

City of Biddeford
City Council - Workshop
April 28, 2020 5:30 PM Via ZOOM Virtual Meeting

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1. Workshop Discussion Items

1.1. Pearl Street Conceptual Design

[20200424 City Council Workshop - Pearl St Concept Design Brief](#)

[20200415 Pearl Street Concept Design 85691E Site Plan and XS](#)

1.2. Paving and Project List

[20200423 Paving and Funding List.docx](#)

[20200423 Project List - Prioritized.docx](#)

1.3. Update: Grant Opportunities - Capital Projects

[20200423 Project Funding - Stimulus Grant Opportunities - Brief](#)



City Council Workshop

Meeting Date: Tuesday, April 28, 2020

Meeting Time: 5:30 pm

Agenda Item No: 1.1

Item Description: Pearl Street Concept Design

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

20200415 Pearl Street Concept Design 85691E Site Plan and XS (PDF)

Key Terms:

N/A

Executive Summary:

The concept design for Pearl Street has been completed and serves as the basis for creating design documents and bid specifications in anticipation of infrastructure grants for so called shovel-ready projects.

The design was developed in concert with staff review, engineer recommendations, and adjacent mill owner/developer input. The design is intended to compliment and encourage development while creating a streetscape capable of supporting outdoor seating, a public space for events, and a RiverWalk connection to Pearl Street.

Detailed Review:

The development of Pearl Street is a component of the larger plan to redevelop the 3 Lincoln Street site, formerly Maine Energy Recovery Company. To date design of the garage is complete and required federal, state and agency permits have been received. A pre-construction meeting (virtual) is planned for the week of August 27. The Lincoln Mill and Riverdam projects have closed on financing and pulled permits. Each project is progressing with renovation work.

As noted during the November 2019 Pearl Street design authorization discussion, the proposed development of the 3 Lincoln Street site and associated area development support consideration of improving Pearl Street from Lincoln Street to a point where it intersects with the Saco River.

Currently Pearl Street terminates at Smith Street, between the so-called Bugby Brown facility and the Counting House (Saco Falls Way). From that point to the river, the "street" is a compilation of right-of-ways. With the planned development on and around the 3 Lincoln Street site and the planned RiverWalk, the City began the process of designing a formal

street with the intent of creating a cohesive streetscape from Lincoln Street to the river to compliment and encourage development.

The plans provided in this packet show the concept that serves as the basis for design of the street. The concept includes a number of elements intended to make the street a practical and functional aspect of the overall development scheme. The design concept was developed through internal meetings and input/feedback from the design engineers and adjacent mill owners. For example:

- The street includes pedestrian walkways on the 3 Lincoln side of the street. This is a practical design element that accounts for the roadway's proximity to the Buggy Brown building while limiting roadway impact on developable real estate on the 3 Lincoln property.
- The roadway includes a slight jog and narrowing at the intersection with Saco Falls Way and the now abandoned Smith Street. This is intended to slow traffic and create a visible "break" in the surface materials. From Lincoln to Smith/Saco Falls Way the road will consist of traditional bituminous. From Smith/Saco Falls Way to the river the surface materials will change and the street will be designed as a "woonerf" or "living street". This concept allows for closure of the street and use as an open public area for events, etc.
- Space is preserved abutting the mill buildings to allow for outside seating and public gathering.
- Road design and grading directs runoff to the 3 Lincoln side to ensure no stormwater/flooding issues are created or exacerbated.
- Existing access is maintained for vehicle deliveries for the lower mills through the use of limited loading zones on the 3 Lincoln side.
- The sidewalk area is designed with the RiverWalk connection in mind.
- Hard curbs are minimized to promote pedestrian use (woonerf design).
- The street terminus is currently shown as a curved walkway and turning area. As the park/greenspace is developed on the 3 Lincoln side there will be improvements to the access way for the stack and park. Stack access is required in accordance with the current cellular lease agreements.
- Provisions for utilities to be placed in the street along with additions (spare) conduits for future development/connection will be included to limit if not eliminate the need to disturb the street once constructed.

Completion of design and anticipated availability of infrastructure funding opportunities sets this project up for classification as shovel-ready and eligible for grant award.

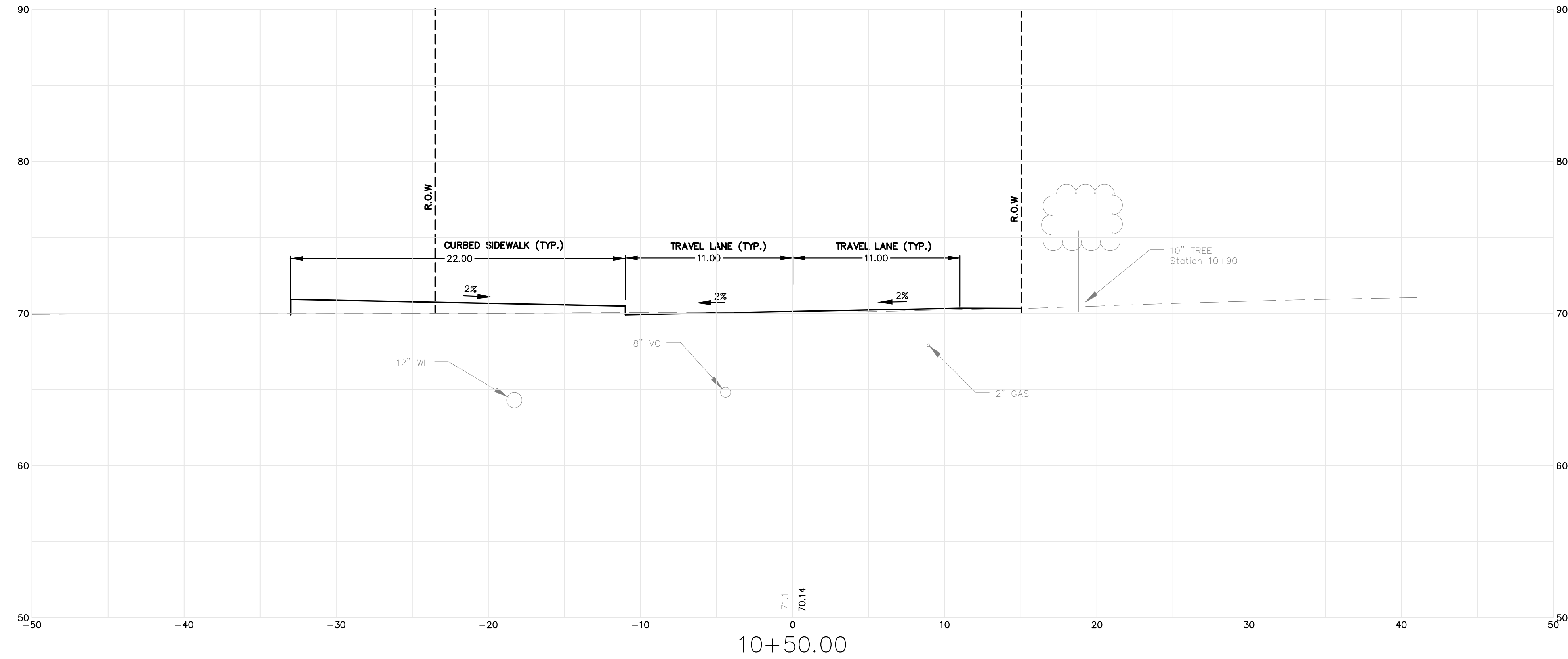
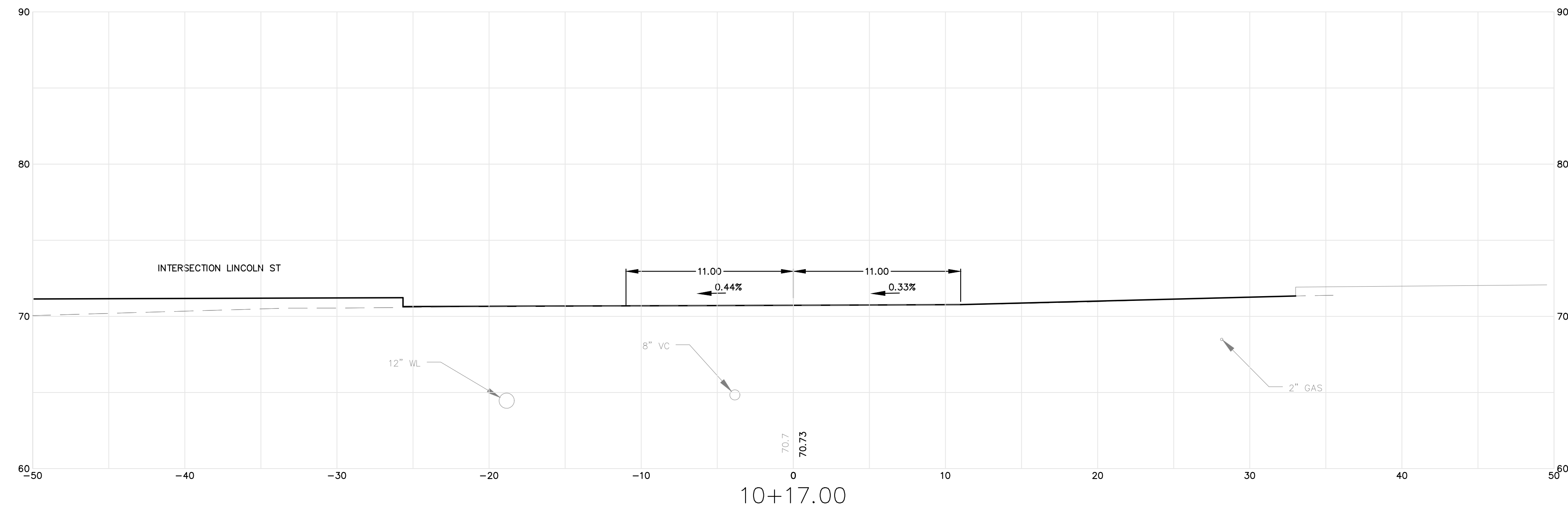
Funding Source:

Evaluating grant opportunities at the state and federal level.

