



**City of Biddeford**  
**Capital Projects / Operations Committee**

April 9, 2025 at 6:00 PM  
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online:](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 927 9152 8288

Passcode: 331366

1. Roll Call
2. Adjustment(s) to Agenda
3. Approval of Minutes
4. Old Business
5. New Business
  - 5.a Police Department Facilities Update
  - 5.b Fire Department Facilities Update
  - 5.b Biddeford Fire Department Facility Capital
  - 5.c Update – Bath House Reconstruction
6. Adjourn

# NEW POLICE HEADQUARTERS

A PROPOSAL FOR MODERNIZATION AND EFFICIENCY

CHIEF JOANNE FISK

The main railway station 1941  
Collections of McFristal Public Library



# 1916 BIDDEFORD CENTRAL THEATER

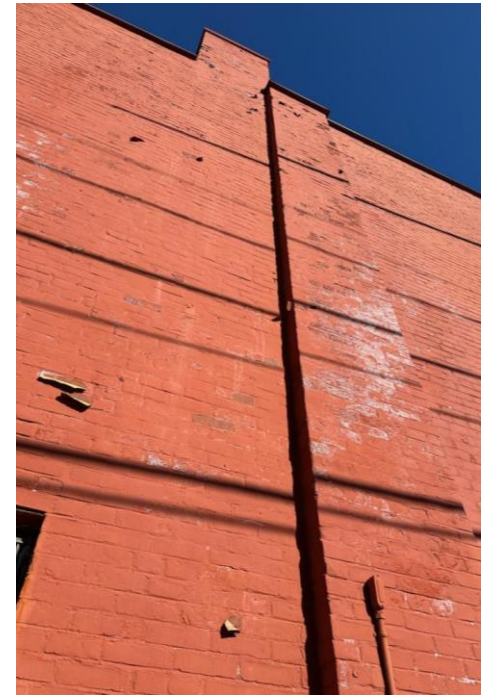
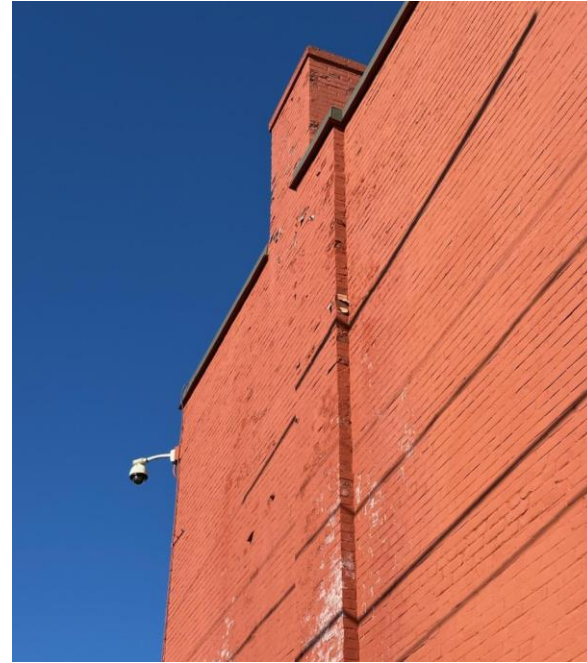


