X] Sept.	[X] Gas
Gr.Income	\$ 9300.00			[] DrWell		[] Cspl.
Gr.Expense	\$ SEE L.B.			[] Dr.Pt		[2] Furn
Remarks	A RARE FIND PROP			[] Other	[X] S&S	
	LOCATED SHORT DISTANCE TO			Zone		Book#
	BEACHES OF PROUTS NECK &			R-2		Page#
	OTHER FINE AMENITIES. HDWD			Siding		Amps60
	FLRS THRUOUT BOTH UNITS W/			CLAPBOARD		Poss: TBA
	EXCEPTION OF BATHS & KITS.			Excl.of 430 JCH		PH 883-5135
	27X4 10 POOL ONLY 4 YRS OLD			Owner WILSON, CRAIG & SHERRY		
	STAYS. 2 STOVES & REFRIG STAY. ONE IN OWNERS SIDE TO BE					
	REPLACED BY COPPERTONE. HOUSE NEEDS PAINT OR SIDING BUT					
	OTHERWISE IN GOOD CONDITION THRUOUT. CO 3.5					

Income Type DUPLEX EndSz 28X40

86-00027 ROUTE 25, STANDISH

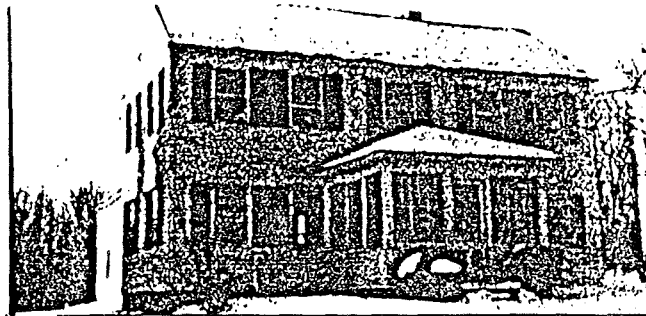
Original Price \$72,000

Date Transferred 4-29-86

Selling Price \$69,900

Financing: CONVENTIONAL

Comparable No. 3



Addr ROUTE 25										List# 86 00027	
Town STANDISH										Age 100+ Area 13	
Dir: ROUTE 25 - 2 HOUSES ON LEFT BEFORE JCT. ROUTE 35											
Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 676		Lot Size			
8	4	2.00				Tax Yr 1984		40 X 185			
Bsmt	Heat/Fuel		H.W.ater		Book#	Wtr.Frt					
FULL	FHW/OIL/ELEC		OFF F		Page#	Rd.Frt 40					
1ST	1ST	2ND		(X)	P.Water	()	Sew.	()	Hood	()	Stove
LR	X	X		()	DgWater	(X)	Sept.	()	Fan	()	Ref.
DR	AREA	AREA		()	Dr Well	()	Cspl.	()	Disp	()	DWf.
Kit	X	X		()	DrPt	()	Other	()	FS	(X)	S&S.
BR			2 - 2	()	Other	()	Gas	()	WS	()	
Bth	1		1		DriveS. ASPH	Siding CLAPBOARDS		Amps10			
					Zone VC	Poss: TOT					
					Excl.of 580 AJS	PH 839-2573					
					Owner WILEY						

Remarks: TWO FAMILY, EACH UNIT 2 BEDROOM ON 2ND FLOOR
SEPARATE METERS - UNITS RENTED; REAR - \$375 FRONT \$330
PLUS UTILITIES.

CO 3.5
Res Typ 2/STY FndSz 32.5 X 40.5 Clr WHITE

APPENDIX

Section C

Written Suggestions to the Special Commission

A PROPOSED USE OF PINELAND CENTER FOR GERIATRIC RESEARCH

PINELAND CENTER consists of 1700 plus acres of state-owned land and buildings. It is a JCAH accredited facility with a hospital, dental clinic, x-ray dept., laboratories, research library and a school.

RECREATION/LEISURE TIME FACILITIES - gymnasium, therapeutic swimming pool, chapel, developed trails, paid for by parents, and friends groups.

Educational and in service training and research programs all in place.

CENTRAL LOCATION to major population centers of Brunswick-Bath, Lewiston-Auburn, and the Portland area
-to the major medical facilities -CMMC, St. Mary's, Brunswick Hospital and MMC.
-within two hours of Boston and all its medical schools.
-central to the major educational facilities: Bowdoin, Bates, USM, SMVTI, CMVTI, N.E. Medical College.

STAFFING includes physicians, dentist, geneticist, RNs, U.I.'s, P.T.'s, speech pathologists, social workers.

COMMUNITY SUPPORT SERVICES-security, fire-safety, all-faiths chapel and a gymnasium are all in place.

THE NEED FOR GERIATRIC RESEARCH CENTER AND SERVICES

Maine's elderly population is one of the fastest growing in the nation. The Mentally Retarded, Mentally Ill and Physically Impaired populations are living far beyond projected life expectancies. All kinds of mental, physical, degenerative and sociological processes are being manifested that are new to society, so many of which have no known solutions. Many aging/aged MR individuals are now being identified in the service systems because of the advanced age of parent(s) or death of parent(s).

