



**City of Biddeford
City Council**

December 23, 2024 at 10:00 AM
Zoom only

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 979 6792 1241

Passcode: 481554

1. Roll Call
2. Pledge of Allegiance
3. Adjustment(s) to Agenda
4. Public Addressing the Council
(3 minute limit per speaker for up to a total of 15 minutes)
5. Second Reading
 - 5.a 2024.200 Approval Selection of Search Firm for City Manager
6. Orders of the Day
 - 6.a 2024.203 Approval of Contract for Community Center Heating System
7. Adjourn

City of Biddeford



2024.200 IN BOARD OF CITY COUNCIL... DECEMBER 17, 2024
BE IT ORDERED, that the City Council of the City of Biddeford is hereby authorized to approve the selection of and enter into an agreement for services with Strategoc Government Resources as the search firm for a new City Manager.

December 17, 2024
Motion: Councilor Belanger
Second: Councilor Emhiser
Vote: Unanimous in favor.
Motion passed.

December 23, 2024

Attest by: _____
Robin Patterson, City Clerk



City Council

Meeting Date: December 23, 2024
Meeting Time: 10:00 AM
Agenda Item No: 6.a
Item Description: 2024.203 Approval of Contract for Community Center Heating System
Submitted By: Lisa Thompson, Recreation Director

Supporting Information/Documentation:

Heating System Bid Godbout 12.19.2024, Council order 2024.203 Heating system

Key Terms:

Community Center Heating System

Executive Summary:

To approve bid and request funds for a new heating system for J. Richard Martin Community Center.

Detailed Review:

The J. Richard Martin Community Center operates on two steam boilers. One of the boilers has been on "borrowed time" for many years, and has endured many quick fixes to give it more time to operate. This past November, the boiler began having repeated issues, so Jim Godbout's staff was asked to do an assessment. They discovered the boiler is in complete failure and would need to be replaced. Godbout's immediately provided an estimate to replace the boiler at approximately \$29,000.00. Given the dollar value of the work that needed to be done, the City Manager directed the Recreation Director to follow bid protocol. An RFB was put out on December 5th and an inspection site walk was held on the 11th. Representatives from 4 companies came for the walk through; Jim Godbout, Haley's Metal Shop, Inc., WH Demmons and Atlantic Comfort Systems. After the site walk, all except for Godbout's told us they would not be able to submit a bid at this time, given the extent of the work that needed to be done. All recommended an engineering study be conducted, and they would be open to placing a bid on the scope of work based on an engineer's recommendation. Bids were due December 19th.

Funding Source:

\$29,800.00 for replacement of a failed boiler. Funding would be sourced from Community Center Improvements Fund, 22002-92112-21802, with a current balance of \$43,400.

Staff Recommendation:

The Recreation Department received only one bid, which was from Jim Godbout Plumbing & Heating Co. They submitted a main bid in the amount of \$495,000.00 for complete removal of the old system and installation of a new hydronic natural gas system to service the entire building. However, there is no natural gas lines accessible to the Community Center.

Godbout's also submitted an alternate bid of \$29,800.00 for removal of the failed steam boiler and replacement with a new Burnham V9 series steam boiler. The Recreation department recommends the alternate bid with replacement of the steam boiler.

12-19-24

BID – CONTRACT

Heating Replacement Project for J. Richard Martin Community Center

THIS BID SUBMITTED TO: City of Biddeford, Maine

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents, to complete all work as specified or indicated in the Contract Documents for the Contract Price, and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Instructions to Bidders, including without limitations those dealing with the disposition of Bid Security. This Bid will remain open for a minimum of four months after the Bid opening. BIDDER will sign the Agreement and submit the contract security and other documents required by the contract Documents within fifteen (15) days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that
 - (a) BIDDER has examined copies of all the Contract Documents and the following addenda:

Date	Number
(receipt of all which is hereby acknowledged) and also copies of the Invitation to Bid and the Instructions for Bidders;	
(b) BIDDER has examined the site and locality where the work is to be performed, the legal requirements (federal, state, and local laws, ordinances, rules, and regulations) and the conditions affecting cost, progress, or performance of the work and has made such independent investigation as BIDDER deems necessary;	
(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other BIDDER or over OWNER.	
4. BIDDER agrees that the work will be completed by January 31, 2025.

5. A payment bond in the amount of 50% of the bid price, if in excess of \$50,000 shall be due upon signing.
6. A performance bond in the amount of 50% of the bid price, if in excess of \$50,000 shall be due upon signing.

Respectfully submitted,

By:



Name and Title:

Jim Godbout Plumbing & Heating (President)

For:

(Seal if by a Corporation)

Address:

49e Elm St. Biddeford, Maine

Work to be completed – Main Bid

- Replacement of commercial grade heating system for approximately 35,000 square foot facility.