1979 BIDDEFORD  
POLICE  
HEADQUARTERS

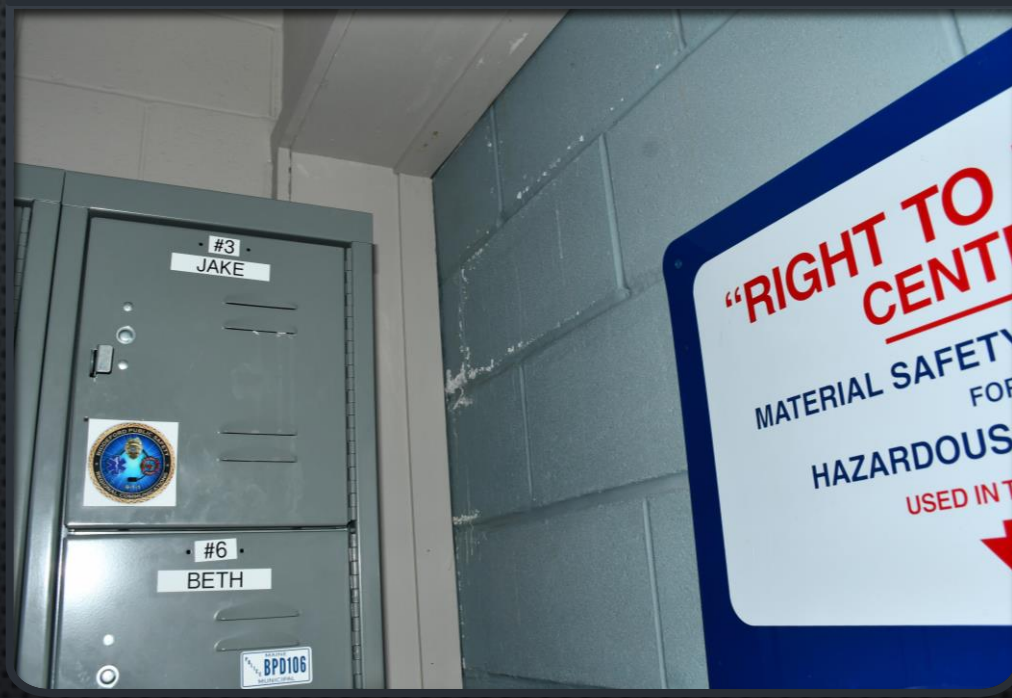


AT ALMOST 110 YEARS OLD, THE BUILDING NOW FACES DETERIORATING STRUCTURAL CONDITIONS, AGE RELATED WEAR AND POTENTIAL SAFETY RISKS

THE EXTERIOR BRICK  
ABSORBS WATER  
WHICH, NEEDS TO BE  
SEALED EVERY FEW  
YEARS. THIS PROCESS  
IS COST AND LABOR  
INTENSIVE



THE 165-FOOT-LONG  
NORTHEAST SIDE OF THE  
BUILDING HAS BECOME MORE  
WATER DAMAGED OVER THE  
DECADES



AS WATER LEACHES THROUGH THE BRICK-AND-MORTAR SURFACE, IT MAKES ITS WAY INTO THE INTERIOR WALLS.



# AND INTO THE CEILINGS





SECONDARY WALLS HAVE BEEN BUILT TO COVER THE WATER DAMAGE THROUGH MOST OF THE SECOND FLOOR. THIS INCLUDES THE DETECTIVE DIVISION AND BACK HALLWAY.

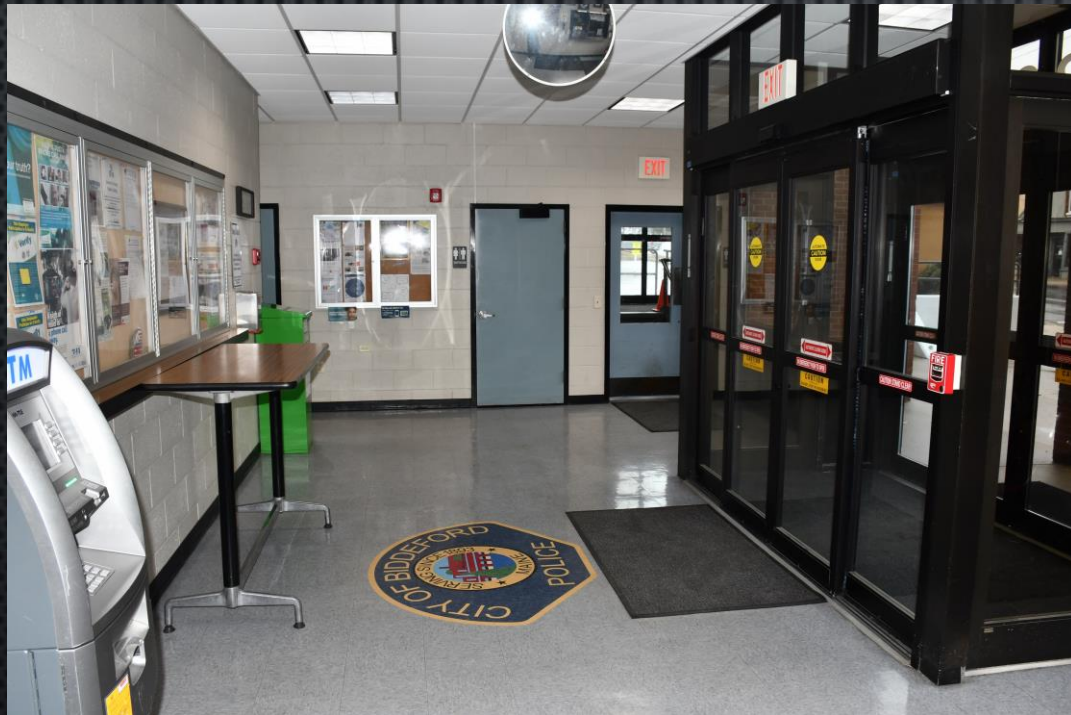


WALLS WERE ADDITIONALLY CONSTRUCTED  
ON THE 1<sup>ST</sup> LEVEL REAR HALLWAY.