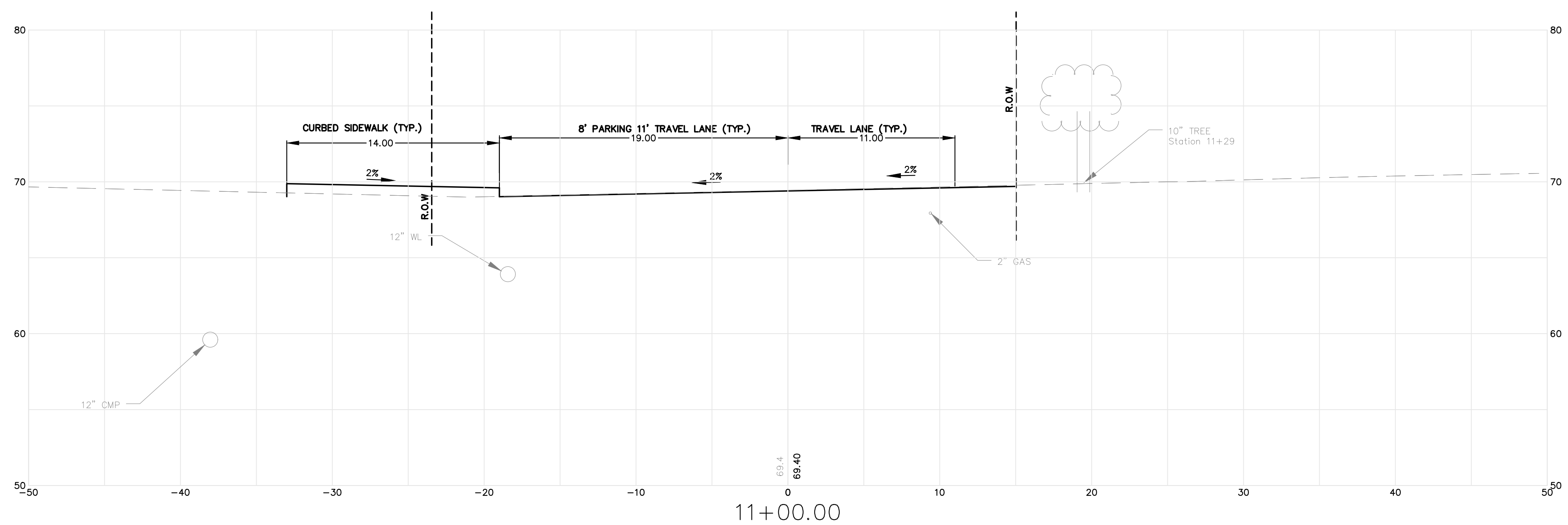
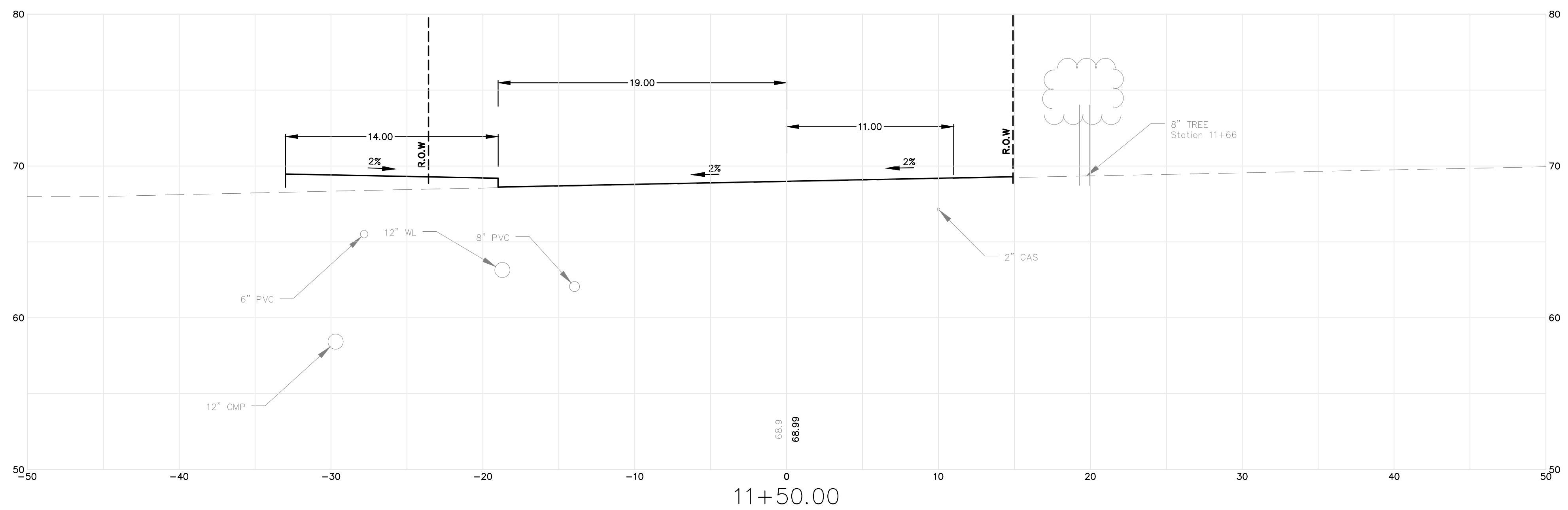
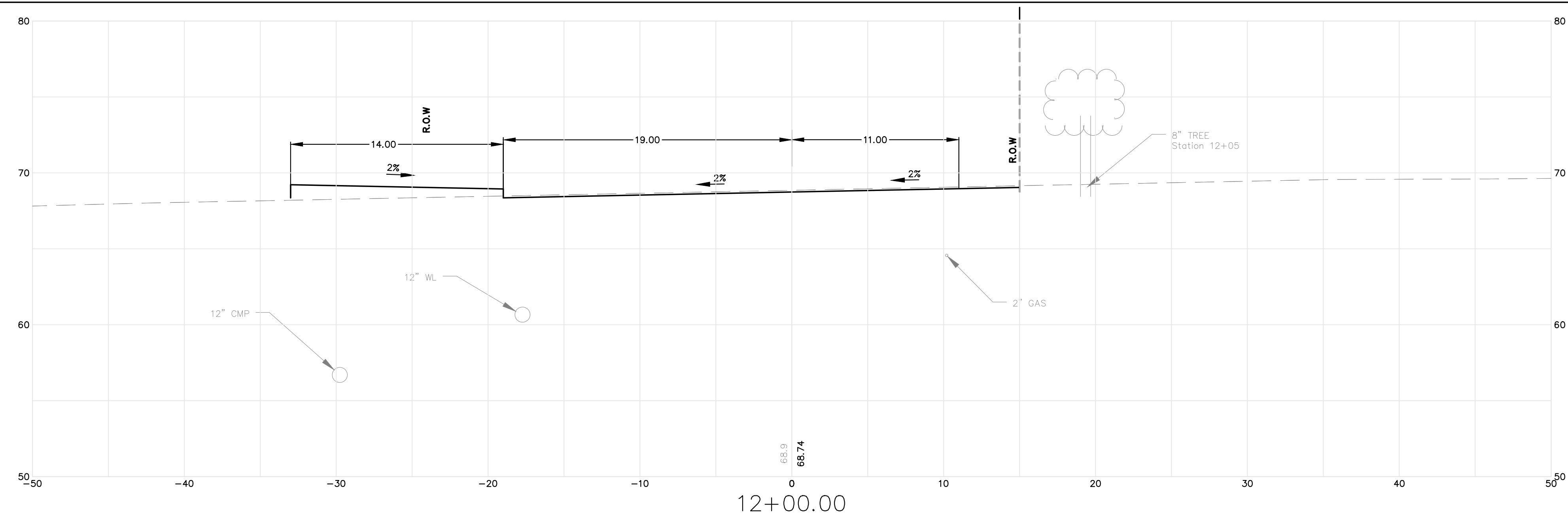
Staff Recommendation:

Based on prior authorizations for Gooch Street sewer design and design of Pearl Street, staff is proceeding with bid package development in preparation for establishing the project as “shovel-ready” for grant applicability unless otherwise instructed. Funding options and strategy will be discussed further under agenda item #1.3.

