132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

January 22, 2026
1:30 PM
PRELIMINARY AGENDA

Page	Item		Action
		CALL TO ORDER	
		ROLL CALL	
		SUMMARY OF THE NOVEMBER 20, 2025 MEETING OF THE LEGISLATIVE COUNCIL	**Decision**
		REPORTS FROM STAFF OFFICE DIRECTORS	
		• Fiscal Report (Director Nolan)	**Information**
		• Legislative Studies Report (Director Fox)	**Information**
		REPORTS FROM COUNCIL COMMITTEES	
		• Personnel Committee	**Information**
		OLD BUSINESS	
	Item #1	Council Actions Taken by Ballot (No Action Required)	**Information**
		NEW BUSINESS	
	Item #1	Consideration of Requests for After-Deadline Bills and Certain Joint Resolutions	**Roll Call Vote**
	Item #2	Update on State House HVAC Study	**Information**
	Item #3	Acceptance of Report of Commission to Recommend Methods for Preventing Deed Fraud	**Acceptance**
	Item #4	Acceptance of Report of Commission Evaluate Scope of Regulatory Review and Oversight over Health Care Transactions that Impact the Delivery of Health Care Services in the State	**Acceptance**
	Item #5	Acceptance of Report of Commission to Expand Access to Oral Health Care by Studying Alternative Pathways for Obtaining a License to Practice Dentistry	**Acceptance**

Item #6	Implementation of Executive Branch Notification System for Notification of Events	**Decision**
Item #7	Update on State House Security Measures (Executive Session)	

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Fiscal Briefing

January 22, 2026

Prepared by the Office of Fiscal & Program Review

1. General Fund Revenue Update (see attached)

Total General Fund Revenue - FY 2026 ($'s in Millions)

	Budget	Actual	Var.	% Var.	Prior Year	% Change
December	$467.6	$463.2	($4.4)	-0.9%	$443.9	4.4%
FYTD	$2,853.0	$2,862.0	$9.0	0.3%	$2,824.9	1.3%

General Fund revenue was below budget by -$4.4 million (-0.9%) for December but was above budget by $9.0 million (0.3%) for the fiscal year to date. These variances reflect the inclusion of the December 2025 Revenue Forecasting Committee (RFC) forecast. General Fund revenue through December of 2025 (FY 2026) was 1.3% above General Fund revenue through December of 2024 (FY 2025).

Individual income tax revenue for December was -$0.4 million below budget for the month and for the fiscal year to date. Individual income tax withholding payments and final and estimated payments were slightly above budget for the month and for the fiscal year to date, while individual income tax refunds were $2.5 million greater than budgeted for December and $3.3 million greater than budgeted for the fiscal year to date (negative impacts on the General Fund). Corporate income tax revenue was -$10.0 million (-16.0%) below budget for December and -$10.0 million (-5.6%) below budget for the fiscal year to date. Sales and use tax revenue for December (November sales) was $1.8 million (1.0%) above budget for the month and $1.8 million (0.1%) above budget for the fiscal year to date. Lottery Commission transfers to the General Fund were $2.8 million above budget for December and $7.2 million (18.4%) above budget for the fiscal year to date.

2. Highway Fund Revenue Update (see attached)

Total Highway Fund Revenue - FY 2026 ($'s in Millions)

	Budget	Actual	Var.	% Var.	Prior Year	% Change
December	$31.5	$33.7	$2.2	6.8%	$39.2	-14.2%
FYTD	$303.3	$304.7	$1.4	0.5%	$331.7	-8.1%

Highway Fund revenue was above budget by $2.2 million (6.8%) for December and $1.4 million (0.5%) for the fiscal year to date. These variances reflect the inclusion of the December 2025 Revenue Forecasting Committee (RFC) forecast. Highway Fund revenue through December of 2025 (FY 2026) was -8.1% less than Highway Fund revenue through December of 2024 (FY 2025), primarily because of the decrease in the automotive sales tax transferred to the Highway Fund in July of 2025.

Fuel taxes revenue was $0.6 million (3.4%) above budget for December and $1.4 million (1.2%) above budget for the fiscal year to date. Motor vehicle registration and fees were above budget by $1.6 million (21.6%) for December and above budget by $4.9 million (8.7%) for the fiscal year to date. Highway Fund transfers from the liquor operations fund were -$0.5 million less than budgeted for December and -$1.4 million (-5.3%) below budget for the fiscal year to date.

3. Cash Balances Update

The average daily balance in the cash pool for December was $3,463.8 million, a decrease of -$68.8 million from November's average daily balance. Decreases in Other Special Revenue Funds and the Highway Fund were partially offset by increases in the General Fund and Other State Funds. The Highway Fund average daily balance for December was $73.7 million, a decrease of -$23.5 million from November's average daily balance, the result of the annual payment to the Local Road Assistance program being made in December.

4. Economic and Revenue Forecast – Winter 2026 Meetings

The Consensus Economic Forecasting Commission (CEFC) will next meet on January 28th to review and update the economic forecast for its required February 1st report. The Revenue Forecasting Committee (RFC) will meet during the last week of February to review and update the revenue forecast for its required March 1st report.

General Fund Revenue
Fiscal Year Ending June 30, 2026 (FY 2026)

Updated 1/19/26

December 2025 Revenue Variance Report

Revenue Category	December '25 Budget	December '25 Actual	December '25 Variance	Fiscal Year-To-Date Budget	Fiscal Year-To-Date Actual	Fiscal Year-To-Date Variance	Fiscal Year-To-Date Variance %	% Change from Prior Year	FY 2026 Budgeted Totals
Sales and Use Tax [1]	171,649,724	173,420,345	1,770,621	1,291,234,247	1,293,004,867	1,770,620	0.1%	2.6%	2,399,482,973
Service Provider Tax	2,989,717	3,249,250	259,533	22,845,069	23,104,602	259,533	1.1%	0.2%	26,058,860
Individual Income Tax	275,316,624	274,909,786	(406,838)	1,429,644,272	1,429,237,433	(406,839)	0.0%	1.6%	2,785,528,319
Corporate Income Tax	62,377,796	52,422,812	(9,954,984)	177,047,642	167,092,658	(9,954,984)	-5.6%	-19.3%	371,999,999
Cigarette and Tobacco Tax [2]	13,584,666	12,699,737	(884,929)	79,496,550	78,611,620	(884,930)	-1.1%	0.7%	183,934,931
Insurance Companies Tax	82,073	325,879	243,806	19,720,274	19,964,079	243,805	1.2%	-4.4%	133,611,000
Estate Tax	4,008,333	4,187,630	179,297	33,777,105	33,956,402	179,297	0.5%	53.0%	61,730,000
Other Taxes and Fees *	9,408,809	7,456,114	(1,952,695)	86,994,978	94,004,081	7,009,103	8.1%	13.6%	155,647,629
Fines, Forfeits and Penalties	1,345,550	1,097,193	(248,357)	10,162,320	9,429,503	(732,817)	-7.2%	207.2%	16,628,707
Income from Investments	3,662,066	3,769,567	107,501	21,710,363	21,818,716	108,353	0.5%	-32.0%	42,059,604
Transfer from Lottery Commission	6,000,000	8,774,648	2,774,648	39,000,000	46,161,186	7,161,186	18.4%	20.2%	78,000,000
Transfer from Liquor Commission	0	0	0	7,000,000	7,000,000	0	0.0%	0.0%	7,000,000
Transfers to Tax Relief Programs *	(63,943,831)	(62,682,245)	1,261,586	(67,376,249)	(66,114,664)	1,261,585	1.9%	7.6%	(82,994,000)
Transfers for Municipal Revenue Sharing	(19,101,080)	(19,099,244)	1,836	(148,093,742)	(148,091,907)	1,835	0.0%	0.1%	(283,367,645)
Highway Fund Sales Tax Transfer	0	0	0	(118,509,077)	(118,509,077)	(0)	0.0%	-2.3%	(118,506,620)
Other Revenue *	246,163	2,653,663	2,407,500	(31,634,338)	(28,699,520)	2,934,818	9.3%	-36.5%	(760,910)
Totals	**467,626,610**	**463,185,134**	**(4,441,476)**	**2,853,019,414**	**2,861,969,978**	**8,950,564**	**0.3%**	**1.3%**	**5,776,052,847**

* Additional detail by subcategory for these categories is presented on the following page.

1 / Includes revenue from adult-use cannabis sales taxes of $2.0 million for December and $13.0 million for the fiscal year to date.

2 / Includes revenue from adult-use cannabis excise taxes of $1.5 million for December and $9.6 million for the fiscal year to date.

General Fund Revenue
Fiscal Year Ending June 30, 2026 (FY 2026)

Updated 1/19/26

December 2025 Revenue Variance Report

Revenue Category	December '25 Budget	December '25 Actual	December '25 Variance	Fiscal Year-To-Date Budget	Fiscal Year-To-Date Actual	Fiscal Year-To-Date Variance	Fiscal Year-To-Date Variance %	% Change from Prior Year	FY 2026 Budgeted Totals
Detail of Other Taxes and Fees:									
- Property Tax - Unorganized Territory	0	0	0	12,591,207	18,032,711	5,441,504	43.2%	22.8%	14,883,223
- Real Estate Transfer Tax	2,062,475	1,313,693	(748,782)	17,401,420	16,652,639	(748,781)	-4.3%	28.1%	21,901,440
- Liquor Taxes and Fees	2,130,863	1,224,595	(906,268)	11,193,883	11,016,438	(177,445)	-1.6%	3.0%	22,093,824
- Corporation Fees and Licenses	344,573	321,057	(23,516)	4,483,779	4,676,935	193,156	4.3%	-4.3%	12,643,649
- Telecommunication Excise Tax	0	0	0	8,853,059	8,853,059	(0)	0.0%	44.3%	8,050,000
- Finance Industry Fees	1,507,983	1,904,800	396,817	11,026,198	11,461,000	434,802	3.9%	-3.2%	25,105,000
- Milk Handling Fee	49,934	110,484	60,550	383,324	443,872	60,548	15.8%	-0.2%	833,809
- Racino Revenue	981,539	1,052,645	71,106	5,889,234	6,386,956	497,722	8.5%	4.0%	11,544,318
- Boat, ATV and Snowmobile Fees	203,860	166,837	(37,023)	1,636,422	1,503,867	(132,555)	-8.1%	16.2%	4,559,561
- Hunting and Fishing License Fees	1,092,454	776,709	(315,745)	8,044,540	9,366,800	1,322,260	16.4%	31.2%	17,473,984
- Other Miscellaneous Taxes and Fees	1,035,128	585,295	(449,833)	5,491,912	5,609,805	117,893	2.1%	-13.2%	16,558,821
Subtotal - Other Taxes and Fees	**9,408,809**	**7,456,114**	**(1,952,695)**	**86,994,978**	**94,004,081**	**7,009,103**	**8.1%**	**13.6%**	**155,647,629**
Detail of Other Revenue:									
- Targeted Case Management (DHHS)	0	0	0	0	0	0	N/A	N/A	0
- State Cost Allocation Program	2,203,057	2,849,938	646,881	18,074,269	17,532,956	(541,313)	-3.0%	37.1%	31,292,728
- Unclaimed Property Transfer	0	0	0	0	0	0	N/A	N/A	12,000,000
- Tourism Transfer	0	0	0	(26,708,516)	(25,883,210)	825,306	3.1%	-6.7%	(26,706,297)
- Transfer to Maine Milk Pool	(1,185,019)	(2,161,381)	(976,362)	(12,788,600)	(9,898,125)	2,890,475	22.6%	-364.5%	(19,898,773)
- Transfer to Multimodal Transportation Fund	0	0	0	(18,117,877)	(18,117,877)	0	0.0%	-9.4%	(18,117,877)
- Transfer to Adult-Use Cannabis Fund	617,797	527,034	(90,763)	(1,685,218)	(1,775,981)	(90,763)	-5.4%	33.4%	(2,451,421)
- Other Miscellaneous Revenue	(1,389,672)	1,438,072	2,827,744	9,591,604	9,442,717	(148,887)	-1.6%	-20.0%	23,120,730
Subtotal - Other Revenue	**246,163**	**2,653,663**	**2,407,500**	**(31,634,338)**	**(28,699,520)**	**2,934,818**	**9.3%**	**-36.5%**	**(760,910)**
Detail of Transfers to Tax Relief Programs:									
- Me. Resident Prop. Tax Program (Circuitbreaker)	0	0	0	0	0	0	N/A	N/A	0
- BETR - Business Equipment Tax Reimb.	(2,081,766)	(1,232,048)	849,718	(5,220,448)	(4,370,730)	849,718	16.3%	26.8%	(16,846,000)
- BETE - Municipal Bus. Equip. Tax Reimb.	(61,862,065)	(61,450,197)	411,868	(62,155,801)	(61,743,934)	411,867	0.7%	5.8%	(66,148,000)
Subtotal - Tax Relief Transfers	**(63,943,831)**	**(62,682,245)**	**1,261,586**	**(67,376,249)**	**(66,114,664)**	**1,261,585**	**1.9%**	**7.6%**	**(82,994,000)**
Inland Fisheries and Wildlife Revenue - Total	**1,362,681**	**1,033,678**	**(329,003)**	**10,112,419**	**11,283,951**	**1,171,532**	**11.6%**	**27.3%**	**22,987,091**

Highway Fund Revenue
Fiscal Year Ending June 30, 2026 (FY 2026)

Updated 1/19/26

December 2025 Revenue Variance Report

Revenue Category	December '25 Budget	December '25 Actual	December '25 Variance	Fiscal Year-To-Date Budget	Fiscal Year-To-Date Actual	Fiscal Year-To-Date Variance	Fiscal Year-To-Date Variance %	% Change from Prior Year	FY 2026 Budgeted Totals
Fuel Taxes:									
- Gasoline Tax	16,048,343	15,422,857	(625,486)	106,881,238	106,255,624	(625,614)	-0.6%	-0.9%	200,743,355
- Special Fuel and Road Use Taxes	3,890,535	5,141,817	1,251,282	25,625,073	27,725,743	2,100,670	8.2%	2.6%	48,589,107
- Transcap Transfers - Fuel Taxes	(2,039,550)	(2,100,052)	(60,502)	(13,461,280)	(13,521,780)	(60,500)	-0.4%	-0.4%	(24,957,852)
- Other Fund Gasoline Tax Distributions	(466,971)	(448,791)	18,180	(3,110,058)	(3,091,876)	18,182	0.6%	-1.3%	(5,841,230)
Subtotal - Fuel Taxes	17,432,357	18,015,831	583,474	115,934,973	117,367,711	1,432,738	1.2%	-0.3%	218,533,380
Motor Vehicle Registration and Fees:									
- Motor Vehicle Registration Fees	4,530,121	5,640,000	1,109,879	35,516,043	38,748,840	3,232,797	9.1%	6.2%	71,419,954
- License Plate Fees	319,963	482,109	162,146	2,340,832	2,982,150	641,318	27.4%	-13.7%	4,032,907
- Long-term Trailer Registration Fees	1,061,897	1,119,086	57,189	5,846,787	5,866,271	19,484	0.3%	-13.8%	15,034,523
- Title Fees	1,061,945	1,094,047	32,102	7,102,850	7,501,973	399,123	5.6%	2.4%	14,214,949
- Motor Vehicle Operator License Fees	647,641	933,670	286,029	5,788,802	6,431,172	642,370	11.1%	12.7%	10,983,098
- Transcap Transfers - Motor Vehicle Fees	0	0	0	0	0	0	N/A	100.0%	0
Subtotal - Motor Vehicle Reg. & Fees	7,621,567	9,268,911	1,647,344	56,595,314	61,530,405	4,935,091	8.7%	20.1%	115,685,431
Motor Vehicle Inspection Fees	266,874	(1,040)	(267,914)	1,601,244	1,622,664	21,420	1.3%	21.3%	3,202,500
Other Highway Fund Taxes and Fees	46,130	105,572	59,442	324,654	857,213	532,559	164.0%	-8.4%	1,418,970
Fines, Forfeits and Penalties	40,792	74,177	33,385	241,319	526,519	285,200	118.2%	0.4%	606,412
Interest Earnings	369,398	326,872	(42,526)	1,911,328	1,868,803	(42,525)	-2.2%	-8.5%	3,303,683
Highway Fund Sales Tax Transfer	0	0	0	92,437,080	92,446,088	9,008	0.0%	-20.2%	92,437,080
Liquor Operations Fund Transfer	5,500,000	4,979,814	(520,186)	26,000,000	24,614,664	(1,385,336)	-5.3%	-20.2%	59,000,000
Other Highway Fund Revenue	240,785	900,960	660,175	8,301,003	3,901,768	(4,399,235)	-53.0%	-65.2%	12,278,879
Totals	**31,517,903**	**33,671,098**	**2,153,195**	**303,346,915**	**304,735,835**	**1,388,920**	**0.5%**	**-8.1%**	**506,466,335**

132nd Maine Legislature
Legislative Council Authorized Studies and Interim Meetings of Joint Standing Committees – 2025
January 22, 2026

Study Commission/Committee Study	Assigned Staff	Number of authorized meetings *held* to date	Report Date	Chairs	Status or comment
Interim Studies, Nonpartisan Staff-assigned					
LD 353 **Resolve, to Establish the Commission to Recommend Methods for Preventing Deed Fraud in the State** **Resolve 2025, c. 104**	Janet Stocco Will Tew Melanie Furman	*Monday, September 29, 2025 10:00 a.m.* *Monday, October 20, 2025 10:00 a.m.* *Wednesday, November 5, 2025 10:00 a.m.* *Wednesday, December 3, 2025 10:00 a.m.*	12/3/2025	Sen. Henry Ingwersen Rep. Adam Lee	Final report complete and presented to JUD
LD 1578 **Resolve, to Establish the Commission to Evaluate the Scope of Regulatory Review and Oversight over Health Care Transactions That Impact the Delivery of Health Care Services in the State** **Resolve 2025, c. 106**	Colleen McCarthy Reid Karen Nadeau Steve Langlin	*Wednesday, October 8, 2025 10:00 a.m.* *Wednesday, October 22, 2025 10:00 a.m.* *Wednesday, November 5, 2025 10:00 a.m.* *Monday, November 17, 2025 10:00 a.m.* *Monday, December 8, 2025 10:00 a.m.*	12/10/2025	Sen. Mike Tipping Rep. Michelle Boyer	Request approved for one additional meeting Final report complete and presented to HCIFS
LD 1615 **Resolve, to Expand Access to Oral Health Care by Studying Alternative Pathways for Obtaining a License to Practice Dentistry** **Resolve 2025, c. 107**	Anna Broome Anne Davison Sophia Paddon	*Wednesday, October 8, 2025 10:00 a.m.* *Wednesday October 22, 2025 10:00 a.m.* *Wednesday, November 5, 2025 10:00 a.m.*	12/10/2025	Sen. Donna Bailey Rep. Ambureen Rana	Commission held 3 meetings total Final report complete and presented to HCIFS
LD 1770 **Resolve, to Establish the Real Estate Property Tax Relief Task Force** **Resolve 2025, c. 108**	Lindsay Laxon Rachel Olson James Sargent (OFPR)	*Friday, September 12, 2025 10:00 a.m.* *Tuesday, September 30, 2025 10:00 a.m.* *Friday, October 24, 2025 10:00 a.m.* *Thursday, November 13, 2025 10:00 a.m.* *Thursday, December 4, 2025 10:00 a.m.* *Tuesday, December 16, 2025 10:00 a.m.*	Interim Report 1/15/2026 Final Report 12/15/2026	Sen. Nicole Grohoski Rep. Ann Matlack	8 meetings authorized during 2-year study period Contractor for research and analysis selected

132nd Maine Legislature
Legislative Council Authorized Studies and Interim Meetings of Joint Standing Committees – 2025
January 22, 2026

Study Commission/Committee Study	Assigned Staff	Number of authorized meetings *held* to date	Report Date	Chairs	Status or comment
		IFP subcommittee *Friday, October 17, 2025 @ 3:30 p.m.* *Friday, October 24, 2025 @ 2:00 p.m.*			Interim report drafted pending internal review
LD 1270 **An Act to Establish the Department of Energy Resources** **P.L. c. 476**	Lindsay Laxon Ed Charbonneau Kristin Bishop Dan Tartakoff		N/A	N/A	Drafting assistance only - complete
Right to Know Advisory Committee **T 1 §411**	Sam Senft Elena Roig Melanie Furman Kristin Bishop	**Full RTKAC meetings** *Friday, September 26, 2025 10:00 a.m.* *Wednesday, October 15, 2025 1:00 p.m.* *Wednesday, October 29, 2025 1:00 p.m.* *Wednesday, November 19, 2025 1:00 p.m.* **Technology subcommittee** *Tuesday, October 14, 2025 12:00 p.m.* *Monday, October 27, 2025 12:00 p.m.* *Monday, November 10, 2025 12:00 p.m.* **Records exceptions subcommittee** *Wednesday, October 15, 2025 10:00 a.m.* *Wednesday, November 5, 2025 1:00 p.m.* *Thursday, November 13, 2025 11:00 a.m.* **Burdensome requests subcommittee** *Friday, October 17, 2025 10:00 a.m.* *Monday, October 27, 2025 10:00 a.m.* *Wednesday, November 5, 2025 10:00 a.m.* **Public employees subcommittee** *Wednesday, October 22, 2025 10:00 a.m.* *Thursday, November 6, 2025 10:00 a.m.* *Monday, November 17, 2025 10:00 a.m.*	Annually January	Sen. Anne Carney	Report draft complete – pending final review and printing

Interim Meetings of Joint Standing Committees and Subcommittees			
Agriculture, Conservation & Forestry	Karen Nadeau		
Appropriations and Financial Affairs	Maureen Dawson	*Friday, October 17, 2025* *Monday, December 15, 2025*	Joint meeting with TAX and HHS (briefings) Work session
Criminal Justice and Public Safety	William Tew	*Tuesday, January 6, 2026*	Briefing and public hearing
Education and Cultural Affairs	Elena Roig Steve Langlin		
Environment and Natural Resources	Daniel Tartakoff	*Wednesday, October 15, 2025*	Off-site tour
Energy, Utilities and Technology	Lindsay Laxon	*Thursday, September 18, 2025* *Thursday, October 30, 2025* *Tuesday, January 6, 2026*	Work sessions, public hearing
Health and Human Services	Anna Broome Sam Senft	*Tuesday, September 9, 2025* *Tuesday, January 6, 2026*	Quarterly DHHS update pursuant to statute (child protection matters) Public hearing
Health Coverage, Insurance and Financial Services	Colleen McCarthy Reid	*Wednesday, October 1, 2025* *Thursday, November 6, 2025*	Briefings and work sessions (confirmation hearings)
Housing and Economic Development	Lynne Westphal Sophia Paddon	*Wednesday, October 22, 2025* *Wednesday, December 10, 2025* *Tuesday, January 6, 2026*	Briefings and work sessions
Inland Fisheries and Wildlife	Anne Davison		
Judiciary	Janet Stocco Elias Murphy	*Wednesday, November 12, 2025* *Thursday, November 13, 2025* *Friday, November 14, 2025* *Tuesday, January 6, 2026*	Briefings and public hearing, work session (confirmation hearings)
Labor	Steven Langlin Sophia Paddon		
Marine Resources	Anne Davison		
State and Local Government	Kristin Bishop		