There are not enough nursing home beds to meet needs of elderly medicaid patients. These patients are being maintained in hospitals for want of a community bed. Not enough doctors are trained to treat, or are willing to treat geriatric patients with, e.g. Alzheimer's, Parkinson's etc.

No MSW program available through state university to work in the field of Geriatrics.

PROPOSED DEVELOPMENT OF COMPREHENSIVE GERIATRIC PROGRAM

- * University affiliated programs for training of professionals in the allied health fields
 - * Affiliation with regional medical, nursing and dental schools
 - * Affiliation with nearby VTI's
-

PROPOSAL TO DEVELOP SIX REGIONAL CENTERS FOR THE MENTALLY RETARDED

- * Pineland would be retained as regional center for the Lewiston-Auburn, Portland area
 - * Aging MR population in the communities and regional centers would access the specialized geriatric services/programming
community persons would access Pineland for day programming
 - * Pineland would provide residence for aged community population unable to be maintained in the community.
 - * The regional centers could be developed one at a time and with careful planning rather than all at once at great expense to the state
-

To my knowledge, there does not now exist a research facility that is designed to specifically research and treat all the problems associated with aging.

There is enough land to develop farming, gardening programs as well as raising animals for therapy and to fulfill the human need to be productive.

The invisible stigma/barrier associated with Pineland would be removed by serving all high need geriatric patients.

There is physical room to expand as needs would develop. The land is in a highly developed area with high real estate value which could always be sold, or leased for development.

APPENDIX

Section D

Supporting Financial Documents

 **allied**
engineering, inc.
381 Main Street • Gorham, Maine 04038-1385
Telephone 207-839-3303

Memo

LETTER

Date November 6, 1986

To Mr. John Conrad
Director of Support Services
Pineland Center
Pownal, Maine 04069

Subject Pineland Center
Pownal, Maine

In accordance with our telephone conversation there is attached the budgets and cost estimates for the following:

Morrill House
Morse House
Bishop Hall

I trust these will be satisfactory to your needs.

☐ Please reply ☐ No reply necessary

SIGNED
Kenneth T. Northrup, CCS
Vice President

Ken (gah)

State of Maine
Bureau of Public Improvements
PROJECT BUDGET
NOVEMBER 6, 1986

PROJECT Pineland Center - Morrill House
LOCATION Pownal, Maine

TOTAL FUNDS NEEDED \$ 41,100

ITEM I - ADMINISTRATIVE COST AND RESERVE

Land	\$	
Movable Equipment	\$	
Advertising/Insurance/Legal	\$	750
Art 1%	\$	
Contingency	\$	3,350
Subtotal	\$	4,100

ITEM II - FEES AND SERVICES

Architect/Engineer	\$	3,500
Survey and Soils	\$	
Field Inspection	\$	
Subtotal	\$	3,500

ITEM III - CONSTRUCTION

Building	\$	
Site Development	\$	
Sewer	\$	
Water	\$	
Built-in Equipment	\$	
Temporary Roof	\$	
Renovations	\$	33,500
Subtotal	\$	33,500

CONSTRUCTION COST

Area - Square Foot _____
Cost/Square Foot _____

REMARKS:

PINELAND CENTER
POWNA, MAINE
MORRILL HOUSE
NOVEMBER 5, 1986

COST ESTIMATE

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>LABOR AND MATERIALS</u>	<u>TOTAL COST</u>
<u>Morrill House:</u>				
A. New Roof	25	sq.	L and M at \$150/sq.	3,750
1. Bituthane Watershield	600	sr	Allowance	450
B. Bathrooms	2	ea	Allowance	4,000
C. New Furnace with baseboard radiator (remove existing)			Allowance	5,500
D. Patch area of floor grills			Allowance	500
E. In lieu of exterior paint suggest vinly siding			Allowance	12,000
F. Need new sewage field			Allowance	<u>2,500</u>
Subtotal				\$ 28,700
15% GC Overhead and Profit				<u>4,305</u>
Subtotal				\$ 33,005
1.5% Bond				<u>495</u>
GRAND TOTAL				\$ 33,500

State of Maine
of Public Improvements
PROJECT BUDGET
NOVEMBER 6, 1986

PROJECT Pineland Center - Morse House
LOCATION Pownal, Maine

TOTAL FUNDS NEEDED \$ 26,000

ITEM 1 - ADMINISTRATIVE COST AND RESERVE

Land	\$	
Movable Equipment	\$	
Advertising/Insurance/Legal	\$	750
Art 1%	\$	
Contingency	\$	2,150
Subtotal	\$	3,000

ITEM 11 - FEES AND SERVICES

Architect/Engineer	\$	<u>2,000</u>
Survey and Soils	\$	<u> </u>
Field Inspection	\$	<u> </u>
Subtotal	\$	<u>2,000</u>

ITEM III - CONSTRUCTION

Building	\$	
Site Development	\$	
Sewer	\$	
Water	\$	
Built-In Equipment	\$	
Temporary Roof	\$	
Renovations	\$	21,000
Subtotal	\$	21,000