**PRELIMINARY
NOT FOR CONSTRUCTION**



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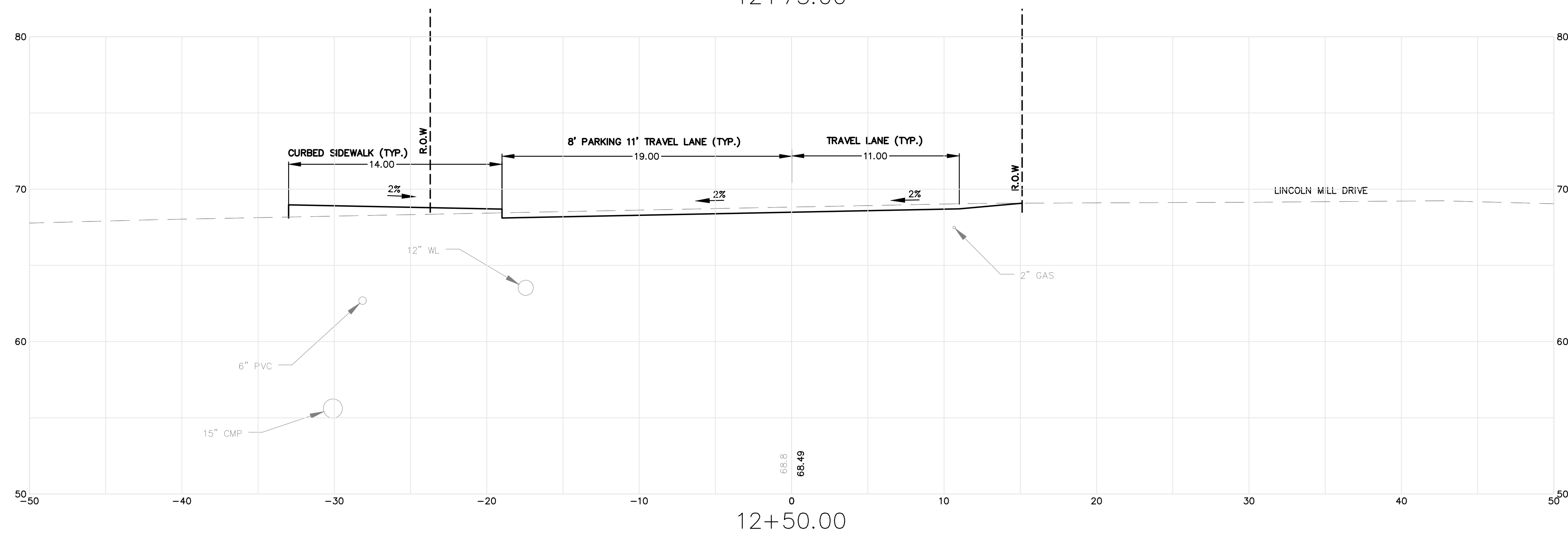
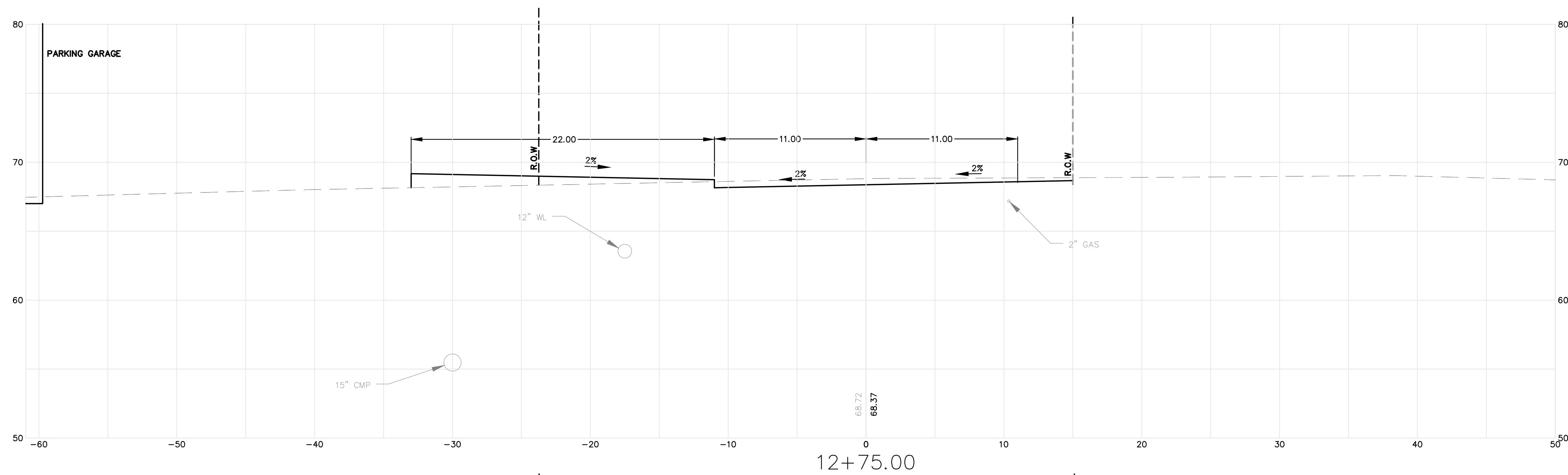
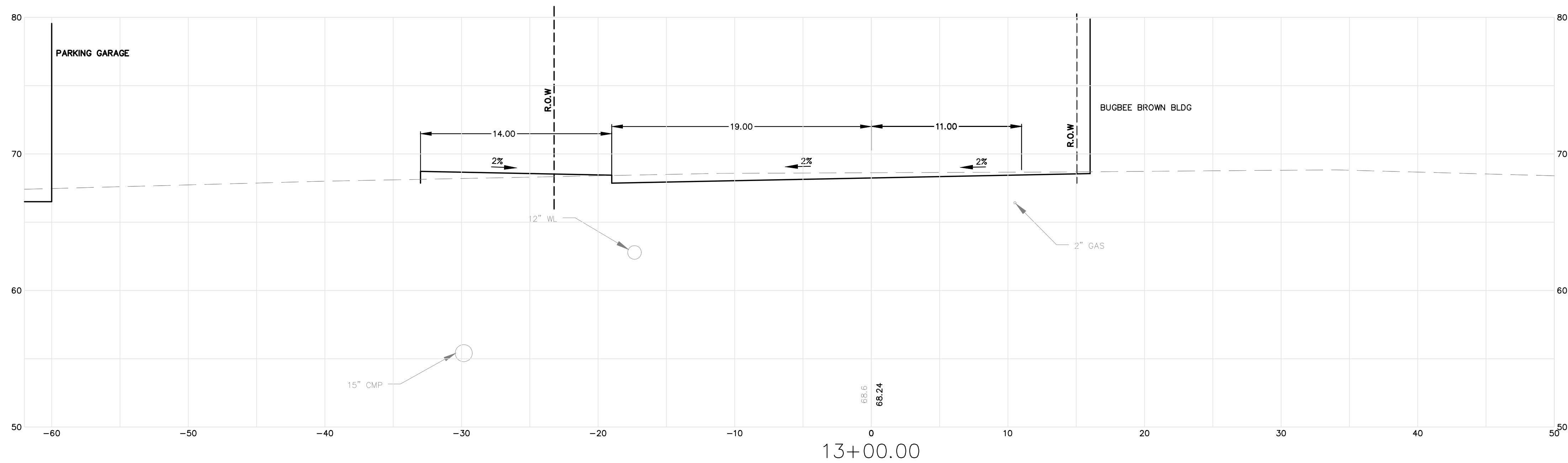