WATER DAMAGE MILDEW ON THE NORTH SIDE WALL. RAIN COMES THROUGH THESE BLOCKS AND FLOODS THE AREA SHOWN IN THE NEXT SCREEN SHOT. WE HAVE HAD TO PURCHASE BERMS TO REDIRECT WATER TO FLOOR DRAINS IN OUR CELL BLOCK AREA.



THE CURRENT BUILDING HINDERS POLICE OPERATIONS. THE LACK OF PRIVATE INTERVIEWING AREAS, CRAMPED WORKSTATIONS AND OUTDATED INFRASTRUCTURE CREATE UNNECESSARY OBSTACLES.





THE CENTURY OLD BUILDING LACKS ENHANCED SAFETY FEATURES, MODERN BUILDING CODES AND HANDICAPPED ACCESSIBLE AREAS.





DEPT: 002 - HBA  
OSJ  
SKU# 233201  
Description: HAND SANITIZER 3.4OZ  
Master Case Pack: 48pcs



**CONNEX TRAILERS ARE USED FOR STORAGE OF RECORDS. THESE ARE RECORDS THAT FOR THE MOST PART PREDATE COMPUTER STORAGE.**

**THESE STORAGE UNITS HAVE BEEN PERMEATED BY RODENTS. VALUABLE REPORTS HAVE BEEN DAMAGED AS A RESULT. THERE SIMPLY IS NOT ENOUGH ROOM AT THE POLICE FACILITY TO STORE THESE RECORDS.**



IN SUMMARY, OUR CURRENT BUILDING LACKS OPERATIONAL EFFICIENCY, THE ADEQUATE SPACE FOR MODERN TECHNOLOGY, ANTICIPATED AGENCY GROWTH AND WORKSTATION EXPANSION .

IT LACKS THE ABILITY TO GROW INTO AREAS TO MEET OUR COMMUNITY SERVICES GOALS, OUR PRISONER PROCESSING NEEDS, EVIDENCE AND PROPERTY STORAGE REQUIREMENTS AND CRIME LAB TECHNOLOGY.

THE DETERIORATING INFRASTRUCTURE POSES A CONTINUAL HEALTH HAZARD AND SAFETY RISK AND DOES NOT MEET CURRENT STANDARDS FOR ACCESSIBILITY.

# BIDDEFORD FIRE DEPARTMENT

“Dedicated Service Through Teamwork”

## Fire Department Capital Improvement Program



*Proudly Serving  
Since 1855*



## Facility/Station Needs



# BIDDEFORD FIRE DEPARTMENT

“Dedicated Service Through Teamwork”

## *Goal of the FD Capital Program:*

***1. Vehicles/Apparatus***

***2. Facility/Stations***

***3. Equipment:***

To establish an effective program that ensures:

- Safe, economical, and reliable vehicles, facilities, and equipment for the FD staff so they may provide professional, effective and efficient emergency fire, EMS, technical rescue, hazardous materials, and life safety fire prevention inspection & education services for the City’s residents and visitors.

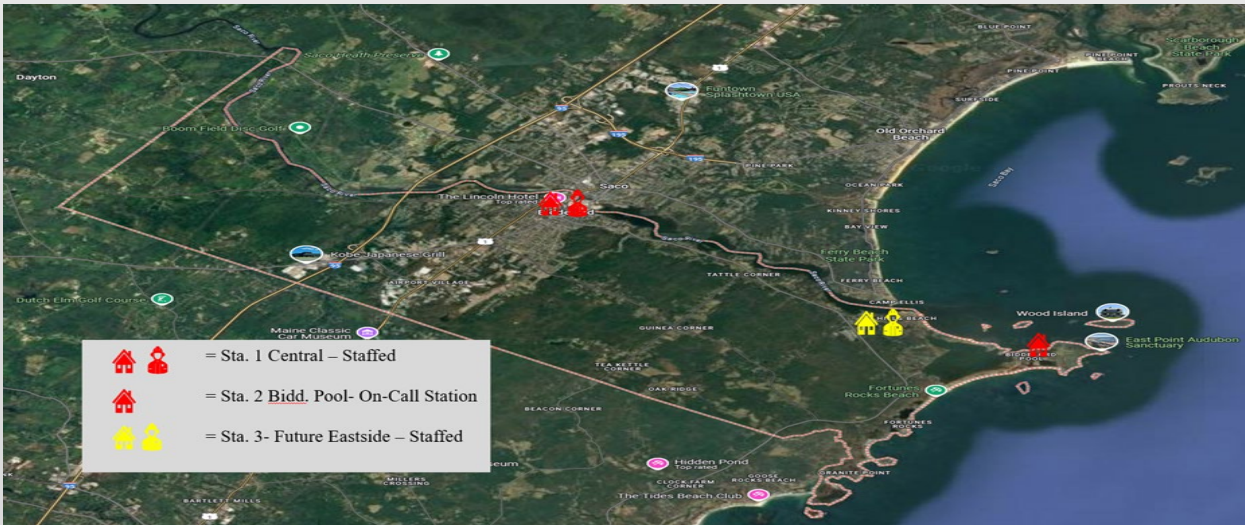
## **BFD's Facility/Station Replacement & Maintenance Philosophy:**