CONSTRUCTION COST

Area - Square Foot _____

Cost/Square Foot _____

REMARKS:

PINELAND CENTER
POWNA, MAINE
MORSE HOUSE AND GARAGE
NOVEMBER 5, 1986

COST ESTIMATE

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>LABOR AND MATERIALS</u>	<u>TOTAL COST</u>
A. New roof - shingles	40	sq	L and M at \$150/sq	6,000
1. Bituthane Watershield	600	sf	Allowance	450
B. 1/2 Bath each side	2	ea	Allowance	4,000
C. Should have vinyl siding on building in lieu of trying to paint			Allowance	<u>7,500</u>
		Subtotal		\$ 17,950
		15% GC Overhead and Profit		<u>2,750</u>
		Subtotal		\$ 20,700
		1.5% Bond		<u>300</u>
		GRAND TOTAL		\$ 21,000

State of Maine
Bureau of Public Improvements
PROJECT BUDGET
NOVEMBER 6, 1986

PROJECT Pineland Center - Bishop Hall

LOCATION Pownal, Maine

TOTAL FUNDS NEEDED \$ 178,589

ITEM I - ADMINISTRATIVE COST AND RESERVE

Land	\$	
Movable Equipment	\$	
Advertising/Insurance/Legal	\$	1,000
Art 1%	\$	
Contingency	\$	14,500
Subtotal	\$	15,500

ITEM II - FEES AND SERVICES

Architect/Engineer	\$	14,500
Survey and Soils	\$	
Field Inspection	\$	3,500
Subtotal	\$	18,000

ITEM III - CONSTRUCTION

Building	\$	
Site Development	\$	
Sewer	\$	
Water	\$	
Built-In Equipment	\$	
Temporary Roof	\$	
Renovations	\$	145,089
Subtotal	\$	145,089

CONSTRUCTION COST

Area - Square Foot

Cost/Square Foot

REMARKS:

PINELAND CENTER
POWELL, MAINE
BISHOP HALL
NOVEMBER 5, 1986

COST ESTIMATE

Repairs and upgrading of facility to use for an OUI unit.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>LABOR AND MATERIALS</u>	<u>TOTAL COST</u>
A. New Roof (*See Note)	5000	sf	L and M at \$4.50/sf	\$ 22,500
B. Bathrooms -				
1. Fixture Change	36	fix.	Allowance	20,000
2. New Partitions	20	ea.	L and M at \$250/ea	5,000
3. Ceramic Tile Floor and 4' Wainscot	2000	sf	L and M at \$6.00/sf	12,000
4. Ceiling	800	sf	L and M at \$1.75/sf	1,400
5. Lighting			Allowance	3,000
6. Exhaust			Allowance	2,000
C. New Ceiling	10000	sf	L and M at \$1.75/sf	17,500
D. New Flooring and Stair Treads	10000	sf	L and M at \$1.60/sf	16,000
E. New Lighting	9200	sf	L and M at \$2.00/sf	18,400
G. Painting -				
1. Interior			Allowance	3,500
2. Exterior Paint and Caulking			Allowance	<u>3,000</u>
	Subtotal			\$124,300
	GC 15% Overhead and Profit			<u>18,645</u>
	Subtotal			\$142,945
	1.5% Bond			<u>2,144</u>
	GRAND TOTAL			\$145,089

* Note: Before new roof and insulation are applied, building should undergo structural review.

BHCE1105

MINUTES OF THE MEETING

PINELAND CENTER

MAY 27, 1986

Present: John Conrad Director of Support Services - Pineland
Larry "Skip" Merrill Chief Engineer - Pineland
Albert Milasauskis Allied Engineering
Ken Northrup " "

Topic of Discussion: Cost for mothballing Pineland Center.

Discussion Insued on whether the facility would be put in complete mothballs or whether it would be a minimal maintaining of the facility thus keeping heat in existing heated buildings to keep deterioration to a minimum. John Conrad indicated that the facility would be in minimal mothballs. It was determined that the buildings should be kept at 45 to 50 degrees during the winter months. It was estimated to do this approximately 300,000 gallons of fuel per year would be required. Cost figures for the mothballing is thus divided into two catagories: Catagory A is the initial cost required and Catagory B would be the annual cost thereafter.

Catagory A:

1. The existing boilers would have to be converted to an automatic control system which we would estimate would cost \$150,000.
2. The existing sewage treatment system would have to be completely mothballed with arrangements made for the storm drain system to flow through. We estimate the cost of mothballing this facility at \$20,000.

Total cost of Catagory A would be \$170,000.

Category B:

1. Fuel: The cost each year for fuel and ancillary items would be \$300,000.
2. Electricity: The cost each year to operate the pumps, the water system, and the necessary lighting is estimated at \$45,000.
3. Telephones: The estimated annual cost for operation is \$1,000.
4. Operational Supplies: The annual cost of supplies for operation to include materials for repair (i.e. broken glass, roof repairs) to keep the buildings in their existing condition is estimated to be \$50,000.
5. Electrical Maintenance: The estimated annual cost for maintenance on motors, high voltage requirements, etc. is \$20,000.
6. Personnel: Discussion indicated that a total of 14 staff positions would be needed to maintain the facility 24 hours a day, 7 days a week, to provide for exterior ground maintenance in the summer, snow removal in the winter, security requirements and boiler operation. The classification of these are as follows:
 - a. Eight Maintenance Mechanic positions.
 - b. Five Stationary Engineer positions.
 - c. One Plant Maintenance Engineer position.