Taxation	Dan Tartakoff Danielle Fox (temporary staffing assignment)	*Friday, October 17, 2025*	Joint meeting with AFA and work sessions
Transportation	Melanie Furman		
Veteran and Legal Affairs	Rachel Olson Karen Nadeau	~~*Monday, October 20, 2025 9:30 a.m.*~~	Meeting canceled

Legislative Council Actions

Taken by Ballot Since the

November 20, 2025 Council Meeting

Legislative Council Decisions:

Motion:	**That the Legislative Council Authorize the Commission to Evaluate the Scope of Regulatory Review and Oversight over Health Care Transactions that Impact the Delivery of Health Care Services in the State to hold one additional commission meeting prior to December 10, 2025**
Motion by:	Speaker Ryan D. Fecteau
Date:	November 24, 2025
Vote:	6-0-0-4 Passed (with Senator Stewart, Senator Harrington, Representative Faulkingham, and Representative Smith recorded as absent)

Motion:	**That the Legislative Council Approve the Maine National Speech and Debate Association's request to hold the Maine High School Debate Tournament in legislative space in the State House Complex on Saturday, January 17, 2026**
Motion by:	Speaker Ryan D. Fecteau
Date:	December 19, 2025
Vote:	7-0-0-3 Passed (with Senator Harrington, Representative Faulkingham, and Representative Gramlich recorded as absent)

Requests for Introduction of Legislation:

LR 2971	**An Act to Require All Public School Buses to Be Equipped with School Bus Crossing Arms**
Submitted by:	Representative Valli Geiger
Date:	December 12, 2025
Vote:	6-0-0-4 Passed (with Senator Duson, Senator Stewart, Senator Harrington, and Representative Faulkingham recorded as absent)

LR 2965	**Resolve, to Rename a Bridge in Roxbury the Roxbury-Frye Veterans Memorial Bridge**
Submitted by:	Senator Joseph Martin
Date:	January 7, 2026
Vote:	7-0-0-3 Passed (with Senator Duson, Representative Smith, and Representative Faulkingham recorded as absent)

132nd Maine State Legislature
Request to Introduce Legislation
And Certain Joint Resolutions
Second Regular Session

As of: 1/20/2026 12:53:23 PM

AFTER DEADLINE BILL REQUESTS

SPONSOR: **Sen. Donna Bailey**

LR #	Title	Action
2972	An Act Regarding Step Therapy for Alzheimer's Disease and Related Dementias	

SPONSOR: **Sen. Anne Beebe-Center**

LR #	Title	Action
2992	An Act to Allow a Surviving Spouse Who Holds an Elver License to Receive the Deceased Spouse's Elver Quota	

SPONSOR: **Sen. Dick Bradstreet**

LR #	Title	Action
2969	An Act to Prevent State Income Tax from Being Collected on Money Stolen from Victims of Government Impostor Scams	

SPONSOR: **Rep. Amanda N. Collamore**

LR #	Title	Action
2962	An Act Clarifying the Definition of "Domestic Partner"	

SPONSOR: **Rep. Ed Crockett**

LR #	Title	Action
2947	An Act to Amend the Maine Equal Pay Law to Specify That It Applies to Equal Work	

SPONSOR: **Sen. Scott Wynn Cyrway**

LR #	Title	Action
2967	An Act to Allow Transfer-on-death Designations for Motor Vehicles and Other Titled Property	

2993	Resolve, to Study Opportunities to Improve Laws Related to the Rights of Individuals with Significant Intellectual Disabilities or Autism Spectrum Disorder	

SPONSOR: **Rep. Billy Bob Faulkingham**

LR #	Title	Action
3010	An Act to Require the Secretary of State, When Requested, to Keep Confidential Motor Vehicle Registrations Issued to Law Enforcement Agencies	

SPONSOR: **Sen. Craig V. Hickman**

LR #	Title	Action
2978	An Act to Allow Schools to Expel Students for Committing Sexual Assault	

SPONSOR: **Sen. James D. Libby**

LR #	Title	Action
3005	Resolve, to Rename the Little River Bridge in the Town of Cornish the Cornish Veterans Memorial Bridge	
3006	Resolve, Directing the Department of Transportation to Place Signs on Warren's Bridge Between the Town of Hiram and the Town of Cornish	
3007	Resolve, Directing the Department of Transportation to Place Signs on the East Limington Bridge Between the Town of Limington and the Town of Standish	
3008	Resolve, Directing the Department of Transportation to Place Signs on the Canal Bridge in the Town of Standish	

SPONSOR: **Rep. Anne-Marie Mastraccio**

LR #	Title	Action
2994	An Act to Define "Grave Disability" in Regard to Mental Health Services	

SPONSOR: **Rep. Kristi M. Mathieson**

LR #	Title	Action
3004	Resolve, to Confirm and Finalize the Boundary Between the Town of Kittery and the Town of York	

SPONSOR: **Rep. Mathew David McIntyre**

LR #	Title	Action
2963	An Act Implementing the Education Recommendations of the Maine Artificial Intelligence Task Force	

SPONSOR: **Rep. Robert W. Nutting**

LR #	Title	Action
2976	An Act to Allow Vehicles Leased by Certain Veterans to Qualify for Excise Tax and Registration Fee Exemptions	

SPONSOR: **Sen. Trey Stewart**

LR #	Title	Action
2964	An Act to Provide a Tax Credit for New Attorneys Practicing Civil and Criminal Law in Underserved Areas	

JOINT RESOLUTIONS

SPONSOR: **Rep. Kristi M. Mathieson**

LR #	Title	Action
2738	JOINT RESOLUTION PROCLAIMING THAT THE STATE OF MAINE SUPPORTS ADMITTING WASHINGTON, D.C. INTO THE UNION AS A STATE OF THE UNITED STATES OF AMERICA	

SPONSOR: **Rep. Laurie Osher**

LR #	Title	Action
2598	JOINT RESOLUTION MEMORIALIZING THE PRESIDENT OF THE UNITED STATES AND THE UNITED STATES CONGRESS URGING THE PASSAGE OF AN ENABLING ACT LEADING TO THE ADMISSION OF WASHINGTON, D.C. INTO THE UNION AS A STATE OF THE UNITED STATES OF AMERICA	

Harriman

Partial Report

State of Maine
State House, HVAC Study
BGS #3808
Augusta, Maine
Harriman Project 24305

December 16, 2025

Study Report

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

www.harriman.com

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State of Maine, State House, HVAC Study

HVAC Study

State House

Study Intent

The State of Maine hired Harriman to conduct a study of the existing HVAC systems. This is in response to radon testing from March of 2024 that reported elevated levels on the first floor. This study will highlight the current Radon levels, commercial radon mitigation best practices, current operation of HVAC equipment and recommendations for permanent solutions to the high radon levels on the first floor. Other general recommendations for the HVAC systems are based on the study findings and airflow testing.

Radon Mitigation

Radon is a naturally occurring radioactive gas that is a biproduct of radium-226 decay. Radon is the second leading cause of lung cancer in the U.S. behind smoking. The EPA limit is 4 pCi/L and is now recommending 2 pCi/L. These metrics were developed during the 1990s when there was a large push for research on the cause and effects of substantial amounts of radon found in buildings and homes. The EPA guidelines for large commercial buildings and school were used as a source for information and guidance for this study, one of the EPA white papers is attached. Today, it is typical that all commercial buildings have radon mitigation systems designed during the original construction due to the low initial cost during construction. Mitigation in existing building is a much larger task and can be expensive.

There are three methods of radon mitigation that can be used separately but are best when they are all combined.

Active Soil Depressurization (ASD)-

The most effective and common way that radon is mitigated from homes and commercial buildings is Active Soil Depressurization (ASD). ASD is the process of evacuating air from beneath the slab of a building. This allows for the radon gas to be displaced above the roof of the building. This evacuation causes the pressure of the air below the slab to be negative and reduces the transfer of radon gas into the building.

In new construction this system involves proper aggregates below slab, a scution pit, a small fan, and under slab PVC piping. An ASD suction pit can cover approximately 100,000 SQ. FT depending on communication of the below slab areas. The most common occurrence that causes more pits is intermediate foundation walls. The more there are foundation walls will cause the different under slabs areas to be divided. This results in the need for a pit per area. Depending on the age of the building, will determine if the below slab aggregates allow for large areas to be depressurized by one pit or multiple. There have been several studies on testing methods to determine if depressurization is possible in existing buildings.

Harriman's expertise is not in the means and methods of this depressurization testing, and it is unknown if these testing methods are still in practice but there are white papers describing them. One method is shown in the attached second white paper. Where a test core is taken in various locations of a building, this large core (3/4" to 1-1/2") is taken from a potential location of a suction fan. A vacuum is used to pull pressure from this core to simulate a suction fan. Next smaller test holes (3/8") are drilled in different areas radially outwards and pressure gauges are used to measure the under-slab pressure. Test hole and cores are drilled until there is sufficient negative pressure shown at each area of the building. This allows for an understanding of how the under-slab areas communicate. Additional information about this testing method and a case study on a building like the State House is attached.

While ASD is the most common method of radon mitigation it is also the most invasive in this situation. The additional work that would need to be done in an existing building would result in major construction and disruption of spaces. Suction fans would need to be discharged above the building per code, and this also results in PVC piping to be run throughout all the floors of the building. Buildings of this age of the State House there would likely be significant abatement cost in this work. Depending on the under slab communication the construction scope and cost would scale drastically if more suction points were needed.

Building Pressurization and Dilution-
It is typical for the design of a HVAC system in a commercial building to ensure the building is slightly pressurized. This allows for less infiltration from the air outside of the building, boosting overall building efficiency. This is done by bringing in more outside air than the air that is exhausted. The outside air levels that is brought in is designated by ASHRAE 62 which is a standard that provides calculations for minimum outside/ventilation air for each type of occupancy. This along with ASD are the two best standards of practice that contribute to radon mitigation in buildings by pressurizing the building and diluting the radon in the air.

However, HVAC systems have more variables that decrease their radon mitigation capabilities. This is due to their main purpose is not being radon mitigation but occupant comfort. Examples of these variables are poor HVAC maintenance, scheduled turn down/turn off, reduced airflow during heating season and other openings in the building compromising pressurization. Most of these variables are either temporary or unavoidable. Proper maintenance of the HVAC system will allow the building to see design flows and proper pressures. Controlling the building with radon in mind there are several ways to schedule the start-up of ventilation unit(s) before the building is occupied to dilute the radon. The other temporary variables that will not affect the system in the short term but can cause the building to become negative and mine radon from below slab if left unattended.

State of Maine, State House, HVAC Study

Sealing Radon Entry Routes-
Radon enters the building from below slab, one solution is to reduce the amount of radon entering the building is reducing the number of areas that have an easy path for air to communicate from below slab to the occupied areas. This method alone is the least effective but will increase the effectiveness of the prior two methods. This method also is the most invasive of occupied existing buildings. Sealing entry routes involve a significant amount of manual labor to remove existing floor finishes. Workers would need to find and seal any crack that could potentially communicate with the below slab air. This is much easier on new buildings since they can check the new slab before flooring and other finishes are installed. The current code also calls for vapor barrier between the slab and aggregates. This reduces the leak points drastically.

These three methods work best when all are applied to a building. The feasibility of them all being possible and economical on an existing building depends on the building. These three methods could be applied to the state house but in the attached table shows the pros, cons, and cost comparison of each method.

Existing Conditions
The existing HVAC system at the State House was installed between 1999 and 2001. This design was done by SMRT and all drawings (PDF & DWG) have been provided to the State of Maine during the study. All units are in reasonable shape for their age. However, during the study it was found lack of maintenance has lowered their efficiency and impacted design airflows. These units are approaching the end of their expected life spans and should be considered for replacement within the next several years.

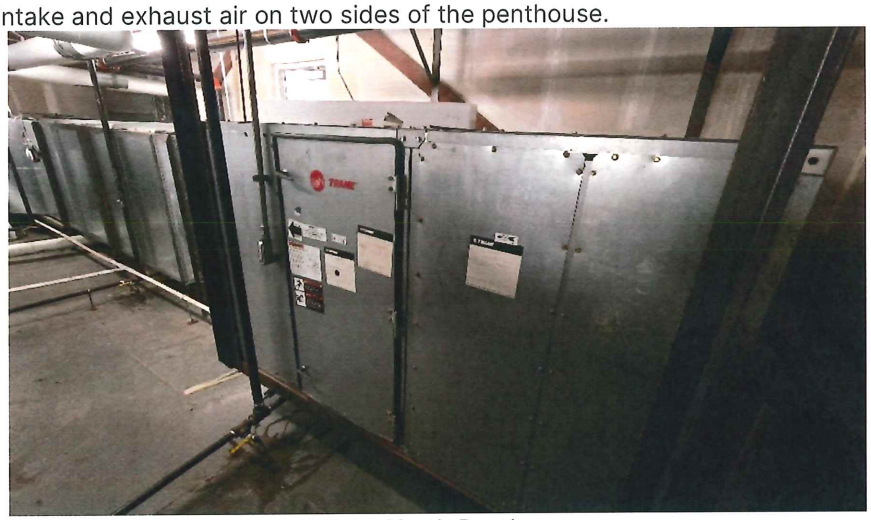
There are three air handlers located at the top of the building. Two units are located in penthouses on the north and south wings. These units are mixed air units that serve the House Chamber and Senate Chamber. The last unit is in the attic of the west wing that is a 100% outside air unit serving all other rooms in the building.

There are no obvious apparent design issues with the original design of the systems. The visible ductwork system appears to be in good condition. However, the design utilized the existing chimneys to deliver air to each floor. This is most likely to reduce the abatement and demolition during the 1999 design. Since they use existing chimneys to deliver air to the lower floors there is a considerable probability that they are leaking most of the air and preventing the ventilation are to reach the occupied spacesw.

AHU-1
Air Handler Unit 1 conditions the larger of the two chambers. Located in the North Penthouse, AHU-1 provides ventilation, heating, and cooling to the House Chambers. This unit is in fair condition.

AHU-1 – North Penthouse

This air handler has a return/relief fan that is separate from the AHU. There are also louvers for the intake and exhaust air on two sides of the penthouse.



RF-1 – North Penthouse

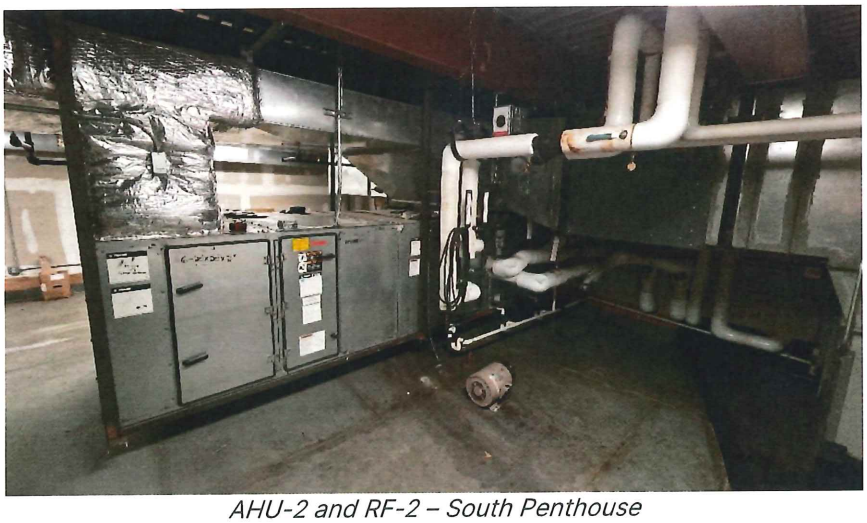
The supply duct is run in a doghouse like in the AHU-2 photos. This ductwork is then distributed in the North shallow dome and supplied into plenum boxes around the lights on the ceiling.

AHU-1 Supply Duct Distribution – North Shallow Dome

Overall, AHU-1 system is in good condition. There are some findings that will be discussed in the TAB findings section that will need to be addressed.

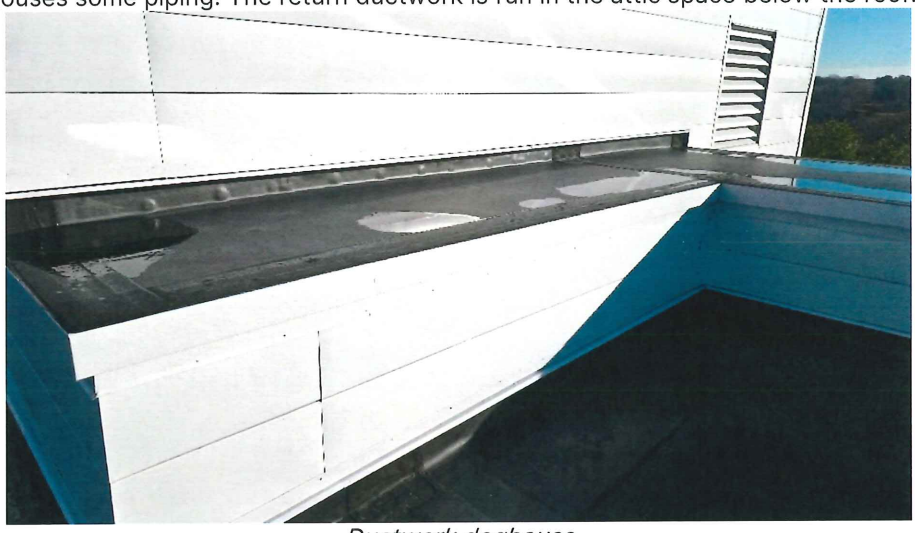
AHU-2

Air Handler Unit 2 is in the south penthouse and is the smallest of the three air handlers. AHU-2 is a mixing unit that is designed to supply ventilation, heating, and cooling to the Senate Chamber. Other offices and meeting rooms around the senate chambers are ventilated by AHU-3.



AHU-2 and RF-2 – South Penthouse

The ductwork supply for this system is in an insulated exterior doghouse. This doghouse also houses some piping. The return ductwork is run in the attic space below the roof.



Ductwork doghouse

The supply duct is run in a doghouse to the shallow dome. This ductwork is then distributed in the shallow dome and supplied into plenum boxes around the lights on the ceiling.

Supply Ductwork distribution – South Shallow Dome

Overall, AHU-2 system is in good condition. There are some findings that will be discussed in the TAB findings section that will need to be addressed.

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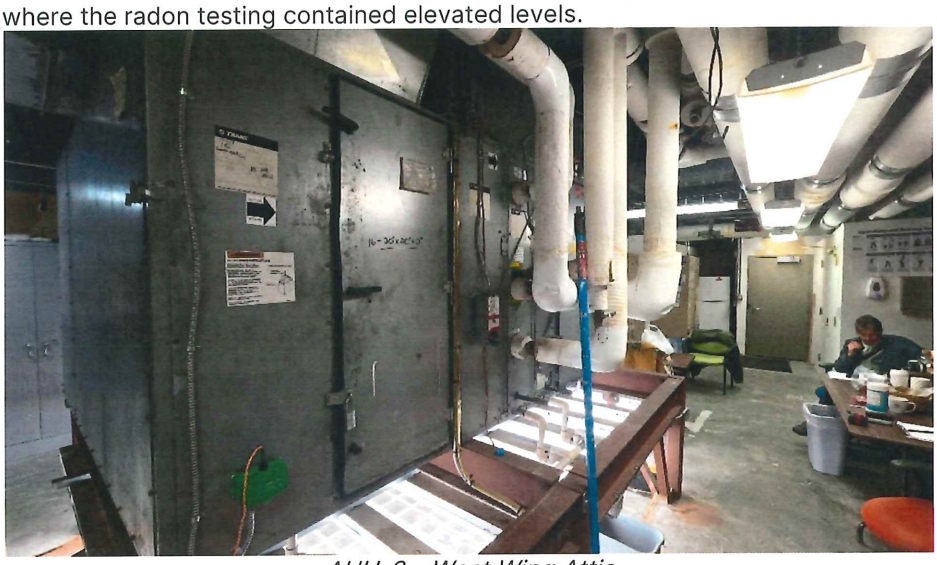
AHU-3

Air Handler Unit 3 is the most critical to this study. This is because this unit provides ventilation air for almost every room within the building besides the chambers. The ventilation air is cooled and heated to be a room neutral temperature. AHU-3 serves the first floor where the radon testing contained elevated levels.

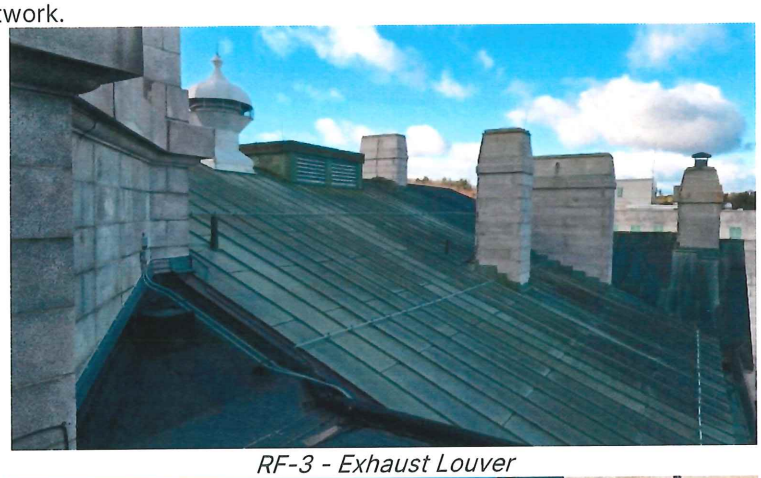


AHU-3 – West Wing Attic

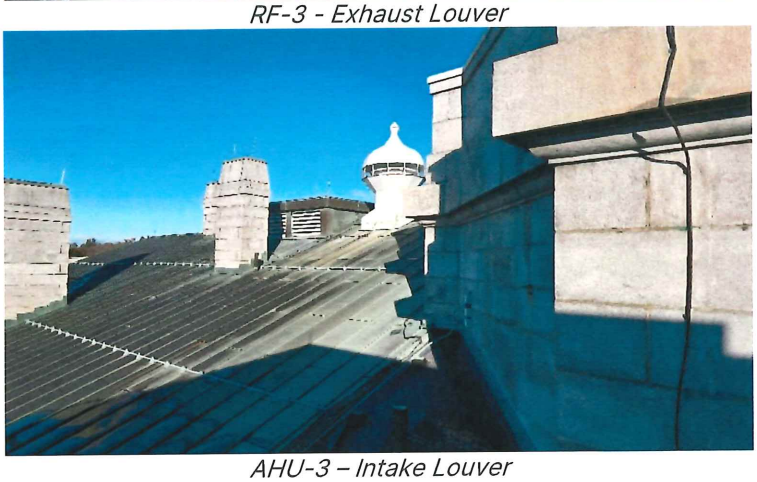
Since this unit is 100% outside air. The return/relief fan exhausts all the air outside of the building.