**To establish and maintain an effective Facility/Station Replacement & Maintenance Program that ensures safe and reliable working conditions, while limiting the cost impact to the residents of Biddeford.**

**We do this by taking pride in caring for and maintaining our Stations, in order to maximize their service life. Additionally, we will utilize our Station systems for as long as we can safely do so, again in an effort to limit the financial impact to the residents of Biddeford.**



# Buildings & Facilities



Two Fire Stations – Locations & Date Constructed



Station 1 - Central – 152 Alfred Street – Head Quarters Constructed in 1990



Station 2- Biddeford Pool – 25 Lester B Orcutt Blvd. Constructed in 1960



Future Station 3- Pool Street near UNE Construction- TBD



Station 1 – Central is the only staffed Station



Future CIP Request- Funding to address facility CIP needs



**\$TBD**



# Buildings & Facilities

## Facility needs Categories-

1. Structural & Infrastructure Condition
2. Space Utilization & Capacity
3. Maintenance & Deferred Repairs
4. Technology & Equipment Needs
5. Operational & Community Impact
6. Energy Efficiency & Sustainability

A fire station (also called a fire house) is a facility for storing firefighting & EMS apparatuses. There will also be storage space for equipment, such as PPE, back-up & other specialized equipment, though the most important equipment is stored in the vehicle itself. Fire stations frequently contain working and living space for the firefighters, EMTs, Paramedics and support staff.

Fire stations are located strategically throughout neighborhoods, allowing firefighters to reach the emergency situation within a predetermined amount of time.



# Station 1 – Central Structural & Infrastructure Condition

- **Structural integrity, on-going issues:**
  - HVAC system- Some heat pump issues (winter); & cooling unit motor issues (summer); exploring replacing all with mini-split units (efficiency); station generator = 35 yrs.
  - Windows – Resealed caulking; parts no longer available (FY26 CIP)
  - Brick leaks – mortar issues between bricks; reseal south wall (FY26 CIP)
- **ADA Compliance: (2021 Assessment Performed)**
  - Exterior – “van accessible” parking spot; vehicle stops for encroachment into the sidewalk; curb ramp grade; no sidewalk leading from the street
  - Interior - Public areas – entrance door threshold; restrooms (need updates); door openings/mechanisms
- **Code Compliance & Safety:**
  - Sprinkler & Fire Alarm System – Compliant; annual maintenance



**Station 1- Central – 152 Alfred Street-  
Head Quarters Constructed in 1990**



**General Condition = Good      Age = 35 Years Old**



**ADA Compliance = Some needs exterior & interior  
public areas**



**Code Compliancy & Safety = Compliant with on-going  
annual maintenance of sprinkler & fire alarm system**



**Station 1 – Central is the only staffed Station**



**Future CIP Request- Funding to address facility CIP  
needs**



**\$TBD**

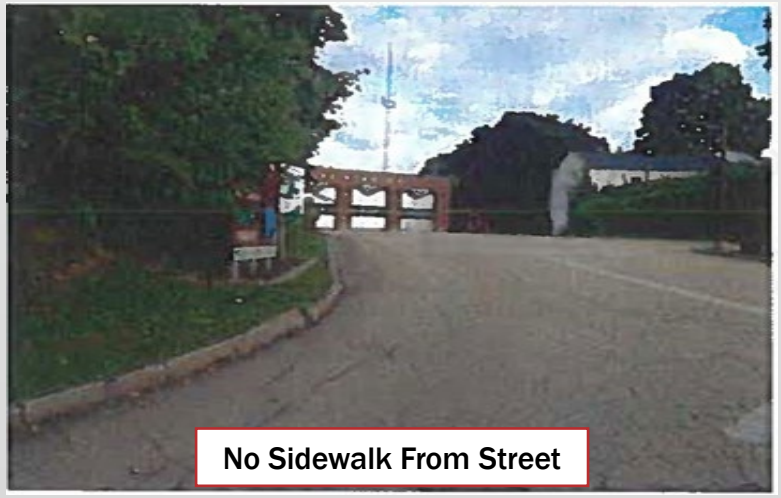


# Station 1 – Central Structural & Infrastructure Condition





# Station 1 – Central Structural & Infrastructure Condition





# Station 1 - Central Structural & Infrastructure Condition



Generator - 35 Years Old



Generator Fuel Storage



Bathroom Needs Renovations/Accessibility



Bathroom Needs Renovations/Accessibility



# Station 1 – Central Space Utilization & Capacity

We have reached capacity within the fire station with regards to:

- Storage of equipment, records, & supplies
- Storage of apparatus
- Staff space
  - Offices
  - Multi-use areas
    - Conference room
    - Classroom

Space to address needs with additions & renovations in the future.