Included in the total dollars cost of personnel is a 25% of basic salary for fringe benefits. The annual personnel costs are as follows:

a. Eight Maintenance Mechanics at \$20,644 per year = \$165,152

b. Five Stationary Engineers at \$22,776 per year = 113,880

c. One Plant Maintenance Engineer at \$26,780 per year = 26,780

Total Annual Cost for Personnel \$305,812

Grand Total of All Annual Costs for Catagory B \$721,812

APPENDIX

Section E

Special Commission Membership

SPECIAL COMMISSION TO STUDY THE UTILIZATION OF
VACANT BUILDINGS AT PINELAND CENTER
(Ch. 36, 1985 Resolves)

MEMBERSHIP

Sen. Beverly Bustin
6 Colony Road
Augusta, Maine 04330
Home: 622-6903

William Flahive
91 Land of Nod Road
Westbrook, Maine 04092

Paul Karwowski
19 Ward Road
Topsham, Maine 04086
Home: 729-8450

Colin Goodwin
RFD I - Box 1263
Woodside Road
Brunswick, Maine 04011

Wayne Cobb
RFD 1, Box 445
New Gloucester, Maine 04260
Home: 926-4779

Christopher Crowley
60 Martin Drive
Lewiston, Maine 04240
Home: 782-0759

Leighton Cooney, Director
Bureau of Public Improvements
State House Station #77
Augusta, Maine 04333
Business: 289-3881

Rep. Donnell Carroll,
Chairperson
P.O. Box 163
Gray, Maine 04039
Home: 657-4028
Business: 772-6000

Roger Gilliam
1198 High Street
Bath, Maine 04530
Home: 443-6562

Roger Dunning
118 North Street
Westbrook, Maine 04092
Home: 854-4937

Donald Chase
94 Depot Road
Gray, Maine 04039

Kathleen Arabacz
19 Maple Avenue
Farmington, Maine 04345

John Conrad,
Vice-Chairperson
Support Services Director
Pineland Center
P.O. Box C
Pownal, Maine 04069
Business: 289-3861
289-3078

APPENDIX

Section F

Original Report of Special Commission

REPORT OF SPECIAL COMMISSION
STUDY OF UTILIZATION OF VACANT BUILDINGS
AT PINELAND CENTER
(Ch. 36, 1985 Resolves)

January 31, 1986

TO: Governor Joseph Brennan; Charles Pray, President of the Senate; John Martin Speaker of the House; Representative John Diamond, Chairperson Legislative Council

FROM: Representative Donnell Carroll, Chairperson of the Special Commission to Study the Utilization of Vacant Buildings at Pineland Center

During the past Regular Session of the State Legislature, Chapter 36 of the Legislative Resolves established the Special Commission to Study the Utilization of Vacant Buildings at Pineland Center. The task of the Commission has not been an easy one to accomplish for a variety of reasons. How to best utilize the campus at Pineland and its' physical plant resources, is a challenging question and an important one. The physical plant is extremely valuable. It will be very important for the State departments and agencies who will need to expand their physical plants over the next 1 to 20 years, to consider utilizing the space available at Pineland Center.

If the campus is not to be utilized by other State agencies, then other options need to be pursued, including use by local town governments, private non-profit concerns and private for-profit concerns.