RF-3 – West Wing Attic

There are intake and exhaust louvers directly above the unit. From discussions with facility staff there are issues during the winter with snow getting pulled into the unit. This is due to the louver being too small and having a velocity that allows snow particles to get pulled into the ductwork.



RF-3 - Exhaust Louver



AHU-3 – Intake Louver

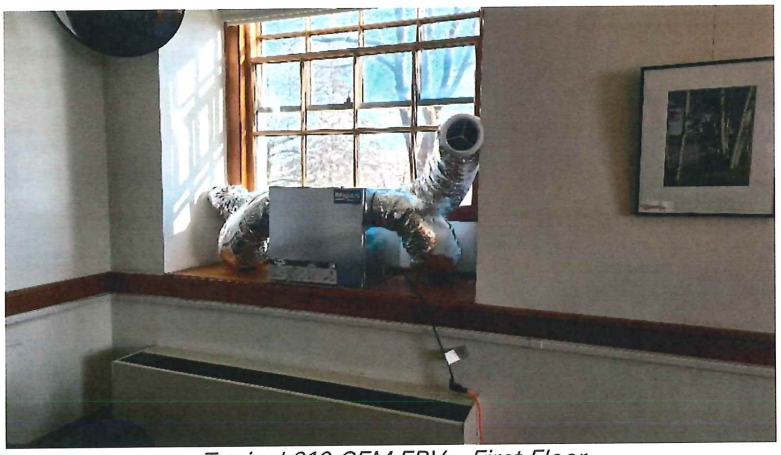
Visible portions of the existing ductwork are in fair condition. However, the connections to the chimneys used to supply the lower floors appear to be in subpar condition. This is most likely where the majority of the leakage is happening. Since it is not possible to see what the status of the chimney liners are or if they were ever installed, it can be assumed the air that does get into the chimneys will have additional leakage within the chimney.

Typical Chimney Duct Connection.

Overall, AHU-3 system is in fair condition. There are some findings that will be discussed in the TAB section that will need to be addressed. Making changes to the system this size of this may result in energy code upgrade issues. The code will mostly likely require heat recovery; there are several options for this but may have a large affect to the existing attic area.

Temporary Solution

After the radon testing was done in March of 2024 there were eleven window Energy Recovery Ventilators installed on the bottom floor. This provides one half of the recommended HVAC radon mitigation methods, dilution. Since these units exhaust the same amount of air that they intake there is no additional pressurization that is provided with these units.



Typical 210 CFM ERV – First Floor

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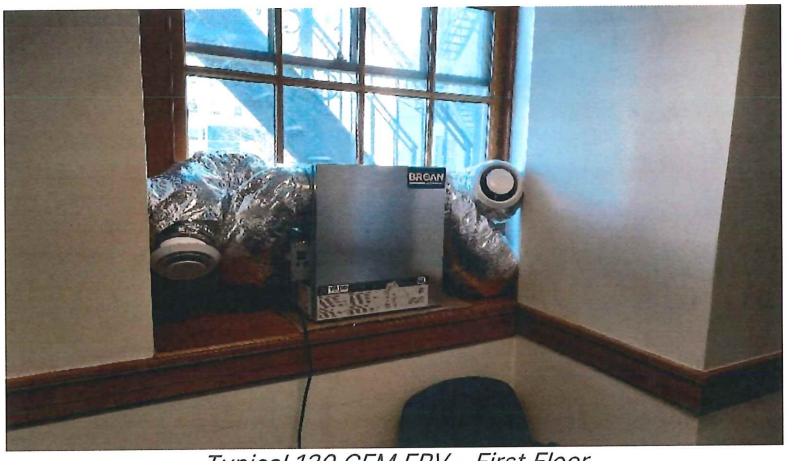


Typical 130 CFM ERV – First Floor

Installation of these units has decreased the radon levels to an acceptable level but are not a permanent, efficient or atheistically pleasing solution for the State House.

Radon Testing and Reports

Reports by Goodwin Environmental Testing Inc. for the state house show that the ERVs are diluting the radon and are now able to meet EPA level regulations. Attached are the Reports, the floor plan and chart with radon levels pre and post ERVs. There are two takeaways from these reports. The first takeaway is there needs to be more outside air supplied to these rooms in a permanent manner. Also, the percentage the radon amount drops in some rooms provides insight, that with some increased air flow can reduce the radon levels since most rooms had built up level due to lack of proper air flow.

Testing and Balancing Report (Field Testing)

It was confirmed from the Radon Report that the additional ERV airflows brings the radon levels below the EPA limits. Harriman contracted Central Air Balance to test the status of the Air Handler Systems and their distribution. The report for the readings is attached. The TAB agent was on site with facility staff. They visited every room in the State House and took readings of all visible registers, grilles, and diffusers. They also took additional readings that were requested by Harriman in the mechanical spaces.

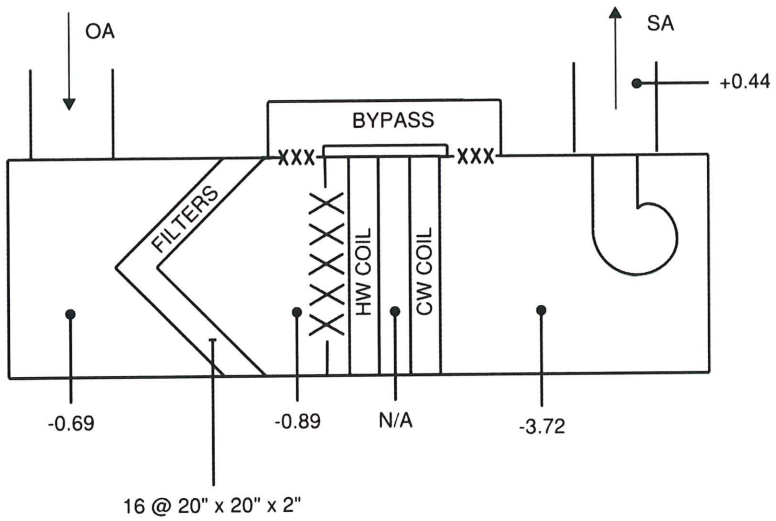
From this report it is evident there is a significant leakage issue with the ductwork. The first floor suffers from this drastically. There is only ~25% of the design air being delivered to the rooms on this floor.

	Sum Outlets (CFM)	Unit Traverse (CFM)	% of Traverse
NORTH, SOUTH, AND CENTER WINGS	2,304	2,641	87%
WEST WING NORTH	1,329	2,125	63%
WEST WING SOUTH	1,069	2,147	50%
AHU-3	4,702	6,913	68%

If the existing unit were able to supply the original design airflows it would exceed the test flow combined with ERVs. The design airflow also meets the ASHRAE ventilation minimums. There are some areas that are low on flow and do not require an ERV and there are some that are close to design flow and still require an ERV. Based on fixing the air leakage to these would solve the first floor but the flow may need to be adjusted to meet at minimum what is currently there so it will maintain the same dilution.

ORIGINAL DESIGN	3,690 (CFM)
FIELD TEST	932 (CFM)
LOCAL ERV'S	1,940 (CFM)
EXISTING TOTAL (TEST + ERV)	2,872 (CFM)
ASHRAE RECOM. MINIMUM	3,479 (CFM)

Having a unit leak 30% of the air from the mechanical space may seem like the biggest problem with the system. However, to compound this issue the unit was designed to supply ~14,000 CFM making the current flow delivered to the spaces only 33% of design. There are many reasons this could happen. As shown on the static profile of the unit the fan is making 4.16 in. WG. This is much larger than the design 2.6 in. WG the unit was designed to. The leaving pressure is much lower than the design of 2.0 in. WG. This is due to the coils having ~ 3.0 in. WG. of pressure drop. When designing an AHU, it is expected that these coils to have ~0.5 in. WG each at most. The assumption for this increased pressure drop will be discussed in the next section.



AHU-3 – Static Profile

Overall, TAB report came back as expected for a building this age. There are some topics in general recommendations that will improve the performance of these units. This report was just a preliminary test. It is recommended that HVAC system to be rebalanced every 5 years. With this system serving as a radon mitigation system as well, Harriman would recommend testing at minimum the first floor every year.

Other TAB Findings

All below finding were found during the testing of the system. Harriman discussed these topics with the TAB agent post testing.

Filters

The filters in the units are past life expectancy. These filters should be changed at a minimum of every 6 months. There are many that have collapsed and ineffective due to being clogged.

AHU-1 Filters

AHU-2 Filters

Coils

The coils in all the units are dirty and the debris is causing the coils to be clogged and increasing the pressure it takes to pull the air through them. These coils should be cleaned and maintain with a yearly cleaning of the coils to reduce pressure drop, improve efficiency and performance of the units.

AHU-3 Coil

AHU-1 Coil

Closed OA

It was also noted that on AHU-1 and AHU-2 the outside air dampers were shut during testing. This may not be a problem since they may be close during unoccupied time or on a schedule. It is recommended to confirm the operation during occupied times and of all motorized dampers every 1-2 years.

Outside Air Damper

Open ducts

There were multiple ducts that were connected to no diffusers or grilles found during the testing. This causes significant leakage. It is recommended prior to the balance of the system to verify that all ductwork is properly connected to the intended diffuser.

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Open Duct Above Ceiling

Open Duct in Attic

VFD

The VFD for AHU-3 was not operational. It is assumed that the unit is running at 60 Hz. It is recommended to use a VFD to control AHU motors.

Radon Recommendations

All these options were also summarized into the table attached.

Option 1 – Dilution

The first option is to return the existing system to design conditions. This will provide the same dilution rates that the temporary ERVs are currently providing. All recommended maintenance to the units should be done for this option. There are two ways to tackle this option. Each solution has its benefits and drawbacks.

The first solution is to reuse the existing ductwork and inspect all ductwork and seal all leaks. Along with that, new chimney duct sleeves would need to be installed to reduce air leakage. After all sealing and liner replacement is done an air leakage test shall be done. This solution allows for the least invasive work in the occupiable areas. However, the ductwork for this building is already 25 years old, which is 5 years away from the ASHRAE estimated life expectancy. The cost of this may seem to be less expensive than the second solution below however there are many more variables such as the amount of sealing needed and feasibility of re-sleeving the chimneys.

The second option is to fully replace the ductwork system and provide new ductwork drops. New chases would need to be located around the building where the chimneys were used

to provide air to the lower floors. This would result in a significantly better end product than the first solution. The chases would allow for better access to the ductwork drops. This work would be a significant disruption and the building would have construction in large areas. There would need to have asbestos testing at all drop locations and abatement of any asbestos.

Along with these upgrades and maintenance to the system. The system design should be rebalanced to provide more airflow where the airflow of the ERV and preliminary test was more than the design. There are also areas where the design calls for much more than the current total air flow and ASHRAE minimum. This air can be moved to and from the other rooms that need it. This will not impact the overall design of the system but shifts airflows on a room level.

Once all deficiencies are corrected an overall building balance should be completed. After the balance, a radon test should also be done again to verify that the system is operating as intended. This is what Harriman would recommend for the State House due to the initial cost, least invasive and has the greatest overall impacts. This option should also be completed regardless of which option is chosen to ensure proper ventilation of the spaces within the entire building

Option 2 – Sealing with Dilution
This option is an addition to all work in Option 1. This adds onto the EPA recommendation of filling all cracks that communicate with below slab. The scope of this is large since all flooring finishes on the first floor would need to be removed to be able to seal the cracks. Depending on the age of floor finishes there could be significant abatement implications. Once all openings are sealed the amount of radon that would enter the space would decrease. There would be no additional equipment for this.

Option 3 – ASD Mitigation System with Dilution
This option is an addition to all work in Option 1 and Option 2. This would be preforming and designing radon mitigation based on attached white paper. There would have to be extensive testing to find suctions points that would create negative pressure under the slab in all areas. Depending on the age of floor finishes, there could be abatement implications during testing.

After the suction points are designated then comes the second impediment where any air suctioned from below slab must be evacuated a minimum 6" above roof per code. This would result in a significant amount of PCV piping to be run throughout the building and through and up the floors. This is where testing for asbestos and abating the location of pipe rises increases the cost of the project exponentially depending on amount of suction locations needed.

General Recommendations

- Clean Coils
  - Clean all the coils (Hot and Chilled Water) for the AHUs.
  - Maintain cleaning them on a yearly basis.
- Change Air Handler Filters
  - Replace all the filters for the AHUs.
  - Maintain replacing them every 6 months at minimum.
- Verify AHU-1 & 2 OA louvers are operating correctly.

  - Verify existing sequences are operational.
  - Test all motorized dampers every 3-5 years.
- Install new intake hood for AHU-3 to reduce snow entering unit.
  - There is not a way to make a louver work with the amount of outside air that the unit is designed for that will not pull snow in during the winter. Therefore, an intake hood would be the best option to reduce the snow entering. This would need another roof penetration if all existing locations were in use.
- Prepare for the end of expected life of equipment.
  - Per ASHRAE equipment life span for all interior equipment is 30 years. All the units in the State House are 25 years old. The state should prepare to replace the units within the next 5-10 years.

Construction Cost Estimation

Harriman contracted PCM Company to estimate the two solutions to Option 1. PCM used the data and drawings provided in the report to compile a cost estimate for the construction for these solutions. These estimates may have large variance due to unknowns and phasing. Harriman recommends to budget for 150% of the estimated cost.

Solution	PCM	Budget
1	$781,000	$1,172,000
2	$2,613,000	$3,918,000

Conclusions

Radon mitigation for the State House is not a simple task. While the temporary ERVs can mitigate the radon currently they need to be replaced by a permanent solution. These solutions are provided above. For the age of the equipment in the State House it is all in relatively good condition. There are some maintenance points that need to be addressed more frequently.

From discussions with the state on draft reports, option 1 seems that direction that is best to head in for the building. The state has requested Harriman to prepare a proposal to provide a cost estimate of the two different solutions in option 1 and then a decision will be made to select the most effective solution.

System Description	Cost Considerations	Pros	Cons
Option 1: Dilution (Solution 1) • Seal Existing Ductwork • Install duct Sleeves in existing chimneys • Adjust design air flows of first floor diffusers • Full systems Balance	• Lowest cost $$ • All equipment is existing.	• The least invasive to occupied areas. • Existing systems capable of providing enough ventilation air to mitigate radon. • No extra equipment.	• Sealing ductwork is hard to estimate cost. • Sleeving Chimneys is invasive and will have large labor cost. • Regular maintenance is required to ensure proper radon mitigation. Otherwise, radon levels could become elevated. • Dilution only provides minimal reduction in the amount of radon entering the space.
Option 1: Dilution (Solution 2) • All new ductwork. • New duct drops. • Adjust design air flows of first floor diffusers • Full systems Balance	• Medium cost $$$ • All new ductwork • All equipment is existing.	• All new air distribution system. • Best result of delivering designed air flows. • Existing systems capable of providing enough ventilation air to mitigate radon. • No extra equipment.	• Construction will cause significant disruption in occupied portions of the building. • Regular maintenance is required to ensure proper radon mitigation. Otherwise, radon levels could become elevated. • Dilution only provides minimal reduction in the amount of radon entering the space.
Option 2: Sealing with Dilution • Seal Cracks on First floor • Include All topics in option 1.	• High cost $$$$ • Removing and installing floor finishes. • Abatement	• Reduces the amount of radon leakage. • No extra equipment.	• Removal of floor finishes on the first floor. • Depending on existing floor finishes there could be high abatement cost.
Option 3: ASD Mitigation System • Perform test for suction points • Install necessary suction points	• Highest cost $$$$$ • Floor Penetrations • Abatement	• The most permanent system. • If HVAC loses performance maintains mitigation.	• Coring through slab. • Extreme scope of work. • PVC piping through all floors. • Significant amount of test

• Recommend Including All topics in option 1.			holes. • Depending on testing and the amount of suction holes there may be areas that need to be unoccupied during construction.

Table 1: Option Comparison

MAINE STATE HOUSE
AUGUSTA, MAINE

Preliminary Air Survey
Report
by

Central Air Balance Inc.
P. O. Box 100
Lisbon, Maine 04250
CENAIRBAL@AOL.COM

DATE *JULY 08, 2025*

PROJECT *MAINE STATE HOUSE*

ADDRESS

AUGUSTA, MAINE 04330

ARCHITECT

ENGINEER

HVAC CONTRACTOR

CENTRAL AIR BALANCE INC

APPARATUS TEST TEST REPORT

PROJECT MAINE STATE HOUSE SYSTEM / UNIT AHU-1

LOCATION

UNIT DATA	
MAKE / MODEL NO.	TRANE / MCCA030GA
TYPE / SIZE	
SERIAL NUMBER	K98G76052
ARRANGEMENT / CLASS	
DISCHARGE	HORIZONTAL
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
NO. BELTS / MAKE / SIZE	
NO. FILTERS / TYPE / SIZE	

MOTOR DATA	
MAKE / FRAME	
H. P. / RPM	
VOLTS / PHASE / HERTZ	
F. L. AMPS / S. F.	
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
SHEAVE ¢ DISTANCE	

TEST DATA	DESIGN	ACTUAL
TOTAL CFM		8,288
TOTAL S. P.		
FAN RPM	----	
MOTOR RPM		
MOTOR VOLTS T_1-T_2 T_2-T_3 T_3-T_1		
MOTOR AMPS T_1 T_2 T_3		
BHP	----	
MOTOR SPEED / SETTING		
RETURN AIR CFM		
OUTSIDE AIR CFM		

TEST DATA	DESIGN	ACTUAL
DISCHARGE S. P.		
SUCTION S. P.		
REHEAT COIL Δ S. P.	----	
COOLING COIL Δ S. P.	----	
PREHEAT COIL Δ S. P.	----	----
PREFILTERS Δ S. P.	----	----
FINAL FILTERS Δ S. P.	----	

OUT. AIR PERCENTAGE		
RET. AIR PERCENTAGE		

REMARKS:

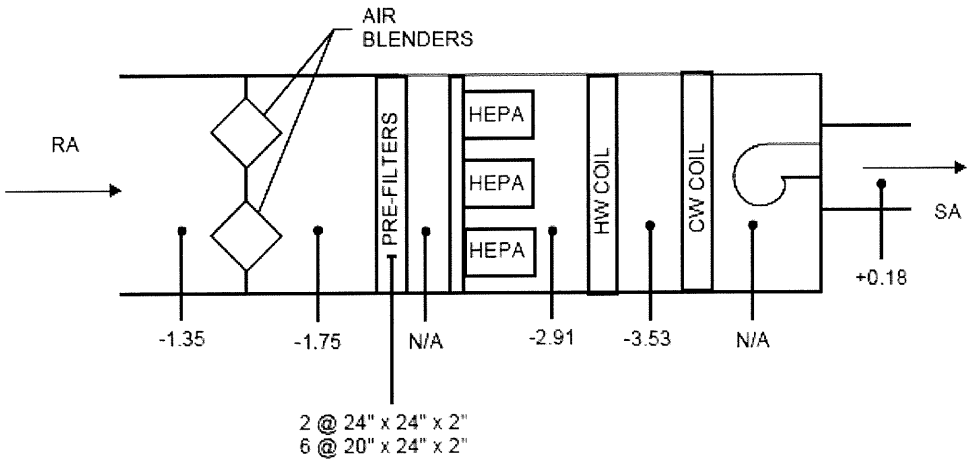
TEST DATE 07-08-2025 READINGS BY G.HILL PAGE ____ OF ____

CENTRAL AIR BALANCE INC

SYSTEM DIAGRAM

PROJECT **CAPITAL BUILDING** SYSTEM **AHU-1**

LOCATION MEDIA ROOM DATE 07-08-2025



PAGE _____ OF _____

CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT **MAINE STATE HOUSE** SYSTEM / UNIT **AHU-1**

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT	REQUIRED	ACTUAL
S.P. .18" AIR TEMP. ° F D.B.	CFM	CFM 8,288
SIZE 54" X 26" SQ. FT. 9.75	FPM CFM	FPM 850 CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
2.5"	1	432	959	928	1085	0								
9.5"	2	0	964	951	1309	879								
12.5"	3	0	1170	594	1335	1375								
17.5"	4	0	874	560	1942	1567								
22.5"	5	0	0	753	1684	1898								
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		6.5"	16.5"	24"	34.5"	43.5"								
VELOCITY SUB TOTALS		432	3967	3786	7355	3273								

REMARKS:

21259 (TOTAL FPM) = 850 (AVERAGE FPM) X 9.75 (FREE AREA) = 8,288 SCFM

NOTE: USED EXISTING HOLES

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

APPARATUS TEST TEST REPORT

PROJECT **MAINE STATE HOUSE** SYSTEM / UNIT **AHU-2**

LOCATION MECHANICAL ROOM

UNIT DATA	
MAKE / MODEL NO.	TRANE / MCCA012BA
TYPE / SIZE	
SERIAL NUMBER	K99E0D224N
ARRANGEMENT / CLASS	
DISCHARGE	HORIZONTAL
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
NO. BELTS / MAKE / SIZE	
NO. FILTERS / TYPE / SIZE	

MOTOR DATA	
MAKE / FRAME	
H. P. / RPM	
VOLTS / PHASE / HERTZ	
F. L. AMPS / S. F.	
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
SHEAVE ¢ DISTANCE	

TEST DATA	DESIGN	ACTUAL
TOTAL CFM		5,903
TOTAL S. P.		
FAN RPM	----	
MOTOR RPM		
MOTOR VOLTS T_1-T_2 T_2-T_3 T_3-T_1		
MOTOR AMPS T_1 T_2 T_3		
BHP	----	
MOTOR SPEED / SETTING		
RETURN AIR CFM		
OUTSIDE AIR CFM		

TEST DATA	DESIGN	ACTUAL
DISCHARGE S. P.		
SUCTION S. P.		
REHEAT COIL Δ S. P.	----	
COOLING COIL Δ S. P.	----	
PREHEAT COIL Δ S. P.	----	----
PREFILTERS Δ S. P.	----	----
FINAL FILTERS Δ S. P.	----	

OUT. AIR PERCENTAGE		
RET. AIR PERCENTAGE		

REMARKS:

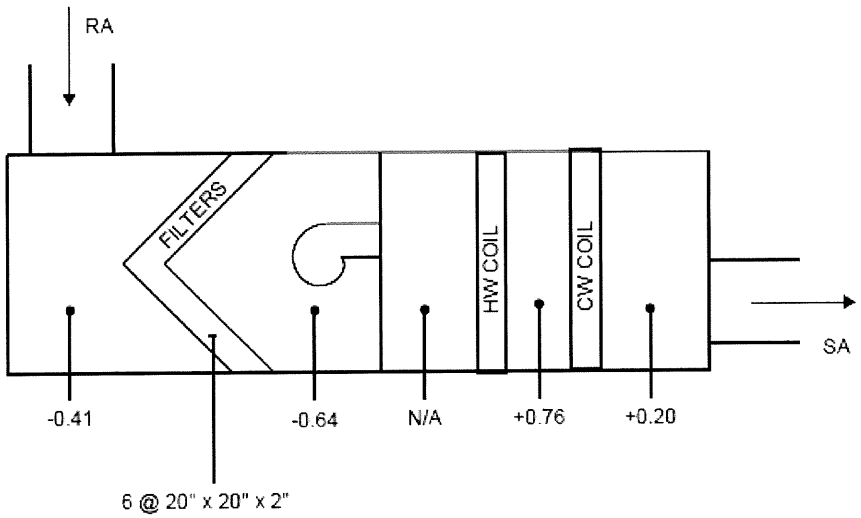
TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

SYSTEM DIAGRAM

PROJECT MAINE STATE HOUSE SYSTEM AHU-2 "STATIC PROFILE"

LOCATION MECHANICAL ROOM DATE JULY 08, 2025



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CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT **MAINE STATE HOUSE** SYSTEM / UNIT **AHU-2**

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR - (T-1)

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT		REQUIRED		ACTUAL	
S.P. .11"	AIR TEMP. ° F D.B.		CFM		CFM 3,097
SIZE 22" X 22"	SQ. FT. 2.8	FPM	CFM	FPM 1106	CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
3.5"	1	840	846	1145	1157									
8.5"	2	1160	1226	1170	1223									
13.5"	3	1210	1155	1134	1132									
18.5"	4	1136	1081	1018	1069									
	5													
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		3.5"	8.5"	13.5"	18.5"									
VELOCITY SUB TOTALS		4346	4308	4467	4581									

REMARKS:

17702 (TOTAL FPM) = 1106 (AVERAGE FPM) X 2.8 (FREE AREA) = 3,097 SCFM

(T-1)= REFERS TO TRAVERSE POINT ON MECHANICAL PLANS

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT MAINE STATE HOUSE SYSTEM / UNIT AHU-2

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR - (T-2)

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT		REQUIRED		ACTUAL	
S.P. 0.12"	AIR TEMP. ° F D.B.		CFM		CFM 2,806
SIZE 22" X 22" (1)	SQ. FT. 2.8	FPM	CFM	FPM 1002	CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
3.5"	1	1627	1552	1072	1377									
8.5"	2	1745	1736	972	1570									
13.5"	3	471	946	674	907									
18.5"	4	0	352	688	325									
	5													
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		3.5"	8.5"	13.5"	18.5"									
VELOCITY SUB TOTALS		3843	4586	3406	4179									

REMARKS:

16032 (TOTAL FPM) = 1002 (AVERAGE FPM) X 2.8 (FREE AREA) = 2,806 SCFM

(1) = FREE AREA OF A 20" X 20" WITH 1" LINER

(T-2)= REFERS TO TRAVERSE POINT ON MECHANICAL PLANS

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

APPARATUS TEST TEST REPORT

PROJECT MAINE STATE HOUSE SYSTEM / UNIT AHU-3

LOCATION MECHANICAL ROOM

UNIT DATA	
MAKE / MODEL NO.	TRANE / MCCA0306A
TYPE / SIZE	
SERIAL NUMBER	K99E97224M
ARRANGEMENT / CLASS	
DISCHARGE	HORIZONTAL
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
NO. BELTS / MAKE / SIZE	
NO. FILTERS / TYPE / SIZE	

MOTOR DATA	
MAKE / FRAME	
H. P. / RPM	
VOLTS / PHASE / HERTZ	
F. L. AMPS / S. F.	
MAKE SHEAVE	
SHEAVE DIAM. / BORE	
SHEAVE ¢ DISTANCE	

TEST DATA	DESIGN	ACTUAL
TOTAL CFM		6,913
TOTAL S. P.		
FAN RPM	----	
MOTOR RPM		
MOTOR VOLTS T_1-T_2 T_2-T_3 T_3-T_1		
MOTOR AMPS T_1 T_2 T_3		
BHP	----	
MOTOR SPEED / SETTING		
RETURN AIR CFM		
OUTSIDE AIR CFM		

TEST DATA	DESIGN	ACTUAL
DISCHARGE S. P.		
SUCTION S. P.		
REHEAT COIL Δ S. P.	----	
COOLING COIL Δ S. P.	----	
PREHEAT COIL Δ S. P.	----	----
PREFILTERS Δ S. P.	----	----
FINAL FILTERS Δ S. P.	----	

OUT. AIR PERCENTAGE		
RET. AIR PERCENTAGE		

REMARKS:

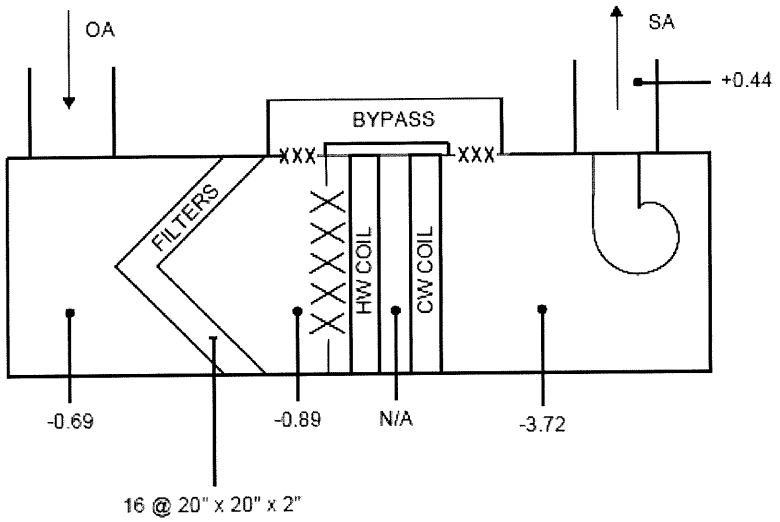
TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

SYSTEM DIAGRAM

PROJECT MAINE STATE HOUSE SYSTEM AHU-3 "STATIC PROFILE"

LOCATION MECHANICAL ROOM DATE JULY 08, 2025



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CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT **MAINE STATE HOUSE** SYSTEM / UNIT **AHU-3**

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR - (T-1)

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT		REQUIRED		ACTUAL	
S.P. 0.24"	AIR TEMP. ° F D.B.		CFM		CFM 2,147
SIZE 10" X 28"	SQ. FT. 1.94	FPM	CFM	FPM 1106	CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
1.7"	1	659	1168	1069	1321	1166	764	1248						
5.0"	2	1215	1086	1213	1183	780	1273	980						
8.3"	3	927	1347	956	1319	1238	801	1314						
	4													
	5													
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		2.0"	6.0"	10.0"	14.0"	18.0"	22.0"	26.0"						
VELOCITY SUB TOTALS		3001	2601	3238	2823	3184	2838	3542						

REMARKS:

23227 (TOTAL FPM) = 1106 (AVERAGE FPM) X 1.84 (FREE AREA) = 21.47 SCFM

(T-1)= REFERS TO TRAVERSE POINT ON MECHANICAL PLANS

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT MAINE STATE HOUSE SYSTEM / UNIT AHU-3

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR - (T-2)

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT	REQUIRED	ACTUAL
S.P. 0.41" AIR TEMP. ° F D.B.	CFM	CFM 2,641
SIZE 27" X 25" SQ. FT. 4.69	FPM CFM	FPM 563 CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
2.7"	1	649	344	388	813	0								
8.1"	2	720	1475	408	376	288								
13.5"	3	678	438	897	1262	248								
18.9"	4	658	518	966	136	189								
24.3"	5	311	1081	950	0	421								
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		2.5"	7.5"	12.5"	17.5	22.5								
VELOCITY SUB TOTALS		3016	3856	3609	2587	1146								

REMARKS:

14074 (TOTAL FPM) = 563 (AVERAGE FPM) X 4.69 (FREE AREA) = 2641 SCFM

(T-2)= REFERS TO TRAVERSE POINT ON MECHANICAL PLANS

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

RECTANGULAR DUCT TRAVERSE REPORT

PROJECT **MAINE STATE HOUSE** SYSTEM / UNIT **AHU-3**

LOCATION/ZONE MECHANICAL ROOM SERVICE SUPPLY AIR - (T-3)

ALTITUDE < 1,000 DENSITY .075 CORR. FACTOR NONE

DUCT		REQUIRED		ACTUAL	
S.P. 0.19"	AIR TEMP. ° F D.B.		CFM		CFM 2,125
SIZE 10" X 32"	SQ. FT. 2.22	FPM	CFM	FPM 957	CFM

DISTANCE FROM BOTTOM	POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13
1.7"	1	905	700	324	395	530	241	555	1197					
5.0"	2	938	757	921	823	834	1094	1345	1577					
8.3"	3	1036	1197	1178	1276	1265	1239	1333	1317					
	4													
	5													
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
DISTANCE FROM DUCT EDGE		2.0"	6.0"	10.0"	14.0"	18.0"	22.0"	26.0"	30.0"					
VELOCITY SUB TOTALS		2879	2654	2423	2494	2629	2574	3233	4091					

REMARKS:

22977 (TOTAL FPM) = 957 (AVERAGE FPM) X 2.22 (FREE AREA) = 2125 SCFM

(T-3)= REFERS TO TRAVERSE POINT ON MECHANICAL PLANS

TEST DATE 07-08-2025 READINGS BY G.HILL PAGE _____ OF _____

CENTRAL AIR BALANCE INC

HOOD EXHAUST FACE VELOCITY TEST REPORT

PROJECT MAINE STATE HOUSE

HOOD LOCATION EF-3 - STAIRWAY

EXHAUST HOOD GRID

220 FPM	513 FPM	255 FPM	442 FPM	257 FPM	501 FPM	53 FPM	105 FPM
255 FPM	320 FPM	307 FPM	340 FPM	284 FPM	272 FPM	107 FPM	70 FPM
331 FPM	263 FPM	404 FPM	258 FPM	347 FPM	155 FPM	101 FPM	259 FPM
462 FPM	226 FPM	486 FPM	227 FPM	550 FPM	174 FPM	100 FPM	272 FPM

FACE VELOCITIES

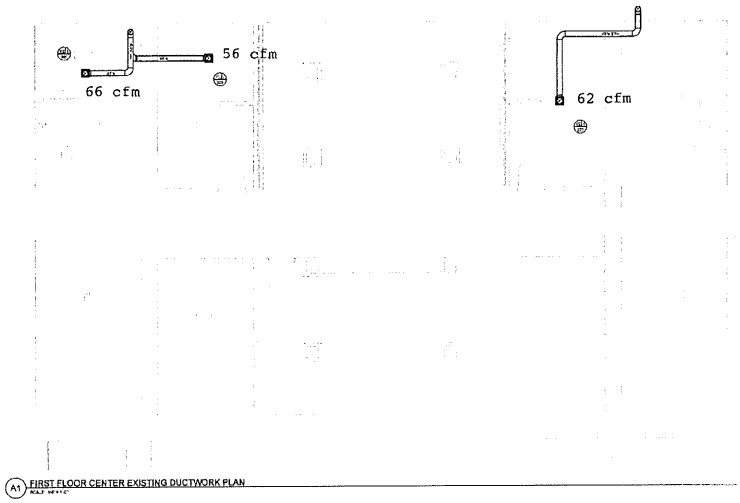
WIDTH AND LENGTH OF HOOD OPENING 95" X 48"

SECTORED / GRID WIDTH AND LENGTH

AVERAGE FACE VELOCITY TOTAL 8372 = 262 FPM AVG. x Free Area (31.7) = 8,305 CFM

REMARKS: DATA FOR INFORMATION & ACTUAL PERFORMANCE USE ONLY.
TEST INSTRUMENT UTILIZED SHORTRIDGE AIRDATA MULTIMETER (MODEL ADM-870).

TEST DATE 07-08-2025 READINGS BY G.HILL Page _____ Of _____



A1 FIRST FLOOR CENTER EXISTING DUCTWORK PLAN

Harriman

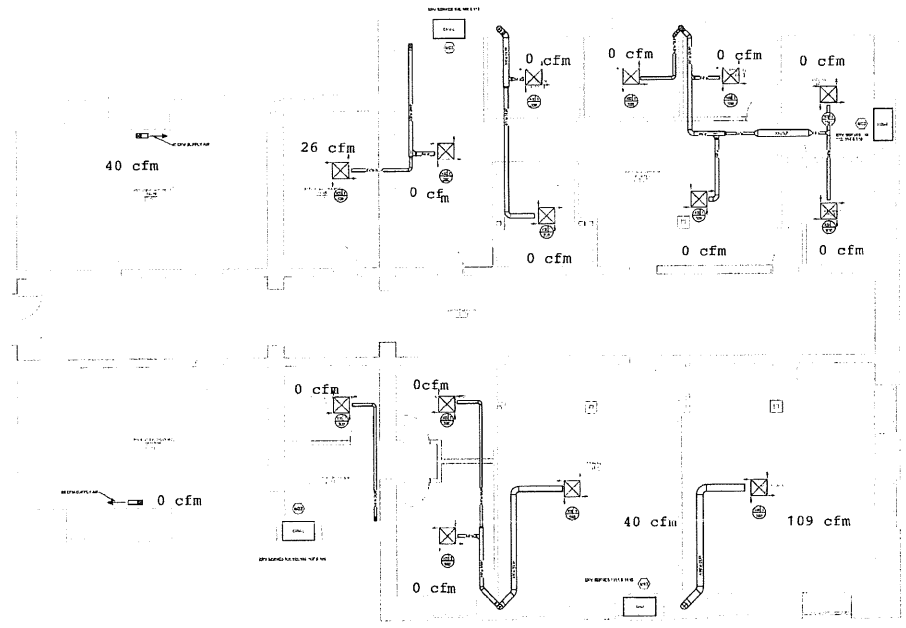
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FIRST FLOOR CENTER
EXISTING DUCTWORK

M10-1C



A1 FIRST FLOOR NORTH WING EXISTING DUCTWORK PLAN

Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

KEY NOTES

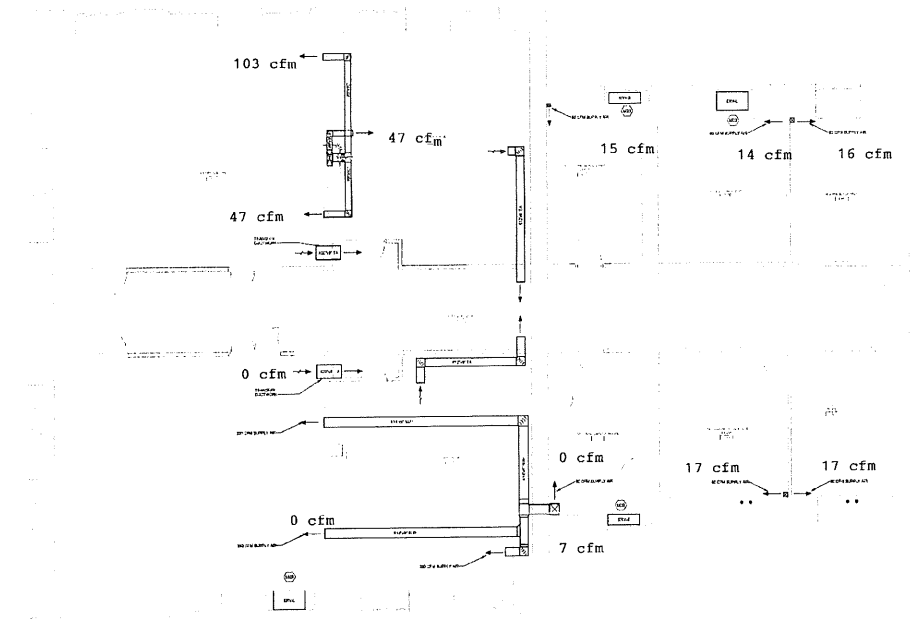
CODE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FIRST FLOOR NORTH
WING EXISTING
DUCTWORK

M10-1N



A1 FIRST FLOOR SOUTH WING EXISTING DUCTWORK PLAN

Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

KEY NOTES

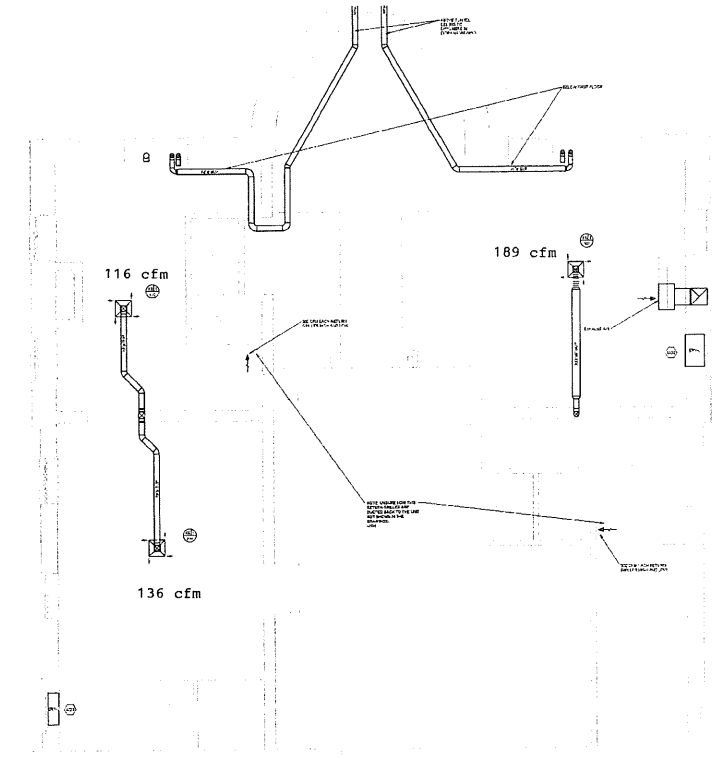
CODE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FIRST FLOOR SOUTH WING EXISTING DUCTWORK

M10-1S



A1 FIRST FLOOR WEST WING EXISTING DUCTWORK PLAN

Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

KEY NOTES

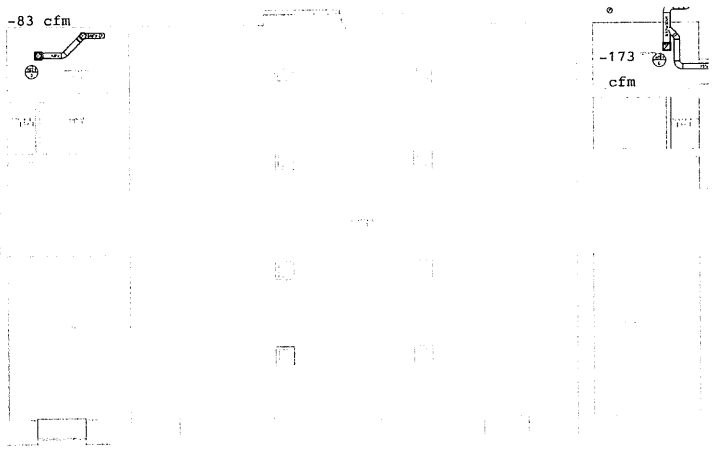
CODE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FIRST FLOOR WEST WING
EXISTING DUCTWORK

M10-1W



A1 SECOND FLOOR CENTER EXISTING DUCTWORK PLAN

Harriman

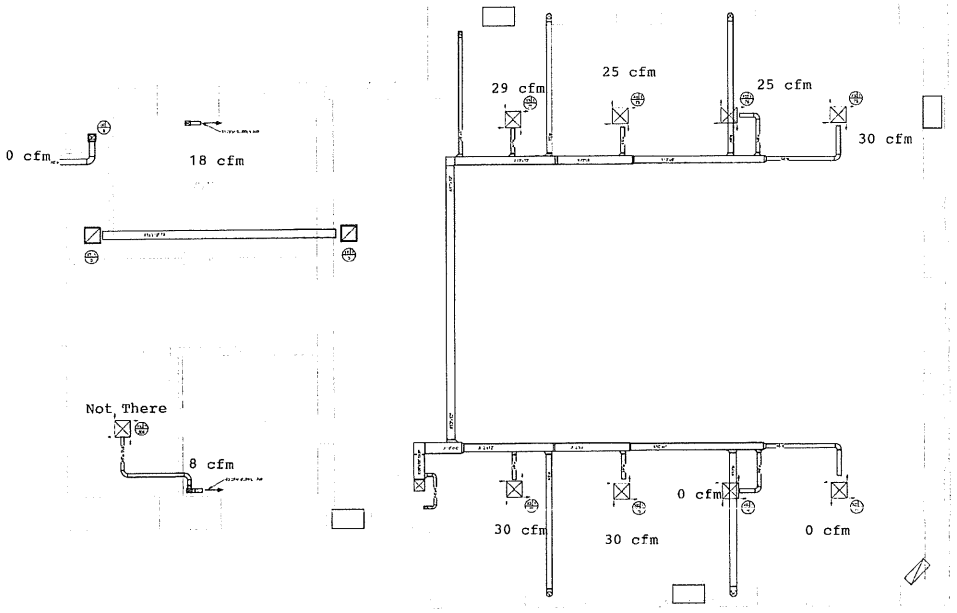
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

SECOND FLOOR CENTER
EXISTING DUCTWORK

M10-2C



A1 SECOND FLOOR NORTH WING EXISTING DUCTWORK PLAN

Harriman

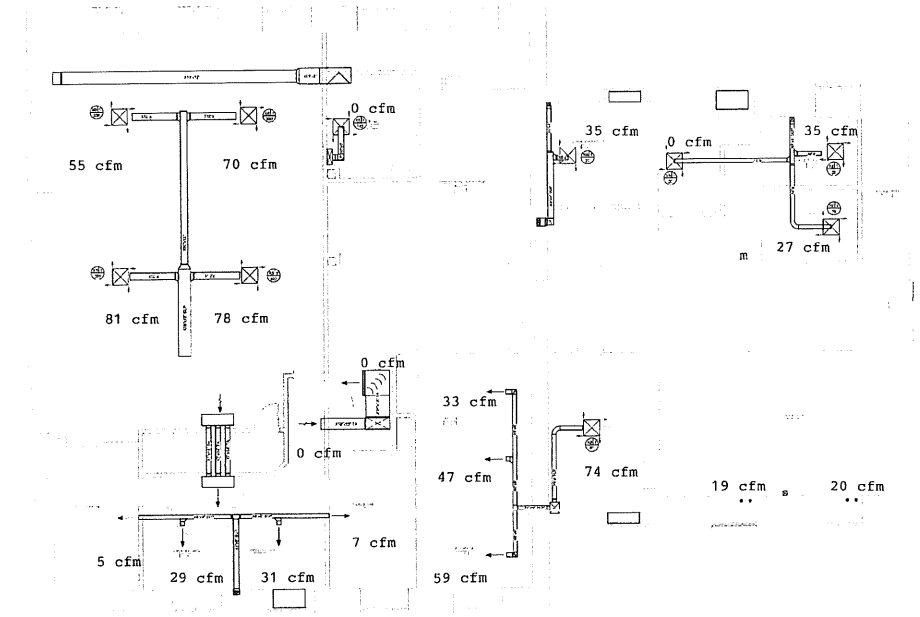
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