**Adequacy of Space for Current Operations = Poor**



**Future Growth Considerations = Need additions & renovations; no room to expand**



**Shared or Multi-Use Areas = Classroom**



**Storage Needs & Limitations = At Capacity**



**\$TBD**



# Station 1 – Central Space Utilization & Capacity



Apparatus Space - Capacity

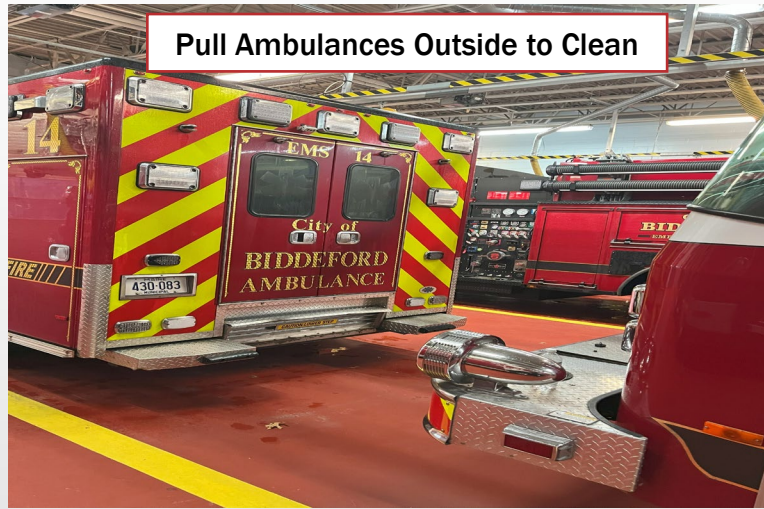




# Station 1 - Central Space Utilization & Capacity



Apparatus Space - Capacity



Pull Ambulances Outside to Clean



Firefighter PPE Storage vs. New Standards



Firefighter PPE Storage vs. New Standards



# Station 1 - Central Space Utilization & Capacity



Firefighter Back-up PPE Storage



Fitness Room on 2<sup>nd</sup> Floor



Facility Storage for Support Items



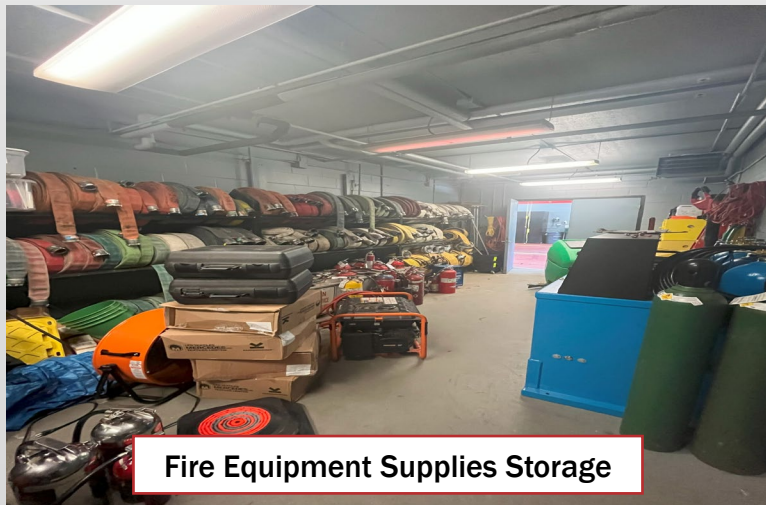
Facility Storage for Training Equipment



Facility Storage for EMS Supplies



# Station 1 - Central Space Utilization & Capacity





# Station 1 – Central Space Utilization & Capacity



Fire PPE Cleaning Room



Conference Meeting Room



Classroom for Training & Meetings



Fire Equipment Supplies Storage



Facility Support Equipment Storage



Fire Equipment Supplies Storage



# Station 1 – Central Maintenance & Deferred Repairs

- **Recurring Maintenance Challenges:**

- Age of some items & availability of repairs/parts
- Windows
- Leaks
- HVAC – Heat and AC – Motors & Heat Pumps
- Generator age



**Recurring Maintenance Challenges = Fair/Poor**



**Backlogged Repairs = Some; more of an on-going annual maintenance**



**\$TBD**

- **Backlogged Repairs:**

- Windows – age of parts, seals, and condition
- Leaks – in first floor offices
- Outside – sidewalks, driveway, drainage, trees