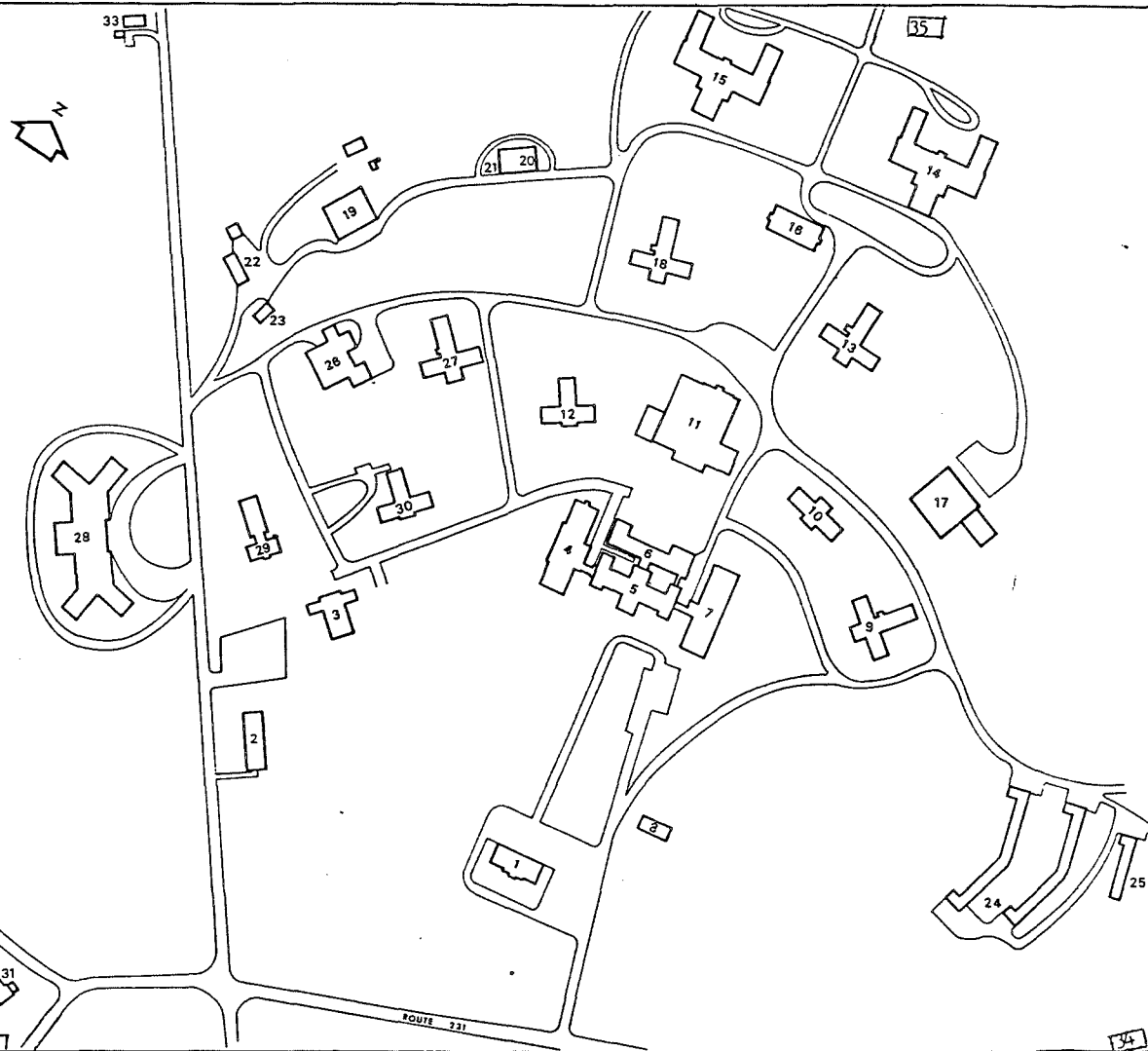
As long as Pineland Center remains a facility for the care and treatment of the developmentally disabled, other uses of the space at Pineland must appropriately meld philosophically. However, the social stigma commonly associated with institutions and the mentally retarded, should not be absolute roadblocks to better utilizing the valuable resources at Pineland Center. The success of utilizing the Augusta and Bangor Mental Health Institutes for other purposes are examples of how perceptions and social stigmas, given time, fore-thought and patience, may be altered.

Attached is the report on the Commission's findings and recommendations. In that there are no clear and decisive answers to how to best utilize the facility's resources, it is recommended that the Special Commission be authorized to continue working on its' legislated mandate until September 1, 1986. Over the coming months, there will be sufficient time to evaluate the available options and resolve the best use of the vacant space.

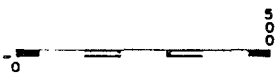
T A B L E O F C O N T E N T S

- I. OVERVIEW OF PINELAND**
- II. LISTING OF AVAILABLE VACANT BUILDINGS AT PINELAND**
- III. OPTIONS AVAILABLE FOR ALTERNATIVE USES OF VACANT SPACE**
- IV. IDENTIFIED PROBLEMS WITH EFFECTIVELY UTILIZING VACANT SPACE**
- V. SPECIAL COMMISSION RECOMMENDATIONS**
- VI. LEGISLATIVE RESOLVE**
- VII. MEMBERSHIP**

- 1 Conference Center
- 2 Bishop Hall
- 3 Doris Sidwell Hall
- 4 Benda Hospital
- 5 Hedin Administration Building
- 6 Doris Anderson 1 & 2
- 7 Muskie Building
- 8 Chapel
- 9 Pownal Hall
- 10 New Gloucester Hall
- 11 Langley Center, Kitchen + Day Programing
- 12 Staples Hall
- 13 Cumberland Hall
- 14 Bliss
- 15 Kupelian Hall
- 16 School (Berman School)
- 17 Gymnasium + Pool
- 18 Vasburgh Hall
- 19 Powerhouse
- 20 Maintenance Building
- 21 Garage
- 22 Storage
- 23 Fire Station
- 24 Federation Apartments 1, 2, 3 + 4
- 25 Employee Housing
- 26 Laundry
- 27 Yarmouth Hall
- 28 Perry Hayden Hall
- 29 Sebago House
- 30 Gray Hall
- 31 Dirigo House
- 32 Cottages 1, 2 & 3
- 33 Valley View Farm
- 34 Horse House
- 35 Morrill House
- 36 Garage 5



STATE OF MAINE
1982
BUREAU OF PUBLIC IMPROVEMENTS



PINELAND CENTER

I. OVERVIEW OF PINELAND CENTER

Purpose: - Presently certified as a 323 bed Intermediate Care Facility for the Mentally Retarded.