SECOND FLOOR NORTH
WING EXISTING
DUCTWORK

M10-2N



A1 SECOND FLOOR SOUTH WING EXISTING DUCTWORK PLAN

Harriman

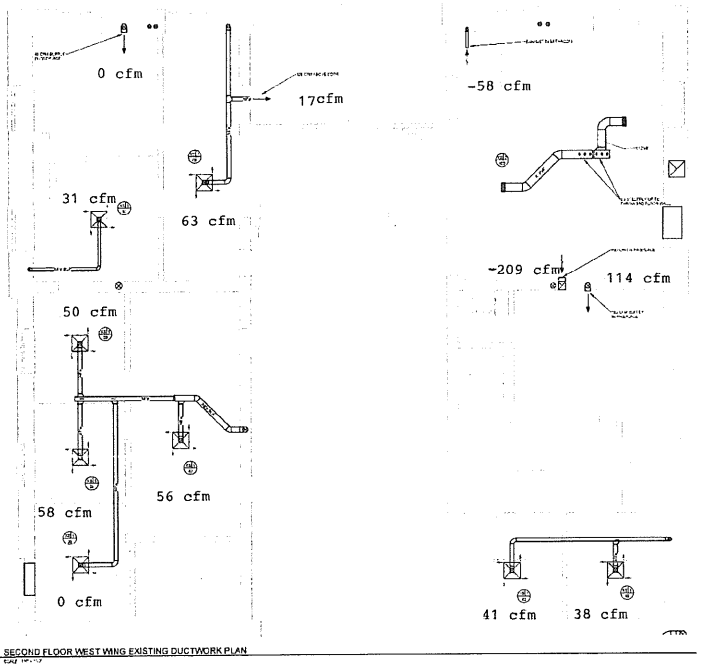
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

SECOND FLOOR SOUTH
WING EXISTING
DUCTWORK

M10-2S



A1 SECOND FLOOR WEST WING EXISTING DUCTWORK PLAN

Harriman

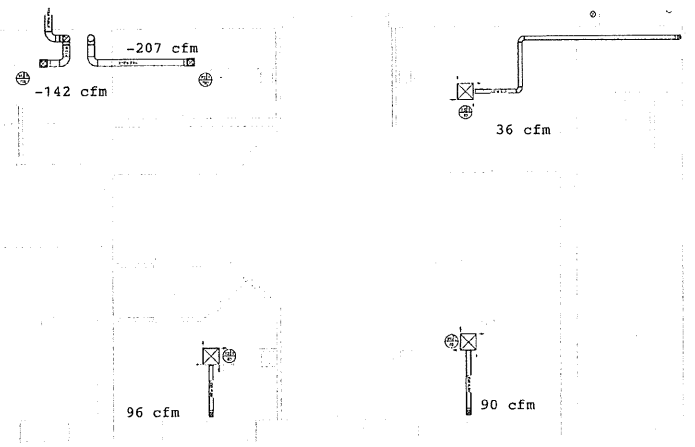
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

SECOND FLOOR WEST WING EXISTING DUCTWORK

M10-2W



A1 THIRD FLOOR CENTER EXISTING DUCTWORK PLAN

Harriman

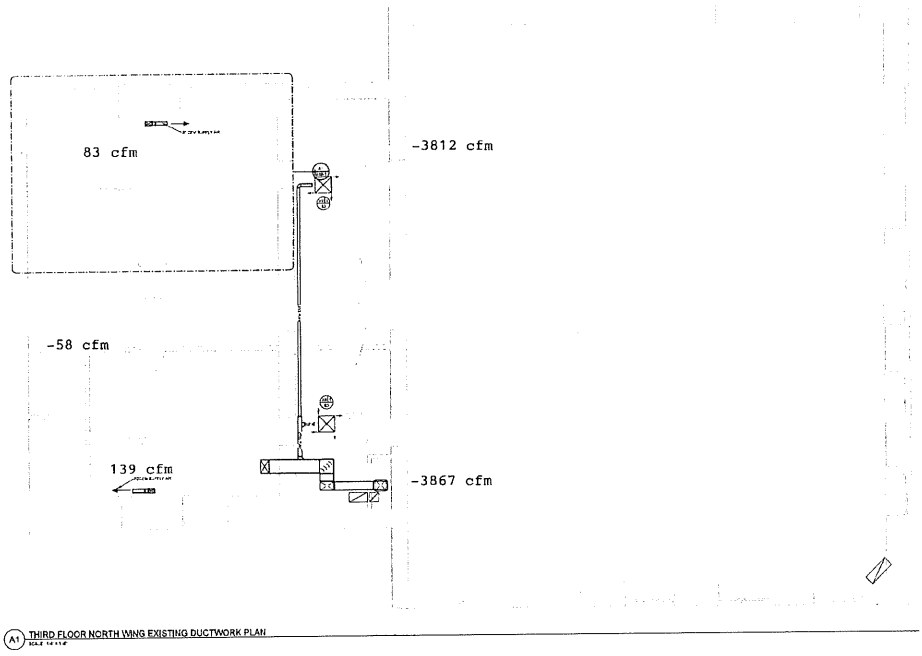
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

THIRD FLOOR CENTER
EXISTING DUCTWORK

M10-3C



A1 THIRD FLOOR NORTH WING EXISTING DUCTWORK PLAN

Harriman

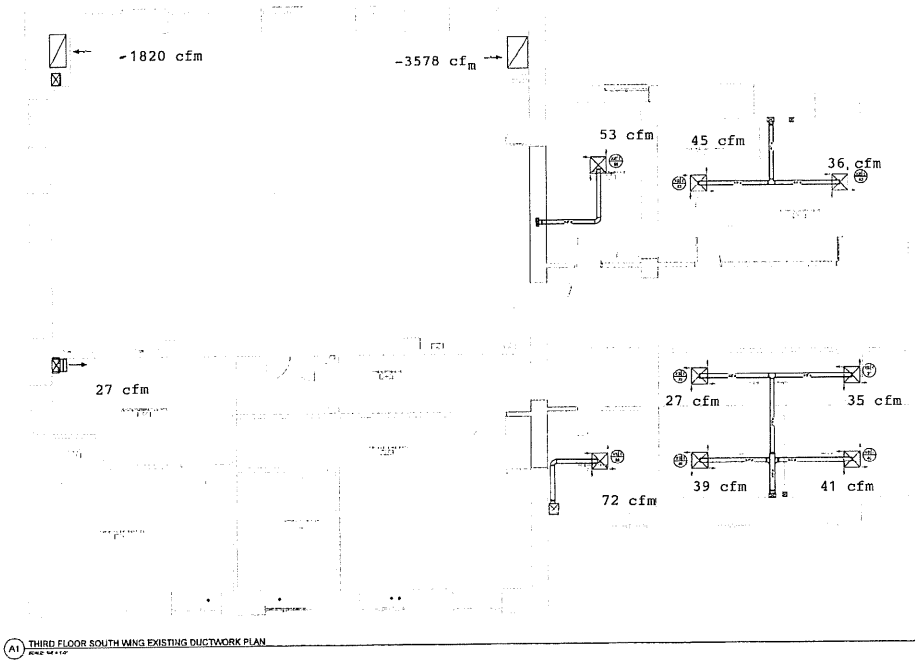
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

THIRD FLOOR NORTH
WING EXISTING
DUCTWORK

M10-3N



A1 THIRD FLOOR SOUTH WING EXISTING DUCTWORK PLAN

Harriman

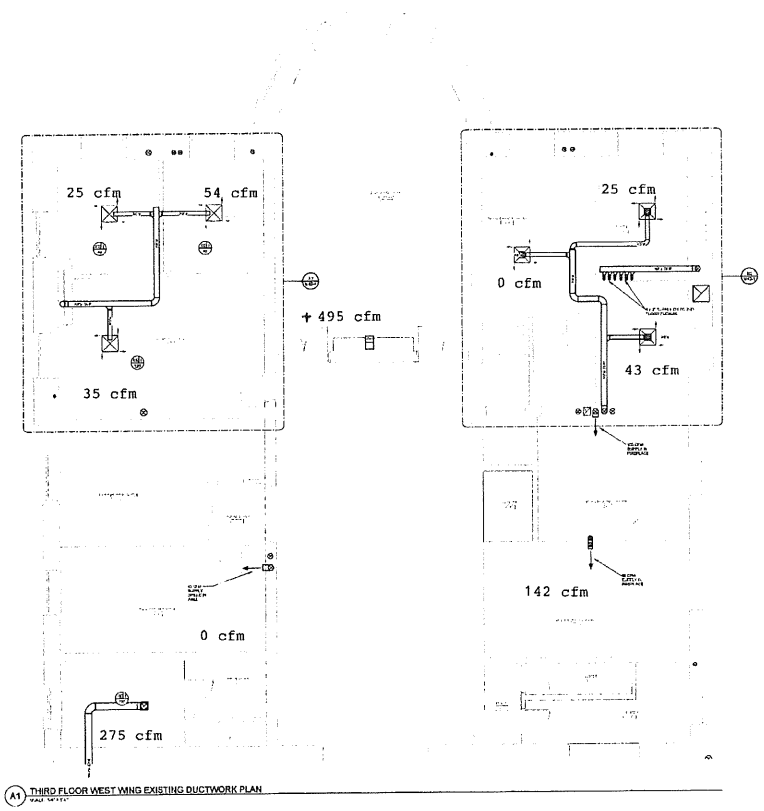
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

THIRD FLOOR SOUTH
WING EXISTING
DUCTWORK

M10-3S



A1 THIRD FLOOR WEST WING EXISTING DUCTWORK PLAN

Harriman

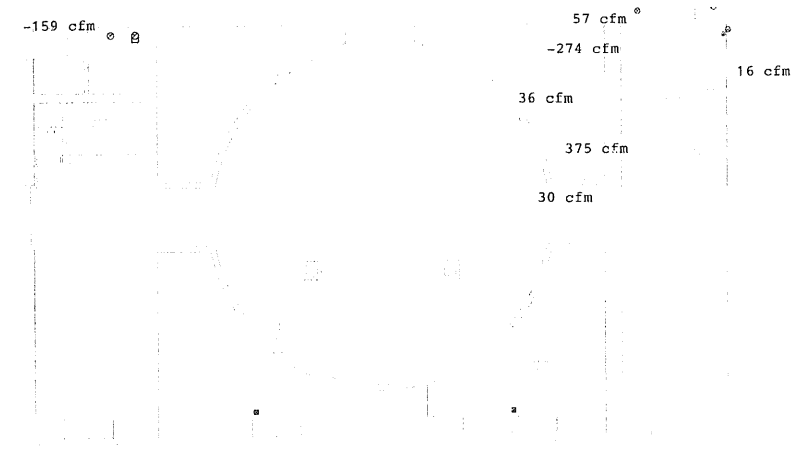
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

THIRD FLOOR WEST WING
EXISTING DUCTWORK

M10-3W



A1 FORTH FLOOR CENTER EXISTING DUCTWORK PLAN

Harriman

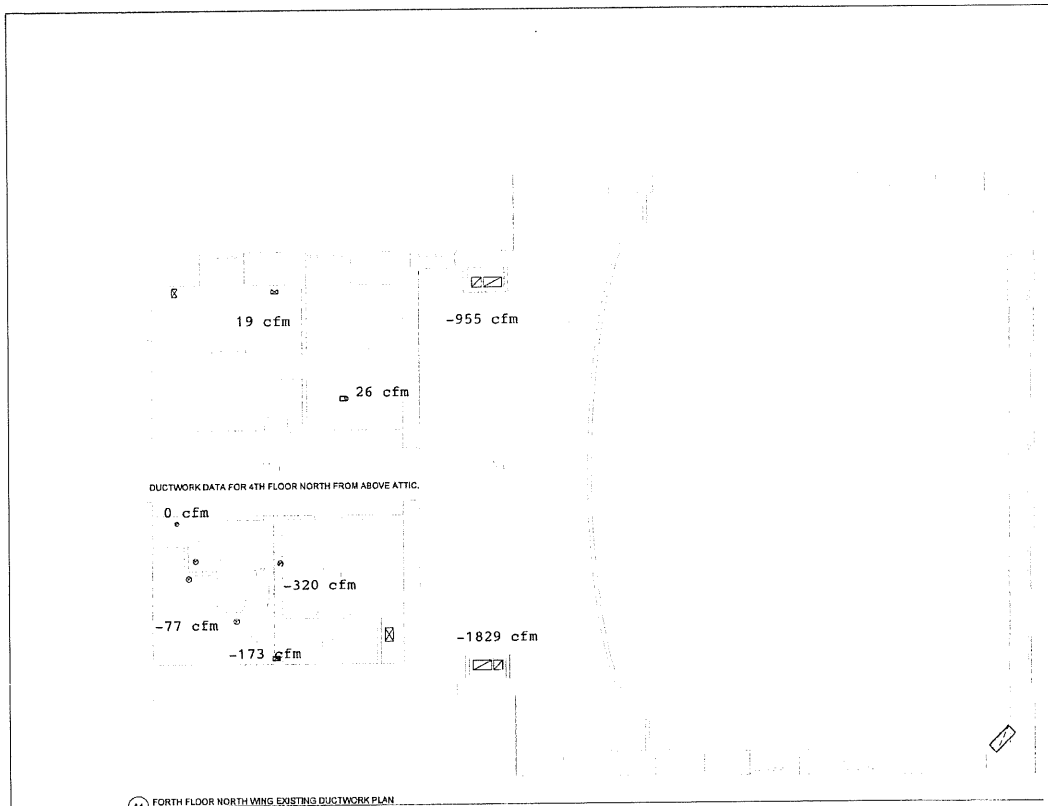
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FOURTH FLOOR CENTER
EXISTING DUCTWORK

M10-4C



A1 FORTH FLOOR NORTH WING EXISTING DUCTWORK PLAN

Harriman

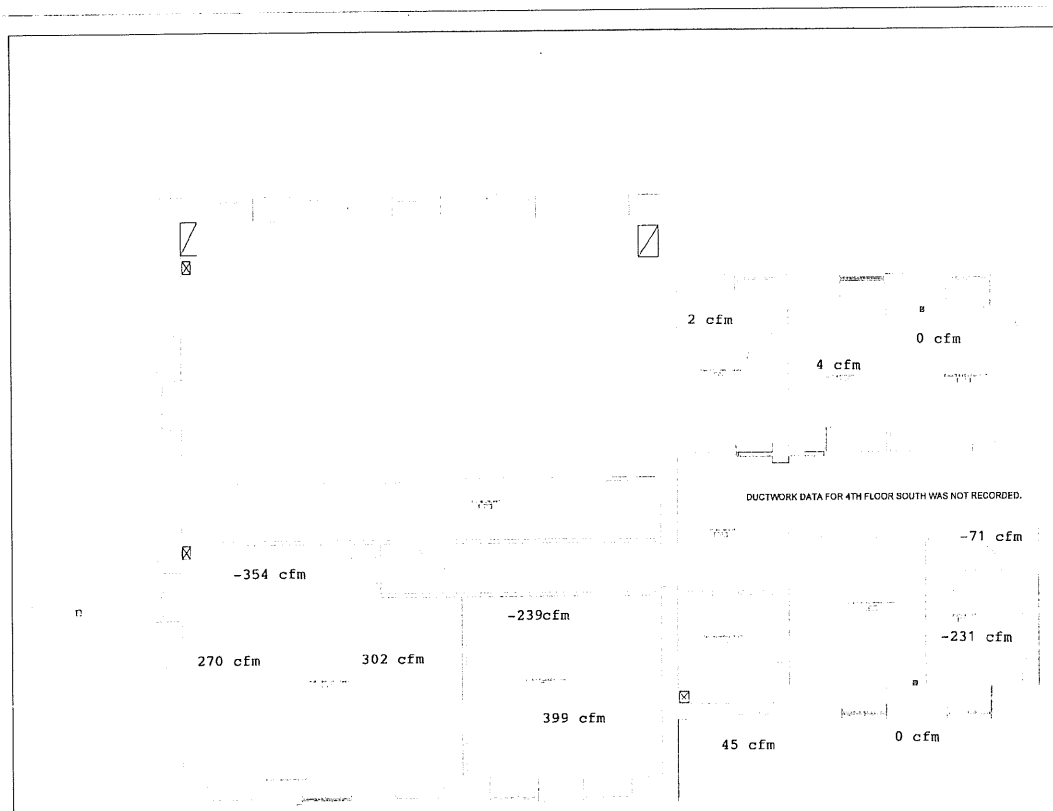
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FOURTH FLOOR NORTH
WING EXISTING
DUCTWORK

M10-4N



A1 FORTH FLOOR SOUTH WING EXISTING DUCTWORK PLAN

Harriman

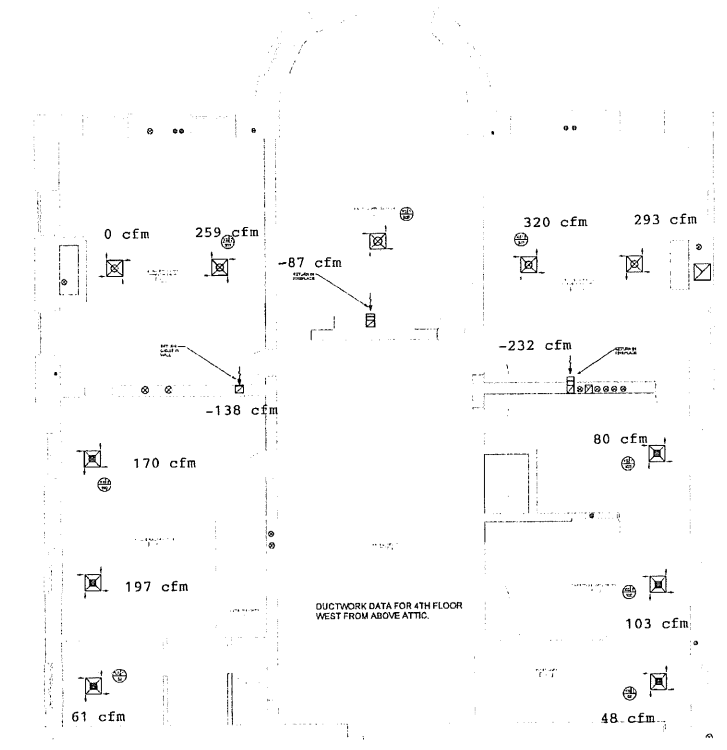
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FOURTH FLOOR SOUTH
WING EXISTING
DUCTWORK

M10-4S



A1 FORTH FLOOR WEST WING EXISTING DUCTWORK PLAN

Harriman

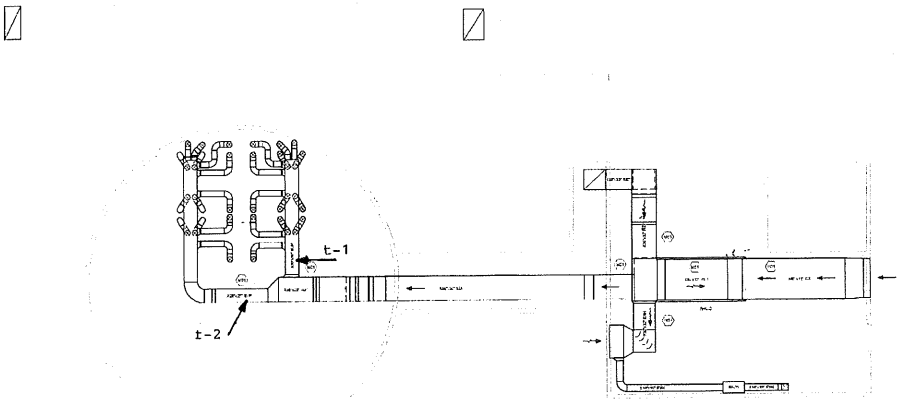
STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

FOURTH FLOOR WEST
WING EXISTING
DUCTWORK

M10-4W



A1 ROOF SOUTH WING EXISTING DUCTWORK PLAN

Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

KEY NOTES

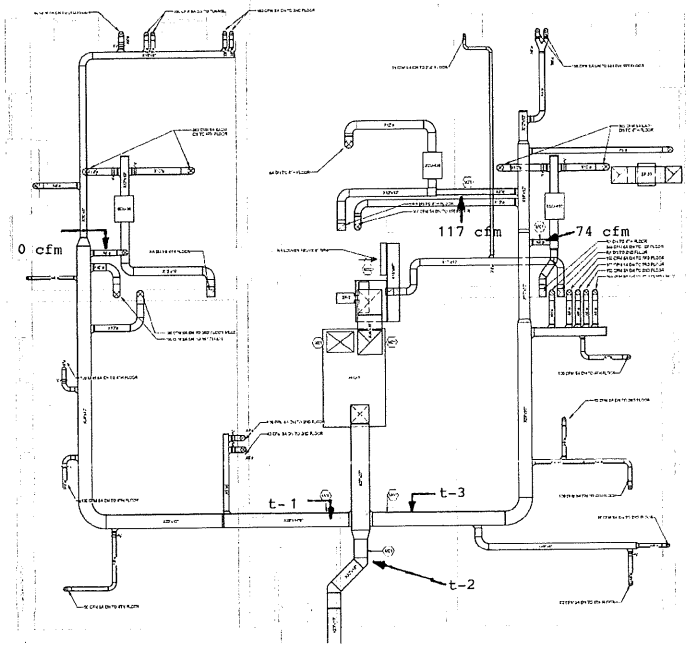
CODE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