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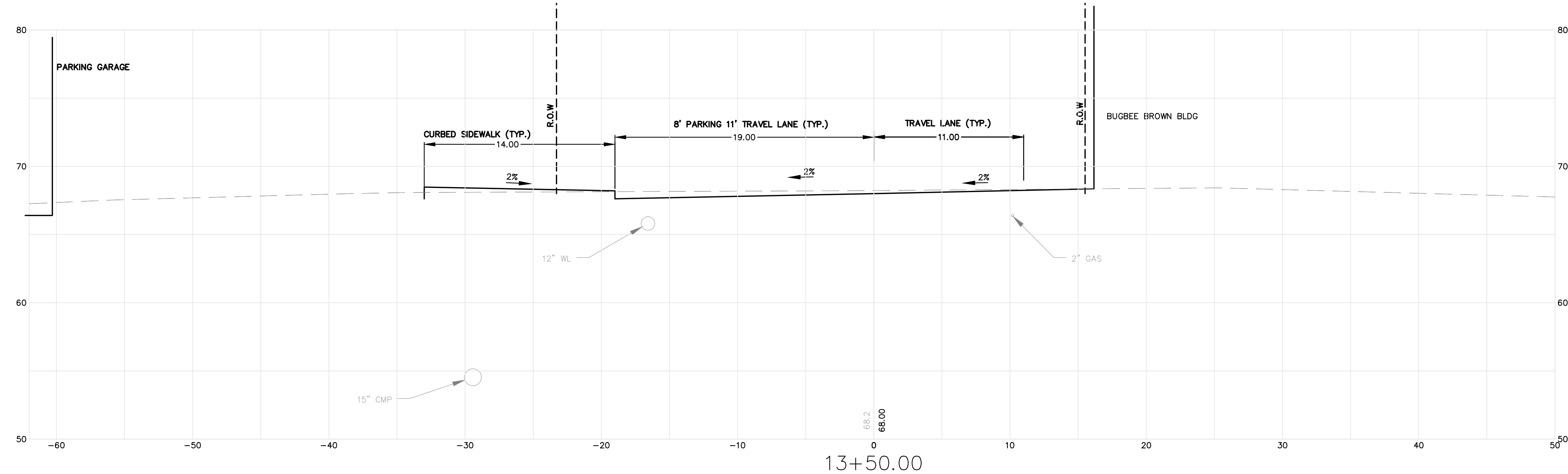
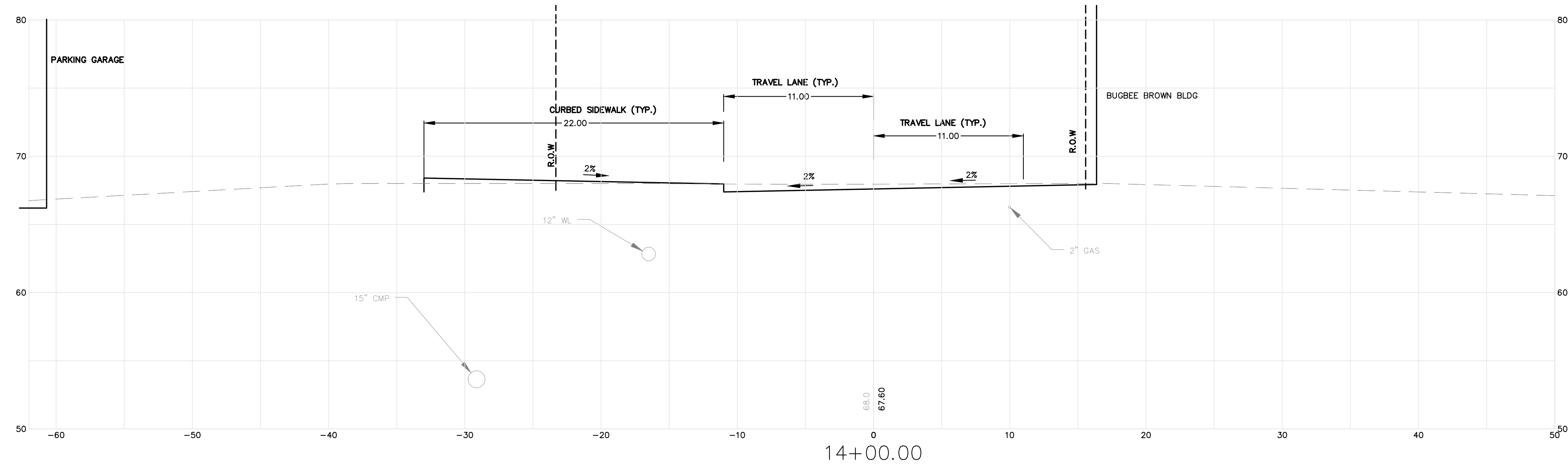
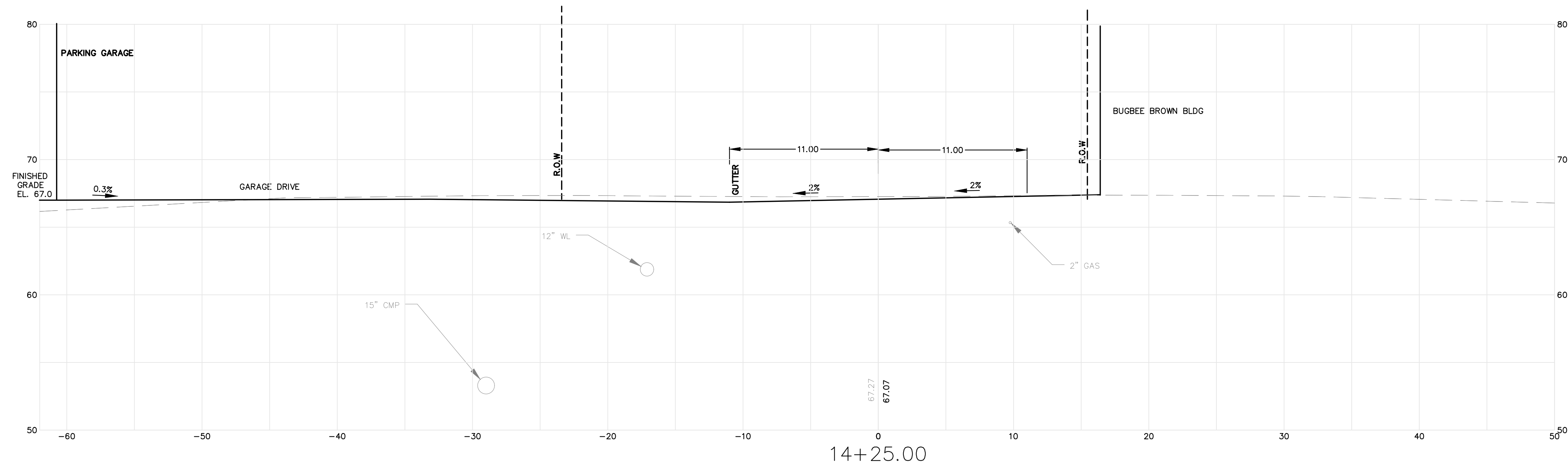
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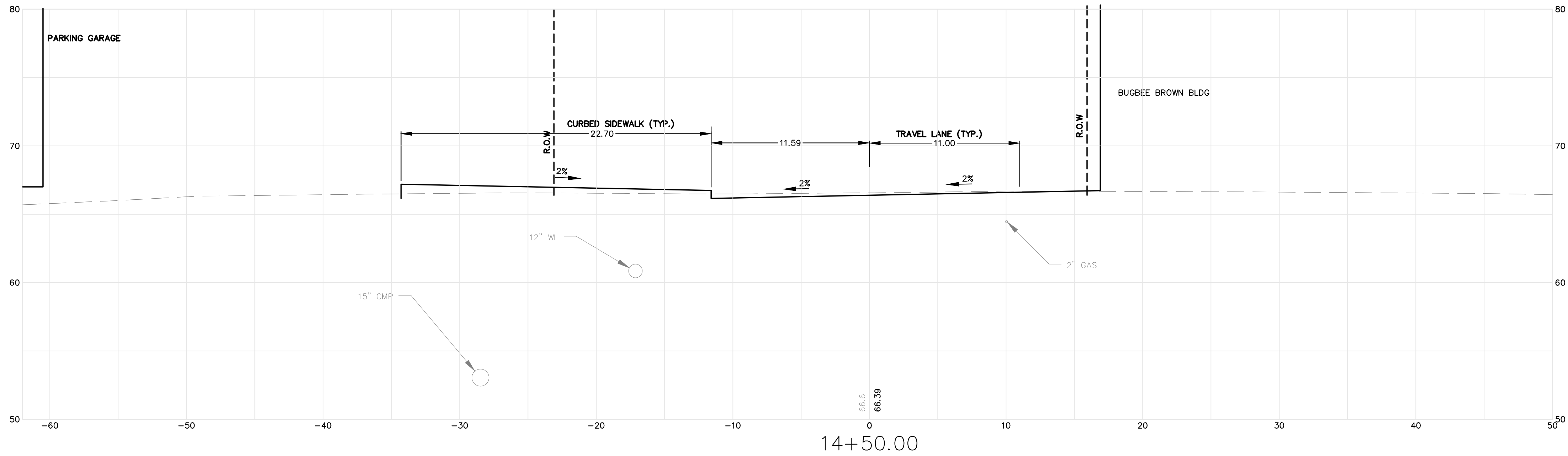
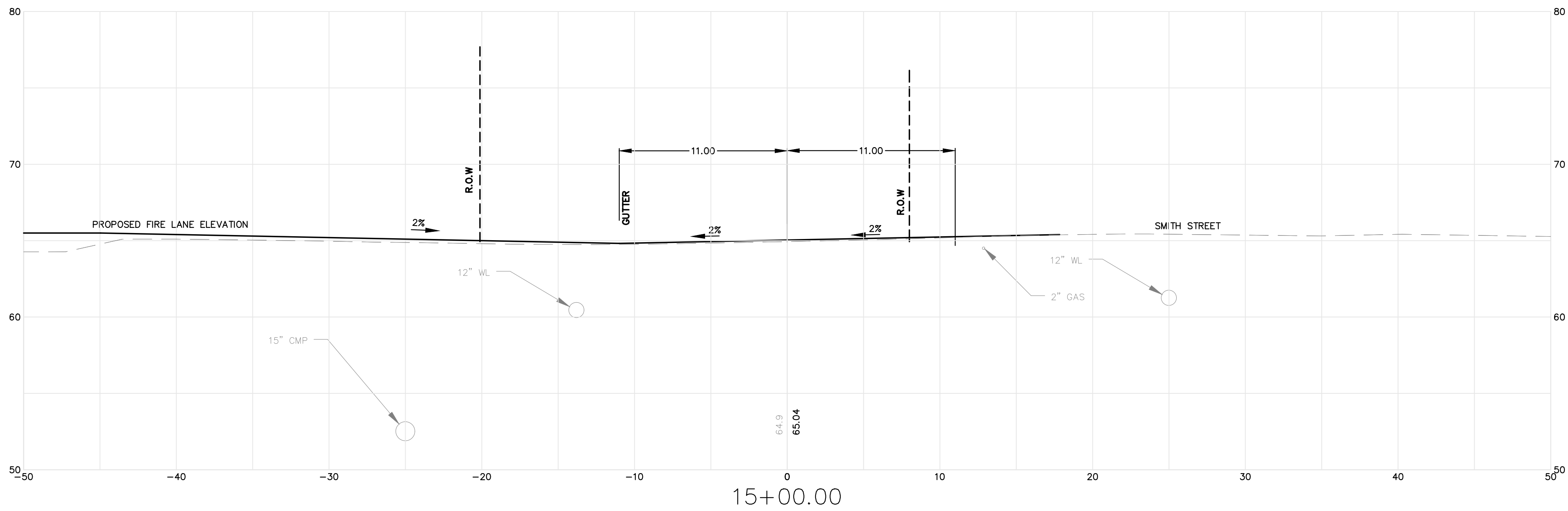
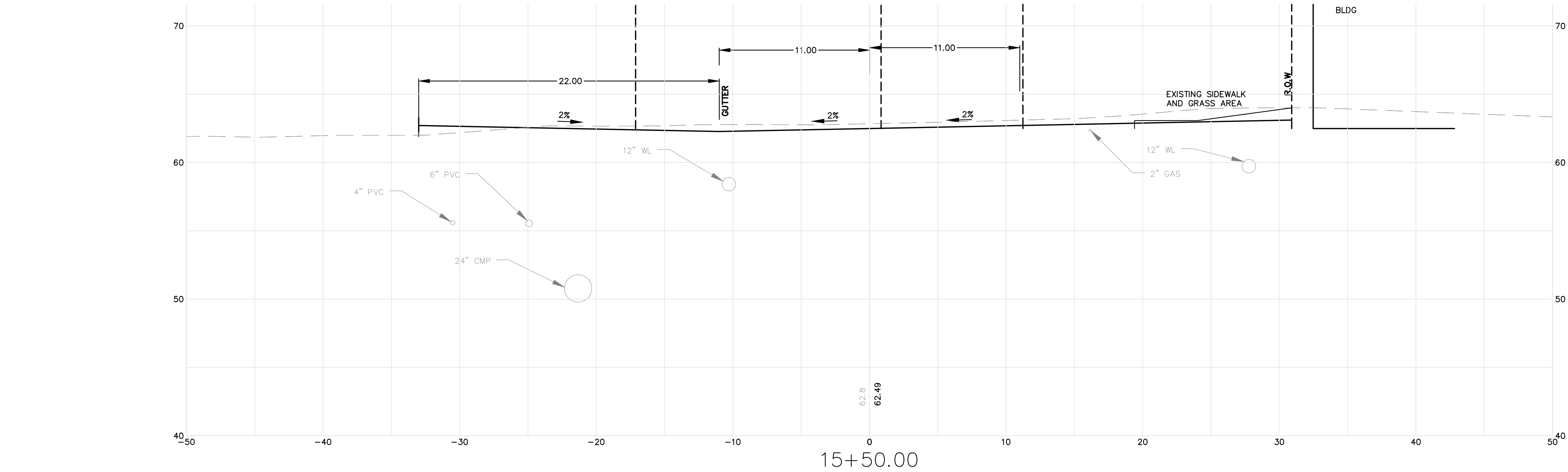
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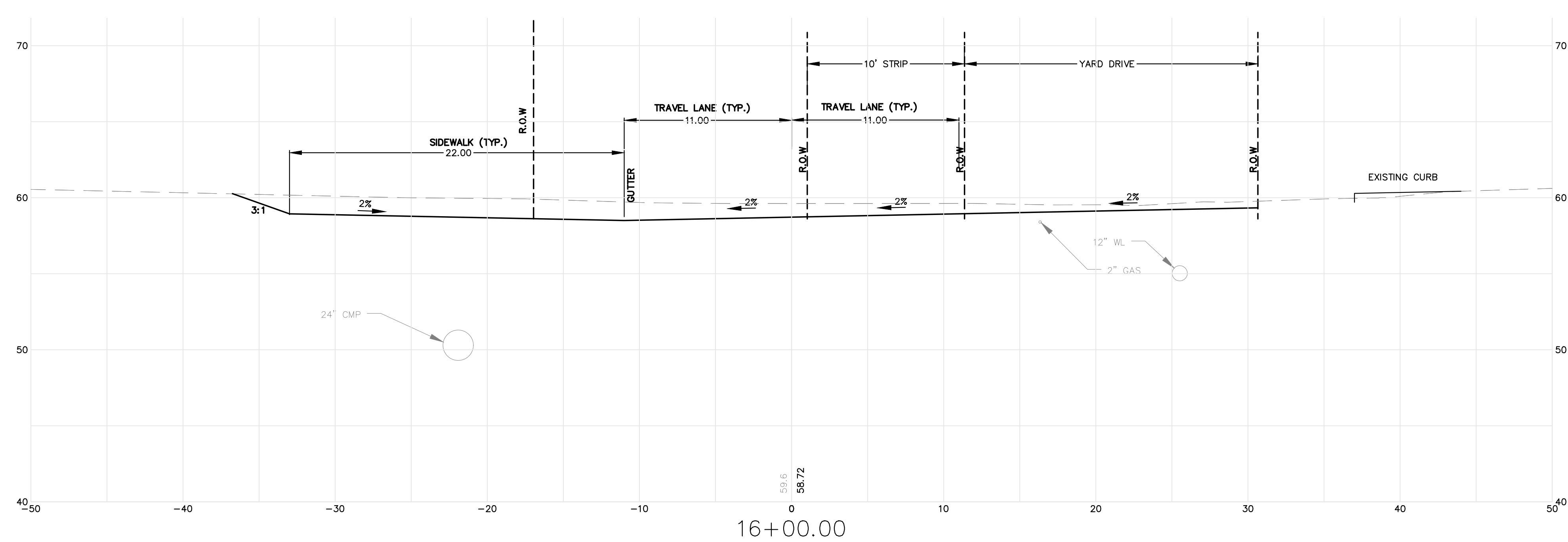
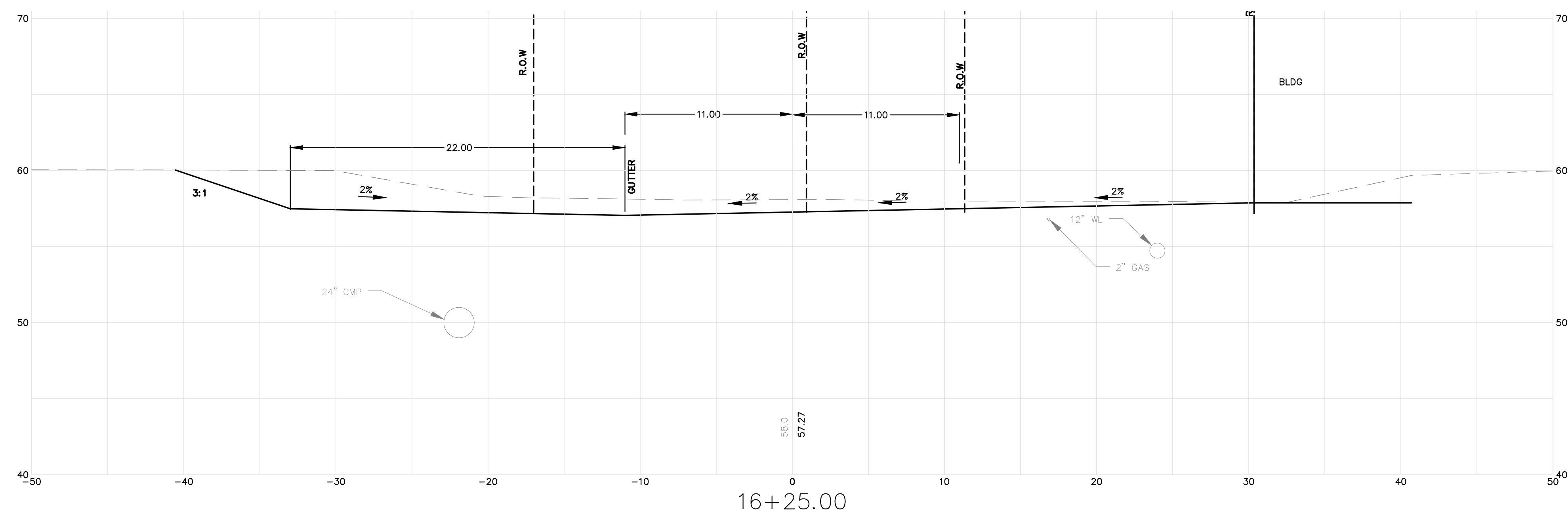