# Station 1 – Central Maintenance & Deferred Repairs



Parking Lot/Driveway Replacement



Granite Curb Repairs



Threshold Crack Sidewalk/Foundation



Parking Lot/Driveway Replacement



Granite Curb Repairs



Parking Lot/Driveway Replacement



# Station 1 - Central Maintenance & Deferred Repairs





# Station 1 – Central Technology & Equipment Needs

## ■ Building Technology Infrastructure:

- Communications systems update for wiring, speakers, for the Zetron dispatch system
- Classroom & conference room IT systems update for meetings & training

## ■ Specialized Equipment Storage & Support:

- IT support closets/rooms in different locations throughout the station
- PPE Firefighter gear storage on the apparatus floor – current standards
- PPE Spare Firefighter gear storage – current standards
- No space for growth



Building Technology Infrastructure = Fair



Specialized Equipment Storage & Support = At capacity



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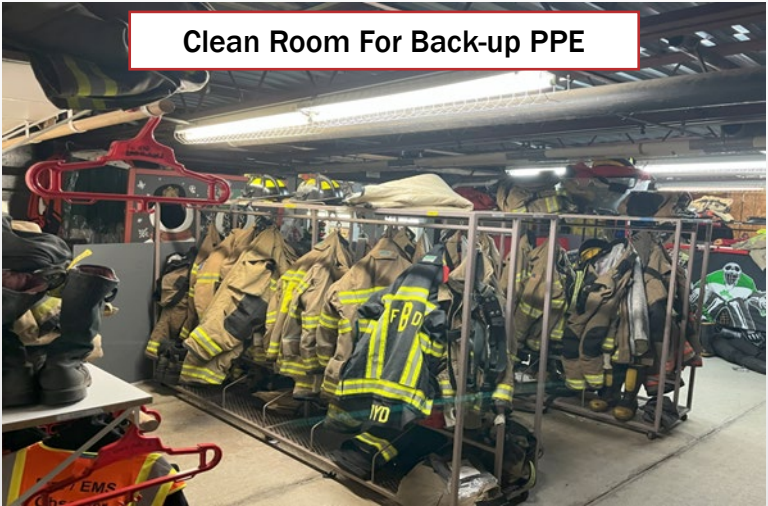




# Station 1 – Central Technology & Equipment Needs



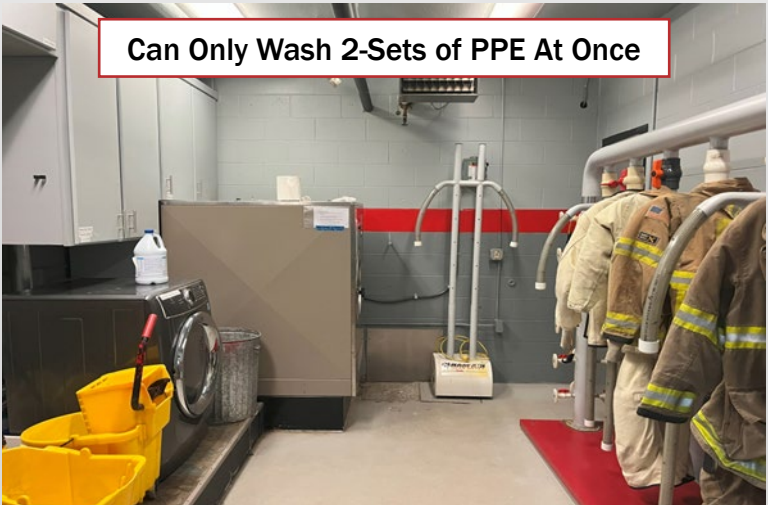
Firefighter PPE Storage vs. New Standards



Clean Room For Back-up PPE



Apparatus Bay Capacity



Can Only Wash 2-Sets of PPE At Once





# Station 1 – Central Operational & Community Impact

- **Public Accessibility & Use:**

- Parking capacity
- ADA updates

- **Emergency Preparedness & Resiliency:**

- Stand-alone for long-term event
  - Generator – age
  - IT – City supported
  - Interoperability – City, County, State EOCs

- **Security Considerations:**

- Access system in place



Public Accessibility & Use = Good/Fair



Emergency Preparedness & Resiliency =



Security Considerations = Already in place



**\$TBD**



# Station 1 – Central Energy Efficiency & Sustainability

## ▪ Insulation & Weatherization:

- Building insulation – Good – original
- Weatherization –
  - Roof is new in the past 2-3 years
  - Windows are in poor condition – new thermal insulation technology
  - Overhead apparatus doors in fair condition – new thermal insulation technology

## ▪ Lighting Systems:

- LED systems in place – aging a replacing as needed
- Use many motion sensors and timers

## ▪ Heating & Cooling Efficiency:

- Plan to replace HVAC system with min-split units – efficiency for heating a cooling – no more ductwork to clean – easier cleaning and maintenance



Insulation & Weatherization = Good/Fair



Lighting Systems = Good/Fair



Heating & Cooling Efficiency = Fair



Renewable Energy Opportunities = Future opportunities with space



**\$TBD**

## ▪ Renewable Energy Opportunities:


- Opportunities for future renewable energy opportunities – it's a matter of roof capacity for load/weight engineering and space for battery storage systems.