ROOF SOUTH WING
EXISTING DUCTWORK

M10-6S



A1 ATTIC WEST WING EXISTING DUCTWORK PLAN

Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

KEY NOTES

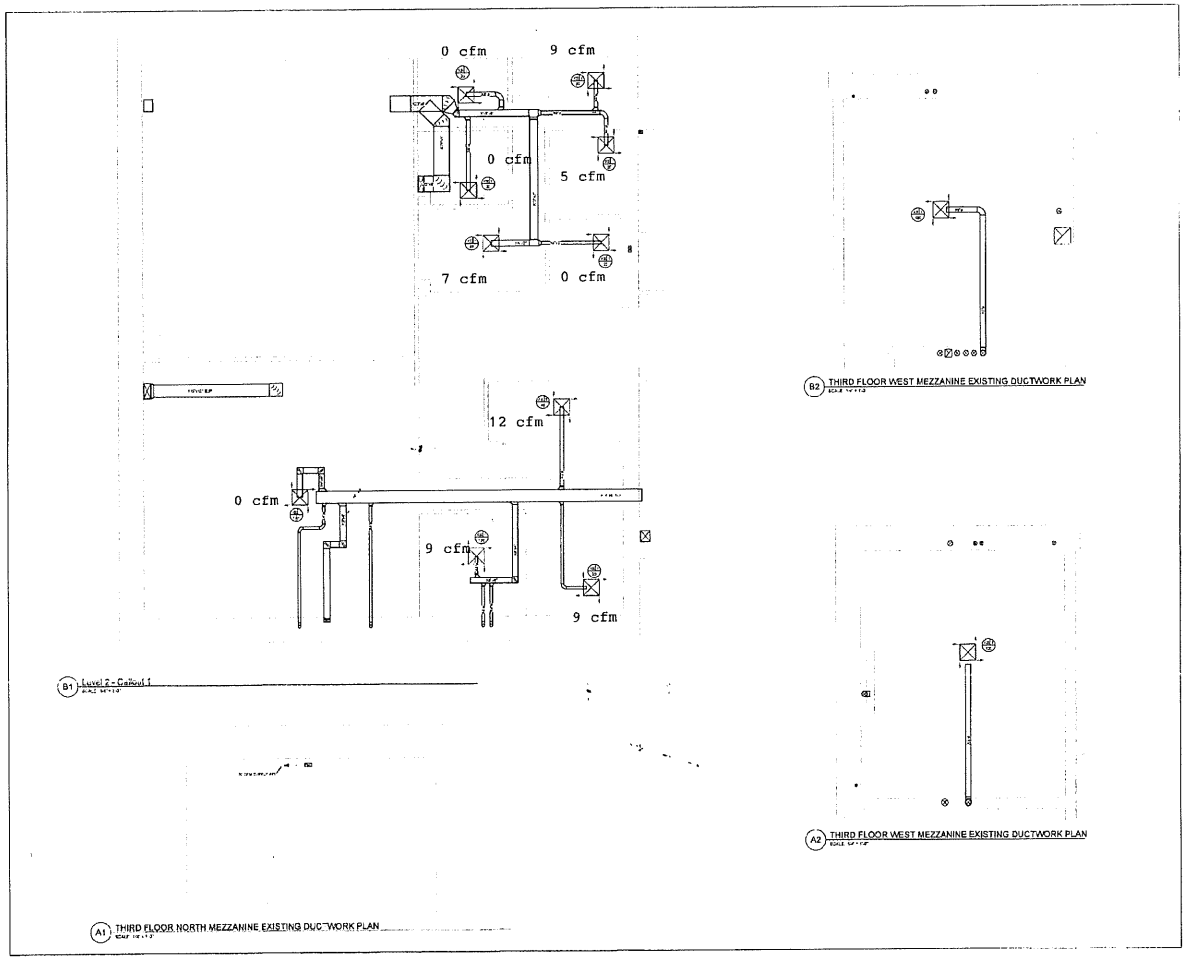
CODE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

ATTIC WEST WING
EXISTING DUCTWORK

M10-5W



Harriman

STATE OF MAINE
STATE HOUSE
HVAC ASSESSMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

EXISTING CONDITION DRAFT

THIRD FLOOR MEZZANINE
EXISTING DUCTWORK

M40-1

MAINE STATE HOUSE

HVAC STUDY
SOLUTION #1 ESTIMATE
December 1, 2025

PCM COMPANY
Accuracy You Can Build On

AREA	SCOPE OF WORK	QUANTITY	COST/UNIT	TOTAL	NOTES
	SOLUTION #1	*95,000*	*SF*		
	Finishes				
	Misc cutting & patching (MHR)	496	$180.00	$89,280	
	Mechanical				
	Clean coils and replace filters at ERVs (EA)	11	$1,900.00	$20,900	
	Replace VFD at AHU-3 (EA)	1	$7,320.00	$7,320	
	Allowance for duct modifications (ALLW)	1	$15,000.00	$15,000	
	Inspect and seal all existing ductwork (LF)	3,500	$55.00	$192,500	
	Add duct sleeves to chimney ducts (LF)	1,515	$85.00	$128,775	
	Air leakage test (LS)	1	$10,000.00	$10,000	
	Rebalance system (SF)	95,000	$0.75	$71,250	
	GC's, Fee, Contingency	*46%*		*$246,112*	
	TOTAL CONSTRUCTION COST			**$781,137**	

*Total costs include the following addons: Contingency 20%, GC's 15%, OH&P 5%, Escalation 4%, Bond & Insurance 2%

MAINE STATE HOUSE

HVAC STUDY
SOLUTION #2 ESTIMATE
December 1, 2025

PCM COMPANY
Accuracy You Can Build On

AREA	SCOPE OF WORK	QUANTITY	COST/UNIT	TOTAL	NOTES
	SOLUTION #2	*95,000*	*SF*		
	Demolition				
	Asbestos testing & remediation at all drops (ALLW)	1	$150,000.00	$150,000	
	Finishes				
	Misc cutting & patching (MHR)	800	$180.00	$144,000	
	Mechanical				
	Remove existing ductwork (MHR)	400	$165.00	$66,000	
	Clean coils and replace filters at ERVs (EA)	11	$1,900.00	$20,900	
	Replace VFD at AHU-3 (EA)	1	$7,320.00	$7,320	
	New ductwork & insulation throughout (LBS)	47,500	$28.00	$1,330,000	Assume .5 lbs/sf
	Rebalance system (SF)	95,000	$0.75	$71,250	
	GC's, Fee, Contingency	*46%*		*$823,156*	
	TOTAL CONSTRUCTION COST			**$2,612,626**	

*Total costs include the following addons: Contingency 20%, GC's 15%, OH&P 5%, Escalation 4%, Bond & Insurance 2%

Radon in Air Testing

Building Name: Maine State House
Building Address: 210 State Street
Augusta, Maine 04333

Report Issue Date: March 5, 2024

Prepared by
Brent Goodwin
Goodwin Environmental Testing Inc

Introduction

Radon is a naturally occurring radioactive gas that is a part of the uranium-238 decay chain. Radon comes from the breakdown (radioactive decay) of uranium that is found in soil and rock all over the world. Radon is a component of the air in soil that enters the building through cracks and other pathways in the foundation. Eventually, it decays into radioactive particles (decay products) that can become trapped in your lungs when you inhale. As these particles decay, they release small bursts of radiation that can damage lung tissue and lead to lung cancer over the course of a lifetime.

Radon is the leading cause of lung cancer among nonsmokers and the second leading cause of lung cancer in the general population. For most school children and working adults, the second largest contributor to their radon exposure is likely to be their school or place of work, needlessly exposing hundreds of thousands of students and working adults to this serious health risk.

Radon in U.S. homes causes approximately 21,000 U.S. lung cancer deaths each year. Whether at home, work, or school, an individual's exposure to radon gas combines over time to increase the risk of preventable lung cancer.

In the State of Maine, it is estimated that there are about 165 deaths per year due to radon. The USEPA and State of Maine action limit is 4.0 pCi/L for radon in air.

Radon gas is colorless, odorless and tasteless. The only way to know whether elevated concentrations of radon are present in any building is to test.

Goodwin Environmental Testing Inc performed a follow-up short-term radon in air test beginning on February 16, 2024 and ending on February 20, 2024 using activated charcoal canisters. This follow-up testing involved retesting the first floor of the Maine State House (State House) and sampling a few locations on the first floor of the Cross State Office Building (CSOB) and in the tunnel.

Test Results

- The team placed 28 activated charcoal detectors and six quality control detectors for a total of 34 in the State House, the CSOB, and the tunnel and left them in place over a five-day period.
- There were 18 results at or above the U. S. Environmental Protection Agency (USEPA) and State of Maine action limit of 4.0 pCi/L for radon in air. sixteen were on the first floor of the State House and two were in the tunnel.
- The highest result on the first floor in the State House was 19.3 pCi/L, sample 115589, which was in entrance area.
- The highest result in the tunnel was 35.7 pCi/L, sample 115375, which was in the middle of the tunnel by the animal displays.
- The highest result in the CSOB was 1.9 pCi/L, sample 115371, which was in the hallway by room 105.
- The overall results of the State House were about the same as the testing completed in December 2023.
- The West and South Wings, and the original State House had results significantly above the 4.0. pCi/L action limit on the first floor.
- The North Wing had levels slightly above the action limit on the first floor.
- There was no evidence of test interference.
- There were no unusual events or anomalies noted during the testing period.
- Quality control results indicate that the execution of the testing and analysis of the detectors were within acceptable criteria. There was one blank that was higher than expected with a result of 1.6 pCi/L

See Appendix A, Complete Results for Radon Test, for results and sample locations.

Conclusions

On February 16, 2024, 34 detectors including three duplicates, one field blank and two office/travels blanks were deployed throughout the building and were retrieved on February 20, 2024. Detectors were submitted to NEL for analysis.

The radon levels in the State House building are above the USEPA and State of Maine action limit of 4.0 pCi/L for radon in air, with 16 of 22 locations on the first floor above the action limit.

The variation in results among Wings within a large building like the State House are not usual however the variation within a Wing is not expected. Understanding why this variation exist may help with retesting and mitigation.

The high results in the tunnel maybe a source for the high readings in the entrance of the State House as it appears that the air flows from the tunnel into the entry way. However, rooms 131 and 133 are low. These rooms may keep the doors closed limiting the air flow in from the tunnel and or these rooms may get makeup air from another source.

The 1.9 pCi/L in the CSOB indicates that the building maybe OK, but further testing is required.

There was no evidence of test interference.

There were no unusual events or anomalies i.e., such as a window being open at the start of the test.

Spikes were not sent to Bowser-Morner as the State of Maine Radon Department allowed Goodwin Environmental Testing Inc to eliminate the need for spikes because there were only two required by the MALB 2014 and the samples were analyzed by a State of Maine licensed laboratory that does monthly spikes.

Recommendations

Goodwin Environmental Testing Inc has the following recommendations:

1. Review building air flow and structural differences within State House Wings, the CSOB, the tunnel. Based on the result of the review chose the best path forward listed below;

    A. Test the CSOB before making air flow adjustment or mitigating the tunnel and or the State House as these types of changes may impact the air flow in the CSOB.
    B. Investigate the air supply for rooms 131 and 133. And possibly rooms 126 and 102 as these rooms have tested below the radon action limits in both rounds of testing.
    C. Mitigate the building then retest.
    D. Mitigate the West and South Wings, and the original State House and retest North Wing if the air flow was adjusted.

Test procedure

Goodwin Environmental Testing Inc personnel were accompanied by Nick Ferrala, Occupational Health and Safety Compliance Coordinator and Nathan Maurais, Facilities Manager, Maine State Legislature during sample placement on Friday, February 16, 2024.

Nathan Maurais, Facilities Manager, Maine State Legislature accompanied Goodwin Environmental Testing Inc personnel on Tuesday, February 16, 2024 during sample retrieval.

Goodwin Environmental Testing Inc followed "The Protocol for Conducting Measurements of Radon and Radon Decay Products in Schools and Large Buildings" (MALB-2014) for conducting the radon in air testing. MALB 2014 requires conducting a measurement in each ground-contact room, office and other frequently occupied areas such as those used as conference. This means each room, or area that has floor(s) and/or wall(s) in contact with the ground or is over crawlspaces, utility tunnels or parking garages. Also, conduct a measurement in ground-contact rooms or areas (E.G. utility rooms, storage rooms, and maintenance rooms that are occupiable with little or no modification; or have air communication with occupiable areas by way of stairwells, elevator shafts, or other unoccupied locations that may serve as a pathway for radon into occupied spaces on upper floors.

Short term radon testing requires that the testing be done over a minimum of a 48-hour period and specifically, testing was performed under Normal Occupied Operating Condition.

All windows and external doors were closed 12 hours before and during the entire test period (except for normal entering and exiting and no doors were propped open).

Generally, before placing the detector, the area was examined for the "best" location. Detectors were placed at least 20 inches above the floor and not higher than six to eight feet, three feet away from windows, and 12 inches from exterior walls, where possible.

Quality control samples were placed.

All rooms on first floor that were sampled in the first round of tests were sampled again. Floor plans for sampled rooms and approximate location within the room are on file in Executive Director's office and are not included in the report.

Test detectors were retrieved approximately 96 hours after placing them.

Samples were delivered with Chain of Custody (COC) forms to Northeast Laboratory Services (NEL) on Tuesday evening to ensure that samples were analyzed as soon as possible i.e., within 4 days of collection due to the radioactive decay of Radon.

NEL utilizes liquid scintillation in the analysis of radon air samples. This method is based on counting the number of flashes of light produced by the radioactive decay of radon. Radon emits particles of energy when decaying. These particles react with scintillation analyzer and read as counts per minute. By knowing the decay rate of radon, one can derive the total activity in pCi/L from the counts per minute. Known standards of H3 and C14 are used to calibrate the instrument.

Goodwin Environmental Testing Inc placed 28 activated charcoal detectors and six quality control detectors in the State House, the CSOB, and the tunnel over a five-day period.
Goodwin Environmental Testing Inc and NEL are State of Maine licensed Specialist Companies. See Appendix B, Credentials, for copies of company and employee credentials.

Quality Control

Quality control is the system of activities to ensure a quality product, including measurements made to ensure and monitor data quality.

Each detector was identified with a unique number (a serial number for each activated charcoal kit is provided by the manufacturer) and stored in a low radon/radioactive background and in accordance with the manufacturer's instructions and recommendations. Prior to deployment each detector was checked for damage and logged on a COC form. See Appendix C COC for working COCs.

This testing project involved 40 tests. Based on the MALB 2014 guidance, the projects required 10 % duplicate measurements, 5% blank measurements, and 3% spiked measurements. Duplicate measurements (Duplicates) are pairs of detectors deployed in the same location to evaluate precision. Blank measurements (Blanks) are integrating detectors that are intentionally not exposed for sampling. Blanks help evaluate radon exposure from other sources such as during shipping, storage and analysis. The test guidance also recommends doing spiked measurements for each test site. Spiked measurements (Spikes) are detectors that have been exposed in an approved chamber (Bowser-Morner) to a known concentration of radon. Spikes can help evaluate the accuracy of a laboratory analysis. Spikes were not sent to Bowser-Morner as the State of Maine Radon Department allowed Goodwin Environmental Testing Inc to eliminate the need for spikes because there were only two required by the MALB 2014 and the samples were analyzed by a State licensed laboratory that does monthly spikes.

Duplicates

The precision of the measurement method is evaluated by use of duplicate measurements. Duplicates are measurements made with identical devices, that readout in the same units, and over identical time periods. Passive duplicates (test kits) are made by selecting any pair of the detectors at random and exposing them at the same location side-by-side (about 4 inches apart).

The results of duplicates are analyzed and the precision criteria is based on the relative percent difference (RPD). RPD is defined as the absolute difference between duplicates divided by their mean times 100.

RPD = Absolute value {(test #1 minus test #2)/Average of both tests} times 100

Results duplicate RPD are listed in Table 1 below.

Table 1 Results of duplicate RPD

Duplicate 1 Sample #	Duplicate 2 Sample #	Duplicate 1 Result (pCi/L)	Duplicate 2 Result (pCi/L)	RPD %	Room Number
115374-D	115375-D	30.6	35.7	7.7	Middle of tunnel
115383-D	115384-D	3.5	2.8	22.2	126
115395-D	115396-D	5.0	5.3	5.8	108

All three duplicate pairs passed RPD criteria listed below. Samples in room 126 are less than 4 pCi/L and have RPDs less than 67%. Samples in the tunnel and room 108 are over 4 pCi/L and have a RPD of less than 36%.

The RPD is acceptable between duplicates if:

- less than 67% for duplicate exposures of less than 4 pCi/L, or
- less than 36 % for duplicate exposures of 4 pCi/L or greater.

Measurement Blanks

Field blanks are made by analyzing unexposed (closed) detectors that are placed side-by-side with an exposed detector in the field. The purpose of field background measurements is to assess any change in analysis result caused by exposure at the testing site. Background levels may be due to leakage of radon into the detector, detector response to gamma radiation, or other causes.

Travel blanks and office blanks are also used to access exposure during shipment to and from the test site and/or storage in the home office.

The results of the background measurements (blanks) should be at the Laboratory's lower level of detection (LLD) of <0.30 pCi/L. It is not unusual to have results higher than the LLD, but these results should not exceed 0.70 pCi/L.

Results of blank analysis are listed below in Table 2.

Table 2. Results of Blank Analysis

Blank Sample #	Result pCi/L	Room Number
115386-B	1.4	123
115590	<0.30	Travel
115591	<0.30	Office

Blank 115386-B placed in room 123 had a result of 1.4 pCi/L which exceeds the 0.70 pCi/L criterion. Both Goodwin Environmental Testing Inc and Northeast Laboratory Services reviewed handling, transporting, analysis, and calculations related to sample 115386-B and did not find an assignable cause for the high result. While this result is above acceptance criterion, it is not believed to have an impact in the testing.

The travel and office blanks are below the 0.70 pCi/L criterion.

Spikes Measurements

All spiked detectors must be handled in the same manner as ordinary measurements to preclude special processing, and thereby serve as an internal check on the measurement system. Spiked measurements consist of detectors that have been exposed to known concentrations in a NRPP approved radon calibration chamber. NEL uses Bowser-Morner for measurements of bias. Bowser-Morner provides Chain of Custody forms.

Detectors are exposed in the radon calibration chamber to ensure that the measurement system is working with acceptable criteria. The Relative percent error (RPE) is calculated as the difference between the measured and the reference value divided by the reference value.

RPE = (reference value – measured value) / reference value times 100

The RPE, expressed as percent, is the individual bias value. Several sets of bias values are needed to be confident that a bias is present

- The accuracy objective is individual RPE results of ≤25%,
- and 75% of the spikes in a group of spikes need to meet the RPE ≤25% requirement.

Definitions

See Appendix D Definition of Terms for more detailed definitions.

Appendices

A. Complete Results for Radon Test
B. Credentials
C. Chain of Custody Forms
D. Definitions of Terms

Appendix A
Complete Results for Radon Test

Northeast Laboratory Services
P.O. BOX 788
Waterville, Maine 04903-0788
120 Main Street
Westbrook, Maine 04092

Administrative Offices
Phone: 207-873-7711
Fax: 207-873-7022

Customer Service
Phone: 207-878-6481
Fax: 207-887-8367

Certificate of Analysis

Radon Air Report

Report Date: 2/23/2024

Attention: Brent Goodwin
Goodwin Environmental Testing Inc
17 Kathryn Ln
Bangor, ME 04401

Legend
Below EPA Action Level (4.0 pCi/L)
At EPA Action Level or Above (4.0 pCi/L)

Location: State of Maine
210 State St
Augusta ME 04333

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)
602400379	CSOB - Vending Machine		1st Floor: 115370	70	2/16/2024 16:24	2/20/2024 16:18	Detector 1: 0.9
602400380	CSOB - Hallway by Rm 105		1st Floor: 115371	70	2/16/2024 16:28	2/20/2024 16:19	Detector 1: 1.9
602400381	CSOB - By Elevator		1st Floor: 115372	70	2/16/2024 16:30	2/20/2024 16:21	Detector 1: 0.6
602400382	CSOB - By Staircase		1st Floor: 115373	70	2/16/2024 16:32	2/20/2024 16:21	Detector 1: 0.9
602400383	Tunnel - Middle		Tunnel: 115374-D	70	2/16/2024 16:34	2/20/2024 16:23	Detector 1: 30.6
602400384	Tunnel - Middle		Tunnel: 115375-D	70	2/16/2024 16:34	2/20/2024 16:23	Detector 1: 35.7
602400385	Tunnel - By State House		Tunnel: 115376	70	2/16/2024 16:36	2/20/2024 16:24	Detector 1: 21.4
602400386	State House - Cafe	133	1st Floor: 115377	70	2/16/2024 16:40	2/20/2024 16:32	Detector 1: 19.0
602400387	State House	131	1st Floor: 115378	70	2/16/2024 16:42	2/20/2024 16:34	Detector 1: 1.5
602400388	State House	132	1st Floor: 115379	70	2/16/2024 16:44	2/20/2024 16:33	Detector 1: 1.5
602400389	State House - Welcome Room	130	1st Floor: 115380	70	2/16/2024 16:45	2/20/2024 16:33	Detector 1: 15.4
602400390	State House	120	1st Floor: 115381	70	2/16/2024 16:47	2/20/2024 16:35	Detector 1: 3.1
602400391	State House	122	1st Floor: 115382	70	2/16/2024 16:48	2/20/2024 16:36	Detector 1: 11.1
602400392	State House	126	1st Floor: 115383-D	72	2/16/2024 16:49	2/20/2024 16:36	Detector 1: 3.5
602400393	State House	126	1st Floor: 115384-D	72	2/16/2024 16:49	2/20/2024 16:36	Detector 1: 2.8
602400394	State House	127	1st Floor: 115385	70	2/16/2024 16:51	2/20/2024 16:38	Detector 1: 8.3
602400395	State House	123	1st Floor: 115386-B	70	2/16/2024 16:52	2/20/2024 16:48	Detector 1: 1.4

Northeast Laboratory Services
P.O. BOX 788
Waterville, Maine 04903-0788
120 Main Street
Westbrook, Maine 04092

Administrative Offices
Phone: 207-873-7711
Fax: 207-873-7022

Customer Service
Phone: 207-878-6481
Fax: 207-887-8387

Certificate of Analysis

Radon Air Report

Report Date: 2/23/2024

Legend
- Below EPA Action Level (4.0 pCi/L)
- At EPA Action Level or Above (4.0 pCi/L)

Attention: Brent Goodwin
Goodwin Environmental Testing Inc
17 Kathryn Ln
Bangor, ME 04401

Location: State of Maine
210 State St
Augusta ME 04333

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)
602400396	State House	123	1st Floor: 115387-B	70	2/16/2024 16:52	2/20/2024 16:48	Detector 1: 12.2
602400397	State House	121	1st Floor: 115388	70	2/16/2024 16:55	2/20/2024 16:38	Detector 1: 2.9
602400398	State House	119	1st Floor: 115389	70	2/16/2024 16:56	2/20/2024 16:39	Detector 1: 4.0
602400399	State House	117	1st Floor: 115390	70	2/16/2024 16:56	2/20/2024 16:40	Detector 1: 11.2
602400400	State House	105	1st Floor: 115391	72	2/16/2024 16:58	2/20/2024 16:41	Detector 1: 4.6
602400401	State House	103	1st Floor: 115392	72	2/16/2024 16:59	2/20/2024 16:41	Detector 1: 6.9
602400402	State House	107	1st Floor: 115393	70	2/16/2024 17:00	2/20/2024 16:43	Detector 1: 5.8
602400403	State House	109	1st Floor: 115394	70	2/16/2024 17:02	2/20/2024 16:44	Detector 1: 5.9
602400404	State House	108	1st Floor: 115395-D	70	2/16/2024 17:04	2/20/2024 16:44	Detector 1: 5.0
602400405	State House	108	1st Floor: 115396-D	70	2/16/2024 17:04	2/20/2024 16:44	Detector 1: 5.3
602400406	State House	106	1st Floor: 115397	70	2/16/2024 17:05	2/20/2024 16:45	Detector 1: 4.8
602400407	State House	102	1st Floor: 115398	70	2/16/2024 17:06	2/20/2024 16:45	Detector 1: 3.1
602400408	State House - Elevator		1st Floor: 115399	70	2/16/2024 17:09	2/20/2024 16:46	Detector 1: 7.7
602400409	State House - Corridor		1st Floor: 115588	70	2/16/2024 17:10	2/20/2024 16:49	Detector 1: 14.4
602400410	State House - Entrance		1st Floor: 115589	70	2/16/2024 17:11	2/20/2024 16:50	Detector 1: 19.3
602400411	State House		Office Bk: 115590	70	2/16/2024 17:11	2/20/2024 16:50	Detector 1: <0.30
602400412	State House		Travel Bk: 115591	70	2/16/2024 17:11	2/20/2024 16:50	Detector 1: <0.30

Northeast Laboratory Services
P.O. BOX 788
Waterville, Maine 04903-0788
120 Main Street
Westbrook, Maine 04092

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Phone: 207-873-7711
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Certificate of Analysis

Radon Air Report

Report Date: 2/23/2024

Attention: Brent Goodwin
Goodwin Environmental Testing Inc
17 Kathryn Ln
Bangor, ME 04401

Legend
- Below EPA Action Level (4.0 pCi/L)
- At EPA Action Level or Above (4.0 pCi/L)

Location: State of Maine
210 State St
Augusta ME 04333

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)

Radon measurements with a reading of 4pCi/L or more are at the EPA action level. The EPA recommends follow up measurements and fixing a home with levels of 4pCi/L or higher. The State of Maine considers levels of 2pCi/L or lower desirable, but does not necessarily recommend action unless over 4pCi/L.