Location: - New Gloucester, Maine. 5 miles east of Gray; approximately equidistant between Portland, Lewiston/Auburn, and Brunswick.

Size: - 110 acres, surrounded by 1,300 acres of Public Lands' fields and forest.
44 buildings - approximately 500,000 square feet.

Type of Physical Plant Resources:

18 residential buildings;
Acute care hospital;
Administrative/office/conference facilities;
Training/in-service education facilities;
5 developmental training centers;
Commercial type laundry;
Institutional kitchen;
Fire station with 2 pumpers and 1 ambulance;
Gymnasium/bowling alley/therapeutic pool;
Nature trail which is handicapped accessible;
Maintenance facility;
Powerhouse with 2 B & W boilers and diesel generator;
2 water reservoirs;
Water treatment plant;
Sewerage treatment plant.

Census: - Average of 280

P I N E L A N D C E N T E R

2

PHYSICAL PLANT STRUCTURES

(Square Footage)

Benda Hospital	8,575
Berman Conference Center	11,448
Bishop Hall	14,800
Bliss Hall	23,670
Carpenter Shop (Storage)	5,000
Chapel	2,900
Conference Center	48,000
Cottage 1 & Garage	2,000
Cottage 2 & Garage	2,000
Cottage 3 & Garage	2,000
Cottage 4 & Garage	2,000
Cottage 5 & Garage (Sunshine Center)	2,000
Cumberland Hall	19,446
Dirigo House	8,200
Doris Anderson Hall	20,674
Doris Sidwell Hall	5,008
Federation Apartments	13,576
Fire Station	2,000
Flour House	1,276
Garage - 6 car - Hill Farm	1,365
Gray Hall	7,020
Hedin Administration Building	24,622
Kupelian Hall	24,844
Laundry	14,500
Longley Center	48,000
Maintenance Building	14,404
Morrill House & Garage	2,564
Morse House & Garage	5,000
Muskie Treatment Building	16,600
New Gloucester Hall	12,060
Perry Hayden Hall	19,698
Power House	12,000
Pownal Hall	18,360
Sebago House	19,680
Soucy Gym & Pool	18,600
Staples Hall	7,020
Storage Building (Hill Farm)	2,760
Vosburgh Hall	19,446
Yarmouth Hall	19,446
	<hr/>
	468,004

II. LISTING OF AVAILABLE VACANT BUILDINGS AT PINELAND CENTER

<u>Building</u>	<u>Square Footage</u>	<u>Description, Condition and Current Use:</u>
Morse House	5,000	Duplex - 3 bedrooms on each side; located on Rt. 231, separate from institution; good condition; currently unoccupied. This potentially could be used as housing for students from the University of New England.
Conference Center	8,960	2 floor, non-handicapped accessible building at entrance to grounds; office/administrative/training uses; good condition. Currently partially used as office space for a federally funded project.
Bishop Hall	14,800	3-story dormitory style building; in past has been used as employee housing, a residence for the retarded, and as a developmental training center; fair condition - a leaking roof; currently unoccupied.
Sebago House	19,680	4-story dormitory style building; in past has been used as employee housing and as a residence for the retarded; currently unoccupied; poor to fair condition; a leaking gutter/flashing has caused some structural damage.
Yarmouth Hall	19,446	3-story building which is currently used for cold storage of furniture and client records; fair condition.
New Gloucester Hall	12,060	3-story building which is currently used for cold storage of District Court records; poor to fair condition.
Pownal Hall	6,120	This square footage represents the nonutilized space on the top floor; the lower 2 floors are used as a developmental training center; the top floor is in fair to good condition.
Federation Apartments 3 & 4	5,242	This space is handicapped accessible and is at ground level; it is currently not utilized, but Apartment 4 may be used in time as an additional 6-bed residence; Apartment 4 is in excellent condition; Apartment 3 is in fair condition.
Vosburgh Hall	19,446	3-story building; the top 2 floors are not currently utilized other than emergency residential space; the basement is currently the location of the Clothing Exchange; good condition.
Morrill House	2,564	2-story Cape house with attached garage; currently unoccupied; fair to good condition.
Total Square Footage	113,318	

III. OPTIONS AVAILABLE FOR ALTERNATIVE USES OF THE VACANT SPACE

The following options have been discussed:

- A. Offices for various State agencies - Many State agencies have regional or district offices which use leased space. Utilizing Pineland would reduce leasing costs. Further, as more State business is done via telecommunications/computers, office space away from Augusta becomes more viable.
- B. Corrections:
Educational Facility: The mixing of services for the mentally retarded and the incarcerated on the same campus is not desired by the Department of Mental Health and Mental Retardation. However, consideration should be given to the idea of Pineland Center being converted completely to another purpose - perhaps as a correctional or educational facility. If such an alternative use fit an existing need for space, the construction of Intermediate Care Facilities for the mentally retarded in municipalities throughout the state would be needed. New facilities would provide for improved staffing and energy efficiencies, and permit the residents now living at Pineland to live closer to their families and in a less institutional environment.

