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## PINELAND CENTER LIBRA FOUNDATION

New Gloucester, Maine

### Project Duration

2000 – present

### Key Sevee & Maher Engineers, Inc. Staff

John Kennedy, P.E., Mark Bergeron, P.E.

### References

Owen Wells/Craig Denekas 207.879.6280

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## OVERVIEW

The 2,000-acre Pineland Center property was first developed by the State of Maine in 1908 as the Maine School for the Feeble Minded. During the 1950s the facility housed 1,500 residents and included a power plant, a wastewater treatment plant, 27 buildings, forest, and a self-sufficient farm. October Corporation (a subsidiary of Libra Foundation) purchased the property in 2000 and has since redeveloped the property into a viable office/business campus and agricultural center. SME was retained to provide civil engineering design, site and environmental permitting expertise, and construction engineering/quality assurance services for redevelopment of the Pineland Center and its associated infrastructure, including demolition of select existing structures, and renovation and new construction of over 200,000 square feet of buildings. SME's services also extended to construction of a working farm, one of the largest equestrian centers in the northeastern United States, a specialty cheese making facility, a year-round hydroponic vegetable growing structure, and 26 kilometers of cross-country ski trails.

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## ACCOMPLISHMENTS

SME's services involved civil, environmental, geotechnical and field engineering for permitting, design, and construction of:

- 10,000 lineal feet of interior roadway including State highway and intersection reconstruction;
- Parking areas for 1,200 vehicles;
- Design and permitting for closure of three on-site landfills;
- RCRA closure of the former institutional Pineland facility;



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- Hydrogeologic investigation and design to locate an independent groundwater supply for the Pineland campus and associated agricultural use areas;
- 13,000 feet (about 2.5 miles) of stormwater drainage lines;
- 10,000 feet of wastewater pipelines leading to four engineered wastewater systems which can handle 36,000 gallons per day, making it one of the largest subsurface wastewater disposal systems in the State;
- 16,000 feet of potable water lines (about 3 miles); and
- 80,000 feet of various size conduits for electrical, cable and telephone lines. Interduct, a product which holds up to four smaller conduits within one large conduit, was used for much of the redevelopment in anticipation of future need for greater selection of technology services.



SME continues to provide engineering and permitting services for new projects at the Pineland campus and the various agricultural locations. SME also provides ongoing assistance for the operation and maintenance of on-site wastewater disposal and water supply systems as well as for environmental compliance monitoring and reporting, and flexibility in selection of information technology and communication services.



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## CHALLENGES AND ACHIEVEMENTS

In addition to the typical civil engineering and environmental challenges associated with redevelopment of an existing complex having a large number of buildings and an extensive infrastructure system, the Pineland redevelopment project had the challenge of providing quick-turn-around design drawings and permit applications for submittal to local, state, and federal agencies. SME prepared the necessary applications; coordinated informational meetings; and through close cooperation with the regulatory agencies, obtained approvals allowing the Owner to begin redevelopment construction within five months of SME receiving authorization to proceed.