This will include:

- Remove and dispose of existing V9 series steam boilers in basement.
- Installation of a new heating system for facility.
- Testing of new system once installed.
- Price includes control work and monitoring system

BIDDER will complete the work for the following prices:

PRICE QUOTE

System Description: Replace, Remove old steam system Install high efficiency hydraulics.

Cost of Parts and Equipment: 295,000.-

Cost of labor and installation: 200,000.-

Other costs (Please specify) _____

TOTAL AMOUNT: 495,000.-

Signed James H. Hunt Date 12-7-24

END OF SECTION BID

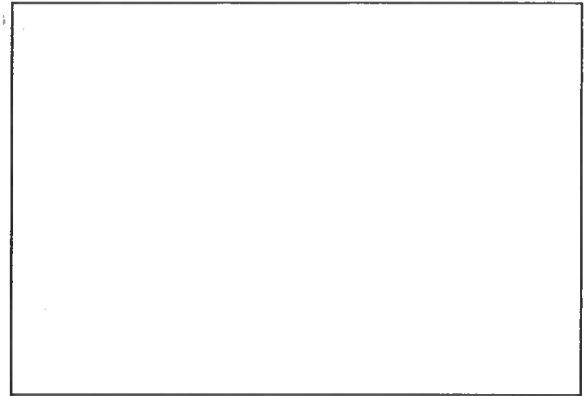


Jim Godbout Plumbing & Heating, Inc.
P.O. Box 365, 486 Elm St. Biddeford, Maine 04005
Phone: 207-283-1200 Fax: 207-283-2739
www.jimgodbout.com

Estimate Date: 12/7/2024

Estimator Initials: Jim

City of Biddeford
Biddeford Community Center
189 Alfred Street
Biddeford, Maine
Thompson, Lisa Lisa.Thompson@biddefordmaine.org
Brian.Dunphe@Biddefordmaine.org



Heating system proposal for entire Community center.

Existing steam system in very poor condition, one boiler has failed beyond repair, condensate return lines have failed underground allowing fresh water into steam system introducing oxygen and promoting corrosion in system.

**We propose to remove existing oil fired steam system and as much pipe that that can be removed safely.
We shall propose to install new Hydronic Natural gas fired system to service entire building.**

Exterior oil tank removal not part of this scope but needs to be removed by excavation contractor.

**Changes must happen to current wet sprinkler system which must be *done by others* in order for this project to happen, building is currently heating extremely large un insulated attic space to protect sprinkler system.
This should be protected with dry system.**

We shall install two Viessmann Ci2-500 commercial high efficiency condensing propane boilers piped reverse return over in existing boiler room. Boilers can be converted to natural gas when available.

<https://www.viessmann-us.com/en/products/vitocrossal/vitocrossal-200-ci2.html>

We shall install Viessmann Ci2 cascade control system to modulate boilers on outside reset control

These boilers shall be vented through sidewall of building with 8" Poly Pro pipe.. Possibly eliminating one of the older windows.

Core drilling wall

Boilers shall be provided with fresh air.

We shall install all near boiler piping and insulate when completed to reduce overheating in boiler room

We shall install new black iron gas main to new boilers with proper shut offs and safety equipment.

***Natural gas Fuel source to be by brought to building by others.**

Boilers shall be equipped with low water cut offs, boiler feeder system, and expansion tank. https://www.taco-hvac.com/products/air_elimination_control/expansion_tanks/cx/index.html

Install new hot water circulation pumps with new low energy Grundfos Magna pumps to provide energy efficiency and sustainable hydronic system

<https://us.grundfos.com/products/find-product/magna-upe.html>

Install one 75 Gallon Megastor indirect hot water heater, with recirculation.

Install Panel radiators in each room of entire building except attic space with thermostatic heads, Gymnasium will also have two hydronic ducted air handlers to help heat this space. Each radiator shall have thermostatic control.

<https://www.purmo.com/en/products/panels/compact.htm>

Heating mains will be exposed running down hallways and into rooms, these mains shall be insulated.

We shall install boiler condensate to neutralizer piped to building drains to meet code.

All piping shall be copper and black iron with exception of venting which shall be CPVC.

Fill and test all systems, show maintenance staff operations and controls.

We shall provide line and low voltage wiring for project.

All work to conform to state and local codes

No abatement in this proposal.

Total Budget \$495,000.00

We could also add air to water heat pumps to reduce carbon footprint much like I have done other projects like My Place Teen Center.

This would add another 100K to project

Alternate Bid: Work to be completed

This alternate bid would consist of replacement of parts and work to be done on current V9 series steam boiler system.