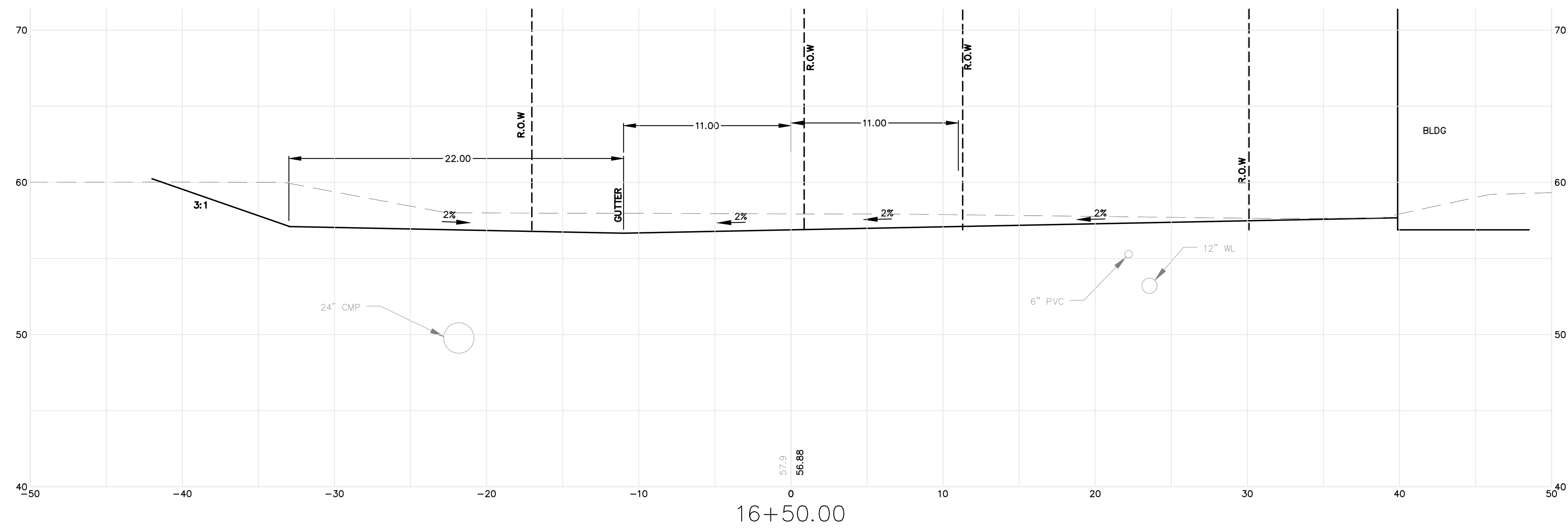
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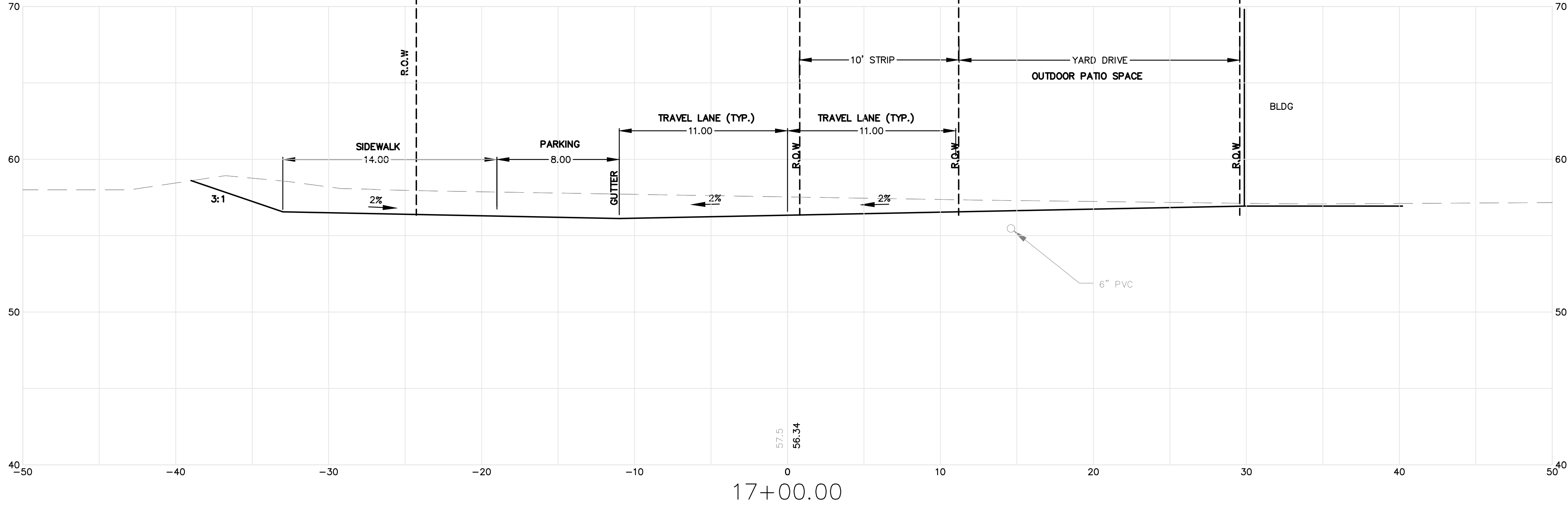
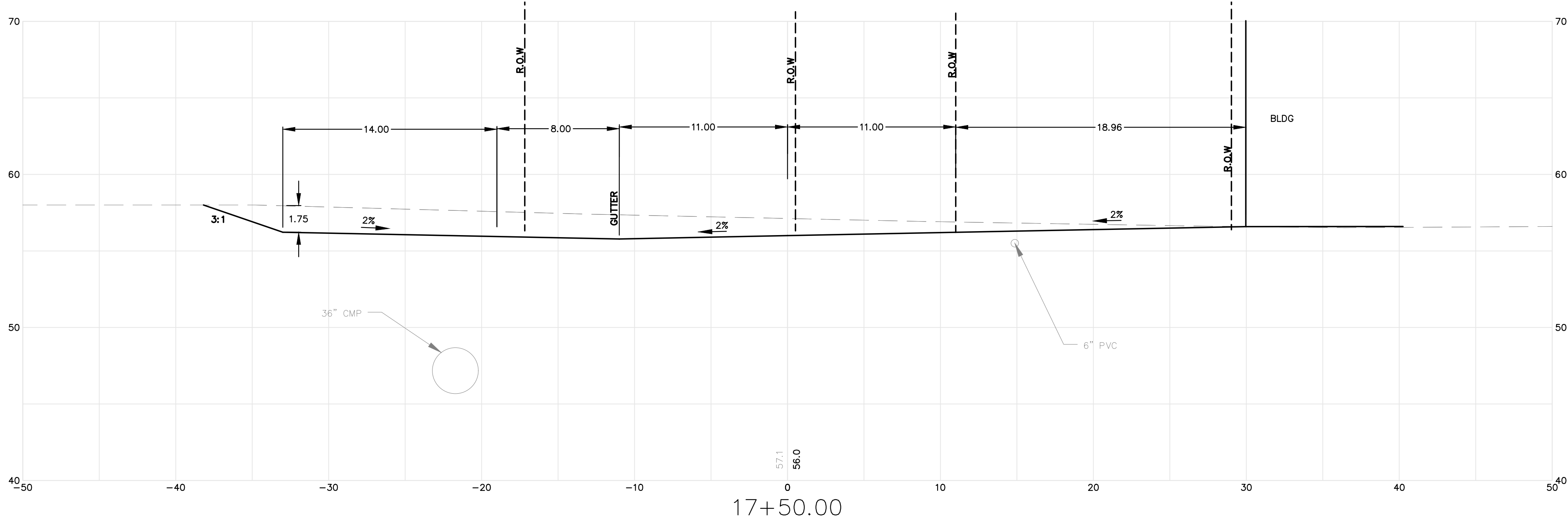
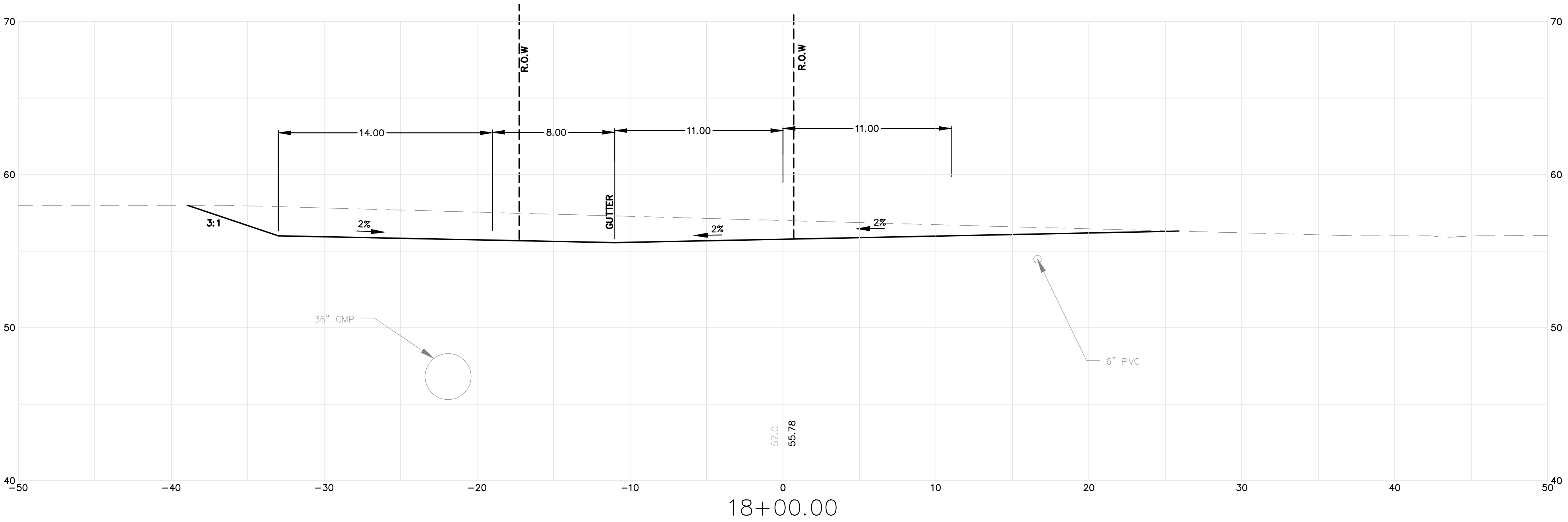
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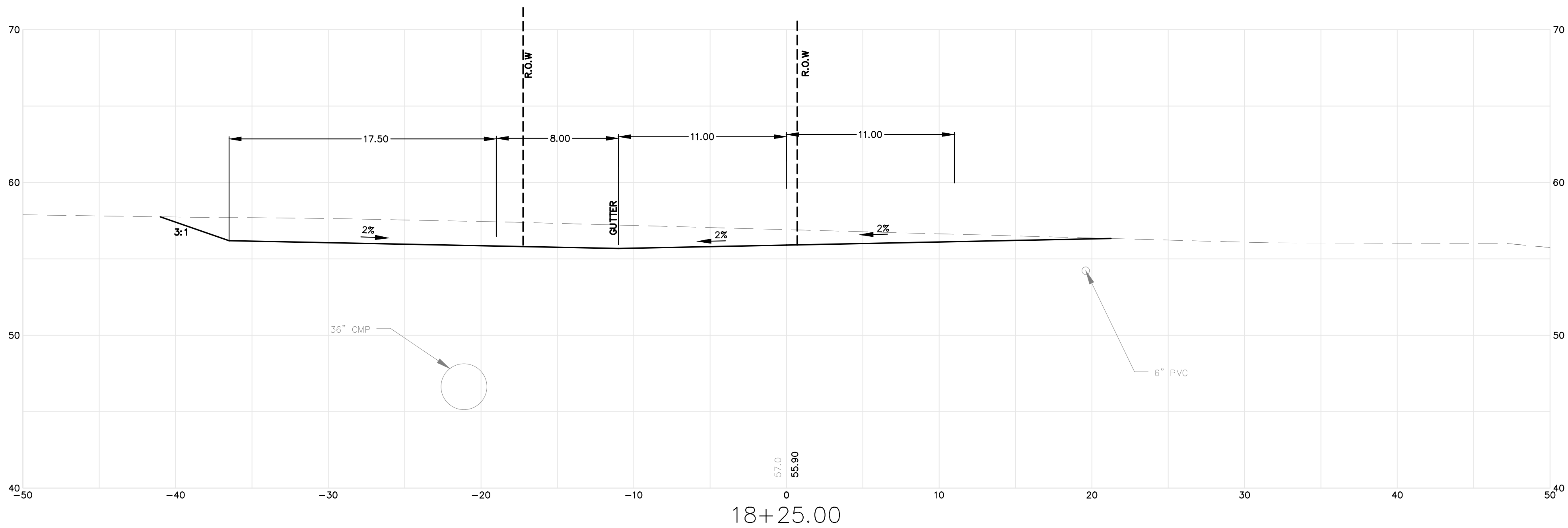
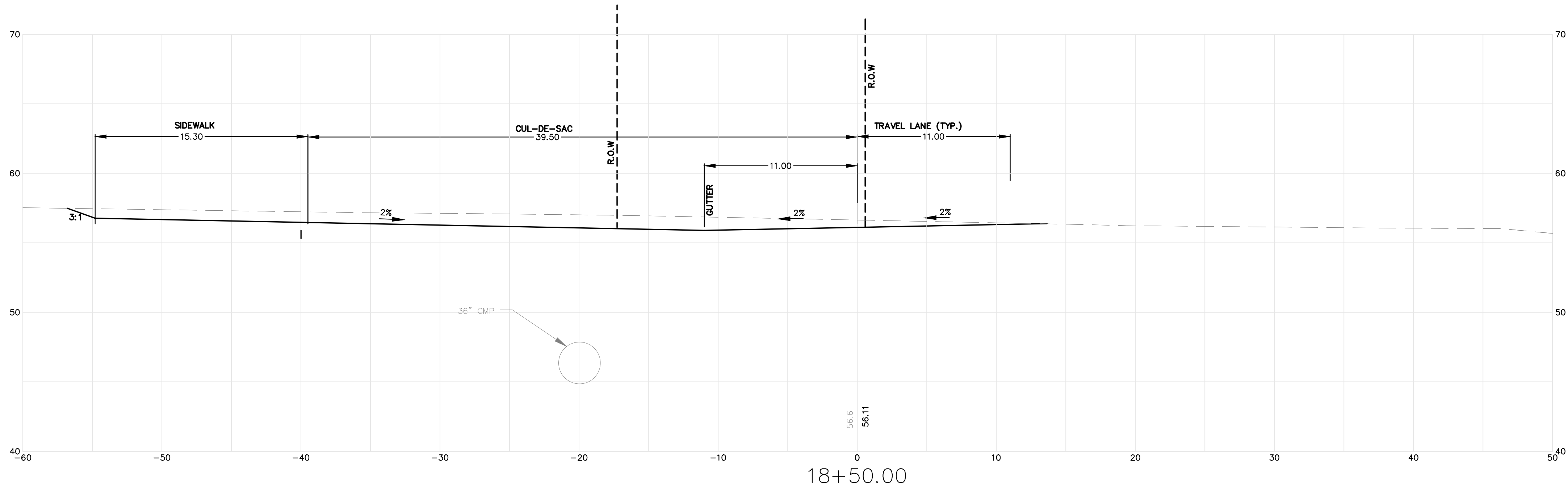
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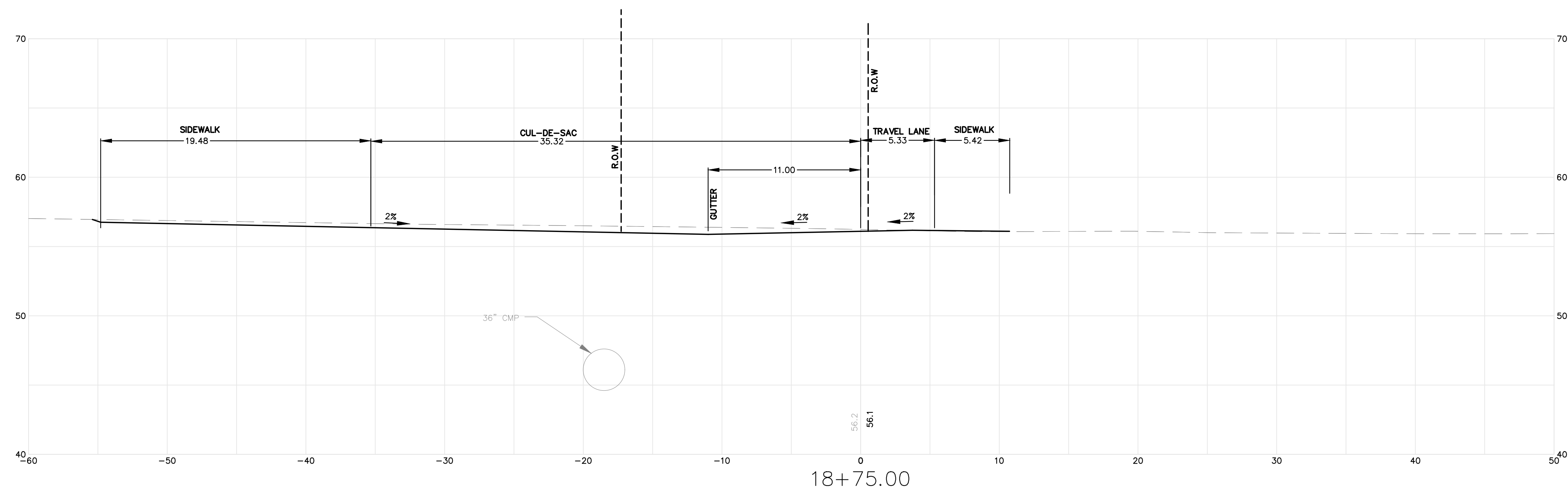
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Project	Estimate	Funding Source
<u>Paving List</u>		
DRAPEAU ST	\$41,250.84	21204
MORIN ST	\$127,075.48	21204
VINE ST	\$15,957.07	20 CIP
PAUL ST	\$42,000.00	Parking Fund
Forest lower RT1	\$20,000.00	Parking Fund
HIDDEN FARM ST	\$13,387.47	20 CIP
COLE RD / Fernade St	\$28,321.81	2016 Road Bonds
BUZZEL RD River Rd/Dayton Line	\$465,330.49	2016 Road Bonds
Mason St	\$98,560.00	19 CIP
Little Creek Drive	\$37,120.00	19 CIP
Meadow View	\$20,200.00	2016 Road Bonds
Grason St	\$134,000.00	2016 Road Bonds