# Station 2 – Biddeford Pool

## 25 Lester B. Orcutt Blvd. = Built in 1960



 On-Call Fire Station- Not Staffed- Houses E24 & E26

 City Budgets & Pays for Operational Costs; Heat, Electricity, Water, Phone/IT

 Biddeford Pool Association Pays for CIP Facility Costs

 **\$TBD - BPA**

# Need for an East-side Station- Committee Report to City Council April 18, 2023

## ***Committee Charge From City Council***

- 1. Is there a need for a Substation?**
- 2. Where would a potential substation be located?**
- 3. What Equipment should be housed at a Substation?**
- 4. What should the Staffing be for a potential substation?**
- 5. Are there any other critical needs of the City that should be housed there?**
- 6. Review the CPSM report in the context of a potential substation.**
- 7. What is the size and shape of a potential substation and the associated capital costs.**

### **Committee Members:**

Bill Emhiser – Chair  
Chief Gagne – Staff  
Pat Boston – Vice Chair  
Peter McPheeters  
Paul Labrecque  
Jim Emerson  
Jeff Greene  
Karin Gregory  
Mike Swanton  
Kyle Noble  
Bill Riggs  
Dan Boucher



# Land Procurement For New East-side Fire & EMS Station



Only Staffed Fire Station in the Center of the City



To better serve the East-side of Biddeford & increase our call handling capacity as the community grows.



Approx. 2,020 homes, businesses, & commercial property = almost 20% of the City



2024- Approx. 650 calls or 12% of the FDs total call volume occurs within the East Side District



Response times to the east area of the City are lengthy and can often be 6 to 12 minutes or more.



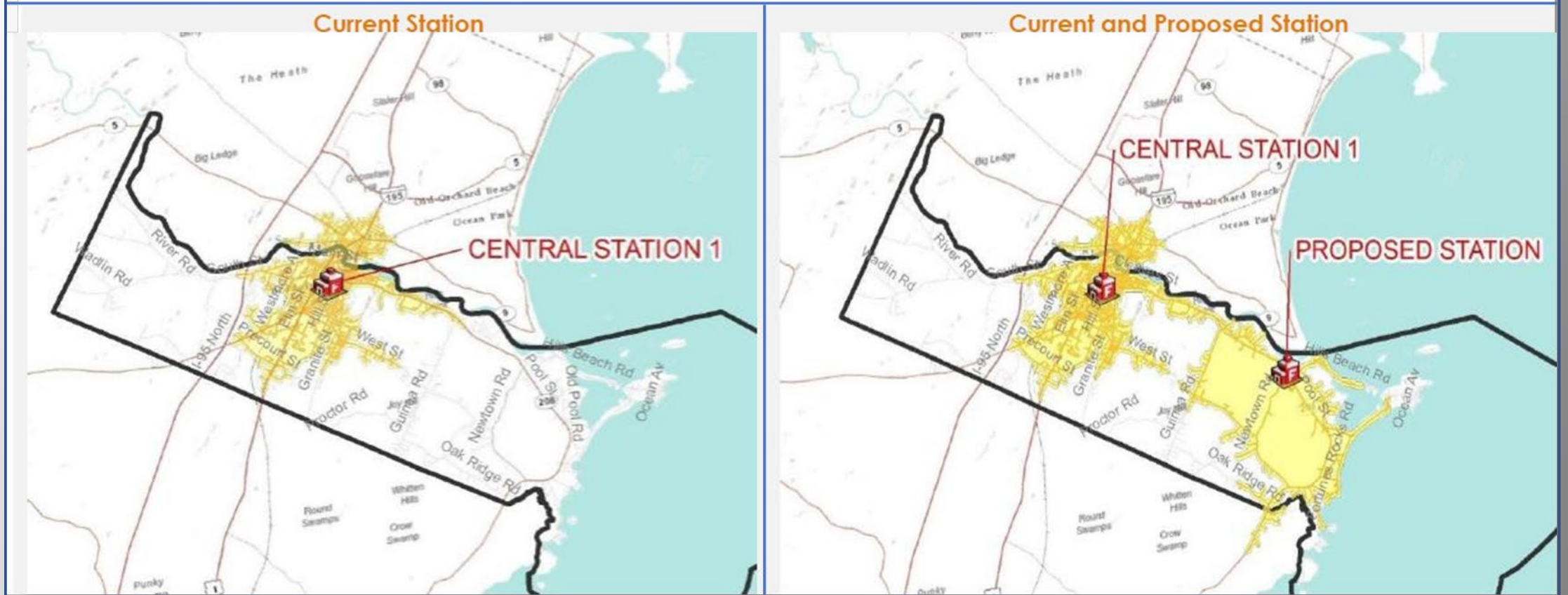
FY26 CIP Request- Project is a Place Holder in the CIP/Budget Process