This will include:

- Remove and dispose of existing V9 series steam boiler in basement
- Remove the existing burner for reuse on new boiler.
- Remove existing condensate lines, supply and return headers valved off for installation.
- Install new Burnham V9 series steam sectional boiler in same location.
- Install TSP between sections to reduce surging in boiler.
- Install new jacket and new boiler accessories.
- Install new skim valve on boiler.
- Install new Low water cut off for boiler with blow off.
- Install existing oil burner and fuel lines with new burner gasket.
- Install all line and low voltage wiring for boiler installation.
- Install new breaching into existing chimney.
- Fill and test boiler system in series with other boiler and condensate pumps system.
- Price to include control work, welded steam piping and monitoring once put into operation for 2 weeks.

BIDDER will complete the work for the following prices:

PRICE QUOTE

System Description: Replaced failed steam boiler

Cost of Parts and Equipment: 18000.⁰⁰

Cost of labor and installation: 11800.-

Other costs (Please specify) _____

TOTAL AMOUNT: 29800.-

Signed [Signature] Date 12-7-24

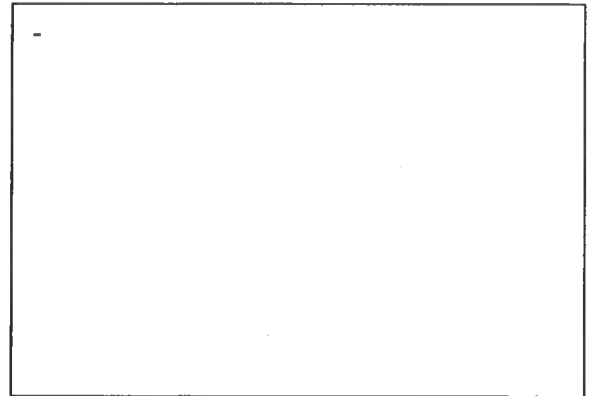


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P.O. Box 365, 486 Elm St. Biddeford, Maine 04005
Phone: 207-283-1200 Fax: 207-283-2739
www.jimgodbout.com

Estimate Date: 12/4/2024

Estimator Initials: Jim

City of Biddeford
Biddeford Community Center
189 Alfred Street
Biddeford, Maine
Lisa Thompson Lisa.thompson@biddefordmaine.org
Brian.Dunphe@Biddefordmaine.org



Steam boiler replacement #1 has failed

Remove and dispose of existing V9 series steam boiler in basement

Remove existing burner for **reuse** on new boiler.

Remove existing condensate lines, supply and return headers valved off for installation.

Install new Burnham V9 series steam sectional boiler in same location.

We shall install TSP between sections to reduce surging in boiler.

Install new jacket and new boiler accessories

Install new skim valve on boiler.

Install new Low water cut off for boiler with blow off

Install existing oil burner and fuel lines with new burner gasket.

Install all line and low voltage wiring for boiler installation.

Install new breaching into existing chimney.

Fill and test boiler system in series with other boiler and condensate pumps system

Price includes control work and welded steam piping.

We will Monitor once put in operation for couple weeks

Total cost \$29,800.00

Boiler components in stock in several locations, would take about 3-5 days to get all components together

Proposals made in pencil will be rejected. Alterations in cost figures used to determine the lowest priced proposal will be rejected unless initialed in ink by the person responsible for or authorized to make decisions as to price quoted. The use of "white out" is considered an alteration.

CITY OF BIDDEFORD

AFFIDAVIT OF NON-COLLUSION

I swear (or affirm) under the penalty of perjury

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation)
2. That the attached proposal submitted in response to the _____ Request for Proposed Solution has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement, understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposed Solution, designed to limit fair and open competition;
3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and
4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responder's Firm Name: Jim Godbout Pott Inc.
Authorized Signature: [Signature]
Date: 12-7-24

Subscribed and sworn to me this 7th day of December

Notary Public: Karen Pelletier

My commission expires: 10-4-2028

Karen A. Pelletier
Notary Public, State of Maine
Commission Expires, October 4, 2028

City of Biddeford

The seal of the City of Biddeford, Maine, is circular. It features a central illustration of a lighthouse on a rocky shore with trees. The words "CITY OF BIDDEFORD" are inscribed around the top inner edge, and "MAINE" is at the bottom. The seal is flanked by two decorative, symmetrical scroll-like flourishes.

2024.203

IN BOARD OF CITY COUNCIL... December 23, 2024

BE IT ORDERED, that The City Council approve a bid for new heating system boiler replacement for the J. Richard Martin Community Center to Jim Godbout Heating and Plumbing for an amount not to exceed \$29,800.00.

Attest by: _____