Total: \$1,043,203.17

Total Estimated Balance: Fund 416 Paving \$2,596,519.00

CSO Projects

Lower Main St - Alfred	\$850,000	Cso Fund 402/411/417
Alfred St / Pool St	\$325,000	Cso Fund 402/411/417
Saint Marys	\$325,000	Cso Fund 402/411/417
Center Street	\$103,500	Cso Fund 402/411/417
Back side of South St (St. Joseph church)	\$150,000	Cso Fund 402/411/417

Total: \$1,753,500

Fund Code Numbers

	<u>Balance</u>
Fund 402 CSO	\$124,315
Fund 411 CSO	\$640,488
Fund 413 CSO	\$19,975
Fund 417 CSO	\$2,394,887
CWSRF Dec 22 2015 ?	\$655,197

Total Estimated Balance: Funds CSO projects \$3,834,862

PROJECTS

Lower Main Street Sewer Project. This Project consists of the separation of approximately 925 feet of combined sewer with approximately 925 feet of new storm drain. This project will remove the stormwater flow currently entering the combined system in this area that now flows to the holding tank/wastewater treatment plant on Water Street and direct it into an existing separated stormwater outfall. This project is the first phase of the Main Street/Alfred Street Separation project being designed to remove the stormwater component from the combined system that flows to the WWTP/holding tank on Water Street. This project will reduce the stormwater flow component from reaching the WWTP and therefore allow for the treatment of increased volumes of domestic flow. In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events.

Cost Estimate: 1,225,000 **Priority #1** **Shovel ready**

Pearl Street Extension/Reconstruction-\$1.5 million. Redevelopment of Pearl Street and extension of its terminus to the Saco River (and the Biddeford Riverwalk). The road will be upgraded with a new intersection and utilities (pump station, water lines, drainage, and conduit). The extension, with the new intersection, will provide access to a new, 650 space parking garage. The garage will provide parking for the further development of the Mill District, as well 200,000 square feet of new business development at 3 Lincoln (the former MERC site).

Cost Estimate: \$1,500,000 **Priority 1A** **Shovel Ready**

Biddeford Riverwalk-\$3.2 million. Development of the next segment of Riverwalk. The project extends from Laconia Plaza to the Pearl Street extension, with direct access to the future 3 Lincoln Park (presently in the planning stages, not ready for Construction). The Riverwalk serves as a pedestrian extension of Pearl Street to the Saco River with direct connections adjacent to the Riverdam Mill Complex; then to the remainder of the Mill District buildings. The project includes the stabilization of the River wall, and the construction of a new walkway, at times along or cantilevering the wall from the existing Laconia Plaza to its intersection with Pearl Street. ADA accessibility is achieved through a lift system and interconnections with elevators within the Riverdam complex. As such, the Riverwalk provides both a unique pedestrian experience while making direct connection between the City's new parking garage, the 3 Lincoln Street redevelopment property, the remainder of the Mill District, and Main Street.

Cost Estimate: \$3,200,000 **Priority 1B** **Shovel Ready**

Alfred Street 1 Sewer Project. This Project consists of the separation of approximately 1000 feet of combined sewer with approximately 1000 feet of new storm drain. This project will remove the stormwater flow currently entering the combined system in this area that now flows to the holding tank/wastewater treatment plant on Water Street and direct it into an existing separated stormwater outfall. This project is the second phase of the Lower Main Street/Alfred Street Separation project being designed to remove the stormwater component from the combined system that flows to the WWTP/holding tank on Water Street. This project will reduce the stormwater flow component from the CSO volume as well as eliminating this flow from reaching the WWTP. This project will reduce the stormwater flow component from reaching the WWTP and therefore allow for the treatment of increased volumes of domestic flow. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 9). In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping

system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 9).