 The possibility of the surrounding counties utilizing space at Pineland Center as a common OUI incarceration site was also discussed. Such a facility would be utilized for OUI offenders who have no previous criminal record. Public works projects would be available on grounds.
- C. School space for the towns of Gray and New Gloucester - There is currently under discussion the need for an additional 18 classrooms to meet the needs of S.A.D. 15. Also, this space could assist in meeting the extra curricular and unmet educational needs of the school district. If space at Pineland was utilized instead of new construction, significant tax dollars could be saved.
- D. Emergency Housing for Battered Wives and/or Abused Children - There is currently a significant unmet need within southern and central Maine for additional emergency beds for these purposes. Several buildings at Pineland could assist in remedying this situation.
- E. Elderly Housing - There is a stated need for additional ICF beds throughout the State; the possibility of utilizing available space at Pineland for geriatric ICF clients throughout the State who are also mentally retarded, is an alternative.
- F. Congregate Housing - Conversion of space at Pineland for local senior citizens who are still independent but in need of some daily living assistance is another possibility.
- G. Sale of Property to the Private Sector - A couple of the structures which are vacant and on the periphery of the grounds, could be easily converted to private residences.

Options Available for Alternative Use (con't.)

Page Two

- H. Expanded Day Care for Gray/New Gloucester Area - Presently, there is a need for expanded facilities for infants/toddlers and low income families. There is presently one non-profit day care center on Pineland Center property but that program is limited to accepting 12 children at any one time because of the size of the home.
- I. Lease of Property to Private Firms - The possibility exists of leasing space for offices or light industry. This alternative could not be pursued without a statute change permitting multiple-year leases. It is doubtful that private financing for renovations could be arranged without an extended year lease.
- J. Use by Pineland Center - Pineland will still need to have some space available for the following purposes - emergency shelter, cold storage of furniture and records, student housing, and additional transitional living units. However, Pineland's need for space will be reviewed in the context of what other uses may be proposed for each of the available buildings.
- K. Shelter for the Homeless - 1986 is designated as the International Year of Shelter for the Homeless. Accordingly, the Federal Government is giving this area of need a priority status. Possible uses of several buildings at Pineland should be explored to this end.
- L. Conference Center - Currently, many state, public, and state-funded agencies throughout Central and Southern Maine hold many workshops, seminars, and/or all-day conferences. The use of the Pineland Center facilities could provide a very relaxing environment for many of these functions while saving considerable tax dollars through lower rentals.

IV. IDENTIFIED PROBLEMS WITH EFFECTIVELY UTILIZING THE VACANT SPACE

- A. Rural Location - Pineland's rural location poses a potential problem for most of the alternative uses. This could be a drawback to potential employees relocating to Pineland away from urban areas; to residents of elderly or congregate housing because of the distance to shopping areas and only a rural transportation system being available; to customers of private concerns who locate their firms at Pineland; to citizens who are users of State services relocated to Pineland.
- B. Education Impact on Gray/New Gloucester, SAD 15 - If any emergency, school age childrens' programs are to be developed, anything longer than emergency short-term housing would impact on the local school system.
- C. Local Community Reaction - The reaction of the local citizens to alternative uses would have to be taken into account. In the past seven (7) years when Correctional programs being located at Pineland Center have been discussed, it has raised a healthy and lively discussion.
- D. Inappropriate Interface with Primary Mission of Pineland - Any suggested use of Pineland must adequately mesh with the care and treatment of the mentally retarded. Heavy industry would not blend well, as an example.
- E. Social Stigma - There exists a social resistance to co-exist or align with institutions and/or the mentally retarded. Even though this resistance is intangible and elusive, it does exist.
- F. Only Short Term Leases Now Permitted - Currently, the Department of Mental Health & Mental Retardation may only lease space one (1) year at a time to private non-profit agencies. If private investment is to be utilized, 10, 15, or 20 year leases would have to be permitted and for private for-profit firms also.

V. SPECIAL COMMISSION RECOMMENDATIONS

- A. To change statutes to permit the Department of Mental Health & Mental Retardation to enter into multiple-year leases (up to 25 years) to private non-profit and for-profit firms.
- B. Effective June 1, 1986, to require the Bureau of Public Improvements to assess and determine whether any State or local educational agency seeking to construct or lease additional space could adequately use the space at Pineland Center. This would be relevant to the construction of new space; leasing of additional space; the renewal of existing leased space, and would apply to any agency from Greater Augusta south to Kittery.

Further, to recommend that the future space needs of state government agencies should be met by agencies stating their needs; and those needs being assessed by the Bureau of Public Improvements to see if vacant buildings/space available within state government may be utilized for that (those) purpose(s)

- C. To require the Department of Human Services, Bureau of Maine's Elderly and the Maine State Housing Authority to jointly assess the need and feasibility of an elderly housing, ICF, or congregate housing project at Pineland Center. And, further, to determine what implementation steps and time frames would be necessary for such a project(s). Their joint report shall be submitted to the Special Commission by June 1, 1986.
- D. To require the Department of Human Services to investigate and report to the Special Commission, by June 1, 1986 on the feasibility of using available space for meeting the needs of abused wives and/or children, and expanded day care.
- E. To require the Maine State Housing Authority and the Department of Human Services to jointly assess the need and the feasibility of operating a shelter for the homeless at Pineland. Their joint report shall be submitted to the Special Commission by June 1, 1986.
- F. To perform a cost benefit analysis of the cost of "mothballing" the entire facility and building several smaller regional ICF/MR facilities.