Information on indoor radon, and any questions, comments, or complaints concerning radon services should be directed to the State of Maine Radiation Control Program, State House #10, Augusta, ME 04333-0010, 287-5676 or 1-800-232-0842.

Should you have any questions concerning your radon test result, please feel free to call us.

Please, contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

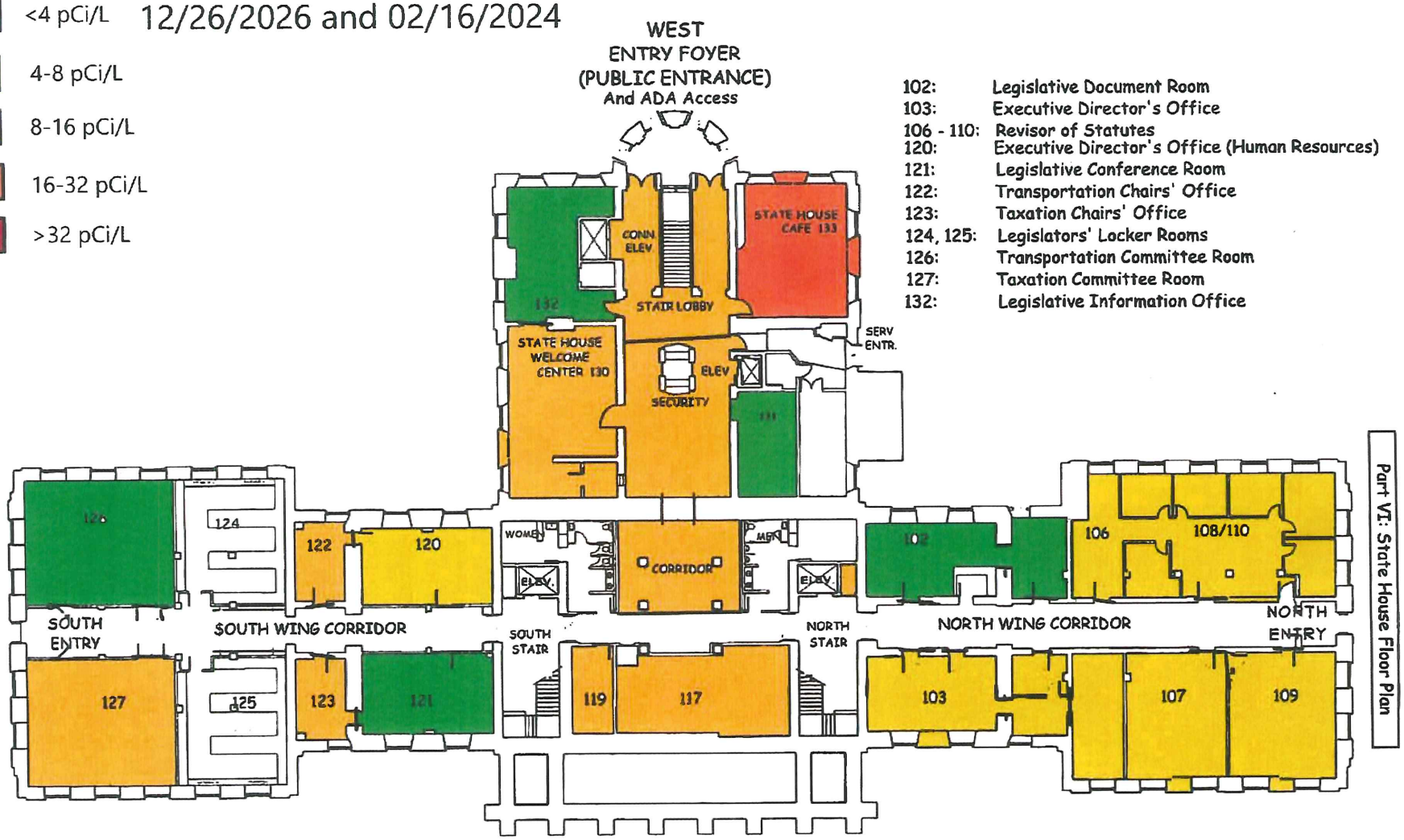
Authorized By Adam Weber, Laboratory Analyst

Review Date 2/23/2024

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results and zip codes of structures tested, and the street address in cases of very high radon levels.

Radon Levels, Average
12/26/2026 and 02/16/2024

- <4 pCi/L
- 4-8 pCi/L
- 8-16 pCi/L
- 16-32 pCi/L
- >32 pCi/L



FIRST FLOOR PLAN

102: Legislative Document Room
103: Executive Director's Office
106 - 110: Revisor of Statutes
120: Executive Director's Office (Human Resources)
121: Legislative Conference Room
122: Transportation Chairs' Office
123: Taxation Chairs' Office
124, 125: Legislators' Locker Rooms
126: Transportation Committee Room
127: Taxation Committee Room
132: Legislative Information Office

Part VI: State House Floor Plan

as of 9/29/2016

Radon in Air Testing

Building Name: Maine State House
Building Address: 210 State Street
Augusta, Maine 04333

Report Issue Date: August 28, 2024

Post ERV

Prepared by
Brent Goodwin
Goodwin Environmental Testing Inc

Introduction

Radon is a naturally occurring radioactive gas that is a part of the uranium-238 decay chain. Radon comes from the breakdown (radioactive decay) of uranium that is found in soil and rock all over the world. Radon is a component of the air in soil that enters the building through cracks and other pathways in the foundation. Eventually, it decays into radioactive particles (decay products) that can become trapped in your lungs when you inhale. As these particles decay, they release small bursts of radiation that can damage lung tissue and lead to lung cancer over the course of a lifetime.

Radon is the leading cause of lung cancer among nonsmokers and the second leading cause of lung cancer in the general population. For most school children and working adults, the second largest contributor to their radon exposure is likely to be their school or place of work, needlessly exposing hundreds of thousands of students and working adults to this serious health risk.

Radon in U.S. homes causes approximately 21,000 U.S. lung cancer deaths each year. Whether at home, work, or school, an individual's exposure to radon gas combines over time to increase the risk of preventable lung cancer.

In the State of Maine, it is estimated that there are about 165 deaths per year due to radon. The USEPA and State of Maine action limit is 4.0 pCi/L for radon in air.

Radon gas is colorless, odorless and tasteless. The only way to know whether elevated concentrations of radon are present in any building is to test.

Goodwin Environmental Testing Inc performed a follow-up short-term radon in air test beginning on August 6, 2023 and ending on August 8, 2023 using activated charcoal canisters. This follow-up testing involved retesting the first floor of the Maine State House (State House), testing by the elevator on the second floor and sampling the boiler room in the Cross State Office Building (CSOB) and in the tunnel.

Test Results

- The team placed 25 activated charcoal detectors and five quality control detectors for a total of 30 in the State House, the CSOB, and the tunnel and left them in place over a three-day period.
- There was one result at or above the U. S. Environmental Protection Agency (USEPA) and State of Maine action limit of 4.0 pCi/L for radon in air.
- Room 117 in the State House was the only high reading. The result in Room 117 was 4.5 pCi/L, sample 047102.
- The result in the tunnel was 3.3 pCi/L, sample 047106, which was in the middle of the tunnel by the animal displays.
- The result in the CSOB boiler room office was 0.7 pCi/L, sample 047107.
- The overall results of the State House were much improved compared to the earlier testing completed in December 2023 and February 2024.
- There was no evidence of test interference.
- There were no unusual events or anomalies noted during the testing period.
- Quality control results indicate that the execution of the testing and analysis of the detectors were within acceptable criteria. There was one blank that was higher than expected with a result of 0.8 pCi/L.

See Appendix A, Complete Results for Radon Test, for results and sample locations.

Conclusions

On August 6, 2023, 30 detectors including two duplicates, one field blank and two office/travels blanks were deployed throughout the State House, Tunnel, and CSOB and were retrieved on August 8, 2023. Detectors were submitted to NEL for analysis.

It appears that the new air handling units are working to reduce the radon levels in the State House. The radon levels in the State House are below the USEPA and State of Maine action limit of 4.0 pCi/L for radon in air, except in the room 117.

The radon level in the tunnel decreased to 3.3 pCi/L from 30.6 and 35.7 pCi/L.

The radon level in the boiler room office was 0.7 pCi/L verifying that the air flow changes made to the boiler room office air flow continue to keep the radon level below 4.0 pCi/L.

There was no evidence of test interference.

There were no unusual events or anomalies i.e., such as a window being open at the start of the test.

Spikes were not sent to Bowser-Morner as the State of Maine Radon Department allowed Goodwin Environmental Testing Inc to eliminate the need for spikes because there were only two required by the MALB 2014 and the samples were analyzed by a State of Maine licensed laboratory that does monthly spikes.

Recommendations

Goodwin Environmental Testing Inc has the following recommendations:

1. Review building air flow in room 117 and increase it with existing air handling unit and or add the new air flow unit as these units appear to working in the rest of the State House for reducing the radon levels.

Test procedure

Goodwin Environmental Testing Inc personnel were accompanied by Nick Ferrala, Occupational Health and Safety Compliance Coordinator and Nathan Maurais, Facilities Manager, Maine State Legislature during sample placement on Tuesday August 6, 2024.

Nathan Maurais, Facilities Manager, Maine State Legislature accompanied Goodwin Environmental Testing Inc personnel on Thursday August 8, 2024 during sample retrieval.

Goodwin Environmental Testing Inc followed "The Protocol for Conducting Measurements of Radon and Radon Decay Products in Schools and Large Buildings" (MALB-2014) for conducting the radon in air testing. MALB 2014 requires conducting a measurement in each ground-contact room, office and other frequently occupied areas such as those used as conference. This means each room, or area that has floor(s) and/or wall(s) in contact with the ground or is over crawlspaces, utility tunnels or parking garages. Also, conduct a measurement in ground-contact rooms or areas (E.G. utility rooms, storage rooms, and maintenance rooms that are occupiable with little or no modification; or have air communication with occupiable areas by way of stairwells, elevator shafts, or other unoccupied locations that may serve as a pathway for radon into occupied spaces on upper floors.

Short term radon testing requires that the testing be done over a minimum of a 48-hour period and specifically, testing was performed under Normal Occupied Operating Condition.

All windows and external doors were closed 12 hours before and during the entire test period (except for normal entering and exiting and no doors were propped open).

Generally, the detectors were placed in the same location as in the previous test locations. Detectors were at least 20 inches above the floor and not higher than six to eight feet, three feet away from windows, and 12 inches from exterior walls, where possible.

Quality control samples were placed.

All rooms on first floor that were sampled in the first and second round of tests were sampled again as well as the tunnel and the boiler room in the CSOB. Floor plans for sampled rooms and approximate location within the room are on file in Executive Director's office and are not included in the report.

Test detectors were retrieved approximately 48 hours after placing them.

Samples were delivered with Chain of Custody (COC) forms to Northeast Laboratory Services (NEL) on Thursday evening to ensure that samples were analyzed as soon as possible i.e., within 4 days of collection due to the radioactive decay of Radon.

NEL utilizes liquid scintillation in the analysis of radon air samples. This method is based on counting the number of flashes of light produced by the radioactive decay of radon. Radon emits particles of energy when decaying. These particles react with scintillation analyzer and read as counts per minute. By knowing the decay rate of radon, one can derive the total activity in pCi/L from the counts per minute. Known standards of H3 and C14 are used to calibrate the instrument.

Goodwin Environmental Testing Inc placed 25 activated charcoal detectors and five quality control detectors in the State House, the CSOB, and the tunnel over a three-day period. Goodwin Environmental Testing Inc and NEL are State of Maine licensed Specialist Companies. See Appendix B, Credentials, for copies of company and employee credentials.

Quality Control

Quality control is the system of activities to ensure a quality product, including measurements made to ensure and monitor data quality.

Each detector was identified with a unique number (a serial number for each activated charcoal kit is provided by the manufacturer) and stored in a low radon/radioactive background and in accordance with the manufacturer's instructions and recommendations. Prior to deployment each detector was checked for damage and logged on a COC form. See Appendix C COC for working COCs.

This testing project involved 25 tests. Based on the MALB 2014 guidance, the projects required 10 % duplicate measurements, 5% blank measurements, and 3% spiked measurements. Duplicate measurements (Duplicates) are pairs of detectors deployed in the same location to evaluate precision. Blank measurements (Blanks) are integrating detectors that are intentionally not exposed for sampling. Blanks help evaluate radon exposure from other sources such as during shipping, storage and analysis. The test guidance also recommends doing spiked measurements for each test site. Spiked measurements (Spikes) are detectors that have been exposed in an approved chamber (Bowser-Morner) to a known concentration of radon. Spikes can help evaluate the accuracy of a laboratory analysis. Spikes were not sent to Bowser-Morner as the State of Maine Radon Department allowed Goodwin Environmental Testing Inc to eliminate the need for spikes because there were only two required by the MALB 2014 and the samples were analyzed by a State licensed laboratory that does monthly spikes.

Duplicates

The precision of the measurement method is evaluated by use of duplicate measurements. Duplicates are measurements made with identical devices, that readout in the same units, and over identical time periods. Passive duplicates (test kits) are made by selecting any pair of the detectors at random and exposing them at the same location side-by-side (about 4 inches apart).

The results of duplicates are analyzed and the precision criteria is based on the relative percent difference (RPD). RPD is defined as the absolute difference between duplicates divided by their mean times 100.

RPD = Absolute value {(test #1 minus test #2)/Average of both tests} times 100

Results duplicate RPD are listed in Table 1 below.

Table 1 Results of duplicate RPD

Duplicate 1 Sample #	Duplicate 2 Sample #	Duplicate 1 Result (pCi/L)	Duplicate 2 Result (pCi/L)	RPD %	Room Number
047086	047087	0.5	0.7	33.3	108
047097	047098	1.0	1.0	0	126

The duplicate pairs passed RPD criteria listed below. Samples in rooms 108 and 126 are less than 4 pCi/L and have RPDs less than 67%.

The RPD is acceptable between duplicates if:

- less than 67% for duplicate exposures of less than 4 pCi/L, or
- less than 36 % for duplicate exposures of 4 pCi/L or greater.

Measurement Blanks

Field blanks are made by analyzing unexposed (closed) detectors that are placed side-by-side with an exposed detector in the field. The purpose of field background measurements is to assess any change in analysis result caused by exposure at the testing site. Background levels may be due to leakage of radon into the detector, detector response to gamma radiation, or other causes.

Travel blanks and office blanks are also used to access exposure during shipment to and from the test site and/or storage in the home office.

The results of the background measurements (blanks) should be at the Laboratory's lower level of detection (LLD) of <0.30 pCi/L. It is not unusual to have results higher than the LLD, but these results should not exceed 0.70 pCi/L.

Results of blank analysis are listed below in Table 2.

Table 2. Results of Blank Analysis

Blank Sample #	Result pCi/L	Room Number
047090	0.5	123
047108	0.8	Travel
047109	0.6	Office

Travel blank 047108 had a result of 0.8 pCi/L which exceeds the 0.7 pCi/L criterion. Both Goodwin Environmental Testing Inc and Northeast Laboratory Services reviewed handling, transporting, analysis, and calculations related to sample 047108 and did not find an assignable cause for the high result. While this result is above acceptance criterion, it is not believed to have an impact in the testing.

Room 123 and office blanks are below the 0.70 pCi/L criterion.

Spikes Measurements

All spiked detectors must be handled in the same manner as ordinary measurements to preclude special processing, and thereby serve as an internal check on the measurement system. Spiked measurements consist of detectors that have been exposed to known concentrations in a NRPP approved radon calibration chamber. NEL uses Bowser-Morner for measurements of bias. Bowser-Morner provides Chain of Custody forms.

Detectors are exposed in the radon calibration chamber to ensure that the measurement system is working with acceptable criteria. The Relative percent error (RPE) is calculated as the difference between the measured and the reference value divided by the reference value.

RPE = (reference value – measured value) / reference value times 100

The RPE, expressed as percent, is the individual bias value. Several sets of bias values are needed to be confident that a bias is present

- The accuracy objective is individual RPE results of ≤25%,
- and 75% of the spikes in a group of spikes need to meet the RPE ≤25% requirement.

Definitions

See Appendix D Definition of Terms for more detailed definitions.

Appendices

A. Complete Results for Radon Test
B. Credentials
C. Chain of Custody Forms
D. Definitions of Terms

Appendix A
Complete Results for Radon Test

Northeast Laboratory Services
P.O. BOX 788
Waterville, Maine 04903-0788
120 Main Street
Westbrook, Maine 04092

Administrative Offices
Phone: 207-873-7711
Fax: 207-873-7022

Customer Service
Phone: 207-878-6481
Fax: 207-887-8387

Certificate of Analysis

Radon Air Report

Report Date: 8/12/2024

Attention: Brent Goodwin
Goodwin Environmental Testing Inc
17 Kathryn Ln
Bangor, ME 04401

Legend
Below EPA Action Level (4.0 pCi/L)
At EPA Action Level or Above (4.0 pCi/L)

Location: State of Maine
210 State St
Augusta, ME 04333

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)	
602402213	State House	133	1st Floor: 047080	70	8/6/2024 13:38	8/8/2024 14:03	Detector 1:	3.0
602402214	State House	132	1st Floor: 047081	70	8/6/2024 13:40	8/8/2024 14:04	Detector 1:	0.7
602402215	State House	130	1st Floor: 047082	70	8/6/2024 13:43	8/8/2024 14:04	Detector 1:	2.2
602402216	State House	131	1st Floor: 047083	70	8/6/2024 13:44	8/8/2024 14:05	Detector 1:	3.1
602402217	State House	120	1st Floor: 047084	70	8/6/2024 13:46	8/8/2024 14:06	Detector 1:	0.7
602402218	State House	122	1st Floor: 047085	70	8/6/2024 13:47	8/8/2024 14:06	Detector 1:	0.8
602402219	State House	126D	1st Floor: 047086	70	8/6/2024 13:48	8/8/2024 14:07	Detector 1:	1.0
602402220	State House	126D	1st Floor: 047087	70	8/6/2024 13:48	8/8/2024 14:07	Detector 1:	1.0
602402221	State House	127	1st Floor: 047088	70	8/6/2024 13:49	8/8/2024 14:07	Detector 1:	1.0
602402222	State House	123	1st Floor: 047089	70	8/6/2024 13:50	8/8/2024 14:08	Detector 1:	2.1
602402223	State House	123B	1st Floor: 047090	70	8/6/2024 13:51	8/8/2024 14:08	Detector 1:	0.5
602402224	State House	121	1st Floor: 047091	70	8/6/2024 13:52	8/8/2024 14:09	Detector 1:	1.1
602402225	State House	119	1st Floor: 047092	70	8/6/2024 13:53	8/8/2024 14:10	Detector 1:	2.8
602402226	State House	103	1st Floor: 047093	70	8/6/2024 13:54	8/8/2024 14:11	Detector 1:	0.7
602402227	State House	105	1st Floor: 047094	70	8/6/2024 13:55	8/8/2024 14:11	Detector 1:	0.6
602402228	State House	107	1st Floor: 047095	70	8/6/2024 13:56	8/8/2024 14:12	Detector 1:	0.4
602402229	State House	109	1st Floor: 047096	70	8/6/2024 13:57	8/8/2024 14:12	Detector 1:	0.4
602402230	State House	108D	1st Floor: 047097	70	8/6/2024 13:59	8/8/2024 14:13	Detector 1:	0.5
602402231	State House	108D	1st Floor: 047098	70	8/6/2024 13:59	8/8/2024 14:13	Detector 1:	0.7

602402213

Northeast Laboratory Services
P.O. BOX 788
Waterville, Maine 04903-0788
120 Main Street
Westbrook, Maine 04092

Certificate of Analysis

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Fax: 207-873-7022

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Report Date: 8/12/2024

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17 Kathryn Ln
Bangor, ME 04401

Legend
- Below EPA Action Level (4.0 pCi/L)
- At EPA Action Level or Above (4.0 pCi/L)

Location: State of Maine
210 State St
Augusta, ME 04333

Lab ID Number	Building Name/Area	Unit	Test Area	Temp (°F)	Start Date/Time	End Date/Time	Radon in Air (pCi/L)	
602402232	State House	106	1st Floor: 047099	70	8/6/2024 14:00	8/8/2024 14:13	Detector 1:	0.5
602402233	State House	102	1st Floor: 047100	70	8/6/2024 14:01	8/8/2024 14:14	Detector 1:	0.8
602402234	State House Closet by Elevator		1st Floor: 047101	70	8/6/2024 14:03	8/8/2024 14:14	Detector 1:	1.5
602402235	State House	117	1st Floor: 047102	70	8/6/2024 14:04	8/8/2024 14:10	Detector 1:	4.5
602402236	Corridor		1st Floor: 047103	70	8/6/2024 14:05	8/8/2024 14:15	Detector 1:	2.4
602402237	State House Stairs Entrance		1st Floor: 047104	70	8/6/2024 14:08	8/8/2024 14:17	Detector 1:	3.5
602402238	Second Floor Closet by Elevator		2nd Floor: 047105	70	8/6/2024 14:09	8/8/2024 14:15	Detector 1:	2.9
602402239	Tunnel		047106	70	8/6/2024 14:13	8/8/2024 14:18	Detector 1:	3.3
602402240	Boiler Room Office		Basement: 047107	75	8/6/2024 14:18	8/8/2024 14:20	Detector 1:	0.7
602402241	Travel		047108	70	8/6/2024 14:18	8/8/2024 14:20	Detector 1:	0.8
602402242	Office		047109	70	8/6/2024 14:18	8/8/2024 14:20	Detector 1:	0.6

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210 State St
Augusta, ME 04333

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Please, contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By Adam Weber, Laboratory Analyst

Review Date 8/12/2024

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results and zip codes of structures tested, and the street address in cases of very high radon levels.