Cost Estimate: 1,304,000 **Priority #2** **Shovel ready**

St Mary's Street Sewer Project. This projects consists of the installation of approximately 330 feet of sewer pipe and approximately 250 feet of sewer lining. Wastewater from the Saint Mary's Street combined sewer area flows cross country into the Bradbury combined sewer and then flows to CSO 004. The Saint Mary's sewer will be redirected via a gravity sewer pipe to be installed within the old Bradbury Box culvert from the Bradbury combined sewer to the cross country sewer that runs from Elm Street sewer to the the Horrigan's Court Pump Station, thereby eliminating this flow from Saint Mary's Street area from reaching the Bradbury CSO (CSO 004). The goal of this redirection of the flow is to attempt to close CSO # 004 and to eliminate/reduce the volume and number of CSO events that now occur from this CSO.

Cost Estimate: 325,000 **Priority #3** **Shovel Ready**

Center Street Sewer Project. This Project consists of the separation of approximately 850 feet of combined sewer with approximately 850 feet of new storm drain and 800 feet of lining. This project will remove the stormwater flow currently entering the combined system in this area that now flows to CSO 7 and on to Horrigan's Court CSO 6. This project will reduce the stormwater flow component from the piping system and the pump station thereby allowing for more domestic wastewater to be pumped to the WWTP. This project will reduce the stormwater flow component from the CSO volume as well as eliminating this flow from reaching the WWTP via the Horrigan's Court Pump Station thereby allowing for more domestic wastewater to be pumped to the WWTP. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from CSO 6 and 7.

Cost Estimate: 1,048,000 **Priority #4** **Shovel ready**

St Joseph's Street/South Street 3 Sewer Project. This Project consists of the separation of approximately 400 feet of combined sewer with approximately 400 feet of new storm drain. This project will remove the stormwater flow currently entering the combined system from this area that now flows to the Bradbury Street sewer and onto the Horrigan's Court Pump Station. This separation project is being designed to remove the stormwater component from the combined system that flows to the Bradbury Street sewer. This project will reduce the stormwater flow component from reaching the WWTP via Horrigan's Court Pump Station and therefore allow for the treatment of increased volumes of domestic flow. In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 5).

Cost Estimate: 485,000 **Priority #5**

Alfred Street 2 Sewer Project. This Project consists of the separation of approximately 375 feet of combined sewer with approximately 375 feet of new storm drain. This project will remove the stormwater flow currently entering the combined system from this area that now flows to the holding tank/wastewater treatment plant on Water Street and direct it into an existing separated stormwater outfall. This project is the second phase of the Lower Main Street/Alfred Street Separation project being designed to remove the stormwater component from the combined system that flows to the WWTP/holding tank on Water Street. This project will reduce the stormwater flow component from the CSO volume as well as eliminating this flow from reaching the WWTP. This project will reduce the stormwater flow component from reaching the WWTP and therefore allow for the treatment of increased volumes of domestic flow. In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 9).

Cost Estimate: 475,000 **Priority #6**

Horrigan's Court Pump Station Project. This Project consists of replacing/upgrading the pump station at Horrigan's Court to receive, divert and pump portions of the Elm Street combined wastewater flow away from CSO 07. The diverted flow will be pumped via the Main Street sewer to the WWTF on Water Street for treatment. This Pump Station project is planned to be constructed after the completion of the Lower Main Street Sewer Separation Project which is being designed to remove the stormwater component from the combined system on Main Street that flows to the WWTP/holding tank on Water Street. In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 9).

Cost Estimate: 4,740,000 **Priority #7**

Pearl Street Pump Station and Sewer Project. This Project consists of installing a pump station, forcemain, and gravity sewers on Pearl Street to allow sewer service to the developing mill district area and will also serve to receive, divert and pump portions of the Lincoln Street wastewater flow away from CSO 07. The diverted flow will be pumped via the Main Street sewer to the WWTF on Water Street for treatment. This Pump Station project is planned to be constructed after the completion of the Lower Main Street Sewer Separation Project which is being designed to remove the stormwater component from the combined system on Main Street that flows to the WWTP/holding tank on Water Street. In addition, this station will provide sewer capacity to serve the developing mill district.

Cost Estimate: 2,296,000 **Seawall Co. Sending Proposal**

Elm Street Pump Station Project. This Project consists of installing a pump station on Elm Street to receive, divert and pump portions of the Elm Street combined wastewater flow away from CSO 07. The diverted flow will be pumped via the Main Street sewer to the WWTF on Water Street for treatment. This Pump Station project is planned to be constructed after the completion of the Lower Main Street Sewer Separation Project which is being designed to remove the stormwater component from the combined system on Main Street that flows to the WWTP/holding tank on Water Street. This project will reduce the CSO activity at the CSO 07 location. Such removal of this flow is expected to reduce the volume and number of CSO events that occur from the area of CSO 7. In addition, this separation, by removing storm water flow from this combined piping, will allow capacity in the piping system to enable us to redirect flows from other areas of our collection system into this piping and therefore to direct this flow to the WWTP and/ or to capture the flows at the tank that may have been otherwise discharged as CSOs. Such removal of the stormwater flow is expected to reduce the volume and number of CSO events that occur from the Holding Tank area (CSO 9).

Cost Estimate: 4,065,000

Cross Country Sewer Project. This Project consists of the replacement/upgrading of approximately 2176 feet of combined sewer with approximately 2176feet of new sewer. This project will remove the stormwater infiltration currently entering the combined system in this area that now flows to CSO 7 and on to Horigans Court CSO 6. This project will reduce the infiltration flow component from the piping system and the pump station thereby allowing for more domestic wastewater to be pumped to the WWTP. This project will reduce the stormwater flow component from the CSO volume as well as eliminating this flow from reaching the WWTP via the Horrigan's Court Pump Station thereby allowing for more domestic wastewater to be pumped to the WWTP. Such removal of the infiltration flow is expected to reduce the volume and number of CSO events that occur from CSO 6 and 7.

Cost Estimate: 2,400,000 **Design Build**



Biddeford City Council

Meeting Date: April 28, 2020

Meeting Time: 5:30 pm

Agenda Item No: 1.3

Item Description: Update: Grant Opportunities – Capital Projects
Federal Funding Package and the CAREs Act

Submitted by: Mathew Eddy

Supporting Information/Documentation:

None

Key Terms:

EDA Economic Development Administration

EDA-Disaster Grant

HUD-Housing and Urban Development (source of lead paint remediation and CDBG funds)

CDBG- Community Development Block Grant

CDBG-CV Community Development Block Grant-Covid Virus stimulus package

CARES Act-Coronavirus Aid, Relief, and Economic Security (CARES) Act passed by
Congress as part of the national stimulus package

BE Fidler-the development company focused on 3 Lincoln Street, the old MERC site.

SBA-Small Business Administration

Executive Summary:

Our department is typically charged with identifying and applying for funding for a variety of projects in the community (with the assistance of our contractual grant writer, Christine Ohman). We were in the process of doing so when the Covid virus shut down the country. As a result, in addition to the normal flow of funds, there are now available stimulus related funding. In some cases, this is new funding while in other cases it is an extension of existing funding programs. We are reviewing a full spectrum of funding possibilities, but are presently focused on EDA and CDBG; others may follow.

Detailed Review:

We are presently preparing applications for the following:

EDA-Disaster Funds. We are applying for EDA disaster funds to repair sections of the wall that are the base for the next phase of the Riverwalk. The Region 1 EDA Rep. Alan Brigham identified these funds for us, during a conversation about "Public Works" funds for Pearl

Street (see below). The funds remain from the 2018 Storm relief funds, when we saw significant flooding and damage to the walls in front of the Zanton and Riverdam projects. The funds must be used before the end of the federal fiscal year (October 1) and before EDA can use new Cares act funding. Assistance being requested will range from \$200,000-\$500,000; the engineering and budgets are being examined. A 20% match is required. The grant will free up funds targeted for the Riverwalk and funded through the Parking Garage financing package.

EDA Public Works Funds. We were in the process of preparing an EDA Public Works grant for funding to reconstruct Pearl Street. We are anticipating a grant request of \$750,000 to \$1,000,000, depending on the match; the project is roughly \$1.5 million, we will be getting budget estimates shortly. The match amount is typically 50% of total costs, but with the stimulus funding, that match may be only 20%. Additionally, EDA has received a bump in funding through the Care's Act. The key to receiving such funds is the creation of new jobs. Those will be provided through the development at Riverdam (commercial space) and the Be Fitler project (two tenants have been potentially identified).

CDBG-CV. As a CDBG entitlement community, we usually receive approximately \$470,000 per year for CDBG activities. Next year's action plan will be available for City Council action in May; its primary focus will be on the owner occupied 2-4 unit rehabilitation program (combined with Maine Housing and HUD lead funds) in the core area of the City.

We received an additional \$275,000 through the CAREs Act. We have developed a job retention program, modeled after the SBA program, to assist small businesses. Because they are CDBG funds and must be spent in an eligible area, we will be assisting small businesses in the Main Street/Mill District area. We are targeting Main Street businesses that for a variety of reasons have fallen through the SBA cracks or whose need exceeds the SBA assistance the business was granted. We expect to help approximately 20 business and will have to meet typical CDBG requirements: 51% of the owners or employees must be below 80% of median income.

Staff Recommendation:

A formal vote is not required. Staff will prepare and submit the grant applications notes above unless there are objections to the planned submittals. Typical approval will be required for modification of the current year CDBG action plan, which is likely to be ready for the second meeting in May.