Further, to authorize a study of Pineland Center to determine what its economic value might be as a complete campus, and what its alternative uses might pragmatically be.

To authorize and direct the Department of Finance & Administration, Bureau of Public Improvements, and the Department of Mental Health and Mental Retardation to implement this recommendation and report to the Special Commission by June 1, 1986.

- G. To authorize the Department of Mental Health & Mental Retardation to appraise the fair market value of the Morrill House, Morse House, and Cottage 5; and to report to the Special Commission the appraisal values by June 1, 1986.

Special Commission Recommendations (con't.)

Page Two

- H. To require the Department of Conservation to determine if the Public Lands surrounding Pineland have enough significant value to be maintained as Public Lands or rather should be sold all, or in part. The Department of Conservation shall report to the Special Commission by June 1, 1986.
- I. To require the Department of Finance & Administration to evaluate the need for a conference center at Pineland, what annual savings might be expected as a result, and what renovation costs would be necessary to establish such a center. This report shall be submitted to the Special Commission by June 1, 1986.
- J. To require the Department of Corrections to evaluate the Pineland Center campus in order to determine how the space may be utilized, all or in part. This evaluation will at least review the feasibility of an OUI facility being located at Pineland. The Department's report shall be submitted to the Special Commission by June 1, 1986.
- K. To require the Department of Educational & Cultural Services to evaluate the campus in order to determine how the space may be utilized, all or in part. The Department's report shall be submitted to the Special Commission by June 1, 1986.
- L. To extend the role of the Special Commission until September 1, 1986 at which time the Commission will report its findings and further recommendations to the Governor and to the Legislature.

APPROVED

CHAPTER

JUL 1 1975

36

STATE OF MAINE

BY GOVERNOR

RESOLVES

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-FIVE

H.P. 582 - L.D. 852

Resolve, to Create a Special Commission
to Study the Utilization of Vacant
Buildings at Pineland Center.

Emergency preamble. Whereas, Acts and resolves of Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, there presently exists a number of vacant buildings at Pineland Center; and

Whereas, it is the responsibility of the State to effectively use all of its existing resources; and

Whereas, existing public and private resources are not adequate to meet the needs and potential of the State's citizens; and

Whereas, the unused public buildings at Pineland Center may be a resource which could help meet those needs; and

Whereas, the members of the 112th Legislature find that a coordinated effort utilizing the resources and expertise of both the public and private sectors is necessary in addressing this problem to the benefit of all citizens of the State; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now,

therefore, be it

Commission established. Resolved: That a Special Commission to Study the Utilization of Vacant Buildings at Pineland Center be created. The commission shall consist of 13 members as follows: One member to the House of Representatives, appointed by the Speaker of the House of Representatives; one member of the Senate, appointed by the President of the Senate; the Commissioner of Mental Health and Mental Retardation or his designee; the Director of Public Improvements or his designee; 9 members appointed by the Governor, including one representative of the Board of Visitors, Pineland Center; one representative of the Consumer Advisory Board for the Mentally Retarded; one representative of Pineland Parents and Friends; one representative of the Maine State Employees Association; one representative of the American Federation of State, County and Municipal Employees; a representative from the Town of Gray; a representative from the Town of New Gloucester; a representative of the Bureau of Maine's Elderly; and a representative of the Maine State Housing Authority.

The members shall be appointed in a timely manner and the commission shall hold an organizational meeting at the call of the chairman of the Legislative Counsel within 30 days after the effective date of this resolve. At this meeting, the commission shall elect a chairman and vice-chairman from within the membership. Members who are not state employees shall receive expenses for meals and travel in accordance with Title 5, chapter 377; and be it further

Report. Resolved: That this select committee shall report its findings, together with any necessary legislation, to the Governor and the Second Regular Session of the 112th Legislature not later than January 10, 1986. This report shall:

1. Identify existing buildings at Pineland Center which are currently not used or not fully used for the present and future needs of the center;
2. Identify innovative approaches in this State and elsewhere which address similar building utilization; and

3. Develop a plan which identifies:

A. Potential occupants who would use any space that is identified as valuable; and

B. Recommendations for financing needed renovations of existing space, including a cost-benefit analysis for additional investment of state funds; and be it further

Staff support. Resolved: That the Department of Mental Health and Mental Retardation and Bureau of Public Improvements shall provide staff support to this commission.

Emergency clause. In view of the emergency cited in the preamble, this resolve shall take effect when approved.

In House of Representatives, 1985

Read and passed finally.

..... Speaker

In Senate, 1985

Read and passed finally.

..... President

Approved 1985

..... Governor