**\$10,000,000 est.**

# Need for an East-side Station- Committee Report to City Council April 18, 2023

FIGURE 4-14: Current and Proposed Station, 360 Seconds Travel Time



## East-side Fire & EMS Station





# Buildings & Facilities FY26 CIP Projects

- Windows = \$15,000
  - 3 Phases – Est. \$15,000 each phase
  - 1<sup>st</sup> Phase is large curtain windows
- Tree Removal = \$10,000
  - Remove 12 trees on southside of Station 1
- East-side Fire & EMS Station = \$10,000,000
  - Place holder for East-side Fire & EMS Station
- Bathroom Renovations = \$80,000
  - Station 1 first floor bathroom renovations
- South Wall Brick Sealing = \$25,000
  - Bricks & mortar need to be sealed - leaks



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**\$TBD**



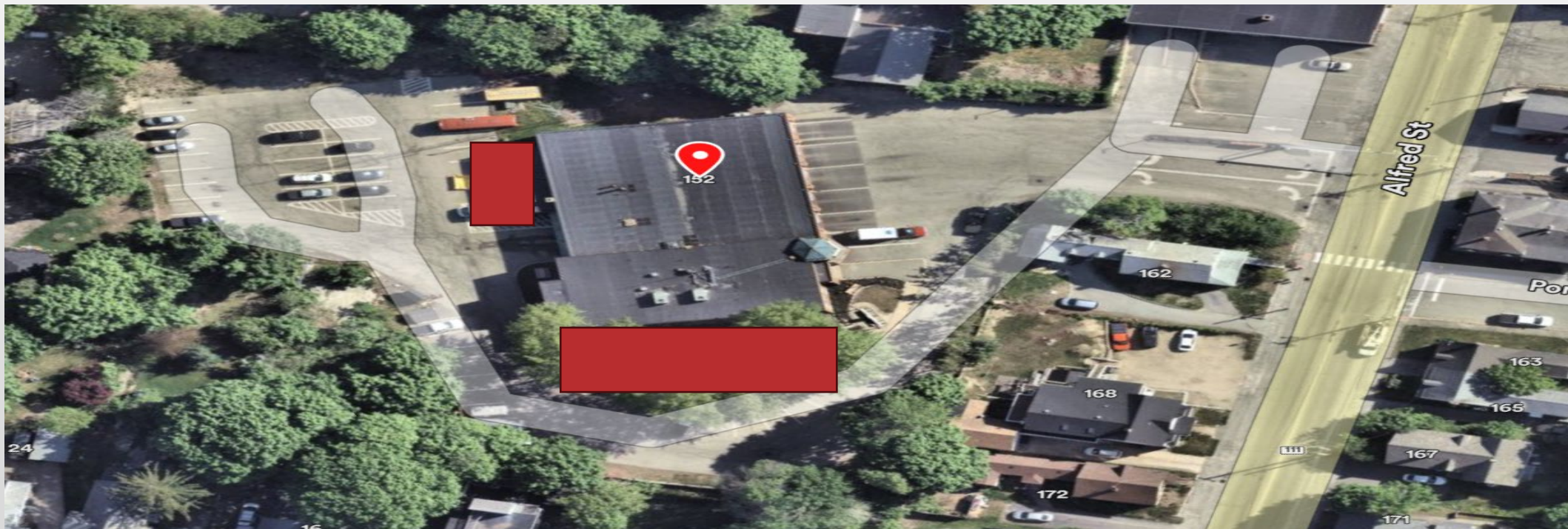
# Why, What & Opportunities for the Future

- **Why are costs \$TBD = Contractors to give estimates – busy – economy & uncertainty of prices.**
- **What can be done to get a better in-depth assessment with estimated costs = Hire a facility space & needs company for a full assessment. Example = Oak Point Associates of Biddeford (McArthur Library).**
- **Opportunities = With full scope of all the City’s facility needs, we can plan on timing of when do bring forward projects and to have projects as shovel ready as possible. Planning between City Manager, Departments, Divisions and Capital Projects/Operations Committee.**



# Station 1 – Central Opportunities for the Future

- There is no room for expansion in the current Central Station to meet the growing needs of the Department to provide the services that we do to a growing community.
- A couple of ideas:





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- A couple of ideas:



# Station 1 - Central

152 Alfred St. = 2.87 Acres