State House, Formal Radon Testing, Pre-ERV Installation on 12/26/2023 and 02/16/2024 with Average, plus Post-ERV Installation on 08/06/2024

Floor	Location	Room	Pre-ERV 12/26/23 pCi/L	Pre-ERV 02/16/24 pCi/L	Pre-ERV Average pCi/L	POST-ERV 08/06/24 pCi/L	
-----	CSOB - By Elevator	-----	-----	0.6	-----	-----	
-----	CSOB - By Staircase	-----	-----	0.9	-----	-----	
T	Tunnel - Middle	-----	-----	30.6	-----	-----	
T	Tunnel - Middle	-----	-----	35.7	-----	-----	
T	Tunnel - By State House	-----	-----	21.4	-----	-----	
1	State House - Cafe	133	15.5	19.0	17.3	3.0	
1	State House	131	1.8	1.5	1.7	3.1	
1	State House - Stairs Entrance	-----	12.3	19.3	15.8	3.5	
1	State House	132	1.4	1.5	1.5	0.7	
1	State House - Welcome	130	11.5	15.4	13.5	2.2	
1	State House	120	5.3	3.1	4.2	0.7	
1	State House	122	16.7	11.1	13.9	0.8	
1	State House	126	3.6	3.5	3.6	1.0	
1	State House	126	3.4	2.8	3.1	1.0	
1	State House	127	10.7	8.3	9.5	1.0	
1	State House	123	16.0	1.4	8.7	2.1	
1	State House	123	1.6	12.2	6.9	0.5	
1	State House	121	4.3	2.9	3.6	1.1	
1	State House	119	12.9	4.0	8.5	2.8	
1	State House	103	5.0	6.9	6.0	0.7	
1	State House	105	4.8	4.6	4.7	0.6	
1	State House	107	5.1	5.8	5.5	0.4	
1	State House	109	4.8	5.9	5.4	0.4	
1	State House	108	5.3	5.0	5.2	0.5	
1	State House	108	6.1	5.3	5.7	0.7	
1	State House	106	4.8	4.8	4.8	0.5	
1	State House	102	2.7	3.1	2.9	0.8	
1	State House - Closet By Elevator	-----	9.2	7.7	8.5	1.5	
1	State House Server room	117	10.9	11.2	11.1	4.5	
1	State House - Corridor		9.9	14.4	12.2	2.4	
2	State House	201	1.0	-----	-----	-----	
2	State House	201	1.5	-----	-----	-----	
2	State House - Library	-----	1.0	-----	-----	-----	
2	State House - Library	-----	0.6	-----	-----	-----	
2	State House - Closet Left Of Elevator	-----	7.6	-----	-----	2.9	
2	State House	226	1.4	-----	-----	-----	

2	State House	226	<0.30	-----	-----	-----	
2	State House - Mezzanine	-----	1.4	-----	-----	-----	
2	State House	262	0.6	-----	-----	-----	
2	State House	262	0.5	-----	-----	-----	
3	State House	300	0.3	-----	-----	-----	
3	State House	300	0.5	-----	-----	-----	
3	State House	334	0.6	-----	-----	-----	
3	State House	334	<0.30	-----	-----	-----	
3	State House	333	0.4	-----	-----	-----	
3	State House	327	0.6	-----	-----	-----	
4	State House	436	1.1	-----	-----	-----	
4	State House	436	1.2	-----	-----	-----	
4	State House - Stairway	-----	3.4	-----	-----	-----	
4	State House	420	2.2	-----	-----	-----	
4	State House	403	0.9	-----	-----	-----	

State of Maine

132nd Legislature, First Regular and First Special Sessions

Partial Report

Commission to Recommend Methods for Preventing Deed Fraud in the State

December 2025

Office of Policy and Legal Analysis

STATE OF MAINE
132nd LEGISLATURE
FIRST REGULAR/SPECIAL SESSION

Commission To Recommend Methods for Preventing Deed Fraud in the State

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John Brautigam, Esq.
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Jane B. Towle
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Table of Contents

Executive Summary

Through Resolve 2025, chapter 104, the Legislature established the Commission to Recommend Methods for Preventing Deed Fraud in the State ("the Commission" or "Deed Fraud Commission") to study and recommend to the Legislature options for both preventing and remedying the effects of deed fraud in the State. The Commission was comprised of 13 members, including several legislators and the following array of individuals with expertise relevant to the Commission's work: a county register of deeds; an experienced title attorney; an attorney from the Maine Association of Realtors; a board member of the Maine Credit Union League; the Executive Director of Legal Services for Maine Elders; the commander of the Maine State Police Computer Crimes Unit; a member of the Real Estate Commission serving as the designee of the commission's chair; the Director of Corporations, UCC & Commissions within the Office of the Secretary of State, serving as the Secretary of State's designee; and the Attorney General of Maine.

Resolve 2025, chapter 104 charged the Commission with the following duties:

- Gathering information and data, if available, on the number and characteristics of successful incidents of and unsuccessful attempts at deed fraud in the State;
- Examining the sufficiency of state laws and practices for:
  - Identity verification for the sale of real property in Maine;
  - Notarization and recording of instruments affecting title to real property in Maine;
  - Existing criminal penalties potentially applicable to perpetrators of deed fraud; and
  - Civil remedies available to victims of deed fraud, including processes for nullifying fraudulently recorded deeds and returning properties to the rightful owners;
- Gathering and examining the sufficiency of currently available educational materials regarding deed fraud in the State for property owners, real estate brokerage agencies, title insurance companies, real estate attorneys and other professionals;
- Examining ways to mitigate the fraudulent listing of homes for rent by individuals who are not the legal homeowners; and
- Examining ways in which deed fraud is conducted through the Internet, including through the use of artificial intelligence technology.

The Commission held four public meetings at the Maine State House in the fall of 2025, receiving information on the following topics from commission members, a national expert and legislative staff:

- Currently available data on the prevalence and characteristics of deed fraud both in Maine and actual examples of both successful and unsuccessful instances of deed fraud in York County;
- The practices and duties of real estate licensees for verifying the identity of persons selling real property in the State; the role of title attorneys and the scope of available title insurance products in the State; the requirements for the notarization of instruments affecting title to real property in the State, including requirements for remote

notarization; and the recording of instruments affecting title to real property in the State and the role of Maine's county registers of deeds;

- Existing criminal penalties potentially applicable to perpetrators of deed fraud under state law and potential civil remedies for victims of deed fraud in the State;
- Deed fraud awareness and prevention educational materials currently available both to professionals involved in real estate transactions and to members of the public; and
- Recent studies and legislation from other states and the Uniform Law Commission designed to prevent and to provide relief for victims of deed fraud.

After carefully considering this information, the Commission makes the following findings and recommendations.

Findings:

1. Deed fraud, particularly seller impersonation fraud, is a growing problem nationwide and an emerging issue in the State of Maine. (Vote: 11-0)
2. In part because there is no uniform process for collecting statewide data on seller impersonation fraud, there is a lack of concrete data regarding the incidence of both attempted and successful instances of this fraud in Maine, the facts underlying each incident, and how each incident was discovered. (Vote: 11-0)
3. Although limited, the information available demonstrates that seller impersonation fraud is generally accompanied by one or more "red flags," which include, but are not limited to, the following:
    - The transaction involves unimproved, vacant land and/or unencumbered property;
    - The seller resides in a different state than the property;
    - the seller will only communicate by electronic means;
    - The seller requests the use of a notary not known to the real estate professionals involved in the transaction;
    - the seller pushes for a quick sale of the property;
    - The property is offered for sale below its market value; and
    - The transaction is conducted on a cash-only basis. (Vote: 11-0)
4. Due to the difficulties of locating and holding responsible the perpetrators of seller impersonation fraud, and the difficulties of unwinding real estate transactions after the fraudulent activity has occurred, it is essential to focus on preventing seller impersonation fraud. (Vote: 10-0)
5. Despite recent increased attention to the problem, there remains a lack of awareness about seller impersonation fraud among members of the general public and among professionals involved in real estate transactions, particularly regarding where to report incidents of deed fraud and the remedies available for victims of deed fraud. (Vote: 11-0)

Recommendations:

1. The Legislature should enact legislation requiring both real estate licensees and settlement agents to verify the identity of persons selling property in all real estate transactions. The steps that each professional must take to fulfil this duty should be specified in rules developed jointly by the Real Estate Commission, for real estate licensees, and the Bureau of Consumer Credit Protection within the Department of Professional and Financial Regulation, for settlement agents. (Vote: 9-2)
2. Municipalities should take steps to ensure that the addresses they maintain for property tax purposes accurately reflect the current addresses of property owners because these tax records can provide a helpful tool for verifying the identity of persons seeking to list property for sale. (Vote: 9-2)
3. The Legislature should enact legislation establishing a process through which a licensed attorney may record an affidavit in the registry of deeds on behalf of a property owner that has the legal effect of nullifying a fraudulent deed in a way that avoids the time and expense of obtaining a court judgment. The Commission recommends that the Judiciary Committee consult the Maine State Bar Association, Real Estate & Title Section, as it develops legislation to implement this process. (Vote: 9-2)
4. The Judiciary Committee should monitor whether the Uniform Law Commission adopts a uniform or model law to address deed fraud and, if so, should consider whether to adopt that uniform or model law in whole or in part. (Vote: 11-0)

State of Maine

132nd Legislature, First Regular and First Special Sessions

Commission to Evaluate the Scope of Regulatory Review and Oversight Over Health Care Transactions That Impact the Delivery of Health Care Services in the State

December 2025

Partial Report

Office of Policy and Legal Analysis

STATE OF MAINE
132nd LEGISLATURE
FIRST REGULAR AND FIRST SPECIAL SESSIONS

Commission to Evaluate the Scope of Regulatory Review and Oversight over Health Care Transactions That Impact the Delivery of Health Care Services in the State

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Executive Summary

The Commission to Evaluate the Scope of Regulatory Review and Oversight over Health Care Transactions That Impact the Delivery of Health Care Services in the State, referred to in this report as the "commission," was established by Resolve 2025, chapter 106.

The establishment of the commission was recommended by the Joint Standing Committee on Health Coverage, Insurance and Financial Services following consideration of three bills related to the regulatory review and oversight of health care transactions during the First Regular Session of the 132nd Legislature: LD 985, An Act to Impose a Moratorium on the Ownership or Operation of Hospitals in the State by Private Equity Companies or Real Estate Investment Trusts; LD 1578, An Act to Require the Department of Health and Human Services to Review Disruption to or Removal of Health Services; and LD 1972, An Act to Enhance Transparency and Value in Substantial Health Care Transactions by Changing the Review and Approval Process for Those Transactions. While the committee held public hearings and work sessions on each bill, the committee members felt that there was not adequate time left in the legislative session to allow the committee to fully understand and consider the proposed bills and analyze the policy and legal issues raised by stakeholders. Instead, the committee chose to amend LD 1578 to establish the commission and drafted the resolve so that the substantive duties of the commission reflected the issues raised by these bills.

As finally passed by the Legislature, Resolve 2025, chapter 106 requires the commission to evaluate potential changes to health care regulations and practices, including assessing certificate of need laws and their impact on health services, reviewing substantial health care transactions and the role of private equity in hospitals, gathering best practices from other states, and holding public comment sessions for input. Specifically, the resolve requires the commission to evaluate:

- Potential changes to the State's certificate of need laws, including, but not limited to, expanding the scope of review to the termination or disruption of health care services and changing the monetary thresholds that trigger review;

- Potential legislative changes to require regulatory review and oversight of substantial health care transactions, such as transfers of ownership or control, among hospitals, health care facilities and health care provider organizations; and

- The role of a private equity company or real estate investment trust taking a direct or indirect ownership interest, operational control or financial control of a hospital in the State.

The commission was chaired by Senator Mike Tipping and Representative Michelle Boyer. Other voting members of the commission were appointed to represent stakeholder interests, including hospitals and other health care providers, such as independently owned specialty practices, nursing homes or other long-term care facilities; health insurance consumers; health insurance carriers; and health care purchasers. The commission also included a member with expertise in the field of certificate of need law or mergers and acquisitions of health care entities; the executive director of the Office of Affordable Health Care and the designee of the Commissioner of Health and Human Services or the commissioner's designee.

The commission met five times: October 8th, October 22nd, November 5th, November 17th and December 8th. Over the course of five meetings, the commission used its time to fulfill the duties set forth in its authorizing legislation. During its meetings, the commission received and discussed information relating to the regulatory oversight of health care facilities in Maine and in other states. In addition to the proposed legislation that initiated the establishment of the commission, the current and former authority provided in State law related to the regulatory oversight of health care transactions also informed the commission's work, particularly the Certificate of Need (CON) laws and the authority of the Attorney General to enforce antitrust laws.

At the request of the chairs, individual commission members suggested potential recommendations for consideration by the full commission. The commission discussed each suggested recommendation and took initial straw votes to gauge the commission's interest in continued discussion of each suggestion. The commission focused its consideration on those potential recommendations developed over the course of its meetings that were of interest to all or a majority of commission members present and voting. (As the designee of the Commissioner of Health and Human Services, Commissioner Montejo abstained and did not participate in the commission's straw votes or final votes.) The commission agreed that this report would include only those recommendations that represented the consensus of all members or were supported by a majority of seven or more commission members.

Commission members acknowledge that it was not possible to consider and understand all of the implications and consequences of these recommendations. The recommendations suggested to the Legislature in this report are based on the information available to members at the time of the meetings and the commission encourages the Legislature to engage commission members and other stakeholders in additional discussion before moving forward. Commission members also want to note that it will be important for the Legislature to carefully consider the scope of any proposed legislation, to pay particular attention to how specific terms are defined and to understand the potential impact of these recommendations on the State's existing health care delivery system and infrastructure. With these considerations in mind, the commission provides the following comments and recommendations. Unless otherwise noted, the recommendations reflect the consensus of all commission members.

Potential Changes Related to the Certificate of Need Program

The commission recommends that the Legislature consider the following changes to the Certificate of Need (CON) program.

- **Increase the monetary threshold in current law that requires CON review and approval to establish a new health care facility based on the estimated cost of the facility from $3 million to the 2025 amount as adjusted to reflect the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index medical care services index and require that the threshold amount for review be adjusted annually based on the change in that index**

- **Codify the voluntary guidance developed by the Department of Health and Human Services, Division of Licensing and Certification to require that hospitals provide at least 120-days' prior notice to the division of a permanent closure of a hospital's labor and delivery unit or of a change in the level of care a hospital provides for maternity and newborn services**

- **Expand the criteria considered during a CON review to include consideration of a proposal's impact on affordability and accessibility of health care for all Maine consumers and provide any additional resources needed to implement the expanded scope of review**

Potential Changes Related to the Regulatory Oversight Over Health Care Transactions

The commission recommends that the Legislature consider the following changes related to the regulatory oversight over health care transactions.

- **Require a health care entity to provide notice to the Attorney General about a pending merger or acquisition at the same time a health care entity is required to notify the Federal Trade Commission in accordance with federal law and regulations**

- **Require that a health care entity provide notice to the State of a transaction between a health care entity and a private equity company, hedge fund or management services organization when a private equity company, hedge fund or management services organization acquires a majority ownership interest in a health care entity or a private equity company, hedge fund or management services organization takes operational control over a health care entity**

- **Develop a regulatory process for review and approval of transactions when a private equity company, hedge fund or management services organization acquires a majority ownership interest in a health care entity or when a private equity company, hedge fund or management services organization takes operational control over a health care entity** *(Commission Vote: 7-6)*

Potential Changes to Address Role of Private Equity Investment in Health Care

The commission recommends that the Legislature consider the following changes to address the role of private equity investment in health care.

- **Expand the scope of CON review when there is a change in ownership of an entity to:**
  - **Review and analyze the extent to which the applicant's ownership structure involves a private equity company or real estate investment trust;**
  - **Require that the department contract with a consultant funded by the applicant to review and investigate the prior activities and conduct of the private equity company or real estate investment trust;**
  - **Authorize the department to consult with the Attorney General; and**

- **Broaden the authority of the department to impose conditions on an applicant and to conduct subsequent reviews following a conditional approval of an applicant for CON**

- **Prohibit any private equity company or real estate investment trust from entering any arrangement with a health care entity for the sale and leaseback of the health care entity's main campus or primary location to the private equity company or real estate investment trust**

- **Prohibit any transaction involving a health care entity in which the ratio of debt to equity is greater than 50%**
  (Commission Vote: 9-4)

- **Prohibit any person from interfering with the professional judgment or clinical decision of a licensed health care professional with independent practice authority** *(Commission Vote: 7-6)*

Potential Recommendations with Broader Scope

The commission recommends that the Legislature consider the following recommendations with a broader scope that the members believe will further the purposes of the commission's evaluation of the State's health care delivery system.

- **Recommend that the Legislature re-establish statewide health care services planning by increasing coordination and information sharing between state agencies responsible for community health needs assessments, regional public health planning and implementation of the rural health transformation program**

- **To the maximum extent possible, recommend use of federal grant funding through the Rural Health Transformation Program to support the sustainability of rural health care providers**

- **Prohibit provider non-compete clauses and non-disparagement clauses in contracts with licensed health care professionals** *(Commission Vote: 8-4)*

- **Recommend that the Legislature consider the creation of a task force to study the demand for long-term care to determine the appropriate number of long-term care beds and to increase nursing home bed capacity statewide** *(Commission Vote: 10-1)*

State of Maine
132nd Legislature, First Regular and First Special Sessions

Partial Report

Commission to Expand Access to Oral Health Care by Studying Alternative Pathways for Obtaining a License to Practice Dentistry

December 2025

Office of Policy and Legal Analysis

STATE OF MAINE
132nd LEGISLATURE
FIRST REGULAR AND FIRST SPECIAL SESSIONS

Commission to Expand Access to Oral Health Care by Studying Alternative Pathways for Obtaining a License to Practice Dentistry

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Appendices

Executive Summary

The Commission to Expand Access to Oral Health Care by Studying Alternative Pathways for Obtaining a License to Practice Dentistry, referred to in this report as the "commission," was established during the 132nd Maine Legislature, pursuant to Resolve 2025, chapter 107. The Resolve is included as Appendix A. The commission consisted of 11 members representing the Senate, the House of Representatives, and various government agencies and public interests. The membership is included as Appendix B.

The commission was tasked with making recommendations on the following:

1. Strategies to integrate foreign-trained dentists and dentists from other states into the State's dental care workforce;
2. Changes to state laws and rules that may pose unnecessary barriers to practice for foreign-trained dentists and dentists from other states;
3. Necessary supports for foreign-trained dentists and out-of-state dentists moving through the different steps in the licensing process prior to involvement with the Board of Dental Practice;
4. Opportunities to advocate for corresponding changes to national licensing requirements; and
5. Any other matters pertaining to foreign-trained dentists and dentists from other states considered necessary by the commission.

The commission met three times during the legislative interim in 2025 and heard presentations from state agencies and organizations before voting on nine recommendations at the final meeting. Based on its consideration of the information received over the course of its work, this report makes the following recommendations to the Joint Standing Committee on Health Coverage, Insurance and Financial Services. Recommendations that are not unanimous are noted below.

Limited Dentist License

Recommendation: The Legislature should pass legislation similar to LD 1615 in the 132nd, 1st Regular Session, as originally printed, with the following modifications: naming and defining a "limited dentist," replacing the term "adjunct dentist" and changing the number of consecutive years a person must practice under a limited dentist license, in good standing, from three to six in order to become licensed as a dentist. (This recommendation is a majority vote.)

Department of Professional and Financial Regulation, Office of Professional and Occupational Regulation, Maine Board of Dental Practice

Recommendation: The Joint Standing Committee on Health Coverage, Insurance and Financial Services should request the Maine Board of Dental Practice to report to the committee by February 2026 and again by February 2027 on the progress it has made towards promulgating rules for licensure by endorsement as required by 10 M.R.S. §8003-H. The rules established by

the Board should include, but should not be limited to, the process and criteria the Board utilizes to do the following:

- Evaluate the "education equivalent of a doctoral degree in dentistry" for applicants seeking licensure through endorsement; and
- Establish of a publicly accessible list of States that the Board has determined met the criteria for substantially equivalent licenses.

Recommendation: The Department of Professional and Financial Regulation should direct the Office of Professional and Occupational Regulation to explore funding sources that would provide the Board of Dental Practice with the ability to increase its administrative infrastructure to develop and administer a pilot project to collect workforce data, at the time of initial licensure and license renewal for both dentists and dental hygienists, as authorized by 32 M.R.S. §18341, sub-§1. The Commission encourages the Office of Professional and Occupational Regulation to allocate some of the funds it may receive towards this purpose to support a full-time employee dedicated to analyzing the data collected by the Board via the pilot.

University of New England, Advanced Standing Track

Recommendation: The Joint Standing Committee on Health Coverage, Insurance and Financial Services should send a letter to the University of New England's College of Dental Medicine encouraging the school to increase the number of spots available to foreign-trained dentists seeking enrollment in the Advanced Standing Track for international dentists program. (This recommendation is a majority vote.)

MaineCare

Recommendation: As part of the 2026 scheduled MaineCare rate review process for Section 25, Dental Services, the Legislature should support an increase in reimbursement rates to levels that will make it economically feasible for dental providers to enroll and treat MaineCare patients. The review process must include systematic input from dental providers. (One member abstained from voting on this recommendation.)

Recommendation: The Department of Health and Human Services, Office of MaineCare Services, should continue its efforts to increase the enrollment of dental providers as MaineCare providers and improve and simplify the process used to claim reimbursements. (One member abstained from voting on this recommendation.)

Recommendation: The Maine Board of Dental Practice should continue to explore incentives to encourage dental providers to enroll as MaineCare providers and treat MaineCare patients, including providing continuing education credits.

Dental Specialists

Recommendation: The Joint Standing Committee on Health Coverage, Insurance and Financial Services should direct the Department of Health and Human Services to explore the development

of a hub-and-spoke model of providing dental services. Hubs could include the University of New England or Federal Qualified Health Clinics, where specialized services are available. Spokes could include mobile units and nontraditional practices, such as dental practices that are limited in scope, that provide services in areas where the population density is insufficient to support a dental provider setting up a practice. (One member abstained from voting on this recommendation.)

Recommendation: The Joint Standing Committee on Health Coverage, Insurance and Financial Services should direct the Department of Health and Human Services to explore options to establish educational specialist residency programs, especially for pediatric dentists, oral surgery and orthodontists. (One member abstained from voting on this recommendation.)